Subject:	King Street Corridor in Beamsville - Heritage Conservation District Study Update
To:	Committee of the Whole – Planning & Economic Development
From:	Planning and Development Department

Report Number:	PD-23-23
Wards Affected:	Wards 1 & 2
Date to Committee:	June 5, 2023
Date to Council:	June 26, 2023

Recommendation:

Receive and file for information Report PD-23-23 regarding an update on the Beamsville King Street Corridor Heritage Conservation District Study.

Purpose:

The purpose of this report is to provide the Committee and Council with an update on the Beamsville urban area King Street corridor Heritage Conservation District Study and scope shift as a result of the Bill 23 changes to the *Ontario Heritage Act*.

Background:

In February 2022, Council adopted Motion No. SC-2022-19 being a recommendation to put a temporary pause on the receipt of all planning applications for properties along the King Street corridor within the Beamsville urban area, not including any minor renovations to commercial buildings or development concepts already submitted to and discussed with Town staff or applications already submitted including pre-consultation until the completion of a Heritage Conservation District Study.

In March 2022, the Interim Control By-law was passed and the Town initiated the exercise of a Heritage Conservation District (HCD) Study for the King Street corridor in Beamsville to consider and make recommendations on designating the corridor under Part V of the *Ontario Heritage Act*. Part V of the *Ontario Heritage Act* enables the designation of HCDs across Ontario.

The Town retained AECOM to complete the Heritage Conservation District (HCD) Study which is the first step in the process of creating an HCD and the project launched in May 2022.

A work plan and communications and engagement strategy was established and a Speak Up Lincoln webpage was created including a survey and interactive GIS map feature. The survey and interactive GIS map results are provided further in this report.

The project was introduced to the Municipal Heritage Committee in July 2022 and an introductory presentation was made to Committee of the Whole in August 2022.

Historical research and data collection ensued including researching the history and evolution of Beamsville, the Study Area and properties within the Study Area as well as meeting with local historians. A comprehensive built form and landscape survey was completed collecting information about the history and physical characteristics of the Study Area. This will assist with analyzing and evaluating the area's significance and cultural heritage value.

A Public Information Session was held in November 2022. Property owners and stakeholders attended and a presentation was provided by the consultant. Attendees also engaged in a mapping exercise to collect information about the Study Area, which was followed by a question and answer period. Feedback from the Public Information Session including the recommendation to expand the HCD Study Area boundary is provided further in this report.

Report:

In support of the provincial government's annual housing supply action plan, changes were made to the *Ontario Heritage Act* (OHA) and its regulations. Changes to the OHA made under the More Homes Built Faster Act, 2022 (Bill 23) and regulatory changes to O. Reg. 9/06 and O.Reg 385/21 are required to implement the legislative changes which came into effect on January 1, 2023. Schedule 6 of Bill 23 amends the *Ontario Heritage Act,* including the following new legislative requirements and criteria for designating an HCD:

At least 25 per cent of the properties within the municipality or defined area(s) must satisfy two or more of the following:

(i) The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method;

(ii) The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit;

(iii) The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement;

(iv) The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community;

(v) The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture;

(vi) The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community;

(vii) The properties have contextual value because they define, maintain or support the character of the district;

(viii) The properties have contextual value because they are physically, functionally, visually or historically linked to each other; and

(ix) The properties have contextual value because they are defined by, planned around or are themselves a landmark.

As the Town's HCD Study and evaluation of the area was already in process, this meant shifting the scope of the study to meet the new legislative requirements. It must be demonstrated that the minimum requirements are met as defined by the newly amended *Ontario Heritage Act* and so, a new approach to the evaluation of the district was required. The analysis of each property now includes:

- GIS property information
- A GIS location map
- A current photograph
- A physical description of the property, including architectural style
- Ontario Regulation 9/06 evaluation
- A list of heritage attributes of the property
- Additional historical research
- Determination of whether the property is a contributing or non-contributing cultural heritage property to the study area

Analysis of the findings now includes determining if at least 25 per cent of the properties within the study area boundary satisfies two or more of the nine criteria listed above. To measure this, a number of steps were taken including completing individual property evaluations of 183 properties within the study area using the criteria above, entering the evaluations into an Excel spreadsheet to provide an analytical platform and to calculate how many properties meet 2 or more of the criteria, and completing an evaluation table for the HCD study area using the criteria to determine cultural heritage value of the HCD study area.

As a result of the shift in scope, the Interim Control By-law was extended to provide additional time to complete the Study. Staff, in consultation with AECOM were also of the opinion that a second Public Information Session was warranted to present the analysis review, evaluation, updated boundary and to provide an overview of the Bill 23 legislative changes and its effect on the HCD Study.

Survey and Interactive GIS Mapping Tool

The online survey opened in October 2022 and yielded 62 responses. The survey was designed to gain input on the public's thoughts and opinions of a Heritage Conservation District. Survey questions included the following:

- What are the most important heritage characteristics of Beamsville?
- What makes Beamsville special or unique?
- What are some benefits of establishing a HCD?
- What are the biggest challenges facing Beamsville's heritage and character?
- Drawbacks of establishing a HCD?

Respondents ranked heritage buildings as the most important characteristic of Beamsville's heritage, followed by natural landscapes and heritage streets. Main themes making Beamsville unique include the 'small town feel', wineries, the escarpment, and historical buildings. Benefits of establishing a HCD included comments with regards to protecting the existing feel and charm, preserving 'old' buildings in a defined area, promoting tourism, and influencing new development. The main theme observed when asked about the challenges Beamsville's heritage and character is facing include the pressures of development.

Additional questions and concerns included, how does being within an HCD Plan area affect housing insurance and more information is needed with regards to what a HCD Plan means for property owners.

The majority of respondents noted that this is an important initiative to preserve historical buildings and town characteristics. The online survey closed at the end of January 2023.

The Interactive GIS Mapping also opened in October 2022. This tool allowed the public to place a PIN on the map and provide information regarding a particular property. 3 contributing PINs were placed with questions regarding why areas outside of the King Street corridor were included, what the implications are of being included in an HCD Plan, and can the Study boundary include partial properties rather than an entire property. The interactive GIS mapping tool also closed at the end of January 2023.

Public Information Session #1

The first Public Information Session was held on November 2, 2022. A presentation by the consultant provided an overview of the HCD Study, its historical themes, and benefits of an HCD designation. A breakout session followed to gain insight about the community's character, to identity opportunities and constraints and to examine the study area boundary. It was suggested that the Study Area boundary be expanded east from Great

Lakes Christian College to Bartlett Road. The revised HCD Study Area boundary is included as Appendix A. A question and answer period followed which is included as Appendix B.

Public Comments Received

The public was also encouraged to provide written comments. Comments received to date include:

- Concern regarding increased cost of renovation.
- Effects on home value and resale.
- Proposed boundary area is questionable. Some properties do not belong in an HCD. Waste of time and money. Will add red tape for owners who want to alter their properties.
- The HCD is an encumbrance upon many properties and imposes restrictions with no clear benefit in terms of tax incentives or grants.
- North Lane and Central Avenue to the high school as well as the site of the first skating rink, areas on Ontario Street, St. Albans Church, Mount Osborne Cemetery should all be included in the HCD Study area boundary.

Written comments received are included in Appendix C. It is important to note that if an HCD Plan is implemented it will contain policies and guidelines to help appropriately manage change within the district. These policies and guidelines would encourage development and allow for compatible design of new buildings and ensure that new development does not erase or overshadow the history of Beamsville. These policies and guidelines would not be applied in blanket approach across all properties in the district, but rather would be applied to each property differently depending on the heritage attributes and whether it is a contributing or non-contributing property.

Responses to all comments will be provided following the second Public Information Session in a subsequent report.

Next Steps

The second Public Information Session is scheduled for June 7, 2023, whereby a summary of the last session's results will be provided, as well as an overview of identified themes, summary of the heritage evaluation and draft statement of significance, and the proposed HCD boundary changes, followed by a breakout session to gather feedback and a question and answer period. A follow up presentation will be provided to the Municipal Heritage Committee on July 13, 2023. The final HCD Study including evaluation of all properties within the recommended study boundary, recommended conservation approach and final statement of significance will be brought forward to Committee and Council for consideration in July/August 2023. The final HCD Study will also include next steps for consideration of a HCD Plan and a statement of goals and objective for a future HCD Plan.

An HCD Plan sets out the policy statements and guidelines to address change such as land use, new additions, new construction, existing buildings, and other landscapes. It addresses the type of work that will either require a heritage permit or are minor in nature and exempt from heritage review. It also addresses how to implement a heritage permit process and other recommendations, such as financial incentives.

Financial, Legal, Staff Considerations:

Financial:

N/A

Staffing:

N/A

Legal:

N/A

Public Engagement Matters:

As previously noted, the project is published on Speak Up Lincoln which included a survey and interactive GIS mapping for feedback from the public. The webpage is regularly updated. The project has also been advertised on all Corporate social media accounts and both Public Information Sessions have been published in the local newspaper. In addition, an article was placed in the Town's fall community newsletter delivered to all mailboxes in October 2022 and in the Downtown Bench BIA e-newsletter in November 2022.

The team from AECOM have also met with a number of local historians and property owners to gather information.

Conclusion:

This report provides an update of the work that has been completed to date, feedback received and changes to the scope of work as a result of Bill 23 amendments to the *Ontario Heritage Act*. The Heritage Conservation District Study for the King Street corridor in Beamsville is intended to develop a recommended HCD boundary and rationale, assess the Study Area's cultural heritage value or interest by completing a character analysis review, evaluation and statement of district significance and provide recommendations and guidance for next steps towards the creation of a HCD Plan and any changes required to the Town's Official Plan, Secondary Plans, Zoning By-law and other relevant policies.

Respectfully submitted,

Monika Cocchiara
Manager of Planning & Development
905-563-2799 Ext. 270

Appendices:

Appendix A Updated HCD Boundary
Appendix B Questions & Answers from the Public Information Session on Nov 2, 2022
Appendix C Written Comments

Report Approval:

Report has been reviewed by Director of Planning and Development. Final approval is by the Chief Administrative Officer.

Proposed HCD Boundary - Revised

John St
Jackson St
Central Ave
Ontario St
Gibson St
Fairgrounds Rd
Serena Dr
May St
Spruce St
East Ave
Maple Ave
Wagner Lane
North Lane
King St
West Ave
Park Ave
Willow Walk
Crimson King Way
Oakwood Ave
Hawthorn Dr
Mulberry Dr
Alyssa Dr
Tamarac Ave
Carlton Crt
Concord Ave
Arejay Ave
Beverley Cres
Lindsey Cres
Bartlett Rd
College Dr
College St
Cherry Heights Blvd
Eastdale Dr
Aberdeen Rd
Regent Crt
Academy St
Pettys Lane
Beam St
Queen St
Albert St
Ann St
Rose Ave
Poplar Dr
Lincoln Ave
Elm St
Hillview Dr
Stadelbauer Dr
Taylor Crt
Village Park Dr
Crescent Ave
William St
Robbie Burns Dr
James St
Mountain St
Hixon St
Glenwood Dr
Charles St
Elizabeth St
Highland Park Dr
George St
Cherrywood Dr
Edward St
Nesbitt St
Ashby Dr
81
18

0 50 100 200 300 400
Meters
DATUM: NAD 1983 UTM Zone 17N

Town of Lincoln Heritage Conservation District (HCD) Study
Public Information Centre #1 – November 2, 2022
(Questions & Answers)

Q: Are there interim control measures in place while the study is being conducted?

A: An Interim Control By-law was passed by Council in February 2022 for a period of 1 year, with the possibility of an extension, to allow time to consider the development of a HCD. During this time, no new development proposals can be submitted for properties along the King Street corridor within the urban area of Beamsville (from Bartlett Road to Lincoln Avenue) until the study is complete. Minor renovations to existing buildings/structures are permitted.

Q: Will financial assistance and/or tax incentives be offered to property owners in the HCD?

A: Financial assistance/tax incentives will be considered during the Plan Phase. There are currently no Federal heritage incentives. However, the Town does have a grant incentive program for designated property owners. All of the Town's incentive programs, including heritage grants for restoration works on designated buildings, are currently under review, but it is expected that heritage grants will resume in 2023 subject to budget approval.

Q: What policy does infilling fall under? How does infilling relate to the HCD, and what policies will direct applications?

A: Infilling is generally addressed in the Plan stage, in which policies and guidelines will be incorporated. For example, the plan may say that new development may occur in the form of infilling. Plans are flexible and may include sections such as "New Construction" or "Lot Severance" in which policies and guidelines are designed to be compatible with the character of the HCD study area. That said, in the Study phase, areas that the community values should be identified including where the community does not want development (i.e., retaining an important park space, conserving the park-like setting for a street).

Q: Heritage is 100+ years, so why are you including <100 years in the study?

A: Through the Environmental Assessment process, the 40-year rule is used to screen buildings that may be considered for future heritage designation. However, this is just a guide and does not necessarily preclude a building as heritage. Ontario Regulation 9/06 of the *Ontario Heritage Act* also guides the evaluation of properties. Ontario Regulation 9/06 provides criteria to see if individual properties merit designation. Collecting inventory for the Study phase also looks at other architectural styles to inform if a

property is considered heritage. However, for an HCD it is more about the study area as a whole, where heritage resources are concentrated and are defined by the collection of each other rather than individual properties evaluated in isolation. The overall intent is to keep the look and feel of the study area, even if there has been some modern infilling. This will be addressed in further detail in the HCD Plan phase where the property data sheets are finalized to identify and define “non-contributing” and “contributing” properties. The policies with respect to re-development and alteration for properties will depend on this analysis.

Q: What specific policies and guidelines will be in place?

A: There will be policies and guidelines developed at the Plan phase. The Study phase only assesses if the study area merits designation. Policies and guidelines can be flexible and formed to protect what the community values. The HCD Plan will guide new development and determine what is appropriate for new development within the boundary of the HCD.

Q: What does the HCD impose upon owners in the boundary?

A: Often HCD Plans along Main Streets are focused on the front-facing façades. There will be separate policies and guidelines for contributing and non-contributing properties within the boundary of the HCD. Contributing properties are determined to be heritage or significant to the cultural heritage value of the study area, and non-contributing are described as more modern or otherwise non reflective of the character and general history of the area and may include parking lots, empty spaces, modern buildings.

If the HCD study area is designated, a “Heritage Alteration Permit” process will be put in place, but generally at no cost to the property owner. The permit would prescribe a property owner to consult with a municipal planner before changes to the property. Non-contributing properties would not require heritage alteration permit unless major new construction is being proposed, while contributing properties would likely require a heritage alteration permit for works visible from the public realm. The planner would determine whether changes are compatible or noncompatible; if proposed changes are deemed compatible, Council approval is not needed to approve the changes. If changes are determined major (such as a demolition or major alteration of a contributing property), then the Heritage Alteration Permit process should be followed. The municipal planner will work with the property owner to ensure the major change is compatible and, in some cases, may require Council approval. Maintenance can be defined in the HCD Plan, and in some HCD Plans has its own section with guidelines. Typically, maintenance does not require a Heritage Alteration Permit. The Plan will develop and layout clearly the Heritage Alteration Permit process.

Q: At what point is there an appeal process for decisions regarding the HCD?

A: Currently, we are in the Study phase gathering feedback to determine the potential boundary. We are also assessing whether or not there should be a HCD in place within

this corridor. Once this study is complete, the next stage would be to initiate the actual designation process. If Council approves the designation of the HCD, a Notice of the By-law will be issued to the public and this By-law can be appealed to the Ontario Land Tribunal. The OLT then has the option to dismiss the appeal, approve the HCD, or accepted it “in part”. If approved, the by-law will be in-effect (by-law may require amendment if the appeal was allowed in part).

Q: What about homes that would be considered heritage, but are not within the HCD boundary? Will there be an additional inventory of these properties? And do they fall under the same rules?

A: At the moment, the focus is on the King Street Corridor in Beamsville since this is the area within Town most concentrated with properties of potential heritage interest. The consulting team will be working with the Town to address the heritage properties outside the boundary (other potential HCDs). The HCD policies and guidelines do not apply outside the HCD boundary.

Q: Why are the High School and Christmas tree farm not included?

A: Beamsville High School is protected under Part IV of the *Ontario Heritage Act*. This means it has protection under the *Ontario Heritage Act* without having to cover the full area surrounding and leading up to the high school.

The Christmas tree farm property (4818 King Street) has been noted as a potential heritage property. It currently sits outside the boundary but further feedback regarding this property is welcome and encouraged.

Q: What effect, if any, will Bill 23 have on the determination of the HCD Study? Specifically, regarding the ability to have three “residences” on properties?

A: If an HCD is approved by Council, a HCD Plan will be required. As with all other planning documents, the Town may update an HCD plan in the future as policies become outdated and to ensure best practices. It is also important to revisit HCD plans to determine if they are working as intended and resulting in the desired outcomes.

Bill 23 would allow the Town to make necessary changes in the future to allow for continued HCD area preservation.

Currently, Ontario Regulation 9/06 is used to determine cultural heritage value of HCDs. It is not known at this time if the new regulation will use similar criteria to designate HCDs.

If the legislation is passed prior to the approval of the HCD, Bill 23 may trigger the HCD plan to be amended, but could also provide further guidance in its creation depending on the timing of royal assent.

The policies and guidelines in an HCD Plan would speak to compatibility of the development with the character of the area and not necessarily with the number of residences on a property.

Q: If this area is designated as a HCD, will they ban truck traffic?

A: There could be means, in the Plan stage, to align policies with other infrastructure directions that the Town has planned for Beamsville to help remove truck traffic from the heritage core. That said, the HCD process is not a suitable policy mechanism in of itself to proceed with a ban of truck traffic in the area.

From: Monika Cocchiara
To: [redacted]
Subject: RE: Heritage district feedback
Date: October 17, 2022 10:28:08 AM
Attachments: image959100.png
image186161.png
image165523.png
image228526.jpg

Good morning Tom,

Thank you for providing comments on the Beamsville Heritage Conservation District Study Project.

The Town is exploring if the King Street Corridor should be designated as a Heritage Conservation District to preserve the heritage attributes and guide future planning decisions. As Lincoln continues to develop, we know it is a good time to plan for growth.

You noted that some properties do not contribute to the heritage character of the King Street Corridor. At the HCD Study stage, the project team may identify contributing properties that have special historical, aesthetic or architectural value in the HCD study area. Should Council decide to move to the HCD Plan phase, unique policies and guidelines will be developed for properties that contribute to the heritage character of the King Street Corridor.

Similarly, different policies and guidelines will be developed for properties that do not contribute to the heritage character.

We value the feedback to understand what is important to the community, and to help to develop the recommended heritage conservation district boundary and guide potential next steps.

The Town of Lincoln is having an open house meeting on November 2nd, 2022 from 6:00pm - 8:00pm at the Fleming Centre, 5020 Serena Drive, Beamsville, ON to share more details about the Heritage Conservation District Study and to provide opportunities to hold in-person discussions with Project team members. We hope you can join us to learn more about the project and to provide any additional feedback you may have. If you are unable to attend, please know that your comments will be in the record.

Monika Cocchiara
Manager of Planning & Development
Town of Lincoln
Direct: 905-563-2799 ext. 270
Tel: 905-563-8205
mcocchiara@lincoln.ca

lincoln.ca
@TownofLincolnON



-----Original Message-----
From: Tom Adams [redacted]
Sent: October 6, 2022 2:27 PM
To: Monika Cocchiara <mcocchiara@lincoln.ca>
Subject: Heritage district feedback

Hello, I recently got a letter regarding trying to implement a heritage district along King St. in a very large area. As the property owner of 5041 King St I find this completely ridiculous and of no benefit whatsoever. To designate our plaza which was built in 1989 as heritage is just obscene and if this is planned to go forward I think that a bit more work needs to be conducted so as to not place buildings which are clearly not heritage under the heritage banner. In fact the only part of the proposed boundary which might be considered heritage would be from Ontario St. To Mountain St. And even that is questionable with the large residential building that is under construction right on the corner. This seems like a waste of time and likely to add red tape for people who want to alter their properties in the future. I am not going to attend the information session but I wanted to let it be known that I am completely against this. If planning should be spending time on something it should be to deal with the traffic problem that the town has been dealing with as residential units are increasing and not to waste time on this project.

Tom Adams

From: Diane Campbell
To: Monika Cocchiara
Cc: [redacted]
Subject: FW: Heritage Conservation District Study
Date: October 12, 2022 1:47:50 PM
Attachments: image585943.png
image762385.png
image675064.png
image723555.jpg

Hi Monika,

See below.

Diane Campbell
Administrative Assistant, Planning & Development
Planning & Development
ext. 241 | cell:
dcampbell@lincoln.ca

From: Lincoln Archives [redacted]
Sent: October 12, 2022 12:23 PM
To: Diane Campbell <dcampbell@lincoln.ca>
Subject: Re: Heritage Conservation District Study

Thank you for this information re"Heritage conservation district Study" for the Town of Beamsville
I have one important question before I begin to study this map.
Are there any dates that are important to this study which will help us to determine the areas that will be included in the "Heritage district of Beamsville?"
We have the first official map of Beamsville before the town expanded in all directions. There are important dates to consider - 1840s, 1879; important streets on the original map of Beamsville - Main St., Queen St., Ontario St., Mountain St., North St., Hixon St., Academy St., Mill St. Church St (runs east to west)
I can see that Senator Gibson's house which was built before 1900 being included but not Great Lakes School property which did not come into being until 1951 or 52.

Ruth M. Smith
Friends of Lincoln's History ARCHIVES

On Tue, Oct 4, 2022 at 1:56 PM Diane Campbell <dcampbell@lincoln.ca> wrote:

> Good afternoon,
>
> Please see attached notice of Public Information Session.
>
> **Diane Campbell**
> **Administrative Assistant, Planning & Development**
> Town of Lincoln

Direct: 905-563-2799 ext. 241
Tel: 905-563-8205
dcampbell@lincoln.ca

lincoln.ca
@TownofLincolnON



From: Diane Campbell
To: [redacted]
Cc: Monika Cocchiara
Subject: FW: Heritage Conservation District Study - Public Information Session
Date: October 25, 2022 3:50:22 PM

Hi Ruth,

Thank you for your email. I have forwarded your comments on to Monika Cocchiara, copied here.

Regards,

Diane Campbell
Administrative Assistant, Planning & Development
Planning & Development
ext. 241 | cell:
dcampbell@lincoln.ca

From: Ruth M Smith <randhsmith7@gmail.com>
Sent: October 25, 2022 3:47 PM
To: Diane Campbell <dcampbell@lincoln.ca>
Subject: Re: Heritage Conservation District Study - Public Information Session

Hello Diane
First I do plan to attend the meeting on 2 November about the Heritage Conservation Area in Beamsville.

Now here are some of my observations concerning the proposed boundary:
Missing :1. North St. (Central Ave) north to the 1919 High School which is a designated site as well as the site of the first skating rink (outdoor) in Beamsville and home of the original Hockey Net

> 2. Ontario St. as far as the Fleming property (purchasec c1845) -descendants of Oliver Fleming the original owner are still living on some of that land
>
> -St. Alban's Anglican Church, 3 lots past May St.

3. Cemetery Road (William St) Mount Osborne Cem. established in 1877 as a business
4. King St. East, home of Dr. Cyrus Sumner, surgeon to Sir Isaac Brock in War of 1812; first doctor in Beamsville, home built in early 1800s
- H.g.&B electrical railway garage opposite United Church
- Stadelbauer property was purchased in 1927, Instrument #3400 - is this considered a heritage site?
-Great Lakes School was established c1951 or 52 - only the home of Sir William Gibson would qualify as a Heritage site
-Some of the oldest building in Beamsville were destroyed when the Commisso Plaza was created
From the Abstracts of Beamsville from 1834 to c1860, the streets mentioned are the following: King

or Main Street; Queen St; Mountain St.; Hixon St.; Ontario St.; North St.; Mill St.; Academy St. is not mentioned as such but it is alluded to.

Just some of my thoughts

Ruth M. Smith
Friends of Lincoln's Archives ARCHIVES

On Tue, Oct 4, 2022 at 2:42 PM Diane Campbell <dcampbell@lincoln.ca> wrote:

> Good afternoon,
>
> Please see attached notice of Public Information Session.
>
> Kind regards,
>
> **Diane Campbell**
> **Administrative Assistant, Planning & Development**
> Planning & Development
> ext. 241 | cell:
> dcampbell@lincoln.ca

From: [redacted]
To: Monika Cocchiara
Subject: Heritage Conversation District - Feedback
Date: November 14, 2022 9:33:11 AM

Dear Monica,

My wife, Eunji KIm, and I attended the information meeting for the proposed Heritage Conservation District in Beamsville on Wed Nov 2. We received a well-researched and visually engaging presentation, and we thank you for your role in preparing it.

Since then, we have given the matter much consideration and simply cannot find our way to supporting it. Essentially, the HCD is an encumbrance upon many people who own properties within it. That is to say, it imposes restrictions on property owners with no clear benefits accruing in terms of grants or tax incentives etc. Although it was mentioned at the meeting that property values increase in HCDs with respect to nearby areas, we believe this is because HCDs are drawn from prime real estate already and not because there is an intrinsic benefit to HCDs per se.

In our case, our house is old, yes, but it has been updated and added onto many times over the years. It has vinyl siding, updated double-hung windows, laminate flooring and looks like many other houses outside of the HCD boundary. Yes, its timber bones are old, but it was not designed by an architect and was probably built and added onto by its owners not by contractors.

We purchased our house on King St. in 2008 after moving from Toronto to a place where we could afford to buy. We live in our house full-time, although we recognize it first and foremost as an investment. The real estate agent at the time said that some future buyer might look to tear down the house and rebuild. We agreed. Old wood houses don't last forever in the Canadian climate. Given that the house is in a prime location, we considered this as a viable option for some future owner, knowing that Beamsville would likely be increasingly attractive to people. Thus, we invested in the first law of real estate: location, location, location. An HCD, through no fault of our own, encumbers this possibility. And even if the next owner wants the house as it is, the HCD encumbers the property down the line. We only see this as an imposition limiting our right to benefit as lawful property owners.

I hope you can understand our concerns. Indeed, we have a measure of understanding for the position the Town of Lincoln is in with respect to land developers and the Ontario Land Tribunal. We agree that Beamsville has many attractive historical properties. Woodburn Cottage, for example, is protected as a heritage home. There should be more of this kind of protection with suitable properties, properties with buildings of brick and stone designed by architects and built to last. We see the HCD as a blanket approach that encumbers people unnecessarily.

We look forward to the possibility of formally presenting our case.

Respectfully,

Gregory Dominato & Eunji Kim
4900 King St.

From: Monika Cocchiara
To: [redacted]
Cc: [redacted]; [redacted]
Subject: RE: historical importance
Date: November 23, 2022 10:27:57 AM
Attachments: image001.jpg
image174164.png
image076135.png
image871867.png
image609915.jpg
King_Street_4939_front.JPG
King_Street_4939_left.JPG
King_Street_4939_right.JPG

Good morning Yvonne,

Thank you for emailing. In 2016, when the Town researched properties for inclusion on the heritage register, your property was evaluated. The information the Town has with regards to your property includes the following:

- It has contextual value because it maintains or supports the character of the area and is a significant component of the streetscape
- It is located on King Street in the downtown core of Beamsville
- circa 1900-1920
- It has design value representative of the early 20th century
- It has a high degree of craftsmanship but has also undergone some alterations
- It is built in the Edwardian style with brick façade and a hipped roof. 1 over 1 sash windows on upper floor while different styles of windows on lower floor, replacement windows
- The property is a character supporting property
- At the time was recommended to be included in the heritage register as a non-designated property
- 3 photos attached

I've cc'd Tara Jenkins from the consulting team who may be able to provide additional historical information on your property that has been gathered as part of the HCD Study.

Monika Cocchiara
Manager of Planning & Development
Town of Lincoln
Direct: 905-563-2799 ext. 270
Tel: 905-563-8205
mcocchiara@lincoln.ca

lincoln.ca
@TownofLincolnON



From: Yvonne Hendriks [redacted]
Sent: November 22, 2022 2:58 PM
To: Monika Cocchiara <mcocchiara@lincoln.ca>
Subject: historical importance

Good Afternoon,
I attended the meeting back on November 2 '2022 and am wondering if I could be provided with an explanation of the historical significance of my property – 4939 King Street East, Beamsville.
With thanks,

Yvonne M. Hendriks
Vice President | Homes by Hendriks
[redacted]
www.homesbyhendriks.com

Email

