

Alton Village Heritage Conservation District Study: Phase I

Digital Public Consultation Meeting

November 5, 2020

6:30 p.m.



Wendy Shearer Landscape Architect

GEORGE ROBB ARCHITECT



Purpose of this Meeting

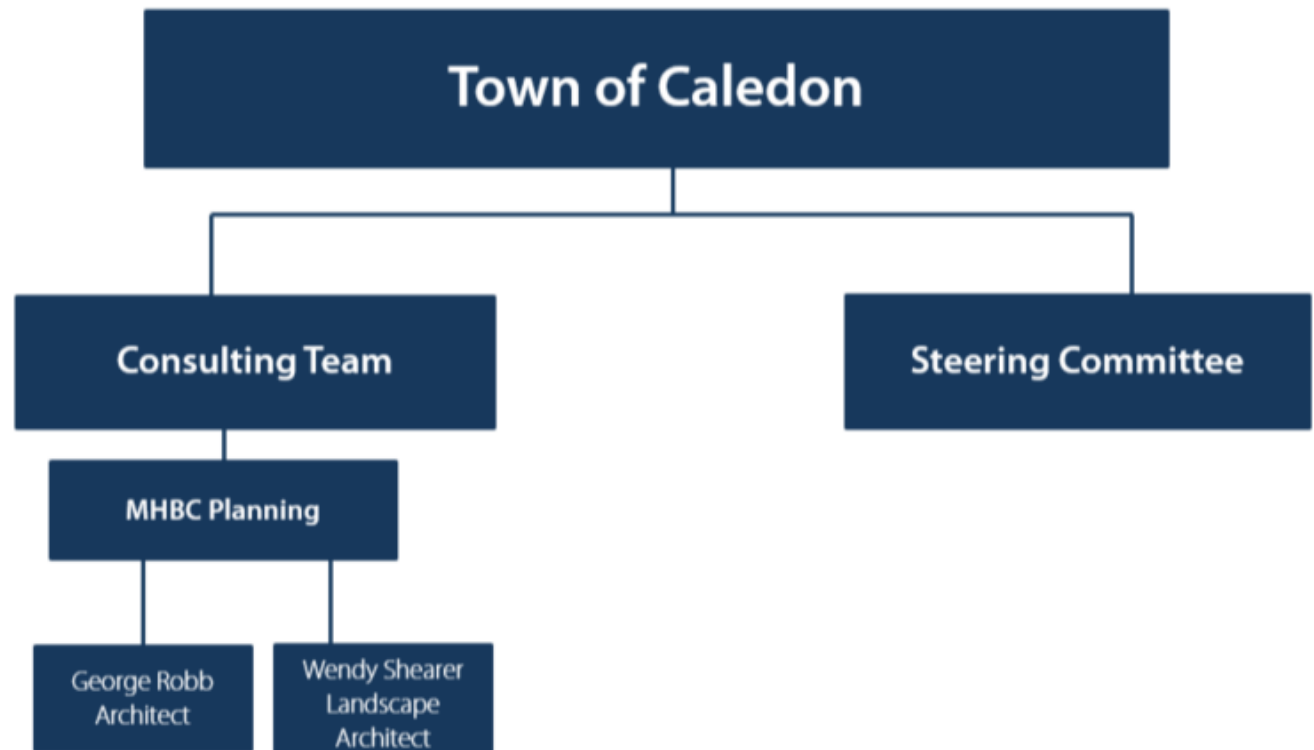
- Introduce the Alton Village HCD Study and process
- Provide opportunity for questions and feedback
- Does the area have cultural heritage value that warrants designation as a Heritage Conservation district?
- What would serve as an appropriate HCD boundary?

Agenda

1. Project work plan and schedule
2. Project background and study area
 - *Ontario Heritage Act* requirements
3. Draft findings
 - Heritage value, character, and attributes
 - Proposed boundary for a Heritage Conservation District
4. Next steps

Question and answer period to follow presentation

Consulting Team

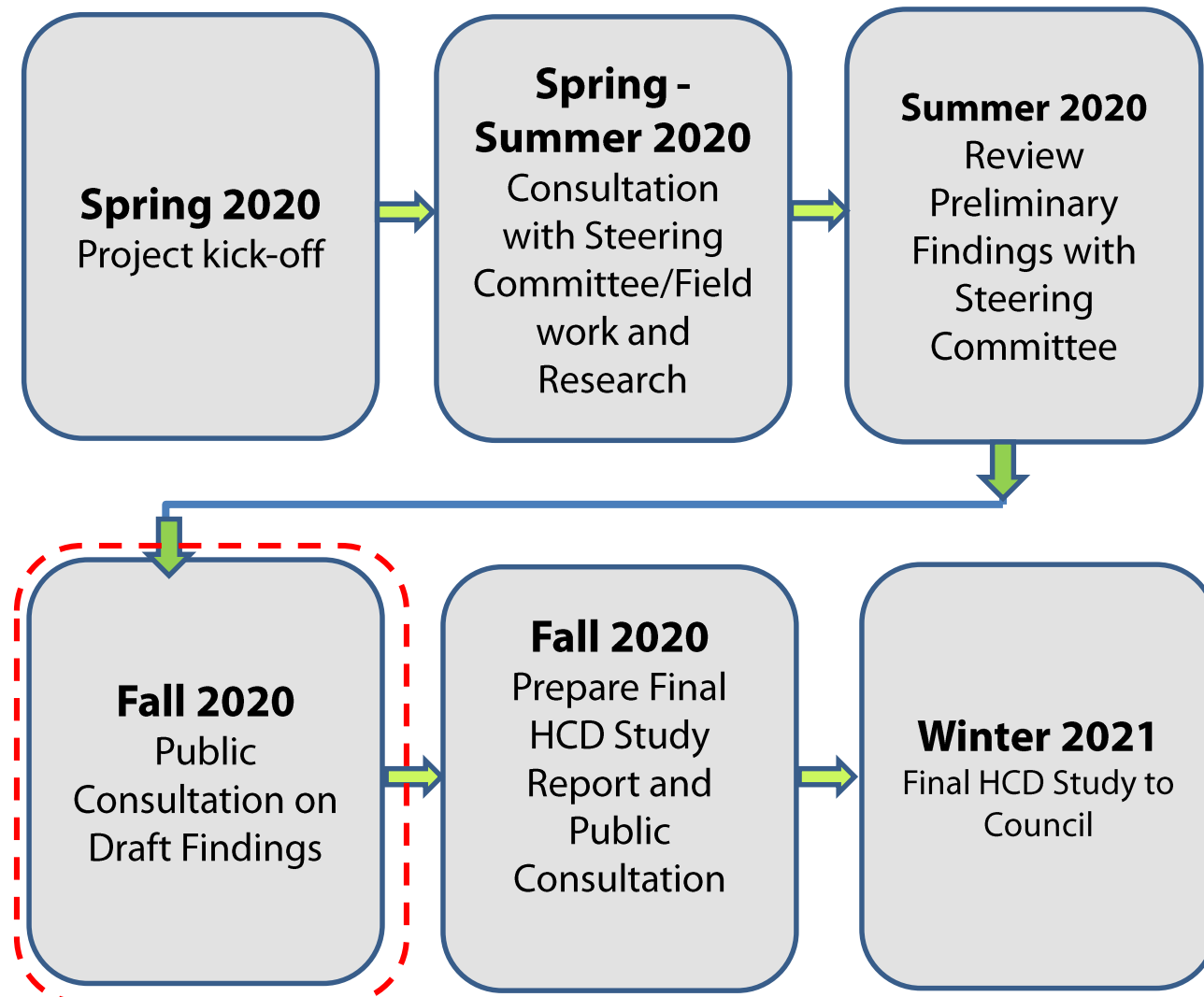


Steering Committee

- *Mary Cooney*
- *Jeremy Grant*
- *Nancy Early*
- *Dwayne Jackson*
- *Kate Klein*
- *Paul Morin*
- *Paul Newall*
- *Anne Stubbs*
- *Randy Ugolini*
- *Eric Wood*
- *Ian Sinclair (Ward 1 Regional Councillor)*
- *Lynn Kiernan (Ward 1 Area Councillor)*
- *Town Staff*

1. Project Work Plan and Schedule

Where are we in Phase I of the HCD Study?



We are Here

2. Project Background and Study Area

Project Background

- The Town of Caledon has commenced a Heritage Conservation District (“HCD”) Study and Plan under Part V of the *Ontario Heritage Act*.
- The HCD designation process has two phases:
 - Phase I: HCD Study; and
 - Phase II: Preparation of the HCD Plan.

What is a Heritage Conservation District?

- A defined area that is designated by a municipal By-law passed under Part V of the *Ontario Heritage Act*;
- May include multiple properties, resource types (i.e. buildings, natural features, roads, bridges, views);
- Defined by its unique cultural heritage values and attributes;

continued...

What is a Heritage Conservation District?

- Intended to conserve the cultural heritage value of the area;
- A designated HCD is accompanied by a Plan which outlines how to manage change; and
- Not intended to freeze an area to a particular point in time or create a “museum of the streets” which prohibits change.

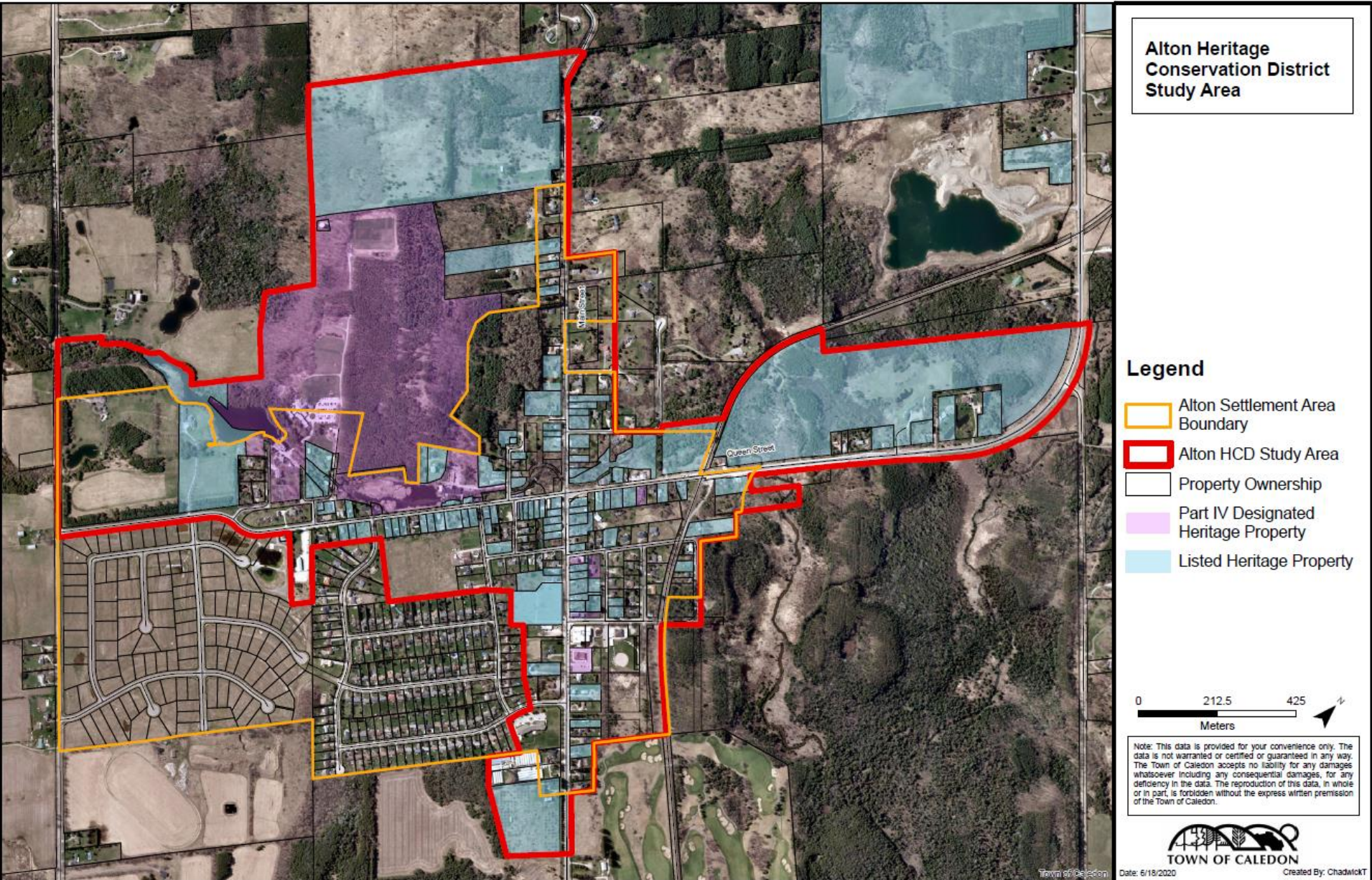
Why are HCD studies undertaken in two phases?

- The *Ontario Heritage Act* requires that all HCD Studies are separated into two phases (Phase I and Phase II). Phase I is primarily related to determining whether or not the area has significant cultural heritage value.
- At the end of Phase I, Town of Caledon Council determines whether or not the study should proceed to Phase II.
- The purpose of Phase II is to draft a Plan for the HCD.

What would designation mean?

- An HCD is concerned with maintaining the character of an area, not use of property.
- The Plan would acknowledge both heritage and non-heritage properties, with policies and guidelines for each.
- Approval of a heritage permit would be required for major changes/alterations.
 - Major changes – Permit approved by Council
 - Minor changes – Permit approved by Staff
- Some minor changes would be exempt from any approval.

Alton Village HCD Study Area



What Constitutes an Area as a Potential HCD?

All HCD Studies must consider this criteria:

- A **concentration** of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use;
- A **framework of structured elements** including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges;
- A sense of **visual coherence** through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place; and
- A **distinctiveness** which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.

Ontario Heritage Act Requirements

What tasks are completed in the HCD Study?

- Research and fieldwork to determine if the area has cultural heritage value and warrants designation as an HCD;
- Recommendations as to a potential HCD boundary;
- Recommendations on the objectives of the designation and the heritage conservation district plan; and
- Recommendations on any changes to the Official Plan and any relevant By-laws.

3. Draft Findings

Alton Village Cultural Heritage Value and Character

- The unique character of Alton Village is related to the natural landscape, early indigenous use of the landscape/natural resources and 19th and early 20th century built features and settlement patterns primarily based on milling and the use of waterpower.
- This character is comprised of physical features, known as “heritage attributes”.

Alton Village Heritage Attributes

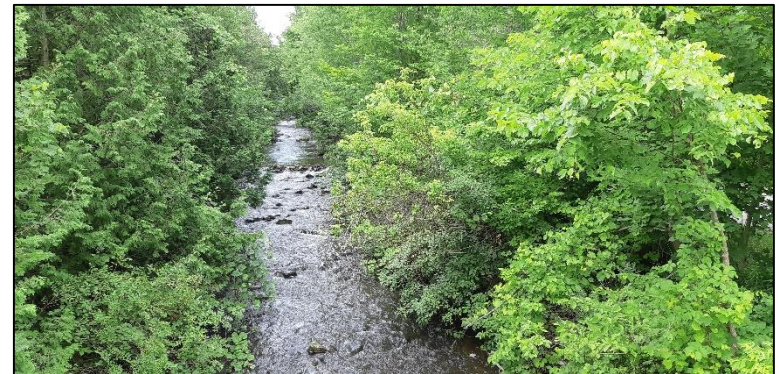
- Natural Features & Landscape:
 - Topography
 - Pinnacle
 - Shaw's Creek Valley



Topography: Main St., looking north from bridge



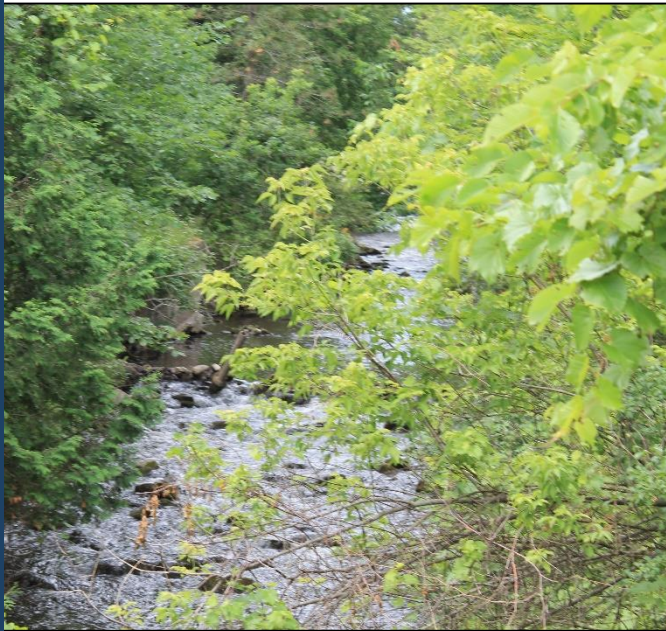
Pinnacle (trail)



Topography: Change in elevation along Shaw's Creek

Alton Village Heritage Attributes

- Natural landscape:
 - Shaw's Creek
 - Mature trees and vegetation on public and private lands



Waterway: Shaw's Creek



Vegetation: Grass boulevards



Vegetation: On Private Property

Alton Village Heritage Attributes

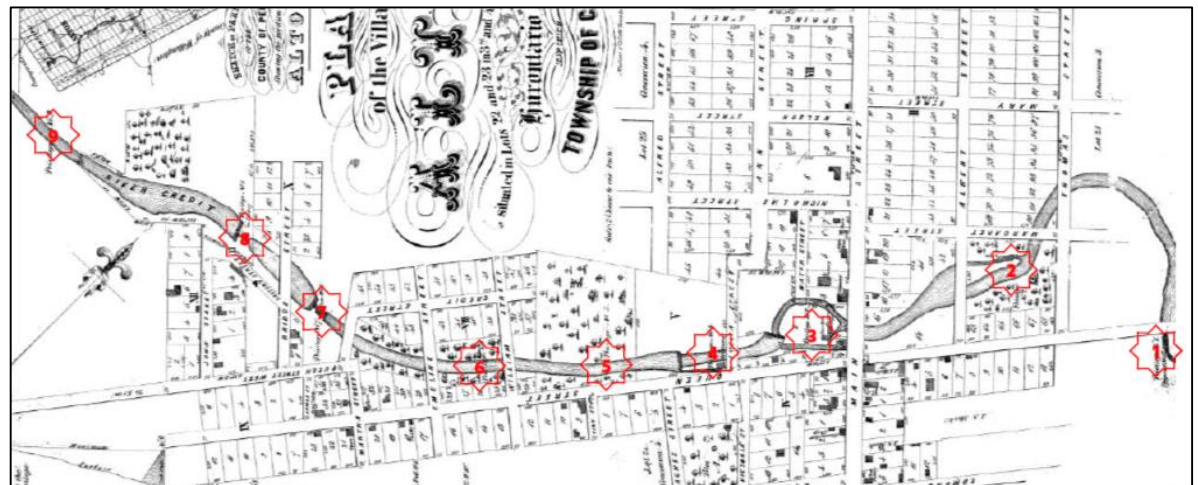
- Historic Mill Town:
 - Remaining Mills
 - Mill Privileges
 - Dams & Mill Ponds



Alton Mill and Arts Centre, 1903



Former mill, Credit Street



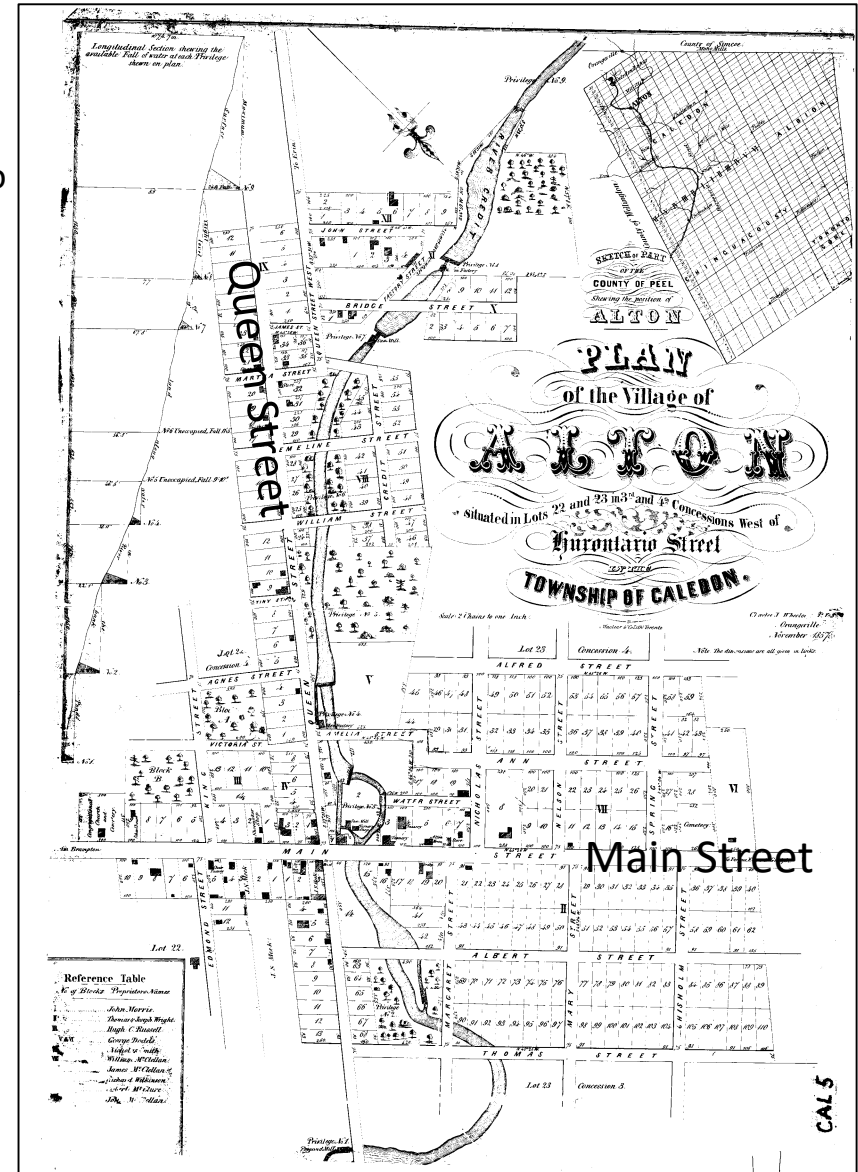
1857 Plan: Mill Privileges (1-9)

Alton Village Heritage Attributes

- Crossroads Settlement
 - Main and Queen Intersection
 - Grid street pattern (adapted to topography)



Main Street/Queen Street Intersection



Alton Village Heritage Attributes

- Historic Mill Town:
 - 19th and 20th Century built features



Alton School



Residential Building



Commercial Building

Alton Village Heritage Attributes

- Views/Vistas:
 - View of Alton mill pond from Queen Street West
 - Historic view from the Pinnacle



View of Alton Mill and Arts Centre from Queen Street



Historic view of Alton Village from the Pinnacle

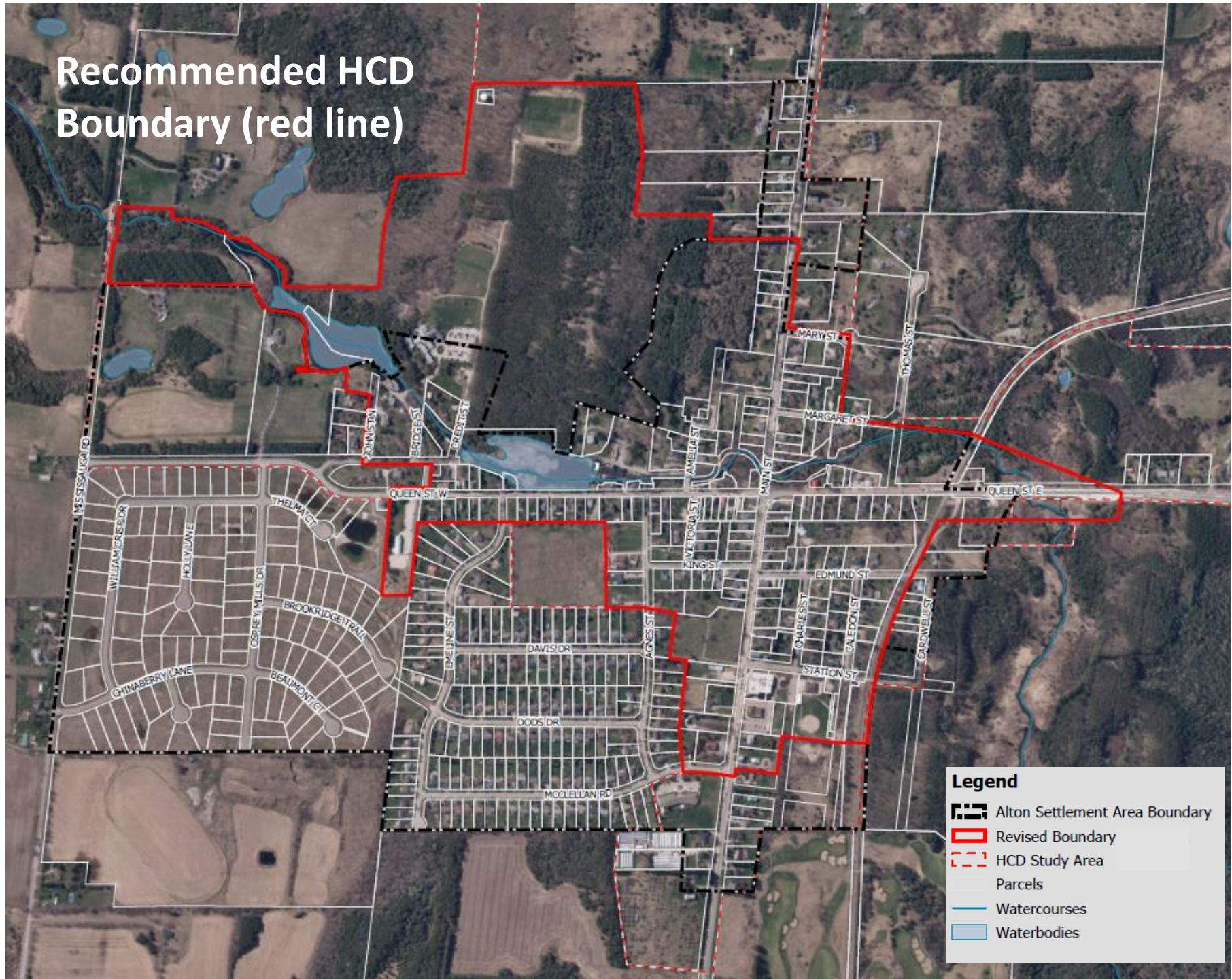
Summary of Heritage Attributes

- **Mill Privileges (1-9)**
- **Remaining mills, and remains of mill complexes**
 - Mill infrastructure
- **Crossroads settlement** (intersection of Main St. and Queen St.) and remaining features of the 1857 Plan of Alton
 - Grid street pattern adapted to the topography/Creek
- **Built features of 19th and 20th century Alton** which contribute to its unique heritage character
 - Credit Valley Railway corridor
 - Concentration of heritage buildings (commercial, residential, institutional, industrial, etc.);
- **Natural Features & Topography**
 - Pinnacle, valley lands, vegetation, Shaw's Creek
- **Significant views/vistas**
 - View of Alton mill pond from Queen Street West
 - Historic View from the Pinnacle

Proposed HCD Boundary

- Is based on, and includes the identified heritage attributes.
- Is consistent with Provincial guidelines and legislation:
 - Concentration of heritage resources;
 - Framework of structured elements;
 - Visual coherence; and
 - Distinctiveness from surrounding areas.

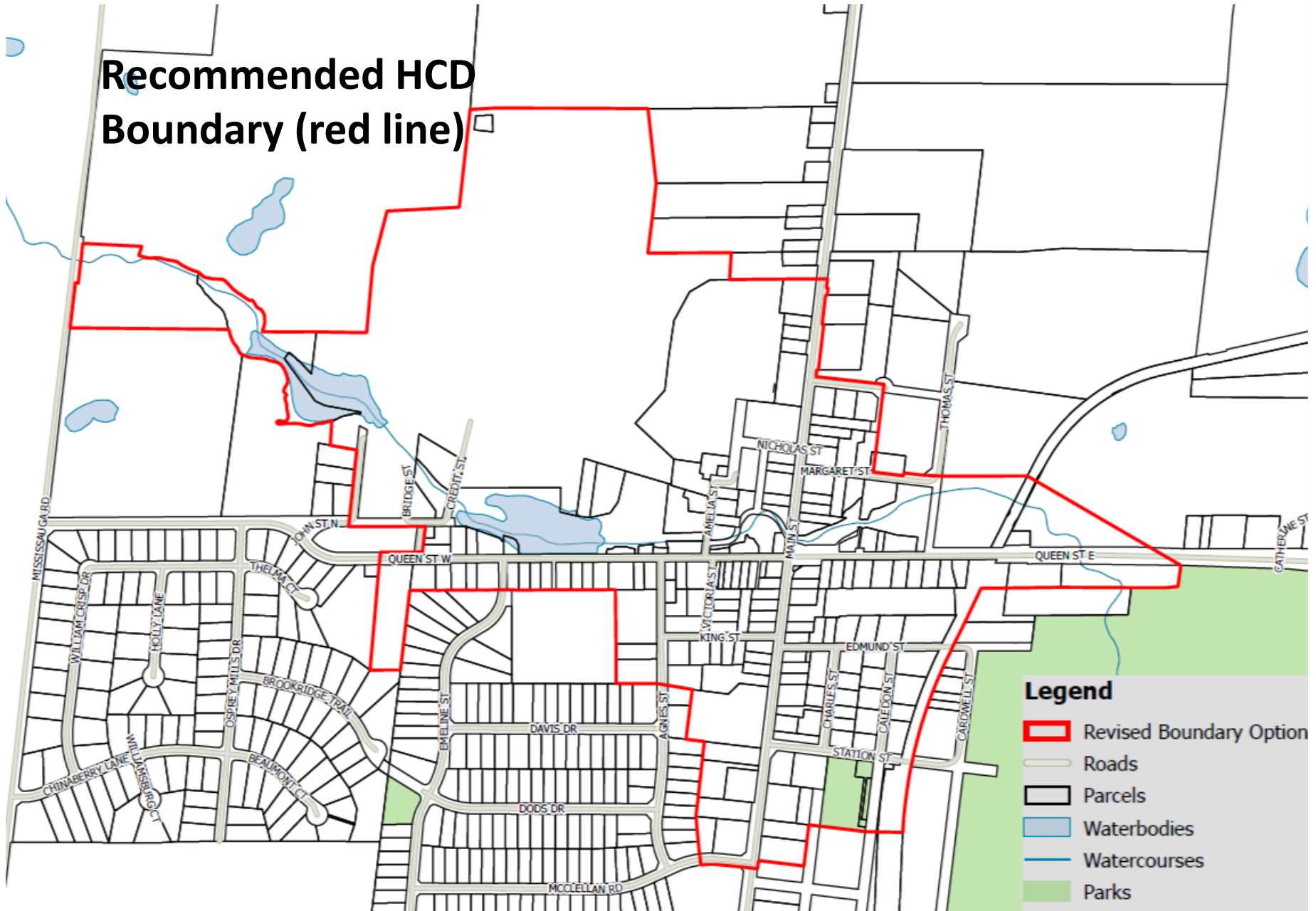
Recommended HCD Boundary (red line)



Legend

- Alton Settlement Area Boundary
- Revised Boundary
- HCD Study Area
- Parcels
- Watercourses
- Waterbodies

Recommended HCD Boundary (red line)



We Want Your Feedback...



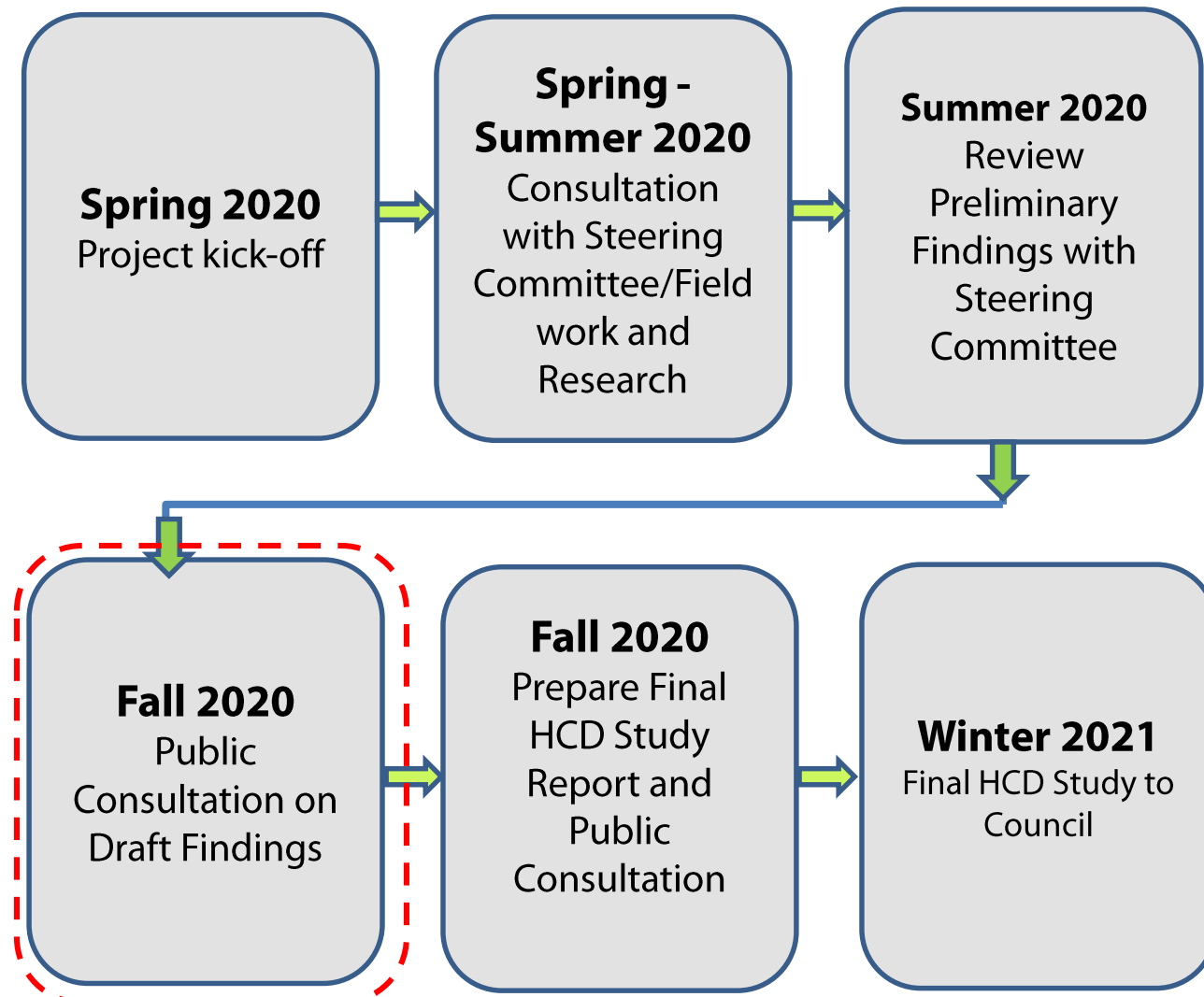
- Do you think there is merit in establishing an HCD in Alton?
- Is the draft HCD boundary appropriate?
- If the Study proceeds to Phase II, what would you like to see addressed in the HCD Plan?
- Do you have any additional information to contribute?

We will now open the floor for a Q&A Session

After the Q&A session, we will identify Next Steps and how the feedback obtained at this meeting will be considered in this process.

4. Next Steps

Next Steps



We are Here

Next Steps

- The feedback from the public will be considered as input to final Study document.
- Prepare Draft Study and release for community review.
- Consultation on Draft Study.
- Final Study presented to Council.
- Should Council recommend proceeding with Phase II, the HCD Plan process would be defined and include more community consultation.

Next Steps

A recording of this meeting, a list of all questions received during this meeting and their answers, as well as other information will be posted on the Town of Caledon Website.

<https://www.caledon.ca/>

Search: “heritage conservation districts”

Thank you

Any questions or comments can be directed to:

Sally Drummond

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Town of Caledon

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Email: sally.drummond@caledon.ca