



Electronic Participation

The Corporation of the Town of Orangeville
Chair and Secretary participating remotely

Agenda

Heritage Orangeville Committee Meeting September 16, 2020 – 7:00 p.m.

Notice

Due to efforts to contain the spread of COVID-19, the Council Chambers at Town Hall will not be open to the public to attend Heritage Orangeville meetings until further notice.

Prior to the meeting, written comments may be sent to the Secretary of the Heritage Orangeville Committee by email at ckhan@orangeville.ca. Such written comments will become part of the public record.

Members of the public may access the meeting on the above-noted date and time by telephone at:

(289) 801-5774
Conference ID: 327 721 922#

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

- 1 Call to Order**
- 2 Disclosures of (Direct or Indirect) Pecuniary Interest**
- 3 Adoption of Minutes of Previous Meeting**

Recommendation:

That the minutes of the following meeting are approved:

- Heritage Orangeville Committee – July 15, 2020

4 Presentations

- 4.1 Lynda Addy – Heritage Training
- 4.2 Scott Walker, Mark Conway, Steve Wever - N. Barry Lyon Consultants Ltd. & GSP Group - Strategies for Land Development - 82, 86-90 Broadway

5 Reports and Items for Discussion

- 5.1 Footsteps from Our Past - Booklet Printing
- 5.2 Replacement of Heritage Designation Plaques
- 5.3 Heritage Calendar
- 5.4 Quarterly Newsletter
- 5.5 Doors Open
- 5.6 Memo from Larysa Russell, Senior Planner - Site Plan Application, File No. SP 2/2096-98 Broadway (severed property fronting onto Armstrong Street)
- 5.7 Report from B. Ward, Manager of Planning - Heritage Orangeville: Committee Member Appointments to Specific Roles and Responsibilities
- 5.8 Heritage District Expansion - Merchants and Prince of Wales

6 Correspondence

- 6.1 CHO Newsletter
- 6.2 2021 Meeting Calendar – Heritage Orangeville Committee

7 New Business

8 Date of Next Meeting

The next meeting to be held on October 21, 2020 at 7:00 p.m.

9 Adjournment

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's department by phone at 519-941-0440 x 2256 or via email at clerksdepartment@orangeville.ca



Electronic Participation
The Corporation of the Town of Orangeville
Chair and Secretary participated remotely

Minutes of a meeting of Heritage Orangeville Held on July 15, 2020 at 6:00 p.m.

Members Present

Councillor Debbie Sherwood (Chair)
Linda Banks
Mark Hauck
Gary Sarazin
Shokheen Singh
Martin Woodhouse

Regrets

Lynda Addy

Staff Present

D. Benotto, Applications Support Specialist
C. Khan, Deputy Clerk
B. Ward, Manager, Planning

1 Notice

The Chair, Councillor Debbie Sherwood, advised of the continued closure of Town Hall and that Council Chambers is not available for the public to physically attend the Heritage Orangeville meeting. However, steps have been taken to facilitate public viewing and access.

2 Call to Order

The Chair called the meeting to order at 6:17 p.m.

3 Introduction of New Members

The Committee welcomed new members Mark Hauck and Martin Woodhouse and they each made introductory remarks.

4 Disclosures of (Direct or Indirect) Pecuniary Interest

None

5 Adoption of Minutes of Previous Meeting

Recommendation 2020-009

Moved by Linda Banks

That the minutes of the following meetings are hereby approved:

- **Heritage Orangeville Committee – February 19, 2020**
- **Façade Improvement sub-committee – January 22, 2020**

Carried.

6 Presentations

None

7 Reports and Items for Discussion

7.1 Quarterly Newsletter

The Committee agreed that the Quarterly Newsletter is to be distributed to residents in the Heritage District and that the project will be further discussed at the September meeting.

7.2 Heritage Calendar

The Committee discussed options regarding the theme of the 2021 Heritage Calendar and agreed to focus on heritage plaques on designated heritage properties.

Gary Sarazin, Linda Banks, and Martin Woodhouse agreed to form a working group and prepare a mock-up of the calendar to present to the Committee at the September meeting.

7.3 Greystones – Status

Brandon Ward, Manager of Planning provided an update on the Greystones property located at 63 Broadway, particularly regarding the restoration of the building and preservation of heritage features. It was noted that during construction, committee members raised concerns regarding the preservation of heritage features and though the roof required replacement, the rest of the exterior of the building has been

maintained. Furthermore, the expansion of the building is moving forward and is expected to be completed by the end of the year.

Councillor Sherwood noted that the committee requested that the windows be preserved and although they were originally removed, it was for preservation purposes and would be installed once again.

The Committee discussed the design of the expansion and the use of the building as a restaurant and event space, as well as the entry points for the property.

7.4 Memo from B. Ward, Manager of Planning – Blade/Projection Signs in the Downtown

The Committee considered the proposed designs. Councillor Sherwood advised that the blade signs program is a priority for the Downtown BIA and that the program would provide financial assistance to businesses for installation of the signs. The signs would remain on the buildings and the content could be changed as needed.

Recommendation 2020-010

Moved by Gary Sarazin

That Heritage Orangeville provide the following comments regarding Blade/Projection Signs in the Downtown to Council for its consideration:

- **Recommend the use of the Milano and Bel Forte sign designs, as submitted by the BIA, as the designs are complementary to the heritage appearance of properties in the Heritage Sign Special Policy District; and**
- **That a streamlined permit approval process be implemented for blade/projection signs within the Downtown BIA to provide relief from the requirement that Heritage Orangeville is to review such applications. It is therefore recommended that the review of applications be delegated to staff for this particular program.**

Carried.

7.5 Memo from B. Ward, Manager of Planning – Demolition of Shed – 40 Margaret Street

Eric Rutten of 40 Margaret Street advised that the subject shed measures 10x14 feet and was built in 1995.

Moved by Councillor Sherwood

That Heritage Orangeville recommend approval of the demolition of the subject shed on the property located at 40 Margaret Street.

Carried.

8 Correspondence

None.

9 New Business

Councillor Sherwood requested that the discussion regarding an expanded Heritage District be brought back for the Committee's consideration and requested that the report be circulated to the Committee prior to the next meeting.

Councillor Sherwood requested that arrangements be made for members to receive the heritage training that was scheduled for the March meeting.

The Committee discussed the feasibility of holding a Doors Open event in 2021, given the current pandemic circumstances. It was agreed that the issue will be discussed at the September meeting.

Councillor Sherwood noted that a staff report regarding the sub-committees of the Heritage Orangeville Committee will be addressed at the September meeting, as it was originally meant to be addressed at the cancelled March meeting.

10 Date of Next Meeting

The next meeting to be held on September 16, 2020 at 7:00 p.m.

11 Adjournment

The meeting adjourned at 7:41 p.m.

Working together to support heritage in our community



Working together to support heritage in our community



Understanding the Role of Council in Heritage Conservation

Council is empowered under the Ontario Heritage Act to:

- Designate individual property and designate districts or areas;
- Issue or refuse permits to alter or demolish a designated property;
- Repeal designation bylaws;
- Purchase or lease individually designated property;
- Expropriate designated property;
- Provide grants and loans to designated property owners; and,
- Enter into easements and covenants.

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responsi

- Setting heritage
- Carrying Official P
- Receiving the MHC, regard f alteration repeal of relating t

Responsibilities of Council

These statutory powers give rise to the following responsibilities of a municipal council:

- Setting the municipal budget to be used for heritage conservation;
- Carrying out heritage conservation policies in the Official Plan and its amendments; and,
- Receiving recommendations and consulting with the MHC, where one is established, and having due regard for the committee's advice on designation, alterations to designated property, demolition, repeal of designation bylaws, and other matters relating to heritage conservation in the municipality.

Heritage Orangeville: a Municipal Heritage Committee

The Ontario Heritage Act provides a framework for helping municipalities conserve properties of significant heritage value or interest. It also encourages local citizen participation in heritage conservation through the Municipal Heritage Committee. Made up primarily of citizen volunteers, the function of the Committee is to advise council on local heritage matters and to assist council in carrying out its heritage conservation program.

and are

Statutory roles

The Ontario Heritage Act (s. 28) defines a MHC's statutory roles as follows:

- To advise and assist the council on all matters relating to Part IV (Conservation of Properties of Cultural Heritage Value or Interest) and on the identification of a potential Heritage Conservation District under Part V
- To advise and assist the council on other heritage matters as the council may specify by by-law.

Under Part IV of the Act, once a municipal heritage committee is established, council is required to consult with it:

- during the designation process for individual properties and for districts;
- on applications to alter designated properties;
- on applications to demolish or remove;
- on applications to repeal designation by-law;

Under Part V of the Act, once a municipal heritage committee is established, council is required to consult with it:

- before passing a by-law to define one or more areas as an area to be examined for future designation as a heritage conservation district (s. 40(2)).

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- during the designation process for individual properties and for districts;
- on applications to alter designated properties;
- on applications to demolish or remove;
- on applications to repeal designation by-law;

Under Part V of the Act, once a municipal heritage committee is established, council is required to consult with it:

- before passing a by-law to define one or more areas as an area to be examined for future designation as a heritage conservation district (s. 40(2)).

Other Roles and Responsibilities of MHCs

Other responsibilities of a municipal heritage committee flow from its statutory authority and are part of its advisory functions. They include:

- Survey, research, and inventory;
- Community involvement and liaison with the community;
- Information and education;
- Municipal planning;
- Communication with Council;
- Financial accountability.

The Ontario Heritage Act
provides a framework for the
conservation of properties that
have cultural heritage value or
interest.

What is it?
How do we evaluate it?

Heritage: things inherited from the past

Culture: evidence of human activity, traditions and customs

Value: the importance, worth or usefulness of something

The Ministry of Tourism, Culture and Sport defines **cultural heritage value** as everything from the past that a community values in the present and wishes to pass on to the future.

It may be tangible or intangible. The OHA only deals with tangible heritage resources in the form of real property, including buildings and structures.



Cultural heritage value is determined using OHA Regulation 9/06

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it:

- i. is a rare, unique, representative or early example of a style type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

Why designate heritage properties and districts?

Some benefits of Part IV and Part V designation:

- protects the investment of owners of heritage properties
- provide more favourable real estate values when compared to non-designated heritage properties
- encourages better quality design for new developments
- helps the environment
- provides a vehicle for education of past human activity
- provides economic benefits from heritage tourism
- enhances business recruitment potential
- provides social and psychological benefits
- they give the community a greater voice in their future

Orangeville Town Council and Heritage Orangeville

Working together to support heritage in our community

Understanding the Role of Council in Heritage Conservation

Council is empowered under the Ontario Heritage Act to:

- Designate individual property and designate districts or areas;
- Issue or refuse permits to alter or demolish a designated property;
- Amend designations or plans;
- Purchase or lease individually designated property;
- Expropriate designated property;
- Provide grants and loans to designated property owners; and
- Enter into easements and covenants.

Responsibilities of Council

These duties are given to the following responsibilities of a municipal council:

- Setting the town budget for the year for the Heritage Committee
- Setting and Heritage Conservation Policy in the Official Plan and its amendments; and
- Monitoring and evaluating the progress of the Heritage Committee and its recommendations, and reporting to the council on its progress, and
- Reviewing the progress of the Heritage Committee and its recommendations, and reporting to the council on its progress, and
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Other Roles and Responsibilities of AHO

- Other responsibilities of a municipal heritage committee that are not part of the Ontario Heritage Act include:
- Survey, research, and inventory;
- Community involvement and liaison with the community;
- Education and awareness;
- Advocacy planning;
- Consultation with Council;
- Financial accountability.

Heritage Orangeville: a Municipal Heritage Committee

The Ontario Heritage Act provides a framework for helping municipalities conserve or enhance significant heritage value of interest. It also encourages local citizens and businesses to help conserve and enhance the heritage value of their communities. The function of the Committee is to advise Council on local heritage matters and to assist Council in carrying out its heritage conservation program.

Committee

The Committee is made up of representatives from the community, including residents, business owners, and other interested parties. The Committee meets regularly to discuss heritage issues and make recommendations to Council.

The Ontario Heritage Act provides a framework for the conservation of properties that have cultural heritage value or interest.

What is it?
How do we evaluate it?

Cultural Heritage value is determined using OAH Regulation 97/04

1. The property has historical or scientific value or interest.
2. The property has architectural or artistic value or interest.
3. The property has archaeological value or interest.
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7. The property has archaeological value or interest.
8. The property has scientific value or interest.

Why designate heritage properties and places?

Designating heritage properties and places helps to ensure that the most significant and valuable parts of our community are protected for future generations. It also helps to raise awareness of the importance of heritage and encourages people to take steps to preserve and protect it.

Heritage properties and places are those that have historical, scientific, architectural, or artistic value or interest. They are often the result of human activity and are a part of our community's history and identity.

Orangeville Town Council and Heritage Orangeville

Working together to support heritage in our community

Understanding the Role of Council in Heritage Conservation

Council is empowered under the Ontario Heritage Act to:

- Designate individual property and designate districts or areas;
- Issue or refuse permits to alter or demolish a designated property;
- Amend designations in laws;
- Purchase or lease individually designated property;
- Expropriate designated property;
- Provide grants and loans to designated property owners; and
- Enter into easements and covenants.

Responsibilities of Council

These duties are given to the following responsibilities of a municipal council:

- Setting the town budget for the year for the Heritage Committee
- Setting the Heritage Conservation Policy in the Official Plan and its amendments; and
- Monitoring and evaluating the progress of the Heritage Committee and its recommendations, and reporting to the council on its progress, including the progress of the property, the progress of the designated property, and other matters relating to the Heritage Committee's responsibilities.

Other Roles and Responsibilities of AHO

- Other responsibilities of a municipal heritage committee that are not part of the Ontario Heritage Act include:
- Survey, research, and inventory;
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- Advocacy planning;
- Consultation with Council;
- Financial accountability.

Heritage Orangeville: a Municipal Heritage Committee

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The Ontario Heritage Act provides a framework for the conservation of properties that have cultural heritage value or interest.

What is it?
How do we evaluate it?

Cultural heritage value is determined using OAH Regulation 97/04

1. The property has a historical or cultural significance or value that is of importance to the community or the province.
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Why designate heritage properties and places?

- To preserve the historical or cultural significance of the property and its surroundings.
- To protect the property from development that would harm its historical or cultural significance.
- To provide a framework for the conservation of the property and its surroundings.
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Heritage properties and places are designated under the Ontario Heritage Act

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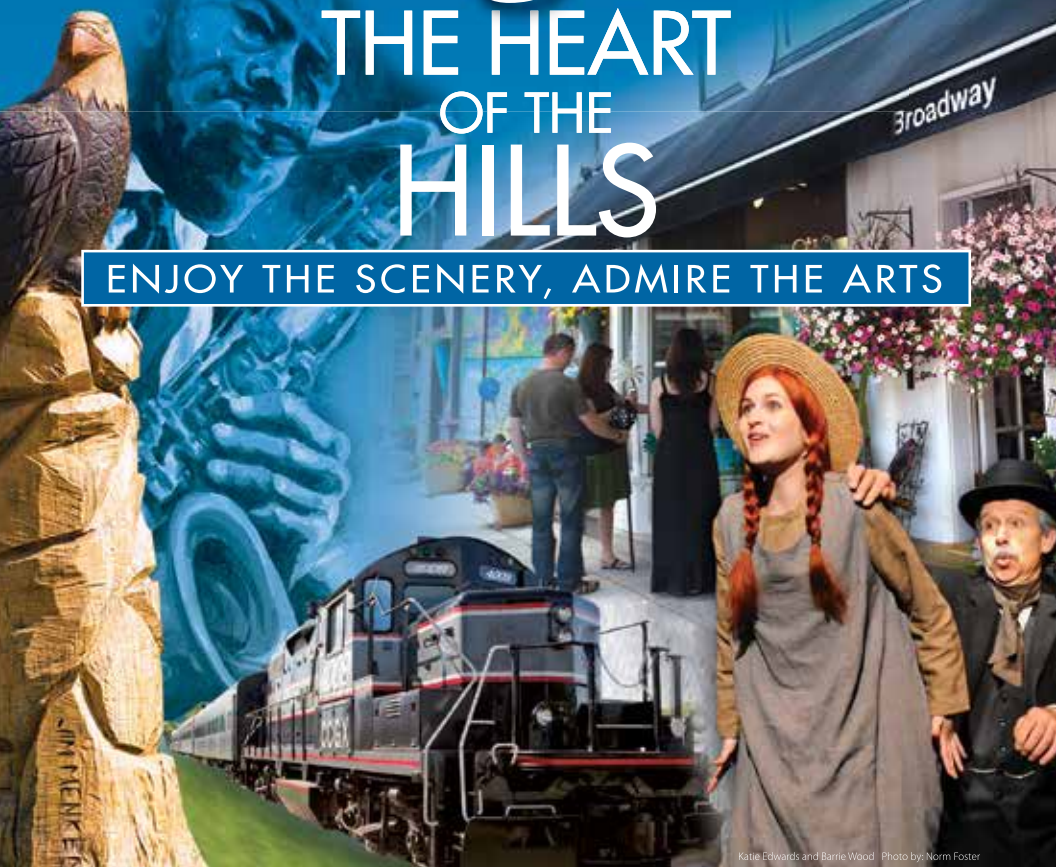
Footsteps from our Past



Orangeville

THE HEART OF THE HILLS

ENJOY THE SCENERY, ADMIRE THE ARTS



Katie Edwards and Barrie Wood Photo by: Norm Foster

Enticing aromas drifting from the diverse eateries will tempt you as you wander in and out of the unique boutiques lining historic Broadway and its many side streets. Take in a professional show performed by Theatre Orangeville in the lovingly restored historic Opera House or enjoy the creative beauty of more than 50 tree sculptures that line the streets. You will see why artists

flourish in the area as you admire the breathtaking views aboard the Credit Valley Explorer Tour Train as it travels along a route established 130 years ago. We invite you to explore Orangeville and experience the Heart of the Hills.

Get your copy of the Orangeville Tourism Guide at the Orangeville Tourist Information Centre, or online at orangevilletourism.ca.

FOR MORE INFORMATION VISIT US AT:


Orangeville
Historic Charm Dynamic Future

www.orangevilletourism.ca

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ORANGEVILLE.ca**
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www.downtownorangeville.ca

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Orangeville's Timeline

- 1820** first patent of land is issued to Ezekiel Benson, land surveyor, on August 7, 1820
- 1829** John Corbitt settles on land west of Orangeville in what is now known as the Orangeville Lions Sports Park
- 1830** Seneca Ketchum moves to land on Purple Hill commissioned by Bishop Strachan of the Church of England as the "Missionary of the Township of Mono"
- 1830** Hurontario Street is cut through to Orangeville
- 1837** James Griggs buys 100 acres on south side of what is now Broadway and builds the first mill on Mill Creek; a small settlement starts to grow
- 1843** Orange Lawrence buys 300 acres along with Griggs' mill; over the next few years he opens a general store, builds a second mill, founds the first school, and in 1847 becomes the first postmaster
- 1857** a mill is built at the corner of Mill Street and Armstrong Street in 1857 by Thomas Jull and John Walker Reid, both sons-in-law of Orange Lawrence
- 1860** the Prince of Wales Road is completed and extends from Orangeville to Primrose
- 1860** The Sun, founded by John Foley, is Orangeville's first newspaper
- 1862** a resolution is passed in July, 1862 at Bell's Hotel in Orangeville by twelve Orangeville men to petition for the creation of a new county
- 1863** Orangeville is officially incorporated as a village on December 22, 1863 as part of Wellington County; population: 1200
- 1864** the first Orangeville election is held on January 4, with five councillors elected; Falkner C. Stewart is chosen as the first reeve from among the five
- 1867** Canadian Confederation
- 1871** two daily stage lines operating between Orangeville and Brampton
- 1871** Toronto, Grey and Bruce Railway, a narrow gauge rail line, reaches Orangeville



- 1874** January 1, 1874 the “Act of Incorporation” is passed in the Ontario legislature giving Orangeville town status
- 1874** provision is made for the creation of the County of Dufferin by an Act of the Ontario Legislature, from portions of Wellington, Simcoe and Grey Counties, naming Orangeville as a part of Dufferin County
- 1876** Orangeville Town Hall and Market building is completed
- 1879** first meeting of provisional Council of Dufferin County is held on July 15, with Falkner C. Stewart as Provisional Warden
- 1881** in early spring, the Dufferin County Courthouse, Jail and Registry Office is completed on Zina Street in Orangeville
- 1881** Dufferin County is officially established on January 24 with Orangeville as the County seat
- 1885** Bell Company puts local telephones in Orangeville with a central switchboard and 69 subscribers
- 1893** The Orangeville Banner is launched by Blaney McGuire
- 1907** Orangeville’s Carnegie Library opens
- 1912** the Lord Dufferin Hospital opens in Orangeville, funded and operated by the Lord Dufferin Chapter of the Imperial Order of the Daughters of the Empire (IODE)
- 1916** Ontario Hydro signs its first contract with Orangeville to provide electricity
- 1920s** creation of the provincial highway system with Prince of Wales Road becoming Highway 10
- 1950s** first subdivisions are built in Orangeville
- 2010** 2010 Winter Olympics torch relay stops in Orangeville
- 2013** Orangeville celebrates its Sesquicentennial
- 2015** Orangeville wins the Canadian “Great Street Award” for Broadway
- 2016** Orangeville achieves 5-Bloom Communities in Bloom Award
- 2016** Orangeville wins the Heritage Conservation Award
- 2017** Orangeville celebrates Canada’s Sesquicentennial

The History of Orangeville

The incorporation of the village of Orangeville in 1863 marked the close of the founding period. Orangeville began to grow and the focus of activity moved from milling to the supply of goods and services in the downtown area.



The founding period of Orangeville was followed by an increase in business and commercial development on both sides of Broadway. Fire was a constant threat, and a bylaw was passed in 1875, authorizing brick as the only acceptable cladding for downtown commercial buildings.

Many of the structures along Broadway are referred to as blocks. At the time of construction, these blocks usually housed two or three commercial outlets with apartments and/or offices above. Although most storefronts have been greatly altered, if you look up to the second and third floors, you can usually see remnants of the original style.



Broadway is indeed a broad way. The distance between the buildings is 100 feet, not the usual 66. The street was first paved in 1921.



A Walk Through Time

Footsteps from our Past will guide residents and tourists alike through Orangeville's history, highlighting significant buildings and structures that were the foundation of the community you see today. The tour is divided into three sections with the first section starting at Town Hall located at 87 Broadway.

This guide explores three distinct tours:



The “Booming Broadway Tour” (the orange tour, 2.2 km) highlighting businesses that helped Orangeville grow,



The “Founders Tour” (the blue tour, 2.5 km) celebrating the founders of Orangeville, and



The “Prosperous Years Tour” (the green tour, 2 km) focusing on Zina Street and the success of local merchants and business people.

The map on page 65 highlights each property as well as the suggested walking route for each of the three tours. The symbol to the right identifies properties designated by the Town of Orangeville under the Ontario Heritage Act along the routes.



These tours will point out significant buildings and explain the people connected with them. The abbreviation “c.” indicates a probable date. Architectural terms in the glossary on page 59 as well as throughout the guide, will help you learn about Orangeville's built heritage.

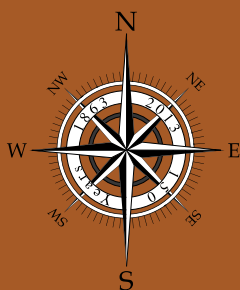
Unless otherwise noted, properties listed on this tour are privately owned. Please do not trespass on private property. Use caution when crossing the road and travelling on side streets. The directions on each page assist in guiding you through the tours.

Each tour takes approximately 30 minutes.



1

Orangeville Town Hall and Market c. 1875 87 Broadway



Italianate

Orangeville Town Hall was built to serve multiple purposes: town hall, municipal offices and market area. Designed by F. G. Dunbar, construction began in 1875, after the demolition of the Newton log house.

Although no longer in use as a farmers' market, you can see evidence of this function in the large stone steer heads which decorate the window **lintels** in the old market wing. In fact, during the period 1876 - 1890, the market was the only legal place to sell meat in town.

The architecture of civic buildings usually reflects community values. In the placement of doors and windows and use of decorative elements, the architect created an impression of order



Town Hall c. 1900



and conservatism. At the time it was completed however, there was local concern that the building was too low and not imposing enough!

Note the projecting roof eaves and paired **cornice brackets**, the pedimented roof line and the use of contrasting colour – all elements of the Italianate style, popular between 1850 and 1900.

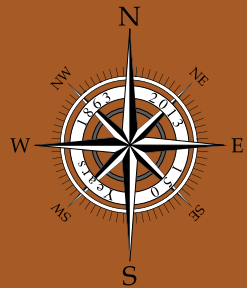
In 1993-1994, the building was renovated. A major addition was constructed which reflects and interprets design elements of the original Town Hall building. The Town Hall has been designated for architectural and historic merit under the Ontario Heritage Act. It is home to Orangeville's Council, municipal staff and the Opera House.

The **cupola** is a prominent feature in many photographs of the Town. The following story about "Chief John" Wilkins, the chief constable at the time town hall was first completed, was reported in the Orangeville Sun of July 6, 1876 following the Dominion Day celebrations.

"Mr. McKitrick called the attention of the Council to the fact that the flag had not been hoisted on the Town Hall until near noon, and it had not yet been taken down. He thought it was the chief constable's duty to see that it was put up and taken down. The constable said he was afraid to venture on the dome to attend to the flag as he was not accustomed to high elevations. Mr. McKitrick suggested that he get some little boy to do that part of his duty for him."



Cupola on
Town Hall



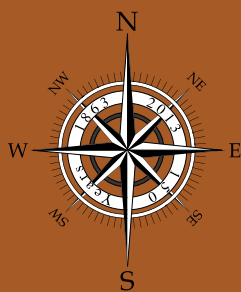
Directions

Head east along Broadway until you see the stone building (63 Broadway) at the corner of Third Street.



2

Graham's Tavern 63 Broadway



Directions

Cross Broadway and walk west to 74-78 Broadway to continue the Booming Broadway tour, or start the Founders Tour by turning down Wellington Street.

Georgian

This stone Georgian building was constructed c. 1860 by Irishman James Graham, replacing an earlier log structure. There is a slightly later addition on the north end. Orange Lawrence once operated the tavern before returning to general storekeeping.

Orangeville is midway between Owen Sound and Toronto, and as lands to the north opened for settlement, it became a natural spot for hotel and tavern businesses.

Built of local material, this **Georgian** style structure was one of the first permanent structures. The large stones on the corners of the buildings are called **quoins**. The building continues to offer hospitality to residents and travellers alike!

Commercial Hotel c. 1864 74-78 Broadway

3



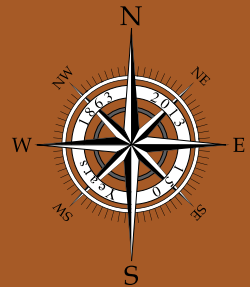
Gothic Revival

Situated midway on the Owen Sound-Toronto route, Orangeville boasted many inns and taverns for weary travellers. By the late 1800s there were 11 hotels in town. Drunkenness in the streets was common and it was reported in the paper that Mr. Lennox had been knifed in a struggle in his bar. In 1885 the Scott Act was passed outlawing the sale of liquor.



Typical tavern c. 1880

This block housed the Marksman's Home or Lennox's Hotel, built by Andrew Lennox, c. 1864. While partly altered 78 Broadway is a good example of vernacular **Gothic Revival** architecture with steeply pitched roof and decorative **bargeboard** in the façade **gable**. This building was designated in 2000.



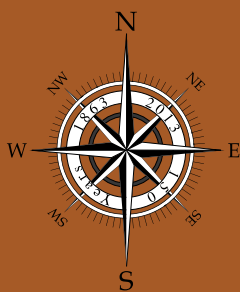
Directions

Continue west along the south side of Broadway.



4

South Side of Broadway Broadway



Directions

Continue along the south side of Broadway until you arrive at the Library.

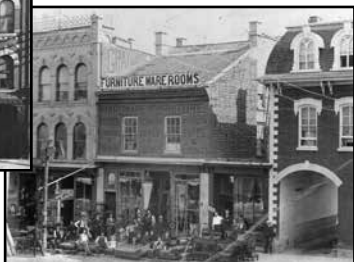
Georgian

Along the south east side of Broadway, notice the smaller scale of the older Georgian-style buildings. Most of these predate the 1870s fires that destroyed many of the original buildings. Large areas have new construction with the loss of the Grand Hotel, Gordon House, Paisley House, Dufferin House, Alexandra House and Queen's Hotel.



◀ Grand Central Hotel
demolished in the 1980s

136-142 Broadway
Gordon House ▶



Bank of Commerce c. 1903
Public Library c. 1907 | 1 Mill Street

5



DESIGNATED
Historic Property

Beaux-Arts Classicism

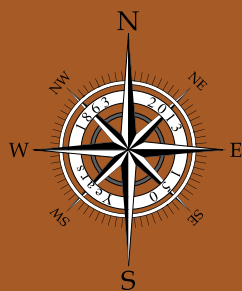
Orangeville's library was originally constructed in an L-shape to accommodate the Bank of Commerce at the corner, which had been built in 1903 on the old Gordon House site. The library façade facing Broadway is recessed from the old bank façade. It was funded through the Carnegie foundation and designed by architect Beaumont Jarvis to complement the bank's architectural style. In 1989, the library and bank building were renovated and joined.

The decorative stonework on the Broadway and Mill Street façades is a hallmark of the style known as **Beaux-Arts Classicism** as is the use of columns.

The bank has Doric columns while Ionic columns were used on the library's Mill Street façade and **pilasters** on Broadway.



Original Mill Street Façade

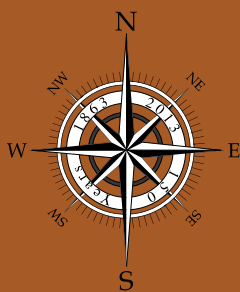


Directions

Turn down Mill Street to view the west façade and then return to Broadway and continue west to the Jackson Block.



Jackson Block 148 Broadway



Directions

Continue west to the
Post Office.

Notice the tunnel cut
through an 1871 building
which replaced the block
destroyed in the 1869 fire.

Italianate

Built between 1874 and 1875, this is one of Orangeville's finest surviving examples of commercial architecture. Thomas Jackson was a saddler who moved to Orangeville in 1853 and acquired properties in this area. After fires in 1872 and 1873 destroyed many buildings on Broadway, a new block was constructed bearing his name. It later became C. W. Sydie's Canada Carriage Company, Gillespie's Hardware and later Dominion Hardware. Upstairs housed the office of Dr. Frank, dental surgeon, a Masonic Hall and Jehovah's Witness meeting rooms.

Notice the elaborate raised window hoods and **lintels** over the windows. The red brick **pilasters** divide the façade into three bays on both Broadway and Mill Street ending in a buff brick bracket at the roofline. An elaborate red and buff brick **corbelled cornice** tops the structure including the **pedimented roofline** over the central bays.



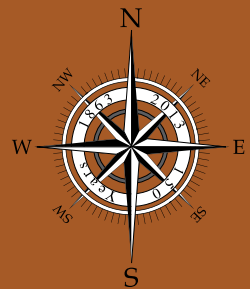
Frontier

This was the longest-running commercial enterprise on Broadway and operated for over 117 years. The business, established in 1894, supplied headstones and memorials.

Significantly changed over the years, it had a “**frontier**” style front with the **gable** covered by a large square parapet and windows. Brick now fills the front gable and upper storey windows were added.



Early Façade Monument Works Building

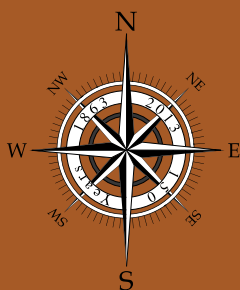


Directions

Walk next door to the
Post Office.



Post Office c. 1886; demolished in 1962 216 Broadway



Directions

Continue to the Fire Hall which identifies the west boundary of the Designated Heritage District.

Chateau

The post office which stood on this site until the mid 1960s, was a large, two-storey structure, built of limestone quarried in the Hockley Valley. It featured a steeply pitched roof and was built in the **Chateau** style popular at the time for federal buildings. Many post offices in Canada were built from similar plans. The loss of this building helped many Orangeville residents to appreciate their architectural heritage. At one point, a proposal to demolish the Town Hall was put forward, but it was quickly stopped.

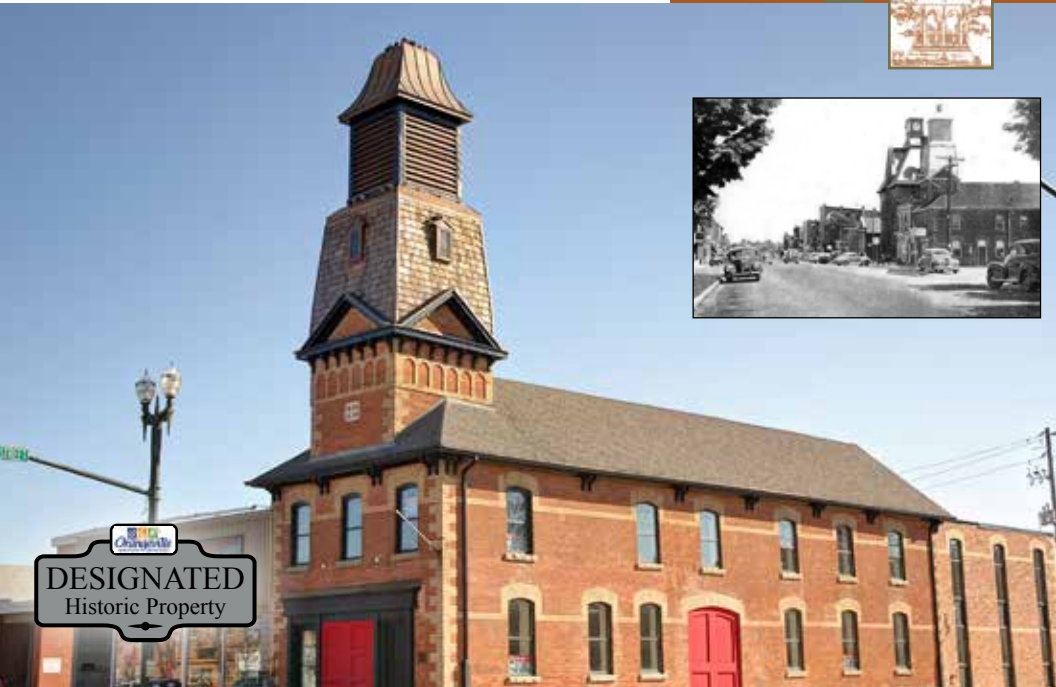
The clock tower on the median on Broadway was originally mounted on the old Post Office building before it was demolished.



216 Broadway Post Office

Fire Hall 224 Broadway

9



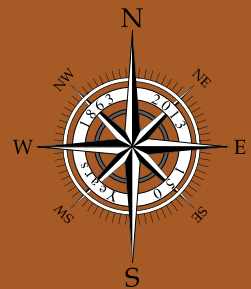
Italianate

With most of the original buildings constructed from lumber, fire was a constant threat. Ironically the first fire hall burnt down and was replaced with the present brick structure in 1891. Originally the hose tower was 62 feet high and the building had access to a 20,000-gallon reservoir located directly beneath the building. The fire bell was also used to sound a 9 p.m. curfew for anyone under 16. The bell now hangs at the new Fire Hall Headquarters on Dawson Road.

Note the decorative brickwork and the fire engine doors.



Firefighters in the old
Fire Hall



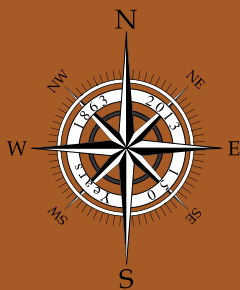
Directions

Crossing John Street (named after the surveyor James Corbett's son) proceed west to 230 Broadway.



10

Lewis House c. 1855 230 Broadway



Directions

Continue west to 260 Broadway.

As you walk, notice 238 built in 1874, a similar cottage-style with transom and sidelights at the entrance. Most of the later homes are in the **Italianate** style. 250 has unusual stone **quoining** along the corners.

Neoclassic Revival

This simple **Neoclassic Revival** residence was built by pioneer minister Alexander Lewis who first arrived in Mono c. 1837. Reverend Lewis oversaw the construction of both the Zion and Bethel Presbyterian Churches. Although he had the house built, he never lived in it, preferring instead to reside in the village of Mono Mills. While a minister, Reverend Lewis was also a land speculator, building many investment properties such as this one. At one time he was censured for usury, meaning reprimanded for charging excessive interest rates.

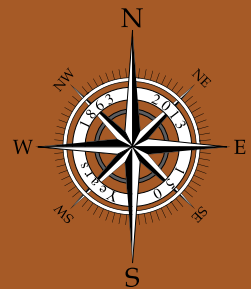
Note the classic embellishments to the main doorway with **pilasters**, **transom** and a thin, projecting **cornice** over the door. The one-and-a-half storey qualified it to be taxed at the lowest rate. Originally the upper level had no windows due to the high tax imposed on window glass.



Irish Georgian

This house was constructed in 1858 by Guy Leslie, an Irish immigrant who first settled in Reading, Garafraxa Township, in 1843. Leslie bought this land in 1858 and soon became involved in the public life of Orangeville. In 1863, he supported Orangeville's incorporation, and was appointed the first treasurer. Although this house is now a duplex, it was built as a single-family dwelling, one of the few homes built in the Irish **Georgian** style in Orangeville.

Featuring a **hip roof**, central door and a balanced arrangement of windows, this imposing home became known as "Castle Leslie" by the locals. Note the pair of round top windows grouped together on the second floor.



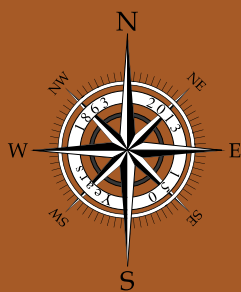
Directions

At the next corner, cross the road and turn back towards the downtown. Then proceed east to the church.

Note the many different styles - simple one-and-a-half storey, **Italianate** and **Queen Anne** which were built as the area developed.



Westminster United Church 247 Broadway



Directions

Continue east until you reach 239 Broadway.

Victorian Gothic Revival

Built in 1879 during prosperous times, the church was designed by C. J. Soule of Guelph who also designed the Dufferin County Courthouse.

This was originally the Zion Presbyterian Church. The congregation merged with Bethel Presbyterian Church in 1881 to form St. Andrew's which joined the United Church of Canada in 1925, and then became the Westminster United Church in 1948.

Typifying the **Victorian Gothic** Revival, it has a spire at the top finial to act as a lightning rod, **lancet** windows, steeply pitched roof lines and **buttresses** to strengthen the walls, all details typical of this style.

Aiken House 239 Broadway

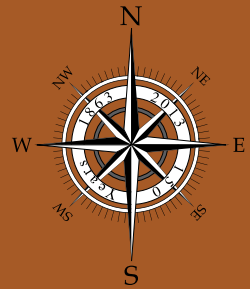
13



Queen Anne

This picturesque corner home was built in 1896 by J. W. Aiken, who owned and operated a tannery on Little York Street. Constructed in a local interpretation of the **Queen Anne** style, this unique structure was designated in 2009.

It has a combination of brick and shingles, different window configurations, a **turret** and **gambrel** roof. The chimney has vertical **pilaster**-like brick work detail.



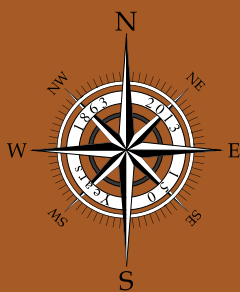
Directions

Walk east along Broadway, past the **Italianate** home of Andrew Dods at 237 Broadway built just a few years previously. Notice the Uptown Theatre at 219 Broadway, built in 1927. Stop at 205 Broadway.



14

Orangeville Business College 205 Broadway



Directions

Proceed east to the corner of First Street and Broadway. From here you can continue north on First Street to follow the Prosperous Years tour on Zina Street or cross to the east side of First Street and walk north to 5 First Street.

Italianate

This small commercial building was first used as a private bank, operated by James S. Fead, founder of the Orangeville Building and Loan Society. Later, the building was home to the firm of Hahn and Lewis. Hahn, who was also the treasurer for the County of Dufferin, was investigated for “cooking the books” and the firm closed. The building then became home to the Orangeville Business College, founded in 1907, where instruction was given in commercial and stenographic skills.

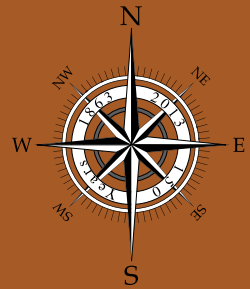
In 1925, a group of Presbyterians who voted against union with the Methodists decided to maintain an independent congregation and bought the building to use as a church. When Tweedsmuir Presbyterian Church was built on John Street, this structure reverted to commercial use.

Note the decorative brick work and second-storey door.



Art Moderne

A rare example of the **Art Moderne** style is located at 5 First Street. The horizontal lines emphasized by the flat roof, glass block windows and curved corners make this property unique. It was built by Fred Webb c. 1944 and housed the Orangeville Dairy and Dairy Bar until 1969. Originally First Street was named Prince of Wales Road. At the corner, 2 First Street was originally the Commercial Block, housing Chisholm's general store and, later, the Bank of Hamilton. It was torn down to make way for the modern CIBC building we see today. 14 First Street was built in 1882 as the American Hotel and now houses the offices of the Orangeville Citizen newspaper.

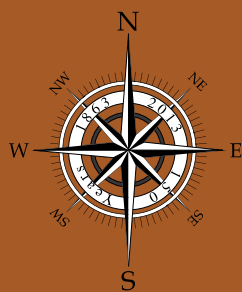


Directions

Return to the corner of Broadway and First Street and walk east to the Ketchum Block at 187 - 195 Broadway.



Ketchum Block 187 - 195 Broadway



Directions

Stop at 153 Broadway. As you continue east on Broadway notice the ornate brick work of 175 Broadway built in 1890, 167 Broadway which held the first Bell telephone exchange in 1885, and 155 - 165 Broadway which were all built in 1873.

Italianate

This impressive part of Broadway was constructed for Mary Ketchum by the same contractors who built the Town Hall on land inherited from her nephew Jesse Ketchum III. It was this Jesse Ketchum who named Broadway after New York's main street and planned most of the lands north of Broadway. The end unit of the block (199 Broadway) was demolished in 1951 and was replaced with this more modern structure.

Built in **Italianate** style, the upper floors have five-course buff brick banding. The **voussoirs** are buff brick with a decorative raised edge. The **pilasters** are **quoined** in buff brick, ending in a round-topped brick design above the roof line.

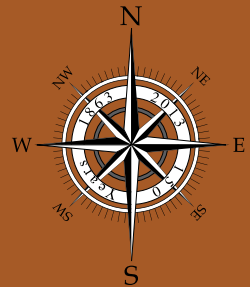
The storefront at 193 Broadway is one of the few original storefront façades on Broadway. Note the elaborate wood carved **pilasters**, columns, door **transom** and **dentil moulding** on the **cornice** band.



Italianate

Thomas Stevenson, who had operated a drug store in town since 1858, acquired the property in 1876 and constructed this **Italianate** style building. In 1890 the Bank of Hamilton became the owners and rebuilt the ground floor storefront to better reflect the grandeur of the bank. In 1901 it again became a drug store owned by Stevenson, then Dunn's Drugs in the 1960s, and finally Sproule's Drug Store in 1976. In 1996 the façade was restored with the support of the Façade Improvement Program.

Notice the rock-faced white limestone details that enhance the façade. The original **cornice** has been removed except for the **denticulated** brick pattern running across the roofline which is repeated under the continuous limestone sills running under the windows on each storey.



Directions

Continue east to
125 Broadway.

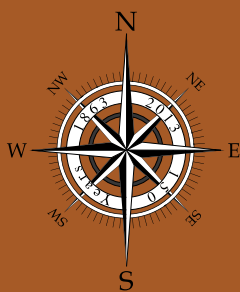


18

Still Block 139 Broadway



The Grigg Company store



Directions

Continue east to 117 - 125 Broadway. Now a street of great grandeur, Broadway originally had small two-storey **Georgian** style buildings as seen in the 1866 photo.

Second Empire

William Still, a photographer, money lender and mayor of the town in 1899, built this block in 1883. It was the home of the Grigg Company department store from 1920-1975. The only commercial example of the **Second Empire** style in Orangeville, this block features a **mansard** roof finished with coloured slate and decorative woodwork.

The bay windows are enlargements of the original arch topped windows.



Broadway 1866

McKim Block 117 - 123 Broadway

19

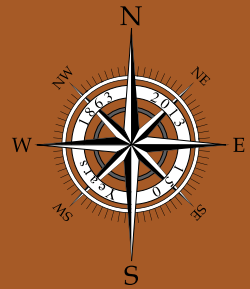


DESIGNATED
Historic Property

Italianate

At 117 - 123 Broadway, the original shoe store and flour and feed store were destroyed in a fire on May 27, 1886 after which John McKim rebuilt to harmonize with the adjacent buildings. To the west, 125 Broadway was originally a one-and-a-half storey building constructed in 1873, replacing an earlier frame structure from about 1867. The façade and height were altered after 1881. It housed a grocery store operated by McKim and Harry Shaw. In 1950 it became Morrow's Jewellers (Mrs. Morrow was the daughter of Harry Shaw).

Built in **Italianate** style of buff coloured brick, notice the pointed windows with **keystones** of brown locally quarried sandstone. The **cornice** has a raised brick pattern incorporating **dentillation** and arches. 127 Broadway was similar but has been painted.



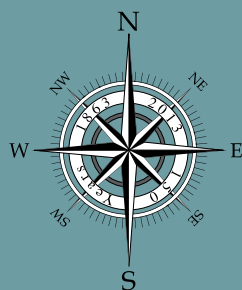
Directions

The Booming Broadway tour is now complete. Walk east on Broadway to return to Town Hall. To start the Founders' Tour cross Broadway at the lights and walk east to Wellington Street. Proceed south on Wellington Street to the corner of Armstrong and Wellington Streets.



1

Canadian Pacific Railway Station 35 Armstrong Street



Classic Canadian Pacific Railway Station

With the growth of the newly-incorporated village, a more dependable means of moving people and goods was needed than the primitive Toronto to Owen Sound Road. The Toronto Grey and Bruce Railway built a narrow gauge line into Orangeville, and in April 1871 the first train arrived in Orangeville with a full complement of dignitaries, all celebrating “the opening of an epoch in the history of the town.”

Regular service began in September of the same year, and by 1873 there were 117 miles of railway line between Weston and Owen Sound. When this railway and the Credit Valley Railway became part of the Canadian Pacific Railway in 1883, Orangeville became an essential part of the line to Owen Sound. Orangeville was the divisional point on the main line as well as the starting point for several branch lines to places such as Fergus, Elora, and Mount Forest.



There was even a stagecoach that ferried visitors and businessmen to and from the railway station and the hotels and businesses along Broadway.

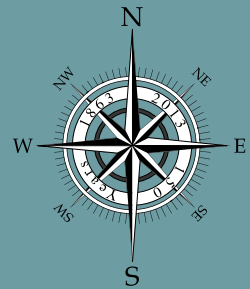
An interesting footnote is the fact that passenger service to Orangeville ended in 1971, exactly 100 years after it began.

This station was originally built in 1907 on the east side of the rail yard on Town Line, to replace an earlier station that had burned down the year before. To avoid demolition by CPR, the station was moved to Armstrong Street in 1989 and converted to commercial use. The distinctive conical roof resembling a “witch’s hat” covers the former waiting room which once had separate sections for men and women!



Stagecoach

Photos of the CPR station

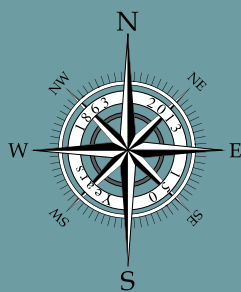


Continue south on Wellington, pausing at the bridge over the Mill Creek.



2

Armstrong Foundry, c. 1896 2 Wellington Street



Directions

Cross Wellington Street
to the west side.
Proceed south on
Wellington Street.

Mill Creek

Orangeville's first mill was built by James Griggs and sat on this site in the current parking lot area. His mill ground wheat into flour. William Fead opened his wagon shop adjacent to this site in 1850 and operated until 1882. The brick structure still standing was built c. 1896 as the Armstrong Foundry which produced a variety of metal items including steam engines and manhole covers. The building has been altered but you can still see many original elements. **At the bridge cross the road and look east down Mill Creek.** Barely visible in the embankment of the creek, are stones and mill debris from the early mills in this area, as well as the mill pond depression that fed a mill further east. Now just a trickle, the Mill Creek once ran with sufficient velocity to power several mills before joining the Credit River at the flats to the east. Around the creek several small homes were built, and the settlement was known as Griggs' Mill. If Orange Lawrence hadn't come to town, this might still be our town's name!

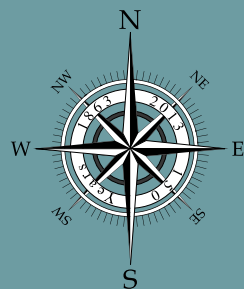
Andrew Mara House, c. 1852 10 Wellington Street

3



Simple Georgian

Mara was an early village shoemaker. His modest cottage was built of rubble stone over a timber frame. This is one of the earliest homes built in Orangeville. When building with stone, stonemasons used one of two methods to prepare the stone: ashlar, where quarried stone is sawn to a particular size and the blocks fit closely together, and rubble, where stones are used as they are or are roughly shaped and laid with wide joints. In rubble construction, the pattern of the stone in the finished wall depends partly on the type of stone and partly on the training and preference of the stonemason. Limestone rubble is plentiful in Orangeville, as anyone who has dug a large hole in town can attest. Buildings such as this one at 10 Wellington Street and 63 Broadway are examples of “random rubble brought to course,” or laid roughly in rows like brick. There are no ashlar **quoins** used at the corners to stabilize the walls of this building as there are at 63 Broadway.



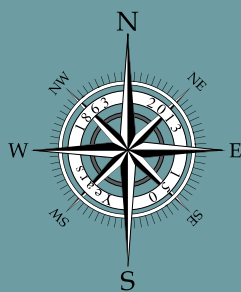
Directions

Continue south along Wellington Street until you reach 14 Wellington Street.



4

Methodist Episcopal Church, c. 1850 14 Wellington Street



Directions

Continue south along
Wellington Street to
16/18 Wellington Street.

Primitive Church Style

The congregation of the Methodist Episcopal Church built a small place of worship here in 1850 on land donated by Abiathar Wilcox, an early settler in Mono Township. When they built a larger church north of Broadway in 1866, this structure was converted into a residence. The graveyard behind the Church was decommissioned and the graves moved. Since that time, the building has been greatly altered.

Church Street was named for this former church which stands at the corner of Wellington Street and Church Street.

King House, c. 1888
16/18 Wellington Street

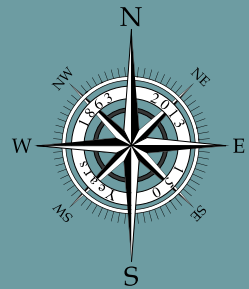
5



Second Empire

This impressive residence was built during the prosperous years following the arrival of the railway in Orangeville. The large brick house, built in the **Second Empire** style, uncommon in Orangeville, is distinguished by the **mansard** roof. Built as a single residence by Thomas and Charles King, it was divided into two homes in 1923. Despite alterations to the doors and windows, you can see many of the original features, including ornamental ironwork.

The King brothers owned and operated a furniture factory near the corner of Wellington and Armstrong Streets.



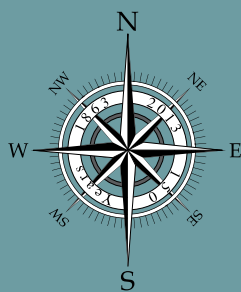
Directions

Return north on Wellington Street to Church Street, turn west on Church and proceed to 16 Church Street.



6

McKitrick House, c. 1869 16 Church Street



Directions

Proceed east along Church Street, crossing Mill Street until you see 17 Church Street at the corner of Church and Mill Streets.

Regency Cottage

Pioneer industrialists Samuel and Robert McKitrick opened a foundry at the northeast corner of Mill and Church Streets in the 1860s, producing ploughs, cooking and heating stoves, sugar kettles and various other products. Samuel McKitrick was one of the 12 influential men who attended the historic meeting in July of 1862 at Bell's Hotel where it was resolved to lobby for the creation of a new county, which later became Dufferin County. He also backed the move to incorporate Orangeville as an independent village.

This small **Regency Cottage** was built by Samuel McKitrick shortly after he acquired the property in 1869.



McKitrick & Son's
Agricultural Works

Dod's Knitting Mill, c. 1913 17 Church Street

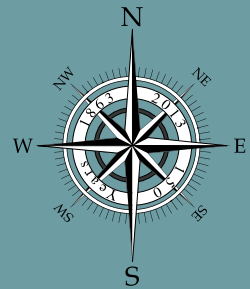
7



Early Industrial Architecture

Although near Mill Creek, the knitting and carding operations here were powered by electricity. The factory was built in 1913 by John M. Dod with financial assistance from the Town of Orangeville. The mill was highly successful, even providing long underwear for the armed forces during both World Wars. It operated until 1957. The building was converted to apartments in the early 1980s. In 1985, the project won an Ontario government award for successful rehabilitation of an older building.

This converted building is one of the few remaining manufacturing buildings that existed prior to 1914.

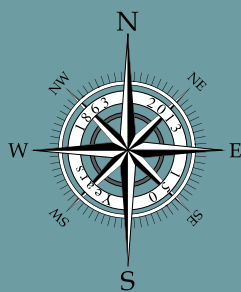


Directions

Proceed west along Church Street and cross into Mill Park across from 17 Church Street. Proceed to cross the footbridge and look east.



Jull Mill Site, c. 1857 38 Mill Street



Directions

Walk north through the park to the corner of Little York and Mill Streets.

Mill Creek

The mill on this site was built in 1857 by Thomas Jull and John Walker Reid, both sons-in-law of Orange Lawrence. The mill was built of **rubble stone** and was a three-storey structure with a walk-out basement.

The mill converted to electric power in 1913 when it was producing 75 barrels a day of "Gold Anchor" and "Pride of Dufferin" flour. Gradually the production of livestock feed replaced flour milling, but this activity dwindled and in 1972 the mill closed. Despite efforts of the heritage movement and interested citizens, the building was demolished in 1993.



Orange Jull House, c. 1870 34 Mill Street

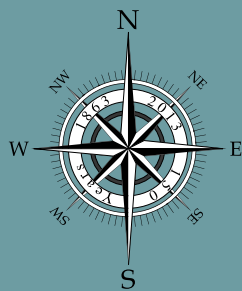
9



Italianate

This house was built about 1870 by miller Thomas Jull, as a wedding present for his son Orange. Orange Jull's claim to fame was the invention of the rotary snowplough to break up and move drifts on railroads. Jull's device was patented in 1884 and used throughout North America. The house is of **Italianate** design, identified by the wide overhanging eaves with paired **cornice** brackets and the hipped roof. [Head west along Little York Street.]

In the 1850s, this road was the boundary between the uncleared bush and the fledgling village. We are heading toward Thomas Jull's "Homestead," once the only residence between John Street and the mill. On the south side of Little York Street was the Orangeville Tannery, a large three-storey frame building, operated first by William and George Campbell and later by the Aiken family.



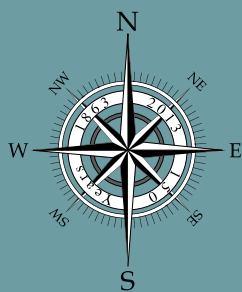
Directions

Travel west along
Little York Street.



10

Lawrence Cottage, c. 1860 18 Little York Street



Directions

Walk west to the corner of Little York and John Streets.

Regency Cottage

As you walk, look for the lane running south between Little York Street and Church Street once called Lawrence Lane. From the settlement days, residents of the southern part of town used this path to reach the commercial district. It never achieved the status of a road, but remains as a public pathway. If you look to the south, you can see the footbridge over Mill Creek.

This small, red brick house was built for Sarah, daughter of Orange Lawrence. The simple lines, central door, hip roof and single storey are marks of the **Regency Cottage** style. There are several good examples of this style throughout town.

Thomas Jull House, c. 1857 17 Little York Street

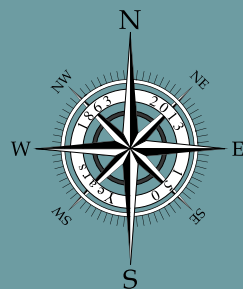
11



Regency

Born in England, Thomas Jull settled in Trafalgar Township in the early 1840s. There he married Mary Lawrence, a daughter of Orange Lawrence and his wife Sarah. The Lawrences moved to this area around 1844. Thomas and Mary Jull followed in 1857. This original lot stretched south to Church Street and the house was constructed with the main entrance (now hidden) facing the south towards Mill Creek. The hip roof, large windows and bay windows are hallmarks of the **Regency** style popular in England at the time. It was originally clad in red brick and had a trellis verandah, but was stuccoed later.

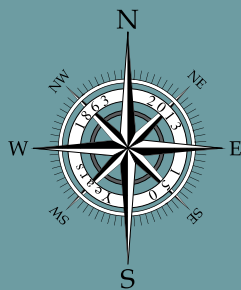
Jull built the mill that once stood at the corner of Mill and Little York Street. He was a member of Orangeville's first village council.



Directions

Cross John Street and walk to the house on the southwest corner of John and York Streets.

Lawrence House, c. 1854 8 John Street



Directions

Head west on
York Street.

Georgian

Built by Orange and Sarah Lawrence, this home is probably the oldest continually-inhabited residence in Orangeville. The structure was typical of the period, making economical use of space and material. Buildings of this era were usually one-and-a-half storeys, which were cheaper to build, easier to heat, and taxed at a lower rate than full two-storey homes. Perhaps his choice of housing style reveals something of Lawrence's frugal nature! Underneath the siding is a roughcast (stucco) exterior over log. Note the large window openings and return eaves in the **gable** ends of the roof. The **dormer** is a later addition.



Orange and Sarah Lawrence

McBride House, c. 1902 2 York Street

13



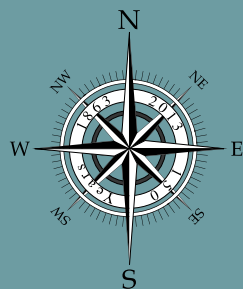
Romanesque

This house was built by W. Connell on land originally owned by Sarah Lawrence. The brick used was salvaged from the demolition of the Forest Lawn Hotel on Broadway. In design, it shows strong Romanesque influences in the massive shape, the east-facing tower, large arches over the front window and door opening, and the unusual keyhole-shaped window. Only one other residence in Orangeville has a similar window. Keep your eyes open for it!

When Tweedsmuir Presbyterian Church was built to the north of this property, the McBride House became the manse for the Presbyterian minister.



York Street looking west
from John Street. c. 1925



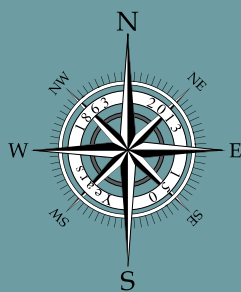
Directions

Continue west on
York Street.



14

Primitive Methodist Chapel, c. 1854 3 York Street



Directions

Walk west along York Street. For the most part these residences were built as the second homes of pioneer merchants who, after establishing their businesses, could afford to build fine residences.

Vernacular Queen Anne

Orange Lawrence sold the lot beside his home to the trustees of the Primitive Methodist Church in 1854 and they constructed a chapel shortly thereafter. The original structure exists here under a variety of **Queen Anne** style additions such as the turret which was built around 1911. The Primitive Methodists built another house of worship on the northwest corner of Zina and First Street in 1867 which still stands.

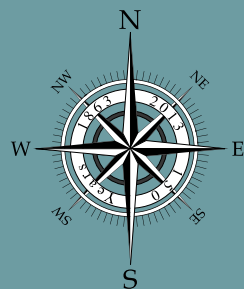
Rowan House, 1888 12 York Street

15



Italianate

This home was built by John Rowan who constructed many area homes and many of the storefronts on Broadway. Dr. Kyle purchased the property in 1919. It later became the family home of David Tilson, MPP. This structure is **Italianate** in style as seen in the hipped roof, dichromatic brickwork, and the paired cornice brackets. The wraparound porch is a more recent addition.



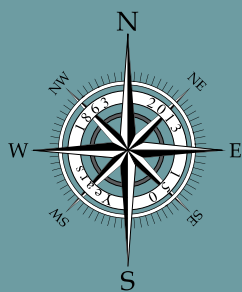
Directions

Continue to 16 York Street.



16

McKeown House, c. 1877 16 York Street



Directions

Continue to 17 York Street.

Gothic Revival

Robert McKeown, shoemaker, arrived in 1863 and built this **Gothic Revival** home around 1877 and lived here until his death in 1911. Margaret, his daughter, married Orange Jull. The original plans called for a much larger home, but was not built perhaps because three of his children died.

Note the steeply-pitched gable roofs, dichromatic brickwork and flat-arched window openings.

McKeown became a Justice of the Peace and a member of the High School Board.

Campbell House, 1876 17 York Street

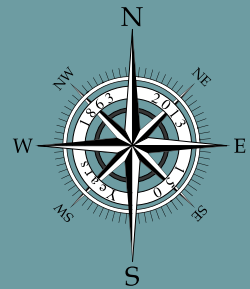
17



Gothic Revival

This home was built by tanner George Campbell, who operated the tannery on Little York Street, a shoe factory, and owned several commercial buildings along Broadway. It is built in the **Gothic Revival** style, but is larger and more solid-looking than the **Gothic Revival** houses of the 1870s. George Campbell's son, Dr. G. H. Campbell, was an Olympic athlete, a member of the gold medal-winning 1908 Canadian Lacrosse Team.

When you reach Broadway, either turn right and continue to Town Hall or to continue onto the Prosperous Years Tour, turn left onto First Street and continue to Zina Street. Turn left onto Zina to begin the third and final section of the walking tour.



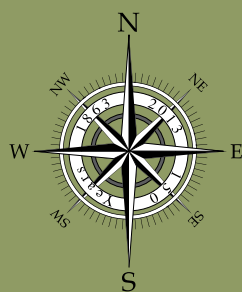
Directions

This concludes the Founders tour. Continue west on York Street to Bythia Street and turn north to Broadway.



1

Row Houses 2-10 Zina Street



Directions

Continue east past the homes which reflect the increased prosperity of the town from 1870s to the 1890s stopping at 24 Zina Street.

Queen Anne

Starting the tour of this residential area is an excellent example of row houses built in 1886 by Thomas Wright, a successful carriage maker who originally owned a home where the Dufferin County Court House now stands and later operated a butcher shop with his brother.

The row houses have decorative brick panels under the windows and buff brick **soldiering** topping the windows. Each unit has a two-and-a-half storey tower-like bay with projecting eaves and large fretwork pieces resembling brackets. The **transom** over the off-centre doors would help to lighten the interior hallways. These details show an influence of the **Queen Anne** style that was becoming popular.

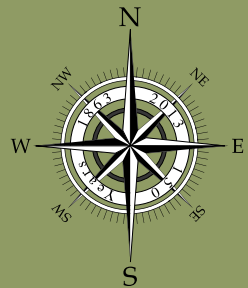


Edwardian Classicism

The home at 24 Zina Street is an infill in the **Edwardian Classic** style and was built in 1925 by Ernest C. Daniels who also built 27 Zina in 1923. **Edwardian Classicism** was very popular in the 1920s and many 1920s infills in Orangeville are in this style. It is recognized by the large triangular front **gable** with **Palladian window** and shallow roofed porch.

Daniels had a jewelry business on Broadway for 56 years. He married Minnie Morrow, the daughter of another jeweller, in 1906. Daniels and family moved to 24 Zina Street from the older **Italianate** style home at 26 Zina which Daniels had built in 1901.

Notice, at 28 Zina, the **Italianate** home built in 1881 by James McDonald with the **belvedere** topping the **hipped roof** to bring light into the attic. This feature is rare in Orangeville.

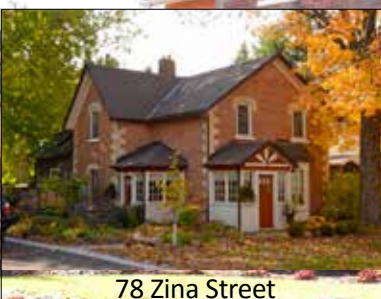


Directions

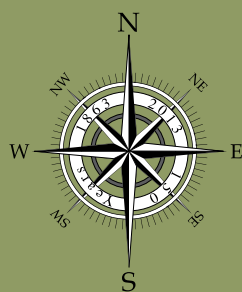
Continue to 78 Zina Street. As you continue west note the two **Regency Cottage** style 1870s homes. The area across from the court house once housed the Orangeville Public School which was built in 1890 and closed in 1952.



Joseph Riddell 8 Clara/ 78 Zina Street



78 Zina Street



Directions

Proceed west to
80 Zina Street.

Gothic Revival

Both of these homes were built by Joseph Riddell, a bricklayer. 8 Clara is a picturesque **Gothic Revival** built in 1883 and is linked to two of Orangeville's postmasters, John Park and Gordon B. Hayes. Park was postmaster from 1907 until 1911 and he lived at 8 Clara until his death in 1934. Park's daughter, who inherited the property from him, was married to Gordon Hayes. Hayes became the postmaster in 1927.

78 Zina, built in 1880, is also in the **Gothic Revival** style with an L-shaped floor plan similar to 8 Clara although it is smaller and less ornately embellished. The entrance enclosures are more recent additions.

Riddell also built 236 Broadway in 1894 and 73 Zina Street. For 73 Zina Street he used an **Italianate** style which was becoming outdated by this time in the more cosmopolitan areas.

Donald McDonald House 80 Zina Street

4

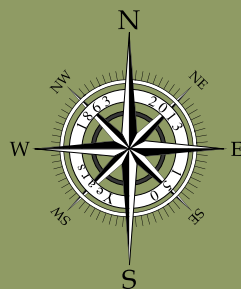


Italianate

This **Italianate** home was built in 1888 by Donald McDonald who owned and operated a planing mill and coffin factory on the northeast corner of Second Street and Second Avenue. He originally lived in the brick house across from the factory on Second Street. He ingeniously devised a supply of electric power in 1882 to operate the streetlights on Broadway. McDonald burned the shavings and scrap wood from his factory to operate a steam generator. At that time, Broadway only had four streetlights between the town hall and the fire hall operating from dusk until 10 p.m.



The Casket Factory & Planing Mill

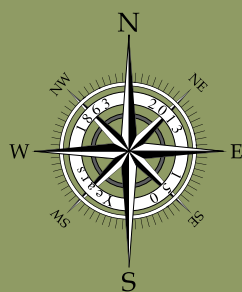


Directions

Return to the corner and cross the road.
Head east to
67 Zina Street.



Thomas and Margaret Williamson 67 Zina Street



Directions

Proceed east to the
Dufferin County
Courthouse and Land
Registry Office.

Gothic Revival

This home, built in 1878 by Thomas and Margaret Williamson, is a typical example of the homes erected during the economic boom following the arrival of the railway to Orangeville. These large homes were a statement of the owner's economic status and also reflect the changes in property tax laws. In earlier years, taxes were levied based on the number of floors, the number of windows and fireplaces, and the type of building material.

67 Zina was occupied in 1886 by John McLaren who was the first Registrar for Dufferin County.

This example of local **Gothic Revival** architecture has been lovingly restored and is designated under the Ontario Heritage Act. Note the decorative **vergeboard** on the front and east **gables** each with a **lancet window**, buff brick **quoining**, and buff **soldiering** over the windows and door. The porch is a modern replacement of a similar original.

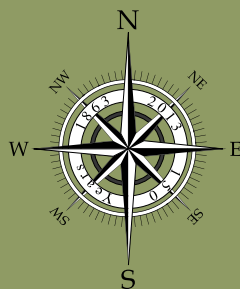
Dufferin County Court House 51 Zina Street

6



Classic Revival

On this site, provided by the Town of Orangeville, the Court House was built in 1880 by a Guelph firm, Dobbie and Grierson, under architect C. J. Sproule. While essentially a two-storey rectangular box, Sproule superimposed three towers that slightly project from the façade and used buff brick for decorative window hoods, bands, panels, **cornice** and capitals on red brick pilasters. Stone was used around the front doors to give an imposing mass. The gaoler's residence and jail were connected behind the Court House. When completed in 1881, it was considered one of the finest municipal buildings in Ontario. In 1973, a new wing was added extending west behind the Registry office and, in 1994, the jail was renovated as court space. Another building, connected to the 1973 addition, was completed in 2012. These new additions invite reflection on how best to integrate the new while complementing the historic significance of the old.

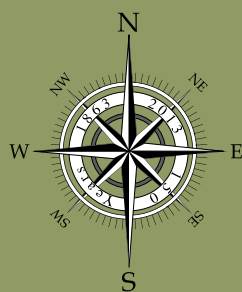


Directions

Continue east to
53 Zina Street.



The Land Registry Office 53 Zina Street



Directions

Continue east to
45 Zina Street.

Classic Revival

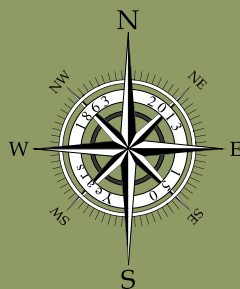
The Land Registry Office was also constructed in 1881, a unique example of local architecture. The local builders, Robert Hewitt and Hugh Haley, adapted the plans to include three internal brick barrel vault ceilings without changing the exterior appearance of the building. The balanced three-bay façade reflects the **Classic Revival** style of the courthouse with the central projecting bay mirroring the central tower on the Court House. The building was constructed entirely of brick with stone floors, as it was hoped to provide fireproofing for the records stored there.



Gothic Revival

The three homes at 41, 43 and 45 Zina Street were constructed by James McIntyre Hogg all in the **Gothic Revival** style. 43 Zina, built in 1873, has the original footprint but was modified in 1920 to the Home Smith style popular in larger cities at the time. Hogg constructed 41 Zina in 1875 and sold it to Alex McGowen, a merchant. It has the same floor plan but with a rectangular front bay. Hogg built 45 Zina Street in 1877 for H. Wiley. His wife, Jane, was the inventor of a boiler lid called the “pastugeta” for which she was awarded the bronze medal at the Toronto Exhibition in 1906. Of the three, 45 Zina is in the most original condition and is a more elaborate version of the previous two houses Hogg built.

Note the buff brick banding, the decorative **bargeboard**, the simple **lancet window** in the additional front **gable** and the angled bay. The porch has been altered, probably after 1920. The short brick piers with squared columns reflect **Edwardian Classicism** common at that time.

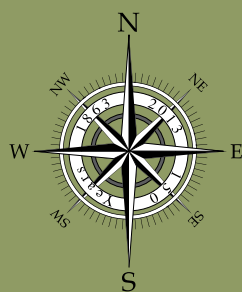


Directions

Proceed east to 23 Zina Street past an assortment of styles. Can you locate a **Regency Cottage**, **Gothic Revival**, **Italianate** square plan and **Edwardian Classicism**?



Robert Mann 23 Zina Street, 1909



Directions

Walk east to
13/15 Zina Street.

Note 19 Zina Street, the
home of Dr. G.H. Campbell,
lacrosse 1908 Olympic
gold medal winner.

Edwardian Classicism

Robert Mann resided in this typical **Edwardian** home. He owned Mann's Fruit and Confectionary store at 167 Broadway.

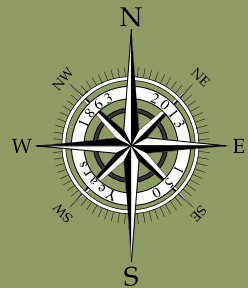
Mann was the local manager for the Bell Telephone Company and the first telephone switchboard was set up above his store in 1885. After two years there were 70 subscribers. The line was extended to Alton, Owen Sound and Woodbridge allowing Orangeville residents to call long distance for the first time. After 1900 two new switchboards were installed across the road.



Georgian

This style of home, built for William Parsons in 1879, was called the “straightforward square” and was first seen as plans in an 1867 Canadian magazine. A modification of the standard **Georgian style**, it is characterized by the protruding central **gable**. In 1908 this house became the rectory for St. Andrew’s Church.

William Parsons opened a tin shop on south Broadway in 1853 which was destroyed in the 1875 fire. As a member of the Canadian Volunteer Militia, Parsons attained the rank of major. In June 1866 the Militia was ordered to report for duty to Toronto to aid in the repelling of the Fenian raiders. This was an army of “Irish liberators” who assembled along the U.S. border in a war on British forts and facilities to pressure Britain to withdraw from Ireland.

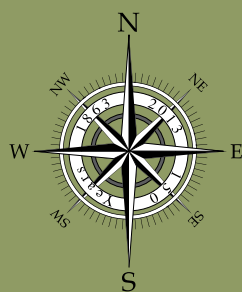


Directions

Continue east to
11 Zina Street.



John Bookless 11 Zina Street



Directions

Proceed east to
7 Zina Street.

Gothic Revival

John Bookless, who owned the Bookless and Reid General Merchants store on Broadway owned this property in 1871.

From 1879 to 1915 Alexander Steele, the first headmaster of the Orangeville High School built in 1884, lived here. Steele's popularity with and interest in his students were recognized when former students organized a reunion. They presented him with thirty-seven \$20 gold pieces—one for each year he had taught.

This home is a local interpretation of the **Gothic Revival** style. It has the L-shaped floor plan, front **gable** and simple **lancet window** of the **Gothic Revival**, but with the wide arch-topped windows topped with **transoms** that came into fashion later in the century. The porch has 1920s features. These later style features indicate the home may have been modified over time.

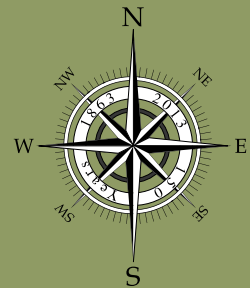


Queen Anne

This home is unique in Orangeville due to the use of all buff-coloured brick. Built in 1888 by Jeremiah Dodds, a pharmacist, it replaced an earlier house. This was also the home of James Henderson, the Dufferin County Treasurer at one time.

This building is a local interpretation of Victorian Gothic with highly decorated **vergeboards** and **Queen Anne** influences in the rectangular windows and heavy stone lintels.

Across the road at 14 Zina Street is a similar buff brick home built a few years later by John Thompson, another Orangeville merchant.



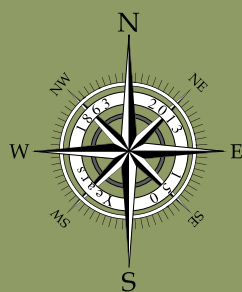
Directions

Proceed east to the church
at the corner of Zina and
First Streets.



12

Primitive Methodist Church 3 Zina Street



Directions

At this point continue east across the road to the corner of First Street and First Avenue.

Gothic

In 1867 the Primitive Methodists built a new brick church here with Reverend H.S. Matthews as pastor. They worshipped here until 1886 when they united with the Wesleyan Methodists who already had a church building on First Avenue. The Zina Street church was subsequently sold to the Baptists. Today, churches are still undergoing many role changes as they adapt to the times and needs of their congregations.

Despite the modern additions, the original church is largely intact. It is a simple **Gothic** structure of a style commonly used for 19th century places of worship. Buff brick **buttresses** separate the segmented **lancet windows**. The original east entrance has been replaced with a large inset window featuring **Gothic** tracery and a **rose medallion**.

The John Green House 1 First Avenue

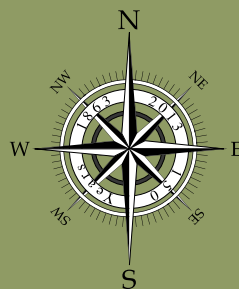
13



Gothic Revival

This building was constructed for John and Sarah Green in 1875 replacing a small c.1867 one-storey home. This large, rather grand house reflected Green's status as a well-to-do businessman. He owned a general store at Broadway and First Street, was a trustee of the nearby Primitive Methodist Church, owned 111 acres with two houses, three shops, and two barns. John and Sarah's son, Marshall, was married to Martha Bowles. Marshall carried on the business, and also lived at 1 First Avenue.

It was this home that Lester Bowles Pearson, Martha's nephew, often visited as a young boy. After witnessing his Uncle Marshall, newly-elected mayor in 1904, being serenaded by the town band and many citizens, Lester determined that he too could be a mayor and have a band play outside his home. In his memoirs former Prime Minister Lester B. Pearson states "In Orangeville, I also got my first taste of the thrill and excitement of electoral success."



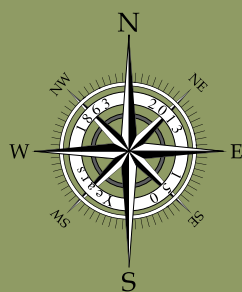
Directions

Continue north to
11 First Street.



14

The Green Cottage 11 First Street



Directions

This marks the end of the Prosperous Years tour. You may proceed back to Town Hall by walking south to Broadway or by continuing east along First Avenue.

Regency Cottage

This excellent example of an Ontario **Regency Cottage** is thought to have been the original Green home built about 1867 and moved here when the larger residence was constructed at 1 First Avenue.

The one-storey, five-bay façade is centred around the front door. The exterior is clad in stucco, a preferred finish for this style. It is ornamented with **dentil moulding** at the **cornice** and sets of three brackets under the wide, overhanging eaves. The main entrance door is flanked by **Neo-classic pilasters** and side lights, and has a flat **transom** over the door.

The area around First Street and First Avenue was formerly known as Green's Hill, reflecting the prominence of the Green family in local affairs.

Architectural Glossary

Belvedere: a structure designed to incorporate a view (from the Italian “beautiful view”).

Example: 28 Zina Street



Brackets: a decorative or weight-bearing structural element of two sides which form a right angle with one side against a wall and the other under a projecting surface such as an eave of a roof.

Example: 34 Mill Street



Buttress: a masonry structure built against or projecting from a wall which serves to support or reinforce the wall.

Example: 3 Zina Street



Corbel: a piece of masonry jutting from a wall to carry the weight of masonry above it that also projects from the wall.

Example: 148 Broadway



Cornice: a horizontal moulded projection that completes a building or wall, or any horizontal decorative moulding that crowns a building.

Example: 117-123 Broadway



Cupola: a small, most-often dome-like, structure on top of a building, often used to provide a lookout or to admit light and air.

Example: 87 Broadway (Town Hall)



Dentil moulding (dentillation, denticulated): a decorative moulding using a small block as a repeating element in a cornice.

Example: 187-195 Broadway



Dichromatic brickwork: the use of two colours of brick to decorate a facade

Dormer: a structural element of a building that protrudes from the plane of a sloping roof surface to create usable space in the top floor or attic of a building by adding headroom and usually also by enabling addition of windows.

Example: 135-139 Broadway



Gable: the triangular portion of a wall between the edges of a sloping roof.

Example: 16 York Street



Gambrel roof: a usually symmetrical two-sided roof with two slopes on each side; the upper slope is positioned at a shallow angle, while the lower slope is steep. It is similar to a mansard roof, but a gambrel has vertical gable ends instead of being hipped at the four corners of the building.

Example: 239 Broadway



Hipped roof: a roof where all sides slope downwards to the walls with no gables.

Example: 34 Mill Street



Infill: residential development in established neighbourhoods; literally filling in space between older buildings.

Example: Wellington Street

Keystones and voussoirs: a voussoir is a wedge-shaped element, typically a stone, used in building an arch. A keystone is the central stone voussoir and is the final piece placed during construction and locks all the stones into position, allowing the arch to bear weight. A keystone is often enlarged and embellished.

Example: 117 - 123 Broadway



Lancet window: a tall, narrow window with a pointed arch at its top.

Example: 247 Broadway



Mansard roof: a four-sided gambrel-style hipped roof characterized by two slopes on each of its sides with the lower slope, punctured by dormer windows, at a steeper angle than the upper; popularized by François Mansart (1598–1666), an accomplished architect of the French Baroque period, and especially fashionable during the Second French Empire (1852–1870).

Example: 16/18 Wellington Street



Palladian window: a large window that is divided into three sections with the centre section larger than the two side sections and usually arched.

Example: 24 Zina Street



Pediment: a classical architectural element consisting of the triangular section found above the horizontal structure (entablature), typically supported by columns.

Example: 51 Zina Street



Pilaster: a slightly projecting column built into or applied to the face of a wall.

Example: 148 Broadway



Quoin: masonry blocks at the corner of a wall, in some cases to provide actual strength for a wall made with inferior stone or rubble, and in other cases to make a decorative feature of a corner, creating an impression of permanence and strength.

Example: 63 Broadway



Rose window: a generic term applied to a circular window divided into segments by mullions and tracery, especially used for those found in churches of the Gothic revival style built in the 19th century.

Example: 3 Zina Street



Sidelight: a window, usually with a vertical emphasis, that flanks a door, and is often used to emphasize the importance of a primary entrance.

Example: 14 Second Street or 238 Broadway



Transom: the crosspiece separating a door or the like from a window above it, and also, a small window over a door.

Example: 230 Broadway



Vergeboards: also called bargeboards -- hang from the projecting end of a roof and are often elaborately carved and ornamented.

Example: 11 or 45 Zina Street

A Guide to Orangeville's Building Styles

Georgian, pre-1860

Following a tradition which began with the Georges who were British kings in the 18th century, these buildings are distinguished by balanced facades around a central door, medium-pitched gable roofs, and small-paned windows.

Example: 63 Broadway



Regency Cottage, 1830-1860

This style originated in England in 1815. It spread to Ontario later in the 19th century as British officers retired to Canada. The Regency cottage is generally a modest one-storey house topped with a low-pitched hip roof and having a symmetrical front facade. Elsewhere in Ontario, verandahs running the length of the front facade are common, but these are not seen in the many modest interpretations of the Regency cottage seen in Orangeville.

Example: 11 First Street



Gothic Revival, 1830-1890

These decorative buildings are distinguished by sharply-pitched gables with highly detailed vergeboards, pointed-arch window openings, and dichromatic brickwork. The Gothic Revival style and the similar, but later, Victorian Gothic style are common styles in Ontario.

Examples: 20 Wellington Street or 67 Zina Street



Italianate, 1850-1900

This building style became popular in Ontario during the 1860s and relies not on specific proportions, but on design elements, the most notable being wide, bracketed eaves. Belvederes and wrap-around verandahs are other Italianate features. Many interpretations of the Italianate style are found in Orangeville.

Examples: 12 York Street or 62 Zina Street



A Guide to Orangeville's Building Styles

Second Empire, 1860-1880

The mansard roof is the most noteworthy feature of the Second Empire style and is evidence of the French origins of the style. Projecting central towers and one-or two-storey bays are also seen.

Example: 16-18 Wellington Street



Romanesque Revival, 1880-1910

The Romanesque Revival style harkens back to medieval architecture of the 11th and 12th centuries. It is characterized by a heavy appearance, blocky towers and rounded arches.

Example: 2 York Street



Queen Anne, 1885-1900

This style is distinguished by an irregular outline often featuring a combination of an offset tower, broad gables, projecting two-storey bays, verandahs, multi-sloped roofs, and tall, decorative chimneys. More than one kind of sheathing, such as brick and wood shingles, is also common. Windows often have one large single-paned bottom sash and small panes in the upper sash.

Example: 239 Broadway



Edwardian, 1900-1930

This style bridges the ornate and elaborate styles of the Victorian era and the simplified styles of the 20th century. Edwardian Classicism is distinguished by balanced facades, simple roof lines, dormer windows, large front porches, and smooth brick surfaces. It uses classical details, but sparingly and with understatement.

Example: 23 Zina Street or 24 Zina Street



Art Moderne, 1930-1945

The Art Moderne style originated in the United States and is also known as Streamline Moderne and emphasizes architectural elements such as strong horizontal elements, rounded corners, smooth walls, and flat roofs. Glass block and large expanses of glass were used, even wrapping around corners.

Example: former Orangeville Dairy, 5 First Street



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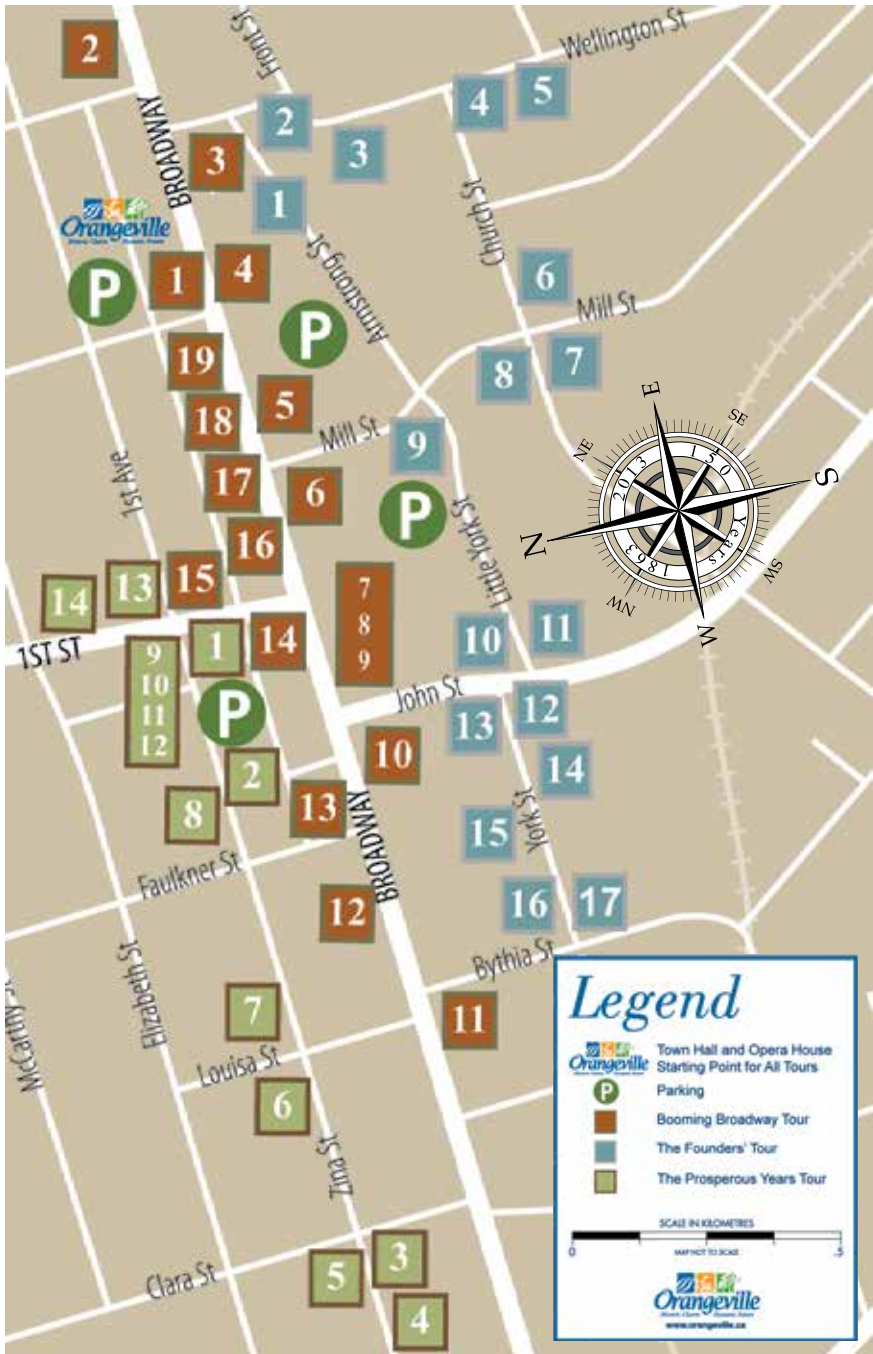
Heritage Orangeville

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Special thanks: Dufferin County Museum & Archives, Brampton
Heritage Board

For additional information please contact: Lorena Hurtubise,
Heritage Orangeville Committee Administrator, at 519-941-0440 Ext. 2256
or lhurtubise@orangeville.ca

Map



Calendar of Community Events

Indoor Winter Farmers' Market

every other Saturday, Nov. - May
Inside Town Hall
www.orangevillefarmersmarket.ca

Orangeville Farmers' Market

Saturdays, June - October
Outside Town Hall in downtown
Orangeville

Blues and Jazz Festival

(first weekend in June)
Downtown Orangeville
orangevillebluesandjazz.ca

Canada Day (July 1)

Alder Recreation Centre &
Island Lake Conservation Area
www.orangeville.ca / 519-940-9092

Taste of Orangeville (August)

www.downtownorangeville.ca
519-942-0087

Orangeville Fall Fair

Labour Day weekend
Orangeville Fairgrounds
www.oaseventcentre.ca

Headwaters Arts Festival

(Sept. - Oct.)
www.thehillsofheadwaters.com

Culture Days (Sept. - Oct.)

www.orangeville.ca/events

Harvest Celebration (October)

www.downtownorangeville.ca
519-942-0087

Moonlight Magic & Tractor Parade of Lights (November)

annual lighting of Town of
Orangeville Christmas Tree
www.downtownorangeville.ca
519-942-0087

Santa Claus Parade (November)

Kin Club of Orangeville
www.orangevillekinsmen.ca

Christmas in the Park

opens early December
Kay Cee Gardens
Orangeville Optimist Club
www.orangevilleoptimists.ca






Theatre Orangeville

David Nairn Artistic Director

Live Professional Theatre

September to May

Since 1994



“Located in the Historic
Town Hall Opera House.”



87 Broadway
Orangeville, ON L9W 1K1
www.orangeville.ca
info@orangeville.ca

From: [Heather Little](#)
To: [Carolina Khan](#)
Subject: Re: House Sign
Date: Monday, August 24, 2020 10:15:22 AM
Attachments: [image0.png](#)

Thanks for the welcome and for getting back to me so quickly. I've attached a photo of the sign. It is the brass type and I assume it has just faded from weather over time.



Sent from my iPhone

> On Aug 24, 2020, at 9:48 AM, Carolina Khan <ckhan@orangeville.ca> wrote:

>

> Hello and welcome to Orangeville!

>

> In order to better assist you, could you please take a picture of the plaque and send it to me?

>

> Kind regards,

>

> Carolina Khan, MPA | Deputy Clerk | Corporate Services

> Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1

> 519-941-0440 Ext. 2223 | Toll Free 1-866-941-0440 Ext. 2223

> ckhan@orangeville.ca | https://urldefense.proofpoint.com/v2/url?u=http-3A__www.orangeville.ca&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=4sb yyC4EDKmfFI-ysa-gqd9eQw1Dmn-oNGmpl0Az6CA&m=XFzkoziXPSuOwd6oC0yKB2ULaDxeZJCgICrcZoua0M0&s=OML7ZszGJjFI3clj0mAgfoh4Z1k5Mq-2DLG3MRYsN2I&e=

>

> Connect with the Town of Orangeville online!

>

>

> -----Original Message-----

> From: Heather Little [<mailto:littleheather1313@gmail.com>]

> Sent: Sunday, August 23, 2020 5:48 PM

> To: info <info@orangeville.ca>

> Subject: House Sign

>

> Hi,

>

> We are new to Orangeville and just love it! We have moved into a century home on Margaret St. It has a plaque with its original owner on it but we notice it is starting to fade. We are wondering if there is a way to replace it?

>

> Heather Little

> 416 797-4787

>

Memo

To: Heritage Orangeville
From: Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services
Date: September 16, 2020
Subject: **Site Plan Application**
File No. SP 2/20
96-98 Broadway (severed property fronting onto Armstrong Street)

Please find enclosed the final Site Plan and Architectural Drawings for the proposed development at 96-98 Broadway (severed property fronting onto Armstrong Street).

Staff are in the process of approving these drawings through Site Plan Application SP 2/20.

Your truly,



Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Attachments: Final Site Plan and Architectural Drawings

ZONING TABLE			
ZONE CBD - CENTRAL BUSINESS DISTRICT			
	REQUIRED	PROPOSED	COMPLIANCE
1. MINIMUM LOT AREA	NIL	235.0 m ²	YES
2. MINIMUM LOT FRONTAGE	NIL	6.86 m	YES
3. MINIMUM FRONT YARD	NIL	6.0 m	YES
4. MINIMUM EXTERIOR SIDE YARD	NIL	N/A	
5. MINIMUM SIDE YARD			
- ABUTTING A RESIDENTIAL ZONE	4.5 m	0.2m & 0.18m	YES
- ABUTTING OTHER ZONES	NIL		
6. MINIMUM REAR YARD	7.5m	8.11 m	YES
PERMITTED ENCROACHMENT (FIRE ESCAPE): 1.2 metres	6.3 m	< 6.3 m	NO
7. MAXIMUM BUILDING HEIGHT (S.P. 24.148)	23.0 m	<12 m	YES
	12.0 m		
8. MAXIMUM COVERAGE	75%	59 % [138.98 m ²]	YES
PARKING - 2 DWELLING UNIT - 2 p.s. - RETAIL/COMMERCIAL USE (67 m ²) - 1 p.s.	3	4	YES
LOADING SPACES	0	1	YES
BARRIER FREE PARKING SPACES	1	1	YES
LANDSCAPED STRIP IN FRONT YARD	3 m	1.5 m	NO

PARKING/LOADING CALCULATIONS			
ZONE CBD - CENTRAL BUSINESS DISTRICT			
	ZONING	REQUIRED	PROVIDED
LOADING SPACE	0 SPACE REQUIRED	0 SPACE REQUIRED	1 SPACE
RETAIL/COMMERCIAL	1 SPACE PER 20m ²	1 SPACE [72 m ²]	2 SPACES
Within that area identified on Schedule A to this By-law as the Central Business District (CBD) Zone, parking shall be required at a level of one half of that required in all other areas for all uses, except that additional dwelling units shall require 1 parking space for each new unit.			
CBD ZONE EXCEPTION			
RESIDENTIAL	1 SPACE PER UNIT	2 SPACES	2 SPACES
TOTAL SPACES REQUIRED			3 SPACES
TOTAL SPACES PROVIDED			4 SPACES

TYPE A

1-SIGN FACE

BARRIER FREE PARKING SIGNAGE REQUIREMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 - SIGN LOCATION FOR
- MULTIPLE PARKING STALLS IS ACCEPTABLE, THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
- WHERE AN UNOBSTRUCTED BUILDING FACE IS LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

POST

- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING OR
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (<http://www.impactrecovery.com/>) STYLE: Sta-Rite Sign Posts, SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

TYPE B

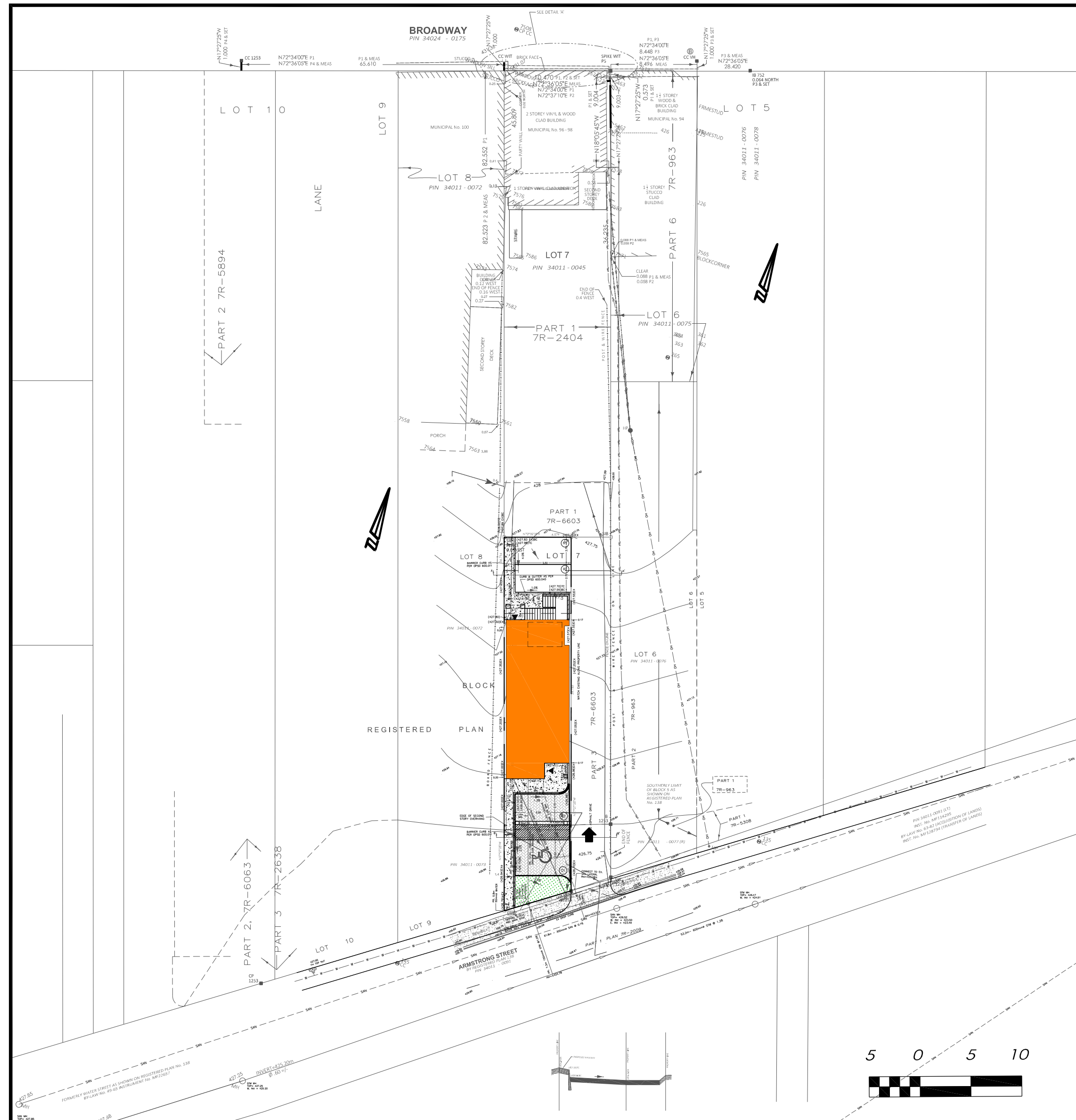
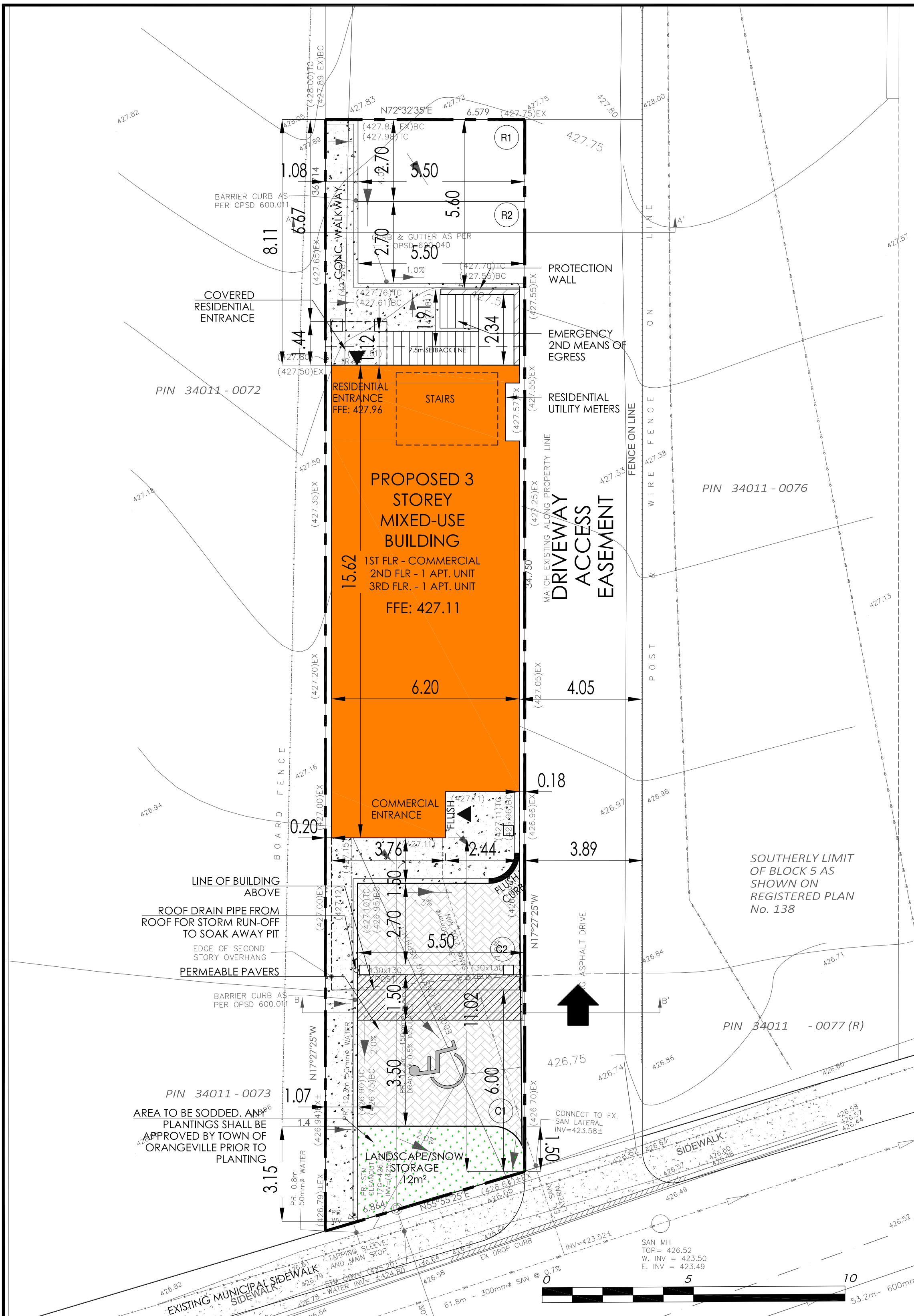
2-MOUNTING DETAIL

SIGN FACE

- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- HOLES-METRO PUNCH

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHIELD MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.



SITE PLAN APPLICATION NUMBER

SP 2/20

PLAN OF SURVEY OF
**PART OF LOT 7
BLOCK 5
AND
PART OF UNNUMBERED LOT
IN REAR OF LOTS 6-9
(AKA LOT B)
REGISTERED PLAN 138
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN**

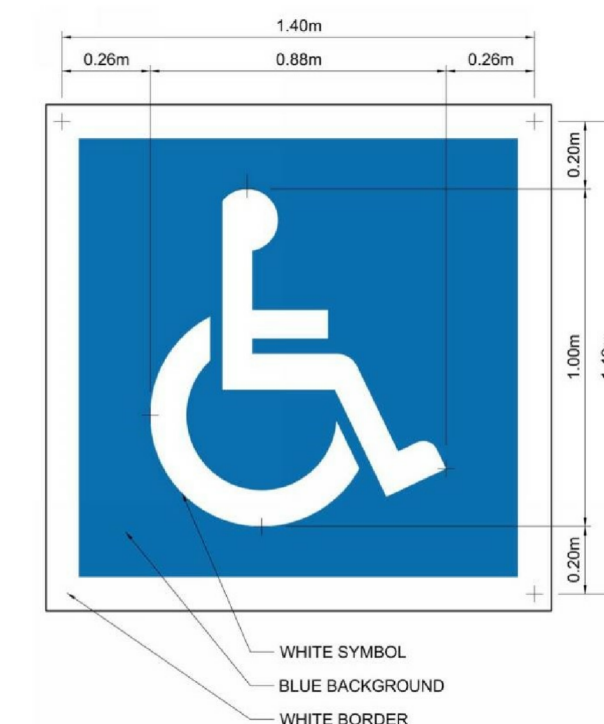


KEY PLAN
N.T.S.
NOTE:

- GENERAL NOTES:
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
 - UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
 - THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
 - ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
 - ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
 - ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
 - ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF.
 - SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
 - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
 - EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
 - BUILDER TO CONTACT ORANGEVILLE HYDRO TO DISCUSS SERVICING OPTIONS, BUILDING TO MEET CLEARANCE REQUIREMENTS FROM EXISTING ABOVE GROUND ELECTRICAL INFRASTRUCTURE. DEVELOPMENT TO MEET SECTION OBC 3.1.19.1 CLEARANCES TO BUILDINGS

REFER TO SITE SERVICING & GRADING PLAN PREPARED BY VAN HARTEN FOR ADDITIONAL INFO

LED SIGNAGE
- NO LIGHT SPILL IS PERMITTED ON PROPERTY
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW.



- RECOMMENDED LINE WIDTH FOR MARKINGS IS 10 CM
- ALL PAVEMENT MARKINGS TO BE SLIP RESISTANT PAINT

PROJECT NAME
**96-98
BROADWAY**

PROJECT ADDRESS
**96-98 BROADWAY,
ORANGEVILLE, ON**

CLIENT
ROBBIE MAIR

KHALSA DESIGN



BRAMPTON, ON
TELEPHONE: 647-468-2940

CONSULTANTS:

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REGISTRATION



Project number 19018
Date 06/17/2020
Drawn by AB
Checked by KDI
Scale As indicated

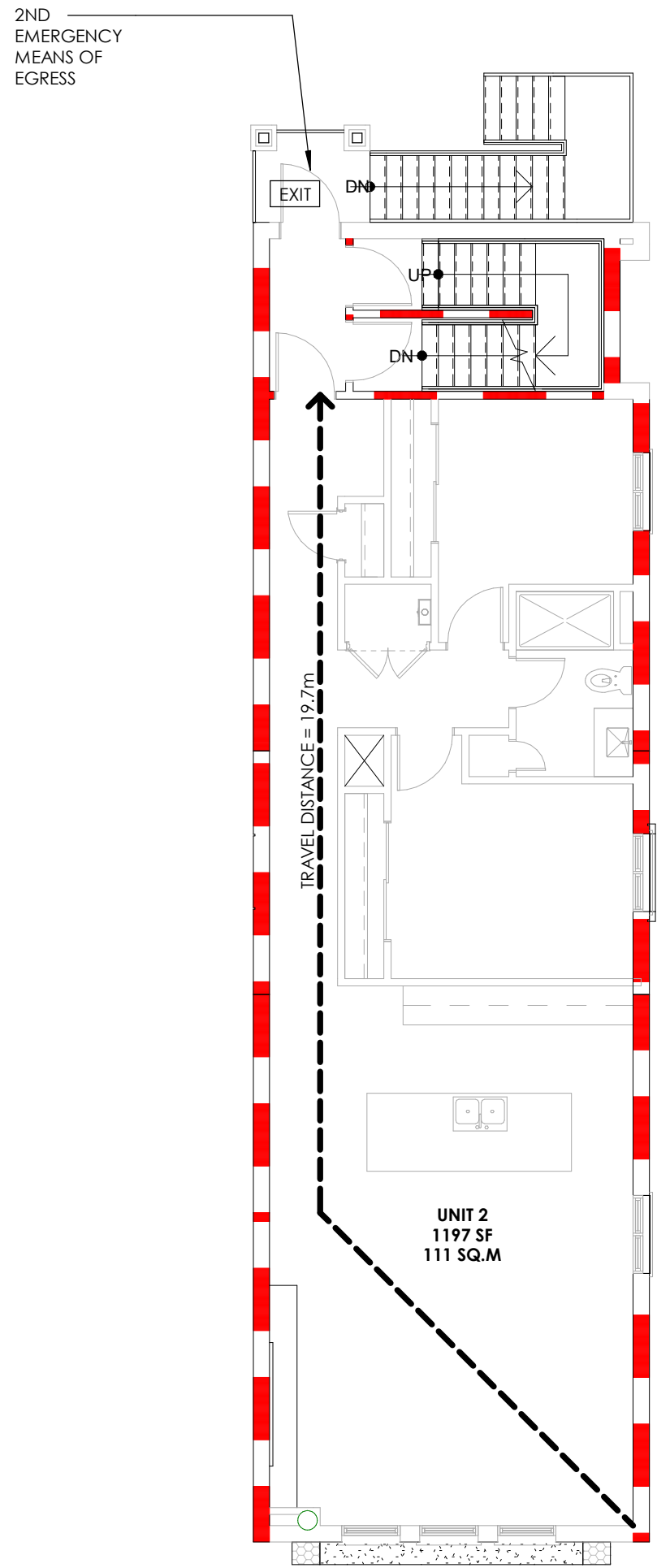
REVISIONS

No.	Description	Date
1	ISSUED FOR SPA	03/02/2020
2	MINOR VARIANCE SUBMISSION	05/25/2020
3	SPA RESUBMISSION #1	06/17/2020

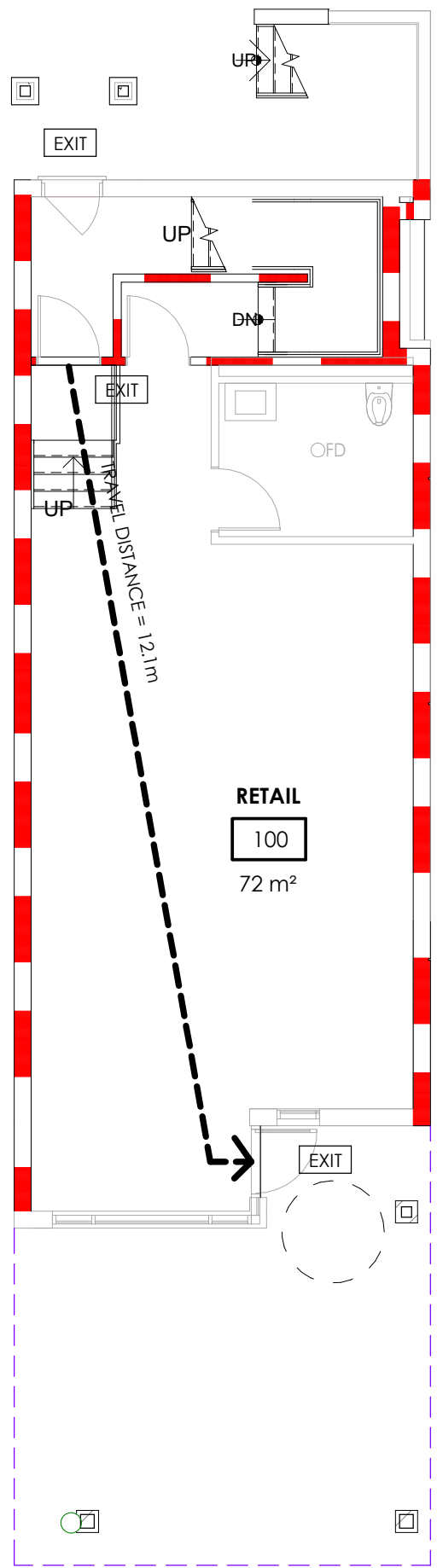
PROPOSED
SITE PLAN

ASP-1

96-98 BROADWAY



2 TYPICAL FLOOR FIRE SEPARATION PLAN
A-003 1/8" = 1'-0"



1 GROUND FLOOR FIRE SEPARATION PLAN
A-003 1/8" = 1'-0"

FIRE SEPARATION LEGEND	FIRE SEPARATION HAVING A FIRE RESISTANCE RATING
2 HR FIRE RESISTANCE RATING	1 HR - FLOORS (NOT APPLICABLE) 1 HR - COLUMNS & BEAMS SUPPORTING FLOOR ASSEMBLY (NOT APPLICABLE) 0 HR - ROOF
STANDPIPE HOSE LENGTH = 98.4 FT(30M MAX) + 9.8 FT(3M) HOSE STREAM	ALL FIRE RATED PARTITIONS TO HAVE FIRE STOP CAULKING AT TOP & BOTTOM OF GYPSUM BOARD.
MAX. TRAVEL DISTANCE LENGTH = 45M (147'-6")	NOTES: 1. APPLY APPROVED FIRE STOPPING MATERIALS AT ALL PENETRATIONS THROUGH FIRE SEPARATION WALLS. 2. ENSURE & MAINTAIN CONTINUITY OF FIRE SEPARATION. 3. PROVIDE ACOUSTIC CAULKING & SEALANT AT ALL NON-FIRE RATED ASSEMBLIES. 4. REFER TO MECHANICAL DRAWINGS FOR ALL MEP PENETRATIONS AT FIRE-RATED ASSEMBLIES

BUILDING AREA SUMMARY		
Name	Area	Area (Metric)
GROUND FLOOR	992 SF	92 m²
Grand total	992 SF	92 m²

GROSS FLOOR AREA			
Level	Name	Area (sq. ft)	AREA (sq.m)
T/O GROUND FLOOR	GROUND FLOOR	992 SF	92 m²
T/O SECOND FLOOR	SECOND FLOOR	1368 SF	127 m²
T/O THIRD FLOOR	THIRD FLOOR	1368 SF	127 m²
		3727 SF	346 m²

Name of Project: MIXED-USE RESIDENTIAL				Date: 12/04/19	
Location: 96-98 BROADWAY STREET, ORANGEVILLE ON					
Ontario Building Code Data Matrix - Part 9					Building Code Reference 1
9.00	BUILDING CODE VERSION: O.Reg. 332/12 Last Amendment O.Reg. 191/14				
9.01	PROJECT TYPE:	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> RENOVATION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ADDITION AND RENOVATION DESCRIPTION: 1 STOREY MASSAGE CLINIC			[A] 1.1.2.
9.02	MAJOR OCCUPANCY CLASSIFICATION:	GROUND FLOOR 2ND-3RD	OCCUPANCY BUSINESS - Group D RESIDENTIAL - Group C	USE BUSINESS/OFFICE RESIDENTIAL	9.10.2
9.03	SUPERIMPOSED MAJOR OCCUPANCIES:	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	DESCRIPTION:	COMMERCIAL/RESIDENTIAL	9.10.2.3
9.04	BUILDING AREA (M2)	DESCRIPTION:	EXISTING N/A	NEW 92 m²	TOTAL 92 m²
9.05	GROSS AREA (M2)	DESCRIPTION:	EXISTING N/A	NEW 346 m²	TOTAL 346 m²
9.06	MEZZANINE AREA (M2)	DESCRIPTION:	EXISTING N/A	NEW N/A	TOTAL N/A
9.07	BUILDING HEIGHT	___3___ STOREYS ABOVE GRADE ___1___ STOREYS BELOW GRADE ___10___ (M) ABOVE GRADE			
9.08	NUMBER OF STREETS/ FIREFIGHTER ACCESS	___1___ STREET			
9.09	SPRINKLER SYSTEM	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED PROPOSED: <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT <input type="checkbox"/> SELECTED FLOOR AREAS <input checked="" type="checkbox"/> NONE <input type="checkbox"/> IN LIEU OF ROOF RATING			
9.10	FIRE ALARM SYSTEM	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED PROPOSED: <input type="checkbox"/> SINGLE STAGE <input type="checkbox"/> TWO STAGE <input checked="" type="checkbox"/> NONE			
9.11	WATER SERVICE / SUPPLY IS ADEQUATE	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
9.12	CONSTRUCTION TYPE:	RESTRICTION: <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input checked="" type="checkbox"/> NON-COMBUSTIBLE REQUIRED ACTUAL: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> COMBINATION HEAVY TIMBER CONSTRUCTION: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
9.13	POST-DISASTER BUILDING	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A			
9.14	OCCUPANT LOAD	FLOOR LEVEL/AREA 1st Floor - COMMERCIAL 2nd Floor - RESIDENTIAL 3rd Floor - RESIDENTIAL	OCCUPANCY TYPE D C C	BASED ON BY AREA BY DESIGN BY DESIGN	OCCUPANT LOAD (PERSONS) 7 4 4
9.15	BARRIER-FREE DESIGN:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	EXPLANATION	COMMERCIAL ONLY	9.5.2 & 3.8
9.16	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	EXPLANATION		
9.17	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY FLOORS MEZZANINE ROOF	RATING 1 HR N/A NO	SUPPORTING ASSEMBLY 1 HR N/A NO	NONCOMBUSTIBLE IN LIEU OF RATING? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A
9.18	SPATIAL SEPARATION	WALL North South East West	EBF AREA (M2) 61.3 42.3 181 181	L.D. (M) 8.11 m 6 m 0.18 m 0.2 m	L/H OR H/L 0HR 0HR 1HR 1HR
9.19	PLUMBING FIXTURE REQUIREMENTS (COMMERCIAL SPACE ONLY)	RATIO: ___MALE/FEMALE = 50/50 EXCEPT AS NOTED OTHERWISE___	FLOOR LEVEL/AREA 1st Floor	OCCUPANT LOAD 9 (INCL. STAFF)	OBC REFERENCE 3.7.4.7
9.20	ENERGY EFFICIENCY:	COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE CLIMATIC ZONE: 6	FIXTURES REQUIRED 1/1	FIXTURES PROVIDED 1 UNIVERSAL	9.31 & 3.7.4.
9.21	NOTE:				

9.10.14.4				9.10.14.5			
UNPROTECTED IN EXTERIOR WALLS				MINIMUM CONSTRUCTION REQUIREMENTS			
BUILDING FACE	AREA	LIMITING DISTANCE	UNPROTECTED OPENING ALLOWED	OPENINGS PROVIDED	MIN. RATING	TYPE OF CONSTRUCTION REQ'D	TYPE OF CLADDING REQ'D
NORTH (REAR)	61.3m²	8.11m	56% [34.3m²]	22% [1.4m²]	45 MIN.	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
SOUTH (FRONT-RESIDENTIAL)	42.3m²	6m	57% [24.1m²]	33% [9.3m²]	45 MIN.	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
SOUTH (FRONT-COMMERCIAL)	19m²	11m	100%	N/A	N/A	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
EAST (EASEMENT SIDE)	181m²	4.05m	12% [21.72m²]	4% [7.5m²]	1 HR	NONCOMBUSTIBLE	NONCOMBUSTIBLE
WEST	181m²	0.2m	0%	0%	1 HR	NONCOMBUSTIBLE	NONCOMBUSTIBLE

PROJECT NAME
96-98 BROADWAY

PROJECT ADDRESS
96-98 BROADWAY,
ORANGEVILLE ON

CLIENT

ROBBIE MAIR

KHALSA DESIGN

KHALSA

BRAMPTON, ON
TELEPHONE: 647-468-2940

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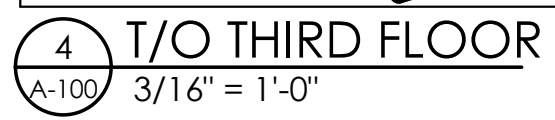
KISHAN BHATTARAI
6710

Project number	19018
Date	06/17/2020
Drawn by	ASB
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date
1	ISSUED FOR SPA	03/02/2020
2	SPA RESUBMISSION #1	06/17/2020

OBC MATRIX & FIRE SEPARATION PLANS
A-003
96-98 BROADWAY



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Project number	19018
Date	06/17/2020
Drawn by	ASB
Checked by	KDI
Scale	3/16" = 1'-0"

REVISIONS

[illegible]

FLOOR PLANS

A-100
96-98 BROADWAY

PROJECT NAME

96-98
BROADWAY

PROJECT ADDRESS

96-98 BROADWAY,
ORANGEVILLE ON

CLIENT

ROBBIE MAIR

KHALSA DESIGN



KHALSA

BRAMPTON, ON

TELEPHONE: 647-468-2940

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REGISTRATION



Project number 19018
Date 06/17/2020
Drawn by ASB
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Scale 3/16" = 1'-0"

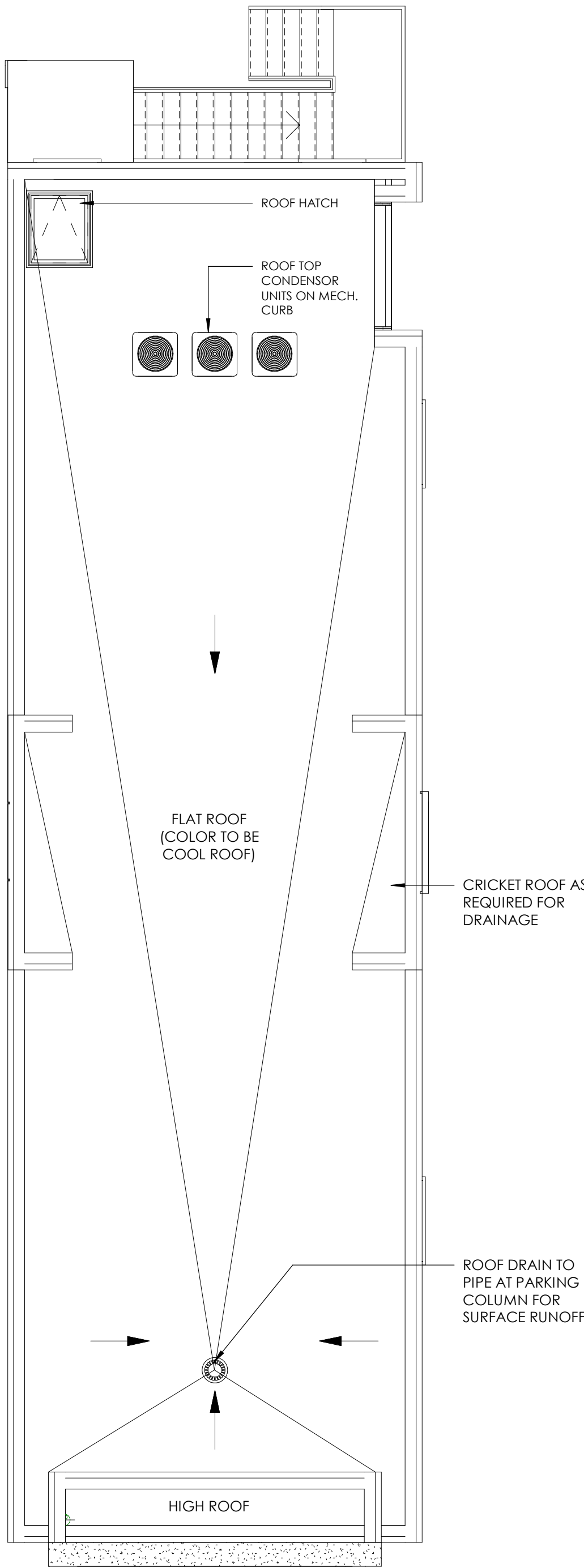
REVISIONS

No.	Description	Date
1	ISSUED FOR SPA	03/02/2020
2	SPA RESUBMISSION #1	06/17/2020

ROOF PLAN

A-101

96-98 BROADWAY



PROJECT NAME
**96-98
BROADWAY**

PROJECT ADDRESS
96-98 BROADWAY,
ORANGEVILLE ON

CLIENT
ROBBIE MAIR



BRAMPTON, ON
TELEPHONE: 647-468-2940

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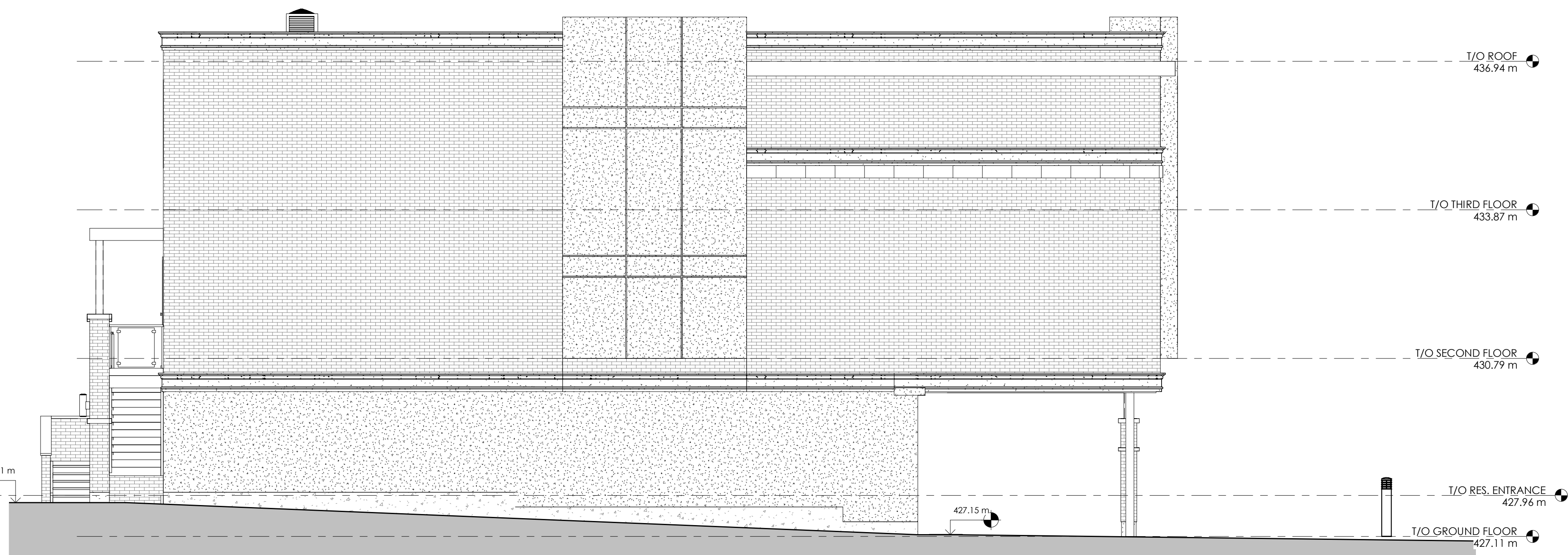
REVISIONS

No.	Description	Date
1	ISSUED FOR SPA	03/02/2020
2	SPA RESUBMISSION #1	06/17/2020

**EXTERIOR
ELEVATION**

A-300

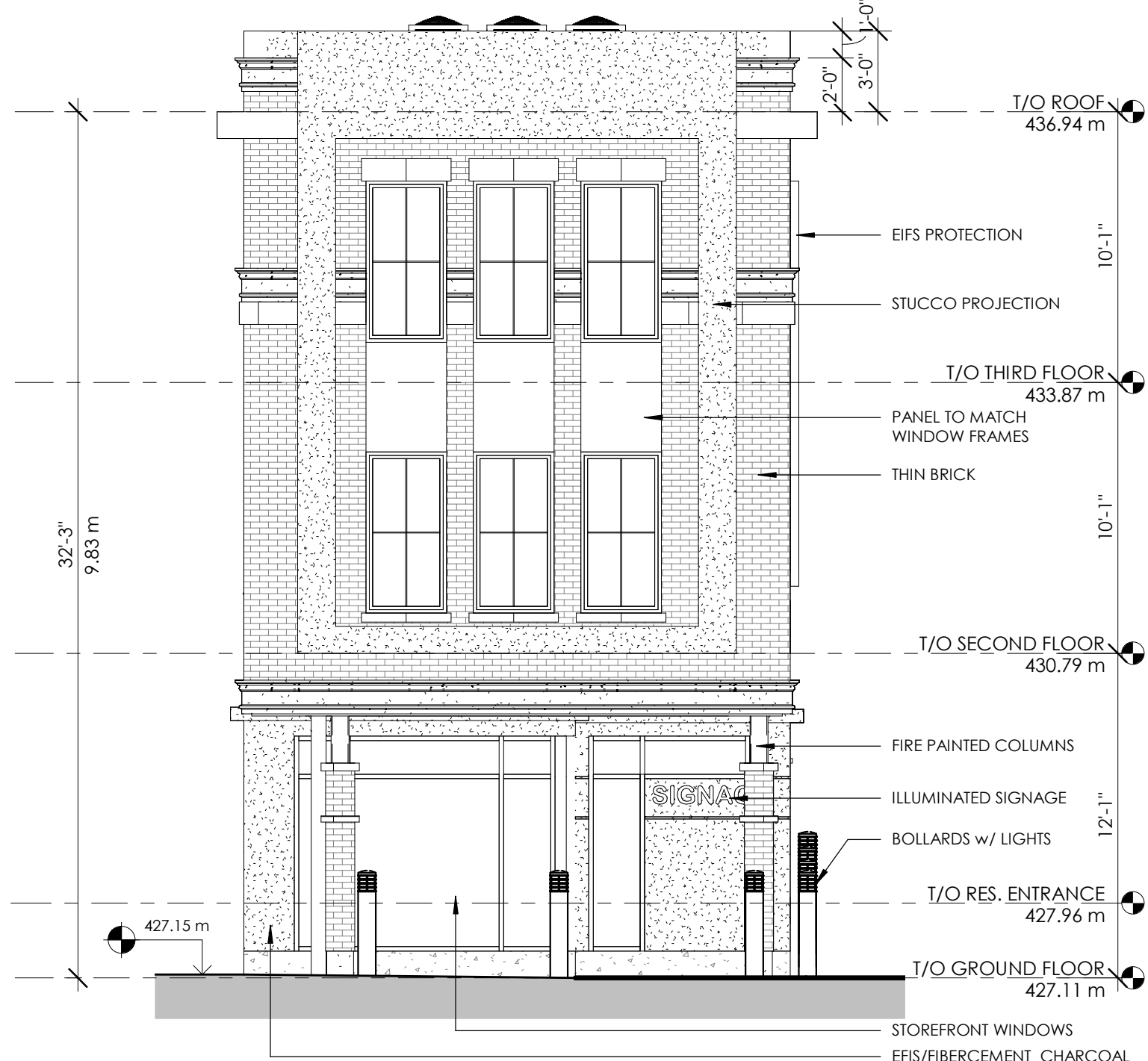
96-98 BROADWAY



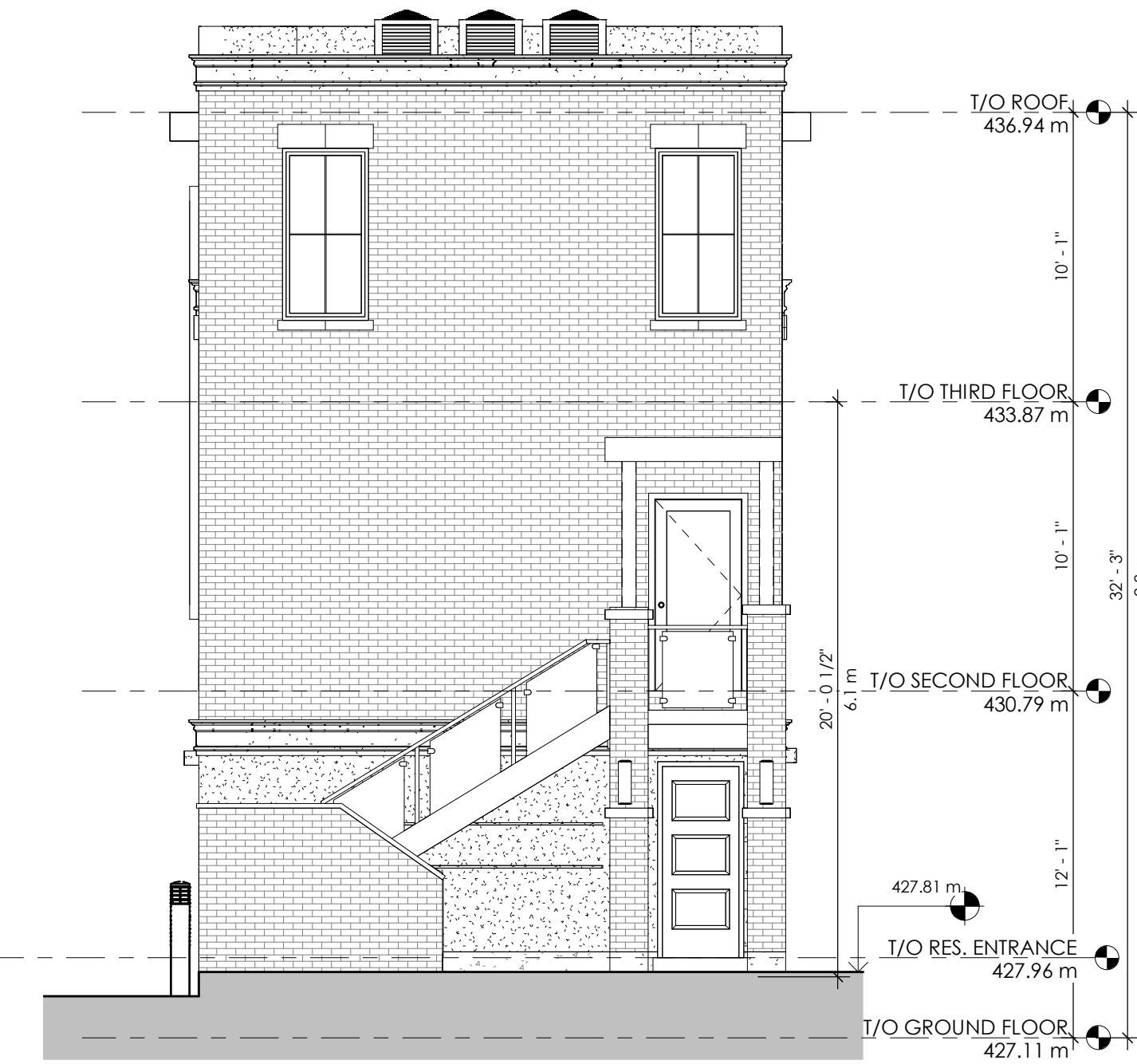
2 WEST ELEVATION
A-300 3/16" = 1'-0"



4 EAST ELEVATION
A-300 3/16" = 1'-0"



3 SOUTH ELEVATION
A-300 3/16" = 1'-0"



1 NORTH ELEVATION
A-300 3/16" = 1'-0"



Report

Subject: Heritage Orangeville: Committee Member Appointments to Specific Roles and Responsibilities

Department: Infrastructure Services

Division: Planning

Meeting Date: September 16, 2020

Orangeville Forward – Strategic Plan

Priority Area: Strong Governance

Objective: Transparent and fair decision-making processes

Sustainable Neighbourhood Action Plan

Theme: Economic Development and Culture

Strategy: Further establish Orangeville's identity through the preservation and expansion of tourism, culture and heritage

Recommendations

That Report Heritage Orangeville: Committee Member Appointments to Specific Roles and Responsibilities be received;

And that Heritage Orangeville appoint members to the roles and responsibilities as outlined in Attachment No. 2.

And that Heritage Orangeville disband the Façade Improvement Grant Sub-Committee and assume the mandate, roles and responsibilities of this sub-committee.

Background and Analysis

As part of Heritage Orangeville's mandate, some of the roles and responsibilities of the Committee include reviewing and commenting on certain planning and permit applications that involve a heritage matter. Heritage Orangeville meets on a monthly

basis to conduct its business, however the timelines for planning and permit application processes do not always coincide with the monthly meeting schedule of the Committee. Therefore, Heritage Orangeville had established a Sub-Committee framework to appoint some of its members to review and comment on such matters on behalf of the Committee.

At its meeting on May 15, 2019, Heritage Orangeville appointed its members to various Sub-Committees assembled on the basis described above. A Memo entitled: "Appointment of Members for Planning Review Sub-Committees" was submitted to Heritage Orangeville in support of its Sub-Committee appointment exercise, which outlined the roles, responsibilities and recommended composition of the Sub-Committees. A copy of the Memo is included as Attachment No. 1 to this report.

Following the Sub-Committee appointments in May 2019, there have been some resignations and new appointments to the Heritage Orangeville Committee, which has left corresponding vacancies for some of the Sub-Committee appointments. In addition, schedule changes for Committee members have impacted their availability to fulfill these roles outside of the monthly Heritage Orangeville meeting schedule.

As a result of the vacancies and scheduling conflicts, staff have reassessed the roles and responsibilities of committee members and the composition of each of the existing sub-committees. It is recommended that the sub-committee framework be eliminated and replaced with a format whereby certain Heritage Orangeville members are appointed within the Committee to fulfill certain roles and responsibilities directly. Staff therefore recommend that Heritage Orangeville appoint certain members within its Committee to fulfill the roles and responsibilities assignments specified in the table included as Attachment No. 2.

Façade Improvement Grant Program

Orangeville's Downtown Heritage Conservation District Façade Assistance Program is an incentive for business owners to preserve and enhance the architectural heritage of buildings within the Central Business District. The program contributes 50% of the cost towards a pre-approved façade renovation, up to \$10,000 (for the lifetime for a particular property). Successful applicants have a timeframe to complete the renovations and must fulfil all conditions applied with the grant approval.

Previously a Council-appointed Committee (Façade Improvement Grant Committee) was responsible for reviewing and approving grant applications pursuant to the mandate of the program. In 2016, this Committee was reformatted as a Sub-Committee to Heritage Orangeville, given the similarities of scope and mandate between these two entities. Due to recent challenges of maintaining a sufficient composition of Heritage Orangeville members to form this Sub-Committee, and in effort to eliminate duplications in the Committee/Sub-Committee functions, staff recommend that the functions of the Façade Improvement Grant Sub-Committee be assumed by Heritage Orangeville, thereby eliminating this Sub-Committee structure altogether.

Heritage Orangeville would review any Façade Improvement Grant Program applications submissions as received at their regular Committee meetings. Committee members would be able to review and discuss the application submissions and make decisions with respect to the approval of façade improvement grants in accordance with its Heritage conservation and enhancement mandate, as well as the requirements and mandate of the façade improvement program.

Façade Improvement grant applications are subject to annual timeframes that include deadlines for submissions, review and project completion (i.e. submissions accepted up until August 1st, with approved grant work to be completed by December 1st). It is therefore recommended that the annual Heritage Orangeville meeting calendar be expanded to include potential meeting dates into the months of July and August, to ensure a meeting date will be available if needed, for the Committee to review any façade improvement grant submissions received around the annual August 1st deadline.

Respectfully submitted
Brandon Ward, MCIP, RPP
Manager, Planning, Infrastructure Services

Attachments:

1. Memo: "Appointment of Members for Planning Review Sub-Committees" (May 19, 2019)
2. Heritage Orangeville: Member-Appointed Roles

Infrastructure Services

Memo

To: Heritage Orangeville

From: Brandon Ward, Manager of Planning, Infrastructure Services

Subject: **Appointment of Members for Planning Review Sub-Committees**

Date: May 15, 2019

Heritage Orangeville meets on a monthly basis to carry-out its business in fulfilling its mandate. Some of the responsibilities of the Committee include reviewing and commenting on certain planning and permit application processes that relate to heritage matters. The processing of such items often occurs within timeframes that do not align with the monthly meeting schedule of Heritage Orangeville. Because of this, Heritage Orangeville has traditionally appointed Sub-Committees comprised of certain members of Heritage Orangeville who are then responsible for conducting a review and comment on such matters on behalf of the Committee outside of its monthly meeting schedule.

The following provides an outline of the responsibilities of Heritage Orangeville that necessitate the appointment of Sub-Committees in order to fulfil its mandate pursuant to its Terms of Reference and adhere to the processing timeframe expectations of the Town. Included in this outline is an overview of the responsibilities of each corresponding Sub-Committee:

1. Boulevard Café Permit Application Review Sub-Committee

1.1 Overview:

The Boulevard Café Permit process allows businesses within the Central Business District (i.e. lands zoned Central Business District in Zoning By-law 22-90, as amended) to operate an outdoor patio within the public boulevard area adjacent to their premises on a seasonal basis. This program is administered by staff pursuant to By-law 41-2003 which states that issuance of a Boulevard Café permit also constitutes approval of a Heritage Permit as it relates to the exterior appearance of the building within the Downtown Heritage Conservation District.

1.2 Responsibilities of Members:

To review and comment on the Boulevard Café permit application with respect to the proposed exterior building site alteration in accordance with the mandate and objectives of Heritage Orangeville and pursuant to the Downtown Orangeville Heritage Conservation District Plan and Guidelines document.

Infrastructure Services

Memo

1.3 Process:

The permit application is submitted to Infrastructure Services staff who then coordinate a review of the application through a circulation (by email) to pertinent internal Division Staff and to the appointed Sub-Committee members for their review and comment.

1.4 Members:

Two (2) representatives from Heritage Orangeville

2. **Downtown Heritage Conservation District Heritage Permit Application Review Sub-Committee**

2.1 Overview:

Within the Downtown Heritage Conservation District (HCD) area, any exterior building alteration proposal that will affect the external appearance of the building requires a heritage permit approval. The heritage permit application review process is administered by the Infrastructure Services Department and the approval authority is delegated to staff through By-law 108-2007. This process requires consultation with appointed members of Heritage Orangeville. The process is to be timely and efficient for applicants and as a result, the intended timeframes for processing heritage permits do not align with the monthly meeting schedule of Heritage Orangeville. The Committee therefore appoints certain members as a Sub-Committee responsible for reviewing and commenting on heritage permit applications outside of the monthly Heritage Orangeville meeting schedule.

2.2 Responsibilities of Members:

To review and comment on heritage permit applications with respect to the proposed exterior building alteration in accordance with the mandate and objectives of Heritage Orangeville and pursuant to the Downtown Orangeville Heritage Conservation District Plan and Guidelines document.

2.3 Process:

The permit application is submitted to Infrastructure Services staff who then coordinate a review of the application through circulation (by email) to the appointed Sub-Committee members for their review and comment.

2.4 Members:

Two (2) representatives from Heritage Orangeville

Infrastructure Services

Memo

3. Downtown Heritage Conservation District Façade Improvement Grant Sub-Committee

3.1 Overview

Orangeville's Downtown Heritage Conservation District Façade Assistance Program has existed since 1998 and serves as an incentive for business owners to preserve and enhance the architectural heritage of buildings within the Central Business District. The program contributes 50% of the cost towards a pre-approved façade renovation, up to \$10,000 (for the lifetime for a particular property). Successful applicants have a timeframe to complete the renovations and must fulfil all conditions applied with the grant approval.

3.2 Responsibilities of Members:

To review and comment on façade improvement grant applications with respect to the proposed exterior building alteration in accordance with the guidelines in the documents entitled "Take a Good Look: Maintaining, Restoring and Constructing Building Facades in Orangeville's Central Business District" and "Downtown Heritage District Façade Assistance Program Grant Details and Application Procedures".

3.3 Process:

The application is submitted to Infrastructure Services staff who then coordinate a review of the application through a circulation (by email) to the appointed Sub-Committee members for their review and comment. The Sub-Committee members will subsequently convene a meeting with the applicant to discuss the application.

3.4 Members:

- 1 Councillor
- 3 existing members of Heritage Orangeville
- 1 Business Improvement Area (BIA) representative
- Manager of Planning

4. Pre-Submission Consultation

4.1 Overview

Proponents intending to submit a planning application for a proposed development/redevelopment are required to engage in pre-submission consultation with Town staff before filing their application submission. Pre-submission consultation allows staff to review the proposed development and advise the proponents of the planning approvals required, submission documentation that will be needed to accompany the application and any other technical issues that will need to be addressed through the submission of the application. This gives proponents a clear understanding of the submission expectations of the Town in order for an application to be reviewed and considered to be a complete submission.

Infrastructure Services

Memo

A proponent may submit an application requesting a pre-submission consultation meeting with Town staff at any time. Upon receipt of the meeting request, together with all required supporting information, staff will arrange the pre-consultation meeting with the proponent within approximately two (2) weeks of receipt of the request. Because these timelines do not align with the monthly Heritage Orangeville meeting schedule, it is necessary for the Committee to appoint a representative to review proposals and attend pre-consultation meetings on its behalf.

4.2 Responsibility of Members

To review the proposal and attend any pre-submission consultation meetings with Town staff and the proponents in order to provide any comments that relate to heritage matters.

4.3 Process

An application requesting a pre-submission consultation meeting is submitted to staff who then circulate the submitted information for review and coordinate the meeting.

4.4 Members

One (1) representative from Heritage Orangeville

Respectfully submitted,

Brandon Ward, MCIP, RPP
Manager, Planning, Infrastructure Services

Heritage Orangeville: Member-Appointed Roles
September 16, 2020

Committee Member Role	Basis:	Member Responsibilities:	Appointees:
Heritage Permit Application Reviews (for permit applications only within the Downtown Heritage Conservation District)	Any proposed exterior building alteration within the Downtown Heritage Conservation District that affects the external building appearance requires a heritage permit approval. The review and approval process is administered by Town staff. Heritage Orangeville appoints a member responsible for reviewing permit applications outside of the Committee meeting schedule.	<ul style="list-style-type: none"> • Permit applications are circulated by email for review and comment. • The appointed member is responsible for reviewing and commenting (by email to staff) on the permit application for consistency with the mandate of Heritage Orangeville and the Downtown Orangeville Heritage Conservation District Plan and Guidelines document. • The appointed member is responsible for reporting back on applications reviewed to the Committee at the next regularly scheduled Committee meeting. 	1 member 1 alternate member
Boulevard Café Permit Application Reviews	<p>The Boulevard Café Permit process allows businesses within the Central Business District to operate an outdoor boulevard patio adjacent to their premises on a seasonal basis. Approval of a Boulevard Café permit also constitutes approval of a Heritage Permit as it relates to the exterior appearance of the building.</p> <p>The review and approval process is administered by Town staff. Heritage Orangeville appoints a member responsible for reviewing permit applications outside of the Committee meeting schedule.</p>	<ul style="list-style-type: none"> • Permit applications are circulated by email for review and comment. • The appointed member is responsible for reviewing and commenting on the permit application (by email to staff) for consistency with the mandate of Heritage Orangeville and the Downtown Orangeville Heritage Conservation District Plan and Guidelines document. • The appointed member is responsible for reporting back on applications reviewed to the Committee at the next regularly scheduled Committee meeting. 	1 member 1 alternate member
Sign Variances and Permit Reviews	<p>The Town's Sign By-law regulates the placement and display of signage on buildings and properties through a permit application submission and approval process. The sign By-law also allows for a variance application process, where a proposal does not meet a particular provision of the By-law.</p>	<ul style="list-style-type: none"> • Sign Variance and/or Permit applications are circulated by email for review and comment. • The appointed member is responsible for reviewing and commenting on the permit application (by email to staff) for 	1 member 1 alternate member

Heritage Orangeville: Member-Appointed Roles
September 16, 2020

Committee Member Role	Basis:	Member Responsibilities:	Appointees:
	<p>Approvals of Sign Variances and/or Sign Permits also constitutes approval of an associated Heritage Permit within the Downtown Heritage Conservation District. Therefore, Heritage Orangeville must appoint a representative to review and comment on sign applications within the district.</p>	<p>consistency with the mandate of Heritage Orangeville and the Downtown Orangeville Heritage Conservation District Plan and Guidelines document.</p> <ul style="list-style-type: none"> The appointed member is responsible for reporting back on applications reviewed to the Committee at the next regularly scheduled Committee meeting. 	
<p>Pre-Consultation Meeting Attendance</p>	<p>Proponents intending to submit a planning application for a proposed development / redevelopment are required to engage in pre-submission consultation with Town staff before filing their application submission. This allows staff to review the proposed development and advise the proponents of the planning approvals required, supporting submission documentation and any other technical issues that will need to be addressed.</p> <p>Pre-consultation meetings are arranged within two (2) weeks of receiving the request. Because these timelines do not align with the monthly meeting schedule of Heritage Orangeville, it is necessary for the Committee to appoint a member representative to attend these meetings and provide input on its behalf.</p>	<ul style="list-style-type: none"> Meetings are scheduled within approximately two (2) weeks of receipt of the request. Proposal submission documents are circulated to meeting attendees for review prior to the meeting. Pre-consultation meetings are scheduled anytime during regular business hours, based on the collective availability of all meeting participants. The appointed member is expected to attend in-person (or provide written comments to staff prior to the meeting if they are not able to attend) The appointed member is responsible for reporting back to the Committee at the next regularly scheduled Committee meeting or at which time applications are circulated to the Committee for comments. 	<p>1 member 1 alternate member</p>
<p>Façade Improvement Program</p>	<p>Orangeville's Downtown Heritage Conservation District Façade Assistance Program is an incentive for business owners to preserve and enhance the architectural heritage of buildings within the Central Business District. The program contributes 50% of the cost towards a pre-approved façade renovation,</p>	<ul style="list-style-type: none"> The application is submitted to staff who then review the application for its completeness. Application submissions will be included on the next available Heritage Orangeville meeting agenda for review and comment by the Committee. 	

Heritage Orangeville: Member-Appointed Roles
September 16, 2020

Committee Member Role	Basis:	Member Responsibilities:	Appointees:
	up to \$10,000 (for the lifetime for a particular property). Successful applicants have a timeframe to complete the renovations and must fulfil all conditions applied with the grant approval.		



Heritage Conservation District Plan

Merchants and Prince of Wales

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1. Merchants and Prince of Wales HCD

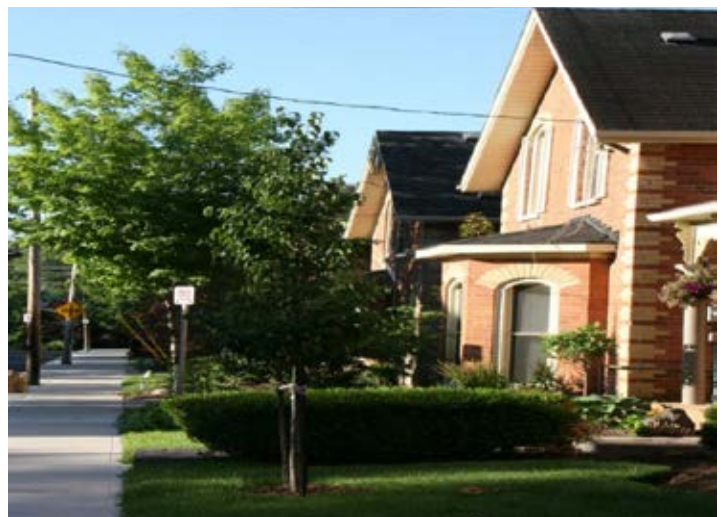
1.1 Introduction

A heritage conservation district (HCD) is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings.”¹ In May of 2017, Council endorsed the Merchants and Prince of Wales Heritage Conservation District Study, which concluded that sufficient cultural heritage value exists in the Study Areas to warrant designation as an HCD. This Plan has been developed to accompany the designation of the Merchants and Prince of Wales Heritage Conservation District.

1.2 Policy Provisions

Under Part V of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, municipalities may designate defined areas as HCDs. The processes and procedures of this Plan have been developed in accordance with Part V of the Ontario Heritage Act and the provisions of the Dufferin County Official Plan (2015) and the Town of Orangeville Official Plan (Office consolidation May 2015).

The Plan also takes into account the Provincial Policy Statement (2014), the Town of Orangeville Strategic Plan (2003), Town of Orangeville Economic Development Strategy (2007), Tourism Development and Marketing Plan (2010), Orangeville’s Cultural Advantage: Municipal Cultural Plan (2014), Town of Orangeville Parks Master Plan (2015) as well as provincial and national standards for the conservation of historic places.



Section 41.1 (5) of the Ontario Heritage Act states:

A heritage conservation district plan shall include:

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.4

1.2.1 Benefits of heritage conservation district designation

Heritage conservation districts (HCDs) protect the investments of owners and residents of historic properties. Insensitive or poorly planned development can make an area less attractive to investors and home buyers, and thus undermine property values. In contrast, heritage conservation district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time.

Properties within HCDs appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighbourhoods. Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.



HCDs encourage better quality design. In this case, better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal – all of which are shown to occur more often within designated districts than non-designated ones.

HCDs help the environment. Historic districts encourage communities to retain and use their existing resources in established neighbourhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.

HCDs are a vehicle for education. They are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents.

HCDs can positively impact the local economy through tourism. An aesthetically cohesive and well-promoted district can be a community's most important attraction. Increasingly, the majority of leisure travellers are cultural and/or heritage travellers.

Protecting HCDs can enhance business recruitment potential. Vibrant commercial cores and historic neighbourhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life which successful preservation programs and stable districts enhance.

HCDs provide social and psychological benefits. People living in historic districts enjoy the comfort of a human-scale environment (a mix of aesthetics and functionality that fit the average person's dimensions and capabilities); the opportunity to live and work in attractive surroundings; and a unique and walkable neighbourhood.

HCDs give communities a voice in their future. By participating in the designation process, citizens can help direct their communities' path. Making these decisions together in a structured way – rather than behind closed doors or without public comment – gives everyone involved a sense of empowerment and confidence.

1.3 Intent of this Document

This document is intended for the use of residents, business owners, property owners, tenants, Town of Orangeville staff, the Municipal Heritage Committee (Heritage Orangeville), Council and other external agencies. It will provide residents and business/property owners with a resource when making decisions regarding appropriate conservation, alteration and new construction activities that will enhance individual properties and the district as a whole. It will also assist Town staff and Council in reviewing and making decisions on heritage permit and development applications within the HCD.

1.4 Legislative Status of the Plan

The Merchants and Prince of Wales HCD Plan is implemented through a By-law approved by Council. HCD Studies and Plans may include recommendations regarding amendments to Official Plans and Zoning Bylaws in order to ensure their alignment with the objectives of an HCD. However, in accordance with Section 41.2 (2) of the Ontario Heritage Act, in the event of a conflict with any other municipal bylaw, the provisions of an HCD Plan prevail, but only to the extent that the conflict exists.

1.5 Statement of Objectives

The overall objective of an HCD Plan is to provide policies and guidelines that will assist in the protection and enhancement of the cultural heritage values of the District as well as the community's goals for the future. The Statement of Objectives outlines what the HCD Plan strives to accomplish in the Merchants and Prince of Wales Heritage Conservation District. Flowing from the objectives are policy statements that set a framework for achieving the objectives. The policy statements are translated into guidelines for stakeholders in the District. The guidelines help stakeholders make informed decisions when evaluating proposed changes within the District.

Together the objectives, policy statements and guidelines provide a framework for protecting the District's cultural heritage value while allowing a natural evolution to occur. The District evolved over a long period of time influenced by economic and social factors in the history of Orangeville. The physical form and cultural heritage attributes of the District document a continuum of development from the past to the present and will continue to do so as it continues to evolve to meet the needs of the present and future communities. The objectives have been organized into three categories: Protect, Change and Monitor. Under these categories, the following lists the objectives for designating the Merchants and Prince of Wales Heritage Conservation District:

Protect

- To conserve contributing buildings and landscapes from inappropriate alteration and demolition;
- To conserve the cultural heritage attributes as described in the Statement of Cultural Heritage Value and the Description of Heritage Attributes;
- To conserve the historic pattern of development based on the mid-19th century survey plans of subdivision created by some of the Town's prominent early settlers and developers;
- To conserve the established patterns of the built form which include building height, massing, setbacks and siting represented by a range of architectural style;
- To protect the views identified in the Statement of Cultural Heritage Value from new development which would block the views;
- To manage and enhance the cultural heritage landscape of Mill Creek found in Kay Cee Gardens;
- To maintain the rail corridor adjacent to Kay Cee Gardens

Change

- To ensure new buildings and additions to existing buildings maintain the tradition of high quality architecture in the District and reinforce the character of the District;
- To facilitate the appropriate maintenance and conservation of original heritage attributes on buildings through the use of documentation and best practices in conservation;
- To encourage the correction of unsympathetic alterations to contributing buildings;
- To permit alterations, new construction and demolitions that support the objectives, policies and guidelines of the HCD Plan; and
- To maintain and enhance the 19th century small town ambience by promoting improvements to the public realm and pedestrian experience (e.g. street furniture, sidewalks, urban forest, etc).

Monitor

- To review Town by-laws relating to the District to ensure they are consistent with the Statement of Cultural Heritage Value and the objectives of the HCD Plan;
- To ensure that Public Works projects within the District are consistent with the Statement of Cultural Heritage Value and the HCD Plan;
- To monitor the effectiveness and efficiency of the permit approval process to ensure that the objectives of the Plan are being met and equitably applied; and
- To foster community appreciation and pride in the buildings, landscapes and character of the District, and to engender support for the ongoing conservation of these heritage resources for future generations.

All proposals for change in the District will be measured in terms of their consistency with, and support for, these objectives.

1.6 Statement of Cultural Heritage Value

1.6.1 Description

The Town of Orangeville is a community at the headwaters of the Credit River in southern Ontario. It was established as a small mill settlement in the 1830s and evolved into a prosperous town because of the mills on Mill Creek and the arrival of the railway in 1871. The creation of Dufferin County in 1881 with Orangeville as the County Town further solidified Orangeville's position as the commercial, industrial, social and cultural hub for the surrounding community – a position the Town continues to hold. Orangeville is an important part of the Hill of Headwaters Tourism Association initiative attracting many visitors to the area for its cultural and community events.

The Merchants and Prince of Wales Heritage Conservation District encompasses the residential area adjacent to the Downtown Heritage Conservation District. It includes all properties on both sides of York Street; the east side of Bythia Street from Broadway to the Mill Creek bridge and the west side to 22 Bythia (Lot 5, Plan 170) both sides of Broadway from John Street to the Centre/Clara Street intersection then the north side only to just west of Ada Street; both sides of Zina Street from First Street to just west of Clara Street; both sides of First Street from 3/5 First Street (Lot 16, Plan 159, Block 1) to beyond Fourth Avenue; both sides of First Avenue to Second Street; Kay Cee Gardens in its entirety and the rail bed adjacent to Kay Cee Gardens

A Statement of Cultural Heritage Value briefly explains what the historic place is and why it is important.

It includes a physical description, an explanation of why the place is of value to the community and a list of heritage attributes.

Heritage attributes are the key features that must be conserved in order for the place to maintain its cultural heritage value.

1.6.2 Cultural Heritage Value or Interest

Orangeville is an example of a 19th century mill village in early Ontario. Its origins are directly linked to the waterway known as Mill Creek and the construction of the first mill in 1837 by James Griggs. Other water-powered industries followed, stimulating the early growth of the village and leading to its incorporation in 1863. The arrival of the railway in 1871 and the creation in 1881 of Dufferin County with Orangeville as the County Town, reinforced a prosperity that encouraged residential development in areas adjacent to the downtown commercial core.

The cultural heritage value or interest of the Merchants and Prince of Wales HCD is found in the historic significance and continuing existence of the historic residential neighbourhoods adjacent to the downtown; the Mill Creek corridor as a public access park; and the historic rail bed. The area sustains and supports the village character of Orangeville. It has a strong sense of place and ambience that is easily distinguished from contemporary Orangeville and is appreciated by residents and visitors.

The layout of the Merchants and Prince of Wales HCD area is based primarily on mid-19th century survey plans of subdivision created by some of the Town's prominent early settlers and developers. The area is distinguished by streetscapes of largely 19th century, high quality, residential buildings, with some 20th century infill, and associated cultural heritage landscape features. Overall, it represents the successive periods of economic development of the Town, manifesting in the need for housing.

Evidence of the early mills, water-powered industries and late 19th and early 20th century industries has largely disappeared, but the growth that these initiated, reinforced by the arrival of the railway and selection as the County Town, is evident in the built form and landscape elements within the HCD. The traditional relationship of Mill Creek to the Town is preserved as a 2.7 acre green space, known as Kay Cee Gardens, that follows the path of Mill Creek between Bythia and John Streets. The historic rail bed is adjacent to the park. Within the HCD, this corridor is at the heart of the community and used as public recreational space.

1.6.3 Description of Heritage Attributes

The following describes the categories of heritage attributes important to the cultural heritage value or interest of the Merchants and Prince of Wales Heritage HCD:

- The unique collection of residential architecture from the 1850s to the 1920s, with some mid-20th century infill, that overall exhibits a high quality of period styles, design, traditional building materials, detailing, and workmanship;
- The decorative woodwork; porches, stoops or enclosed vestibules; and balconies, creating variety and articulation along the streetscape;
- Landmark institutional buildings which exemplify a high degree of 19th and early 20th century design and craftsmanship;
- The predominant one to two storey height, detached form and massing of the residential architecture;
- The traditional system of laneways dividing the blocks of settlement on the north side of Broadway, specifically between Zina Street and Broadway, First Avenue and Broadway, First Avenue and Second Avenue, and laneways running parallel to First Street on both the east and west sides, and the impact lane-only access has on the character of these streetscapes.

- The evidence of 19th century street plans and layouts, which follow the first formal plans of subdivision developed in the 1850s by Orangeville's founder Orange Lawrence for the area south of Broadway (Garafraxa Plan), and by Jesse Ketchum III, nephew of early settler Jesse Ketchum, for the lands north of Broadway (Ketchum Plan);
- The historical association of some stylish residential buildings with prominent merchants and professionals, many of whom served the community as local leaders and in other capacities and warrant commemoration;
- The important public green space provided by Kay Cee Gardens, and public access to Mill Creek, Mill Creek being central to the settlement and historic growth of Orangeville. The lands of Kay Cee Gardens were traditionally undeveloped as community founder Orange Lawrence held the water rights to Mill Creek and protected this water source for mills farther east;



- Evidence of the rail line that parallels the path of Mill Creek through the town and provided Orangeville with its second economic boost as the mills declined in economic importance;



- The existence of boulevard trees of mostly sugar maples, initially planted from the early 1900s to the 1930s, and those subsequently planted, all providing a green canopy over Zina Street, First Street, York Street, First Avenue and Broadway;
- Mature soft landscaping including mature and other trees in front, side and rear yards throughout the area;
- Grassed boulevards between sidewalks and the roadway curbing, providing important green space while buffering pedestrians from traffic and enhancing the livability of the streets;
- The generous spacing between houses allowing for additional vegetation and view corridors between the buildings, creating a sense of openness within the residential neighbourhoods;
- The relationship of the residential neighbourhoods to the historic downtown core, together forming a cohesive townscape of commercial/industrial development in the Downtown HCD and the surrounding residential and institutional components in the Merchants and Prince of Wales Heritage HCD.
- The distinctive streetscapes of Zina Street, First Street, First Avenue, Broadway, York Street and Bythia Street characterized by a variety of architectural forms, styles, materials, and craftsmanship that relate to specific periods of Orangeville's development from the 1850s through the 1920s as well as building styles from the 1930s to the 1960s representing the final period of infill within the original plans of subdivision;
- Full curbing and sidewalks creating a small-town urban feel and a pedestrian friendly environment;

- First Street and Broadway as visual and functional gateways to the Downtown HCD; where green space and mature trees in front yards and on boulevards along these streets gives way to the openness of the commercial core;
- Unobstructed and traditional view corridors descending west to east along Broadway into the downtown commercial core and the slopes of the east side of the Credit River valley beyond;
- Unobstructed and traditional view corridors toward the downtown core moving north to south along First Street;
- Unobstructed and traditional views of the large landmark buildings rising above the tree canopy which punctuate the streetscapes.



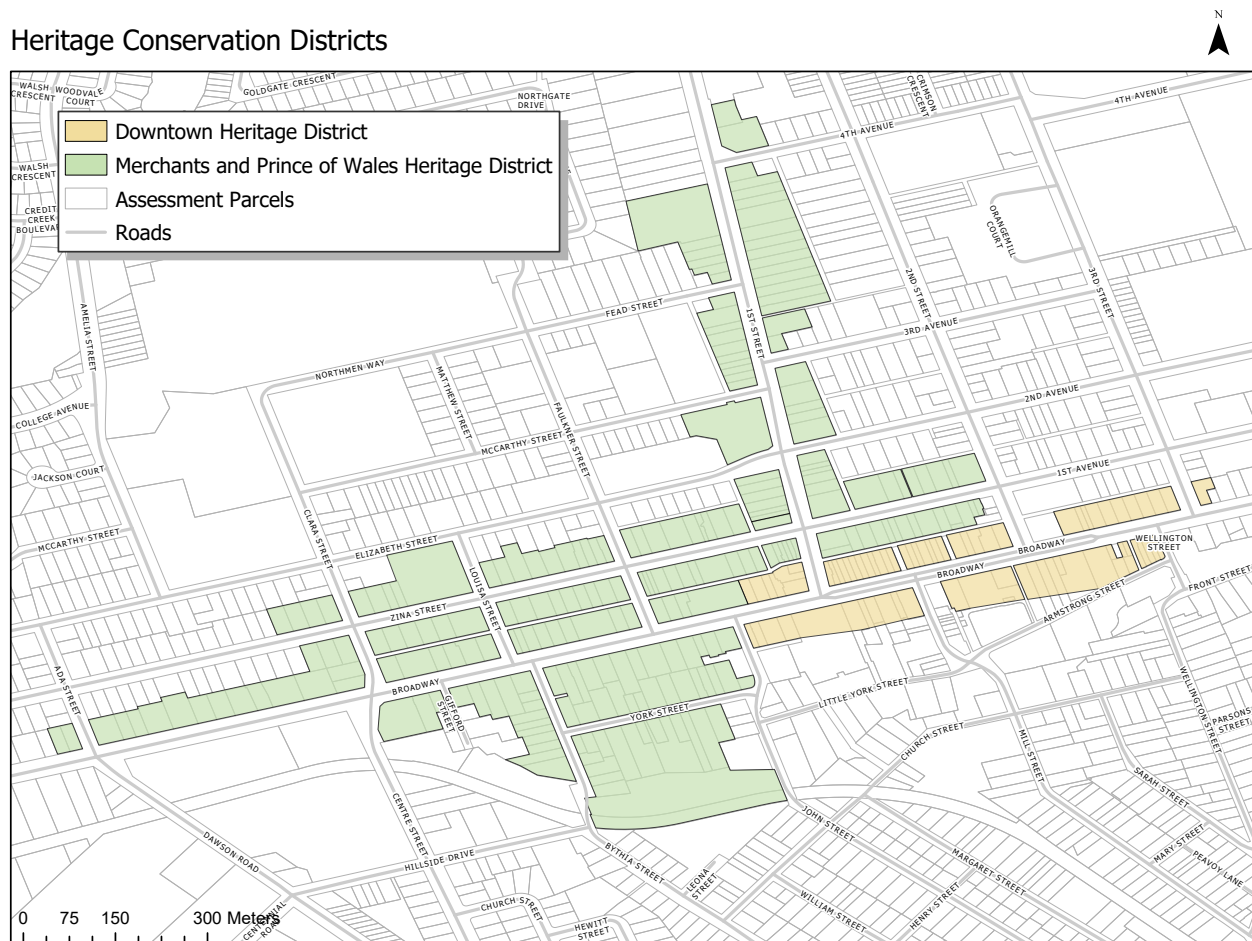
1.7 District Boundary

The boundary of the District generally encompasses the residential areas surrounding the historic downtown core, the portion of Mill Creek encompassed by Kay Cee Gardens, and the rail bed adjacent to Kay Cee Gardens. The District boundary recommended in the HCD Study (2017) continues to be recommended in the HCD Plan due to:

- The location of a concentration of heritage resources set within a natural landscape that are linked by an historical and socio-cultural context including residential and institutional buildings;
- The visual cohesion resulting from the architectural styles, periods of construction and 19th century subdivisions found in parts of the District;
- Physical features including Mill Creek;
- Gateways and viewsapes into, within and out of the District (north and south along First Street and east and west along Broadway) including views of landmark buildings; and
- Legal factors such as property lot lines, historic street and lane patterns and boulevards.

In addition, as indicated by community consultation in both the HCD Study and Plan phases, the local community strongly values the town ambience and setting, and understands the District as a whole rather than its individual components. Please refer to Appendix X for further information on properties within the District.

Heritage Conservation Districts



1.8 Heritage Evaluation

All properties within the District are designated under Part V of the Ontario Heritage Act (please refer to page 120) for an explanation of the difference between Part IV and Part V designations). However, to assist with decision-making regarding alterations and development, properties are categorized as either Category A (contributing), Category B (somewhat contributing), or Category C (non-contributing) according to their contribution to the cultural heritage value of the District. Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest and the Statement of Cultural Heritage Value for the District were both used as evaluation tools.

“Contributing” properties have design, historical and/or contextual value that contributes to the District. Buildings identified as “somewhat contributing” have some historic or contextual value but may have lost original materials. Buildings identified as “non-contributing” are generally modern buildings or heavily altered historic buildings that no longer contribute to the historic character of the area.

As the character of the District continues to evolve, these evaluations should be reviewed on a regular basis to ensure that an accurate representation of contributing, somewhat contributing and non-contributing buildings is maintained. For further information on the age of buildings, styles, heritage evaluation etc., please refer to the Property Inventory.

1.9 Architectural Styles

The buildings located within the District represent a wide variety of architectural styles that reflect Orangeville’s development and growth. The architectural styles identified in the Merchants and Prince of Wales HCD Study have been included and augmented with annotated photographs in this Plan that identify defining features of that style as found in Orangeville. The date ranges associated with each style generally reflect the Orangeville context. The following architectural styles exist within the District:

- Georgian, pre-1860
- Regency Cottage, 1830-1860
- Gothic Revival, 1840-1890
- Romanesque Revival, 1840-1900
- Italianate, 1850-1900
- Queen Anne, 1885-1900
- Edwardian, 1900-1930
- Art Moderne, 1930-1945
- Arts and Crafts/ American Craftsman-inspired Bungalows, 1930s
- Post-war bungalows/Mid-century Modern/ Suburban, 1950s to 2000
- Other Styles

Georgian, pre-1860



260-262 Broadway

Following an architectural tradition which began with the King Georges of Britain from 1750 to 1820, these buildings are distinguished by balanced facades around a central door, medium-pitched end gable or hipped roofs, and rectangular multi-paned windows. These buildings are best described as simple, solid and symmetrical. They were often clad in stucco (rough cast) or brick with minimal ornamentation.

Regency Cottage, 1830-1860



11 First Street

This style originated in England during George IV's regency as the Prince of Wales, 1811-1820. The Regency Cottage style in Orangeville is generally a modest one-storey house topped with a low-pitched hip roof with wide eaves often adorned with decorative wall cornice moulding and brackets. Roofs have inset flanking chimneys. They feature a symmetrical 3 or 5 bay front facade with a centre door and large windows. The central door may have a transom and sidelights and a decorative surround. Elsewhere in Ontario, verandahs running the length of the front facade are common, but these are not seen in the many modest interpretations of the Regency Cottage in Orangeville.

Gothic Revival, 1840-1890



67 Zina Street

Throughout the District, the Gothic Revival is seen in both houses and churches. These decorative buildings are distinguished by details found in English Gothic and medieval architecture: sharply-pitched gables with highly detailed vergeboards, tall and narrow sash windows with pointed or shallow arched openings, porches and dichromatic brickwork. The small centre-gable Gothic Revival cottage known as the Ontario Gothic cottage, one of the most popular house styles in Ontario, is found in the Study Area as is the larger L-shaped house.

Romanesque Revival, 1840-1900



2 York Street

The Romanesque Revival style harkens back to medieval architecture of the 11th and 12th centuries. It is characterized by a heavy appearance, blocky towers and rounded-headed windows and arches. Smooth red brick walls with rough-faced stone accents is often seen on buildings with Romanesque influences.

Italianate, 1850-1900



293 Broadway

This building style became popular in Ontario during the 1860's and became one of the most common architectural types in Orangeville and the rest of Ontario from the mid to late 1800s. Notable design elements are a square footprint, low-pitched hip roof with wide eaves and heavy cornice brackets. Other Italianate features are belvederes, wrap-around verandahs and paired windows. Many interpretations of the Italianate style are found in Orangeville.

Queen Anne, 1885-1900



239 Broadway

This style is distinguished by an irregular outline often featuring a combination of an offset tower, broad gables, projecting two-story bays, verandahs, multi-sloped roofs, and tall, decorative chimneys. More than one kind of sheathing, such as brick and wood shingles, is also common. Windows often have one large single-paned bottom sash and small panes in the upper sash.

Edwardian, 1900-1930



34 First Street

This style bridges the ornate and elaborate styles of the Victorian era and the simplified styles of the 20th century. Edwardian Classicism houses are often two or two-and-a-half storeys with a front gable roof is distinguished by balanced facades. Large front porches running across the front facade with shed roofs supported by brick piers or by half columns (colonnettes) on low brick piers are common as are an off-centre doorway. They feature smooth brick surfaces with wood shingles often found in the front gable. Classical details are sometimes seen, but are used sparingly.

Art Moderne, 1930-1945



19 First Street

The Art Moderne style originated in the United States and emphasizes the streamlined as evidenced by strong horizontal elements, rounded corners, smooth walls, and flat roofs. Glass block and large expanses of glass were used even wrapping around corners.

Arts and Crafts/ American Craftsman-inspired Bungalows, 1930s



9 York Street

The Arts and Crafts style found its way to Orangeville and during the 1930s some homes were built in this style. It is distinguishable by a steeply pitched gable roof usually with a side gable and that extends over a verandah. Large dormers are common. The verandah dominates the front facade and has heavy brick piers. The verandahs were often enclosed with large multi-paned windows.

Post-war bungalows/Mid-century Modern/ Suburban, 1950s to 2000.



76 Zina Street



74 Zina Street

From the 1950s onward, the modern bungalow appeared in Orangeville. Small bungalows as well as more expansive Ranch styles are seen as infill dwellings within the District. These houses have a low profile, wide eaves and large picture windows. Some have a garage integrated into the house design reflective of the growing importance of the automobile.

Other Styles

Single examples of other styles such as Dutch Colonial and Period Revivals like the English vernacular cottage are found throughout the Study Areas.

English Vernacular Cottage – 14 York Street



Dutch Colonial Revival – 25 York Street



2. District Policies and Guidelines

2.1 District Policy Statements

The District policy statements outline the way the objectives of the HCD Plan will be implemented.. They provide the Town of Orangeville with functional items that will help to conserve the cultural heritage attributes of the District and evaluate proposed changes within the area. The following policy statements are organized using the same categories as the objectives: Protect, Change, Monitor.

Protect

- The unique heritage character of the District as described in the Statement of Cultural Heritage Value and Description of Heritage Attributes shall be maintained and enhanced in both public and private spaces through the use of Design Guidelines and a heritage permit process;
- An inventory of Category A (contributing) and Category B (somewhat contributing) properties shall be maintained and be available to the public;
- Generally, demolition of properties will not be permitted;
- The existing pattern of lots and lot sizes which reflects the early plans of subdivision shall be conserved, and lot severances will generally be discouraged;
- The Town will develop and implement a tree maintenance and replacement plan for the District; and
- The Town will implement a management strategy for Kay Cee Gardens which conserves the Mill Creek landscape and the rail right of way.

Change

- All proposed changes including replacement of original elements, alterations, additions, and new construction shall reflect the Guidelines outlined in the HCD Plan;
- Proposals that do not strictly adhere to the Guidelines shall be evaluated by how closely they adhere to the intent of the HCD Plan and best practices in heritage conservation, and whether they mitigate previous unsympathetic alterations to a Category A (contributing) or Category B (somewhat contributing) building;
- The Town will make use of the existing Town permit and approvals processes along with a heritage permit approval process to promote high quality new architecture for additions to existing buildings and for new construction in the District;
- Heritage Impact Assessments will be required for large projects within and adjacent to the District which may negatively impact the cultural heritage value of the District and the properties within it as well as negative impacts on identified views; and
- All public works projects within the District and those adjacent to the District which may have an impact within it shall comply with this HCD Plan.

Monitor

- Future planning documents and Town by-laws will be evaluated to ensure they are consistent with the HCD Plan;
- An inventory of heritage permit applications, heritage work notifications and public works projects should be maintained to keep a record of alterations within the District. This inventory will be used to evaluate the effectiveness of the HCD Plan in meeting the stated objectives;
- Using the inventory described above, the District Plan should be reviewed regularly to ensure that the stated objectives are reflected in the outcomes, and to ensure that the Plan is useful for property owners. Amendments to the Plan should be made as needed to better meet the needs of owners and to allow the District to continue to evolve;
- The Town should continue to provide information to the public and property owners to promote awareness and pride in the conservation of the cultural heritage value found in the District. This may take the form of walking tours, brochures, community heritage awards, newspaper articles, etc.

2.2 Introduction to the District Guidelines

The District Guidelines are intended to help conserve the heritage attributes and cultural heritage value of the 19th century residential neighbourhoods, while allowing them to evolve and accommodate modern uses and public realm amenities in ways that will enhance their special character. The District Guidelines were developed through discussions with the property and business owners at community meetings and property owners workshops. Although there were differences of opinions regarding the level of control for design and architecture, the guidelines reflect as far as possible the community's choices and desires.

The District Guidelines provide guidance to property owners, residents, Town staff, and Town councillors involved in managing change within the District. By focusing on architectural styles and detail as well as streetscape elements that together create the unique character of the area, they can be used to assess proposed alterations to properties. The guidelines also emphasize the importance of blending new development with the existing buildings and streetscape.

While the Guidelines provide a baseline for what is generally acceptable in the District, it is recognized that there may be multiple design solutions for specific projects making an exhaustive set of design guidelines impractical. Applicants are expected to conform to the guidelines, but where conformance is not reasonably achievable, a rationale to explain the reason for the discrepancy will be considered as long as the intent of the HCD Plan is met. It is expected that this flexibility will engender creativity and innovation where needed.

2.2.1 Categories

The District Guidelines are divided into three areas - residential, commercial and public realm. The residential guidelines are for residential property owners and the public realm guidelines are for the Town of Orangeville, other agencies and property owners within the District. There are a small number of properties with institutional zoning in the District. Any proposals for change or alterations to these buildings should generally be assessed against the corresponding Design Guidelines identified. It is important to note that under exceptional circumstances more than one set of guidelines may apply to a property. In general, the District Guidelines apply to the parts of buildings or properties that can be seen from the street. In order to

provide appropriate consideration of all proposed changes within the District, the Guidelines apply to all buildings regardless of their evaluation as contributing, somewhat contributing or non-contributing.

Demolition guidelines are found in Section 6.

2.2.2 Applicant Assistance

The District Guidelines are intended to be used in conjunction with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines). The Standards and Guidelines contain a set of pan-Canadian standards as well as detailed conservation guidance. The Guidelines complement the conservation advice provided in the Standards and Guidelines and property owners are encouraged to consult both. The latter is accessible online at www.historicplaces.ca. For ease of reference, Standards 1-14 are included in this Plan as **Appendix X**.

The District Guidelines should also be read and applied in conjunction with the County of Dufferin and Town of Orangeville Official Plan policies.

Town staff are also available to provide assistance in interpreting the guidelines if an applicant so desires.

2.2.3 Limitations of the Guidelines

The guidelines do not obligate property owners to undertake any repairs or alterations to their properties. They also do not apply to any interior work or alterations that have no affect on the exterior. They are also not intended to promote modern replicas of historic buildings or otherwise create a false sense of history.

2.2.4 Buildings Designated under Part IV of the Ontario Heritage Act

Buildings in the District designated under Part IV of the OHA should be evaluated and conserved based on the heritage attributes identified in the criteria for designation included as part of the designating by-law.

2.3 Principles for the Conservation of Historic Buildings

The following guiding principles, prepared by the Ontario Ministry of Tourism, Culture and Sport, are based on international charters on heritage conservation which have been developed over the last century. These principles provide the basis for decisions concerning best practices in the conservation of built heritage resources. They explain the reasoning behind sound conservation activities and are to be applied to the conservation of contributing and somewhat contributing buildings in the District.

Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation, such as historic photographs, drawings and physical evidence. (The Dufferin County Museum and Archives has excellent collections of resources, including local historic photographs).

Respect for original location: Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes heritage value considerably.

Respect for historic material: Repair/conserve - rather than replace building material and finishes, unless where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

Respect for the building's history: Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to one single time period.

Reversibility: Alterations should be able to be returned to original conditions. This conserves an earlier building design and technique (e.g. when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration).

Legibility: New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Definitions

Conservation: all actions or processes aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, which protects its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history.

- Standards and Guidelines for the Conservation of Historic Places, Parks Canada

3. Residential Guidelines

3.1 Introduction

The preservation of the District's residential streetscapes in combination with sensitive intensification is key to supporting the historic commercial core, designated in 2002 as the Downtown Heritage Conservation District, and ensuring the ongoing health of the Town. The intent of the Residential Design Guidelines is to help current and future property owners make sensitive repairs and alterations to existing properties and to encourage compatible new construction that adds a new layer of high quality architecture to the continuing development of Orangeville.

3.2 Landscaping

In several areas, rear lane-only vehicular access to the properties has a significant impact on the streetscape by providing an uninterrupted flow of green space from property to property.

3.2.1 Parking, Walkways and Driveways

1. Maintain the system of lanes with rear yard garages and vehicle access from the lanes in those areas where historic lanes remain.
2. Maintain the existing pattern of vehicle parking, driveways and garages located to the side and rear of residential properties in those areas with direct vehicular access to the property from the street.
3. Maintain soft landscaping in front, side and rear yards. Conversion of front yards to hard parking surfaces is discouraged as it negatively impacts the cultural heritage value of the District.
4. Maintain pedestrian walkways from the street to the front entrance as the primary access to conserve the pedestrian friendly appearance of the area. Driveways may provide secondary access to the house.



3.2.2 Garages and Secondary Structures

Garages are not a prominent visual feature of properties in the District. Many historic properties have garages in the rear off a lane or have no garage. Newer 20th century infill buildings may have a garage.

1. Provide new detached garages to the side or rear of residential buildings. Where space does not allow for a detached garage, attached garages should be set back from the front façade.
2. Design new garages to be complementary to the style of the principal building considering roof form and pitch, garage doors, and use of complementary materials. Small barns to the rear of properties were commonplace at one time and the barn style may be considered in design decisions.
3. Design new secondary structures that will be clearly visible from the street to be visually subordinate in size and massing to the principal building and set back from the front facade. Consider screening such as vegetation to reduce the visual impact of the structure.



76 Zina Street

3.2.3 Fences

With very few exceptions, fences that follow the front property line are not currently found in the District which adds to the visual flow and openness of the streetscape. Installation of front yard fencing is strongly discouraged. If front yard fencing is being considered, the following guidelines are given.

1. Provide new front yard fences with an open appearance that do not obstruct views of front gardens or views along the houses.
2. Provide new front yard fences that do not exceed 1 meter in height. Traditional fencing materials such as wood or wrought iron are more appropriate. Chain link, brick, solid boarding and stone fences are generally not appropriate in the District.

3.2.4 Trees & Landscaping

Mature landscaping including trees and shrubs in front yards is a distinctive feature throughout the District.

1. Maintain and enhance the mature tree canopy on private property which contributes to the District's character and green space.
2. Any construction work on private property that may impact the roots, trunks, or crowns of mature boulevard trees should be undertaken after consultation with a certified arborist or registered forester to provide tree preservation and protection measures.
3. Maintain the prevalence of soft landscaping in front and side yards, which contributes to the small town character of the District.
4. Avoid large areas of hard surface paving in the front yards.



35/37 First Street

3.3 Repairs & Alterations

3.3.1 Cladding

Traditional wall materials are often key characteristics of historic buildings and the exterior walls may also include distinct architectural details that are important in defining the character of historic buildings. Proper maintenance ensures that exterior walls remain resistant to weathering and damage.

The use of locally-produced red brick as an exterior building material is the predominant cladding found within the District. Buff brick is often used for detailing. Some wood siding and a few examples of stucco are seen as well.

Replacing original exterior wall materials should be considered only after other options for repair or replacement have been ruled out.

1. Conserve, maintain and repair original cladding, where it exists.
2. When completing repairs or restoration work, use appropriate materials in kind with the original cladding and employ recognized conservation methods.



Masonry repair and repointing

3. Do not conceal or cover existing original brickwork, stucco or wood cladding under new cladding. Covering original cladding whether brick, stucco or wood with new cladding may alter the character of the building and may be structurally damaging.
4. Where original cladding does not exist or is beyond reasonable repair, provide new cladding that matches the material and profile of the original cladding or select a new cladding that is compatible with the style of the existing building.
5. Removal of newer cladding material that were applied over historic features is encouraged except where the original features have been damaged beyond repair, or where the new material has become a character-defining element in its own right.

3.3.2 Foundations

Exposed foundations may be a character-defining element of a historic building. They demonstrate historic building methods and the use of locally-sourced materials of their time.

1. Maintain historic foundations exposed above grade especially if they are visually part of the building facade.



2. Avoid parging over historic foundations above grade.
3. Direct water away from foundation walls with appropriate eavestroughs, downspouts and grading.

3.3.3 Roofs & Rooflines

Roofs are a vital part of any building providing protection from the elements and structural support. In addition, rooflines are a distinctive feature of the architectural styles found in the District. As such, major changes to the roof forms are strongly discouraged as they may significantly alter the appearance of the building.

1. Conserve the original roof form and rooflines of contributing and partially contributing buildings in the District.
2. Ensure that any alteration to the roof form or roofline of an existing building visible from the public realm is compatible with, and complements, the design of the building and existing roofline.
3. Ensure that new roofing materials visible from the public realm complement the building's style.
4. Locate new roof features such as skylights, vent stacks, HVAC and air-conditioning units away from the front façade where feasible. Avoid the use of bubble skylights if visible from the public realm.

Dormers

1. Avoid raising the roof to accommodate upper storey additions; consider dormers instead if appropriate to the style of the building.
2. Conserve historic dormers, including their location, shape and size.
3. Avoid adding dormers on the principal façades where they did not originally exist, where possible.
4. Coordinate the placement, size, scale, style and materials of new dormers with original dormers, where they exist.
5. Design new dormers to be consistent with the main roof form, particularly where original dormers do not exist.

Chimneys

1. Conserve and maintain the location, style and materials of historic or original chimneys that contribute to the architectural style and design of existing buildings.
2. If visible from the public realm, ensure that the design and materials of new chimneys respect the historic architectural style of the building or are not visible from the public realm.



3.3.4 Porches, Verandahs and Porticoes

Porches, stoops, enclosed vestibules, and balconies are distinctive features in the District. They provide a transitional space between the exterior and the interior while also contributing to the streetscape. Historically, porches, verandas and porticos provided functional outdoor living space while also embellishing the style of a building with a concentration of detailed architectural features: entablatures, decorative woodwork, columns, posts, brackets, balustrades, steps, ceilings, roof forms and roof-top balconies, etc. The guidelines below are intended to support the maintenance and conservation of these important features and to provide guidance for alterations.

1. Conserve, where possible, original or historic porches, porticoes and stairs and their defining features.



2. Use recognized conservation methods when repairing deteriorated original decorative or structural elements of porches.
3. Consider reconstructing original porches where sufficient physical or documentary evidence exists. This may include the removal of unsympathetic alterations or enclosures of original porches.
4. Where appropriate, ensure that new porches, porticoes and stairs are compatible with, and complement, the existing building in style, scale, materials, design and detailing. Where available, use historical documentation to guide the design. The addition of porches and porticoes is not compatible with the design and architectural style of every building in the District.
5. The enclosing of open porches, verandahs and porticoes is generally incompatible with the architectural design of most contributing buildings in the District and is discouraged. However, where porch enclosures are proposed, their design should preserve defining features and seek to minimize negative impacts to the building and streetscape by:

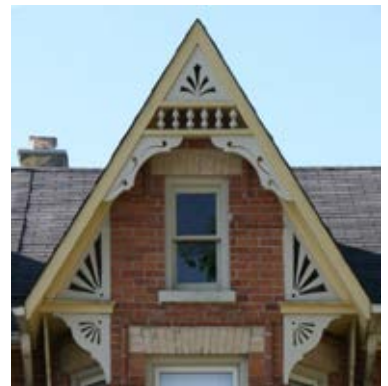


- a) being complementary to the architectural style of the existing building;
- b) maintaining the current horizontal and vertical rhythms of the existing porch; and
- c) incorporating reversible enclosures that retain architectural porch elements, such as the roof and columns. For example, install screens or glass inserts between original vertical elements like columns.

3.3.5 Architectural Detailing

The high quality architectural detailing found in woodwork is an important feature of the District.

1. Conserve, maintain and repair existing decorative architectural features.
2. Alterations should not conceal or obscure existing decorative architectural features on the front façades of buildings.
3. Where oral, written, archival or photographic evidence exists, consider reinstating missing decorative architectural features with new features whose forms, materials and detailing are based on the documentary evidence.



3.3.6 Windows & Doors

Windows are one of the key elements of a building. They provide natural lighting and ventilation to the interior, and while doing so offer weather protection, some insulation, and security. The position, size and orientation of windows define the proportions of the main façades and have a large impact on how a building appears within a streetscape. Windows and their surrounding elements are commonly key character-defining elements of the building's architectural style.

Doors and entrances are essential to a building's use and are one of the most conspicuous features of a building. Doors and their surrounds are often defining elements of the architectural design of a building. Due to continual daily use they often show signs of wear, so are often considered for replacement.

The following guidelines strive to balance the functional requirements of doors and windows while conserving the unique character of the building.

Each window is an integrated system composed of a number of elements. Conserving traditional window systems in heritage buildings protects not only the appearance of the building, but also respects original functions, such as air circulation and lighting.

Historic window systems can have a service life of many decades because individual components can be refurbished, repaired or replaced. In contrast, the materials and manufacture of contemporary window units mean that they must be replaced in their entirety when they are no longer serviceable. The lifespan of a new vinyl window unit is generally 20 to 25 years.

1. Conserve the form, patterning, proportions and rhythm of original or historic windows and doors and their openings.



Original two-over-two sash windows



**Original half
lite door**

2. If original or historic windows or doors are beyond reasonable repair, make best efforts to procure replacement windows and doors that either match the originals in design, materials, size, proportion, glazing pattern and detailing, or, if appropriate, reference the historic form and proportions with modern materials.



**Replacement sash windows:
2-over-2 with arched panes (left)
1-over-1 without panes (right)**



**Replacement half lite doors:
wood (left) and steel (right)**

A modern window replacement is less visually appealing for one window in a group of historic windows.

3. Conserve and maintain original or historic elements of windows and door openings (e.g. sills, lintels, architraves, transoms, sidelights, etc.)



4. When introducing new window or door openings, ensure that the size and proportions of the openings are compatible with the architectural style of the building and generally locate them away from the front façade.
5. Conserve original shutters. If introducing new shutters, ensure that they are appropriately proportioned for the window opening so as to be operable or to give the impression that they are operable.

3.3.7 Energy Efficiency and Conservation

New buildings that meet modern energy efficiency standards typically consume less energy for heating and cooling than older buildings without energy saving retrofits. Evaluating older buildings solely on this approach ignores the fact that the materials in new buildings require a tremendous amount of energy to produce, transport and assemble and most cannot be reused or recycled. The energy and environmental performance of existing heritage houses and buildings can be competitive to new construction when the full cycle assessment (LCA) of all building materials is factored into the equation. LCAs examine the total amount of energy to produce and maintain a building over its complete life cycle.

Although old buildings may be less efficient to heat and cool than newer ones, retrofits can be done to make heritage buildings more efficient. Retaining existing elements of old buildings and seeking to improve their energy performance is a heritage conservation principle that makes sound environmental and economic sense. Although care must be taken, there are many improvements and retrofits that can work well in older heritage houses and commercial buildings.

Physical features of heritage buildings that are not character-defining may be excellent candidates for energy use improvement. Retrofitting should be limited to measures that provide reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building. Overzealous retrofitting, which introduces damage to historic building materials, should not be done. For example, heritage buildings are designed to allow interior moisture to move out of the building. Undertaking work which does not allow for adequate ventilation can cause serious damage to masonry and promote mould growth.

The following list includes the most common retrofitting measures for historic buildings;

- Sealing windows, and doors and repairing cracks in the building envelope against air infiltration;
- Attic insulation;
- Storm windows and doors;
- Basement and crawl space insulation;
- Duct and pipe insulation;
- Interior wall insulation; and
- Upgrades to heating, ventilation and air conditioning (HVAC) systems.

In the future, moving individual buildings, whether old or new, towards a net zero energy use may be necessary to address the global issue of climate change due to the build up of greenhouse gases. Net zero energy refers to the total amount of energy used by the building on an annual basis being roughly equal to the amount of renewable energy created on the site or elsewhere. Installation of roof mounted solar panels, where possible, shall not be prohibited by provisions of the HCD Plan as long as major alterations of a character-defining roofline are not necessary. Ground mounted solar panels in rear or side yards shall not be prohibited by this plan.

3.3.8 Accessibility

The need to have barrier-free access to their house or building is an essential requirement for some individuals. The guidelines in the HCD Plan are not intended to prevent any required alterations to allow individuals access to their property. If such alterations are required, the following considerations are suggested:

1. Locate and design barrier-free interventions so as to conserve heritage attributes as much as possible while still providing the access required.
2. Use materials that complement the historic building.

3.4 Additions

Buildings evolve over time. New additions to historic buildings can help historic buildings address changing patterns of use while conserving their cultural heritage value and heritage attributes. Additions to historic buildings that conserve characteristic-defining attributes and the unique streetscape while still accommodating modern uses protect properties from destructive redevelopment.

New additions should be complementary to the historic architecture while adding another layer of high quality architecture and reflecting contemporary uses. An addition that significantly alters the building's appearance may not be appropriate. However, considering the design of the historic building and its siting, original materials, and building form can identify the possibilities for new construction. The following guidelines are intended to support this evaluation process.

Additions to Category A (Contributing) and B (Somewhat contributing) buildings are permitted in the HCD. It should be noted that additions visible from the public realm (located to the front or side) will have a greater impact on the cultural heritage value and character of the building and the District than rear

additions, and will therefore require greater design consideration. A wider spectrum of interventions and additions will be considered for Category C (Non-contributing) buildings.

1. Locate additions to the rear or on the side of the building.
2. Set side additions back from the front façade of the building.



3. Additions which involve raising the roof to accommodate an upper storey addition are not permitted.
4. Design new additions that:
 - a) are complementary in massing, size, scale, style and materials with the existing building;
 - b) do not visually compete with or overwhelm the original building in size, scale or design;
 - c) are compatible or complementary to the horizontal and vertical rhythms on the existing building such as proportions and alignment of windows and doors, rooflines, cornice lines, etc.;
 - d) coordinate the roof shape, slope and style with the original building;
 - e) are clearly distinguishable from the existing building while still being compatible e.g. by using a different but complementary cladding material;
 - f) do not conceal, obscure or destroy character-defining decorative architectural features on the existing building;
 - g) the style, proportion, orientation and patterns of windows and doors on the new additions correspond with those on the original building; and
 - h) do not use stone as a principal cladding material.

3.5 New Residential Buildings

A variety of architectural styles is found in the District and includes contemporary structures that also contribute to the architectural character of the District. For new construction, the proposed front façades and elements that are visible from the public realm will be evaluated on how they conserve and contribute to the overall streetscape while adding to the architectural variety found in the District. Greater flexibility will be permitted in the evaluation of portions that are not visible from the public realm.

When designing new residential buildings avoid directly imitating historic architectural styles, but instead aim to add a new layer of architectural history to the Town and add to the existing variety and character of the surrounding streetscape. For example, new buildings may have a traditional form that is similar to neighbouring buildings, but include high quality contemporary materials. Alternatively, new buildings may have a contemporary design but incorporate traditional materials and proportions.

1. Design new residential buildings that complement and are compatible with neighbouring buildings and that take into consideration:
 - a) the existing pattern of building setbacks on the surrounding streetscape;
 - b) the massing, scale and height of neighbouring contributing buildings;
 - c) the height of the ground floor level on neighbouring buildings;
 - d) the roof profiles of neighbouring contributing buildings;
 - e) the horizontal and vertical rhythms on adjacent contributing buildings such as building widths, rooflines, cornice lines, proportions and alignment of windows and doors etc.; and f) the external materials and cladding on neighbouring contributing buildings.
2. Orient new buildings parallel to the street and with a front facade facing the street.



First Street



Zina Street

3. Traditional cladding materials such as brick and wood are encouraged. With the exception of the wall of the original 1881 jail, stone and stone veneer were not used as cladding materials for historic houses in the District. The use of them as a principal cladding material is discouraged.
4. Locate parking spaces and/or garages to the side or rear of new residential buildings.
5. Set both attached and detached garages back from the front façade.
6. The construction of new medium and high-density residential developments is discouraged. (The sense of openness created by the generous spacing between buildings which allows for vegetation and view corridors between them is a feature of the District).

7. Where the subdivision of an existing lot is proposed, it must be demonstrated that the proposed change to lot size and shape is compatible with, and will not negatively impact, the heritage attributes and cultural heritage values of the District.

The subdivision of lots may be considered when:

- a) corner lots with substantial lot widths would allow for the subdivision of lots along the secondary street;
- b) substantial lot depths would allow for the rear subdivision of lots; and
- c) a substantial lot width would allow for the creation of two lots, whose sizes are compatible with the average lot width on the streetscape.

Ensure that any construction on private land that could impact the root zones of the existing mature street trees is executed under the supervision of the Parks and Recreation Department, or outside consultants, such as certified arborists or registered foresters. Town staff will review engineering plans to ensure they provide tree preservation/protection measures.

4. Commercial and Institutional Guidelines

4.1 Introduction

The Orangeville Zoning Bylaw allows for both residential and commercial uses on portions of west Broadway, First Street, and First Avenue which are zoned as C5. This zoning area allows commercial uses while directing commercial conversions that maintain the residential character of the area.

The guidelines are intended to guide conversions of residential buildings to commercial uses in ways that protect and enhance the residential character of west Broadway, First Street and First Avenue. Encouraging the repair and enhancement of the few existing historic commercial buildings is also encouraged. Finally, guiding the development of compatible new commercial buildings in the District along with the redevelopment of non-contributing 20th century commercial buildings will help the area and the adjacent Downtown HCD to continue as a service centre for the local community and the wider area.

For historic commercial buildings within the HCD, the Downtown HCD Guidelines are informative.

4.2 Conversions (Residential to Commercial Adaptive Re-use)

Parts of Broadway, First Street and First Avenue within the District are identified as “C5 commercial”. These streets are largely comprised of historic residential buildings, some of which already house commercial uses. Due to their residential architecture and larger front and side yard setbacks, these streets are distinctly different from the commercial streetwall on Broadway in the Downtown HCD.

The residential guidelines also apply to residential buildings that have been converted to commercial use. In addition, the following principles are to be considered:

1. Retain original features (windows, doors, porches, etc.) as much as possible to reflect the residential history and architecture of the building;
2. Provide signage that is compatible with the residential character of the street and scale of the building.

Large and inappropriately proportioned signs can obscure architectural features and compete for visual dominance with the host building.

3. Ground signs are the most appropriate and should not obscure architectural details. Signs affixed to the building are not permitted.
4. The type of illumination used for signage should be carefully considered. External illumination is mandated and internally illuminated signs must be avoided.
5. Avoid the clustering of multiple signs on a single property.
6. If additional parking is required, locate it to the rear or side of the building and screen with appropriate landscaping.

4.3 New Commercial Buildings

There may be areas where new commercial development is possible, including redevelopment of existing commercial properties that have 20th century commercial buildings which detract from the cultural heritage value of the District. Such redevelopment provides the opportunity for more compatible buildings in the District purpose built for commercial use.

1. When designing new commercial buildings, avoid directly imitating historic architectural styles, but instead aim to add a new layer of architectural history to the District and add to the existing variety and character of the surrounding streetscape.
2. Design new commercial buildings that complement and are compatible with neighbouring buildings. Design new buildings that take into consideration:
 - The existing pattern of building setbacks on the surrounding streetscape;
 - The massing, scale and height of neighbouring contributing buildings;
 - The floor-to-floor heights on the façades of neighbouring contributing buildings;
 - The external materials and cladding on neighbouring contributing buildings. Traditional materials such as brick and wood are encouraged. Stone and stone veneer are not appropriate materials to use in the District.
3. In the redevelopment of any post-war retail building with forecourt parking, place the new building to reflect the front and side setbacks of historic neighbouring properties with parking to the side or rear of the new building and screened with fencing and/or landscaping.

4.4 New House form Commercial Buildings

When designing new commercial buildings within residential blocks, the residential character of the surrounding streetscape should be reflected in the design of the new construction. Important considerations for the design of new buildings in areas of largely residential buildings include:

- A commercial streetwall building is generally not appropriate in these locations;
- The design should reflect the residential form of adjacent buildings (e.g. pitched roofs, front porches, proportions of windows, doors etc.) in the design of new buildings; and
- The design should provide sufficient open space for the planting and maintenance of trees and landscaping through front and side yard setbacks; and
- New parking associated with the redevelopment of a commercial property or new commercial building

should be located to the rear of the building and, where visible from the public realm, screened through the use of fencing, and/or landscaping.

4.5 Institutional/Churches and Municipal Buildings

Within the District are landmark buildings which exemplify a high degree of design and fine quality local craftsmanship. They include churches, the former Dufferin Area Hospital, and the Dufferin County Courthouse complex. The relationship of the residential neighbourhoods including institutional buildings to the historic downtown core make a cohesive Townscape that directly embodies the social, cultural and political life of the Town. Views of these large landmark buildings rising above the tree canopy are important features of the District streetscape.

The Residential Guidelines apply to the conservation, maintenance and any proposed alterations to the institutional buildings and properties or their character-defining features.



**Westminster United Church,
Broadway**



**Former Dufferin Area Hospital now the Lord Dufferin Centre,
First Street**

5. Public Realm Guidelines

5.1 Introduction

Orangeville's sense of place and small town ambience largely arises from its unique 19th century downtown core surrounded by residential neighbourhoods. In addition, the community feels strongly that improvements to the Town's public realm will serve to enhance the cultural heritage value and livability of the Town.

The Public Realm Guidelines address the public streetscape elements such as signage, furniture, lighting, the urban forest, boulevards, sidewalks and road patterns. The aim is to reinforce and, where possible, improve the unique character of the District and to enhance the pedestrian experience through public works projects. These design guidelines are largely intended for use by the Town of Orangeville Public Works Department due to public ownership and stewardship of the public realm in the District.

5.2 Streetscape

The term "streetscape" is used to describe the visual elements that compose a street, including the road, sidewalks, street furniture, trees and open spaces, etc. Together, these form the street's character.

5.2.1 General Character

1. In all municipal streetscape improvement projects, maintain the distinctive and varied characters of individual streetscapes which together create the unique heritage character of the area.
2. In general, maintain overall existing proportions of the streets, boulevards and sidewalks so that the historic relationship between the buildings and the street is conserved.
3. Maintain and reinforce West Broadway and First Street's role as gateways to the Town core and as transitional areas connecting the commercial core to the adjacent residential neighbourhoods.
4. Maintain and reinforce the character of the residential streetscapes that results from the early plans of subdivision of land for residential development including generous lot sizes and setbacks.

Streetscapes



Bythia Street south of Broadway



Zina Street looking east

5.2.2 Street Furniture and Public Space Art

1. Provide street furniture, including benches, waste/recycling receptacles, bicycle racks, planters, etc. that is compatible with the historic character of the Town.
2. Street furniture should be made of traditional materials such as painted metal or wood and avoid the use of plastics.
3. As and when additional or new street furniture or art is proposed within the District, collaboration between the Town and local artists is encouraged to develop street furniture and art designs that reflect local history (e.g. Mill Creek and early industry, the railway).



5.2.3 Signage

1. Identify gateways to the District with distinctive signage that indicates and promotes the presence of the District and complements its heritage character.
2. Continue the co-ordinated approach to all municipal signage (e.g. street signs, walking/biking trail signs, wayfinding signs etc.) already found within the District that complements the heritage character of the area and improves way finding.



3. Limit the amount of signage in residential areas of the District to reduce visual clutter which detracts from the streetscape.
4. Maintain existing the heritage interpretive plaque program and develop and install new ones wherever possible in cooperation with Heritage Orangeville and local property owners.



5.2.4 Lighting

1. Ensure that any public infrastructure lighting installations are sensitive to the heritage character of the District both in terms of the light standard as well as the quality of light emitted from the luminaire. Softer, warm down lighting is most appropriate. Maintain a uniform design for light standards throughout the District.

5.2.5 Sidewalks

1. Maintain the pattern of sidewalks on both sides of the street in all areas except Bythia Street, Louisa Street and Clara Street.



Bythia Street



First Avenue



Zina Street



Broadway

5.2.6 Parking

1. Require a landscape strip between the municipal right of way and private or municipal parking areas incorporating trees, shrubs and plantings to soften and screen the parking areas.



2. Continue the tradition of on-street parking: on one side of the street on Zina Street, York Street, and First Avenue; no on-street parking on Bythia Street and First Street and the west end of Broadway; and parking on both sides of Broadway from Bythia Street west into the Downtown.

5.2.7 Trees & Plantings

The District's boulevard tree canopy is largely deciduous consisting mainly of century old sugar maples. Its seasonal changes in colour contribute to the dramatic character of the streetscapes throughout the year. The maintenance and planting of trees should be used to reinforce the atmosphere of a long-settled small town.

1. Every effort should be made by the Town and property owners to maintain and enhance the mature tree canopy on public property, which is a significant heritage attribute of the District.
2. Maintain the historic pattern of boulevard tree plantings, such as a single row of trees planted on the front property line on the inside of sidewalks on Zina Street and a double row of boulevard trees on both sides of the sidewalk on west Broadway.



First Avenue



Broadway



Zina Street

3. New public works projects should preserve and enhance the mature tree canopy as much as possible.
4. The Town should continue to work with Heritage Orangeville and the community to identify heritage trees and to preserve them wherever possible.
5. The Town of Orangeville Urban Forestry Policy (2012) should be used as a reference for replacement tree species and planting recommendations.
6. The composition of the tree canopy should continue to be primarily native deciduous species.
7. Replace any tree on public property that has been removed due to poor health, public safety, infrastructure works or any other unavoidable circumstance with an appropriate species that contributes to the visual character of the streetscape. In the case of an infill to a grouping of trees, the existing form of the canopy should be replicated to retain the consistency and pattern of the canopy e.g. infill with a large stature tree in a row of other large stature trees.
8. Bury utilities where possible to allow growth of trees and to eliminate unsightly pruning of boulevard trees.
9. Take into consideration the location of overhead power lines in any future tree planting to reduce the need for unsightly pruning.
10. In areas with high foot traffic, install tree grates around existing street trees and with new tree plantings to protect roots from soil compaction and de-icing salts.

5.3 Parks and Open Areas

Kay Cee Gardens

Kay Cee Gardens is an important green space and the largest area in Town where the public can have a close association with Mill Creek which was integral to the settlement of Orangeville. The Mill Creek Rehabilitation project completed through Kay Cee Gardens in 2016 has created a more natural creek bed and stabilized banks. The park is well-treed and features paths and a covered bridge where the path crosses the creek.

1. Maintain the creek bed and banks of Mill Creek.
2. Monitor Mill Creek for damage which may be caused by extreme storm events and stabilize or repair damage as necessary.
3. Maintain and improve the tree plantings in Kay Cee Gardens.
4. Continue to work with community groups to provide programming for the public in the park.
5. Install interpretive signage to inform visitors of the significance of Mill Creek in the settlement of Orangeville.



**Mill Creek east of
Bythia Street**

Rail Line

The rail line is a potent reminder of the economic growth of Orangeville from the 1870s to 1900 which directly influenced the historic built form of Orangeville.

1. Maintain the open space currently occupied by the rail line adjacent to Kay Cee Gardens.



5.4 Viewsapes

Carefully consider and protect the key viewsapes identified in the Statement of Cultural Heritage Value when evaluating any major redevelopment or new construction projects within or adjacent to the District. It is the applicant's responsibility to demonstrate that key viewsapes will be conserved.

Views and viewsapes within the District that serve to reinforce its heritage character as a small urban settlement are:

- First Street and Broadway as visual and functional gateways to the Downtown HCD; where green space and mature trees in front yards and on boulevards along these streets gives way to the openness of the commercial core;



**First Street looking north
from Third Avenue**

- Unobstructed and traditional view corridors descending west to east along Broadway into the downtown commercial core and the slopes of the east side of the Credit River valley beyond;



**Broadway looking east
from Bythia Street**

- Unobstructed and traditional view corridors toward the downtown core moving north to south along First Street;



**Broadway looking east
from Bythia Street**

- Unobstructed and traditional views of the large landmark buildings rising above the tree canopy which punctuate the streetscapes.



Westminster United Church, Broadway



St Mark's Anglican Church, First Avenue



Former Dufferin Area Hospital, First Street



Dufferin County Courthouse, Zina Street



Former Primitive Methodist Church, First Street at Zina Street

6. Demolition Guidelines

6.1 Category A and B (contributing and somewhat contributing) Buildings

Category A and B buildings will not be demolished and will remain in their original context in the streetscape. It is recognized that there will be circumstances such as natural disasters or other catastrophes where the structural stability of a building may be severely compromised. Demolition may be considered in these instances subject to the following considerations.

1. Heritage Permit applications to demolish Category A and B buildings will not be considered, except in extraordinary circumstances, such as structural instability or damage resulting from a catastrophic event, or where the building has been assessed by qualified professionals and has been deemed to be beyond reasonable repair and/or is not in a livable condition.
2. Following a catastrophic event, the property owner shall complete and submit a report to the Town which includes:
 - a) a thorough assessment of the building's condition by qualified professional(s) (e.g. architect, heritage professional, engineer etc.). Heritage professionals should be members of the Canadian Association of Heritage Professionals.
 - b) a demonstration that all alternative retention options have been analyzed (preservation, rehabilitation, restoration, reinvestment, retro-fitting, re-use, mothballing etc.) and none are feasible for the long-term use of the building.
3. The Town may ask for a peer review of any of the above professional reports or opinions.
4. A Heritage Permit application to demolish a Category A or B building will not be issued until the design of the replacement building or alterations to the partially demolished building has been reviewed and it has been determined that the design is compatible with the cultural heritage value of the District and complies with the Plan's policies and Design Guidelines.
5. Prior to the demolition permit being granted, Heritage Orangeville will be consulted and given the opportunity to document the building and its key features both interior and exterior using written and/or photographic means.
6. Reclamation of salvageable architectural components for future re-use is strongly recommended either by the property owner or by groups with an interest in the building.
7. Incompatible additions to Category A or B buildings that are proven to be non-historic may be considered for demolition if such demolition will expose or restore original building features of cultural heritage value.

6.2 Category C (non-contributing) Buildings

1. Heritage Permit applications for demolition of Category C buildings will generally be accepted as long as the design of the replacement building is compatible with the cultural heritage value of the District and complies with the Plan's Design Guidelines.
2. Heritage Permit applications for demolition of Category C buildings will only be approved once the design of the replacement building has been approved by Council.

7. Heritage Permit Review

7.1 Introduction

The cumulative impact of many, seemingly minor but inappropriate changes can diminish the cultural heritage value and appearance of an area. The purpose of the Heritage Permit process is to ensure that all alteration and development proposals are considered in terms of their impact on the District's cultural heritage value and character. Proposals will be measured against the Statement of Objectives, Statement of Cultural Heritage Value or Interest, the Architectural Styles and District Design Guidelines in this Plan.

7.2 What is a Heritage Permit?

A heritage permit is a certificate issued by the Town of Orangeville for exterior alterations to any part of a building or structure on a designated property, or for additions, construction or demolition of part or all of a structure on a designated property.

7.3 When is a Heritage Permit Required?

The Ontario Heritage Act defines when a heritage permit required:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

The Ontario Heritage Act provides exceptions to the requirements described above.

42. (2) Despite subsection (1), the owner of a property situated in a designated heritage conservation district may, without obtaining a permit from the municipality, carry out such minor alterations or classes of alterations as are described in the heritage conservation district plan in accordance with clause 41.1 (5) (e) to any part of the property in respect of which a permit would otherwise be required under subsection (1). 2005, c. 6, s. 32 (1).

To summarize, a heritage permit is required under the Ontario Heritage Act for all alterations to the exterior of all properties located within the boundaries of a heritage conservation district, except those identified as "minor alterations" in the HCD Plan. Generally speaking, when work is being considered on a designated property that also requires permits or approvals from the Town, other agencies or levels of government, a heritage permit is also be required. When evaluating projects requiring a heritage permit, the primary focus will be on work that is visible from the public realm.

Under this HCD Plan, owners would also be required to notify the Town prior to work commencing on some smaller scale projects considered minor in nature: replacing a front door, window replacement, replacement of decorative features. The purpose of the notification is to ensure that the project would have minimal impact on existing heritage attributes and features, and that the guidelines are being met.

7.4 Consistency with Heritage Conservation District Plan

Sub-sections 41.2(1) and 41.2(2) of the Ontario Heritage Act require that municipal by-laws and public works be consistent with the Heritage Conservation District Plan. The Act states the following:

41.2(1) [I]f a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

- (a) carry out any public work in the district that is contrary to the objectives set out in the plan; or
- (b) pass a by-law for any purpose that is contrary to the objectives set out in the plan.

41.2(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force.

The provisions of the HCD Plan are integrated into the land use planning framework of the Town of Orangeville. Although public bodies are not required to obtain Heritage Permits, they are expected to comply with the intent of the Plan and the Design Guidelines when carrying out:

- Works to public property and infrastructure;
- Replacement of street lighting and street signs;
- Installing and maintaining street furniture, including benches, waste/recycling receptacles, bicycle racks, planters and other similar items;
- Alterations, reconstruction or removal of grassed boulevards;
- Removal and planting of trees on public property such as on boulevards or in parks;
- Changes to sidewalks or roadway pavement widths; and/or
- Significant changes or improvements to public park and open space features.

Any potential conflicts or inconsistencies within the Towns' planning framework should be revised to comply with the Plan.

7.5 The Heritage Process

The heritage permit process enables the Town to: monitor the conservation of the District, manage changes within the District, and help ensure that new work conserves the District's cultural heritage value and attributes and supports the objectives of the District Plan.

7.5.1 The Administration of Heritage Permits

The Heritage Permit process harmonizes with the current Town of Orangeville Development Application and Building Permit, Public Works and Planning processes. **There is no fee charged for a Heritage Permit.**

7.5.2 Pre-Application Advice

Heritage Permit applicants are encouraged to review the contents of the HCD Plan. Meeting with Town staff and when necessary Heritage Orangeville regarding proposed work prior to finalizing plans and submitting applications is also recommended. These meetings will help to determine whether a Heritage Permit is required and to allow for an open dialogue to ensure that the best possible design is achieved.

The Town of Orangeville is committed to making all reasonable efforts to assist with the preparation, approval and implementation of a Heritage Permit process that conforms to the intent of the HCD Plan policies and District Design Guidelines. Any issues arising through the process can most often be resolved through discussion, site visits, and if required, the guidance of a qualified heritage consultant.

7.5.3 Heritage Permit Types

There are three routes that a proposed project/work may take:

No Heritage Permit is required because the proposed work constitutes maintenance or repairs that are minor in nature and will not affect the cultural heritage value of the building or the District.

The following is a list of minor alterations to properties in the District that do not require a Heritage Permit:

- Interior renovation work;
- Installation of utilities, including gas, water and electrical meters and any associated piping or conduit;
- Installation or replacement of eavestroughs and downspouts;
- General maintenance and repairs to exterior building elements with the same materials and in the same style, size, shape and detailing (e.g. cladding, weather stripping, roofing, and chimneys).
- All types of exterior re-painting of wood, stucco, metal or previously painted brick finishes;
- The construction of residential rear patios or decks;
- Gardening and soft landscaping;
- Paving or re-paving of an existing driveway; and
- Construction of small (under 10 2 m) rear yard outbuildings or accessory buildings.

A Heritage Work Notification is required prior to work being done when minor changes to a property are proposed that may have some impact on the cultural heritage value of the property. Work on the following cultural heritage attributes should conform to the intent of this Plan and comply with the Guidelines.

These include alterations to or replacement of these exterior building elements:

- windows;
- doors;
- decorative architectural features (i.e. cornices, brackets, vergeboard, window and door surrounds, etc.).

The notification may be submitted electronically or delivered by hand to the Planning Department in Town Hall. It should include details of the work being considered, specifications of proposed replacement material, and the proposed start date of the work.

A Heritage Permit is required when significant changes to a property are proposed that may have a major impact on the cultural heritage value of the District.

These include:

- Relocation of a building(s) or structure(s);
- Demolition or partial demolition of a building(s) or structure(s);
- Construction of a new principal building(s) or structure(s);
- Any additions to a building including new porches or verandahs, and accessibility ramps;
- Construction of large (over 10 m²) outbuildings or garages;
- Structural repairs that impact the exterior of the building or its structural integrity;
- New window or door openings, removal of a window or door opening, or alteration in the size of a window or door opening;
- Replacement of original cladding with new cladding, or the painting of previously unpainted masonry;
- Removal of exterior building elements such as chimneys and decorative architectural features; and
- New or widened driveways or parking areas.

7.5.4 Heritage Permit Application Submission Requirements

Applicants are reminded that any work listed above that requires a heritage permit also requires other Town permits and approvals. These may include building permits, demolition permits, site plan approvals, sign permits, minor variances or zoning amendments. The heritage permit process will be initiated within the Building, Planning or Public Works Departments when other permits are required. The heritage permit approval process will occur concurrently with the approval and issuance of these other permits or approvals.

Submitting a complete application form and providing all of the required information and documentation required by the Planning, Public Works, and or Building departments will expedite the approvals process. The official notice of receipt required under the Ontario Heritage Act will be issued when all of the documents and materials required by the Planning, Public Works, and or Building departments have been submitted and the application is deemed complete. The submission of electronic copies of drawings and photos, in addition to hard copies, is encouraged.

Depending on the scope of the work proposed, the application requirements may include drawings or plans, photographs, registered survey, site plans, building elevations, floor plans, material specifications, a report from a certified arborist, and/or a heritage impact assessment.

7.5.5 Approvals and Appealing a Decision

Heritage permit applications are reviewed and approved by the approval authority delegated by Council. If dissatisfied, property owners have the right to appeal a decision refusing the permit, or the conditions attached to the granting of a permit. The applicant can request that the application be reviewed by Council. If they are dissatisfied with Council's decision, they may appeal to the Ontario Municipal Board.

7.6 Development Applications

In keeping with the Official Plan, all development applications within the District will undergo heritage review in relation to the District Plan and the design guidelines. This review may require the completion of a Heritage Impact Assessment.

7.6.1 Heritage Impact Assessments

The Provincial Policy Statement (2014) identifies heritage impact assessments as a means of conserving cultural heritage resources. In the case of the District, affected cultural heritage resources may include individual buildings within the District, or the District as a whole. The Town may require a Heritage Impact Assessment, as identified in the Official Plan, as part of any application to demolish or re-locate a designated cultural heritage resource, or in support of any significant development or site alteration that is adjacent to a designated cultural heritage resource in the Town of Orangeville.

7.6.2 Adjacent Lands and Development

The cultural heritage and archaeological resource policies of the Provincial Policy Statement (2014) address the potential impact(s) of development on lands adjacent to protected heritage property. In the case of the HCD, any development proposals outside but adjacent to the District boundary must comply with Section 2.6.3 of the Provincial Policy Statement (2014) and consider the District Policies and design guidelines contained within this Plan.

8. Financial Incentives

It is strongly recommended that the Town consider participating in incentive programs arising from provincial legislation. These programs support property owners in the preservation, restoration and rehabilitation of their properties within the District by encouraging and facilitating the refurbishment and use of original materials when alterations or repairs to heritage buildings are undertaken.

Public consultation undertaken during the Heritage Conservation District Study process and during the development of the HCD Plan and Guidelines identified resident and property owner concerns that conservation or restoration works to properties may result in higher costs. Incentive programs address these concerns as well.

Enabling Legislation

There are incentive programs arising from provincial legislation that the Town may participate in which encourage and support property owners to preserve, restore and rehabilitate their properties within the District.

Subject to funding, they include:

- 1. Community Improvement Plan (Planning Act)**
- 2. Grant program (Ontario Heritage Act, Sections 39 and 45)**

The Ontario Heritage Act permits municipality to pass by-laws to provide grants or loans to the owners of properties designated under Part IV or Part V for the purpose of restoring or repairing heritage features of the property.

3. Property tax relief program (Municipal Government Act)

Municipalities can give tax relief to owners of eligible designated heritage properties by passing a by-law creating a heritage property tax relief program under the Municipal Act, 2001.

The province gives municipalities the flexibility they need to adapt their program to local circumstances. For instance, municipalities can set the amount of tax relief they wish to offer (between 10 per cent and 40 per cent) and develop eligibility criteria in addition to those prescribed in the legislation.

The province shares in the cost of the program by funding the education portion of the property tax relief.

Currently, the Town supports the improvement of properties in the Downtown HCD through a Facade Improvement Grant Program. The terms of this grant program could be extended to the Merchants and Prince of Wales HCD and revised to include the types of conservation and restoration work commonly undertaken on residential heritage properties.

9. Education and Promotion

9.1 Promotion

Promotion and education following the designation of the Merchants and Prince of Wales HCD will help to promote the benefits of an HCD among the property owners and residents. Additionally, providing ongoing educational material will assist property owners in their efforts to maintain and improve their properties. Engendering a supportive relationship among all stakeholders will serve to gain community support for future initiatives to preserve Orangeville's built heritage and heritage landscapes.

The following are recommendations regarding promotional and educational programs that may be implemented by the Town:

- Following adoption of the Orangeville Heritage Conservation District Plan, mailing a letter to all residents and property owners indicating that the Plan has been adopted and directing residents to where additional information can be obtained;
- Making copies of the HCD Study and Plan available at the Orangeville Public Library locations;
- Designating a member of staff at the Town as a part-time District coordinator;
- Creating and maintaining a dedicated HCD web page as a source of information for residents and for visitors to Orangeville. (Information contained on the web page should include digital copies of both the HCD Study and Plan, as well as information and updates);
- Providing seminars, workshops, educational material for property and business owners (e.g. conservation techniques, municipal, provincial and federal grant programs, etc.);
- Informing local realtors of the designation of the HCD and providing information on what designation means for prospective buyers;
- Provide signage to identify the location of the Merchants and Prince of Wales HCD for residents and visitors;
- Continue to provide information for self-guided heritage walking tours; and
- Promoting the HCD within the Town and in tourism-related literature and communications.

9.2 HCD Plan Monitoring

An HCD Plan monitoring program is recommended to assist in evaluating the long term impact and effectiveness of the designation on the community and on the Town. Both phases of the Heritage Districts Work study by the Heritage Resources Centre at the University of Waterloo recommend the continued monitoring and evaluation of districts. A monitoring program may provide valuable information regarding the heritage permit approvals process and associated time frames, as well as the ease of implementing the Design Guidelines and policies. It may also identify more effective ways to use staff resources.

The following factors should be considered as part of the monitoring program:

- Number and type of building permits granted;
- Number and type of heritage permits applied for and granted, and when not approved, the rationale;
- Time frame required for review and approval of heritage permits; and
- Qualitative/photographic record of alterations and redevelopment undertaken;
- Success /effectiveness of the implementation of policy recommendations.

The monitoring program should be carried out annually and a brief report prepared for Council.

9.3 Heritage Conservation Information & Resources

A list of sources providing heritage conservation advice follows that may be helpful to consult when undertaking maintenance work or planning a repair to a property within the HCD. These heritage conservation resources provide practical and useful guidance. It is recommended that the advice of a heritage professional be sought if large or complex projects are being considered.

Canada

Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.
<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

Ontario Heritage Tool Kit. http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

Ontario Architecture website: www.ontarioarchitecture.com

Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation: <http://www.heritagetrust.on.ca/Resources-and-Learning/Free-publications/Well-Preserved.aspx>

Manitoba Culture, Heritage and Tourism, Historic Resources Branch, Heritage Publications: http://www.gov.mb.ca/chc/hrb/heritage_pubs.html

Alberta Culture, Heritage Notes: <http://culture.alberta.ca/heritage/resourcemanagement/historicplacesstewardship/adviceassistance/heritagenotes.aspx>

United States

Technical Preservation Services, National Park Service, U.S. Department of the Interior Preservation Briefs: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Preservation Tech Notes: <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings: <http://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>

National Trust for Historic Preservation, Preservation Green Lab: [http://www.](http://www.preservationnation.org/information-center/sustainable-communities/sustainability/green-lab/#.UUnaCl7vy_E)

[preservationnation.org/information-center/sustainable-communities/sustainability/green-lab/#.UUnaCl7vy_E](http://www.preservationnation.org/information-center/sustainable-communities/sustainability/green-lab/#.UUnaCl7vy_E)

Downtown Research & Development Centre, Downtown Guideline Exchange: http://www.downtowndevelopment.com/guideline_exchange.php

United Kingdom

English Heritage - Maintenance and Repair: <http://www.english-heritage.org.uk/professional/advice/advice-by-topic/buildings/maintenance-and-repair/>

Historic Environment Local Management: <http://www.helm.org.uk/guidance-library/new-guidance-for-2012>

Managing Change in the Historic Environment Guidance Notes: <http://www.historic-scotland.gov.uk/index/heritage/policy/managingchange.htm>

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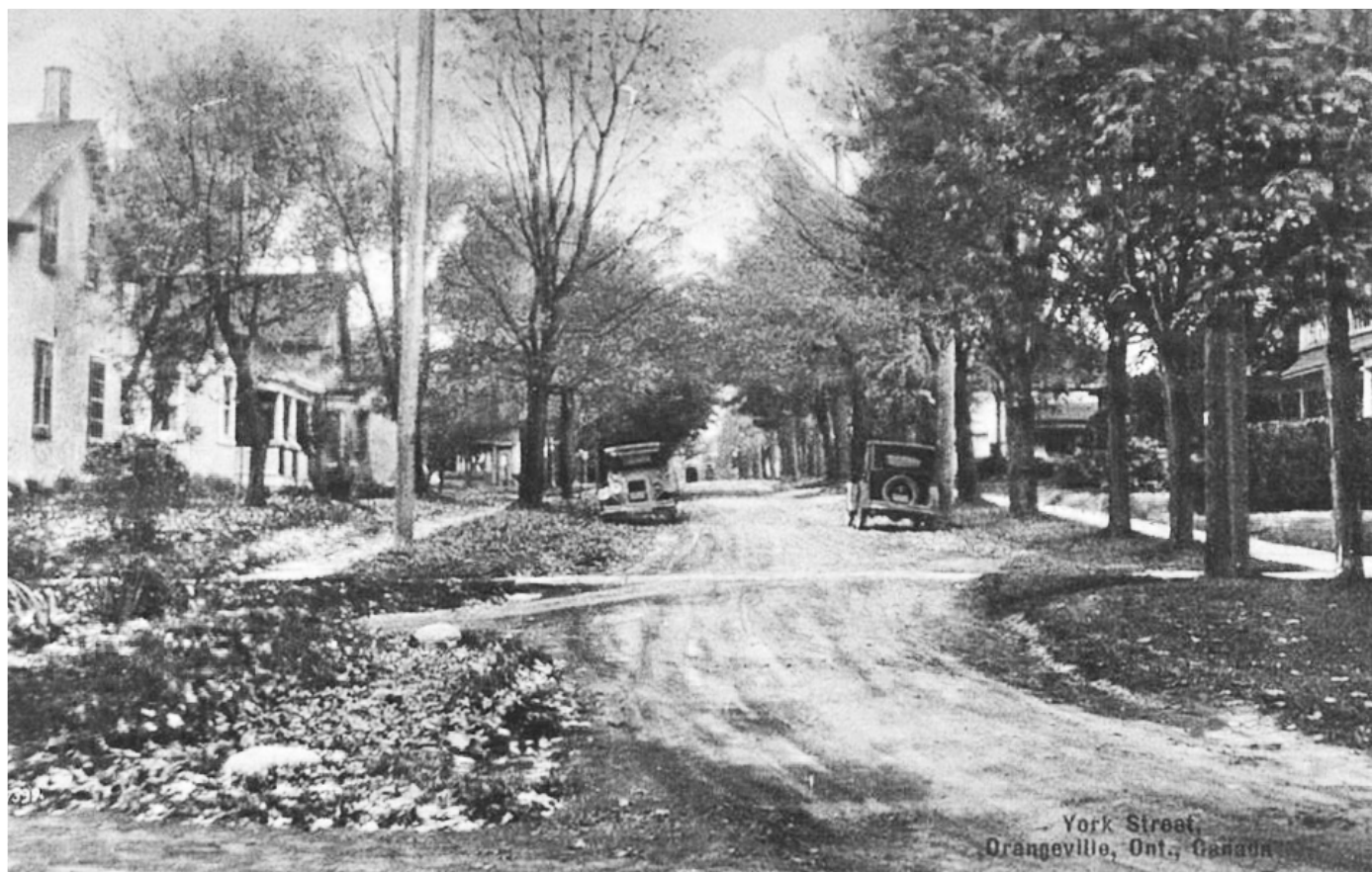
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Town of Orangeville

2017 Heritage Conservation
District Study



Prepared by Lynda Addy, Diana Tracey
and the Town of Orangeville, April 2017.

Executive Summary

The Town of Orangeville is a community at the headwaters of the Credit River in southern Ontario. It was established as a small mill settlement in the 1830s and evolved into a prosperous town because of the mills on Mill Creek and the arrival of the railway in 1871. The creation of Dufferin County in 1881 with Orangeville as the County Town further solidified Orangeville's position as the commercial, industrial, social and cultural hub for the surrounding community – a position the Town still holds today. Orangeville is an important part of the Hills of Headwaters Tourism Association initiative attracting many visitors to the area for its cultural and community events.

Orangeville's cultural heritage value lies in its distinctive 19th century commercial downtown and adjacent (surrounding) historic residential neighbourhoods. The commercial downtown area was designated by bylaw in 2002 as a Heritage Conservation District under Part V of the Ontario Heritage Act. The aesthetic value of the historic residential neighbourhoods adjacent to the Downtown HCD and the strong sense of place they invoke, along with their associations to the economic and social development of Orangeville, are also of significant cultural heritage importance to the Town.

In December 2015, the Town initiated the study of two residential neighbourhoods as potential Heritage Conservation Districts. These were first identified as Study Areas by Orangeville Town Council in 2003. They encompass a largely historic residential area adjacent to the Downtown Heritage Conservation District and include west Broadway, Zina Street, York Street and Bythia Street as well as First Street and First Avenue. The Study Areas contain 238 properties.

To meet the requirements of the Ontario Heritage Act for a Heritage Conservation District Study, the research undertaken entailed an historical overview of the development of the town, a survey of existing conditions, community consultations to seek input and to share and confirm findings, and a review of Town planning policies that could affect the creation and management of an HCD. Based on the findings of this HCD Study, the following is recommended.

This HCD Study recommends that the Town of Orangeville:

1. Designate the Study Areas as one Heritage Conservation District under Part V of the Ontario Heritage Act;
2. That the HCD include all properties on both sides of York Street; the east side of Bythia Street from Broadway to the Mill Creek bridge and the west side to 22 Bythia (Lot 5, Plan 170) both sides of Broadway from John Street to the Centre/Clara Street intersection then the north side only to just west of Ada Street; both sides of Zina Street from First Street to just west of Clara Street; both sides of First Street from 3/5 First Street (Lot 16, Plan 159, Block 1) to beyond Fourth Avenue; both sides of First Avenue to Second Street; Kay Cee Gardens in its entirety and the rail bed adjacent to Kay Cee Gardens.
3. That the HCD be called the Merchants and Prince of Wales District;
4. That the Town develop a Merchants and Prince of Wales HCD Plan to be adopted by bylaw;
5. That the Town ensure consistency across heritage conservation policies and other Town policies in managing and protecting the heritage character of the HCD and its environs.

These recommendations support the goal of the Orangeville Official Plan "to support the retention and recognition of Orangeville's built heritage and cultural heritage landscapes in order to build a sense of community identity and a degree of continuity between the past and the present".

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1. Introduction

Orangeville is a community at the headwaters of the Credit River in southern Ontario. Due to its location, size, the services it provides, and that it is the administrative centre for Dufferin County, Orangeville serves as a commercial, industrial, social and cultural hub for the surrounding region. In addition, Orangeville is an important part of the Hills of Headwaters Tourism Association initiative attracting many visitors to the area for its cultural and community events. Its distinctive 19th century commercial downtown and adjacent (surrounding) residential neighbourhoods are important factors in the Town's appeal and success.

In December 2015, the Town of Orangeville initiated the study of two areas as potential Heritage Conservation Districts ("HCD") under Part V of the Ontario Heritage Act ("OHA"). These areas had been identified by Orangeville Town Council as potential HCD study areas in 2003. The majority of properties in the District 1 and District 2 Study Areas were developed as residential and many remain in use as private dwellings. A significant number of the buildings on main traffic corridors have been converted to commercial use. These areas are seen as having a distinct character due to the concentration of cultural heritage resources and a distinctive urban forest.

1.1 Heritage Conservation in Ontario

The Ontario Heritage Act 2005, as amended, regulates the protection of cultural heritage and archaeological resources at the provincial and municipal levels. Part V of the OHA enables municipalities to designate a defined geographical area within the municipality as a Heritage Conservation District.

What is a Heritage Conservation District?

A Heritage Conservation District is a defined geographical area "with a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings".¹ The HCD will have special meaning to a community based on the aggregate of the cultural heritage resources within it. These resources may be a concentration of historic buildings, sites, structures, or landscapes that are linked through context or historic patterns of use. Visual coherence, or a distinctive character that enables an area to be recognized and distinguishable from its surroundings or from neighbouring areas may be the defining feature. A HCD may be a form of cultural landscape as an area of heritage significance that embodies evidence of having been modified by human activities over time.²

Urban landscapes such as those in Orangeville, evolve over time and as such have layers of cultural and natural attributes. They may involve tangible elements such as groupings of buildings or structures, open spaces and gardens, archaeological sites, infrastructure, development patterns and natural features. They may also include intangible elements such as social and cultural practices, community perceptions, and relationships including important vistas and view corridors towards or between buildings and spaces. When considered as a whole, these tangible and intangible elements form a cultural heritage resource that is distinctive from that of its constituent parts. This is the nature of a cultural heritage landscape and what is being captured within an HCD.

Benefits of district designation

Cultural heritage is increasingly seen as a key asset for a community's social and economic development. Indeed, in Orangeville, the Official Plan identifies the use of heritage preservation to "support the retention and recognition of Orangeville's built heritage and cultural heritage landscapes in order to build a sense of community identity and a degree of continuity between the past and the present"³. The stewardship of heritage resources through district designation provides a community with tools to manage physical and social change, while respecting the values of that community.

A Heritage Conservation District can:

- Provide a planning process that respects a community's history and identity during decision-making processes such that changes are compatible with the statement of cultural heritage value or interest governing the area and its heritage attributes
- Allow a community to recognize and commemorate what it values within an area and the quality of the human environment that contributes to its sense of place, and provides a process for sustaining these elements into the future (such as through reuse of existing buildings and compatible infrastructure)
- Contribute towards the development of a rich physical and cultural environment and the promise of continuity and stability into the future by integrating the conservation goals with social and economic development
- Encourage tourism activity by enhancing the special character of the area, which will attract visitors and compatible businesses; and manage tourism activity such that it does not challenge the integrity of the area's unique character

Designating an area as a HCD by a Part V OHA bylaw is a way of protecting the cultural heritage value of a place and retaining it as a community asset, while facilitating change in a manner that is consistent with the values of that historic place and the community.

Orangeville established the Downtown Heritage Conservation District in 2002 by bylaw to preserve and manage the thematically coherent core commercial district. In the intervening years, the Town has encouraged and supported the preservation efforts of property owners. Presently, the Downtown HCD is a unique, attractive and vibrant example of a 19th century main street in small town Ontario.

The Designation Process under Part V of the OHA

The process of designating an HCD involves two phases of work: an HCD Study and an HCD Plan. These are the basis of the bylaw establishing the boundary of the HCD and adopting the HCD Plan. The HCD Study requires a detailed examination of the cultural heritage resources, components, and overall character of a Study Area. This lays the foundation for the HCD Plan which specifies policies and provisions for the management of the HCD.

The Ontario Heritage Act prescribes the mandatory content of a HCD Study in s. 40(2):

A study under subsection (1) shall,

- a. Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- b. Examine and make recommendations as to the geographic boundaries of the area to be designated;
- c. Consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;
- d. Make recommendations as to any changes that will be required to the municipality's official plan and to any municipal bylaws, including any zoning bylaws.⁴

The outcome of the HCD Study is to determine if the chosen Study Area, or some portion, merits designation by bylaw as a Heritage Conservation District under Part V of the OHA. The HCD Study may determine that none, or alternate planning tools should be used to protect the cultural resources of the area.

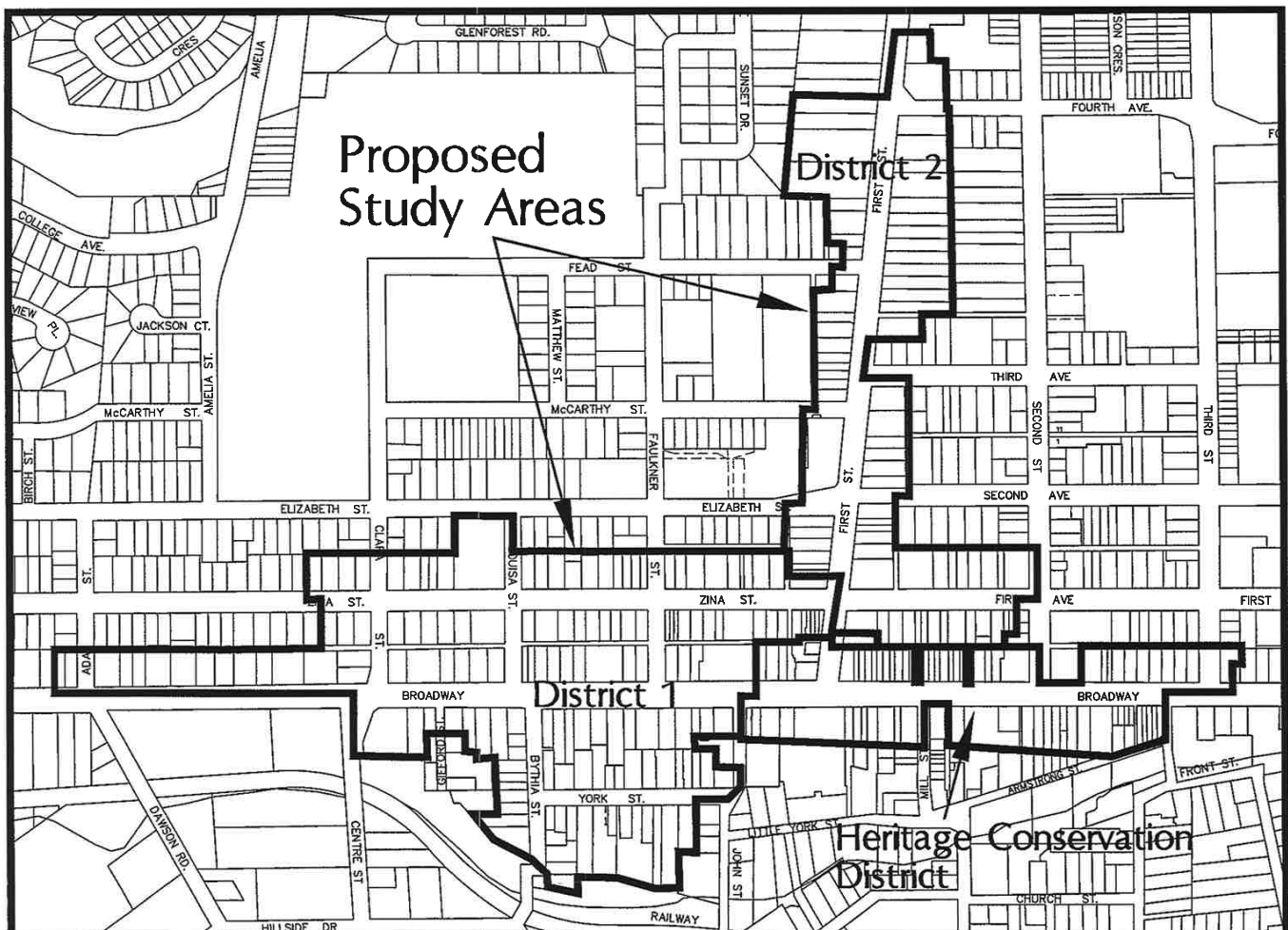
If a municipality decides to proceed with a Part V designation, then the project proceeds to the HCD Plan phase. The OHA prescribes the content of the HCD Plan in s. 41.1(5). Essentially, the Plan is meant to define the values of the District through a statement of cultural heritage value or interest. Policies and provisions for the management of the HCD and the conservation of identified heritage attributes are established to ensure the protection and enhancement of the area's unique cultural heritage value, as the area evolves. The OHA gives a Part V designation bylaw and HCD Plan authority to supersede some of the provisions of the Planning Act and other bylaws and planning provisions of a municipality.⁵

Under s. 41.(1) of the OHA: "Where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by bylaw designate the municipality or any defined area or areas thereof as a heritage conservation district." Orangeville has this Official Plan provision to establish a HCD. This HCD Study proceeded under the authority of that provision.

1.2 The Study Areas

There are presently 124 Heritage Conservation Districts in Ontario. Although each HCD is unique, many share a common set of characteristics. This HCD Study seeks to determine what special character might warrant protection as a HCD and whether that character is encompassed within the two initial District 1 and District 2 Study Area boundaries. This determination is based on an examination of all factors and elements that contribute to the definition of the area to be designated.

The total Study Area boundary under consideration was defined by Heritage Orangeville and endorsed by Town Council in 2003. The boundary was intended to capture the most visually contiguous group of cultural heritage resources adjacent to the Downtown HCD. The boundaries of the District 1 and District 2 Study Areas are shown below.



Consideration was given to those areas that are on major traffic and pedestrian routes leading into the Downtown. The areas demonstrate a cohesive, harmonious built form and streetscapes that collectively have a definite sense of place. The areas thus defined are not intended to include all areas or structures of cultural heritage value and importance within the Town. Other properties and areas may be the subject of s. 29, Part IV (individual property designation) of the OHA, or another Part V designation in the future.

The two Study Area boundaries are a starting point that provides a framework within which to undertake the study process. It is the task of the Study to determine what boundary is appropriate for an HCD. A final district boundary can only be recommended by researching the history and historical evolution of the area, the physical setting and situation including visual characteristics, and the community's perception of place.

Defining the boundaries of the Study Areas proved to be a difficult process. During the first public consultation meeting, concern was expressed by participants that the areas chosen were not large enough, and examples of other important buildings and areas outside the preliminary boundaries were given. At the Public Open House held on April 19, 2017, some attendees reiterated that the district should include other areas; specifically identified were portions of Second Street, Second Avenue and Third Avenue. This sentiment was considered in this Study.

1.3 Scope of HCD Study

For the purposes of this HCD Study, the scope of work was divided into two parts:

The Study Phase 1 was designed to gauge public opinion and interest. This phase included a community questionnaire available on the Town's website. A copy was also mailed to the occupant of every property and to every property owner, if different, within the proposed study boundaries. A Community Information Session was held in June 2016 and important input was received on what the community felt was significant about these areas. A Public Open House was held on April 19, 2017, to present the draft HCD Study and seek comments.

The responses were overwhelmingly positive from both the questionnaire and the information sessions. The results of these can be found in the Appendices of this HCD Study.

The Study Phase 2 was the research and analysis phase, the results of which are described in this report. Work on the HCD Study began in earnest in January 2016. The intent was to research and clearly define the cultural heritage resources within the Study Areas and to provide information and recommendations related to the conservation of the cultural heritage values of Districts 1 and 2.

To meet the requirements of the OHA and to complete the HCD Study for the two areas, the following work was undertaken:

- The inventory of the cultural heritage resources both built and natural within the entire Study Area was completed, and the cultural heritage value of each property was assessed
- A historical overview of the area was prepared
- A detailed analysis and evaluation of the cultural heritage value of the entire Study Area was done
- Recommendations were made on whether to proceed with a Heritage Conservation District designation under Part V of the Ontario Heritage Act and preparation of the required HCD Plan
- A recommendation was made regarding the final geographical boundary of the HCD
- A preliminary review of Town policies and bylaws was done to determine if they support heritage conservation district designation and to make any legislative and/or other recommendations

1.4 Study Methodology

To meet the requirements of the OHA for a HCD Study, the work was undertaken in four concurrent stages: (1) historical overview of the development of the town, (2) survey of existing conditions, (3) consultations to seek input and to share and confirm findings, and (4) review of planning policies that could affect the creation and management of an HCD.

The research phase is necessary to understand the historical processes that shaped the physical landscape; to document the individual properties and landscapes that are the result of these processes; and to understand the community's sense of place and how it views and uses that place. By viewing individual elements of the area in the context of the greater influences which created it, as well as the value the community places on these areas now, the cultural heritage value or interest of the whole area can be identified and evaluated.

Historical overview and thematic history: The purpose of the historical overview and a focus on cultural or historical themes within the areas is to provide a sound basis for describing the cultural heritage value or interest of the area. Determining and documenting the historic themes that influenced the pattern of development and the built form that exists today allows for the necessary analysis to evaluate the cultural significance of the area, and to set appropriate boundaries for the heritage conservation district.

Survey of existing conditions: A survey of the existing built environment, natural features, and the urban forest both public and on private lands is required to evaluate to what extent the historic patterns of settlement and use continue to exist in the present and to what extent these may have changed over time and may continue to change into the future.

This survey was done by reviewing the development of the town through historic resources such as fire insurance plans, registered plans of subdivision, historic photographs, newspaper accounts and other sources. This analysis was supported by field studies involving on-site evaluation of all properties, streetscapes and natural features within the Study Areas.

The Consultation Process and Planning and Policy Framework Review are described separately in this report.

1.5 Policy and Planning Framework

The HCD Study was carried out in accordance with the requirements of Part V of the OHA. The HCD Study was also guided by the directives of the Provincial Policy Statement (2014) of the Planning Act related to cultural heritage and archaeology, and the provisions of the County of Dufferin Official Plan (2014) and the Town of Orangeville Official Plan (1985). Recommendations are made within this legislative and planning framework.

In addition, the Town of Orangeville Strategic Plan (2003) outlines a Vision of Orangeville's Future that defines the core values of the town.

Orangeville will sustain and indeed enhance its strong economic, community, cultural and environmental well-being by focusing on the following key areas of importance:

- Maintenance and enhancement of Orangeville's overall quality of life and small town appeal
- Protection of Orangeville's heritage, cultural and natural environments
- An approach to growth management that balances opportunities for residential and employment growth while maintaining the community's natural and historical character
- Providing an economic development strategy that supports the retention and expansion of local businesses, and seeks new opportunities
- Development of an equitable, efficient and accountable municipal service delivery system, that allows for regular public consultation⁶

Small town appeal, heritage environments and historical character are key values of the place known as Orangeville. The small town appeal is invoked by the existence of the largely intact historic downtown area surrounded by the distinctive heritage neighbourhoods that comprised Orangeville before the more recent growth which began in the 1960s and continues to the present.

Furthermore, the Strategic Plan (2003) process identified a challenge. "Participants in the focus groups expressed concern that the type and scale of new residential development is often in contrast with Orangeville's unique heritage character and traditional urban form. In this context, it was felt important that the town continue to protect its historical assets and heritage character of the community".⁷

As new development expands the built Orangeville to its boundaries, conserving what is unique and important to all residents becomes even more important.

County of Dufferin Official Plan

The Town of Orangeville is a lower tier municipality within the County of Dufferin. The Dufferin County Official Plan ("DCOP") was adopted by Council on September 11, 2014, and approved by the Ministry of Municipal Affairs and Housing on March 27, 2015. It provides general County-level policy direction and a planning framework to guide the physical, social, economic, and environmental management of the County and address matters of County significance. The policies of the DCOP are further implemented through more detailed land use and development policies in the local municipal official plans. All local municipal official plans and zoning bylaws are required to conform to the DCOP.

The County's Official Plan identifies Orangeville as a "settlement area". The County's settlement areas will be the focus of growth and accommodate a range of land uses and opportunities for intensification, infill and redevelopment that can accommodate the anticipated growth. The growth management objectives of the Official Plan include encouraging redevelopment, intensification and revitalization that is compatible with the character and scale of the existing community.⁸

County policies that apply to urban settlement areas prescribe that historic downtowns and main street areas should be maintained and/or enhanced through development that is compatible with the existing character of these areas. In addition, the Plan advises that land use patterns which may cause heritage conservation concerns be avoided⁹, and that intensification be compatible with the existing development and the physical character and scale of adjacent buildings, streetscapes, and surrounding neighbourhoods, and provides appropriate transition of built forms to adjacent uses.¹⁰

Section 3.10 of the DCOP contains policies relating to Cultural Heritage Conservation that support the protection and enhancement of heritage in local municipalities. It is the intent of the DCOP that the County's significant built heritage resources and significant cultural heritage landscapes be identified, conserved and enhanced and that all new development occur in a manner that conserves the County's rich cultural heritage. The DCOP specifies that local municipal official plans have policies that allow those Councils to fully utilize their authority under the Ontario Heritage Act to designate individual properties under s.29, Part IV, and heritage conservation districts under Part V that are of cultural heritage value or interest.

Town of Orangeville Official Plan

The Town of Orangeville Official Plan ("OOP") was adopted by Council on October 21, 1985, by Bylaw 115-85, and was approved by the Minister on June 1, 1987. The most recent office consolidation took place on May 7, 2015. The goal of the heritage conservation provisions in the OOP is "to support the retention and recognition of Orangeville's built heritage and cultural heritage landscapes in order to build a sense of community identity and a degree of continuity between the past and the present".¹¹ The OOP also references the Ontario Heritage Act and states that Council may use the authority it has under the act to designate individual properties and heritage conservation districts using either s. 29, Part IV, or Part V, as applicable.

This HCD Study was undertaken under Section D4.3.11 of the OOP:

Council may designate heritage conservation districts under Part V of the Ontario Heritage Act where such districts meet the following criteria:

- a. The majority of the structures or elements in the district have a unique character and reflect an important aspect of the heritage of the community or are of historical, architectural, natural or cultural significance; or,
- b. A major part of the heritage value of the district derives from the consideration of the heritage resources in that district as a group rather than as individual buildings.

Heritage conservation districts may include properties of no cultural heritage value or interest.

In agreement with the DCOP, the OOP has policies that conserve cultural heritage resources during any

redevelopment of properties that have such resources. Further, development on lands adjacent to heritage resources must be done in such a way that the heritage resources are protected or that appropriate mitigative measures are taken.

Best Practices in Heritage Conservation

Provincial and national standards on the conservation of historic places were consulted in the preparation of this HCD Study. In particular, the Study was guided by the Ontario Heritage Tool Kit¹² published by the Ministry of Tourism, Culture and Sport; and Standards and Guidelines for the Conservation of Historic Places in Canada, a federal, provincial and territorial collaboration developed by Parks Canada.¹³

Summary of background documents and reports

The community of Orangeville has a strong and vibrant culture, rooted in a pioneering spirit of self-sufficiency and entrepreneurship. It has a keen awareness of its history and heritage resources, and is engaged in defining its future. Managing development in Orangeville is associated with recruiting compatible businesses in the manufacturing, retail and service sectors, and with guiding ongoing settlement as a growth community within the Greater Toronto Area while celebrating and protecting heritage resources and assets in the community. The cultural heritage of Orangeville is recognized as being among the community's greatest assets.¹⁴

A review of various planning documents reveals that there is a consistent focus on building a sustainable development framework for Orangeville in a way that takes advantage of and celebrates its unique cultural heritage. While HCDs are recognized as a conservation strategy in the Town of Orangeville Official Plan, other planning documents specifically identify that the historic downtown and adjacent neighbourhoods warrant protection and promotion for their distinctive cultural heritage value. Other documents reviewed for this HCD Study include:

- Town of Orangeville's Strategic Plan, (2003)
- Town of Orangeville Economic Development Strategy (2007)
- Tourism Development and Marketing Plan (2010)
- Orangeville's Cultural Advantage: Municipal Cultural Plan (2014)
- Town of Orangeville Parks Master Plan (2015)
- Town of Orangeville Sustainability Case Study: Melding heritage protection with economic, environmental and social sustainability interests

The Town of Orangeville is located less than an hour's drive from Toronto and is easily accessed via highway. It is at the geographic centre of the Hills of Headwaters Tourism area, an approximately 1000 square kilometre region just northwest of the province's largest urban centre. It is also the heart of Dufferin County, acting as its hub of commercial, economic and social activity. The Economic Development Strategy emphasizes that when "promoting and marketing the Town of Orangeville for business and visitor attraction, consideration must be given to quality of life and quality of place that is evident in the community".¹⁵ The unique sense of place engendered by the historic commercial and residential core is also identified as an added value for tourism linkages with other cultural draws such as Theatre Orangeville and the Credit Valley Explorer.

Orangeville offers a good balance of small town atmosphere with urban amenities that increasingly allow it to compete with surrounding urban centres — a character that is attractive to residents, businesses and visitors alike. The Greenbelt and Oak Ridges Moraine areas have served to protect the rural town atmosphere of Orangeville. The community and Town are keenly aware of its important past and are engaged in shaping its future through a variety of planning initiatives, including the protection, promotion and celebration of cultural heritage resources. Achieving this objective is seen as having positive impacts for its residents and local business community.

A strategy of the town has been to adopt the principles of sustainable development into its planning policies. Sustainable development is a powerful tool for achieving balanced growth that manages development while protecting, maintaining and enhancing the natural and cultural characteristics that are valued by the community. A fine example of this strategy is the incorporation into the Orangeville BIA of big box stores, such as Walmart, which lie outside the historic downtown. These big retailers have caused the death of small downtown retailers all over North America, but by using the funds generated by these retailers, what may have constituted a significant threat to the vibrancy of the historic downtown area became a tool to better it.¹⁶

The objective of designating a HCD fits into this strategy by providing a framework that allows for the conservation of significant heritage resources while managing growth. Through the requirements of the provincial Places to Grow Act, 2005, the built areas of Town must support significant residential intensification. Principles of sustainable development in conjunction with a framework for preserving cultural heritage resources will help guide intensification to enhance rather than detract from the significant built heritage found in Orangeville.

In addition to the cultural and economic planning initiatives, the Parks Master Plan (2015) was consulted for this HCD Study. The Plan indicates that no parks and public spaces are located within the Study Areas, although one urban green space, Alexandra Park, and one community park, Kay Cee Gardens, are adjacent. Historically, these spaces were not built on as they had important uses early in the Town's development. The Master Plan identifies actions to develop Alexandra Park to "balance the level of facility development within the context of the park's historical and local cultural significance and importance as an urban green space for passive use".¹⁷ The plan for Kay Cee Gardens is to "continue to promote and engage community groups, involvement in park programming and plantings"¹⁸

1.6 Consultation and Public Participation

The OHA provisions on consultation for a HCD Study only require that where a Municipal Heritage Committee (“MHC”) exists, the municipal council shall consult with the MHC (Heritage Orangeville) about the area being considered. No public meetings or consultations are required by the OHA during the preparation of the HCD Study. The consultation and public participation process developed for this HCD Study exceeded the requirements of the OHA.

Through consultation, the project team sought to understand the different groups that have an interest in Orangeville and the Study Areas and whether these groups have competing or overlapping interests. These groups might include residents and property owners, other interested community members, the municipality, business and industry, tourists, and so on. Consultations involved the following initiatives:

- A letter to property owners and questionnaire was mailed to property owners and occupants inviting participation in the study process and giving notice of the first Community Consultation meeting to be held in June 2016. The results of the questionnaire are found in Appendix A
- A Survey Monkey survey was advertised through the Town page in the local newspapers and on the Town website. The results of the survey are found in Appendix B
- An initial Community Consultation meeting was held on June 20, 2016, at the Orangeville Library on Mill Street. At this meeting, the project team gave a presentation on HCDs, the architectural time line for the areas, facilitated the gathering of written reflections from participants, and had an open Question and Answer session with participants. The written comments are found in Appendix C
- A Public Open House was held on April 19, 2017, to present and discuss the draft HCD Study. Written comments are found in Appendix D

1.7 Acknowledgements

The authors would like to acknowledge the support and assistance provided by;

- The people of Orangeville for their input and ideas, and for their commitment to the well-being of all in the Town of Orangeville
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- Councillor Sylvia Bradley for her guidance and faith that this Study could be done
- The members of Heritage Orangeville for their support

Historic photographs from the collection of the Dufferin County Museum and Archives

2. History and Development

An analysis of the historical settlement of Orangeville based on documentation and a survey of existing elements serves to identify the physical, cultural and economic forces that created its historic residential landscape.

2.1 A Brief History of Orangeville

The history of Orangeville as it can be traced from newspapers, assessment records, photographs, and census, church, and cemetery records is one of settlement that began in the 1830s, of steady growth to incorporation in 1863, and of economic expansion through the 1870s and 1880s. All this development culminated in the town being named the county seat for the newly-incorporated County of Dufferin in 1881. Much of this early history can still be seen in the commercial area of Broadway, now known as the Downtown Heritage Conservation District, and its surrounding neighbourhoods. The buildings and streetscapes all have stories to tell about the founders, their interests, and the town they built. The residential neighbourhoods which abut the downtown grew as the Town grew and also reflect the prosperity and sensibilities of the people who made Orangeville their home from the time of the earliest settlement until the present.

2.1.1 Use by First Nations Peoples

The First Nations peoples who first inhabited this part of southern Ontario have left minimal trace. Information found in the writings and maps of early French missionaries provides what is known about the indigenous peoples at the time of first contact with Europeans. It is generally believed that the Tionontati or Petun (Tobacco) people had their principal villages north of the uplands of Dufferin County closer to Georgian Bay. Stephen Sawden's *A History of Dufferin County*¹⁹ claims that the Petun also lived farther south at the source of the Grand River. The forests, deep river valleys and the clefts of the escarpment likely served as travel routes as well as abundant hunting grounds for these populations.

The common perception is that the Petun were decimated by European diseases in the 1630s. The surviving peoples were attacked by the Iroquois in December of 1649 as part of the Iroquois efforts to expand their territory and command the fur trade during the Beaver Wars. The remaining Petun and Hurons fled south into what became the United States. Towards the end of the 17th century, Algonquian peoples moved south into the area, along with members of the Chippewa, Gdawa and Potawatomi nations. Despite this influx, the lands were largely uninhabited from the late 1600s to the early 1800s.²⁰

Following the pre-Confederation Treaty era, extensive European settlement took place in this part of Canada.²¹ This effectively pushed out the few indigenous peoples who had been occupying the land in and around what is now Orangeville. The early settlers did record their experiences with native peoples. Stories such as one of "a long established summer Indian village located on Purple Hill"²² have been told. Nearby on a farm east of the Orangeville Reservoir, evidence of a native burial ground has been recorded.²³

2.1.2 The Early Settlers, 1820s to 1863

Among the earliest known settlers was John Corbit, who acquired land in the west end of Orangeville in 1829.

In 1833, Seneca Ketchum bought 200 acres on the east side of the Credit River source, thus creating a small settlement on Purple Hill. Four years later, James Griggs bought 100 acres on the west side of the Credit and established a saw and grist mill which he sold in 1841 to his son George Griggs. By 1844, when Orange Lawrence and his wife Sarah arrived from Connecticut, a well-established community called Griggs' Mill had taken root beside Mill Creek.

In the early 1840s, Purple Hill and Griggs' Mill were both small communities, with Purple Hill being the older. Taverns there serviced settlers on route to occupy lands to the north. Seneca Ketchum had built houses for the families he had persuaded to join him. He built St. Mark's, the first church in the area, as a log structure on his land on Mono Township 1st Line East. However, it was the location of the streams on the west side of the Credit River that made the area attractive to industry and prompted increased settlement.

There were five streams flowing from the west toward the headwaters of the Credit River. Being largely spring fed, these streams had dependable water levels even in summer. Limestone outcroppings provided the material to build mill ponds and dams to harness the power of the water to drive mill wheels. The most promising one to early settlers was Spring Brook, a tributary of the Credit River, which originates in the west and flows through the centre of Orangeville to the head of the Credit River on the east side of town. This small waterway has a vertical drop of 140 feet from west to east and thus was ideal for providing water power for the mills necessary for the increasing population of farming communities in the area.²⁴

Orange Lawrence was just the type of settler this developing community needed as he was very much the entrepreneur. On his arrival, he acquired some 300 acres on the south side of what is now Broadway. He laid out the southeast part of town, bought Griggs' mill, opened a general store and a tavern, and built a second mill. He also founded the first school in Orangeville, and it was he who became the village's first postmaster in 1847. So strong was the mark he left on this community that everyone agreed Orangeville was the most appropriate name.

Immigrants from all parts of the British Isles and elsewhere in the Canadas and United States continued to arrive throughout the 1840s, 1850s and 1860s. Some established successful mixed farms much like the farms they had left behind. Others settled in the village and became the landowners, merchants, and tradesmen who prompted the demand for improved services, especially transportation routes. In 1863, the community was incorporated as a village and the first village council was elected in January 1864.

2.1.3 The Arrival of the Railways

By the 1860s it was clear that the residents of Orangeville needed a dependable means of overland transportation to deliver and receive goods to and from the supply centres to the south. At the time, Mono Road, Centre Road, and Trafalgar Road were the only overland routes south. The Toronto to Owen Sound Road opened in 1848, but travelling any of these gravel roads by horse and wagon would have been

extraordinarily difficult for much of the year. If anything, winter was the season when most goods were transported by sleigh over frozen roads.

In 1864, after the village of Orangeville had been incorporated, the merchants and business leaders began promoting a tramway that would connect them with the Grand Trunk Railway that ran between Toronto and Guelph. As the result of the efforts of the town fathers, men such as Jesse Ketchum, Jr., Samuel and Robert McKittrick, Johnston Lindsey, Thomas Jull, John Foley, and Dr. William Armstrong, work began on this enterprise in 1868. This was the same year that the Toronto, Grey, & Bruce Railway ("TG&B") proposed a narrow gauge line from Toronto to Owen Sound, through Orangeville, which by then had become the most important town along this route.

The tramway was set aside in favour of the TG&B Railway. In April 1871, the first train arrived in Orangeville with a full complement of dignitaries, all celebrating "the opening of an epoch in the history of the town". Regular service began in September of the same year and by 1873 there were 117 miles of railway line between Weston and Owen Sound. The Gazetteer and Directory for the County of Wellington for 1871-2 describes Orangeville in this way: "This village is likely to become one of the most important towns in the western section of the province, being now one of the chief stations of the Toronto, Grey and Bruce Railway".²⁵ While many other parts of Canada experienced an economic downturn in the 1870s, this period was one of growth and prosperity for Orangeville.

When this railway and the Credit Valley Railway became part of Canadian Pacific Railways in 1883, Orangeville became an essential part of the line to Owen Sound. It was the divisional point on the main line as well as the starting point for several branch lines to places such as Fergus, Elora and Mount Forest. An interesting footnote here is that passenger service to Orangeville ended in 1971, exactly 100 years after it began.

TORONTO, GREY & BRUCE RAILWAY.									
Trains are run Daily, Sundays excepted, and by Toronto Time.									
[Nov. 17, 1873]									
GENERAL OFFICES: TORONTO, ONTARIO.									
JOHN GORDON, President.									
WM. RAMSAY, Vice-President.					N. WEATHERSTON, General Superintendent.				
W. SUTHERLAND TAYLOR, Secretary & Treas.					EDMUND WRAGGE, Chief Engineer.				
Going North and West.					Going South and East.				
Mile	STATIONS.	Mail.	Accom.		Mile	STATIONS.	Mail.	Accom.	CONNECTIONS.
	LEAVE	A.M.	P.M.			LEAVE	A.M.	P.M.	
0	TORONTO (Union)	8.00	5.00		0	OWEN SOUND	7.00		ARTHUR—Stage to Fergus.
9	Weston Junction	8.40	5.45		8	Rockford	7.37		FLUSHERTON—Stages to Maxwell, Linghampton, Durham, Hanover, and Walkerton; thence to Paisley and Kinsardine.
15	Humber Summit	8.57	6.13		13	Chateworth	8.00		HARRISTON—Wellington, Grey & Bruce Railway; and Stages to Gorrie, Wroxeter, &c
16	Woodbridge	9.12	6.38		16	Arnot	8.12		ELKINSBURG—Stage to Nobleton, Kinsville, Lloydtown, and Schomberg.
21	Kleinburg	9.32	7.03		20	Williamsford	8.34		MONO ROAD—Stage to Caledon East, Elsieville, and Mono Mills.
28	Bolton	9.50	7.28		24	Berkeley	8.53		ORANGEVILLE—Stage to Camilla.
32	Mono Road	10.15	7.55		29	Markdale	9.18		OWEN SOUND—Lake Superior Steamers; Stages to Allenford, Southampton, Port Elgin, Kilsyth, Tara, Invermay, Ardwright, and Burgoyne. Steamer and Stage to Colpoys Bay.
41	Charleston	10.50	8.45		38	Flash's and Priceville	9.50		TORONTO—Grand Trunk, Great Western and Toronto & Nipissing Railways; Lake Ontario and St. Lawrence Steamers.
44	Alton	11.03	9.15		41	Pront	10.17		
49	ORANGEVILLE	11.20	9.25		48	Dundalk	10.40		
49	ORANGEVILLE	Lve	12.25		58	Shelburne	11.17		
52	Orangeville Junc.t	12.43			70	Orangeville Junc.t	11.55		
58	Amaranth	1.00			73	ORANGEVILLE	12.15		
58	Waldemar	1.15				LEAVE	A.M.	P.M.	
61	Luther	1.30			0	TEESWATER			
72	Arthur	2.15			13	Gorrie & Wroxeter			
79	Kenilworth	2.48			18	Lisadel			
87	MOUNT FOREST	3.25			25	HARRISTON	7.30		
92	Forest	3.55			30	Pagest	8.00		
97	HARRISTON	4.25			35	MOUNT FOREST	8.30		
104	Lisadel				43	Kenilworth	9.05		
103	Gorrie & Wroxeter				5	Arthur	9.35		
122	TEESWATER				11	Luther	10.18		
	ARRIVE	P.M.	P.M.		64	Waldemar	10.34		
49	ORANGEVILLE	Lve	11.40		68	Amaranth	10.50		
52	Orangeville Junc.t	11.55			70	Orangeville Junc.t	11.05		
58	Shelburne	12.43			73	ORANGEVILLE	11.20		
70	Dundalk	1.35				LEAVE	A.M.	P.M.	
81	Pront	1.57			73	ORANGEVILLE	12.25	7.15	
88	Flash's and Priceville	2.22			78	Alton	12.41	7.37	
93	Markdale	2.50			81	Charleston	12.53	7.53	
96	Berkeley	3.13			90	Mono Road	1.25	8.40	
102	Williamsford	3.30			96	Bolton	1.47	9.07	
106	Arnot	3.49			101	Kleinburg	2.05	9.23	
109	Chateworth	4.00			107	Woodbridge	2.23	9.57	
114	Rockford	4.16			107	Humber Summit	2.28	10.22	
120	OWEN SOUND	4.40			113	Weston Junction	2.58	10.47	
	ARRIVE	P.M.	P.M.		122	TORONTO (Union)	3.25	11.55	
† Trains stop only on Signal or to leave Passengers.									
Twenty minutes allowed at Orangeville for Refreshments.									

T.G.&B. Railway schedule for November 17, 1873²⁶

2.1.4 The Town Develops, 1871 to 1900

Within six months of the railway's opening in 1871, Orangeville was shipping out as many as sixteen loads of grain a day as well as timber, lumber and fence rails. Its grain warehouses sometimes stored as much as a 100,000 bushels of wheat. At this same time, Orangeville had eleven hotels, three newspapers, a market twice a week and six churches. Handsome multi-storey buildings built of local brick began to appear on the main street. By 1875 there was a foundry, three planing mills, two saw mills, a tannery, a carding mill, several carriage and wagon manufacturers and a successful pottery enterprise all in operation within the town. The known merchants on Broadway consisted of four grocers, three hardware merchants, two drugstores, three watchmakers, three bakeries and three establishments providing boots and shoes.

The 1871 census indicates that the population had risen to approximately 1400, doubling in less than ten years. All the business owners and workers for the booming businesses built houses in the growing village.

It was the foresight of Orange Lawrence and Jesse Ketchum III that large sections of land on either side of the main street had been laid out for both commercial and residential building lots. At the request of Orange Lawrence, Chisholm Miller had surveyed the first business area in this growing community on the south side of Broadway east of John Street in 1851.

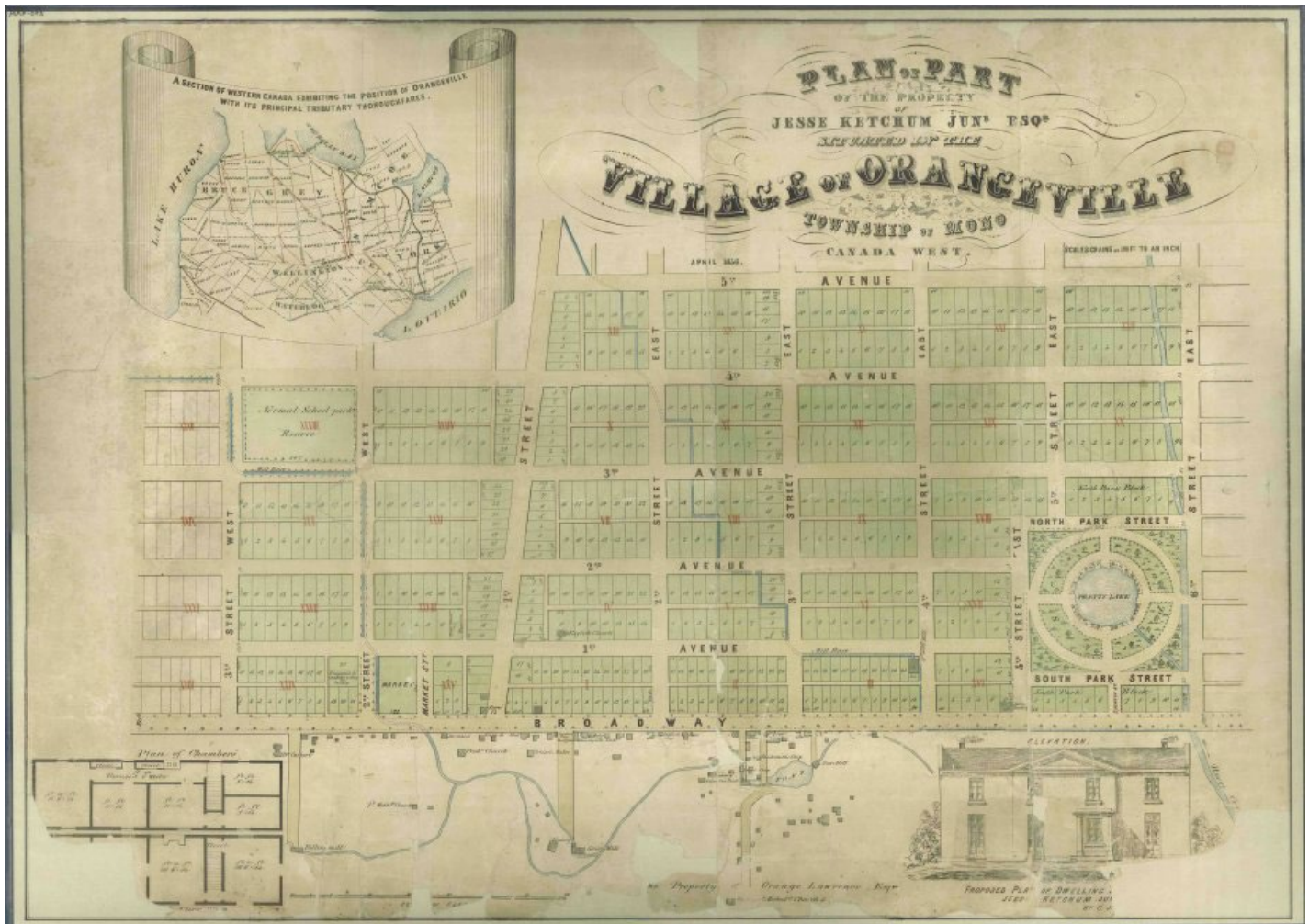
In 1856, after he inherited the lands north of Broadway and east to Purple Hill from his uncle, Jesse Ketchum III had a commercial and residential subdivision laid out by Charles J. Wheelock, the town's first civil engineer. Ketchum's plan was based on plans being developed for lower Manhattan Island and established a regular grid pattern for the streets from First to Fourth Streets and crossed by First to Third Avenues, with a wide and inviting main street called Broadway.

Ketchum's plan was in distinct contrast to the existing development that lay south of Broadway. There a more organic pattern had evolved along the banks of Mill Creek. At that time, there were businesses established on both sides of Broadway, the original Division Road between Garafraxa Township of Peel County and Mono Township of Simcoe County. Very rapidly this broad main street became the heart of the town.

Joseph Patullo and Maitland McCarthy both opened law practices on Broadway in the early 1860s. The year 1875 saw the construction of the Town Hall, a clear measure of the kind of growth the town was experiencing. As Orangeville and surrounding areas grew, the rest of the new country of Canada was experiencing a serious economic downturn.

In 1878, construction of a seventh church had begun, and by 1881 the population had doubled once again. By the 1880s the coffin factory was also producing steam-generated electricity for four streetlights on Broadway. In 1887 the first telephone exchange was established, and by November 1889, it listed sixty nine subscribers including many of the businesses along Broadway. As the business centre flourished, so did the residential areas thrive. Housing was needed for the many newcomers and for the railway workers who were moving to Orangeville as rail service expanded. For every house built after 1900, six were built before the turn of the century. People wanted to live in Orangeville.

Not surprisingly, residential construction clustered around the main routes in and out of Orangeville. Many fine houses were built along the Prince of Wales Road laid out in 1860 and named First Street on the Ketchum survey. It ran from Broadway north out of Orangeville to Camilla and later beyond into Mulmur Township. Similarly, houses spread west along Broadway from the downtown core, as well as the streets parallel to these main thoroughfares.



The highlands of what is now Dufferin county was a remote inland area, far from the County seats of Simcoe, Wellington and Grey Counties. Many felt that the inconveniences of travelling to faraway County seats to do business was reason enough, and that the Orangeville area had sufficient population and wealth to become a county in its own right. A resolution to create a new county was drafted and unanimously adopted in 1862 by twelve prominent Orangeville businessmen and professionals at Bell's Hotel in Orangeville. This resolution started a process that led to an Act of the Ontario Legislature being enacted in 1874. This Act provided for the creation of a Provisional County Council with a County Town of Orangeville. The electors of the participating townships would then have a chance to engage in an open vote on the question of whether to create the new County. It remained a county only on paper for five years as the townships and populace wrangled over details. Finally, a Vote of Separation was called for on August 12, 1879.

At the end of the day, 1971 voters were in favour of separating and 1430 were against it. Dufferin County was a County at last with Orangeville as the County Town.

One of the terms from the province was that the Provisional County Council must immediately construct county buildings. Construction began on a courthouse and jail early in 1880. The impressive courthouse located on Zina Street was designed by architect Cornelius J. Soule of Guelph in the Late Gothic Revival style and was built by Dobbie and Grierson. A contract for the registry office was also signed and local builders Robert Hewitt and Hugh Haley completed that building by November 1880. The courthouse complex was finished in early spring of 1881. With the buildings complete, the Legislature of Ontario passed the necessary Act confirming the formation of the County of Dufferin. The Proclamation was issued on January 22 and came into effect on January 24, 1881.

The formation of Dufferin County was a great boon for Orangeville in prestige and actual business. The Courts, Gaol and Registry Office and other municipal activities drew professionals and businesses to town. Orangeville continued to thrive during the latter part of the 19th century.

2.1.5 Orangeville in the 20th Century

By the end of the 19th century, there was a slowdown in the town's development. Of the original structures today on Broadway in the downtown area, only five were built between 1900 and 1925. By 1901 the population of Dufferin County had begun to decline; 1000 fewer people by 1901 and 4000 fewer by 1911. This population decline meant a decreased demand for the services found in Orangeville.

There are several reasons for this reduction in population. By the end of the 19th century there was very little Crown land left in Dufferin County. This meant that the children of the early settlers had to move out of the area if they wanted to continue farming. In addition, in many places the soil had deteriorated. Soils in this area were quite light and as the forests were destroyed, heavy erosion began to occur and the water table began to drop. Farming in certain sections became more and more marginal and in response to the promotion of lands in western Canada, people began to move away. As water tables dropped, water powered enterprises either invested in new steam powered equipment or went out of business.²⁷

This trend continued until the early 1920s when the effects of a worldwide, post-First World War economic boom trickled down to Dufferin County. Orangeville's population grew from 2187 in 1921 to 2614 by 1931. During this period, houses in the Edwardian style were built on undeveloped lots and subdivided lots within the built environment boundary.

Growth again slowed during the Great Depression of the 1930s but was followed by explosive growth after the Second World War: 2718 in 1941 peaked at 8074 in 1971. This is reflected in the Study Areas where 1950s bungalows were built on available areas within the built boundary (such as the now vacant Orangeville public school lands across from the county buildings on Zina Street). However, the majority of new growth occurred outside the long-established built boundary. This is most dramatic on the west end of Zina Street and the south end of Bythia Street where pre-1920s two-storey dwellings abruptly give way to small 1950s bungalows.

The pattern demonstrated in the HCD Study Areas is that the majority of buildings in these historic residential neighbourhoods are from the 1850s up to and including the 1920s. The Edwardians who built through the 1920s represent the first big wave of infilling as the original survey lots were subdivided to accommodate new construction. The Arts and Crafts bungalows built in the 1930s and 1940s, as well dwellings from the 1950s and 1960s, are of equal importance in representing the economic forces and population curves at work in the town. The latter represent the last bit of construction possible within the original plans of subdivision before the exploding green field development of the later 20th and early 21st centuries.

In the 1970s and later, Orangeville continued to experience growth and regeneration. Manufacturing industries opened in the town and in growing communities to the south. The town acquired another role as a bedroom community for workers in the Greater Toronto Area. Cheaper house prices and the desire to live and raise a family in a small town are believed to be the reasons for this shift to a commuting population.

2.1.6 Orangeville Today

In 2016, the population of Orangeville was approximately 30,000. The majority of residential development in the last half of the 20th century to the present has been green field development ringing the built environment that existed up to the 1920s. Intensification has taken place within the 1920s boundary, with the attendant loss of heritage structures.

The Ontario government's Places to Grow Act, 2005, mandates a population target for Dufferin County and Orangeville in excess of 36,000 by 2036. A percentage of this population growth is mandated to be within the built boundary. A recent land needs assessment done by MHBC Planning indicates that there is not sufficient available vacant lands to meet this target within the built boundary, thus increasing the pressure for change in heritage areas.²⁸

Orangeville will continue to grow and will need more planning tools to manage this growth. Heritage designation is a powerful tool to guide a type of development that also maintains or enhances the heritage character of long-established neighbourhoods.

2.2 Urban Form and Streetscape Elements

To understand how the existing urban form and character within the HCD Study Areas evolved, the following review of the urban environment of Orangeville supplements the historical overview. The quality of the urban spaces is determined by the design and placement of buildings. These designs and streetscape patterns were influenced by the topography and natural environment plus the economic and societal forces which led to the ongoing settlement of Orangeville.

2.2.1 Natural Environment

Geology

The most dominant feature in the northernmost sub-watershed of the Credit River in which Orangeville is located is the Orangeville Moraine. Although this moraine is split in the sub-watershed, it still occupies the majority of the western, southern and southeastern portion of the sub-watershed. The overburden related to the Orangeville Moraine consists of extensive deposits of permeable sand and gravel, sometimes capped by less permeable sandy silt or silty clay tills. In the northeastern and eastern portions of the sub-watershed, the Singhampton Moraine overlays the Orangeville Moraine. Both moraines commonly exhibit hummocky terrain. The central portion of the sub-watershed, including the Credit River floodplain and Island Lake, mainly consists of sand and gravel from glacial streams. This area overlays a significant bedrock valley which extends through the sub-watershed from the Nottawasaga Valley, directly north of the reservoir, and generally follows the river to and beyond Melville. The underlying bedrock consists of fractured dolostone.²⁹

Mill Creek

Orangeville is located in the northern portion of the Credit River watershed known as Sub-watershed No. 19. A major drainage area in Sub-watershed No. 19 originates at the discharge from Island Lake. This is the beginning of the Credit River. Shortly downstream of the reservoir, urban drainage from Orangeville flows into the Credit River just west and north of the intersection of Highways 9 and 10. Downstream from this point, Mill Creek flows into the Credit River. The headwaters of Mill Creek are characterized by rural land uses with good base flow from groundwater sources. As Mill Creek flows from the west side of town towards the Credit River, it receives urban storm water runoff and becomes more channelized as it flows behind residential and commercial land uses.

Human intervention in the creek bed has been continual since the first settlement in the Orangeville area. The creation of mill ponds and mill races, the diversion of water for municipal purposes, and the re-channeling of the creek bed to allow for land development have changed the original creek forever. Further, deforestation has led to much lower water volumes than existed before settlement.

In the winter of 2016, the town carried out a rehabilitation of Mill Creek to address concerns relating to erosion, flooding, slope stability and other problems. The project involved the Mill Creek Rehabilitation Class Environmental Assessment and Design Study which focused on Mill Creek from Bythia Street in the west to the creek's confluence with the Credit River in the east. The creek restoration project created an aesthetically pleasing and natural looking environment while mitigating problems created over the years by urban development.

Forest and Vegetation

Orangeville lies within the Great Lakes-St. Lawrence forest region of Ontario. The Great Lakes-St. Lawrence forest is dominated by hardwood forests, featuring species such as maple, oak, yellow birch, and white and red pine. Coniferous trees such as white pine, red pine, hemlock and white cedar, commonly mix with deciduous broad-leaved species, such as yellow birch, sugar and red maples, basswood and red oak. Much

of the forest is uneven aged, meaning that young and old trees can be found within the same group of trees.³⁰

The original forest cover was extensively cleared and logged during the 19th century settlement of the area. The urban forest that exists today was planted after settlement.

Orangeville has over 28 hectares (70 acres) of treed parkland, and approximately 5558 trees planted on its 185 streets. There are approximately 3992 parcels of land planted with at least one tree. In Orangeville's parks and Greenwood Cemetery (non-woodlot portion), there are approximately 1391 trees. The approximate 6949 boulevard trees and park and open space trees throughout Orangeville are a community asset valued at more than \$5,000,000.³¹

The urban forest today exists primarily as thousands of individual trees planted along town streets and scattered throughout private yards, parkland and open spaces. One of the unique features which gives the Town its distinct character is its treed boulevards, particularly in older areas where mature sugar maples tower above the streets and stumps of deceased trees are often carved into decorative statues. These trees enhance the community's sense of maturity and cultural history while effectively beautifying, sheltering and cooling their respective neighbourhoods.³²



Aerial view south from the Town Hall circa 1940. DCMA, AR-0615A

2.2.2 Topography and Urban Layout

The urban layout of Orangeville is distinctly different on the south side of Broadway when compared to the north side of Broadway. In 1851, Chisholm Miller created the first plan for the infant settlement on Orange Lawrence's lands. At that time, the road separating Wellington and Peel counties was the main east-west track. Settlement had been taking place in a somewhat haphazard pattern to the south side of this road following the path of Mill Creek. The creek was the focus of early settlement as it powered the mills and thus dictated the locations of the residences of the millers. Other businesses founded which also used water power included the tannery on Little York Street and McKittrick Foundry at Church and Mill Streets. Residential growth clustered around these nodes. The 1851 survey plan was created to incorporate these existing patterns and structures within a more regular pattern of streets and lots.

Jesse Ketchum III commissioned Charles Wheelock to create a plan of survey in July 1856 on lands north of the Division Road which he had inherited from his uncle, Seneca Ketchum. Perhaps Ketchum had visited Manhattan and was impressed with the layout of that city, for they renamed the Division Road to Broadway. It was indeed a "broad way" having an approximate 100 foot road allowance representing one and a half survey chains. The existing road which ran north from Broadway was originally the 1st Line WHS in Mono Township and became First Street on the Ketchum Plan. The blocks on the plan were laid out in a rectilinear grid with the north-south roads named numerically as streets and meeting Broadway at right angles while the east-west roads were named numerically as avenues. The only disruption to the grid layout was the fact that First Street did not meet Broadway at a right angle. The survey of Mono was done in 1821 and the 1st Line WHS, now First Street, is parallel to the concession roads in that township.



Aerial photo of Orangeville circa 1955. DCMA, AR-0832A

Ketchum's plan did not attempt to integrate the roads on the south side of Broadway. The result is that every intersection along Broadway formed a T; not one road went straight through at Broadway. The lands west of First Street and north of Broadway were also included on the Ketchum Plan. These lands were purchased in 1870 by three businessmen: James S. Fead, and D'Alton and Maitland McCarthy. They abandoned the Ketchum Plan and created a new plan, but again, with the exception of Zina and First Avenue, none of the streets on the new plan met up with the avenues meeting First Street on the Ketchum Plan, or with those at Broadway on the Garafraxa (Lawrence) Plan.

In recent years the Town has realigned two intersections, Second Avenue and Elizabeth Street at First Street, and Centre and Clara Street at Broadway. This has made moving around Town easier for motorists, but has also increased traffic on those streets.

2.3 Survey of Existing Conditions within the HCD Study Areas

2.3.1 Vehicular and Pedestrian Patterns, Thresholds and Sense of Arrival

The two HCD Study Areas each include a main thoroughfare: Broadway and First Street. These two streets are the only main entry routes into the heart of Orangeville.

Arriving from the west, Broadway gradually descends toward the downtown core. This arrival sequence is distinguished by the wide boulevard lined with mature sugar maples on the north side and large homes set well back from the street in the block from Ada to Clara. The south side is unremarkable consisting of a strip mall and grocery store complex of later 20th century provenance. Commercial development on the northwest and southeast corners of the Clara/ Broadway intersection that replaced older homes disrupts the historic neighbourhood.



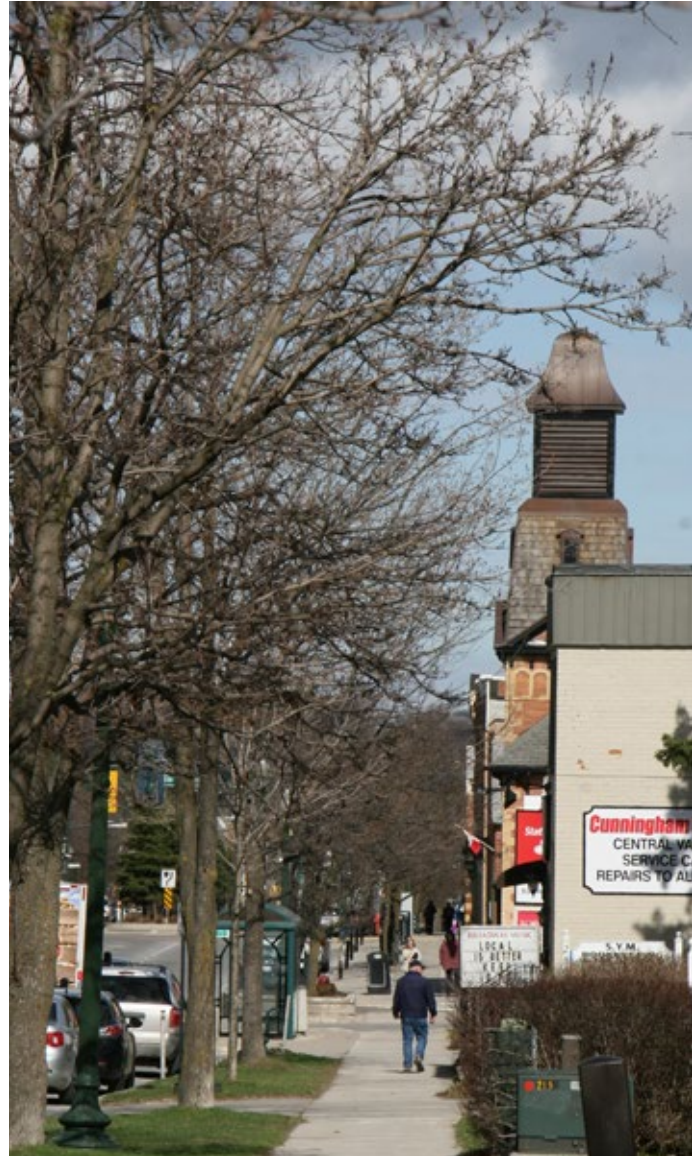
Broadway east of Ada Street

Broadway was added to the provincial highway system in March of 1930 as an extension of the Kings Highway 9 from Arthur to Orangeville. The provincial Department of Transportation had final say on roadworks on Broadway through the Town for many years until it was downloaded back to the municipality in 1998. It's function as a provincial highway is reflected in the four through lanes from the area east of C Line through to Clara Street. Traffic volumes are high on this section of Broadway. Past Clara Street the road

narrows to two through lanes with parking on both sides and a centre turn lane. This slows the traffic as it approaches the downtown. Westminster United Church serves as a prominent threshold on the north side of the block bounded by Louisa and Faulkner Streets while the Fire Hall tower signals the end of the residential area and the start of the Downtown Heritage Conservation District.



Westminster United Church, Broadway



Broadway near the Fire Hall

For pedestrians, this western section of Broadway has sidewalks on both sides of the street and two signalized intersections allowing easy access to both sides of the street despite high traffic volumes. The attractive treed boulevards also add to the pedestrian friendly environment.

First Street was once part of Highway 10 running concurrently with Highway 9 through downtown Orangeville before turning north along First Street. The Orangeville bypass was completed in 1968 relieving Broadway and First Street of much through traffic.

Arriving from the north along First Street from Highway 10, the road is a four-lane thoroughfare flanked by

20th century commercial development characterized by large open parking lots with the buildings set well back from the road. First Street rises and narrows to three lanes as you enter the historic residential neighbourhood south of Fourth Avenue. One is welcomed by a threshold of well-treed boulevards and single family homes. Upon reaching the crest of the hill around Third Avenue, a view of the downtown at the intersection of First Street and Broadway can be seen. From Third Avenue to Zina/First Avenue the road is two lanes. An aligned and signalized intersection at First Avenue/Elizabeth Street slows traffic. Past this intersection the street makes a final rise to the downtown. No on-street parking is allowed on any portion of First Street.



First Street north, Fifth Avenue



First Street south of Fifth Avenue



First Street south of Third Avenue

As on Broadway, there are sidewalks on both sides of the street separated from the travelled portion of the road by wide boulevards. Many mature trees line the street. The street sees high volumes of traffic as it is the main access from most areas of town to the commercial businesses at its north end. The only signalized intersection between Broadway and the end of the historic neighbourhood is at the intersection at First

Avenue/Elizabeth Street and First Street. Crossing this busy street can be problematic for pedestrians at T intersections north of this intersection.

The other residential streets in the Study Areas see lower volumes of traffic, and, with the exception of Bythia Street, have sidewalks on both sides of the street. These streets are pedestrian friendly and are used as walking routes to the downtown, an elementary school and a secondary school.

Notable on the Ketchum Plan are lanes which bisect the blocks running parallel with the east-west avenues as well as lanes backing the lots fronting on First Street. Because of the access to the rear of the properties which the lanes provide there are a significant minority of properties on First Street, First Avenue and Zina Street which do not have front yard driveways. These properties only have vehicular access and parking at the rear or side off a lane.



Boulevards on the west side of First Street

2.3.2 Green Space

There are no public parks within the Study Areas. However, one urban green space, Alexandra Park, and one community park, Kay Cee Gardens, are adjacent to the Study Areas. Historically, these spaces were not built on as they had important historic cultural uses early in the Town's development.

Alexandra Park was originally a stockyard for a weekly cattle market. It was opened as a park in 1903 and named after Queen Alexandra, wife of Edward VII who had succeeded his mother, Queen Victoria, in 1901.



Alexandra Park

The Parks Master Plan identifies actions to develop Alexandra Park to “balance the level of facility development within the context of the park’s historical and local cultural significance and importance as an urban green space for passive use”.³³ Currently, the park is used during local festivals such as the Blues and Jazz Festival. It is also the backdrop for the Orangeville Farmers Market from May to October. The Dufferin County War Memorial was erected the park in 1923 and unveiled at the Remembrance Day ceremony that same year.

Kay Cee Gardens, a 2.7-acre park, follows the path of Mill Creek between Bythia and John Streets. Lawrence held water rights on the rear of all the lots on the south side of York Street backing on what is now the park

to protect the water supply for the downstream mills. In 1960, Dr. Campbell, a former mayor of Orangeville, and Harry King, transferred this land to the Town for the creation of the park. The Orangeville Optimist Club has “adopted” the park and made numerous improvements over the years. The park is an attractive way for visitors to see and experience Mill Creek as this is the only easily accessed part of the Creek which flows through public lands.



Mill Creek east of Bythia Street in Kay Cee Gardens



Mill Creek west of John Street in Kay Cee Gardens

The plan for Kay Cee Gardens is to “continue to promote and engage community groups, involvement in park programming and plantings”.³⁴ The park is the location for the popular “Christmas in the Park” display sponsored by the Optimists Club and attended by more than 10,000 people each year. There is also a playground and adult fitness equipment for use in the park.

One urban public landscape space that is found in the Study Area is on the grounds of the Dufferin County Courthouse on Zina Street. The Courthouse is set well back from the street and the front yard area has been attractively landscaped. Gardens and a stone-paved area furnished with benches directly off the sidewalk and incorporating the Ontario Heritage Foundation plaque is a welcoming public space. The whole area is shaded by 100+ year old maples.



Grounds of the Dufferin County Courthouse

At the east end of Zina Street two houses were removed on the south side to accommodate a parking lot for Leader's Clover Farm grocery store. A landscape strip backed by a wood fence was incorporated in to the parking lot design as a buffer with the residential neighbourhood. The strip includes maple trees, shrubs and perennials plants. An interlock paver walkway with a bench is available for public use on the property.



Zina Street west of First Street

The grounds of Westminster United Church on Broadway are another green space to which the public has access. These grounds are not landscaped at this time and do not offer any amenities such as benches or gardens to encourage lingering. In recent years a few trees have been planted, but at this time the trees are small.

The grounds of the Lord Dufferin Centre, formerly the Dufferin Area Hospital, at 32 First Street are landscaped with trees, shrubs and perennial gardens. A paved path winds through the green space and ends at an area with benches. This large green space on First Street is a welcome oasis accessible to the public.



Grounds of the Lord Dufferin Centre

At the southwest corner of Elizabeth Street and First Street, a small green space was created by the realignment of Elizabeth Street to meet Second Avenue. It has not been landscaped apart from the planting of trees although a sculptural stone installation was added to the space.



Corner of First Street and Elizabeth Street

2.3.3 Streetscape Elements

Sidewalks and Parking

The residential streets within the Study Areas are of two types: well-travelled arterial roads and secondary roads. First Street and Broadway are busy roads which were once part of the provincial highway system. The Orangeville Bypass for Highway 10 relieved much of the traffic on First Street while the more recent southern bypass for what was Highway 9 but is now County Road 109 moved most truck traffic and other through traffic off Broadway. These streets have sidewalks on both sides and some signalized intersections. These features combined with less traffic create a more pedestrian-friendly environment.

The portions of Zina Street and First Avenue within the Study Areas, and York Street all have sidewalks on both sides of the street. Clara, Bythia and Louisa Streets have sidewalks on only one side.

First Street and the west end of Broadway have no on-street parking. Bythia Street also has no on-street parking due to its narrow road allowance. Closer to the Downtown, parking is permitted on both sides of Broadway to serve the commercial area. First Avenue, Zina Street, and York Street all have on-street parking on the north side which is also used by workers and patrons of Downtown businesses as well as by visitors for community events.



First Street south of Fead Street

Street lighting and Utilities

The few historic photos that exist show that utility poles and overhead wires were a prominent street feature once electricity was available throughout the Town. Streetlights were installed on Broadway in 1882 and were initially powered by the burning of sawdust from the coffin factory. By 1885 a small hydroelectric plant near the corner of Mill and Church Streets was providing the electricity for the lighting. Streetlights for residential streets were installed much later.

Presently, Broadway from east of Gifford through the Downtown has special light standards of cast metal painted dark green and topped with a decorative glass light fixture. These light poles also have arms for hanging banners and planters. From Clara Street moving west, Broadway has utility poles with overhead wires and attached overhanging lamp heads on the north side of the street.



Broadway west of Bythia Street

First Street and First Avenue have no utility poles or overhead wires as the utilities were buried during more recent road reconstruction projects. These streets have overhanging streetlights on dedicated poles.

Utilities with overhead wires are found on portions of Zina Street. Lamp heads attached to the utility poles provide lighting. The exception is the portion of Zina Street from mid-block east of Louisa to Clara Street

where the utilities have been buried and overhanging streetlights are the only poles visible. Due to the well-treed boulevards on Zina, the poles and utilities are less visible during the summer months.

York, Bythia, and Clara Streets all have utility poles with overhead wires and attached lamp heads for lighting. The lanes running behind Zina and First Avenue also have utility poles and overhead wires.



York Street east of Bythia Street

Street Trees and Street Furniture

By 1900, much of Dufferin County had been cleared of trees to facilitate farming. Orangeville was no exception. The Town site was cleared of trees as settlement expanded and reforestation was not undertaken. As the trees disappeared, Orangeville was affected by deforestation: soil erosion and dropping water levels in the creeks.

Land reclamation through replanting began throughout Dufferin County in 1905. Gradually, tree planting gained momentum, as people realized that trees were not a nuisance in land-clearing, but were important for stabilization of soils, maintenance of water supplies, and ongoing timber production. This change in opinion could not have come about without the leadership provided by local municipalities. The Town Council in 1878 offered residents twenty cents per tree for each one planted to “improve the appearance of our streets and town, by setting out shade trees”.³⁵ In 1914, the Town of Orangeville planted 4,000 trees; further plantings occurred in 1916, 1924, 1925, 1926, and 1932.³⁶

These early 20th century reforestation efforts have given the Town a legacy of treed boulevards that is enjoyed by residents today. In particular, Zina Street and York Street have mature maple trees on the boulevards that create a living canopy over the street. However, many of the trees planted from 1914 to 1932 are reaching the end of their life span and the removal of old trees is creating gaps in the canopy. This is evident on First Avenue where the regular pattern of mature maples is no longer evident. This is also true on First Street although the tree planting undertaken over the last 15 years on this street is starting to fill the gaps, particularly on the north side boulevard.



Zina Street west of First Street



York Street west of John Street



First Street south of Third Avenue

The north side of Broadway through the Study Areas has the remains of a double row of mature trees straddling the sidewalk between Ada and Clara Streets. The south side of the same block has no such historic trees. This property was occupied by a house with large attached greenhouses owned by W. Cowie by 1907. In 1935 the house remained but the greenhouse was gone. The property was developed as a shopping centre long after 1935. It is not known if the town had planted street trees on this block that were then removed during 20th century development or if no trees were ever planted. The portion of Broadway from Clara to John Street have clusters of mature street trees, mostly sugar maples.



Double row of mature trees on Broadway



Trees planted in 2016 on First Avenue

The Public Works department is responsible for tree planting and maintenance. In the past 10 years, mature trees have been removed and some new trees have been planted in the historic core.

In 2003 an initiative to give dead or dying street trees a new “life” was launched. It was conceived as a way to extend the contribution of these trees to the community through art. As trees are deemed unsafe or dead by the town arborist and removed, those with usable stumps are retained and a sculptor is picked to create a tree sculpture. Many of these sculptures depict historic figures or events in the town’s past. A brochure, available online or in print, guides visitors through the Town to view the 54 sculptures and provides information on the historical persons or events depicted. Twenty of these sculptures are located in the Study Areas.

The municipal street signs in the Study Areas are of two types; at most intersections, the signs do not distinguish the historic neighbourhoods from the rest of the town streets. At the intersections of Zina at Faulkner and First Streets, First Street at First Avenue, Broadway and Faulkner Street, and John Street at York Street, decorative streets signs like those found on Broadway and a few streets south of Broadway have been installed. Signage providing historical information on the origins of street names has been added at Bythia and Faulkner Streets at Broadway, and at Zina, McCarthy, and Fead Streets at First Street.

In 2016, the town installed way-finding signage. One such sign is found on the south side of Broadway in the Study Area and another on the east side of First Street.



Tree sculpture at 32 First Street



First Street near Fead Street

Most of the streets are residential and have no street furniture. Broadway has two bus shelters in the Study Area, one on the SW corner of Clara and Broadway and the other west of John Street on the south side of Broadway. Each shelter has a concrete garbage receptacle beside it. There is one municipal bench in the Study Area on the boulevard in front of Westminster United Church on Broadway.

2.3.4 Private Realm Features

The streets in the Study Areas are largely residential and as such the front facades have not seen significant changes for the most part. Porches, a common feature of many buildings in the areas, animate the streetscape and invite social interaction.



Zina Street west from First Street



Bythia Street south of Broadway



York Street east of Bythia Street



North side of Broadway between Louisa & Clara Streets



First Street north of Third Avenue



First Avenue east of First Street

Front yard landscaping typically features foundation plantings and perennial gardens with open green spaces, typically lawn. Hedges, side and rear yard trees add to the overall green space. Front yard fencing is not commonly seen in the Study Area.

The churches and Dufferin County complex found in the Study Areas are landmarks which punctuate the residential neighbourhoods by their larger mass and height. These important buildings also reflect the cultural and political life of Orangeville. Another landmark is the former Dufferin Area Hospital building on First Street. Although the building is a combination of structures built in 1954, 1962 and 1997 which replaced the original hospital established in the Kearns home, the history of the hospital is a rich one. Its importance to the community from its founding in 1912 to the present cannot be overstated.



Lord Dufferin Centre, First Street



Dufferin County Court House, Zina Street



St. Mark's Anglican Church, First Avenue



Westminster United Church

The Study Areas have evolved over time. The individual buildings bring unique design elements to the area that reflect the changing fashions in architecture throughout the Town's history and the character of the residents who built them. This layering of detail gives the area its distinct character and interest.

2.3.5 Community Assets Surrounding the Study Areas

As previously discussed, Alexandra Park and Kay Cee Gardens are important green spaces adjacent to the Study Areas made more vital by the lack of public green spaces within the Study Areas. These spaces and their associations with the cultural and economic history of the Town provide context for the adjacent residential areas.

The other significant area adjacent to the Study Areas is the Downtown HCD designated in 2002 by municipal Bylaw 22-2002 under Part V of the OHA. Following the district designation, the Town and private owners have invested in the buildings to repair and restore the historic facades through the Facade Improvement Grant program.

As part of its annual Great Places in Canada contest, the Canadian Institute of Planners (CIP) announced Orangeville's main street as the winner in the Great Street category for 2015. The Award reflects the central role Broadway plays in the community as an inviting place in the heart of Orangeville due to its heritage character and streetscape design. The setting is an appealing backdrop for a unique shopping experience and a location for the community to gather. The weekly Orangeville Farmers Market, Theatre Orangeville, the Blues and Jazz Festival and many other events draw local residents and visitors to the downtown.

2.4 Built Cultural Heritage Resources in the HCD Study Areas

Eras of Construction

To better understand the areas and how they developed, built resources were categorized by eras of construction and by architectural style. The historical overview of Orangeville (Section 2.1) defines the eras in the Town's development and the eras of construction largely align with these chronological themes.

Information on dates of construction was acquired through tax assessment records, Land Registry information, and Goad Fire Insurance plans. The eras of construction are;

- 1830-1871: Early settlement and incorporation
- 1871-1900: Arrival of the railroad and prosperity
- 1901-1945: Orangeville in the early 20th Century
- 1946-present: Post-war Orangeville

Proposed Heritage Conservation District 1



Proposed Heritage Conservation District 2



Building Types and Styles

The Study Areas are characterized by a diverse stock of buildings which represent successive periods of construction as Orangeville grew. This diversity has created a textured environment defined by a mix of residential structures of differing building styles and ages punctuated by institutional buildings and some areas of newer commercial development. A description of each building style can be found in Appendix E. Taken as a whole, this collection of historic buildings reflects the social, economic and cultural evolution of Orangeville.

Mid 19th Century

The earliest surviving residential buildings in the Study Areas were built around the time of Canada's Confederation in 1867. They represent a mix of architectural styles; but by the 1870s largely consisted of Regency Cottages, Georgian Revival, and Gothic Revival in an L-plan. Wood frame construction was used with many buildings originally clad in roughcast plaster, although solid brick and brick veneer construction was also being used by this time. The building mass most common to these is the single storey and one and a half storey. These early buildings were typically built close to the front property line. The churches in the Study Areas were built during this time.

Late 19th Century

The one and a half storey, pointed gabled form of the Gothic Revival style continued to be used to the end of the 19th century, with the two storey, hipped roof form of the Italianate style gaining in popularity. Almost all of these buildings were of wood frame construction with brick veneer. Dichromatic brickwork in red and buff colours is common on these residences, as is an increasing amount of decorative millwork. Porches and balconies are common features. The Dufferin County Courthouse and Land Registry Office were built during this time.

Early 20th Century

The hipped roof, two-storey building form continued into the 20th century, but Edwardian Classicism emerged as the dominant form and style for new buildings during this time. Through the 1930s, a small number of American Craftsman or Arts and Crafts inspired bungalows were built.

Mid 20th Century

The residential areas saw minimal new construction from the 1930s to the end of the Second World War in 1945. The post war era saw the introduction of the suburban form consisting of bungalows and ranch style housing with low-pitched roofs and attached garages or carports.

More recent architecture

The later part of the 20th century saw the removal of older residential buildings and the construction of newer commercial buildings on properties on Broadway. The scale and relationship of these commercial buildings to the street is not consistent with the existing character of the neighbourhood. The elimination of

front yard green space replaced with paved parking lots, signage and lighting all interrupt the rhythm of the historic streetscape.

Landmark Buildings

The residential neighbourhoods in the Study Areas are also home to a number of prominent civic and institutional buildings. The religious structures include the Primitive Methodist Church at the corner of Zina and First Streets. St. Mark's Anglican Church on First Avenue across from the Wesleyan Methodist Church which has been much altered, St. Andrew's Presbyterian Church on Broadway. The Dufferin County Courthouse on Zina Street and the adjacent Land Registry Office are important civic buildings integral to Orangeville's history. The former Dufferin Area Hospital is another large landmark building with important connections to the life and history of the town.

Proposed Heritage Conservation District 1



Proposed Heritage Conservation District 2



2.5 Character Areas and Cultural Heritage Landscapes

The Study Areas were built as residential neighbourhoods with a relatively consistent pattern of development. These areas have mostly single family homes with a limited diversity of architectural styles built within a limited range of years. Substantial institutional buildings are also found in the areas. Two commercial nodes transition the residential neighbourhoods into the historic downtown.

An important cultural landscape adjacent to the study Areas, in Kay Cee Gardens, was not initially included in the Study boundaries.

First Street corridor and First Avenue

The road alignment of First Street is determined by the Lot and Concession settlement pattern established for Mono Township. Before the Highway 10 bypass was built in the 1960s, First Street was part of Highway 10 and as such handled a much larger volume of traffic moving through the Town to the north. First Street is a main access road between the downtown and the shopping developments at its north end.

The rolling topography of the street is such that views of the main intersection of Broadway and First Street are revealed as traffic moves from the north toward the downtown. All building lots on the west side of First Street between Fead Street and Zina Street and on the east between First and Second Avenues have vehicle access at the rear off lanes creating an uninterrupted boulevard green space. At the south end of First Avenue the commercial downtown begins and differs from the rest by the close proximity of the buildings to the street and the loss of green space.



First Street south of Third Avenue (both images)

Sidewalks appear on both sides of the street lending an urban but pedestrian-friendly atmosphere to the area. Many of the boulevard trees are reaching the end of their life and are being removed. Some replanting has taken place.

First Street is characterized by residential buildings, with some converted to commercial use. Some of Orangeville's earliest houses are located on this street, and the area includes many of the residential types typical of small town Ontario. These are vernacular interpretations of Regency Cottages, Georgian Revival, Gothic Revival, and Italianate styles. Generally, the streetscape shares a consistency in style, period of development and character. The open spaces of front and side yards provide important amenity and visual interest. House facades are almost exclusively brick and often include decorative woodwork; porches, stoops or enclosed vestibules; and balconies, creating variety and articulation along the streetscape. Signage for those buildings which now house commercial businesses disrupts the residential character.



First Street south of Elizabeth Street

The Lord Dufferin Centre, formerly the Lord Dufferin Hospital founded in 1912 and then the Dufferin Area Hospital, is a dominant landmark on First Street, as is the Primitive Methodist Church building at the corner of Zina and First Street.

Residential lots in this area are of varying widths and the dwellings have varied front yard setbacks. The front and side yards still allow for a moderate to mature tree canopy and perennial gardens. Rear yards of those buildings still used as residences are also well-treed. Many of those converted to commercial uses have had the rear green space replaced by parking lots.



First Street (both images)

The west end of First Avenue is dominated by the grand John Green house at the corner and the two church buildings: St Mark's Anglican Church built in 1868 and the Wesleyan Methodist Church, now an apartment building, built in 1872. Further east this street has a concentration of homes built between 1866 and 1879 mostly in the simple front gable, one and a half storey, Gothic Revival style seen throughout Orangeville. Residential development of the majority of the homes on this block was concurrent with the early 1870s commercial development on Broadway. A few infill homes are found built in the 1880s, 1890s and 1920s.



Corner of First Street and First Avenue

This street underwent a major infrastructure reconstruction in the summer of 2016. It retains the sidewalks on both sides of the street. The grassed boulevards have been retained on the south side of the street while on the north side paved parking peninsulas have replaced the grassed boulevards between the street and the sidewalk. Very few of the early boulevard maple trees remain and sections of the street have neither boulevard trees or front yard trees, in contrast to Zina Street on the other side of First Street.



First Avenue

Broadway corridor

Broadway was originally the Division Road between Wellington County and Simcoe County. It was part of the provincial highway system and still flows into County Road 109, the de facto portion of Highway 9 from Arthur to Highway 10 on Orangeville's east side. The construction of Riddell Road in the west has relieved Broadway of most through truck and car traffic. However, Broadway remains a main vehicular corridor and handles a large volume of traffic.

The street level drops from the east to the west paralleling the path of Mill Creek as it flows toward the headwaters of the Credit River. Travelling through the study area from the west, the properties are characterized by large lots and deep front yards. Lots generally become narrower and the buildings closer to the street as the downtown nears. Well-treed front and side yards and perennial gardens are seen throughout the area until the downtown commercial buildings are reached.

Castle Leslie, of elegant 1859 Georgian Revival style and the first brick house built in Orangeville, is a significant structure in this corridor. It is designated under s. 29, Part IV, of the OHA. Westminster United Church, built as St. Andrews Presbyterian Church, is also an important landmark building on this route.

As with First Street, sidewalks appear on both sides of Broadway lending an urban but pedestrian-friendly atmosphere to the area. The early 20th century planting of a double row of maple trees straddling the sidewalk can still be seen in groupings along west Broadway. Many of the boulevard trees are reaching the end of their life and are being removed. Some replanting has taken place.



Broadway between Louisa Street and Clara Street

The western end of Broadway within the Study Area is characterized by residential buildings with some buildings converted to commercial uses. In addition, nodes at some intersections have seen the demolition of historic homes. These have been replaced by modern commercial buildings which have no visual cohesion with the historic neighbourhood either architecturally or in their relationship to the street. Parking areas have replaced front yard green space on these properties.



The south side of the block between Ada Street and Centre Street was not developed at the time the north side was subdivided for residential properties. During that period, a large greenhouse and nursery occupied the south side of the block between Ada and Centre Streets. In the 20th century, this large property was developed as a commercial plaza. It was not included as part of the Study Area, but consideration should be given to including it; or having signage guidelines and site plan controls to encourage improvements and reduce the potential for negative visual impacts.



As seen on First Street, some of Orangeville's earliest houses are located on Broadway. The area includes many of the residential types typical of small town Ontario. These are vernacular interpretations of Regency Cottages and Georgian Revival as well as examples of the Late Gothic Revival and Italianate styles. Several examples of Queen Anne style dwellings are found in the area, as well as a few infill Edwardian Classicism houses built in the 1920s. Generally, the streetscape shares a consistency in built form and character, spanning the period of development from the late 1850s to the 1920s.



Broadway east of Ada Street (both images)

The open spaces of front and side yards provide important amenity and visual interest. House facades are almost exclusively brick and often include decorative woodwork; porches, stoops or enclosed vestibules; and balconies, creating variety and articulation along the streetscape. Signage for those buildings which now house commercial businesses disrupts the residential character.

Zina Street area

Zina Street and the cross streets of Clara, Louisa and Faulkner Streets are widely considered the most desirable residential addresses in Orangeville. This cachet began in the late 19th century as successful businessmen built substantial two-storey residences along these streets. The desirability was enhanced when the impressive county buildings were built on Zina Street in 1881.

Zina Street has an overarching sugar maple tree canopy, large front and side yards, and a largely intact streetscape of late 19th and early 20th century buildings representing a mix of styles from the early Regency Cottage to Edwardian Classicism. Dichromatic brickwork, decorative woodwork, porches, and balconies provide visual interest. Due to the relatively flat topography, long views of the streetscape are possible.



Zina Street

The portion of Zina Street beyond the Study Area to the west is dramatically different, making a clearly identifiable boundary to the proposed HCD and further reinforcing the uniqueness of the historic eastern section of the street.



Zina Street west of the study area

Sidewalks are found on both sides of the street and are shaded by a single row of maples planted in the early 20th century on the lot lines inside the sidewalks. Moderate to mature trees are found in the front and side yards with many well-developed perennial gardens and foundation plantings around the homes.

One anomalous area exists within the Zina Street enclave, but its existence and character also reference the evolution of the town. The south side of the block directly across from the Dufferin County complex consists of mostly mid-20th century bungalows. This block once was the site of the Orangeville Public School built in 1871 at a cost of \$3000. It closed about 1950 and was replaced by two new schools, Princess Elizabeth Public School located on Elizabeth Street and Princess Margaret Public School on Wellington Street; each named after one of the daughters of King George VI. The closure and subsequent demolition of the school opened the block for redevelopment at this prime location on Zina Street. The small bungalows built on this block are similar to the houses built elsewhere in town in the decades after the Second World War. As such, these continue the theme of building houses reflective of their time that is seen all along the street.



South side of Zina across from the Dufferin County Courthouse

York Street

York Street, like Zina Street, was a favoured location for successful Orangeville businessmen and professionals to build their residences as their fortunes rose through the late 19th and early 20th centuries. They largely built two-storey, substantial structures in the Late Gothic Revival and Italianate styles with some showing the influence of the Queen Anne Revival and Romanesque styles.

The Garafraxa Survey (Plan 138) implemented in 1860, laid out the original lots on both the north (Block 8) and south (Block 10) sides of York Street on land owned by Orange Lawrence. The lots on the south side of the street were wide and deep, which allowed many to be subdivided for infill development. On the north side, the original lots fronted on both York Street and Broadway and had wide frontages. In consequence, York Street has a significant number of infill homes built from the 1920s through to the 1950s in the Edwardian Classicism, Dutch Colonial Revival and modern bungalow styles. This pattern of development has created an eclectic streetscape with a range of front yard setbacks. The homes are mostly brick clad, many with decorative woodwork, and have porches, enclosed verandahs and open stoops providing visual interest.

The street has sidewalks on both sides making it a pedestrian-friendly environment. Only a few early 20th century boulevard trees remain. These were all planted between the sidewalk and the road. Some newer trees have been planted to replace the lost trees. The grassed boulevards, front yards, foundation plantings and perennial gardens provide green space. On the south side of the street, the many trees in Kay Cee Gardens provide a green wall behind the homes.



York Street east of Bythia Street

Bythia Street

Bythia Street from Broadway south to Mill Creek is distinct in the Study Areas. On the east side of the street, no houses front on Bythia between Broadway and York Street while on the west side, the lots are narrow and the houses positioned close to the street. The Garafraxa Survey (Plan 138) Block 9, laid out the lots on the west side on lands owned by Orange Lawrence. The properties now known as 14 through 22 Bythia Street (Lot 5, Plan 170) were laid out as “park lots” on land owned by Dr. William Armstrong. The east side of Bythia was laid out as Block 10 on the Garafraxa Survey.

Due to the positioning of the houses on Bythia, as one looks south from Broadway, a green wall of side yard trees is observed on the east side of the street with minimal tree cover on the west. The houses are set close to the street on the west side and the green space is limited to the small front yards in the form of grass and perennial gardens. Closer to the area where Mill Creek crosses under Bythia Street, there are more front yard trees on both sides of the street and dense clusters of trees at the creek.



Bythia Street north of York Street

On the east side of the street, two of the properties of Plan 138, Block 9, No. 4 (Part Lot 1) and No. 6 (Lot 2) were developed by the Legate family. These two houses are similar iterations of the Italianate style. Between 1879 and 1885, the Bennett family built Nos. 10 and 12 (each Part Lots 4 and 5, Plan 138, Block 9), 20 and 22 (each Part Lot 5, Plan 170). All four are similarly styled Gothic Revival, one and a half storey structures. These early developers created the first localized examples of a unified look where a single building plan was used repeatedly in the same neighbourhood. This type of development became dominant from the 1950s to the present.

An unassuming but significant building at 23 Bythia Street (Part Lot 6, Plan 138, Block 10) was the home of William Waites who built a carding mill between the house and Mill Creek. J. Stevenson took over the house and mill in 1859. The mill operated until 1920 when it was destroyed by fire. The land was not redeveloped until the 1960s when two bungalows were built. The Waites house that remains is one of the few reminders of the early water-powered industries that established Orangeville as a growing community.

Kay Cee Gardens

Kay Cee Gardens was not included in the proposed district boundary. After reviewing community input and the examination of the town's history and development, it is proposed that this community park and the adjacent portion of the railway line be included in the HCD. This important green space is the largest area in town where the public can have a close association with Mill Creek which was integral to the settlement of Orangeville. The Mill Creek Rehabilitation Project completed through Kay Cee Gardens in 2016 has created a more natural creek bed and stabilized banks. The park is well-treed and features paths and a covered bridge where the path crosses the creek.



Mill Creek east of Bythia Street



Mill Creek west of John Street

The rail line (running adjacent to Kay Cee Gardens) is a potent reminder of the economic growth of Orangeville from the 1870s to 1900 which directly influenced the historic built form of Orangeville.



Rail line east of Bythia Street

2.6 Community Perception of Heritage Character

To understand the value the community places on the heritage character of the Study Areas, public consultation was undertaken. Community input clarifies the connections between the physical environment and the cultural experiences that take place in that environment. The people who interact with the environment on a day-to-day basis can best describe how cultural ideas are supported by the physical fabric.

Historically, Orangeville was founded on harnessing the power of Mill Creek to enable industrial development. Progressive men in Orangeville's history would bring a strong sense of community and promote self-sufficiency and growth. Today, Orangeville is associated with community well-being and with the maintenance of small town living, cultural development and tourism, and sustainable development. Integrating these ideas in municipal planning provides a vehicle for sustaining the cultural identity and heritage value of Orangeville into the future.

Community input was obtained through various means: a mailed questionnaire to area residents and property owners, a web survey open to all Town residents, a public consultation session, a Public Open House, as well as informal discussions with residents.

Input revealed that there is a common concern to protect the picturesque qualities of the historic residential areas. Loss of trees, conversions to commercial uses and commercial signage, heavy traffic, impact of municipal road improvements and intensification were identified as negative issues affecting the areas. Concerns were also expressed that the need to preserve what is unique and special in the areas must be balanced with the rights of property owners to adapt their properties to modern use.

The main points that arose from the community consultation were:

- The Study Areas are experienced and understood as distinct from the rest of Orangeville and have a definite sense of place
- The picturesque residential character is important to the identity of the Study Areas
- The retention of individual historic buildings while also providing a framework for their adaptive reuse is important for this community which respects the past while remaining open to new ideas as it continues to evolve
- Streetscape improvements such as improved signage, green space and a full tree canopy would contribute to a sense of well-being and permanence
- Cultural resources outside the Study Areas contribute to the heritage cultural value of Orangeville

2.7 Summary of Heritage Character within the Study Areas

The earliest settlement in what is now Orangeville was focused around the mills which were located south of Broadway and east of Mill Street from the late 1830s to the 1850s. Almost none of the physical fabric of those early years remains. The Study Areas are associated with the wave of settlement and commercial and industrial growth that followed incorporation of the village of Orangeville in January 1864, the arrival of the railroad in 1871, and the establishment of Orangeville as the County Seat for the newly-formed Dufferin County.

The Study Areas reflect the success of businessmen, their workers and professionals through the second half of the 19th and into the early 20th centuries. While Canada as a whole was experiencing a post-Confederation economic slump, Orangeville grew and thrived. With the arrival of the railway and access to wider markets, industry boomed. Agriculture and the timber industry were significant drivers of the economic success of this time. As Orangeville's population grew, commercial businesses serving the populace were established on Broadway. During the 1870s, impressive brick commercial buildings were built replacing the early frame buildings. Businessmen celebrated their success during the 1870s to the early 1900s by building substantial residences on the adjacent streets. These areas had been laid out in survey Plans by key figures in the Town's history in the late 1850s and early 1860s. Large churches were also built to provide places of worship for the growing population.

"An important and flourishing town on the Credit River, township of Garafraxa, and bordering on the townships of Mono and Caledon, counties of Peel and Simcoe. This place is one of the most important towns in western Ontario, and likely will be the County town of the new County Dufferin. Here is one of the principal stations of the Toronto, Grey and Bruce railway. Canadian Bank of Commerce and Merchants Bank of Canada, Montreal and Dominion Telegraph Companies all have offices here. Two weekly papers are published in the town, the Sun and Advertiser. There are also two Foundries and Agricultural implement manufactories, saw mills, planing mills, grist mill, tannery, several brick yards, two cabinet factories, carriage factories, pump factory, pottery, a large number of first-class hotels, six churches, and a number of very fine stores. The town being in the centre of an extensive agricultural district, a large business is transacted, and immense quantities of grain and other farm produce is purchased and shipped by rail. Distant from Toronto 9 miles from Mount Forest 38 miles, and from Guelph, the county town, 35 miles. Population 3,000."³⁷

By the turn of the 20th century Orangeville began to feel the effects of the economic depression experienced by the rest of the country. This and several local factors were key contributors to the downturn. Almost all of the timber was gone in Dufferin County by the 1890s, resulting in a loss of lumber jobs and jobs in related industries. The extensive deforestation reduced the flow of the creeks to the point where water-powered mills were no longer feasible. Conversion to steam and other technologies was costly. Another effect of deforestation was to make the surrounding farmland susceptible to wind and water erosion. This soil loss coupled with the depletion of nutrients from intensive farming sent farmers, and especially the children of pioneer farming families, west to establish farms on lands in the Canadian interior.

With the subsequent drop in population both in town and in the surrounding townships, businesses on Broadway closed as customers disappeared and factories closed or moved. Not surprisingly, the pace of residential house construction also came to a virtual halt for several decades.

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Year	Pop.	±%
1871	1,458	—
1881	2,847	+95.3%
1891	2,962	+4.0%
1901	2,511	-15.2%
1911	2,340	-6.8%
1921	2,187	-6.5%
1931	2,614	+19.5%
1941	2,718	+4.0%
1951	3,249	+19.5%
1961	4,593	+41.4%
1971	8,074	+75.8%
1981	13,740	+70.2%
1991	17,921	+30.4%
1996	21,498	+20.0%
2001	25,248	+17.4%
2006	26,925	+6.6%
2011	27,975	+3.9%
2016	30,734	+9.9%

A small rebound in growth during the better economic times of the 1920s spurred infill development on the established Town streets. Homes built in the Edwardian Classicism style common to the time dot the streets in the Study Areas. The years during the Great Depression and the Second World War (1939-1945) were also times of slow growth although the few local examples of Arts and Crafts movement in the form of American-Craftsman inspired bungalows were constructed during this time. Post-war, the last few infill possibilities in the Study Areas were used for the construction of small bungalows.

The Study Areas are comprised of a nearly contiguous group of 19th and early 20th century residential buildings that reflect the large scale economic growth experienced from incorporation in 1864 until the turn of the 20th century. The pace of growth was not matched until the latter part of the 20th century. The large inventory of dwellings consists mostly in the style of the Late Gothic Revival and Italianate, with some examples of the earlier Regency Cottage and Georgian Revival. The presence of infill development from the 1920s in the form of Edwardian buildings and, later, examples of Arts and Crafts bungalows and small mid-20th century dwellings depict the local and wider economic and social influences on the town's growth and development.

3. Heritage Evaluation

This HCD Study has examined Orangeville's development history and built form, planning context and policies, as well as the architectural character, landscape and cultural heritage of the initial Study Areas. This was done to provide a basis for the evaluation of the heritage significance of these Areas and to provide justification for protection as a Heritage Conservation District. These steps are consistent with s. 40(2)(a) of the OHA, which states that the HCD Study shall "examine the character and appearance of the area including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district."

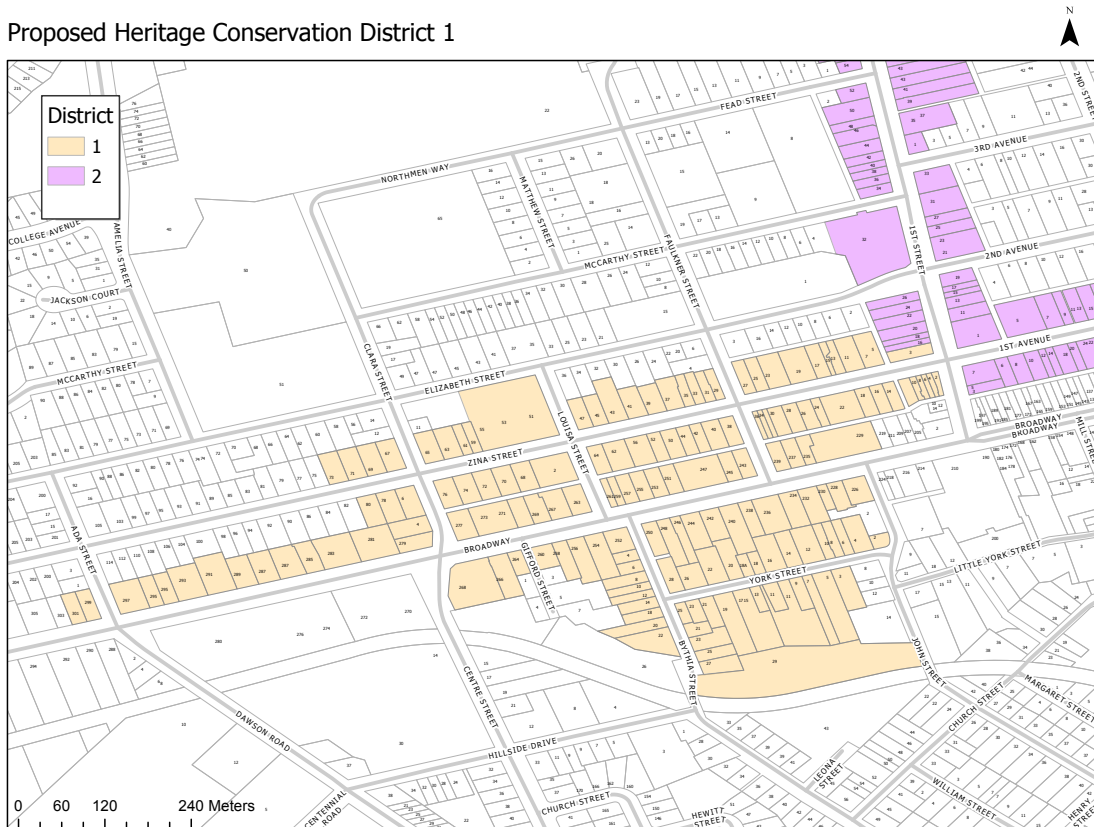
3.1 HCD Boundary Proposal

The HCD Study started as the study of two areas described as District 1 and District 2. Through the research and evaluation process, it was determined that these two areas developed concurrently from the early settlement of the 1850s through to the 1920s, with some infill to the 1960s. The same economic, social and political influences determined the pattern and form of development in both areas.

For these reasons, it is concluded that the two Study Areas can be merged into one HCD. Kay Cee Gardens with Mill Creek and the rail line directly adjacent should be included in the HCD as areas representative of these forces that heavily influenced the settlement and growth of Orangeville.

It is proposed that the HCD be named the Merchants and Prince of Wales District.

Proposed Heritage Conservation District 1



Proposed Heritage Conservation District 2



3.2 Draft Statement of Cultural Heritage Value or Interest

Based on this HCD Study, the following Draft Statement of Cultural Heritage Value or Interest, including a description of the key categories of heritage attributes, is provided. This Statement expresses what is significant about the area and constitutes the benchmark for the evaluation of all contributing and non-contributing properties within the boundary of the proposed HCD, as well as the appropriateness of proposals for development and change in the HCD.

Description

The town of Orangeville is a community at the headwaters of the Credit River in southern Ontario. It was established as a small mill settlement in the 1830s and evolved into a prosperous town because of the mills on Mill Creek and the arrival of the railway in 1871. The creation of Dufferin County in 1881 with Orangeville as the County Town further solidified Orangeville's position as the commercial, industrial, social and cultural hub for the surrounding community – a position the Town continues to hold. Orangeville is an important part of the Hill of Headwaters Tourism Association initiative attracting many visitors to the area for its cultural and community events.

The Merchants and Prince of Wales Heritage Conservation District encompasses the residential area adjacent to the Downtown Heritage Conservation District. It includes all properties on both sides of York Street; the east side of Bythia Street from Broadway to the Mill Creek bridge and the west side to 22 Bythia (Lot 5, Plan 170) both sides of Broadway from John Street to the Centre/Clara Street intersection then the north side only to just west of Ada Street; both sides of Zina Street from First Street to just west of Clara Street; both sides of First Street from 3/5 First Street (Lot 16, Plan 159, Block 1) to beyond Fourth Avenue; both sides of First Avenue to Second Street; Kay Cee Gardens in its entirety and the rail bed adjacent to Kay Cee Gardens.

Cultural Heritage Value or Interest

Orangeville is an example of a 19th century mill village in early Ontario. Its origins are directly linked to the waterway known as Mill Creek and the construction of the first mill in 1837 by James Griggs. Other water-powered industries followed, stimulating the early growth of the village and leading to its incorporation in 1863. The arrival of the railway in 1871 and the creation in 1881 of Dufferin County with Orangeville as the County Town, reinforced a prosperity that encouraged residential development in areas adjacent to the downtown commercial core.

The cultural heritage value or interest of the Merchants and Prince of Wales HCD is found in the historic significance and continuing existence of the historic residential neighbourhoods adjacent to the downtown; the Mill Creek corridor as a public access park; and the historic rail bed. The area sustains and supports the village character of Orangeville. It has a strong sense of place and ambience that is easily distinguished from contemporary Orangeville and is appreciated by residents and visitors.

The layout of the Merchants and Prince of Wales HCD area is based primarily on mid-19th century survey plans of subdivision created by some of the Town's prominent early settlers and developers. The area is distinguished by streetscapes of largely 19th century, high quality, residential buildings, with some 20th

century infill, and associated cultural heritage landscape features. Overall, it represents the successive periods of economic development of the Town, manifesting in the need for housing.

Evidence of the early mills, water-powered industries and late 19th and early 20th century industries has largely disappeared, but the growth that these initiated, reinforced by the arrival of the railway and selection as the County Town, is evident in the built form and landscape elements within the HCD. The traditional relationship of Mill Creek to the Town is preserved as a 2.7 acre green space, known as Kay Cee Gardens, that follows the path of Mill Creek between Bythia and John Streets. The historic rail bed is adjacent to the park. Within the HCD, this corridor is at the heart of the community and used as public recreational space.

Description of Heritage Attributes

The following describes the categories of heritage attributes important to the cultural heritage value or interest of the Merchants and Prince of Wales Heritage HCD:

- The unique collection of residential architecture from the 1850s to the 1920s, with some mid-20th century infill, that overall exhibits a high quality of period styles, design, traditional building materials, detailing, and workmanship
- The decorative woodwork; porches, stoops or enclosed vestibules; and balconies, creating variety and articulation along the streetscape
- Landmark institutional buildings which exemplify a high degree of 19th and early 20th century design and craftsmanship
- The predominant one to two storey height, detached form and massing of the residential architecture
- The traditional system of laneways dividing the blocks of settlement on the north side of Broadway, specifically between Zina Street and Broadway, First Avenue and Broadway, First Avenue and Second Avenue, and laneways running parallel to First Street on both the east and west sides, and the impact lane-only access has on the character of these streetscapes
- The evidence of 19th century street plans and layouts, which follow the first formal plans of subdivision developed in the 1850s by Orangeville's founder Orange Lawrence for the area south of Broadway (Garafraxa Plan), and by Jesse Ketchum III, nephew of early settler Jesse Ketchum, for the lands north of Broadway (Ketchum Plan)
- The historical association of some stylish residential buildings with prominent merchants and professionals, many of whom served the community as local leaders and in other capacities and warrant commemoration
- The important public green space provided by Kay Cee Gardens, and public access to Mill Creek, Mill Creek being central to the settlement and historic growth of Orangeville. The lands of Kay Cee Gardens were traditionally undeveloped as community founder Orange Lawrence held the water rights to Mill Creek and protected this water source for mills farther east
- Evidence of the rail line that parallels the path of Mill Creek through the town and provided Orangeville with its second economic boost as the mills declined in economic importance
- The existence of boulevard trees of mostly sugar maples, initially planted from the early 1900s to the 1930s, and those subsequently planted, all providing a green canopy over Zina Street, First Street, York Street, First Avenue and Broadway
- Mature soft landscaping including mature and other trees in front, side and rear yards throughout the area

- Grassed boulevards between sidewalks and the roadway curbing, providing important green space while buffering pedestrians from traffic and enhancing the livability of the streets
- The generous spacing between houses allowing for additional vegetation and view corridors between the buildings, creating a sense of openness within the residential neighbourhoods
- The relationship of the residential neighbourhoods to the historic downtown core, together forming a cohesive villagescape of commercial/industrial development in the Downtown HCD and the surrounding residential and institutional components in the Merchants and Prince of Wales Heritage HCD
- The distinctive streetscapes of Zina Street, First Street, First Avenue, Broadway, York Street and Bythia Street characterized by a variety of architectural forms, styles, materials, and craftsmanship that relate to specific periods of Orangeville's development from the 1850s through the 1920s as well as building styles from the 1930s to the 1960s representing the final period of infill within the original plans of subdivision
- Full curbing and sidewalks creating a small-town urban feel and a pedestrian friendly environment
- First Street and Broadway as visual and functional gateways to the Downtown HCD; where green space and mature trees in front yards and on boulevards along these streets gives way to the openness of the commercial core
- Unobstructed and traditional view corridors descending west to east along Broadway into the downtown commercial core and the slopes of the east side of the Credit River valley beyond
- Unobstructed and traditional view corridors toward the downtown core moving north to south along First Street
- Unobstructed and traditional views of the large landmark buildings rising above the tree canopy which punctuate the streetscapes

3.3 Property / Resource Inventory

Property Reports

Property Reports were prepared for all real property parcels located within the Study Areas. The findings for each property can be accessed by contacting the Town of Orangeville Clerk's Department. Sample property reports can be found in Appendix F. The records capture the results of historical and documentary research and the field reviews. Categories of data include: basic historical information, including known or estimated date of construction; description of built heritage resources in terms of built form, materials, architectural style, and other characteristics; analysis of alterations; and known thematic and contextual associations. An HCD designation bylaw is ultimately registered on Title against each individual real property parcel, and for this reason each resource is evaluated individually.

Streetscape elements, viewsapes and view corridors, and open spaces typically represent multiple resources and as such, individual records have not been prepared for these elements. These broader contextual characteristics are described and defined within the Draft Statement of Cultural Heritage Value or Interest and as heritage attributes. Good management of these elements is needed to ensure that future works do not compromise the overall integrity of the HCD.

Evaluation of individual resources

As part of this HCD Study, all properties located within the Study Areas were evaluated individually for their level of contribution to the proposed HCD as expressed by the Draft Statement of Cultural Heritage Value or Interest. The evaluation of individual properties, including the structures, open spaces, and associated elements that make up those properties, helps determine to what extent each resource contributes to the significance, character and overall cultural heritage value or interest of the HCD.

The evaluation was based on a number of factors including: historical research, field reviews, and community input, and were adapted from Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. The evaluation categories of O. Reg. 9/06 are Design or Physical; Historical or Associative; and Contextual.

Individual properties were categorized under three possible levels of contribution to the overall cultural heritage value or interest of the proposed HCD:

- Properties that contribute to and strongly support the Statement of Cultural Heritage Value or Interest are categorized as Category A
- Properties that demonstrate limited support or somewhat contribute are Category B
- Properties that do not support and are non contributing are Category C

Evaluation of individual resources was undertaken by the project team. Final evaluation results were established by means of consensus. Results are noted in the individual property record. Should Town Council proceed with the designation of the proposed HCD, the evaluations of individual properties should be reviewed on a periodic basis so that as the District evolves and/or new information is revealed, the understanding and evaluation of their contributing qualities remains current. The criteria for determining to what extent a property supports the significant heritage values are described in the following table.

Potential Contribution O.Reg.9/06	A: Strongly contributes	B: Somewhat contributes	C: Non-contributing
Design/Physical	Early, unique or representative example of style or construction; High degree of integrity of original materials;	Early, unique or representative example of style or construction, but has lost a significant amount of original material	Does not represent a notable style or form of construction; Does not add significance to the area
Historical/Associative	Strong association to the community or person(s) of importance to the community	Indirect association to the community or person(s) of importance to the community	No direct or indirect associations with the community
Contextual	Plays an important role in the community; is a landmark building or important site; defines or supports the character to a great extent;	Has an indirect or limited role in the community; defines or supports the character to some extent	Does not contribute to the character of the area or to an understanding of the community; is not a landmark or important site

Proposed Heritage Conservation District 1



Proposed Heritage Conservation District 2



4. Conclusions and Recommendations

4.1 Conclusion

The residents of Orangeville understand and appreciate the ambience embodied in the largely intact 19th century downtown area. The downtown was designated as an HCD in 2002 and since that time has seen many improvements. The widespread uptake of the Facade Improvement Grant program and the construction of the Broadway median have added tens of thousands of dollars of value to the Downtown HCD. Beyond physical improvements, the Downtown HCD is the focus of social and cultural events in Orangeville that attract residents and visitors. It is the 2015 recipient of two Great Places in Canada awards issued by the Canadian Institute of Planners.³⁹

The historic downtown area, while a coherent and manageable HCD, exists and is best understood within the context of the surrounding historic residential neighbourhoods. The success of the commercial enterprises on Broadway through the last half of the 19th century is reflected in the quality of housing built in these surrounding areas.

The challenge with any HCD is to protect its cultural heritage value and overall character while integrating compatible contemporary functions both in terms of acceptable new uses and new building construction. The objectives of conservation and contemporary design and development are not mutually exclusive, but they do require careful management to ensure compatibility and that new development does not negatively impact the more fragile cultural heritage resources. In an evolving environment, a HCD Plan is an appropriate tool to use to achieve this balance.

Existing Town policies and strategic planning documents allow and promote the creation of HCDs in Orangeville. The clearly stated intent is to protect the core values of the community and to continue to position Orangeville as a desirable settlement area for a skilled and educated workforce, a cultural tourist destination, and as the cultural, social and economic hub of Dufferin County. The creation of a second HCD in Orangeville managed by a HCD Plan is consistent with this intent.

4.2 Recommendations

This HCD Study recommends that the Town of Orangeville:

- Designate the Study Areas as one Heritage Conservation District under Part V of the Ontario Heritage Act
- That the HCD includes all properties on both sides of York Street; the east side of Bythia Street from Broadway to the Mill Creek bridge and the west side to 22 Bythia (Lot 5, Plan 170); both sides of Broadway from John Street to the Centre/Clara Street intersection then the north side only to just west of Ada Street; both sides of Zina Street from First Street to just west of Clara Street; both sides of First Street from 3/5 First Street (Lot 16, Plan 159, Block 1) to beyond Fourth Avenue including 1 Third Avenue; both sides of First Avenue to Second Street; Kay Cee Gardens in its entirety and the rail bed adjacent to Kay Cee Gardens

- That the HCD be called the Merchants and Prince of Wales District
- That the Town develop a Merchants and Prince of Wales HCD Plan, to be adopted by bylaw
- That the Town ensure consistency across heritage conservation policies and other Town policies in managing and protecting the heritage character of the HCD and its environs

4.3 Future Designations and Conservation Management

Residential areas in other parts of Orangeville are similar in character to those within the proposed HCD. The creation of the HCD recommended by this HCD Study does not preclude the creation of other HCDs within the Town. Similarly, designation of individual properties under s. 29, Part IV, of the OHA may also be used to preserve important cultural heritage properties outside this proposed HCD.

5. HCD Plan

5.1 Goals of a HCD Plan

Heritage designation under the OHA, in conjunction with provisions of the Planning Act and other applicable legislation, is the means by which a municipality can implement a planning process that allows development and respects and commemorates the community's history and identity. The intent is the managed development of a rich physical and cultural environment that is stable and viable into the future. This is primarily achieved through the adoption by bylaw of a HCD Plan and its integration into other municipal planning provisions and policies.

Similar to the Downtown HCD Plan, the Merchants and Prince of Wales HCD Plan should be designed to achieve the following goals:

- To protect, preserve and enhance the existing cultural heritage resources including but not limited to historic buildings, streetscapes, cultural and natural landscapes, views and view corridors, and public open spaces that are integral to the cultural heritage value or interest of the HCD and its heritage attributes
- To promote the conservation of the HCD as an example of a 19th century Ontario, small-town urban environment
- To maintain and enhance Orangeville's overall character as a desirable place to live and work, by conserving the historic features that support small scale, pedestrian friendly spaces and its picturesque appearance
- To encourage compatible new construction and development that is sensitive to, supports, and contributes to the cultural heritage value, appearance, ambience, and economic and social viability of the HCD for the long term
- To promote an understanding of and appreciation for the cultural heritage value of the HCD among residents and visitors

5.2 Contents of the HCD Plan

The OHA has provisions for the mandatory content of the HCD Plan in s. 41.1(5).

A heritage conservation district plan shall include:

- a. a statement of the objectives to be achieved in designating the area as a heritage conservation district
- b. a statement explaining the cultural heritage value or interest of the heritage conservation district
- c. a description of the heritage attributes of the heritage conservation district and of properties in the district
- d. policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district
- e. a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31

The overall objective of a HCD Plan is to establish policies and provisions that will effectively manage, for the long term, the protection and enhancement of the cultural heritage value or interest of the District. The Plan identifies the significance of the area with a Statement of Cultural Heritage Value or Interest that includes a description of the heritage attributes that embody that value or interest. It contains policies and provisions that demonstrate the Town's commitment to consistent decision-making to maintain and/or enhance the character of the area in the review of development proposals, heritage permit applications, and municipal programs of public works or other work.

Once the HCD Plan is adopted by bylaw, its policies and provisions prioritize heritage conservation in the planning process for the HCD, while remaining compatible with future growth objectives outlined in the Official Plan. As prescribed in s. 41.2(2), the HCD Plan supersedes some provisions of the Planning Act. When there is a conflict between a HCD Plan bylaw and a municipal bylaw that affects the designated District, the plan prevails to the extent of the conflict, but in all other respects the municipal bylaw remains in full force.

The HCD Plan should be compatible with accepted standards and guidelines for heritage conservation, such as Standards and Guidelines for the Conservation of Historic Places in Canada developed under the direction of Parks Canada.

The HCD Plan should include, but is not limited to the following:

- Clear provisions related to appropriate scale, massing, architectural style, materials, quality of detailing, open spaces, view corridors, rhythm of the streetscape, orientation, and similar parameters
- Acceptable approaches for alterations or additions to existing buildings
- Recommendations for the conservation, maintenance and repair of existing buildings
- Provisions for demolition control
- Provisions for new construction
- Guidelines for municipal infrastructure work and conservation of the municipally-owned portion of the streetscapes

The Plan should also include a description of the implementation strategies including, but not limited to:

- The Heritage Review and Permit process
- When a Heritage Permit is required
- Alterations that do not require a Heritage Permit
- When a Cultural Heritage Impact Assessment is required, and Terms of Reference for the Assessment
- Financial or incentive programs
- Promotion and education of the cultural heritage value or interest of the District

5.3 Preliminary Planning and Policy Recommendations for the HCD Plan

As outlined in s. 40.(2)(d) of the OHA, the HCD Study is required to make recommendations as to any changes that will be required to the municipality's official plan and to any municipal bylaws, including any zoning bylaws. As this will be the second HCD Plan for Orangeville, it is recommended that the existing provisions be reviewed to ensure adequacy and compatibility with current legislative and policy provisions. This includes adding where necessary, the existence of this second HCD.

The following recommendations are based on the findings of the preliminary review of the Town's policy and planning documents, as they relate to the proposed HCD. Further review and analysis will be required in the development of the final HCD Plan.

Heritage Impact Assessments

For lands within a HCD, the Orangeville Official Plan Policy D4.3.11 provides that: "A heritage impact assessment will be required for any new development proposed within a designated HCD."

The OOP does not specify how the Town will assess whether a development proposal is consistent with the heritage conservation goals of the Town and/or the HCD.

A recommendation is that the HCD Plan include policies that formalize the Terms of Reference for a Heritage Impact Assessment (HIA) for proposed developments within the HCD, identify any discretion in when a HIA is required, provide direction on how to assess the findings of the HIA in the context of identified heritage conservation goals, and that these policies be included in the OOP.

Comprehensive Zoning Bylaw

The Town's Comprehensive Zoning Bylaw implements policies set out in the Orangeville Official Plan that relate to development and land use. The Zoning Bylaw specifies permitted land uses in defined zones, including within the proposed HCD.⁴⁰

During development of the HCD Plan, the Zoning Bylaw should be reviewed to ensure it is compatible with the current and suitable new uses within the District, recognizing that the HCD Plan prevails over any bylaw, if there is a conflict.

Heritage Property Tax Refund Programs

A provincial Heritage Property Tax Relief program currently is available to municipalities.⁴¹ The Program provides an incentive for the conservation of designated properties. Tax relief in the form of a percentage reduction of the provincial portion of property tax can be provided to owners of eligible heritage properties at the option of the participating municipality.

A review of this program and the availability of other incentive programs should be undertaken as part of the HCD Plan development.

Future Infrastructure Projects

A major contributing factor to the quality of the streetscapes in the proposed HCD is the public space: municipal boulevards, sidewalks, infrastructure, trees and landscaping. These elements contribute to the distinctiveness of the area when compared to newer adjacent neighbourhoods. As the OHA stipulates that the municipality shall not carry out any public work in the HCD that is contrary to the objectives of the HCD Plan, developing a process to integrate the HCD Plan in the public works design process is advised.

End Notes

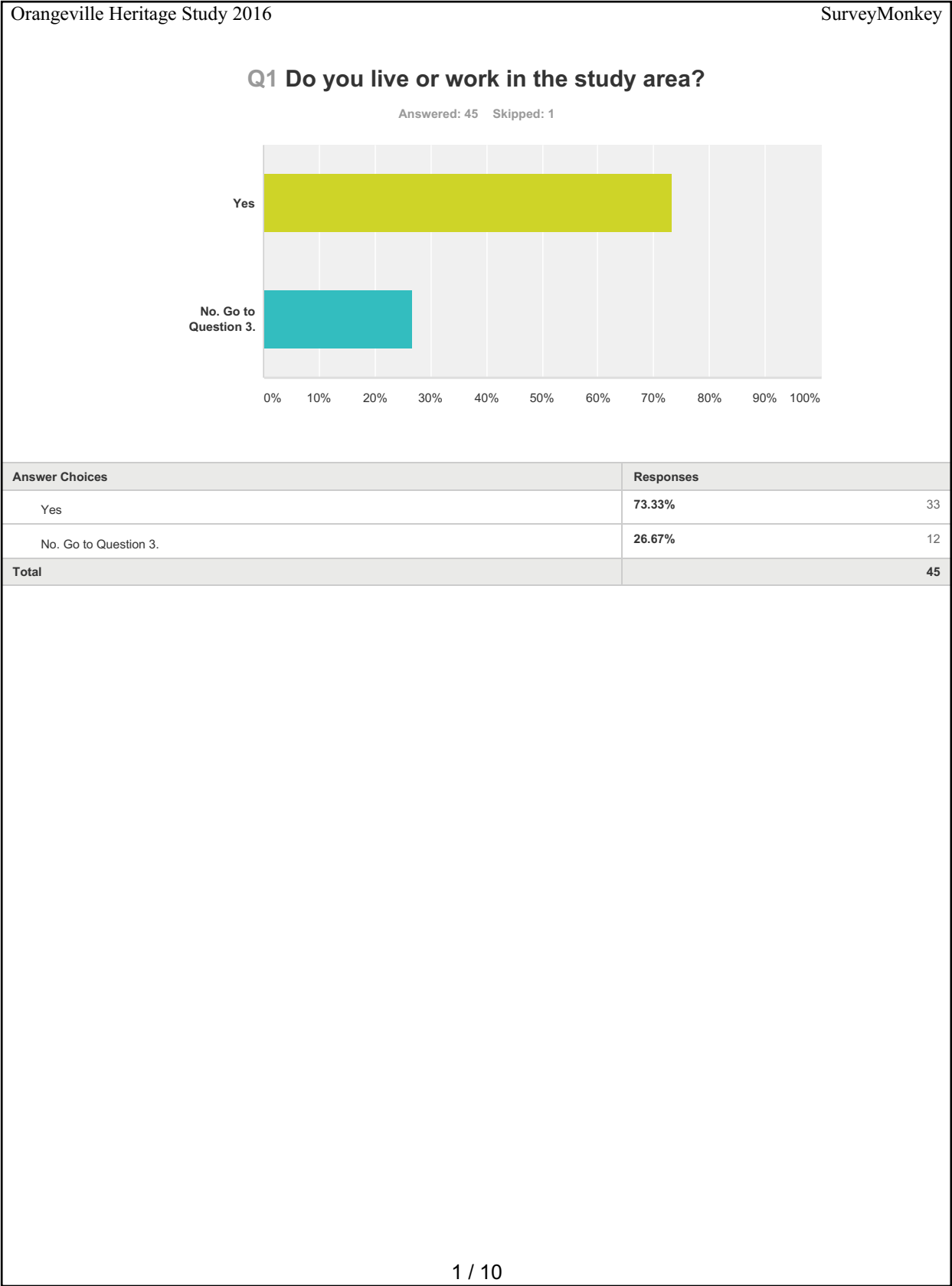
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Appendix A

Orangeville Heritage Study 2016		SurveyMonkey
#1	COMPLETE Collector: Web Link 1 (Web Link) Started: Wednesday, May 18, 2016 2:25:52 PM Last Modified: Wednesday, May 18, 2016 2:28:06 PM Time Spent: 00:02:13	
PAGE 1: Heritage Conservation District Study		
Q1: Do you live or work in the study area?	No. Go to Question 3.	
Q2: If you answered yes to question #1, for how long?	Respondent skipped this question	
Q3: In the Heritage Conservation District Study Areas, do you	Respondent skipped this question	
Q4: Do you feel there is a difference between the study areas and the rest of Orangeville?	Yes	
Q5: What do you think are the most noticeable or significant features in the study areas?	Historic residential character, Specific heritage buildings/structures, General streetscape	
Q6: How important is it to you to help protect these features?	Very important	
Q7: What improvements would you like to see in the Heritage Conservation District Study Area? Check any that apply.	Retention of significant heritage buildings , Improvements to heritage properties	
Q8: Is there a certain part of the study area that you feel would be appropriate for designating a Heritage Conservation District, or other streets or buildings that should be added to the existing study area?	Yes	
Q9: Do you have questions about the risks or benefits of creating one or more heritage conservation districts in the study areas to conserve the heritage character?	No	
Q10: Do you have any personal or family histories, or other additional information about a building, street, or the overall neighbourhood that you would like to share? Please give the details in the comments area and, optionally, your contact information.	No	
1 / 55		

Appendix B

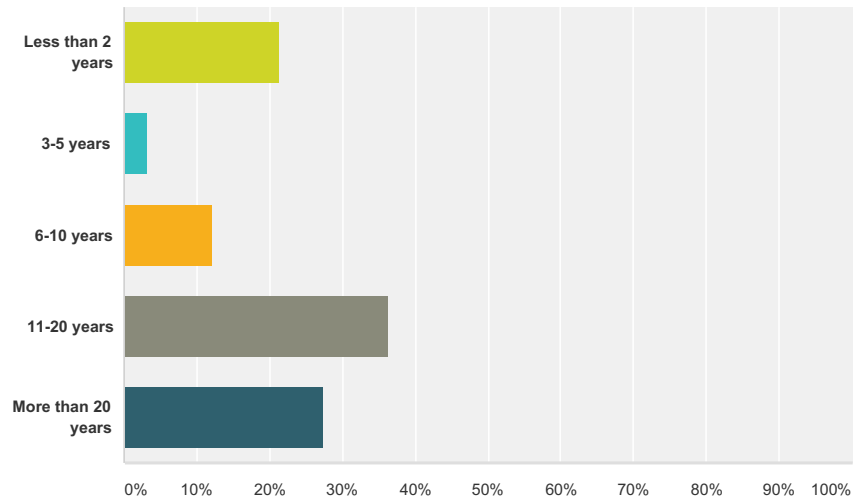


Orangeville Heritage Study 2016

SurveyMonkey

Q2 If you answered yes to question #1, for how long?

Answered: 33 Skipped: 13



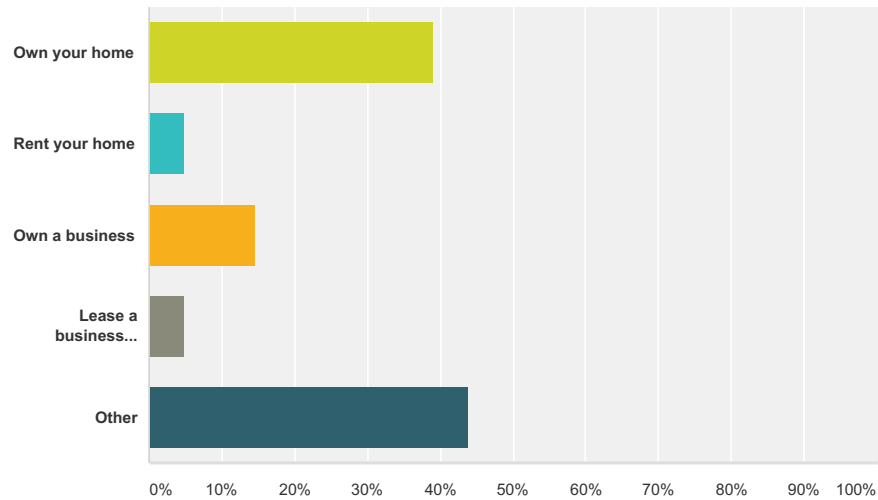
Answer Choices	Responses
Less than 2 years	21.21% 7
3-5 years	3.03% 1
6-10 years	12.12% 4
11-20 years	36.36% 12
More than 20 years	27.27% 9
Total	33

Orangeville Heritage Study 2016

SurveyMonkey

Q3 In the Heritage Conservation District Study Areas, do you

Answered: 41 Skipped: 5



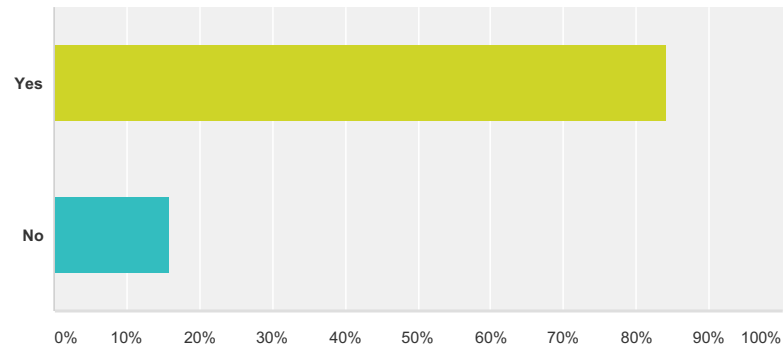
Answer Choices	Responses
Own your home	39.02% 16
Rent your home	4.88% 2
Own a business	14.63% 6
Lease a business property	4.88% 2
Other	43.90% 18
Total Respondents: 41	

Orangeville Heritage Study 2016

SurveyMonkey

Q4 Do you feel there is a difference between the study areas and the rest of Orangeville?

Answered: 44 Skipped: 2



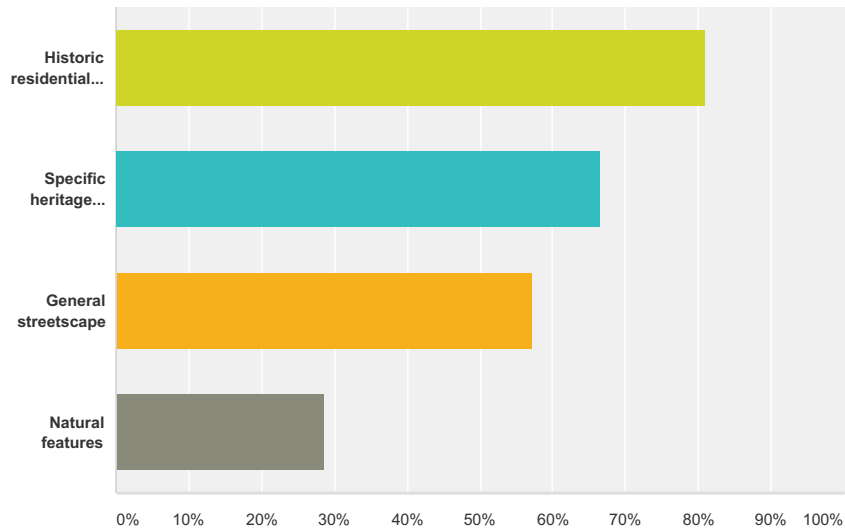
Answer Choices	Responses
Yes	84.09% 37
No	15.91% 7
Total	44

Orangeville Heritage Study 2016

SurveyMonkey

Q5 What do you think are the most noticeable or significant features in the study areas?

Answered: 42 Skipped: 4



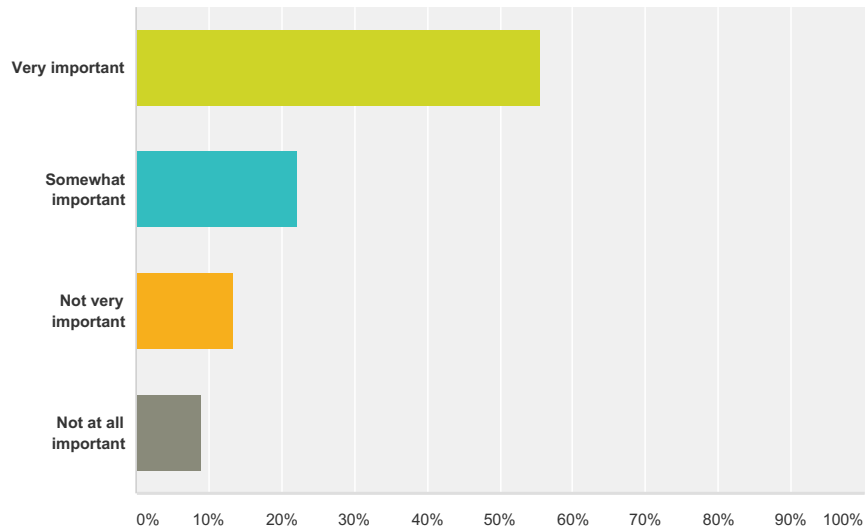
Answer Choices	Responses
Historic residential character	80.95% 34
Specific heritage buildings/structures	66.67% 28
General streetscape	57.14% 24
Natural features	28.57% 12
Total Respondents: 42	

Orangeville Heritage Study 2016

SurveyMonkey

Q6 How important is it to you to help protect these features?

Answered: 45 Skipped: 1



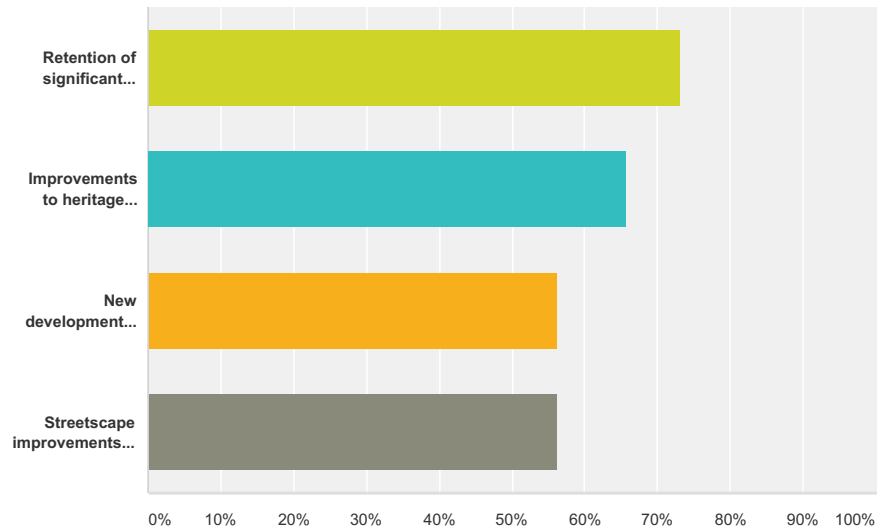
Answer Choices	Responses
Very important	55.56% 25
Somewhat important	22.22% 10
Not very important	13.33% 6
Not at all important	8.89% 4
Total	45

Orangeville Heritage Study 2016

SurveyMonkey

Q7 What improvements would you like to see in the Heritage Conservation District Study Area? Check any that apply.

Answered: 41 Skipped: 5



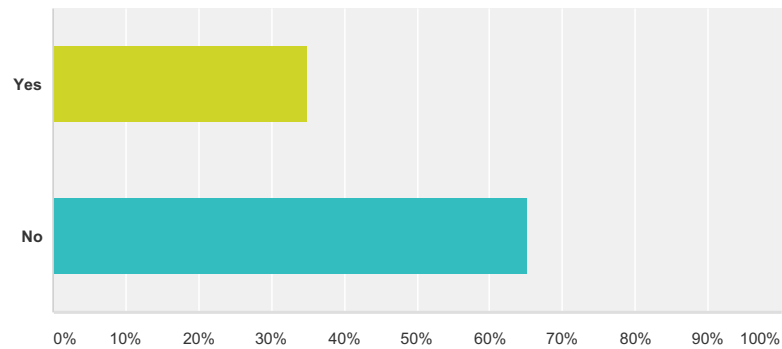
Answer Choices	Responses
Retention of significant heritage buildings	73.17% 30
Improvements to heritage properties	65.85% 27
New development which complements the heritage scale and character of the area	56.10% 23
Streetscape improvements (signage, landscaping, etc.)	56.10% 23
Total Respondents: 41	

Orangeville Heritage Study 2016

SurveyMonkey

Q8 Is there a certain part of the study area that you feel would be appropriate for designating a Heritage Conservation District, or other streets or buildings that should be added to the existing study area?

Answered: 43 Skipped: 3



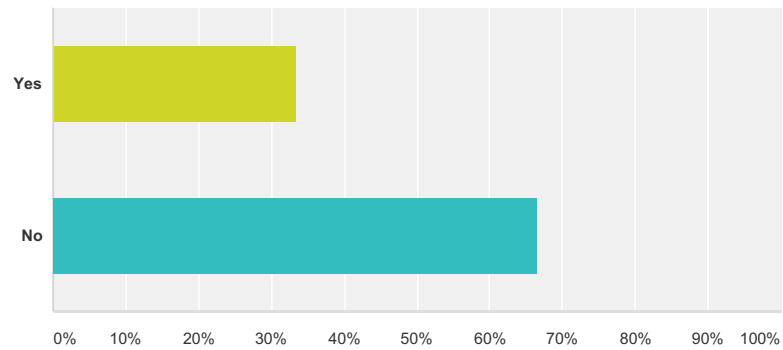
Answer Choices	Responses
Yes	34.88% 15
No	65.12% 28
Total	43

Orangeville Heritage Study 2016

SurveyMonkey

Q9 Do you have questions about the risks or benefits of creating one or more heritage conservation districts in the study areas to conserve the heritage character?

Answered: 42 Skipped: 4



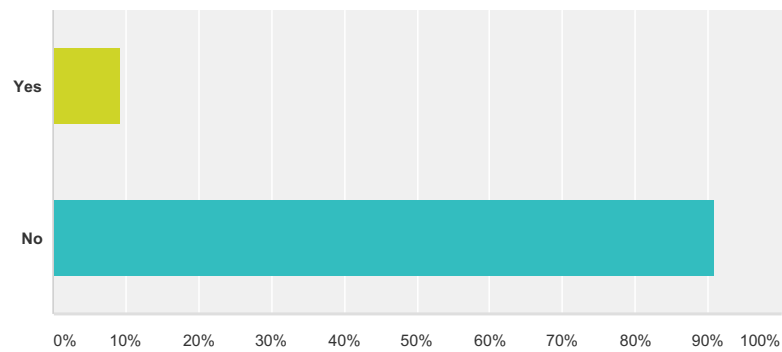
Answer Choices	Responses	
Yes	33.33%	14
No	66.67%	28
Total		42

Orangeville Heritage Study 2016

SurveyMonkey

Q10 Do you have any personal or family histories, or other additional information about a building, street, or the overall neighbourhood that you would like to share? Please give the details in the comments area and, optionally, your contact information.

Answered: 44 Skipped: 2



Answer Choices	Responses
Yes	9.09% 4
No	90.91% 40
Total	44

Appendix C

Orangeville Heritage Conservation Districts Study, 2016

Community Consultation Meeting

21 June 2016

Attendee Input

On the survey, 77.78% of respondents said that it was very important or somewhat important to protect the most noticeable or significant features of the district areas.

How do you use these areas of the Town?

I live in proposed District 1 and walk streets in both 1 & 2.

How do you or would you protect what you see as valuable in these areas?

By maintaining our own space esp. garden & surround and by supporting the plan to designate these heritage areas.

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



Orangeville Heritage Conservation Districts Study, 2016

Community Consultation Meeting

21 June 2016

Attendee Input

On the survey, 77.78% of respondents said that it was very important or somewhat important to protect the most noticeable or significant features of the district areas.

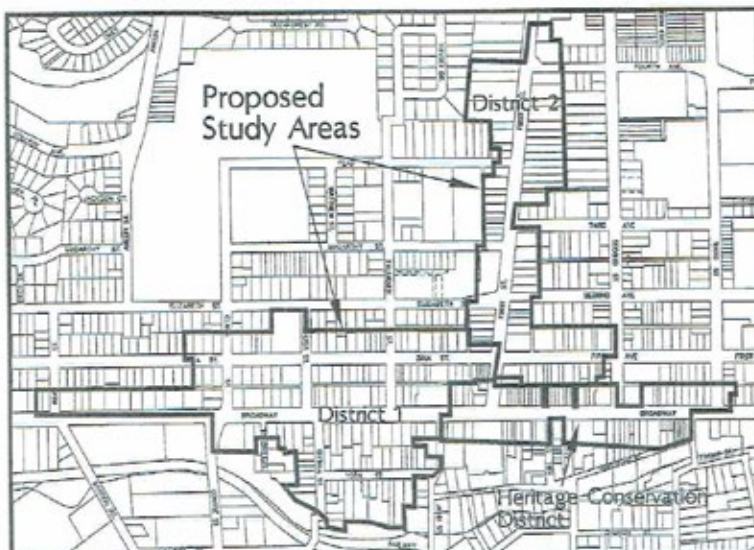
How do you use these areas of the Town?

*Walking - Theatre
Shopping Church
Library*

How do you or would you protect what you see as valuable in these areas?

*Beautiful heritage buildings maintained
Trees - replace ones removed over the years*

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



Orangeville Heritage Conservation Districts Study, 2016

Community Consultation Meeting

21 June 2016

Attendee Input

On the survey, 77.78% of respondents said that it was very important or somewhat important to protect the most noticeable or significant features of the district areas.

How do you use these areas of the Town?

- walking for recreation
- street route alternatives to Broadway

How do you or would you protect what you see as valuable in these areas?

- expand the boundaries to include adjacent "heritage islands"
- encourage the town's tree planting program of native species in sugar maple, not ornamentals
- infrastructure renewals pay attention to streetscape, trees, boulevards.

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



- develop an across town route (Broadway alternate) outside study areas

Orangeville Heritage Conservation Districts Study, 2016

Community Consultation Meeting

21 June 2016

Attendee Input

On the survey, 77.78% of respondents said that it was very important or somewhat important to protect the most noticeable or significant features of the district areas.

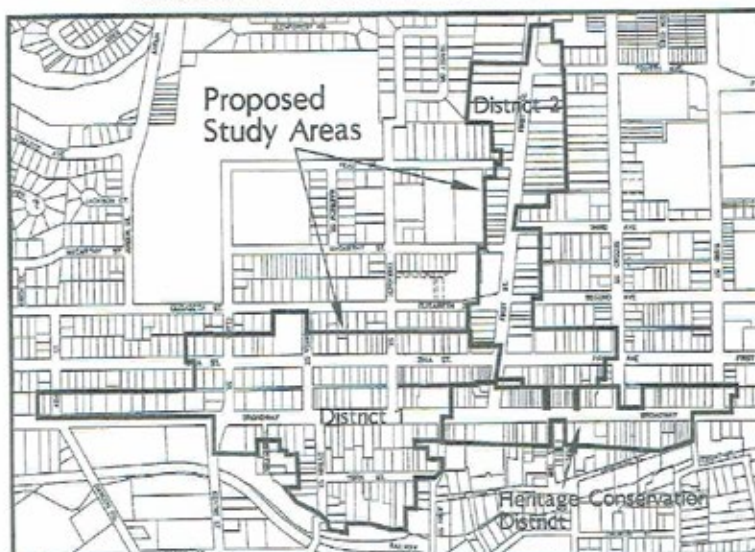
How do you use these areas of the Town?

*Live there, walk, ride bike,
walk dog*

How do you or would you protect what you see as valuable in these areas?

*Trees, no paving of back yard's or
front yard's, no more strip malls
on First, "Too Late For Town Houses"*

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



Orangeville Heritage Conservation Districts Study, 2016

Community Consultation Meeting

21 June 2016

Attendee Input

On the survey, 77.78% of respondents said that it was very important or somewhat important to protect the most noticeable or significant features of the district areas.

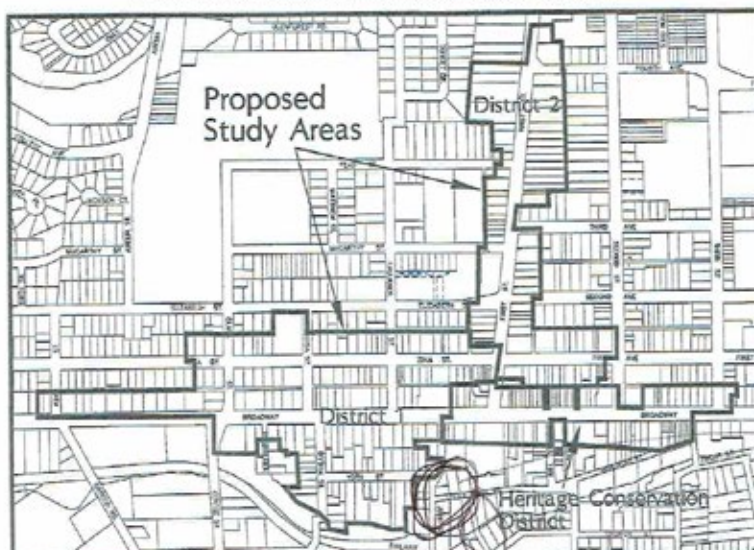
How do you use these areas of the Town?

I work in Proposed District 2 and loved working in a historical Building. Walking with my wife and children.

How do you or would you protect what you see as valuable in these areas?

Facade Improvements, Tree Mark fence, more historical Signage recommended.

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



addition - Just Property
Orange Lawrence's
Daughter's place, the
important Laneway tree.

Orangeville Heritage Conservation Districts Study, 2016

Community Consultation Meeting

21 June 2016

Attendee Input

On the survey, 77.78% of respondents said that it was very important or somewhat important to protect the most noticeable or significant features of the district areas.

How do you use these areas of the Town?

*we walk the area daily.
live in area*

How do you or would you protect what you see as valuable in these areas?

- ① Have a historical development map
- ② Identify street scenes and sense of place
- ③ Identify old buildings, historical ones
- ④ Identify adjacent property
- ⑤ Identify early stage bubble map now less solid lines
- ⑥ Include context of Town properties peak
- ⑦ Identify traffic flows
- ⑧ Identify pedestrian flows
- ⑨ Identify users

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



Orangeville Heritage Conservation Districts Study, 2016

Community Consultation Meeting

21 June 2016

Attendee Input

On the survey, 77.78% of respondents said that it was very important or somewhat important to protect the most noticeable or significant features of the district areas.

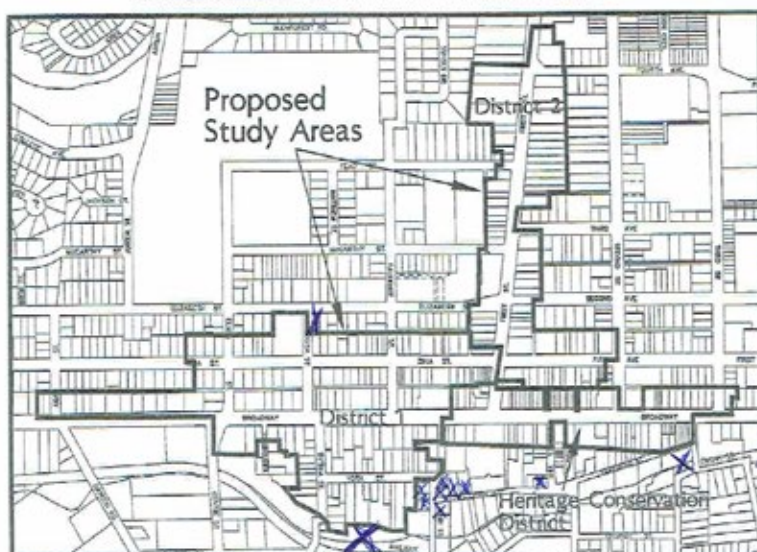
How do you use these areas of the Town?

- walking
- neighbouring

How do you or would you protect what you see as valuable in these areas?

- thoughtful language in the actual designation document - a "people" document, not government.
- don't forget Phase 3 -

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



Appendix D



Heritage Conservation District Study Open House April 19, 2017

Comment Sheet

Please submit your comments (print clearly).

I think the proposed area should be
larger - including 2nd street & Ave, 3rd ave etc.
- include rules requiring any infill/rebuilding
to fit into the streetscape

[Redacted signature]

Thank you.



Heritage Orangeville, 87 Broadway, Orangeville, ON L9W 1K1
519-941-0440 ext 2256; lhurtubise@orangeville.ca



Heritage Conservation District Study
Open House
April 19, 2017

Comment Sheet

Please submit your comments (print clearly).

[Redacted signature]

- (1) NOT IN FAVOR of EXPANSION of
HERITAGE ZONE -
- (1) AREA - too INCLUSIVE of FIRST +
BROAD way only AND DOES NOT
EXCLUDE any of Second Street.
- (2) THIS AREA Along BROAD way + FIRST
Street SHOULD BE ALLOWED to Be
Re-Developed AS needed TO ALLOW FOR
Greater Density Along THESE main ARTERIAL
Roads WITHIN the DOWN
TOWN AND FRinge -
- Thank you.



Heritage Orangeville, 87 Broadway, Orangeville, ON L9W 1K1
519-941-0440 ext 2256; lhurtubise@orangeville.ca



Heritage Conservation District Study
Open House
April 19, 2017

Comment Sheet

Please submit your comments (print clearly).

[REDACTED]

GOODYEAR

252 BROADWAY AND 254 BROADWAY ASKING
TO BE EXEMPT FROM HISTORIC H.

[REDACTED] MUSE

Thank you.



Heritage Orangeville, 87 Broadway, Orangeville, ON L9W 1K1
519-941-0440 ext 2256; lhurtubise@orangeville.ca

Appendix E

A Guide to Building Styles

Following are descriptions of the predominant styles found within the Study Areas. Descriptions are adapted from the Ontario Architectural Style Guide, published by Heritage Resources Centre, University of Waterloo, January 2009 and the website ontarioarchitecture.com.

Georgian, pre-1860

Following an architectural tradition which began with the first three King Georges of Britain from 1750 to 1820, these buildings are distinguished by balanced facades around a central door, medium-pitched gable roofs, and multi-paned windows. These buildings are best described as simple, solid and symmetrical. They were usually clad in stucco (rough cast) or brick with minimal ornamentation.

260-262 Broadway

Regency Cottage, 1830-1860

This style originated in England during George IV's regency as the Prince of Wales, 1811-1820. The Regency Cottage style in Orangeville is generally a modest one-storey house topped with a low-pitched hip roof and having a symmetrical front facade with relatively large windows. Elsewhere in Ontario, verandahs running the length of the front facade are common, but these are not seen in the many modest interpretations of the Regency Cottage in Orangeville.

11 First Street

Gothic Revival, 1840-1890

Throughout the Study Areas, the Gothic Revival is seen in both houses and churches. These decorative buildings are distinguished by details found in English Gothic and medieval architecture: sharply-pitched gables with highly detailed vergeboards, tall and narrow windows with pointed or shallow arched openings, and dichromatic brickwork. The small centre-gable Gothic Revival cottage known as the Ontario Gothic cottage, one of the most popular house styles in Ontario, is found in the Study Area as is the larger L-shaped house.

67 Zina Street

Romanesque Revival, 1840-1900

The Romanesque Revival style harkens back to medieval architecture of the 11th and 12th centuries. It is characterized by a heavy appearance, blocky towers and rounded-headed windows and arches. Smooth red brick walls with rough-faced stone accents is often seen on buildings with Romanesque influences.

2 York Street

Italianate, 1850-1900

This building style became popular in Ontario during the 1860's and became one of the most common architectural types in Orangeville and the rest of Ontario from the mid to late 1900s. Notable design elements are a low-pitched hip roof with wide eaves and heavy cornice brackets. Other Italianate features are belvederes and wrap-around verandahs and paired windows. Many interpretations of the Italianate style are found in Orangeville.

12 York Street or 62 Zina

Queen Anne, 1885-1900

This style is distinguished by an irregular outline often featuring a combination of an offset tower, broad gables, projecting two-story bays, verandahs, multi-sloped roofs, and tall, decorative chimneys. More than one kind of sheathing, such as brick and wood shingles, is also common. Windows often have one large single-paned bottom sash and small panes in the upper sash.

239 Broadway

Edwardian, 1900-1930

This style bridges the ornate and elaborate styles of the Victorian era and the simplified styles of the 20th century. Edwardian Classicism is distinguished by balanced facades, simple roof lines, dormer windows, large front porches, and smooth brick surfaces. It uses classical details, but sparingly and with understatement.

27 Zina Street

Art Moderne, 1930-1945

The Art Moderne style originated in the United States and emphasizes the streamlined as evidenced by strong horizontal elements, rounded corners, smooth walls, and flat roofs. Glass block and large expanses of glass were used even wrapping around corners.

3-5 First Street or 19 First Street

Arts and Crafts/ Craftsman Bungalows, 1930s

The Arts and Crafts style found its way to Orangeville and during the 1930s some homes were built in this style. It is distinguishable by a steep pitch roof usually with a side gable and that extends over a verandah. Large dormers are common. The verandah dominates the front facade and has chunky wood and brick pillars.

9 York Street

Post-war bungalows/Mid-century Modern/ Suburban, 1950s to 2000.

From the 1950s onward, the modern bungalow appeared in Orangeville. Small bungalows as well as more expansive Ranch styles are seen as infill dwellings within the Study Areas. These houses have a low profile, wide eaves and large picture windows. Some have a garage integrated into the house design reflective of the growing importance of the automobile.

3 Louisa Street

Other Styles

Single examples of other styles such as Dutch Colonial and Period Revivals like the English vernacular cottage are found throughout the Study Areas.

Appendix F

293 Broadway



Category A

Date Built: 1886

Style: Italianate

Original Owner: Thomas Bowles
for Martha Jane Bowles Green

History

In 1883 John Green sold this large property to Thomas Bowles, Dufferin County sheriff, for \$500. He appears to have built this home for his daughter Martha Jane (known as Jennie) as she is listed as the owner in 1886 about the time she married William Marshall Green on 15 Aug 1886. Martha sold the property in 1898 to Mary Matilda Smith (nee Dyer) for \$1400. After Smith's death in 1901 the lands were seized for mortgage default and sold by Charles Dyer to Isabell Temple the following year.

Architectural Description

This Italianate two storey house has a cross hip roof and includes a projecting wing at the rear of the east facade. It is clad in red brick with buff quoining and a two row buff brick stringer course below the second storey windows. The eaves are decorated with paired brackets and wall cornice moulding. A chimney emerges from the west face of the roof and has a multi-row buff brick base tapering to a red brick shaft. The window openings are shallow arches topped by buff brick soldiering and skewbacks and have painted sills. The front facade has paired narrow rectangular 1/1 sash windows linked by a plain painted sill on both the first and second storeys. The front entrance has a new half lite door topped with a transom. Above the door on the second storey is a single window with 1/1 sashes and unlike the other windows has a rowlock brick sill as this window opening has been shortened. All windows have rectangular 1/1 sashes in the arch top openings. The 1907 and 1935 fire insurance maps show that originally this house had a small enclosed porch in front of the door separating a porch on the east and west front. This has been replaced with an open porch that extends across the front and wraps around to the projecting east wing to an entrance with a newer half lite door and no transom. It has turned wood columns, with fan brackets at the top of the columns, supporting a flat architrave and a hip roof. The balustrade has turned spindles and a wood hand railing.

22 York Street



Category A

Date Built: 1884

Style: Italianate Foursquare

Original Owner:

William Edmund McKay,
Presbyterian minister

History

The lot was once owned by the Presbyterian Church and Reverend William Edmund McKay purchased Lot 23 from the Presbyterian church trustees in 1883 for \$600. The south 158' was sold by Angelina McKay in 1892 to her son, William Lockwood McKay, barrister, for \$2500. The house was built in 1892 as it first appears on the March 1893 tax assessment. William J. L. McKay was married to Robina Ross and was at one time the Crown Attorney for Dufferin County.

Architectural Description

This house is built in an Italianate style with a truncated hip roof and moderately deep eaves. The rubblestone foundation has been parged. A single storey canted bay is found on the east side of the front facade. It has a flat roof ringed by a skirt roof. A two storey canted bay projects from the rear of the east facade. Pairs of brackets sit evenly spaced under the main eaves with small single brackets under the eaves of the front single storey bay. The red brick field has buff brick quoins and a three row string course at the foundation. The buff brick string courses at the upper levels of the windows have a central row of alternating red and buff header bricks and connect with the buff brick skewback and soldiered segmental arch voussoirs over the window and door openings. The windowsills have been capped or replaced. The upper sashes have new 2/2 rectangular panes while the lower arch top 1/1 remain on the ground level. The central door has its arch transom. The 1907 insurance map indicates that the house originally had a verandah across the front from the bay to the west corner of the front facade. The house has no covered verandah at this time.

11 Zina Street



History

Lots 4 and 5 were owned by John Bookless in 1871 with a house on lot 4 by 1875. In 1880 lots 4 and 5 reverted to McCarthy and Fead and were then bought by Jeremiah Dodds. It appears that Dodds built this house while keeping the original home where Bookless still lived. Dodds sold to Alexander Steele in 1888 when the properties were separated. Assessed in 1888 at \$1400 and in 1889 at \$2000, this building as we see it probably dates from this time. The 1891 census has Steeles and Bookless living near to each other on Zina Street. From 1879 to 1916 Alexander Steele was headmaster of the Orangeville High School. In 1879 the enrolment was 40 students that soon doubled. He lived here with his family.

Category A

Date Built: 1880

Style: Victorian Gothic Revival

Original Owner: Jeremiah Dodds

Architectural Description

A later adaption of the Gothic Revival style, this house has the irregular L plan with a cross gable roof cut by rear and east side chimneys. It sits on a semi-dressed stone foundation. The red brick field has a projecting course above the foundation and around the building at the bottom of the voussoirs on both the first and second storeys, and a raised header two row brick detail around the door and window opening voussoirs. A vergeboard decorates the front gable and has single brackets at the bottom. A Gothic window with 2/2 sashes is found in the gable. All the window openings have textured stone sills. The other window openings low arch tops with soldiered voussoirs with a ruffled brick cap, and a small square flat top window in the upper central front. The east openings are recessed one brick course in depth. The sashes are replacement flat tops into these openings with arch transoms retained on the larger front windows. The 1907 insurance map shows that originally the house had a small porch over the front door only. Now central door opens onto a large porch with a hip roof which runs across the front facade comprised of brick half walls, tall brick piers at the front corners and low brick piers supporting tapered columns in the centre framing the entrance. The architrave rounds down to the brick piers at the front corners.

4 Bythia Street



Category A

Date Built: 1908

Style: Italianate

Original Owner:

Mary Ellen Legate

History

Part of the Lawrence lands, this lot passed through many hands until purchased by John Legate in 1891. John Legate had been renting at #12 Bythia. The 1901 census shows John, second wife Rebecca and sisters Sarah and Mary Ellen living on Bythia. In 1904 the premises were quit claimed to John Legate's daughter, Sarah Coulter, from her mother. The land and premises then passed to Mary Ellen Legate (1855-1928) in 1908 for \$400. This home was probably built shortly after as it does not appear on the 1907

insurance map. Originally there was a large frame house on lot 1 at the corner of Bythia and Broadway and which was likely torn down to be redeveloped by Legate with the building of this house. Sisters Mary Ellen and Sarah were living with Thomas likely at #6. This south part lot was probated to Elizabeth and Mary Ellen Legate in 1925. Subsequently it was deeded to Francis Eagleson in 1935 for \$2500.

Architectural Description

This two storey Four Square Italianate house has a hip roof with a dormer in the east face of the roof and with three new skylights. The dormer has a gable roof and a pediment over the window. The dormer and pediment are clad in wood shingles. The eaves are made of tongue and groove wood slats and have evenly spaced shallow single brackets. The remnants of a corbelled chimney base can be seen on the south facade just under the eaves. The building sits on a dressed stone foundation and is clad in a red brick. The window openings are rectangular with shallow arch tops and have stone sills and soldiered red brick voussoirs consisting of double rows of end-on bricks. The shallow arch openings have replacement 1/1 rectangular sashes. The windows on the front facade are flanked by shutters. The offset entrance has a new glass paneled door that opens onto a portico with a shallow gabled roof. This is constructed of tapered square wood columns supporting a flat lintel and cornice with brackets under a pediment top. A single storey bay with a hipped roof wood eaves with brackets is found on the north facade. At the rear is a single storey addition with a shed roof.

38 First Street



History

Part of the parcel owned by John Leighton, the north 15' of lot 2 and lot 3 was bought by William J. Bailey in 1894 while he was the Mayor of Orangeville. In 1895, the south 50' of lot 3 and the north 15' of lot 2 was bought by Hannah and Samuel Albert McCartney, a hardware merchant. At that time, lot 3 was assessed at \$800. The McCartneys were the brother and sister-in-law of Ellen and Thomas King and the McCartneys lived with the Kings before owning this house.

Category A

Date Built: 1895

Style: Transitional Italianate

Original Owner: Hannah & Samuel McCartney

Architectural Description

This building has a basic box shape under a hip roof relieved by a slightly protruding two and a half storey bay which ends in a front gable. The main entrance on the east facade has a recessed doorway with an arch that is topped with soldiered voussoirs surrounded by a protruding rowlock course, a rusticated stone keystone and skewbacks. The half light door appears to be original and is topped with a rectangular transom. The window openings are original. The two large east facade windows have arched three pane transoms. The first floor window transom has pebbled glass above one large pane. The second storey window also has a three pane arched transom over a replacement window made up of a larger pane over two smaller pane sliders. The sills of both windows are made of rusticated stone. Both window openings are topped with a double row of rowlock brick voussoirs, the outer row projecting out from the face of the wall. They also have decorative protruding brick keystone detail in brick. The side wall windows have arched top opening with soldiered brick voussoirs and rectangular replacement 1/1 sashes. The eaves have been capped with aluminum soffits. There is a small ventilation opening in the front gable. The building sits on a stone foundation.

WHAT DID YOU DO?

PAUL R. KING

"Now class, I want you to write an article about what you did during the summer holidays." A murmuring groan could be heard throughout the elementary school classroom. "Not again!" said one of the bored students. "Next it will be a leaf collection project." objected another disgruntled student.

Now members of municipal heritage committees, I want you to write an article for CHOnews about what you did during the COVID-19 pandemic. 'No groaning permitted. Some of you might be bored during this shutdown, but in spite of the numerous worries (loss of income, danger of contracting the virus, danger of spreading the virus, worry about elderly relatives in long-term care homes, obeying social distancing rules, etc., etc.), there are opportunities. In order to write an article, you could for example explore your local area on foot, on a bicycle or in the car. For many, this can be an opportunity to discover aspects of your community and surrounding areas that you were too busy to check out previously. Be curious and write about what you encounter. Some of our licence plates still say: "Yours to Discover". Take this to heart.

Sure, it may not be possible to shop, visit museums and art galleries,

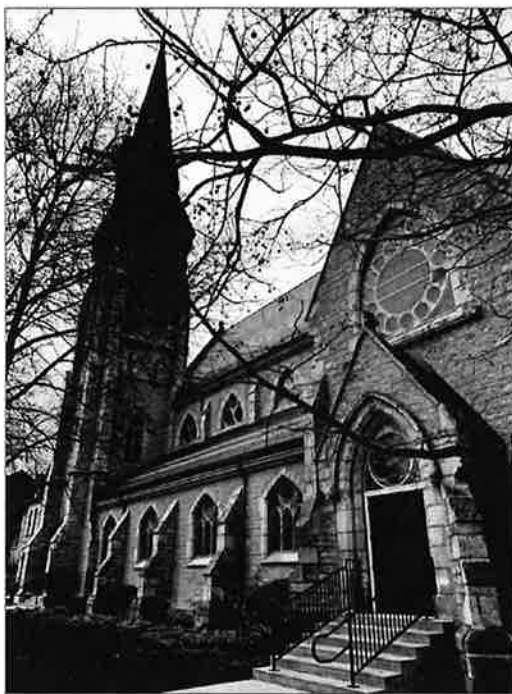
do research in archives, attend artistic performances, or explore the interior of buildings, but there is plenty to explore by checking out the exteriors of buildings, perhaps the remnants of structures, and their settings in communities or in rural landscapes. Also, much research information is available online. During your explorations it is important, of course, to practise social distancing.

I live in St. Marys which is more or less in the centre of southwestern Ontario. This town is surrounded by farmland

and is within easy striking distance of places like London, Guelph, Brantford, or Goderich. To explore these places and others throughout Ontario, it is a good idea to get out of the vehicle and stroll instead of zipping by. Communities often present surprises, such as:

■ In Guelph there is the 1873 High Victorian Gothic, Langley-designed St. George's Anglican Church next to the Speed River. In spite of its tall slender spire reaching for the sky, this church is dwarfed by the twin-towered Roman Catholic Basilica of Our Lady Immaculate perched high atop a hill overlooking downtown Guelph. What do these buildings tell us about this community and the embedded rivalries and differing religious beliefs?

Continued on page 3.



St. George's Anglican Church, Guelph
Photograph: Paul R. King

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COVID-19

This is an unprecedented time we find ourselves in. First, I hope that you and your family are well and, like all of us, trying your best to keep safe and healthy.

The pandemic has affected heritage conservation and our ability to stay connected in a number of ways as I show below.

Ontario Heritage Act

CHO/PCO has been advised by the Ministry of Heritage, Sport, Tourism and Culture Industries (the Ministry) that all time limits specified in the *Ontario Heritage Act* (OHA) have been suspended for the duration of the provincially declared emergency. This also applies to all *Planning Act* applications, including those involving heritage matters. While this action is welcome, you, as a heritage committee member, should be reviewing applications made under the Acts to ensure that, when the emergency is lifted, you can quickly respond to such applications. Maybe your review can be done with other committee members and municipal staff over the phone, by e-mail and other technological means without having to meet face-to-face as a committee.

The Amended Ontario Heritage Act – Proclamation and New Regulations

In my Fall 2019 message, I informed you of the amendments to the OHA included in Bill 108 and some significant changes to listing a heritage property under the OHA. Earlier this year, the Ministry was proposing to have the government proclaim the parts of Bill 108 that apply to the OHA on July 1, 2020. As a result of COVID-19 and the provincial emergency, the Ministry is now targeting January 1, 2021 for the proclamation and the supporting regulations specified under Bill 108.

With respect to the new OHA regulations, on January 13, 2020, prior to the outbreak of COVID-19 in Canada, CHO/PCO and other OHA stakeholders met with Ministry staff to discuss their draft regulations and to provide input. Our input was in the form of written and verbal submissions. Staff were attentive to our submissions, some of which were supported by the Ontario Association of Heritage Professionals in a second stakeholders' meeting with provincial staff. We anticipate that, sometime later this year, the Ministry will post revised draft regulations for public input. CHO/PCO will attempt to advise CHO/PCO members of the public posting and the CHO/PCO directors' position on the Ministry's proposed regulations in time for you to make a submission to the Ministry.

The CHO/PCO Board of Directors is staying connected

Like many organizations in this trying time, the CHO/PCO Board considered it important to meet to keep the business of CHO/PCO going, even though we could not meet face-to-face. On April 26, 2020, the CHO/PCO successfully held its first teleconference Board meeting.

Until next time,

Wayne Morgan

CHOnews

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Submitted articles must be in Microsoft Word format. Images must be sent as .jpg attachments in high quality resolution (300 dpi). Do not embed the images in the text of the article. Captions and credits must be provided.

Newspaper articles as updates to MHC activities cannot be used without permission of the newspaper and/or the original author. Text written by the MHC is encouraged.

Articles are published in the language they are received.

Continued from page 1.

■ London has the 1875 Blackfriars Bridge, the oldest known wrought iron bridge in Ontario, spanning the north branch of the Thames River. This structure has been beautifully restored for use by pedestrians and cyclists. So many of these historic iron bridges are replaced by ubiquitous concrete monstrosities, but not the Blackfriars Bridge.

■ Did you know that, besides being the home of Castle Kilbride, Baden has bronze statues of Canadian prime ministers? You can have a conversation with Mackenzie King or stand in Lester B. Pearson's shoe.



Having a discussion with Mackenzie King in Baden
Photograph: Paul R. King

■ Did you know there is a rail trail, which stretches 127 kilometres between Goderich and Guelph? It is cleverly called the G2G rail trail and its numerous access points provide walkers and cyclists with an opportunity to check out the rural countryside.

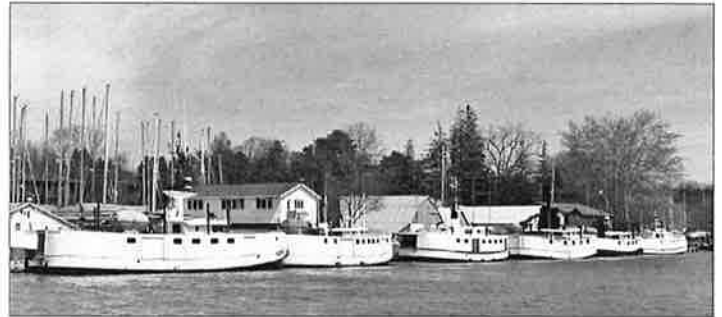
■ In Brussels there is a large timber-frame barn complete with a silo in the downtown area. Why? (you might ask). This *Four Winds* barn, which is largely a reassembled 1862 barn, is an event centre intended to help revitalize the downtown area of Brussels by holding celebratory events like weddings while the lower floor houses the local farmers' market. Weathering the COVID-19 lockdown is undoubtedly a financial setback for this inspiring project.

■ Galt (now part of Cambridge) has a 1907 post office backing on the Grand River. It has been restored, modernized and repurposed as an Idea Exchange with "makerspace", "discovery centre", "riverview room and café", and "creative studios". Instead of a traditional library, it is intended to be a building with innovative technology programs for children, teens, parents and seniors. A true community gathering place for discovery and lifelong learning.

■ What do you know about commercial fishing boats on the Great Lakes, some of which tie up in the Bayfield harbour? As far as I know, these remarkable boats are

unique to the Great Lakes. What is the story behind the invention and design of this type of intrepid craft?

■ My own community (St. Marys) has a historic bronze statue of Arthur Meighen, the 9th Prime Minister of Canada. This statue was commissioned for Parliament Hill but due to vociferous complaints, including from the Meighen family, it was never erected in Ottawa. John Diefenbaker called the statue the greatest monstrosity ever produced - making the Right Honourable Arthur Meighen PC QC look like a cross between Ichabod Crane and Daddy Longlegs. St. Marys is now privileged to have this artistic masterpiece while Parliament Hill still lacks a Meighen statue.



Great Lakes Commercial Fishing Boats in the Bayfield Harbour
Photograph: Paul R. King

Maybe you will be inspired by these examples, or from your own discoveries, to create something worthwhile for your community (or to write a *CHOnews* article).

I am particularly interested in churches because they are typically stunning brick or stone structures often in jeopardy due to declining congregations and resulting dwindling contributions in collect plates. They are, however, still important anchors to streetscapes. They were formerly centres of community activity but have been upstaged by recreation complexes and shopping malls. In St. Marys, like many other communities, its stone and brick churches are now empty during this lockdown. These magnificent buildings silently tell stories about the importance of religion to their 19th century congregations. Think about the dedication required to design, build and pay for these structures. Think about the different congregations (Anglican, Roman Catholic, Lutheran, Mennonite, Presbyterian, Methodist, Baptist, etc.) and why there isn't just one Christian denomination and why synagogues, mosques and temples are scarce in this part of Ontario? Are these buildings going to survive in our 21st century secular age, will they be repurposed, or will they be torn down?

During this lockdown, I have been researching and drafting a new designation statement for my residential property in St. Marys. The original designation statement predates the 2005 amendments to the *Ontario Heritage Act* and Regulation 9/06 so it, like many other designation statements in the province, requires more detail and clarity.



Arthur Meighen PC QC statue, St. Marys
Photograph: Paul R. King

You may want to take this opportunity to not only update Part IV designation statements but also revise heritage conservation district plans, especially those drafted prior to the 2005 amendments. This work is time-consuming so, instead of being bored, here is your opportunity to take up this challenging but worthwhile task. As you undoubtedly know, the current Ontario government has passed amendments to the *Ontario Heritage Act* as set out in the *More Homes, More Choice Act* but those amendments have

yet to be proclaimed in force. The proposed proclamation date was July 1, 2020 but, due to complications resulting from COVID-19 lockdown, the new proposed proclamation date is January 1, 2021. Staff members at the Ministry of Heritage, Sport, Tourism and Culture Industries are currently working on the proposed principles and regulations for the *Ontario Heritage Act* plus updating the Ontario Heritage Tool Kit. They plan to post drafts for comments at some point with the intention of having the work completed for the proposed proclamation date of January 1, 2021.

This COVID-19 lockdown is a seminal event that may well have long-term consequences. At this point, we do not know what those consequences will be but undoubtedly the heritage sector will be affected. Are heritage grants and loans going to dry up? As you know, there have been attempts by municipalities throughout the province to revitalize downtowns after they were negatively affected by automobile-driven urban sprawl of residential subdivisions, shopping malls, gas stations, automobile dealerships, and fast food joints. What happens to those initiatives when small downtown retail and service businesses cannot financially survive this lockdown? Will we end up with an increase in empty main streets? Will our habits change with social distancing so that businesses will have to modify their operations? Will online shopping and home deliveries become the new normal? Large crowded cities have been a draw for people because of job opportunities and the urban lifestyle. Will the trend now reverse? Where will people choose to live? Will high-rise condominium buildings with small apartments become a thing of the past? Will people working remotely choose to move from cities to smaller centres where social distancing is less of a problem? We do not know but be mindful of the coming trends and how they will affect the heritage sector.

Paul R. King is the Chair of Finance for CHO/PCO.

TOO NEW TO BE HERITAGE?

GEORGE DUNCAN

I live in an older area of Markham where, in the 1950s and 1960s, subdivisions were created on farmland on the periphery of the historic village. The 50s development was primarily brick bungalows on suburban lots with 50-foot frontages, offered in different models and in different sizes, but overall, fairly modest in size. The 60s development was more diversified in house types, with bungalows, two storey houses and split-level houses. By that time, dwellings were getting larger and the architecture was more varied than seen in the starter homes of the previous decade. There was mixing of materials like brick, siding, and stone facing that created house designs with different textures and

characters.

The trend in older areas of the GTA and other urban communities where real estate prices have gone up by a considerable amount is to demolish the old housing stock on these suburban lots and redevelop with new dwellings with a scale, design and amenities quite different from what they are replacing. People familiar with this type of residential up-scaling will know the type of house I am referring to: stone or faux stone cladding, always large in floor area, always much taller than the older homes that are the neighbours, and rendered in an architectural style that is difficult to define but looks vaguely vintage European.

Most often the houses are built by infill builders for resale, and as soon as one new upscale house appears on a street, the rest of the houses start to look out of place, and before too long, people sell and their older homes get replaced.

Recently, while driving through a 60s-era neighbourhood, I took special notice of some of the house designs and wondered how many of these suburban residences still retained original features like entrance doors, windows and garage doors. I thought that these house designs, developed for popular demand prior to the emergence of neo-traditional architecture, represent a distinct modernist design aesthetic. I found that I was looking at these relatively recent buildings from the same point of view that I applied to examining heritage buildings from the 19th and early 20th century.

It was difficult to find any of the 60s subdivision houses that still had their original windows. Most had insulated steel doors. Most had newer garage doors. So, to find one of these modernist houses in original condition, at least in the neighbourhood I was looking at, was difficult. I realized that good, minimally altered examples of this period of domestic architecture are becoming uncommon already. Is anyone documenting the tract houses of the baby boom? One by one, I see these now very common house types disappearing without much notice by the heritage community.

It may be too soon to move to list or designate good examples of the tract housing of the 1950s and 1960s. Perhaps that is something that future municipal heritage



Modernist house built in 1968

Photograph: City of Markham

committees and the newer generations of heritage planners can undertake. In the meantime, I think there is value in beginning to document these potential future cultural heritage resources while there are still so many examples around. Each time period has its own style of architecture that defines the spirit of the age, and ultimately, all time periods become part of history and worthy of study. Even the "monster homes" and "McMansions" being constructed right now will be of interest at some future date to give an indication of the aspirations, tastes, and values of the people of our time.

George Duncan is Senior Heritage Planner, City of Markham.

VIRTUAL TOURS

Did you know that some museums and heritage sites offer virtual tours? If you haven't visited the following sites in person, perhaps you would like to take these virtual tours:

Elgin and Winter Garden Theatre Centre (Toronto)

<https://www.heritagetrust.on.ca/en/ewg/ewg-home/about-us/virtual-tours>

Bellevue House National Historic Site (Kingston)

<https://www.pc.gc.ca/en/lhn-nhs/on/bellevue/visit/virtual>

Diefenbunker (Ottawa)

<https://diefenbunker.ca/virtualtours/>

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"LOST HAMLETS" OF THE ST. LAWRENCE RECOGNIZED

JIM BROWNELL

For the sake of the St. Lawrence Seaway and International Hydro Electric project over 6500 people were displaced in the late 1950s. Casualties of progress, the villages and hamlets disappeared beneath the waters of the newly created Lake St. Lawrence, but they stayed alive in the memories of their former residents.

Over twenty years ago, the Lost Villages Historical Society undertook an ambitious program to erect plaques along Highway #2 (now County Road 2), in the Township of South Stormont. This program, under the leadership of historical society member Dr. Jeannine Roy-Poirier, produced plaques to recognize the "Lost Villages" of Mille Roches, Moulinette, Wales, Dickinson's Landing, Farran's Point and Aultsville. Today, tourists and travelers on this county road may stop at the plaques of the "Lost Villages" and learn about the locations and other historical facts about these villages of the past.

Since 1998, it was always the wish of the members of the historical society to plaque the three hamlets that were lost to the inundation of approximately 16,000 hectares of land on July 1, 1958. From August 10, 1954 to the time of the inundation, two ambitious projects were undertaken, -the Hydro and Seaway projects of the St. Lawrence.

On October 23, 2019, an impressive ceremony was held in Ault Park, site of the Lost Villages Museum, to unveil plaques that recognize the "Lost Hamlets" of Maple Grove, Woodlands and Santa Cruz, as well as Sheek/Sheik Island and the Quarries of Mille Roches. This plaque program was administered by the City of Cornwall's Heart of the City "Historical Walking Tour", and sponsored by Ontario Power Generation, the Township of South Stormont and the Lost Villages Historical Society, with matching funds from Regional Tourism Organization 9. At the time of the unveiling, Todd Lihou was the coordinator of Heart of the City, and he coordinated the production and erection of 40 historical plaques in Cornwall and South Stormont, with Cornwall artist Pierre Giroux providing outstanding artistic impressions on each plaque.

Visitors to the Lost Villages Museum site are encouraged to stop at each plaque at the museum site and learn about the "Lost Hamlets" of the St. Lawrence. As well, they are encouraged to take a drive along scenic County Road 2 and stop at the plaque sites of the six "Lost Villages".

Jim Brownell is President of the Lost Villages Historical Society.



Maple Grove plaque
Photograph: Ginette Guy



Woodlands & Santa Cruz plaque
Photograph: Ginette Guy

BOARD MEETINGS

CHO/PCO Board of Directors meetings are open to any MHC member. Please contact the Corporate Secretary to confirm each date before attending. Scheduled meetings will be held at 6282 Kingston Road, Scarborough.

WHEN WILL WE MOVE TO SAVE LEASIDE?

GEOFF KETTEL

It seems the pace of threats to Leaside's residential character is accelerating. Once at the forefront of town planning in Canada, ironically, the Leaside community now lacks effective planning regulation. A proposed Leaside Heritage Conservation District (HCD) would appear to hold the most promise of allowing the cultural heritage landscape of Leaside to evolve in a planned and consistent manner, rather than be destroyed by incremental and random changes.

John Van Nostrand said in 2015 when Leaside was authorised for an HCD study:

"Leaside is probably the best example we have in Toronto – or perhaps Canada – of a fully-planned "garden" or "railway suburb" that was built in the 1930s/40s in accordance with a single overall plan. As such it may well qualify as a potential Heritage Neighbourhood – one that comprises a set of clearly identified and planning and design features that are repeated right across the community."

Leaside was designed, governed, and partially functioned as a single entity for much of its history, including its formative years. For example,

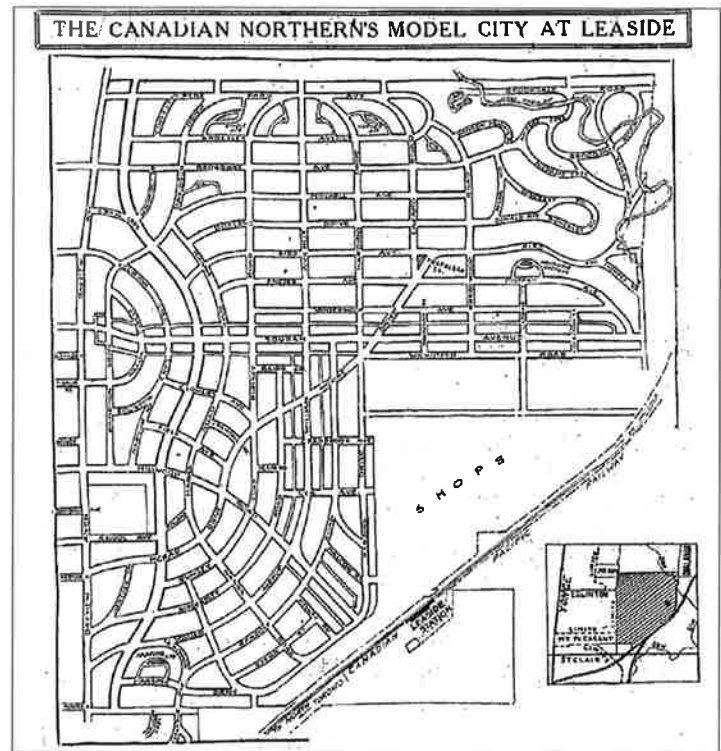
- Frederick Todd laid out the Town of Leaside – one of three model new towns designed on Garden City principles for the Canadian Northern Railway¹ (the others were Port Mann – Shaughnessy, BC, and the Town of Mount Royal – Montreal, Quebec).

- The Town of Leaside existed as an independent municipality from 1912 to 1967, when it amalgamated with the Township of East York to form the Borough of East York, including both residential and industrial areas.

- There was an early live-work relationship between the residential and industrial areas, for example, Canada Wire and Cable Company with its plant east of Laird, and company housing west of Laird Drive.

Paul Dilse noted Leaside's architectural consistency and modest appearance and Steve Otto, architectural historian, provides a further description:

"Street after street is flanked by handsome boulevard trees and tidy single family homes in stripped down Georgian Revival or Tudor revival style, each set back from the road an identical distance on a comfortable lot with a private driveway."²



Plan for Leaside

Image: Toronto Star, December 2, 1912

Leaside continues to be a significant (designed) cultural heritage landscape, described as "picturesque, suburban" by The Cultural Landscape Foundation (2015).

So where are we at with the efforts to protect Leaside's character?

History

Leaside was identified as a potential HCD in Official Plan Amendment No. 38 and in 2014 the Leaside Property Owners Association hired heritage planner Paul Dilse to undertake an assessment. As a result, part of Leaside was nominated as a potential HCD and in 2015 was authorized by city council. However, as a member of a group of 16 candidates Leaside was prioritized "below the line" and it did not proceed.

In 2018 Leaside was recommended for a Cultural Heritage Resource Assessment Study. The study is on hold as of the January 2020 iteration of City Planning Division's Study Work Program (<https://bit.ly/PlanningDivisionJanuary2020>), although heritage studies in two related and adjacent areas have

¹ Leaside Property Owners' Association, *Preliminary Survey of Leaside for its Conservation Through Heritage Conservation District Designation and Other Measures*, Paul Dilse. 2014.

² Stephen A. Otto, "Leaside" in Mark Fram (ed.), Nancy Byrtus (ed.), and Michael McClelland (ed.), *East/West: A Guide to Where People Live in Downtown Toronto* (pp 155-156). Coach House, 2000.



Bessborough north of St Cuthbert's and
south of Millwood (1984)
Photograph: Toronto Library



147 Bessborough (October 2019)
Photograph: Geoff Kettel

proceeded (Midtown in Focus and Laird in Focus).

Design Guidelines

In 2003, the City of Toronto in consultation with the Leaside Character Preservation Advisory Committee published the **Residential Character Preservation Guidelines for House Renovations, Additions and In-Fill Development in the Community of Leaside** (available at <https://lpoa.ca/residential-character-preservation-guidelines/>). These guidelines "provide design principles³ that are meant to assist members of the community – architects, designers and contractors, as well as city officials and staff, in gaining an understanding of what makes Leaside's natural and architectural attributes valuable and how to extend these attributes to new development."

In 2016, City Planning initiated two pilot studies with the intent to create a city-wide template for Neighbourhood Design Guidelines. While the Long Branch guidelines were developed, approved by the city council and have been implemented, guidelines for Willowdale have not been completed or implemented. The status of the template is unknown. It is expected that through the city council approval they will be enforceable by the Committee of Adjustment (CofA).

Preservation of the standards expressed in the Leaside guidelines is a key issue of importance to Leaside and other established neighbourhoods in Toronto which are facing incremental change resulting from the CofA and Toronto Local Appeal Body decision-making regarding so-called "minor variances".

The Leaside Property Owners Association has attempted to use the guidelines to assess applications before the CofA, and upon appeal to the Ontario Municipal Board (OMB)⁴/ Toronto Local Appeal Body. However the North York CofA Chair has categorically rejected the relevance of the Leaside guidelines in the determination of a "minor variance" under the *Planning Act*, section 45 despite the Act's "tests" which require the committee to examine each variance sought with respect to whether or not it maintains the general intent and purpose of the Official Plan and the Zoning By-law. In this regard the City of Toronto has included language in the Official Plan to protect established neighbourhoods (and which with OPA 320 has recently been strengthened).

Further, the CofA chair has asserted that the OMB's consideration of these guidelines, in the two Leaside cases cited to him⁵, were of no interest or relevance to the CofA. In both decisions, the board accepted our evidence as to the failure of the proposed buildings to conform to the character of the neighbourhood, however the board did not give weight to the guidelines in coming to this conclusion. The board noted that the guidelines were not officially in force, and, in the 151 Airdrie decision, the board went on to say, at page 5: "It is noted that the City's planning department does not typically, according to evidence, employ the guidelines, nor is the neighbourhood a designated heritage area."

The Leaside community is seriously in jeopardy as a result of the lack of legal status of the existing guidelines and the failure of the CofA to consider the guidelines in the context of its determination as to whether the variances maintained the general intent and purpose of the Official Plan.

3 Pedestrian Realm/Streetscape; Entrances and Parking; Mass and Scale; Building Elements/Components

4 Now the Local Planning Appeal Tribunal (LPAT)

5 73 Donegall Drive, OMB decision June 26, 2014, OMB case no. PL140158; 151 Airdrie Road, OMB decision January 26, 2016, OMB case no. PL150665

Unless the City moves forward with the Cultural Heritage Resource Assessment leading to "bulk listings" for potential heritage streets and buildings, expedites approval of the Leaside guidelines, and provides a planning mechanism to make them enforceable, the ongoing erosion of the community's built environment will soon reach a stage that adoption of revised guidelines will be too little too late with the permanent loss of most of the attributes that the guidelines are intended to protect.

Geoff Kettel is Co-President of the Leaside Residents Association, Co-Chair of the Federation of North Toronto Residents' Associations (FoNTRA), Member of the Toronto Preservation Board and Past Chair of the North York Community Preservation Panel. He writes a monthly column on heritage and planning in Leaside Life magazine.

**National Trust
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Bringing heritage to life



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Le patrimoine en vie

NATIONAL TRUST CANADA COVID-19 SHOVEL READY CAMPAIGN

Government will be looking for "shovel ready projects" to stimulate the economy post-COVID-19.

Help us tell the Prime Minister that the smartest, greenest use of stimulus funding would unlock billions of dollars of capital construction and other investments for older/heritage buildings. Why? Because these investments will create more 'green' jobs than new construction, spur private investment, and contribute to community resilience over the long term.

Let's crowdsource the list of potential construction projects at older and heritage places – repair, additions, retrofit, emergency stabilization work – that is ready to go, or could be ready soon.

Use one or more of these options to share your project or potential investment with decision makers:

- Fill out the form and send it to the National Trust for Canada or send an email with the details to info@nationaltrustcanada.ca
- Use social media to share pictures and tag key politicians. Here are some sample tweets:

This #ShovelReadyHeritage project at (name of site) will support my community's economic recovery. @CanadianPM @nationatrustca [and tag your own MP]

(Name of site) is ready to build a green future; we have a project that is #ShovelReadyHeritage @CanadianPM @nationatrustca [and tag your own MP]

This #ShovelReadyHeritage project will create green jobs and support community resilience. @CanadianPM @nationatrustca [and tag your own MP]

Form address <https://nationaltrustcanada.ca/what-you-can-do/advocacy-action/shovelreadyheritage-projects-form>

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**ARTICLE SUBMISSIONS
ALWAYS WELCOME.**



COMMUNITY HERITAGE ONTARIO AWARDS PROGRAM

Service Awards—one award given annually to an individual in each category.

Service to CHO/PCO

Criteria:

- Have provided a minimum of 6 years of service to CHO
- Have shown leadership in CHO
- Have furthered the cause of heritage in Ontario

The Board may give at its discretion special consideration to nominees who have not served the minimum number of years but have gone above and beyond in furthering the cause of heritage

Service to Municipal Heritage Committee

Criteria:

- Have provided a minimum of 2 terms of service to their MHC
- Have shown leadership in the MHC
- Have furthered the cause of heritage in their local community
- MHC must be a current member of CHO

The Board may give at its discretion special consideration to nominees who have not served the minimum number of years but have gone above and beyond in furthering the cause of heritage

The nominator should submit the following:

- Name and contact information of nominee
- Name and contact information of the nominating member or Municipal Heritage Committee
- Number of years of service of the nominee
- A brief report listing the contributions of the nominee

Service to Groups who are connected to CHO

Members are encouraged to submit the names of members of related groups who have assisted CHO in their pursuit of heritage.

The nominator should submit the following:

- Name and contact information of nominee
- Name and contact information of the nominating member
- Brief report listing the contribution to CHO

Awards of Distinction—given only when appropriate.

Presented to an individual who has performed with distinction for CHO.

Presented to a Municipal Heritage Committee, that is a member of CHO, for special contributions to heritage conservation in its municipality.

The nominator should submit the following:

- Name and contact information of nominee
- Name and contact information of the nominating member
- Brief report listing the contribution of the individual to CHO or the contribution of the Municipal Heritage Committee to heritage conservation in its municipality

Award for Author of Best Article in CHO News—given annually.

The winner of this award should be decided by the editorial team.

PLEASE SEND YOUR NOMINATIONS **BY SEPTEMBER 5, 2020** TO:

CHO/PCO

24 Conlins Road

Scarborough, ON M1C 1C3

or by email to schofield@communityheritageontario.ca

NOTEWORTHY

2020 Ontario Heritage Conference: When the Board meets later in June, they will discuss whether or not the conference will proceed in October. Watch your email for an update in July.

CHO/PCO Workshops: Due to the COVID-19 pandemic, our workshops are cancelled until further notice.

NEWS FROM THE BOARD OF DIRECTORS

RICK SCHOFIELD

Due to ongoing COVID-19 pandemic issues and the *Emergencies Act* recommending temporary-home isolation and travel restrictions, the CHO/PCO Board held its usual meeting by conference call.

The President circulated a review of proposed *Ontario Heritage Act* regulations with suggested changes. He had attended a meeting of Ministry of Heritage, Sport, Tourism and Culture Industries staff who received the report. As well as some unanswered questions within the draft Ministry report, the President suggested:

Under Mandatory Requirements for Designation By-laws

A recent aerial photograph or property survey and/or a plain language description or illustration of property boundaries and parts or aspects of the property (e.g., areas of the property, buildings, structures, landscape features, etc.) to which the designation applies.

Under Council consent to Removal or Demolition

Suggested Change: Council approval is not required for the removal or demolition of a building or structure on a designated property if the building or structure has not been identified either as a heritage attribute or in the Statement of Cultural Heritage Value or Interest in the applicable designation by-law.

The President reported that CHO/PCO has not received a response to our suggested changes nor any revised regulations. The schedule for rolling out the regulations has changed due to COVID-19. Instead of July 1, 2020 for proclamation of the regulations, the Ministry is now aiming for January 1, 2021.

The proposed changes outlined in the President's Report were adopted as the official report of the Board of Directors of CHO/PCO.

The President also provided a workshop to the Newmarket

Heritage Committee, Newmarket Town staff and some Newmarket Councillors on Planning and Heritage Conservation.

The Corporate Secretary/Treasurer reported numerous correspondence received from MHCs and the Ministry, among others, to which all had been responded.

Membership fees continue to trickle in; many municipalities were closed before fee payment had been made. Disbursements included a renewal of our domain names, payment for the annual audit and the usual honoraria.

The Secretary also reported, on behalf of the Membership Committee, that MHCs needed to check with their respective municipalities to ensure that the membership form is returned along with the fee payments, especially if payment is made by e-transfer or PayPal. As of the board meeting, 34 MHCs had still not renewed for 2020 with 81 MHCs having completed their renewal.

The Program Officer reported that arrangements were being made to hold the annual conference in October rather than the spring. Markham has made the necessary arrangements, but everything is on hold pending the lifting of the *Emergencies Act* and the return to the opening of the province to travel and meetings. If this does not happen, Markham is prepared to move the conference to 2021 and other future conferences in the planning stage would also be delayed by one year.

In addition to the Conference planning, all workshops provided by CHO/PCO have been put on hold until things return to normal.

The issue of holding the CHO/PCO Annual General Meeting within the required timeline was put on hold due to the pandemic.

The Communications Committee reported that the winter issue of CHOnews did not receive sufficient articles to produce a complete issue. Again, there are obvious delay issues due to the pandemic. The plans are to combine the winter and spring issues for a release in May or June. The committee chair also noted that MHCs should refer regularly to the CHO/PCO website for updates as well as Facebook and Twitter.

The Awards Committee indicted that there had been no submissions so far for any of the annual CHO/PCO awards including: Service to CHO/PCO, Service to a Municipal Heritage Committee or Service to Groups who are connected to CHO/PCO. Again, MHCs are currently not meeting and thus the likely reason for a lack of communication and recommendations.

The Nominating Committee has received nominations to serve on the Board of Directors from Wes Kinghorn in London and Terry Fegarty in Tay Twp. This leaves one upcoming vacancy due to the retirement of Ian MacLean and Dennis Warrilow as well as long-standing Board member and Past-President Paul King.

Additional nominations to serve on the board for the 2020-

2022 two-year term are still welcome. The Board meets quarterly in Scarborough on the fourth Sunday afternoon of March, June, September and November. Nominations can be sent to the CHO/PCO Scarborough office, or email to: schofield@communityheritageontario.ca.

Finally, as a result of all the cancellations due to the COVID-19 pandemic, the board decided to investigate all options for conducting some programs, workshops and/or meetings using available technology such as "Zoom", "Skype", "Jitsi Meet", "Eztalks", "Gotomeeting", "Adobe Connect", "Join Me" or other such technological platforms. Issues are costs, accessibility, reliability and security from hackers.

After all business had been transacted, the conference call concluded with the hope that the Board could meet again, in person, before the conference and AGM.

Rick Schofield is the Corporate Secretary/Treasurer of CHO/PCO.

2019-2020 BOARD OF DIRECTORS

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schofield@communityheritageontario.ca

Program Officer **Ginette Guy** ginetteguy@communityheritageontario.ca

CHO/PCO MISSION STATEMENT

To encourage the development of municipally appointed heritage advisory committees and to further the identification, preservation, interpretation, and wise use of community heritage locally, provincially, and nationally.

Heritage Orangeville
Third Wednesday of each month
7:00pm

2021 Meeting Calendar

January 20
February 17
March 17
April 21
May 19
June 16
July 21
August 18
September 15
October 20
November 17
December 15
January 19, 2022