

MINUTES OF MEETING

**Scarborough Community Heritage Preservation Panel
(Municipal Heritage Committee)**

held at the Scarborough Archives
Tuesday, June 10th 2008, 7:30 p.m.

Present: Rick Schofield, Joan Dolson, Sandy Grigg,
Scott Woodland, Jeremy Hopkin, Bob Saunders,
Regrets: Don Allen, Councillor Paul Ainslie

A quorum being present, the Chairman called the meeting to order at 7:30 p.m.

1
Minutes of the Previous Meeting

S-080601 "BE IT RESOLVED that the minutes of the previous meeting held April 8th be approved as circulated."

(Bob Saunders Sandy Grigg)

Carried

2.
Correspondence:

- S-080602
- (a) from: Scarborough Community Council
re: naming of road allowance "Strangford Lane" approved by Council
 - (b) from: Toronto regional Conservation Authority
re: Dunkers Flow Balancing System -- proposed listing
 - (c) from: Community Heritage Ontario Report
re: Preserving Heritage Landscapes

"Be it resolved that the correspondence be received."

Sandy Grigg, Bob Saunders)

Carried

3.

Chairman's report on Pending items:

S-080603 The Chairman reviewed the pending items not otherwise noted on the agenda:

- (i) ORC/TRAC properties in Hillside/Rouge Park area
 - info on ownership and maintenance responsibilities
 - property owner: Toronto Regional Conservation Authority
 - management by Rouge Valley Alliance (leases)
 - \$ 800,000 available for all properties Scarborough & Markham
- (ii) Stinson's Store , Stop 17 (Kingston Road @ Midland)
 - verandah collapsing, property standards contacted, City to stabilize
 - Sandy will contact Councillor Ashton once again
- (iii) Agincourt Conservation District
 - community no longer in full support of HCD
 - recommend individual listings for selected properties
 - see also following recommendation of the sub-committee
- (iv) Stonehouse family Regency cottage (5951 Steeles Avenue, w/o Markham Road)
 - building raised off foundation and moved for redevelopment
 - development plans call for restoration of the designated structure
- (v) Herb Duncan house (Old Kingston Road)
 - awaiting report from Councillor Moeser
- (vi) Russell Reesor House (Lot 7, Con. V, Reesor Road @ Steeles)
 - awaiting action from Preservation staff and/or owner
- (vii) Clark-Reesor House agreement pending
 - Hydro One looking at ongoing University scholarship (action pending)
- (viii) Parkway Plaza - Grand Union/Dominion Store proposed designation
 - awaiting Preservation Board action

"Be it resolved that the Chairman's report be received."

(Bob Saunders, Jeremy Hopkin)

Carried

ACTION: Preservation Board (Item viii)

3.1

Agincourt Heritage Conservation District proposal

S-080604 "Be it resolved that the Scarborough Community Preservation Committee advise the Toronto Preservation Board that, at this time, no study be undertaken for the establishment of a Heritage Conservation District in the old historic village of Agincourt."

(Bob Saunders, Jeremy Hopkin)

Carried

3.2

Heritage properties in the old Village of Agincourt

S-080605 "Be it resolved that the Scarborough Community Preservation Committee undertake a review of individual properties in the area with a view to identifying those that are of cultural heritage interest and value for potential listing or designation within the Toronto Heritage Property Inventory."

(Bob Saunders, Jeremy Hopkin)

Carried

4. **Toronto Preservation Board**

S-080606 Bob reported that Preservation staff are facing a large backlog of proposed heritage designations and listings and still dealing with limited staff and personnel changes. There have been no specific issues relating to the Scarborough community on recent agenda.

The proposed recommendation to designate the former Grand Union building at Parkway Plaza has not be placed on the agenda of the Preservation Board although a detailed report has been forwarded to staff by the Chairman (as part of our April minutes). Since there are plans to redevelop Parkway Plaza and demolishing parts, it was suggested that Bob bring this to the immediate attention of staff since Councillor Thompson has expressed concern and action is needed to ensure protection and awareness during redevelopment plans.

"Be it resolved that the report from the Toronto Preservation Board be received."

(Bob Saunders, Scott Woodland)

Carried

ACTION: Bob Saunders, staff

5.1 **New Business: Proposed future Listings - Dunkers Flow Balance System**

S-080607 Sandy provided a detailed report (2005) on the "Performance Assessment of the Flow Balancing Wetland Treatment System" at the foot of the Scarborough Bluffs on the shores of Lake Ontario."

Because of the valuable contribution made by this project and its impact on the environment, the committee suggested the facility be considered for listing a cultural heritage and environmental site.

BE IT RESOLVED that the SCPP recommend to the Toronto Preservation Board that Scarborough's Dunkers Flow Balance System be recommended for listing."

Sandy will provide a description of the site and a summary of the recommendations .

(Sandy Grigg, Scott Woodland)

Carried

ACTION: Sandy Grigg

5.2 **New Business: Proposed future Listings - Scarborough Animal Shelter**

S-080608 Don Allen had described the structure as a unique and valuable example of modernistic architecture with an elaborate use of copper roofing and a unique design. Bob agreed to look into getting further descriptive information about the building.

The committee agreed to recommend this structure for heritage listing once more descriptive information is available.

ACTION: Bob Saunders

5.3

New Business: Proposed future Listings - Parkcrest sites

S-080609

The committee reviewed the number of structures proposed for Parkcrest and Annis Road and agreed to visit the area during the summer to examine the entire streetscape as a possible HCD.

Possible site tour dates were discussed and Wednesday July 9th or Saturday 12th were preferred. It was agreed to meet on site at 11:00 a.m. and the Chairman will confirm the date by email. The committee will meet at the intersection of Parkcrest and Annis Road, just south of Kingston Road, west of Markham Road.

ACTION: Chairman (to confirm date) and Committee members (tour)

5.4

Proposed future Listings (Further Research Required)

S-080610

The committee again reviewed a draft list of proposed sites (as previously circulated) for future consideration and discussed the merits of each. It was agreed that several sites would be worthy of consideration but detailed description and owner contact is required. The following sites remain to be researched by selected committee members for possible consideration.

	<u>Site name</u>	<u>Address</u>	<u>Research to be conducted by</u>
1.	Leacock/Buchan complex (TDSB objection likely)	2450 Birchmount Road	Rick
2.	Industrial building	400 Birchmount Rd	Scott
3.	Commercial/Residential	596 Danforth Rd @ Cotton	to be determined
4.	Eastview Radar	1 Eastview Ave.	Rick
5.	Arts & Craft dwelling	18 Parkcrest Dr.	Jeremy
6.	Sunningdale dwelling	37 Presley Ave.	Jeremy
7.	U of T Scarborough (U. of T. objection likely - ongoing expansion an issue)	Military Trail	to be determined
8.	Maxwell's Mill ruins	Twyn Rivers Dr.	Rick and Don
9.	Highland Creek Bowling Green	Kingston Road	Rick
10.	1955 Lifeguard Stand	Rouge Beach	Don
11.	Birch Cliff plaza (multiple owners may complicate listing recommendation)	Kingston Rd	Jeremy

ACTION: All members

5.5

New Business: Malcolm dwelling @ Ellesmere and Midland

S-080611

It was brought to the committee's attention that the subject heritage dwelling has recently been sold and threatened with development, especially to the north. The building is listed but not designated. The Chairman agreed to look into the matter further and report back to the committee.

ACTION: Chairman

5.6

New Business - "Bonese" renovation, #1 St. Andrew's Road

S-080612

The Chairman reported that the new owner of "Bonese", the 1848 William Thomson House, has expressed concern about the slate roof and lack of access to opening windows for ventilation. The Chairman, Sherry Peterson (Preservation staff) and Rollo Myers (ACO) met with the owner on June 3rd to discuss issues.

The windows on the lower level (east side) were illegally replaced several years ago by the previous owner. The windows on the main level of the bank house have all been painted shut over the years and impossible to open. The owner wanted to replace the windows claiming a contractor had indicate they were rotting. Preliminary examination by the Chairman, Rollo and Sherry did not support this claim and Rollo agreed to recommend a second, professional evaluation. The original 1848 windows removed from the lower level are currently in storage and were examined as possible replacements for any severely damaged ones (if required)

The slate roof is in need of minor repairs and it was suggested that the owner consider electric heaters for the roof edge along with an appropriate roof fence to prevent the snow along the edge of the roof sliding off onto the entrance way. The proposed addition of a open, covered porch over the west entrance was set aside pending further review.

(see also the attached "Edifice" article on repairing wood windows.)

6.

Adjournment

S-080613

There being no further business before the committee,

"Be it resolved that the meeting be adjourned."

Next regularly scheduled meeting:

**Wednesday July 9th or Saturday July 12th
(tour - possible HCD site evaluation)**

**Tuesday September 9th @ the Scarborough Archives
(Regular meeting)**

(Sandy Grigg Jeremy Hopkin)

Carried

Top Ten Reasons to Restore or Repair Wood Windows

Editorial By: The New England Window Restoration Alliance
Photography By: Cooper



1. Because your windows fit your house.

Quirky as they might be, your older windows fit your house. Care was taken to match the weight and style of window to the building, the trim, etc. They have expanded and contracted with the seasons. With proper weather stripping they can be made to fit and seal even better. Replacement windows have a rigid structure that fits within your window openings. Old houses move and shift over time and frequently the gaps that open up around replacement windows and the window openings result in more drafts than the original windows.

2. Because you appreciate good craftsmanship

The true mortise and tenon construction of antique windows is incredibly strong and even when it begins to weaken it is easily repaired. Many unique window shapes were created because of the craftsmanship with wood joinery. Antique windows were built to last and not land in landfill.

3. Because you value good materials.

Antique wood windows are constructed of old growth timber. The wood is much denser and more weather resistant than today's tree farmed softwoods. Delicate profiles are possible because of the density of the wood. The reason these windows are still around, even with years of neglect, is because the wood is of very high quality requiring no cladding or additional materials to give them weather resistance. Minus all the ugly paint your wood windows are usually quite beautiful, graceful, and strong.

4. Because you love the character of antique glass.

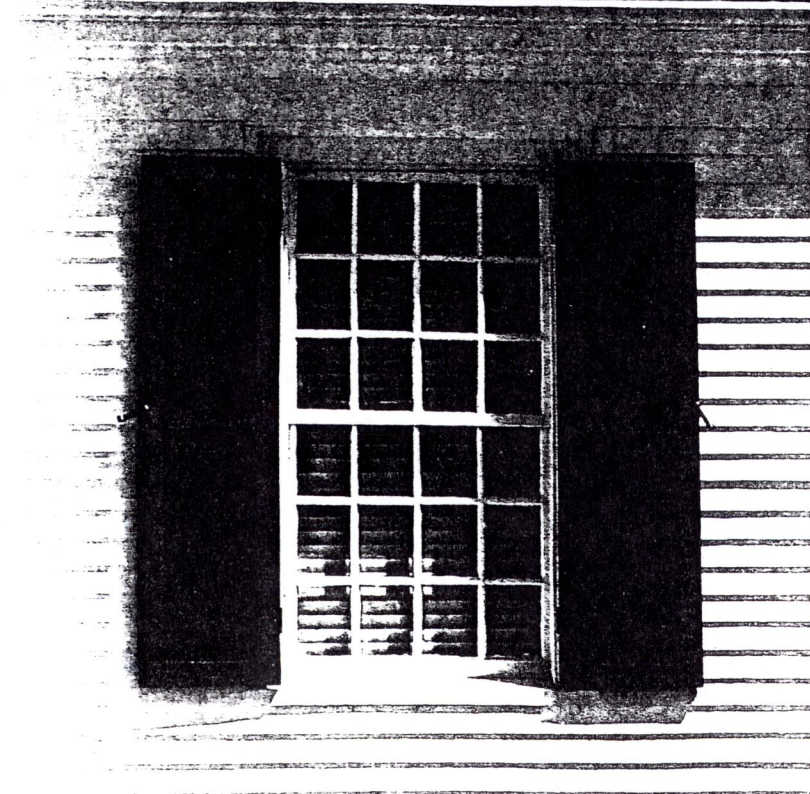
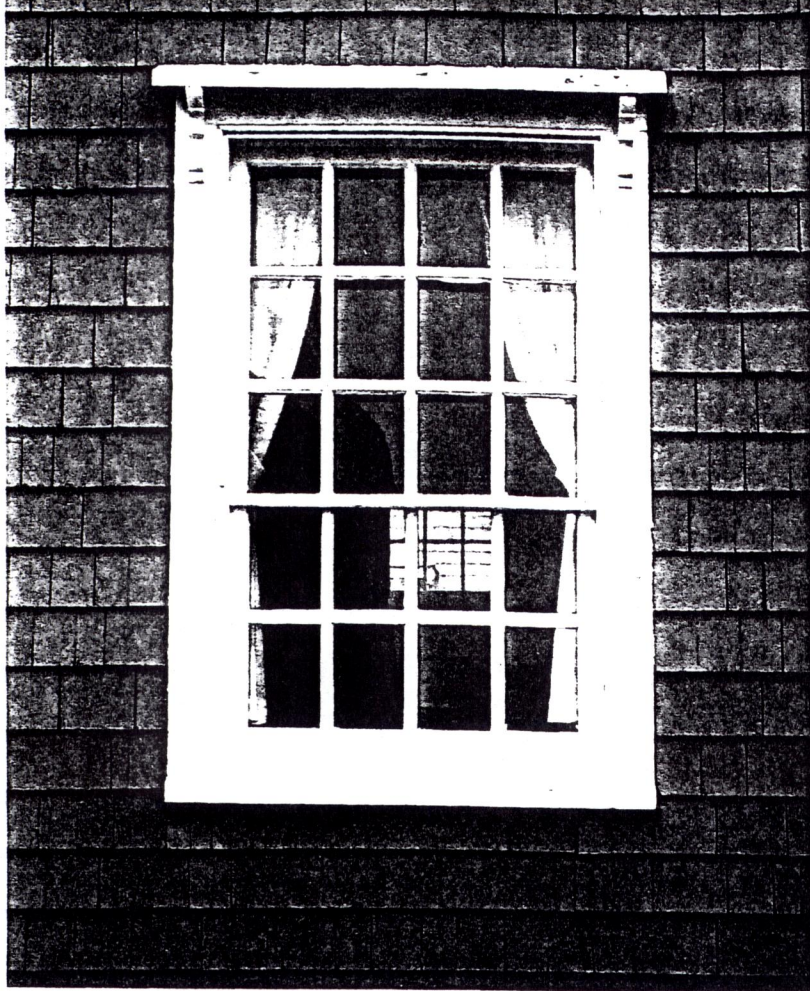
Even the glass in antique windows tells a story. It may be roundel or cylinder glass, each indicating a certain era of manufacturing. Old glass has varieties of colour and texture that are a delight to the eye. Two layers of glass are better than one, and in an antique home that second layer of glass should be the storm window that protects the original window.

5. Because you think a warranty should be more than 20 years.

Chances are your windows have done their job for fifty or more years already. Sure, they may be a little creaky and may not be as attractive as they once were, but it's a far better investment to repair a proven performer than to sink money into a new window that only has a 20 year warranty at best. With proper maintenance your antique windows should last another 100 years. Heck, even without maintenance they may last that long!

6. Because you want to avoid vinyl.

Polyvinyl chloride (PVC) is becoming one of the greatest concerns in the building industry. Not only does the production of it create an environmental nightmare, but the gases it emits over time are becoming a concern. Heaven forbid your house catches fire, and PVC burned will release toxic amounts of dioxin. If you are concerned about lead, please understand that it is used as a stabilizer in the manufacture of PVC. If you are concerned about our planet's health you should read up on efforts to reduce the use of vinyl. ➤



7. Because you want more light.

Replacement windows are set into the window opening, and the sash is smaller than the originals. You get less viewing area and less light. Who wants less light?

8. Because windows are a functional part of your house.

Weights and pulleys are the best balance systems every invented. There is a prevalent myth that a lot of cold air comes in through the weight pocket. If there is cold air in the weight pocket, it's generally because there is a gap between the outside trim of the house and the siding. It may also indicate a poor seal at the floor joists. Replacing easily serviceable weights and pulleys with vinyl jamb liners or invisible balance systems means installing a system that has a maximum life span of 10-20 years but generally fails in less time. You can't believe how joyful it is to open and close windows easily with one hand when everything is restored to the way it was designed to work!

9. Because you really can save 30-40% on heating costs.

According to the Field Study of Energy Impacts of Window Rehab Choices conducted by the Vermont Energy Investment Corporation, the University of Vermont School of Civil and Environmental Engineering and the U.S. Army Cold Regions Research and Engineering laboratory the estimate first year energy savings between a restored wooden window with a good storm window vs. a replacement window was \$0.60. Yup, less than a buck. In their conclusions section they noted "The decision to renovate or replace a window should not be based solely on energy considerations, as the difference in estimate first year savings between the upgrade options are small." Broken glass, failed glazing, no weather stripping – these small and repairable items are what really effect energy efficiency in windows.

10. Because the greenest building is one that is already built.

Replacement windows are touted as a way to save energy. But when evaluated from the perspective of the entire production, shipping, installation and removal process replacing windows consumes a whole lot of energy, or viewed the other way an older building has a great deal of embodied energy. If the total energy expenditure to manufacture replacement windows is considered, the break even period stretches to 40-60 years. In the words of Richard Moe, President of the National Trust for Historic Preservation "We can't build our way out of the global warming crisis. We have to conserve our way out. That means we have to make better, wiser use of what we have already built." Repairs and restoration work are done by local craftspeople paying local taxes. They use a minimum of materials and resources and a maximum of labour. Restoring windows is the best use of existing materials and the best way to support the local economy. ☺

2011 agreement
Summary

THE SWAMP PROGRAM

The Stormwater Assessment Monitoring and Performance (SWAMP) Program is an initiative of the Government of Canada's Great Lakes Sustainability Fund, the Ontario Ministry of the Environment, the Toronto and Region Conservation Authority, and the Municipal Engineer's Association. A number of individual municipalities and other owner/operator agencies have also participated in SWAMP studies.

During the mid to late 1980s, the Great Lakes Basin experienced rapid urban growth. Stormwater runoff associated with this growth has been identified as a major contributor to the degradation of water quality and the destruction of fish habitats. In response to these concerns, a variety of stormwater management technologies have been developed to mitigate the impacts of urbanization on the natural environment. These technologies have been studied, designed and constructed on the basis of computer models and pilot-scale testing, but have not undergone extensive field-level evaluation in southern Ontario. The SWAMP Program was intended to address this need.

The SWAMP Program's objectives are:

- * to monitor and evaluate new and conventional stormwater management technologies; and
- * to disseminate study results and recommendations within the stormwater management industry.

For more information about the SWAMP Program, please contact:

Mr. Weng Yau Liang
Ontario Ministry of the Environment
Phone: 416-327-6409
Fax: 416-327-9091
Email: WengYau.Liang@ene.gov.on.ca

Additional information concerning SWAMP and the supporting agencies is included in Appendix A.

Complete report available on request.

Rick

EXECUTIVE SUMMARY

Background and Objectives

In 1990, the City of Scarborough (now part of the City of Toronto) undertook a feasibility study to examine the option of constructing a Dunkers Flow Balancing System (DFBS) at a storm sewer outfall discharging to Lake Ontario.¹ The Bluffers Park embayment, which receives stormwater and combined sewer overflows (CSOs) from the Brimley Road drainage area, was identified in the study as the most suitable of the six outfall sites for the DFBS. The study recommended that an Environmental Assessment (EA) be undertaken to determine the most appropriate strategy from a set of alternative options aimed at reducing the impacts of stormwater and CSO pollution to Lake Ontario.

An environmental assessment study was commissioned in 1993. The study reported on existing environmental conditions, identified potential impacts of stormwater and CSO discharges and evaluated alternative solutions and design concepts.² The preferred water quality enhancement strategies recommended for the Brimley Road Drainage area included pollution prevention (e.g.: water conservation, public education), roof downspout disconnection, and construction of a DFBS facility. One of the primary objectives of the flow balancing facility was to demonstrate the effectiveness of the technology in terms of contaminant reduction and habitat creation. Fulfilment of this objective was to be determined through an extensive post-construction monitoring program.

In 1999, the City of Toronto, the Ministry of the Environment and Environment Canada (Great Lakes 2000 Clean-up Fund) established a partnership to monitor the DFBS facility with respect to design and compliance parameters through the Stormwater Assessment Monitoring and Performance (SWAMP) Program. The study was to assess the overall effectiveness of the facility in meeting its original design objectives through a detailed monitoring program conducted between May and November in 2000, 2001 and 2002. Specific objectives included:

- (i) evaluating the water quality treatment efficiency of the system, with specific attention given to the concentrations of contaminants in water discharged from the facility;
- (ii) assessing flow paths of stormwater discharge through the facility using dye tests; and
- (iii) identifying predominant zones of settling through discrete monitoring of suspended solids and analysis of bottom sediments.

¹ Paul Theil Associates Limited. 1991. *Feasibility Study of the Dunkers Flow Balancing System*. Prepared for the City of Scarborough.

² Aquafor Beech Limited. 1994. *Environmental Study Report, Brimley Road Drainage Area – Water Quality Enhancement Strategy*. Prepared for the City of Scarborough.

NOTE



The water quality sampling and dye tests were to provide the basis for making recommendations on potential design improvements, operation and maintenance needs (e.g. dredging intervals) and transferability of the technology to other locations. These activities, together with a separate multi-year fisheries habitat and vegetation assessment currently being undertaken by the Ontario Ministry of Natural Resources, are aimed at providing a complete and balanced evaluation of the environmental performance of the technology.

Study Site

The facility treats runoff from a 171 hectare drainage area, of which 159.1 hectares are serviced by storm sewers and 11.9 hectares are serviced by combined sewers. Approximately 60% of land use within the catchment is residential, and the remaining 40% is a combination of industrial, institutional, commercial and open space. In a typical year, the combined sewers overflow roughly 15 times and comprise less than 5% of the total annual runoff.

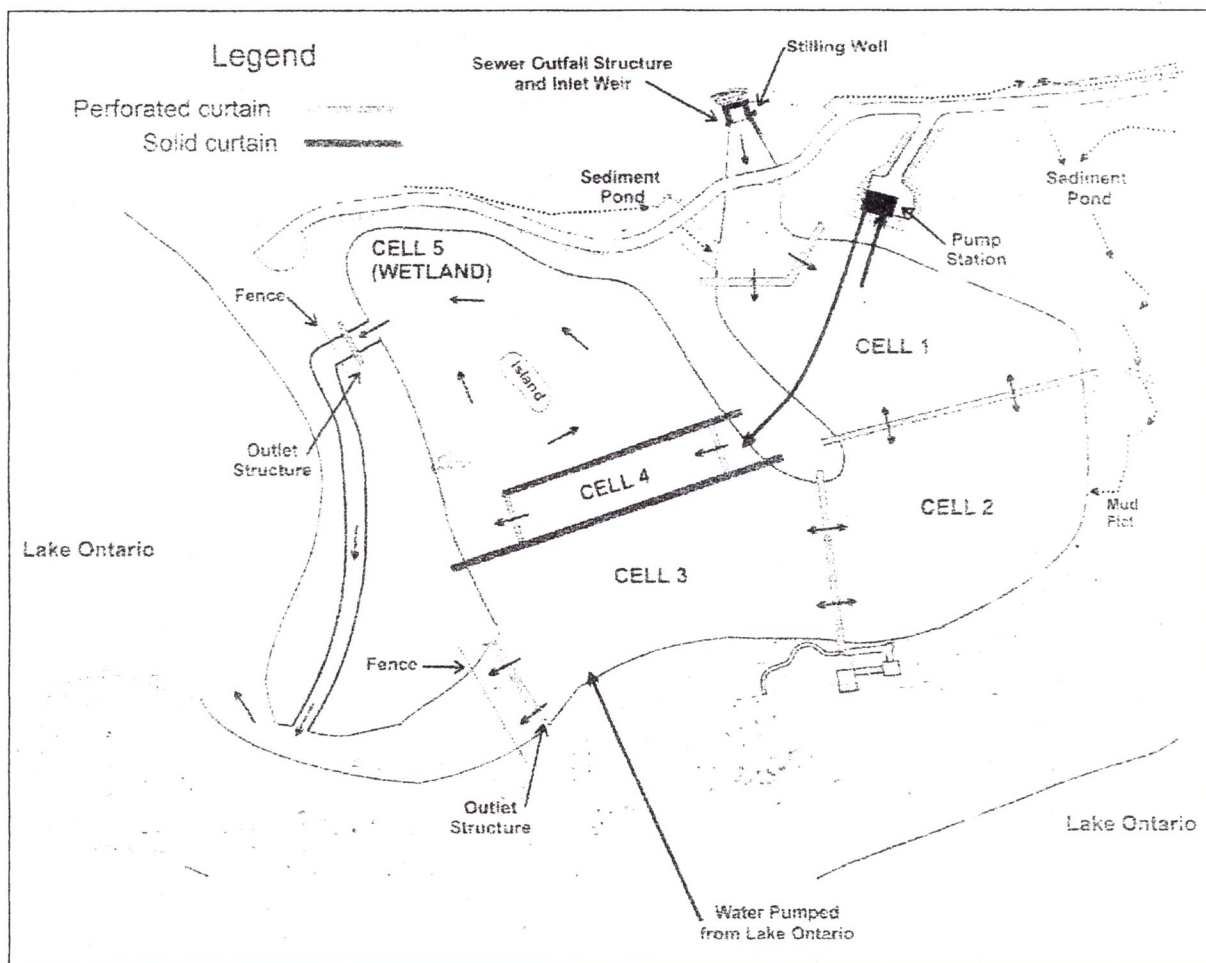


Figure 1: Flow balance and wetland treatment system schematic

The design of the City of Toronto facility was based on the Dunkers Flow Balancing System, developed in Sweden by Karl Dunkers. The facility consists of 5 cells built within a natural embayment and separated by pontoon-supported solid and perforated curtains anchored to the bottom with weights. The perforated curtains have variable width openings designed to promote plug flow conditions and minimize short-circuiting. During a rain event, stormwater enters the first cell, displacing the cleaner water into the second cell. Similarly, the remaining cells are filled in sequence before the polluted water can enter the lake. Retained water is pumped through a sedimentation cell (cell 4) and a wetland (cell 5) before being released to the lake. The volume pumped out of the storage cells is replaced by lake water that is pumped into cell 3.

The two pumps discharging into cell 3 and cell 4 operate at a constant rate of 4 m³/min. A third pump operating at the same rate transfers water from cell 1 to cell 4 during and after wet-weather events. The second pump is triggered if the peak inflow rate exceeds 4 m³/s. The normal hydraulic load on cells 4 and 5 is thus doubled, and the chance of discharging untreated stormwater/CSO from cell 3 is reduced. Once triggered, the second pump remains on for 60 hours. The total volume of water pumped out of cell 1 at 8 m³/min over this period is approximately equal to the total storage volume of cells 1 to 3 (28,500 m³).

The total storage volume of the five cells is 39,200 m³, representing a volume per catchment hectare of 229 m³/ha (cells 1 to 3 = 167 m³/ha), including the 11.9 hectare CSO area. Based on a design runoff coefficient of 0.39, cells 1 to 3 would capture flow from a one-year rain event, estimated at approximately 42 mm.

Monitoring Program

Intensive monitoring was undertaken from May to December in 2000, 2001 and 2002. The monitoring program included measurements of rainfall, flow, water quality, sediment quality, water temperature and two detailed dye tests.

Flow data used in the study were determined from continuous measurements taken at the inlet flow control structure. The cell 3 outlet was not conducive to flow monitoring. Hence, for the purpose of estimating removal efficiencies, the volume of water entering and exiting the facility during rain events was assumed to be equal. Comparative inlet and outlet measurements during low flow periods confirmed this assumption to be reasonable. Water levels were also monitored continuously at 5 minute recording intervals in several cells.

Based on flow measurements at the cell 5 control structure, it was determined that approximately 25% of the total flow volume entering the facility exited via cell 5, and 75% exited cell 3. These proportions were assumed to be constant over all rain events. Varying the proportions had little effect on load-based removal efficiency estimates because effluent concentrations at the two stations were similar.

The cell 5 outlet channel was blocked by beach sediment for most of the early part of the 2000 monitoring season when lake levels were high, and over most of the 2002 season. During this period, flow through the cell 5 outlet was assumed to be zero or negligible.

NOTE

Preserving Heritage Landscapes

I am going to take a rather basic approach to the subject of cultural heritage landscapes (CHL's). For many in the heritage interest community this concept is unfamiliar: indeed the term does not appear in the Ontario Heritage Act. The term is used in the Provincial Policy Statement (PPS) as part of the basic heritage preservation policy. I do want to say something about identifying such areas, protecting them and some of the tools we have at our disposal to do this job.

The place to start is the basic policy. Provincial Planning Policy: 2.6.1 states, "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." In other words municipal councils in their Official Plans have to make provision for the conservation of heritage resources in their jurisdictions. And by the way, some have yet to do so.

The word "significant" might be something of a weasel word. The policy defines "significant" this way for purposes of heritage. "In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a people."

The term "cultural heritage landscape" is defined in the Provincial Policy Statement.

a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements or parts. Examples may include, but are not limited to heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

A simple definition exists in the European Landscape Convention, the so-called Florence Convention. It defines landscape as follows: "...means an area, as perceived by people, whose character is the result of action and interaction of natural and/or human factors." This shorter definition captures well the notion that cultural heritage landscapes are those where people have had some impact on their development.

Why would we value landscape areas as part of cultural heritage? There are two very basic reasons. First the way people have allocated land among them selves, have used that land and have built structures upon it reveals a great deal about their culture. Second, the structures they built can be seen in a context and they are best understood and conserved within a context.

What are the things we should look for in a cultural heritage landscape? May I suggest some to consider. The area should contain one or more of the following. It will,

- Possess buildings, sites, structures, designed landscapes such as gardens or parks or cemeteries, remains visible or otherwise that are linked and united by a planned design or architectural style or aesthetic, historical and sociological

contexts or use

- Enjoy important natural features such as land forms, landscapes, viewsheds or water courses and built landscape forms such as paths, street patterns and landmarks. Within this area there may be structures of various kinds, blocks of commercial or residential or industrial buildings separated by roads, lanes and open spaces, but there is a sense of visual and social unity to the whole
- Exhibit a visible aesthetic quality shown in the landscape, or the elements of building scale, the mass of structures, the use of building materials and colours all of which convey a sense of place and which are the result of its history

There should be some unity to the area, either geographic or one identified by the people who are part of it.

Such landscapes may well vary in size from large watershed areas, for example, to a street or community, or a viewshed. The concept of cultural heritage landscapes applied on a large scale, as in the researching and writing of cultural landscape guides, is a valuable means of heritage planning, identifying the geographic base of the area, its history and development, the built heritage resources and land sites.

On a smaller scale, a CHL will be more akin to a heritage conservation district. Indeed, it may be said that all heritage conservation districts are cultural heritage landscapes, but not all cultural heritage landscapes may or will be designated as heritage conservation districts. A few municipalities in the province have identified sites as potential cultural heritage landscapes. Indeed, some areas which can be seen as CHL's have been defined and protected as heritage conservation districts (HCD's). Several are grappling with how they can be identified and what are the ways to protect CHL's. But there has to be a lot more thinking about the detailed use of the various planning tools and controls before such identification becomes more widespread. For long-term management we need also to think of the essential values we wish to protect in those areas.

In legislation, we have essentially two sets of tools: those provided through the Planning Act and those from the Ontario Heritage Act. I want to focus on the former because the protections on heritage legislation are clear..

Certainly the starting point has to be the planning tools given to municipalities through the Planning Act. The Official Plan – hereafter the OP – in a municipality must have provision to protect cultural heritage. A municipality thinking in terms of recognizing CHL's or HCDs, has to have specific language in the OP to allow the designation of cultural heritage landscapes and heritage conservation districts.

Provincial planning policy also provides in Policy 2.6.3 that development and site alteration on properties adjacent to a designated heritage site should be assessed to ensure that it does not negatively affect the heritage site and that mitigative or alternative measures may be required to protect the heritage attributes of the affected property. This policy applies also to CHL's and

indeed may be very important for an area because of the potential impact adjacent development might have. Again, the OP should spell out the requirement for a heritage impact assessment.

The OP can set out other methods for supporting heritage preservation identifying areas to be protected as CHL's and can apply zoning regulations that control the use of the land -perhaps the most potent planning tool – and provide for special heritage zones and site plan controls in such zones. There can be provision for centre-town revitalization, support for business improvement areas and community improvement areas and for signage by-laws. It may also indicate that financial incentives can be provided to encourage heritage conservation. The OP provides the under pinning for the further decisions. Then Part 2 plans and planning policies then can flesh out these basic principles so that they can be put into practice by municipal planning staffs.

There is also need for policy to govern the establishment of CHL's setting out the general principles, strategies and guidelines that will permit special measures to be taken aimed at the protection, management and planning of landscapes. The policy has to deal with issues such as the criteria to be used to identify and delineate an CHL. I would also suggest that as with HCD's, a study to develop a plan for each landscape area should be developed which identifies the values exhibited in the site, the landscape quality objectives with respect to the features of the area, the special elements of the landscape which need to be protected, the protective measures to conserve those qualities and significant features, and a plan for management of the area to sustain the landscape ensuring regular upkeep and guiding alterations which may occur through social, economic or environmental changes. Landscapes do change and if a viewscape is involved, for example, there has to be a means of maintaining the elements that lead to its protection in the first place.

As in an HCD study, this study should describe the environmental conditions and human activities that have shaped the area. It might include an archaeological survey. What were the original plans and land uses for the area? What technological, economic, cultural or political factors may have affected the district? What is revealed in the area about the people who lived in it or used it? Gardens and landscape features, including furnishings and fixtures such as lights or markers or fences and gates may reveal a lot about the community too. Institutions such as churches and schools may have provided a sense of place and community. An inventory of features in the area together with the details about those features will suggest the distinctive values and features to be preserved. This information will also shape the plan and establish the direction for possible future changes in the area.

Public participation in the whole process is very important. People who live and/or work in the area need to be able to talk about how they value the area and what they see as important. They are the ones who can best identify the local landmarks, their sense of the boundaries of the area and describe what they see and feel is the character of the area. Differences may well arise in the discussions because people and groups in a community may see it differently and use its facilities and institutions in different ways. Indeed the public consultation process may well become rather messy.

As with an HCD, a statement of the cultural and natural heritage values in the area is important. These values will be the basis for the guidelines identifying what changes and alterations property owners in the area may make so that the distinctive character of the area will be maintained or strengthened. They will be the key to decisions about what new development would be appropriate. Decision-making about change in the district has to be consistent. The guidelines may also deal with issues like managing road traffic and parking, and in commercial areas matters such as signage and street advertising. Managing change will be a fact of life.

May I emphasize: a good study and plan for the landscape area is perhaps its best protection.

The PPS definition for an CHL specifically identifies a heritage conservation district as one type of landscape. The second set of tools for protection comes in the Ontario Heritage Act: there are the provisions in Part V of the Ontario Heritage Act dealing with the creation of heritage conservation districts. As I noted, some municipalities have established HCD's to conserve landscapes and their character. Heritage designation will be more effective in dealing with design and aesthetic issues. The Planning Act allows controls for land use, densities of buildings, set-backs, heights and the like, but we are just at the point of beginning to think about design control powers which have been permitted under the Planning Act.

It may well be, therefore, that the best protection for an area, particularly one with a lot of structures, will be the establishment of a heritage conservation district. I am not going to say any more about HCD's however because this audience is pretty familiar with them already. It may also be wise to think of placing significant structures within the identified landscape area on the heritage register so that they will enjoy the protection given under the 60-day demolition freeze rule in the Ontario Heritage Act. This is procedurally easier than either designation under Part IV or the establishment of an HCD.

A couple of small suggestions.

1. The plan document with its policies and guidelines should be done in a form, both written and illustrated, which is user-friendly and be distributed to all property owners and users in the area.
2. After the final approval of the CHL or HCD, an advisory committee for the district should be established from among the stakeholders to review proposals for changes and also to advise on possible amendments to the plan.

There is a third tool we might think about. Easements on property may be agreed between property owners and municipalities or other agencies as a means of protection. There is also the possibility of benefitting from private philanthropy to purchase and protect properties. I think here, for example of easements on properties held by the Ontario Heritage Trust and the Nature Conservancy of Canada. There is also the recently established Ontario Farmland Trust which has set up by members of the farming community to protect the landscape and use of their land through easements with the land trust. These are tools that we in Canada are just beginning to explore. The Nature Conservancy of Canada is a great concept: we need something like it for cultural heritage.

We do not seem to have the tradition of private philanthropy for heritage that exists in the United States. I was struck last fall when we visited the Hudson River valley by how much of the cultural landscape of that region is protected through the private ownership of lands to prevent undesirable development. There has been extensive use of easements as well to protect viewsheds. It is an approach we should try to cultivate: private support for heritage is a tool for preservation that needs exploration and encouragement.

I have tried to focus these brief remarks on describing the notion of a cultural heritage landscape and approaches to their protection. I am sure that many of you have also considered these matters as well and might well have offered more knowledgeable comments. As I said at the beginning, I was speaking to those for whom the concept of a cultural heritage landscape is a relatively new idea.

Thank you.