



Town of Orangeville

2017 Heritage Conservation
District Study



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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.

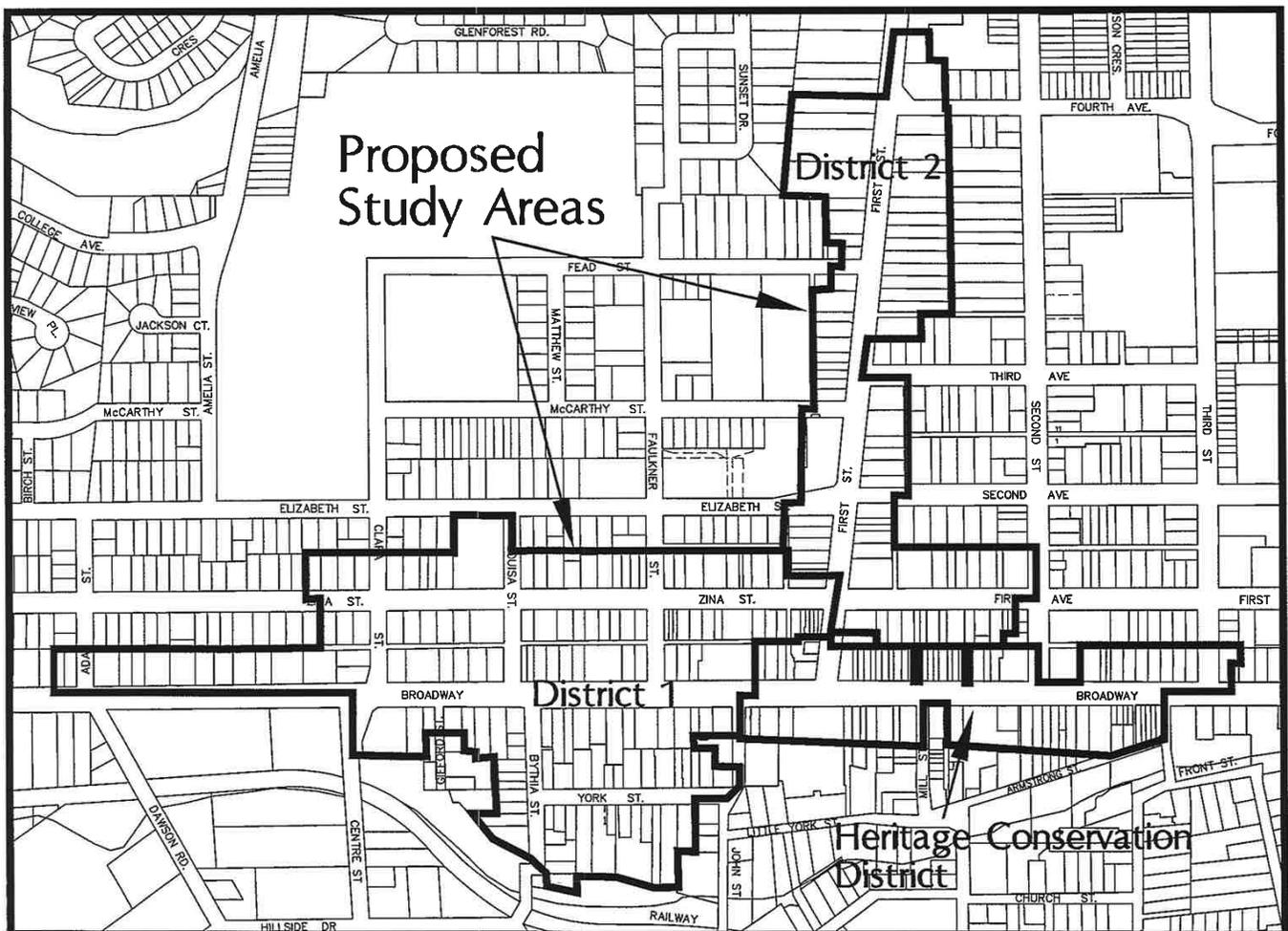
If a municipality decides to proceed with a Part V designation, then the project proceeds to the HCD Plan phase. The OHA prescribes the content of the HCD Plan in s. 41.1(5). Essentially, the Plan is meant to define the values of the District through a statement of cultural heritage value or interest. 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
- Staff in the Communication Department for their patience and motivation to meet deadlines
- Planning staff for their expertise and advice
- Laura Camilleri and the staff at the Dufferin County Museum and Archives for all their assistance with research
- 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

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.

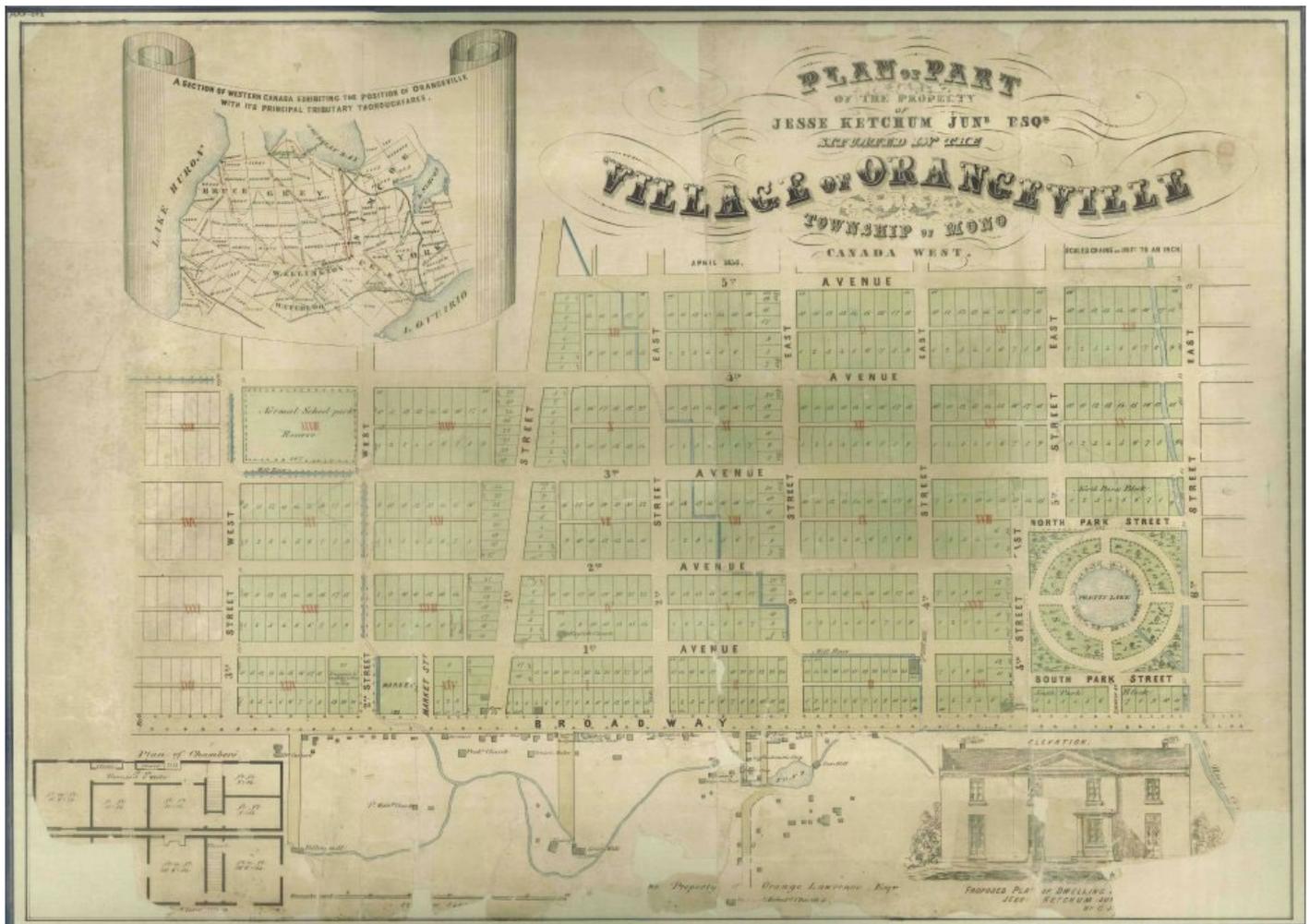
In 1856, after he inherited the lands north of Broadway and east to Purple Hill from his uncle, Jesse Ketchum III had a commercial and residential subdivision laid out by Charles J. Wheelock, the town's first civil engineer. Ketchum's plan was based on plans being developed for lower Manhattan Island 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.



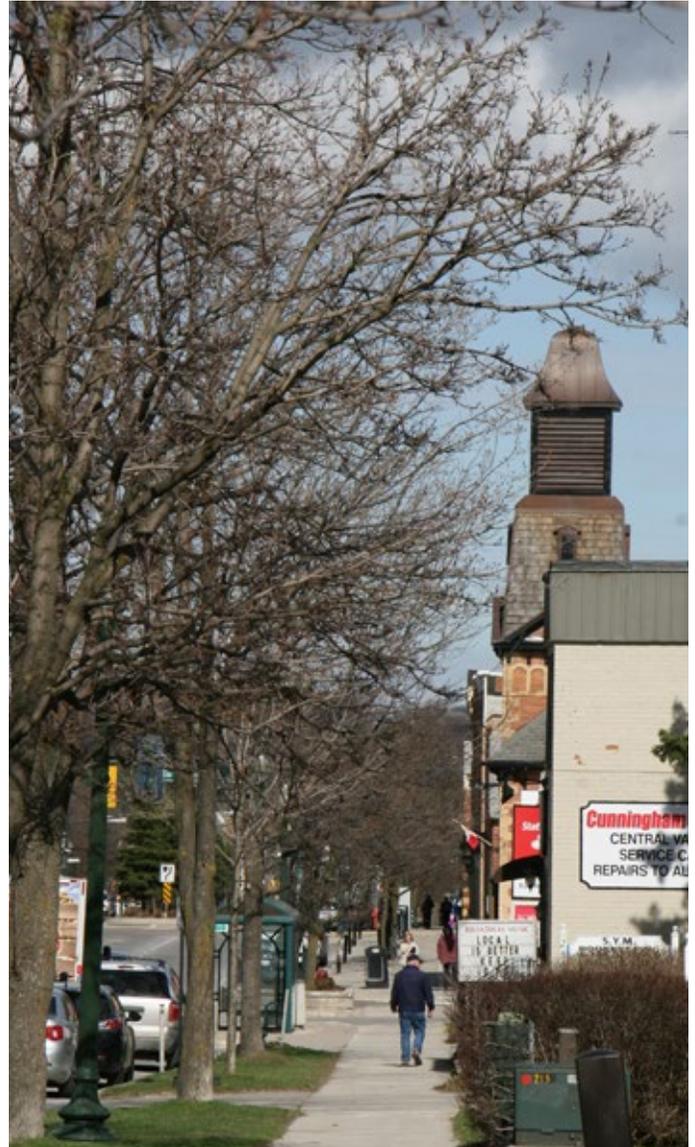
Broadway east of Ada Street

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 Third Avenue



First Street south of Fifth 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

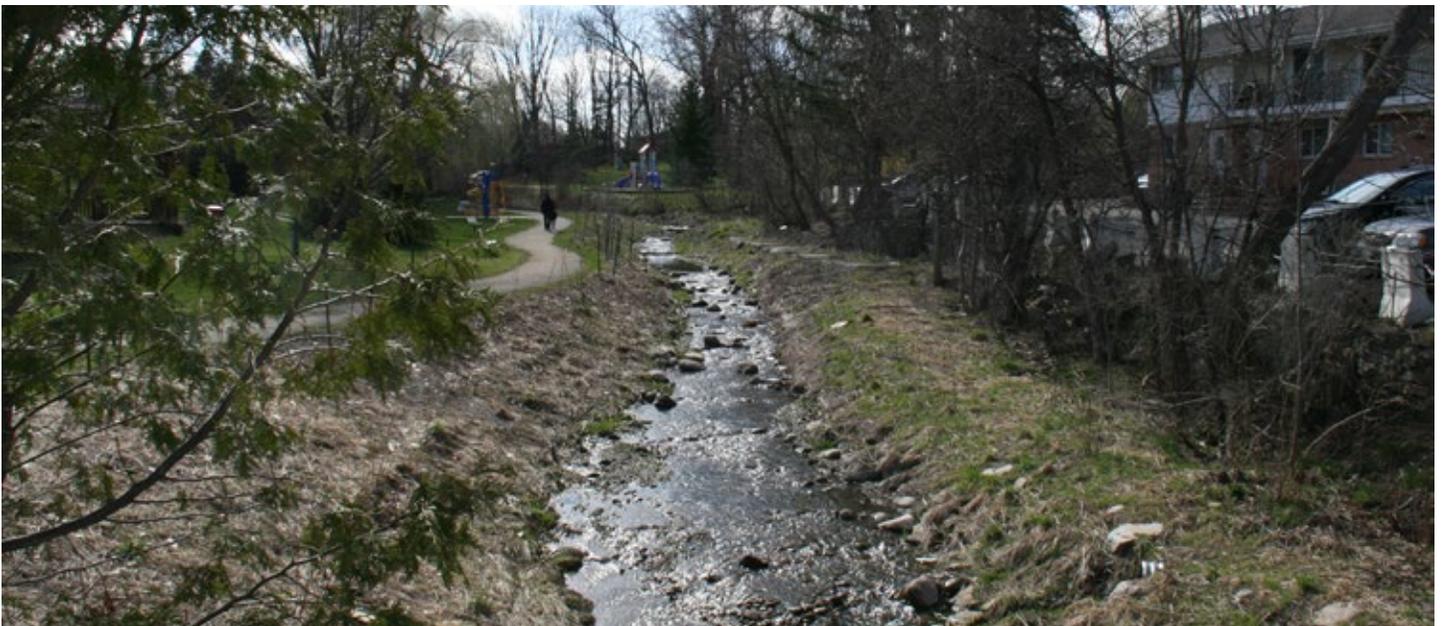
The Parks Master Plan identifies actions to develop Alexandra Park to “balance the level of facility development within the context of the park’s historical and local cultural significance and importance as an urban green space for passive use”.³³ Currently, the park is used during local festivals such 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

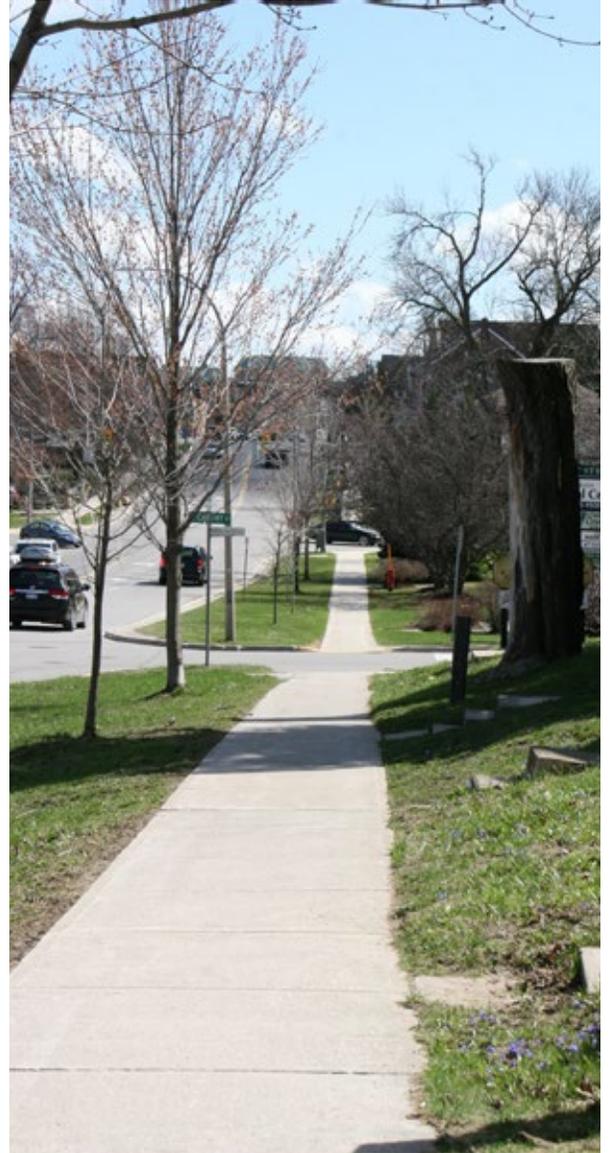
These early 20th century reforestation efforts have given the Town a legacy of treed boulevards that is enjoyed by residents today. In particular, Zina Street and York Street have mature maple trees on the boulevards that create a living canopy over the street. However, many of the trees planted from 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.



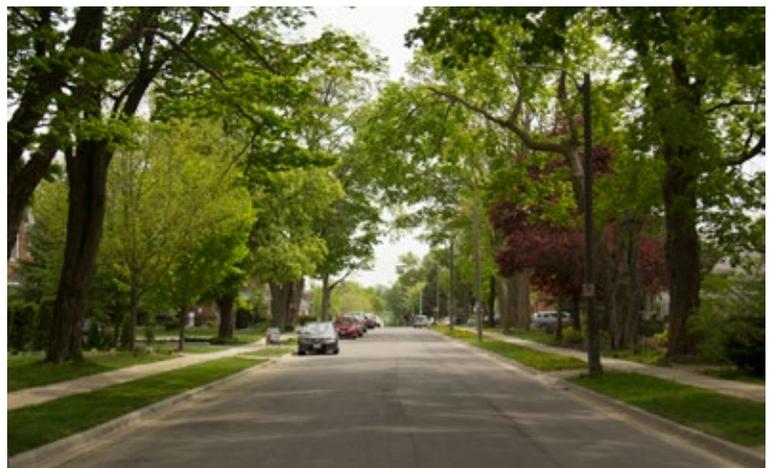
Broadway east of Ada Street (both images)

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 Advertizer. There are also two Foundries and Agricultural implement manufacturies, 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.

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%

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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."

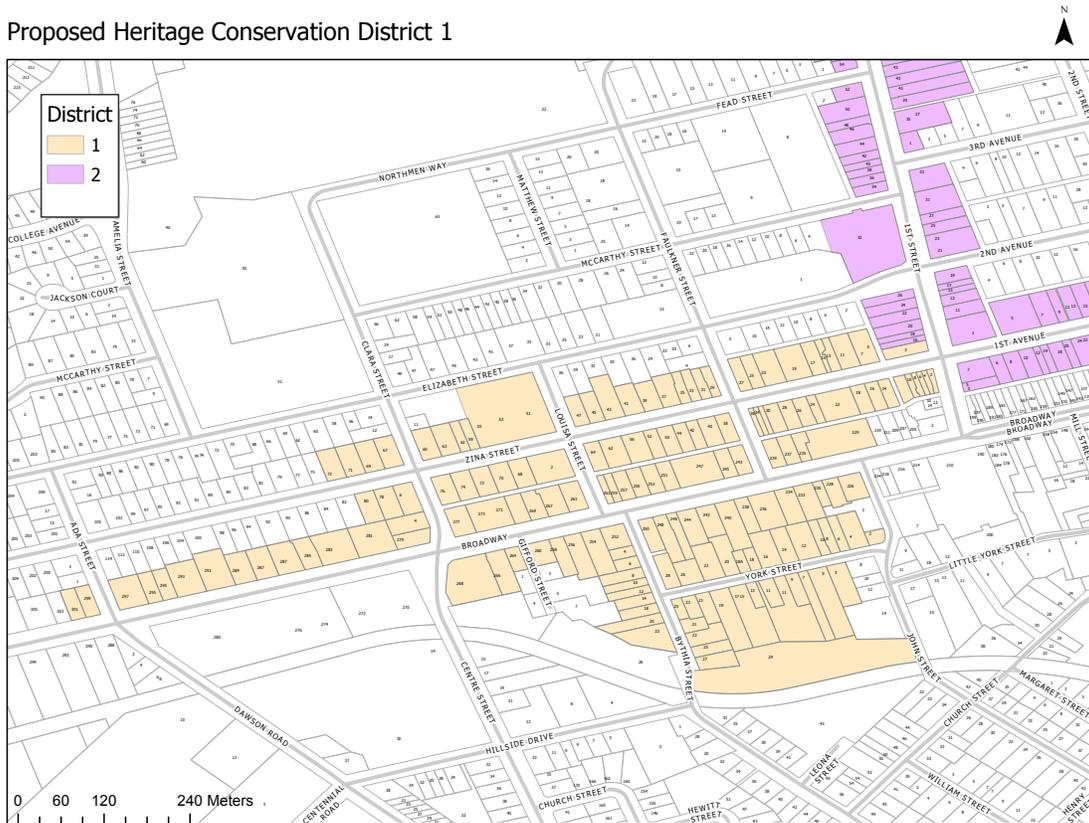
3.1 HCD Boundary Proposal

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 0.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

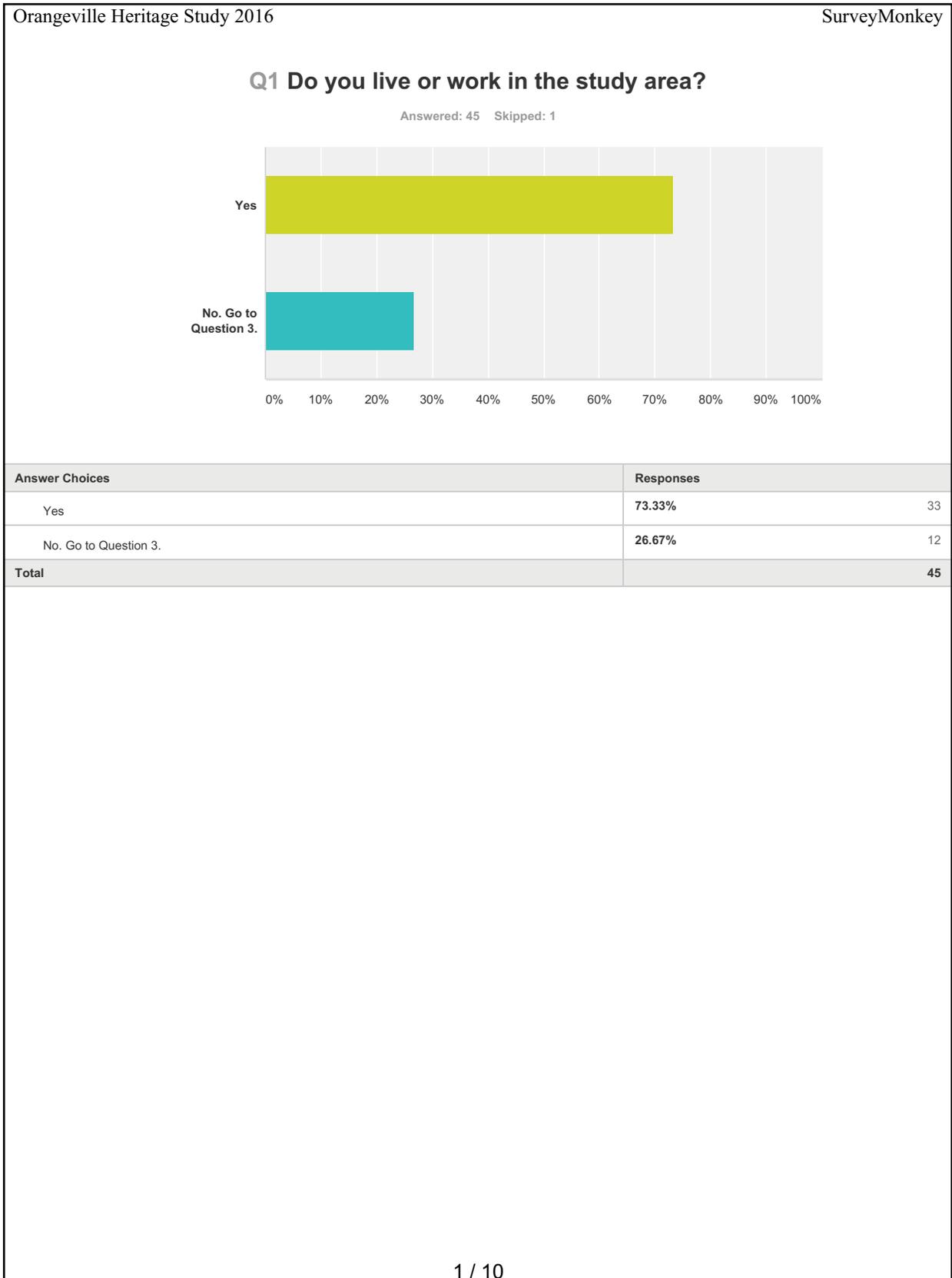
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Appendix A

Orangeville Heritage Study 2016		SurveyMonkey
#1		<p>COMPLETE</p> <p>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</p>
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?	<i>Respondent skipped this question</i>	
Q3: In the Heritage Conservation District Study Areas, do you	<i>Respondent skipped this question</i>	
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

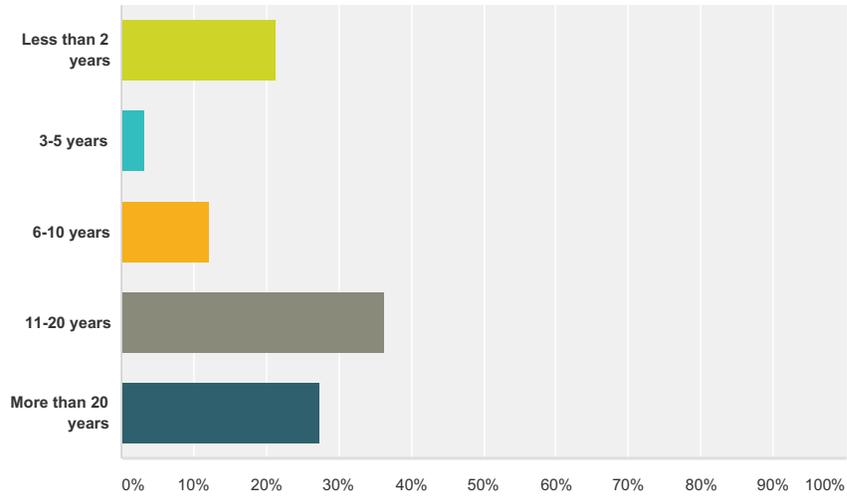


Orangeville Heritage Study 2016

SurveyMonkey

Q2 If you answered yes to question #1, for how long?

Answered: 33 Skipped: 13



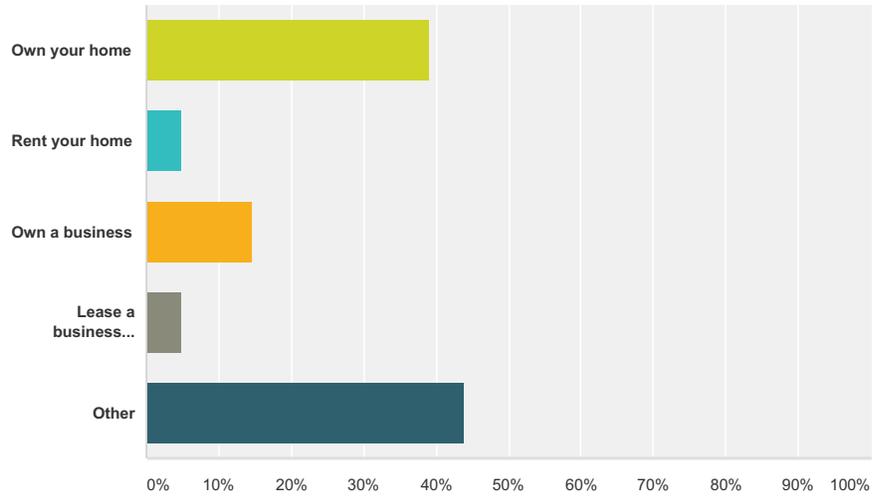
Answer Choices	Responses
Less than 2 years	21.21% 7
3-5 years	3.03% 1
6-10 years	12.12% 4
11-20 years	36.36% 12
More than 20 years	27.27% 9
Total	33

Orangeville Heritage Study 2016

SurveyMonkey

Q3 In the Heritage Conservation District Study Areas, do you

Answered: 41 Skipped: 5



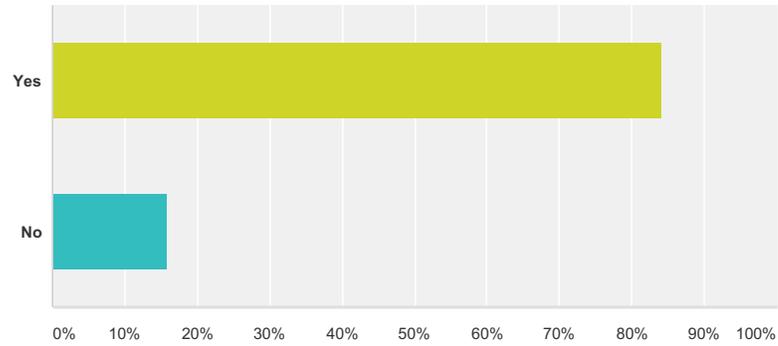
Answer Choices	Responses	
Own your home	39.02%	16
Rent your home	4.88%	2
Own a business	14.63%	6
Lease a business property	4.88%	2
Other	43.90%	18
Total Respondents: 41		

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



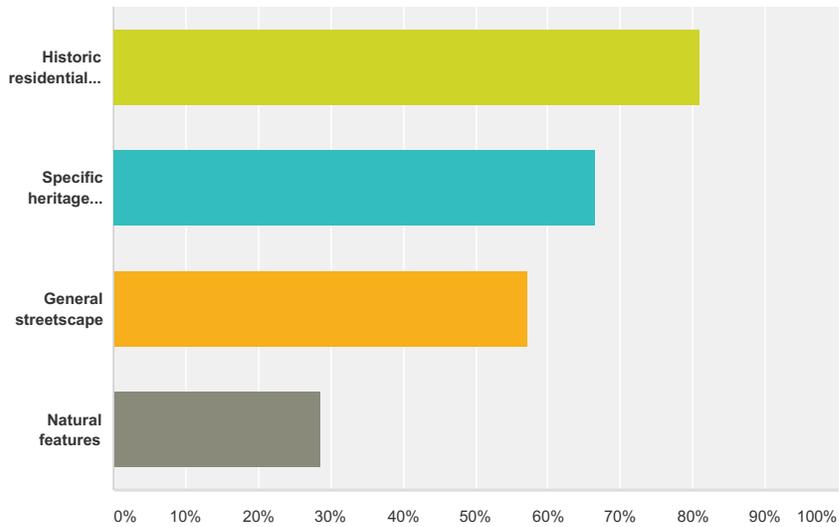
Answer Choices	Responses
Yes	84.09% 37
No	15.91% 7
Total	44

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



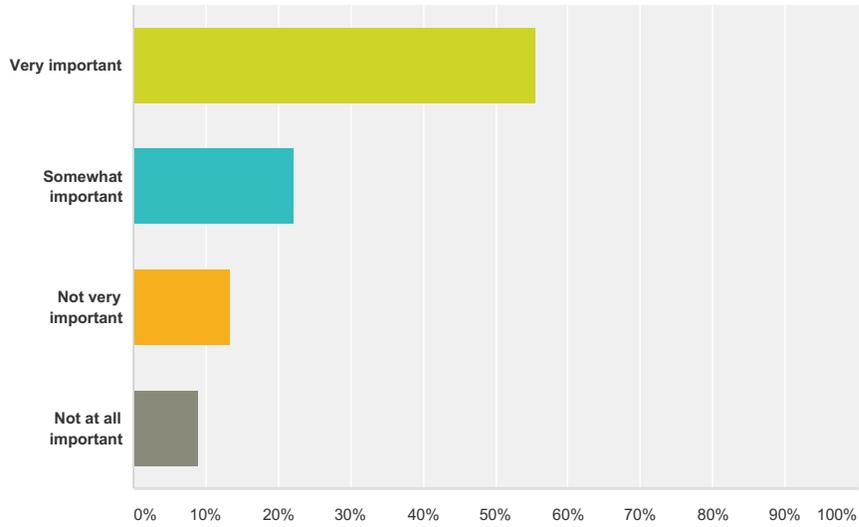
Answer Choices	Responses
Historic residential character	80.95% 34
Specific heritage buildings/structures	66.67% 28
General streetscape	57.14% 24
Natural features	28.57% 12
Total Respondents: 42	

Orangeville Heritage Study 2016

SurveyMonkey

Q6 How important is it to you to help protect these features?

Answered: 45 Skipped: 1



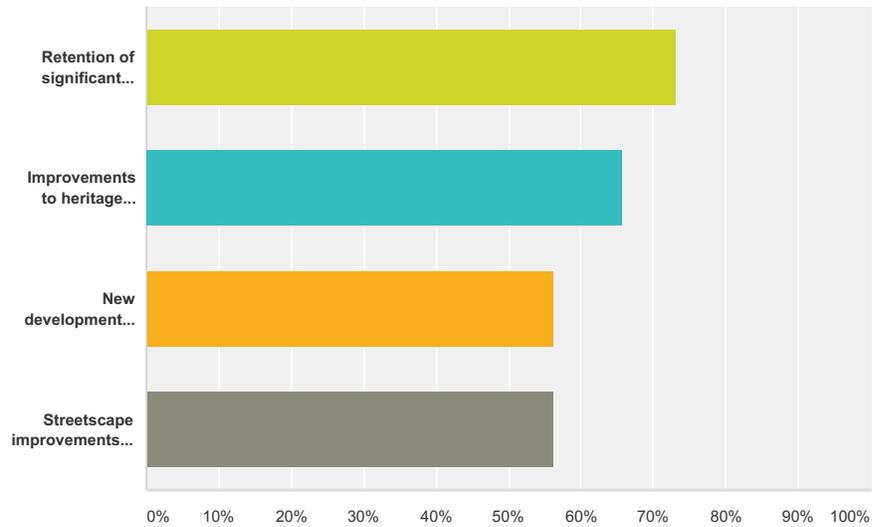
Answer Choices	Responses	Count
Very important	55.56%	25
Somewhat important	22.22%	10
Not very important	13.33%	6
Not at all important	8.89%	4
Total		45

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



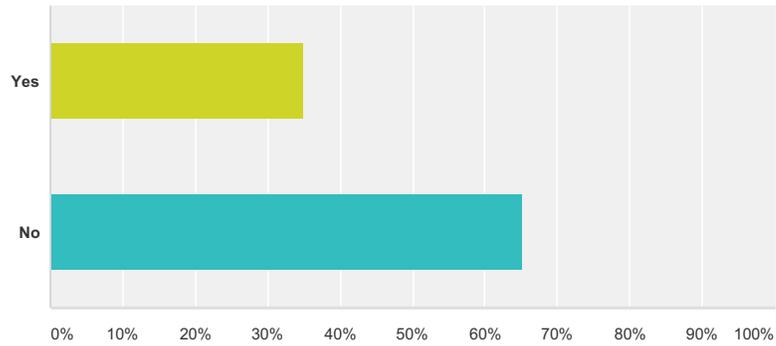
Answer Choices	Responses
Retention of significant heritage buildings	73.17% 30
Improvements to heritage properties	65.85% 27
New development which complements the heritage scale and character of the area	56.10% 23
Streetscape improvements (signage, landscaping, etc.)	56.10% 23
Total Respondents: 41	

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



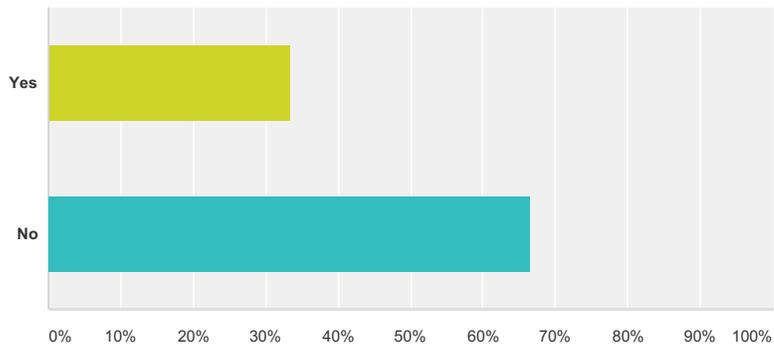
Answer Choices	Responses	
Yes	34.88%	15
No	65.12%	28
Total		43

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?

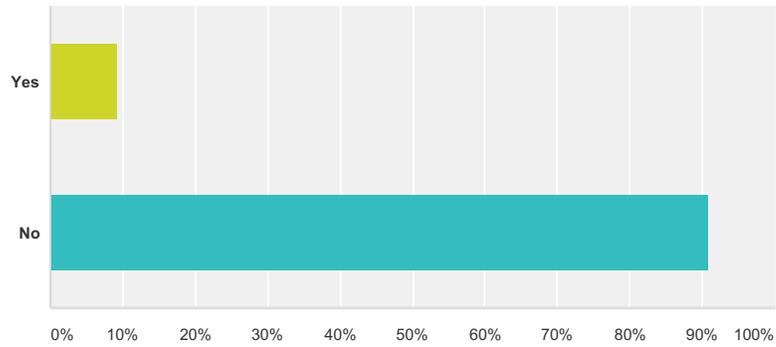
Answered: 42 Skipped: 4



Answer Choices	Responses	
Yes	33.33%	14
No	66.67%	28
Total		42

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.

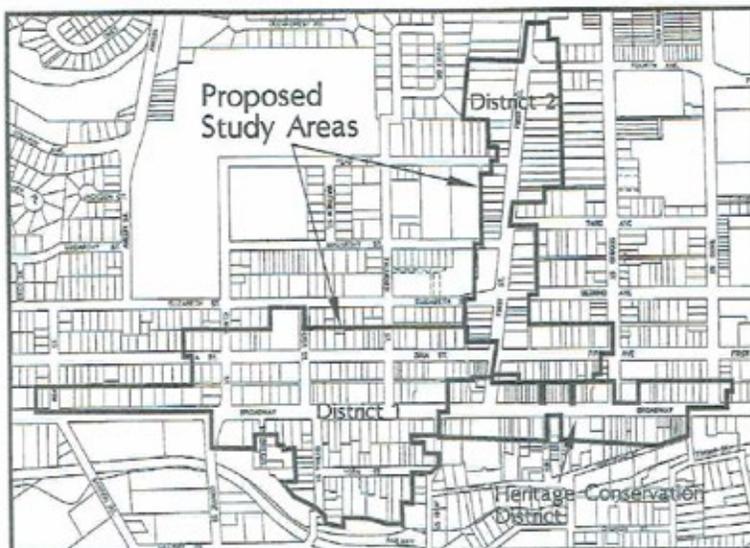
How do you use these areas of the Town?

*Walking - theater
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*

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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, sidewalks.

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



- develop an across town route (Broadway alternate) outside study areas

Orangeville Heritage Conservation Districts Study, 2016

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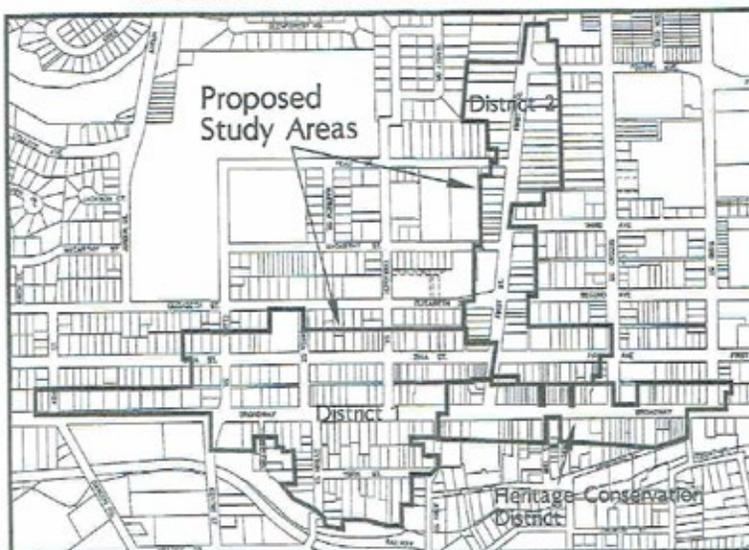
Attendee Input

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"*

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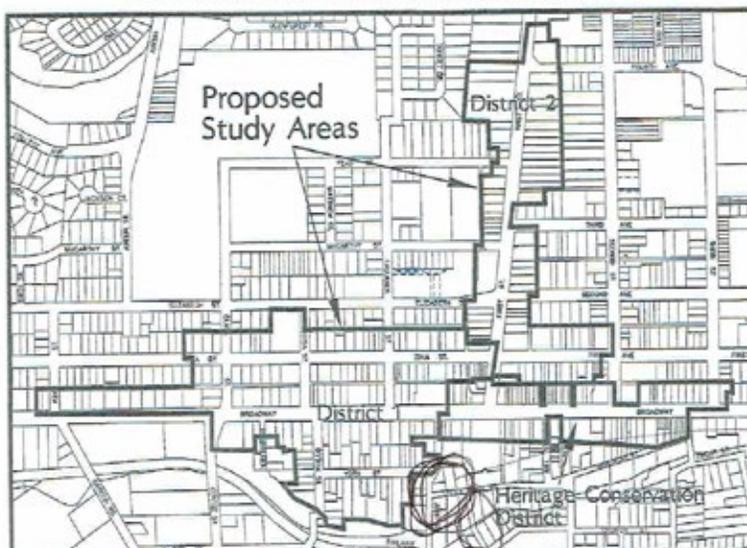
How do you use these areas of the Town?

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 terrace, more historical signage recommended.

PROPOSED NEW HERITAGE CONSERVATION DISTRICT STUDY AREAS



*addition - Just properties
Orange Lawrence's
Daughter's place, the
important Laneway tree.*

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Attendee Input

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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 scopes and sense of place
- ③ Identify all buildings, historical ones
to adjacent property.
- ④ ~~It can't stop~~ bubble map now
less solid lines
- ⑤ Include costs of town properties peak.
- ⑥ Identify traffic flows
pedestrian flows.
- ⑦ 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/prebuilding
to fit into the streetscape*

[Redacted Name]

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 EXPANION 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 GREAT IN DENSITY along THESE MAIN ARTERIAL RAYS WITH IN THE DOWN TOWN AND FRINGE -

Thank you.





Heritage Conservation District Study
Open House
April 19, 2017

Comment Sheet

Please submit your comments (print clearly).

[Redacted]
GOOD YEAR

252 BROADWAY AND 254 BROADWAY ASKING
TO BE EXEMPT FROM HISTORIC H.

[Redacted] HUBB

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 lite 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.