

York Street Heritage Conservation District Study

Final Report

October 1, 2025

Prepared for:
Town of Orangeville
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Orangeville, Ontario L9W 1K1

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York Street Heritage Conservation District Study

Limitations and Sign-off

October 1, 2025

Limitations and Sign-off

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Executive Summary

The Town of Orangeville retained Stantec Consulting Ltd. (Stantec) to prepare the York Street Heritage Conservation District Study (the Study) to consider Part V designation for this neighbourhood near downtown Orangeville. The area was initially included within the proposed Merchants and Prince of Wales HCD Study (2017) and Plan (2018), which was not adopted by Council. However, residents of York Street and Bythia Street requested to Council that the York Street and Bythia Street portion of the proposed Merchants and Prince of Wales HCD be studied separately to determine if this area meets prescribed HCD criteria and to recommend a preferred approach for designation.

HCD designations are policy-based tools that can help manage change in a community by providing a district planning framework for conserving heritage. This allows for compatible new designs that coexist with the historic fabric of a community, rather than freezing a place in time. HCDs are completed in two phases: the HCD Study and the HCD Plan.

The HCD Study is the first phase in the HCD process. The Study determines whether an area merits consideration for designation under Part V of the *Ontario Heritage Act* (OHA). It provides the historical background, evaluation of resources, and the analysis required to identify the cultural heritage values and heritage attributes of an area. If an area is identified as meeting the threshold for an HCD, the second phase may be pursued at the direction of Council and a Plan may be prepared to provide policies and guidelines to manage change in the proposed HCD to conserve its heritage attributes.

The Study Area includes Bythia Street from Broadway to Hillside Drive, York Street between Bythia Street and John Street, and John Street from Broadway to Church Street. The Study Area is bound in the south by Mill Creek and the former rail line. The Study Area contains 55 properties.

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To determine whether the Study Area demonstrated merit for consideration as an HCD, the Project Team analyzed the Study Area's historical development, built form, streetscapes, open spaces, and landscape features. The Project Team also reviewed relevant planning documents to identify how the existing planning framework may support an HCD. To evaluate the Study Area for cultural heritage value or interest (CHVI) and determine its merit as an HCD, the Project Team followed guidance contained in the Ontario Heritage Toolkit and criteria issued under Ontario Regulation (O. Reg.) 9/06, Section 41(1b) of the OHA.

The evaluation determined that 71% of the entire Study Area met two or more criteria of O. Reg. 9/06 as it relates to Section 41 of the OHA. Based on the evaluation, the Study Area contains a collection of representative mid-19th to early 20th century residential structures built just south of Orangeville's main commercial area. Many of these properties are directly associated with the rapid growth of Orangeville following the arrival of railway service. Collectively, they define, support, and maintain the mid-19th to early 20th century residential character of the Study Area.

It is recommended that the Town proceed with preparation of an HCD Plan for the entire Study Area.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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Project Personnel

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Project Personnel

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Acronyms / Abbreviations

BA	Bachelor of Arts
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
GTA	Greater Toronto Area
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
n.d.	No date
OBR	Orangeville-Brampton Railway
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
OASD	Ontario Archaeological Sites Database
PPS	Provincial Planning Statement
TG&B	Toronto Grey & Bruce Railway



1 Introduction

1.1 Study Purpose

The Town of Orangeville retained Stantec Consulting Ltd. (Stantec) to prepare the York Street Heritage Conservation District Study (the Study) to consider Part V designation for this neighbourhood near downtown Orangeville. The area was initially included within the Merchants and Prince of Wales HCD Study prepared in 2017 by Lynda Addy, Diana Tracey and the Town of Orangeville (Addy and Tracey 2017). The Study Area was also included in the 2018 HCD Plan, which was not adopted by Council. However, residents of York Street and Bythia Street have requested Council that the York Street and Bythia Street portion of the proposed Merchants and Prince of Wales HCD be studied separately to determine if this area meets prescribed HCD criteria and to recommend a preferred approach for designation.

HCD designations are policy-based tools that can help manage change in a community by providing a district planning framework for conserving the heritage character of a specific place. This allows for compatible new designs that coexist with the historic fabric of a community, rather than freezing a place in time.

HCDs are completed in two phases: the HCD Study and the HCD Plan. The Study is the first phase in the HCD process and determines whether an area merits consideration for designation under Part V of the OHA. It provides the historical background of a study area, evaluation of resources, and the analysis required to identify the cultural heritage values and heritage attributes of an area. If an area is identified as meriting consideration for designation as an HCD, the second phase may be pursued (at Council's discretion), and an HCD Plan may be prepared to provide policies and guidelines to manage change in the proposed HCD to conserve its heritage attributes.

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This HCD Study has five key objectives:

Understand the historical development of the Study Area and the current planning framework.

Identify significant features or patterns in the development, architecture, building type, and landscapes of the Study Area.

Engage the community throughout the HCD Study process.

Evaluate the Study Area for HCD merit.

Recommend HCD designation or other planning measures, as appropriate.

This HCD Study builds on the previous HCD Study prepared in 2017, with additional research to supplement and contextualize the Study Area and evaluates the Study Area in accordance with amendments made to the OHA in 2023. The HCD Study contains the following Appendices to assist the reader: a glossary of terms related to the HCD Study (Appendix A), an inventory of properties in the Study Area (Appendix B), and blank copies of the comment sheet from PIC 1 (Appendix C). A PDF version is included in this report as the survey was hosted online through Microsoft Forms.

1.2 Location

The Study Area includes Bythia Street from Broadway to Hillside Drive, York Street between Bythia Street and John Street, and John Street from Broadway to Church Street. The Study Area is bound to the south by Mill Creek and the former rail line. The Study Area is shown in Figure 1 and Figure 2. Historically, the Study Area is located within part of Lot 2, Concession E in the Township of Garafraxa. The Study Area contains 55 properties.



1.3 Methodology

1.3.1 HCD Evaluation and Boundary Analysis

This HCD Study follows the guidance outlined in the Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit* (the Tool Kit), specifically the document *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act* (MCM 2025). This document outlines the steps to undertake an HCD Study, including:

- Receiving a request to consider designation
- Consulting the municipal heritage committee
- Identifying the Study Area and establishing Interim Control (if applicable)
Determining cultural heritage value or interest and identifying heritage attributes
- Identifying a boundary of the potential HCD
- Consulting the public

In completing the HCD Study, Stantec collected archival material, conducted historical background research, and undertook a review of existing planning documents and studies relevant to the Study Area. A site visit was undertaken by Project Team members to prepare an inventory of the Study Area and review boundary considerations. Inventory material was collected on April 22, 2025, by the Stantec team. Information for the inventory was collected using Field Maps for ArcGIS. Inventory entries were completed both in the field and office and supplemented with historical research.

To evaluate the Study Area for cultural heritage value or interest (CHVI) and determine its potential merit as an HCD, the Project Team followed criteria issued under Section 41(1b) of the OHA. On January 1, 2023, amendments were made to the OHA including the establishment of criteria for determining whether a proposed HCD area has CHVI. The OHA amendments are discussed in Section 2.2.3, and the criteria are summarized in Section 2.3.1 of this HCD Study.

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The Project Team also considered guidance from the Toolkit in supporting evaluation of CHVI using the OHA framework. The following elements were considered in this HCD Study from the Tool Kit:

- Landscapes and public open spaces
- Overall spatial pattern of the Study Area
- Views or vistas within the Study Area
- Visual perceptions
- Physical situation
- Historical evolution
- Property boundaries and planning/policy boundaries

The presence or absence of the elements above, or the way in which they shaped the evolution of the Study Area, helped the Project Team identify the potential for CHVI. Information collected through the study allowed for an understanding of potential design or physical value, historical or associative value, and contextual values of properties within the Study Area. Based on research and analysis conducted through the HCD Study, the inventory assigned properties a status of “contributing” or “non-contributing”. For the purposes of this report, contributing properties are defined as properties that met two or more criteria of O. Reg. 9/06 as amended by O. Reg. 569/22.

Non-contributing properties meet one or no criteria. This relates to the requirement of the OHA that an HCD have 25% or more properties that satisfy two or more criteria of O. Reg. 9/06. Within the category of “contributing”, there can be a wide range of different property or building types. These are further discussed in Section 9.

Assigning properties a contributing or non-contributing status also becomes important if the Study Area moves to an HCD Plan phase. During the HCD Plan, policies and guidelines are prepared to manage change in the HCD. Typically, there are different types of policies and guidelines for properties that are contributing compared to those that are non-contributing. Further discussion of this with respect to the Study Area is provided in Section 10.



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The heritage integrity of properties is also considered in the inventory, with a categorization of high, medium, or low. Buildings with high integrity typically have minimal change or sympathetic alteration or restoration to their historic form. Buildings with medium integrity have some alterations, but the original style or form may still be apparent. Buildings with low integrity have typically been extensively altered. The consideration of integrity is used to help determine whether properties meet the criteria in O. Reg. 9/06 related to design or physical value and whether they are representative of particular styles or types. Integrity does not consider structural considerations. Integrity is also discussed in the HCD Study when considering the overall streetscapes and how the buildings and properties relate to one another and the HCD Study Area as a whole.

1.3.2 Public Consultation

Public consultation is an important part of an HCD Study as it enables the local community to provide input on what they value in their neighbourhoods. Community values are important in identifying historical research themes, information about specific properties, and the types of features within an HCD Study Area that may be valued as heritage attributes. Public consultation events are also important opportunities for the Project Team to provide information to the public about the HCD process. The information presented may include the fundamental goals of HCDs in general, details on the HCD Study process and overall designation process, among other items. The information may also answer questions or respond to concerns from the community. The Project Team's goal for the York Street HCD Study has been to provide consultation that is:

- Open and inclusive, allowing for a broad level of communication within the Study Area and throughout the Town.
- Transparent, such that stakeholders and residents clearly understand the decision-making process.



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- Traceable, so that consultation documentation is a comprehensive summary of how and why the public and stakeholders are consulted and informed, how their comments and concerns have been addressed, and the commitments to carry forward into report preparation.
- Continuous, occurring early and often so that the public is informed of important milestones in the project.
- Easy to understand and communicate; technical details are communicated clearly, in plain language, and public information materials are graphically focussed.
- Consistent with the information presented through other municipal initiatives, where applicable.

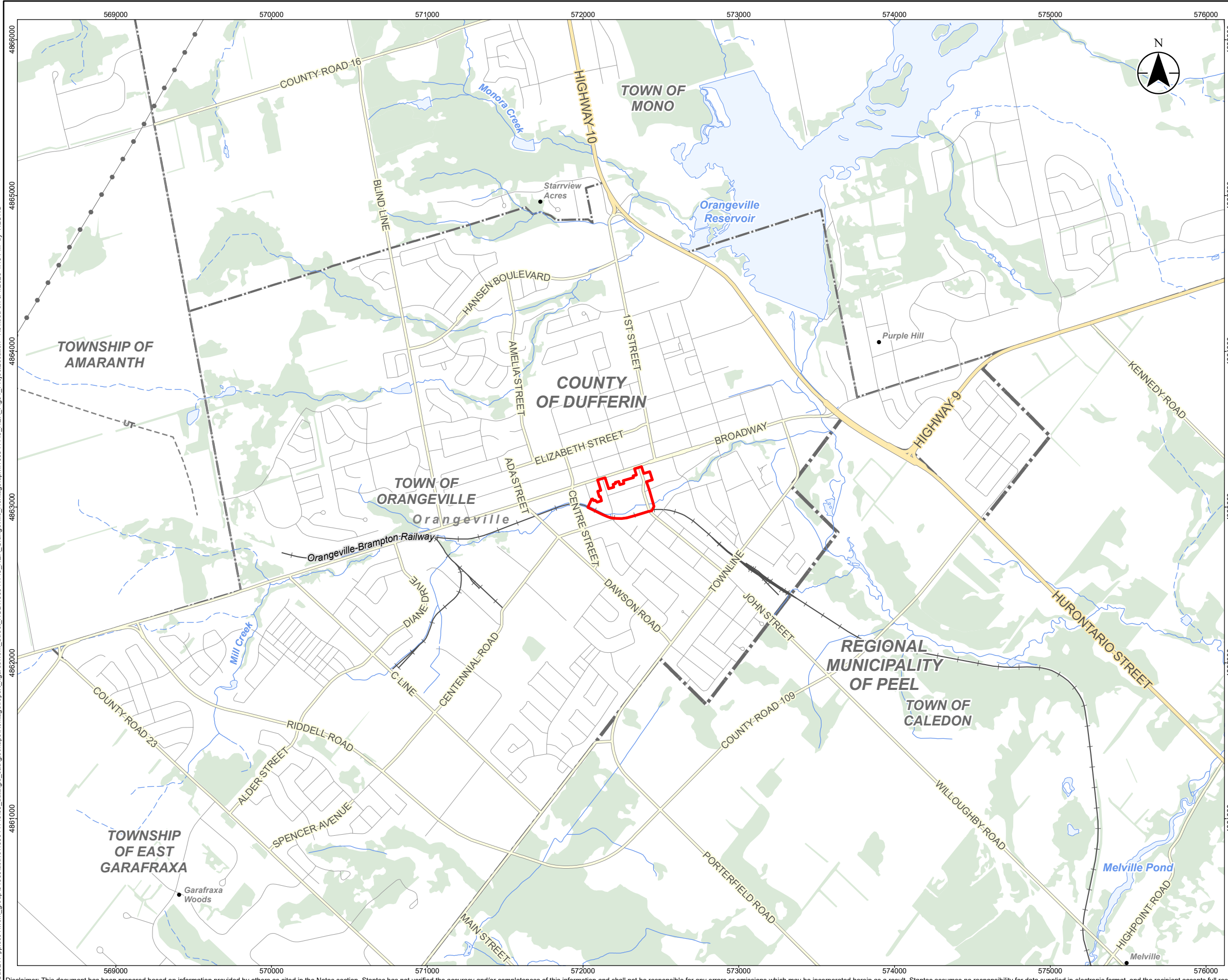
For the York Street HCD Study, public consultation and engagement occurred in several forms, including:

- Heritage Conservation District (HCD) Information Session held June 12, 2024, by Town Staff
- Preparation of Staff Report INS-2024-062 to Council to advise if the York Street Study Area would be a suitable candidate for HCD designation
- Preparation of Staff Report INS-2025-011 to provide a work plan and budget for the York Street HCD Study and Plan
- A Public Information Centre (PIC) held on June 18, 2025, to present the findings of the Draft HCD Study and seek feedback on draft objectives for an HCD Plan

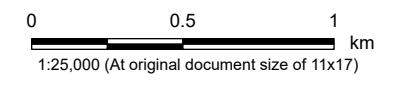
Details and results of public consultation are discussed in Section 8.



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- Legend
- Project Location
 - Expressway / Highway
 - Major Road
 - Minor Road
 - Hydro Line
 - Unknown Transmission Line
 - Railway
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Municipal Boundary - Upper Tier
 - Municipal Boundary - Lower Tier
 - Waterbody
 - Wooded Area



- Notes
- Coordinate System: NAD 1983 UTM Zone 17N
 - Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2025.



Project Location
Orangeville, ON

160941149 REVA
Prepared by HLONG on 2025-06-04
Technical Review by AW on 2025-05-09

Client/Project
TOWN OF ORANGEVILLE
YORK STREET HERITAGE CONSERVATION
DISTRICT STUDY

Figure No.
1

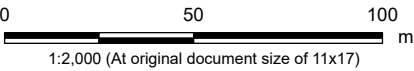
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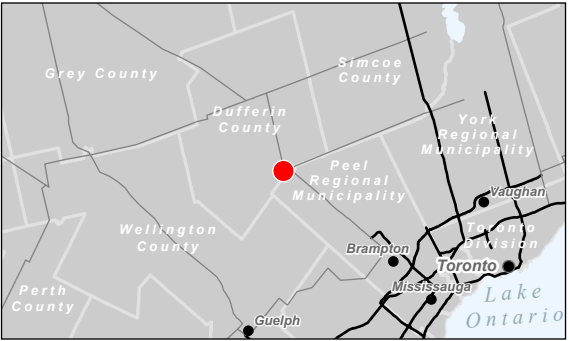


Legend

- Project Location
- Railway
- Watercourse (Intermittent)
- Watercourse (Permanent)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2025.
 3. Orthoimagery provided by Dufferin, Dufferin County, Peel Region, Maxar, Microsoft.



Project Location
Orangeville, ON

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Technical Review by AW on 2025-05-09

Client/Project
**TOWN OF ORANGEVILLE
YORK STREET HERITAGE CONSERVATION
DISTRICT STUDY**

Figure No.
2

Title
Study Area

2 Background

2.1 About Heritage Conservation Districts

As of April 2025, Ontario contains 148 HCDs which span the province. These HCDs range from pre-confederation landscapes to mid-century modern buildings, and even active historic industries. HCDs are established to maintain the specific character of a place and facilitate its retention for future generations. Municipalities across the province have embraced the HCD as a tool to guide future development within their communities.

Technically speaking, an HCD is an area protected by a by-law passed by a municipality under Part V of the OHA. An HCD provides a framework for protecting and conserving heritage resources by creating policies and guidelines to manage change and new development within the district. Changes are generally managed through heritage alteration permits, which require municipal approvals.

HCDs are not intended to stop all change or “freeze” a place within a specific time period. Rather, they are an important community tool for balancing the ongoing needs for property maintenance, alterations, and development while considering the elements that define a place and its history. Each HCD is unique and reflects the history and values of the community within which it is situated.

There are two phases required to designate an HCD: the Study and the Plan. The Study phase is the first phase which identifies elements of the community that define the heritage character of the Study Area. The results of the Study are compiled into an illustrative report that includes a review of the history of the Study Area, the results of an inventory of resources, policy overview, and recommendations for boundary delineation, heritage attributes, and objectives of an HCD plan, if appropriate. Official Plan amendments to support an HCD, if required, are also noted at this time.

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The Plan phase is the second phase and involves preparing a Plan including policies and guidelines to manage change in the area. During this phase measures to protect the character of the area are articulated, including policy statements and guidelines for achieving the goals and objectives of the HCD. It is within this second phase that by-laws are drafted. Following the passing of the proposed amendments/by-laws the community has an opportunity to appeal the decision to the Ontario Land Tribunal.

Not all HCD studies move past the first phase. Sometimes an area simply does not meet the framework or guidelines established by the OHA or MCM for HCDs (see Sections 2.3.1 and 2.3.2). In these cases, other planning measures may be considered. Alternatively, for a variety of reasons, municipal councils may choose not to proceed to the second phase. Ultimately, in Ontario, the onus is on the community to decide how to proceed and protect their heritage. This responsibility flows through municipal council who provide authority to proceed with an HCD Plan following completion of the HCD Study or not and ultimately decide if an area should be protected under Part V of the OHA.

HCD Plans can be important tools for managing change in areas containing heritage buildings and landscapes. Downtown areas often contain concentrations of older buildings. These areas frequently exhibit patterns of development that demonstrate human history and evolution over time. Yet these areas are also often prone to many layers of alteration, ranging from façade modifications as businesses and consumer habits change, to infill development as provincial policies direct urban centres to move towards intensification. It is the role of the HCD Study to determine if an area contains a high enough concentration of heritage resources with distinct heritage attributes to merit consideration by Council for conservation.



2.2 Provincial Legislation and Policy

2.2.1 The *Planning Act*

The *Planning Act* is provincial legislation that sets out requirements for land use planning in the province. Under the *Planning Act*, the Minister, the council of a municipality, a local board, a planning board, or the Ontario Land Tribunal are responsible for carrying out the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest (Government of Ontario 1990).

Under the *Planning Act*, the Minister of Municipal Affairs and Housing may issue provincial statements on matters related to land use planning that are of provincial interest. The *Provincial Planning Statement* (PPS), formerly known as the Provincial Policy Statement, contains policy directions on matters of provincial interest related to land use planning and development. The PPS is applied provincewide.

2.2.2 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province wide. On August 20, 2024, the Province announced the release of the new PPS, issued pursuant to Section 3 of the *Planning Act* (Government of Ontario 2024a, Government of Ontario 1990). The new PPS replaces both the PPS from 2020 and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, also known as the Provincial Growth Plan (Government of Ontario 2020). The merging of these planning documents created a comprehensive, streamlined provincial planning framework to guide land use planning. This new document came into legislative effect on October 20, 2024.

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The PPS includes properties designated under Part IV, Part V, or VI of the OHA as protected heritage properties. Under the PPS, “protected heritage property” is defined as follows:

property designated under Parts IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or Part IV of the Ontario Heritage Act; property identified by a provincial ministry or prescribed public body as property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

(Government of Ontario 2024a: 50)

Relevant policies from the PPS that speak to the conservation of heritage and archaeological resources include the following, with terms that are italicized being defined terms within the PPS:

- Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. (4.6.1)
- Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. (4.6.2)
- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved. (4.6.3)
- Planning authorities are encouraged to develop and implement:
 - a) archaeological management plans for conserving archaeological resources; and
 - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes. (4.6.4)
- Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes. (4.6.5)



- A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. (6.2.1 c)

(Government of Ontario 2024a)

2.2.3 *Ontario Heritage Act*

The OHA was enacted in 1975 with the purpose of giving the province and municipalities the power to preserve heritage properties and archaeological sites. The OHA underwent comprehensive amendments in 2005 and 2023. The 2005 amendments strengthened and improved heritage protection in Ontario, as the province and municipalities were given new powers to delay and stop the demolition of heritage properties while an appeals process was established that respected the rights of property owners. Alongside this power, municipalities were given an expanded ability to identify and designate sites of provincial significance and clear standards and guidelines for the preservation of provincial heritage properties were established. The 2005 amendment also provided enhanced protection of marine heritage sites, archaeological resources, and HCDs.

On January 1, 2023, changes made to the OHA under Bill 23 came into effect as did regulatory changes to *Ontario Regulation* (O. Reg.) 9/06 and O. Reg. 385/21. The 2023 amendments require that 25% of the properties within a proposed HCD meet two or more of the prescribed criteria (O. Reg. 9/06 as amended by O. Reg. 385/21). Bill 23 also included authority to set out the processes to amend and repeal HCD by-laws. At the time of writing, the MCM is still in consultation regarding these processes.

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Two sections of the OHA are relevant to the York Street HCD Study. Part V regulates the designation of HCDs. As outlined in the OHA, municipalities are required to adopt an HCD Plan when an HCD is designated under Part V the OHA (Government of Ontario 1990). The HCD Plan must include a statement of objectives and provide policies and guidelines so that these objectives can be met, and change can be managed in the district. Municipalities have the option to implement interim control by-laws under Section 38 of the Planning Act for up to one year to protect areas that are being studied for HCD designation. Municipalities must consult with their heritage committees and the public in the development of an HCD Plan. Part IV of the OHA regulates the designation of individual heritage properties. As outlined in the Tool Kit, when an HCD Plan is adopted and designated under the OHA, municipalities must consider the guidelines and policies of the HCD Plan when reviewing applications to alter or demolish a property designated under Part IV of the OHA, as well as the Part IV designating bylaw (MCM 2025).

The OHA requires that HCD Studies:

- 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.
- Examine and make recommendations as to the geographic boundaries of the area to be designated.
- 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 of the OHA.
- Make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws.

(Government of Ontario 1990)



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As outlined in the OHA, municipalities are required to adopt a district plan when an HCD is designated under Part V of the OHA (MCM 2025). Municipalities must consult with their heritage committees and the public in the development of an HCD Plan. The OHA specifies that the plan must include:

- A statement of objectives to be achieved through designation
- A statement explaining the CHVI of the HCD, usually referred to as a Statement of Significance or Statement of CHVI
- A description of attributes for the HCD and of properties in the HCD
- Policy statements, guidelines, and procedures for achieving the objectives and managing change in the HCD
- A description of alterations and classes of alterations that are minor in nature and do not require a heritage alteration permit

(Government of Ontario 1990)

2.2.4 Ontario Heritage Toolkit

The HCD Study follows the guidance outlined in the Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit*, specifically the document *Heritage Conservation Districts* (MCM 2025). The MCM document outlines the steps to undertaking an HCD Study, including:

- Receiving a request to consider designation
- Consulting the municipal heritage committee
- Identifying the Study Area and establishing Interim Control (if applicable)
- Determining cultural heritage value or interest and identifying heritage attributes
- Identifying a boundary of the potential HCD
- Consulting the public



In completing the HCD Study, Stantec collected archival material, conducted historical background research, and undertook a review of existing planning documents and studies relevant to the Study Area. A site visit was undertaken by Project Team members to prepare an inventory of the Study Area and review boundary considerations. Inventory material was collected on April 22, 2025, by the Stantec team. Information for the inventory was collected using Field Maps for ArcGIS. Inventory entries were completed both in the field and office and supplemented with historical research. The complete inventory is located in Appendix B.

2.3 Evaluation of a Heritage Conservation District

2.3.1 Ontario Regulation 9/06

The 2023 amendments to the OHA established criteria for the evaluation of an HCD. Prior to these changes, defined criteria did not exist for the requirements of HCDs and tools for determining merit as an HCD were drawn from the Tool Kit. As of January 1, 2023, under section 41(1b) of the OHA:

The council of a municipality may, by by-law, designate the municipality or any defined area or areas of it as a heritage conservation district if, where criteria for determining whether a municipality is of cultural have value or interest have been described, the municipality or any defined area or areas of the municipality meets the prescribed criteria.

(Government of Ontario 2023)

The following is the prescribed criteria under O. Reg. 9/06 as amended by O. Reg. 569/22:

1. At least 25 percent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.

- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

(Government of Ontario 2023)

2.3.2 Characteristics of the *Ontario Heritage Toolkit*

To evaluate the Study Area for cultural heritage value or interest (CHVI) and determine its potential merit as an HCD, the Project Team also followed guidance contained in the *Ontario Heritage Toolkit* (the Toolkit) and criteria issued under Section 41(1b) of the OHA. The HCD Study followed guidance from the Toolkit in identifying the following within the Study Area:

- Landscapes and public open spaces
- Overall spatial pattern of the Study Area
- Views or vistas within the Study Area
- Visual perceptions

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- Physical situation
- Historical evolution
- Property boundaries and planning/policy boundaries

The Toolkit also identifies common characteristics of HCDS, as outlined below:

- A cluster of buildings, sites, structures, designed landscapes, and natural areas that are linked by their aesthetic, historical, or socio-cultural contexts or by their usage.
- a combination of elements including natural features such as topography, landforms, landscapes, water courses together with built forms such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.
- a definable visual harmony through such elements as building scale, mass, height, shape, construction materials, proportion, colour, etc., that convey a distinct sense of time and place.
- a commonality or a heterogeneity, which enables a district to be recognized and distinguishable from its surroundings or from neighbouring area.

(MCM 2025)

While it is important to note that the Toolkit does not have legislative authority and that the OHA takes precedence in outlining the process to establish CHVI, the Toolkit characteristics help knit together the various heritage values that are identified through the O. Reg. 9/06 evaluation. These characteristics bring together the various heritage values that are identified through the O. Reg. 9/06 evaluation criteria and tend to provide the unique sense of time and space that is so often experienced in an HCD. For that reason, the Project Team ascribed equal weight to their consideration alongside the prescribed criteria to provide a more in-depth evaluation and understanding of the characteristics of the Study Area.

To fulfill the requirements of the OHA and the guidance of the *Toolkit*, the Project Team also identified “contributing” features of the area through the inventory process and analyzes the nature of the overall Study Area character. Properties were determined to be “contributing” based on whether they met the prescribed criteria and their level of heritage integrity.



3 Historical Development

3.1 Introduction

The following historical development section is not intended to be a definitive account of the Town of Orangeville history but is rather an outline of the development of the community to provide context for the consideration of an HCD around York Street and Bythia Street in Orangeville.

Historically, the Study Area is located within part of Lot 2, Concession E, in the former Township of Garafraxa, County of Dufferin. Today, the Study Area is located within the Town of Orangeville (a lower-tier municipality), County of Dufferin (an upper-tier municipality).

3.2 Physiography

The Study Area is located within the Guelph Drumlin Field Physiographic Region of southern Ontario. This region occupies 830 square kilometres of land and includes parts of the Region of Waterloo, Wellington County, Region of Peel, and Dufferin County (Chapman & Putnam 1984: 137). The sloping plain of the region ranges between 1,000 to 1,400 feet above sea level and is comprised of approximately 300 drumlins, which are low mounds or hills shaped by glaciers (Chapman & Putnam 1984: 137). This region has a wide range of landforms, including hills and valleys, broad sand and gravel terraces, and swampy areas. The dominant types of soil within this region are stony tills and deep gravel terraces (Chapman & Putnam 1984: 138). As a result, soil in this area is typically loamy, with numerous large surface boulders. Like much of Southern Ontario, general agriculture was historically practiced. By the mid-20th century, the region began to specialize in the production of beef cattle, pigs, and poultry (Chapman & Putnam 1984: 138).

The Town of Orangeville is bordered on the east by the Credit River, which is located approximately 1.2 kilometers east of the Study Area. The Credit River is approximately 93 kilometres in length and runs from Orangeville to Port Credit. It is the largest of the Northern Lake Ontario Drainage lakes and creeks (Chapman & Putnam 1984: 102). Mill Creek, located within the Study Area, is a tributary of the Credit River.

3.3 Indigenous Context

Indigenous peoples have lived in present-day southern Ontario for thousands of years, beginning with the retreat of the glaciers and gradual end of the Ice Age over 10,000 years ago (Ellis 2013). Contact between Indigenous peoples in Canada and European culture began in the 16th century (Loewen and Chapdelaine 2016). The nature of Indigenous settlement size, population distribution, and material culture shifted as European settlers encroached upon their territory (Ferris 2009: 114).

In the 16th century, the region of the Study Area occupied a liminal territory between the Tionontate (Petun) to the north (on the shores of Georgian Bay) and Iroquoian populations to the south (along the Grand River) (Garrad 2014:147). The latter are historically described as the *Neutre Nations* (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). Both the Tionontate (Petun) and the Attiwandaron (Neutral) were permanently settled groups who practiced agriculture and spoke similar languages. This liminal territory was most likely also utilized by the Odawa Nation, an Anishnaabeg speaking group who frequently cohabited with the Tionontate (Petun) and who also held alliance with the Attiwandaron (Neutral) (Fox 1990:459, 464). The Odawa Nation practiced agriculture, although their economy was also dependent on the seasonal harvest of wild fruit, fishing, hunting, and trapping (Feest and Feest 1978:774).

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In 1649, the Seneca, with the Mohawk, led a campaign into southern Ontario and dispersed the Huron-Wendat, Tionontate (Petun), and Attiwandaron (Neutral) Nations, leaving the Seneca to establish dominance over the region (Heidenreich 1978; Konrad 1981). By 1690, Ojibwa speaking people had begun moving south into the lower Great Lakes basin (Konrad 1981; Rogers 1978). The Indigenous economy since the turn of the 17th century focused on fishing and the fur trade, supplemented by agriculture and hunting.

By the turn of the 18th century, Ojibway people had become established across southern Ontario. The study area falls within the traditional territory of the Saugeen Ojibway Nation (SON), who continue to live in the region today. The SON comprises the Saugeen Ojibway First Nation and the Chippewas of Nawash Unceded First Nation. The people of SON reside in the SON Traditional Territory, known as Anishnaabekiing. This traditional territory includes the Saugeen Peninsula (also known as Bruce Peninsula) and the waters and islands of Lake Huron and Georgian Bay, extending to the south and to the east into the watersheds of the Maitland and Nottawasaga rivers (Saugeen Ojibway Nation Environment Office 2022). Despite the differentiation among these Indigenous groups in Euro-Canadian sources, there was a considerably different view by Indigenous groups concerning their self-identification during the first few centuries of European contact. These peoples relied upon kinship ties that cut across European notions of nation identity (Bohaker 2006: 277-283). Many of the British-imposed nation names such as Chippewa, Odawa, Pottawatomi, or Mississauga artificially separated how self-identified Anishinaabeg classified themselves (Bohaker 2006: 1-8) and, as a result, a number of these groups were culturally and socially more alike than contemporary European documentation might indicate. The lands within southern Ontario have been included in various treaties, land claims, and land cessions. The study area is situated within the described limits of the 1818 Lake Simcoe-Nottawasaga Treaty between the Crown and the Chippewa Nation (Morris 1943: 23-24).



3.4 Town of Orangeville

3.4.1 Survey and Settlement (1821-1844)

While Orangeville is historically located in parts of the Township of Mono and Township of Garafraxa, the Study Area is located within the bounds of the former Township of Garafraxa. Broadway forms the boundary between these two townships.

The Township of Garafraxa is a triangular shaped piece of land and present-day Orangeville is located at the eastern tip. The township was surveyed in 1821 by Samuel Ryckman using the double front survey system (Armstrong 1985: 143; Association of Ontario Land Surveyors 1997; Leitch 1975: 51). This survey system was used in Ontario between about 1815 and 1829. Townships surveyed using the double front system typically contained 200 acres lots with a road allowance in front of each concession and between every fifth or sixth lot. Broadway, north of the Study Area, is an example of one of these road allowances. This survey system facilitated the division of lots into 100-acre halves, which was the typical grant made to settlers (Weaver 1968). The origins of the township's name remains obscure, and suggestions include variation of the sassafras plant, an Indigenous word for "panther country", the name of an Irish family or estate, or from the Old English word for gore, "gara" and the Latin word "fracta", in reference to the triangular shape of the township (Gardiner 1899: 237; Leitch 1975: 54-55).

The first land patent in present-day Orangeville was granted by the Crown to Ezekiel Benson, the land surveyor of Mono Township, on August 7, 1820 (Town of Orangeville 2020: 2; Leitch 1975: 51). Following this, one of the earliest known settlers in the area was John Corbit, who acquired land in 1829 in the west end of Orangeville (Addy and Tracey 2017: 19).

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While the arability of the land in Garafraxa Township was considered good, as one of the most northerly townships in the Gore District (later part of the Wellington District), settlement in the township was slow. In 1841, the township's population was recorded as 322 and the township contained one gristmill and two sawmills (Smith 1846: 63).

The area around present-day Orangeville attracted the attention of early settlers due to its location near the Credit River and many tributaries and streams of the river. This included Mill Creek, located within the Study Area. This creek had an elevation drop of about 140 feet from west to east (Townsend 2006: 10). This stream, which cut through what would become the centre of Orangeville, had enough force to power water wheels and was dependable all year round since it was largely spring fed (Townsend 2006: 10; Addy and Tracey 2017: 19). The area also had an abundance of flat, workable limestone outcroppings that provided the material for settlers to create mill ponds and dams (Addy and Tracy 2017: 19). While the growing season was short, due to the high altitude and the corresponding late and early frosts, the soil quality yielded plentiful crops (Townsend 2006: 15).

Historical sources suggest that the community of Purple Hill (located about 1.6 kilometres east of downtown Orangeville in Mono Township) was settled before Orangeville (Townsend 2006: 10). Purple Hill developed following the purchase of 200 acres by Seneca Ketchum in 1833 on the east side of the Credit River (Addy and Tracey 2017: 19). Four years later, in 1837, James Griggs purchased 100 acres opposite Ketchum on the west side of the Credit River and established his saw and grist mill (Addy and Tracey 2017: 19). In the next ten years, a community called Grigg's Mill (present-day Orangeville) had established itself opposite Purple Hill (Addy and Tracey 2017: 19).



3.4.2 Industrial Development (1845-1870)

The industrial development of Grigg's Mill directly reflected the abundant resources surrounding the community. The development of the agricultural and lumbering industries in the area supported the rapid creation of sawmills and grist mills along Mill Creek (Townsend 2006: 14). Foundries, furniture factories, tanneries, and other types of mills (including woollen mills) also began to emerge along Mill Creek (Townsend 2006: 14).

In 1847, Orange Lawrence, the namesake of Orangeville, arrived in Grigg's Mill. Lawrence was born in Canaan, Connecticut in 1796 and immigrated to Halton County with his family in 1800 (Townsend 2006: 33). After his marriage to Sarah House in 1820, Lawrence lived in Trafalgar Township, west of York (Townsend 2006: 33). In 1847, the Lawrence family relocated to Grigg's Mill after Lawrence purchased 300 acres on the south side of what is now Broadway (including the Study Area) (Addy and Tracey 2017: 19). Once in Grigg's Mill, Lawrence bought Grigg's mill, built a second mill, opened a general store and a tavern, laid out the southeast part of Orangeville, and became the village's first postmaster (Addy and Tracey 2017: 19; Townsend 2006: 33).

By 1850, the majority of settlers in the Grigg's Mill area were Irish immigrants – primarily from the Counties of Tyrone, Armagh, and Sligo (Townsend 2006: 19). By 1851, an approximate population for the area was 280 individuals (Townsend 2006: 15).

By the 1860s, the community of Grigg's Mill was continuing to grow. In 1860, *The Sun*, Orangeville's first newspaper was founded by John Foley (Town of Orangeville 2020: 2). In 1863, the community was incorporated as a village and renamed Orangeville (Addy and Tracey 2017: 19). At the time of incorporation, *The Sun* reported a population of 700 in Orangeville with another 300 on the surrounding farms (Townsend 2006: 23).

It was around this time when the residents of the newly named Orangeville needed a more dependable means of transportation to and from the village. At the time, there were only three roads which lead south from Orangeville and all three were paved with gravel and were generally difficult to traverse (Addy and Tracey 2017: 19-20). Even though a coach line had been established between Brampton and Orangeville since the mid 1850s, merchants and business leaders in the village decided that the village needed a reliable method of transportation for both passenger and business requirements. As a result, early settlers, including Jesse Ketchum Jr., Samuel and Robert McKittrick, Johnston Lindsey, Thomas Jull, John Foley, and Dr. William Armstrong, began work in 1868 to establish a tramway to connect the village with the Grand Trunk Line in Brampton (Addy and Tracey 2017: 19-20; Townsend 2006: 39-40). However, that same year the Toronto, Grey & Bruce Railway proposed a rail line from Toronto to Owen Sound, through Orangeville (Addy and Tracey 2017: 19-20). It was the coming of the railway that pushed Orangeville into a distinct post-railway boom in the latter years of the 19th century.

3.4.3 Post Railway Boom (1871-1900)

On April 20, 1871, the first Toronto Grey & Bruce Railway train arrived in Orangeville (Addy and Tracey 2017: 19-20; Townsend 2006: 45). The railway line, which became an important connection between Toronto and Owen Sound, forms the southern border of the Study Area. Following the arrival of the train, *The Gazetteer and Directory for the County of Wellington* reported that Orangeville was likely to become one of the most important towns in the western section of the province (Addy and Tracey 2017: 19-20). At the time of the arrival of the railway, the population in Orangeville rose to 1,458 (Census of Canada 1951). Within six months of the railway's opening, Orangeville was shipping out as many as sixteen loads of grain each day in addition to the variety of lumber products the community was producing (Addy and Tracey 2017: 21). At this time, Orangeville had eleven hotels, three newspapers and six churches (Addy and Tracey 2017: 21).

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By the early 1870s, Orangeville saw the increased effects of the arrival of the railway (Figure 3). The number of merchants in the community had doubled, from fourteen to thirty between 1864 and 1871 (Townsend 2006: 67). In the 1870s, the Montreal Telegraph Company opened on Broadway and extended its line to Orangeville via Weston, Bolton, Ballycroy, and Mono Mills (Townsend 2006: 65). By 1873, in the *Handbook of Useful Information* published by the Toronto, Grey and Bruce Railway (TG&B) Company, described Orangeville as having “flour mills, woollen factories, two foundries, steam planing mills, two saw mills, two wagon and carriage factories, one cabinet factory, one pump-making establishment, two brickyards, a large tannery and several smaller works” (Townsend 2006: 69).

Around this time, the community’s growth became reflected in the built environment. Broadway, which had already become the centre of Orangeville, had four grocers, three hardware merchants, two drugstores, three watchmakers, three bakeries, and three boot and shoe stores (Addy and Tracey 2017: 21). To support this sudden increase in development, multi-storey brick homes began appearing on Broadway and the streets immediately surrounding (including the Study Area) (Addy and Tracey 2017: 21). Broadway also had specialty stores like dress stores and fancy good outlets as well as stores that sold non-necessities (Townsend 2006: 67). This change in types of stores demonstrates the increasing purchasing power of community members (Townsend 2006: 67). While the rest of Canada experienced an economic downturn in the 1870s due to the Crimean War, this was a period of growth and prosperity for Orangeville (Townsend 2006: 68).

In 1874, an Act of Ontario Legislature allowed for the creation of a Provisional County Council in Orangeville (Addy and Tracey 2017: 22-23). In the early decades of the 19th century, Orangeville was located in the Township of Garafraxa which was within the Wellington District. By the 1860s, talk began surrounding the benefits of creating a new county and the citizens of Orangeville began a campaign to create a new county (Townsend 2006: 72). This push was primarily supported by members of Mono



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Township and Orangeville who believed that the Township could be better financially supported than they were at the time by Simcoe County (Townsend 2006: 72). In response, Dufferin County was created on January 24, 1881 (Townsend 2006: 72). After Dufferin County was created, Orangeville was chosen as the County Town for the County and construction began immediately on county buildings in Orangeville (Addy and Tracey 2017: 22-23). The Courthouse, Jail and Registry buildings (located on Zina Street about 200m northwest of the Study Area) were completed by early 1881 (Plate 1) (Addy and Tracey 2017: 22-3). This change brought additional professionals and businesses to Orangeville.

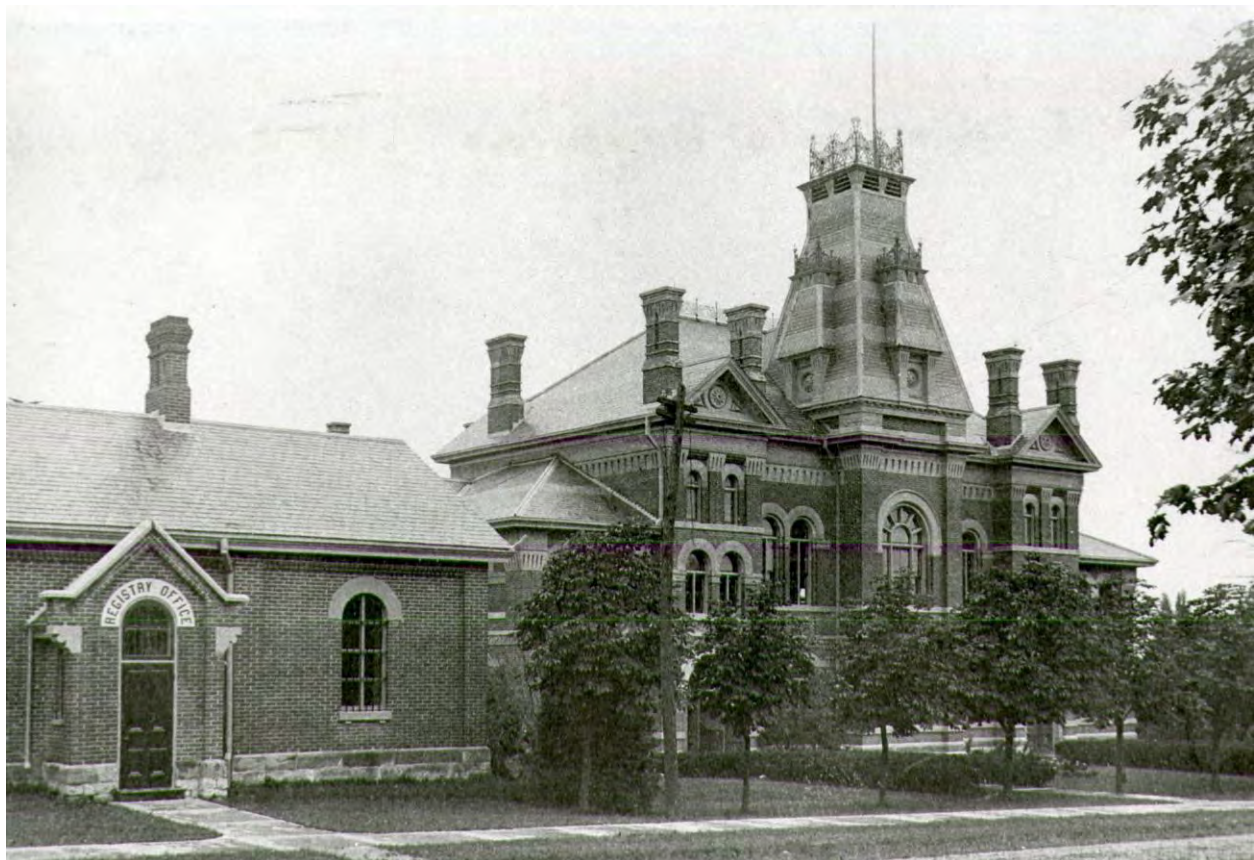


Plate 1 **Dufferin County Gaol and Court House, No Date (Museum of Dufferin County n.d.)**

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In 1881, the population of Orangeville had doubled since 1871, totalling 2,847 (Census of Canada 1951). In 1882 local builder, businessman and owner of the planing mill and coffin factory on the corner of Second Street and Second Avenue, conceived of the idea of using the scrap wood from the factory to produce steam to produce electricity (Townsend 2006: 83). This resulted in the creation of the first electrical power company in the community. In 1885, the Bell Company installed Orangeville's first telephones and a central switchboard, located outside of the Study Area, in Robert Mann's Fruit Market and Confectionery Store on Broadway (Town of Orangeville 2020: 3; Townsend 2006: 84). By 1887, there were sixty-nine telephone subscribers in Orangeville (Addy and Tracy 2017: 21).

By the end of the 19th century there was a distinct slowdown in Orangeville's development. By 1891 the population of Orangeville had levelled off at 2,962 for the first time in decades (Census of Canada 1951). This stagnation was likely due in part to a lack of purchasable land in the surrounding area (which meant that new settlers were not coming to Orangeville and the children of established farming families had to move elsewhere to purchase land), a widespread deterioration of soil (a result of the intense lumber industry of the mid 19th century that depleted the area of proper naturalization), and the dropping of the water table (which negatively impacted industries reliant on water power and was also the result of the lumber industry and erosion) (Addy and Tracey 2017: 23). The population decline was likely also part of a broader trend of urbanization throughout Ontario in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2016). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).



3.4.4 Early 20th Century, the First World War, Interwar Period, and the Second World War (1901-1945)

In 1901 the population of Orangeville further declined to 2,511 (Census of Canada 1951). As a result of the stagnation that occurred in the community in the late 1800s, Orangeville suffered from a depression in the early years of the 20th century. As the 20th century began, the community saw little new industry in the area and many businesses began to close (Figure 4) (Townsend 2006: 78-9). Between 1891 and 1901, the number of merchants in Orangeville dropped from sixty-three to forty-nine (Townsend 2006: 79). Perhaps the most notable closure was the closure of McDonald's coffin factory, which could no longer operate due to the depletion of lumber in the area (Townsend 2006: 78-9). The built environment of Orangeville demonstrates this sudden stagnation and depression of the late 19th and early 20th centuries. Of the original structures located on Broadway, only five were constructed between 1900 and 1925 (Addy and Tracey 2017: 23).

The early 20th century saw a noticeable decline in industrial development, however, new industries entered Orangeville and brought back some employment. These industries included: The Portland Cement Company, which opened in 1904 and was located near the railway station, the Orangeville Novelty Works on the west side of William Street (located south of the railway and the Study Area), and the Dods Knitting Mill, which opened in 1913, on Church Street (about 230 metres east of the John and Church Street intersection) (Plate 2) (Townsend 2006: 80).

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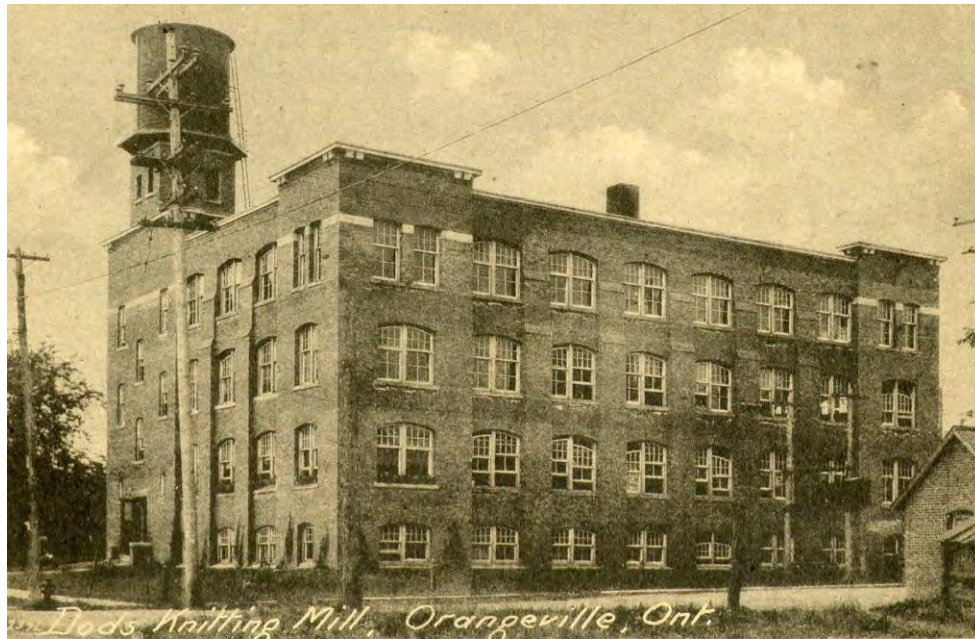


Plate 2 Dods Knitting Mill, No Date (Museum of Dufferin n.d.)

Due to hardships faced by community members, a Charity Society was set up in Orangeville in 1909 (Townsend 2006: 86). Community members began facing food insufficiencies as agricultural production had dropped and not everyone had enough land to grow fruits and vegetables (Townsend 2006: 86). In 1911 and 1921 the population of Orangeville continued to decline to 2,340 and 2,187 respectively (Census of Canada 1951).

Despite the population decline and local challenges, there were some improvements to local services and infrastructure in the early 20th century (Figure 5 to Figure 7). In 1912, the Lord Dufferin Hospital (located about 550m north of the Study Area on Elizabeth Street) was opened as a result of the direction and fundraising of the Lord Dufferin Chapter of the Imperial Order of the Daughters of Empire (Plate 3) (Townsend 2006: 90).

In 1916, Ontario Hydro began providing electricity to Orangeville and in the 1920s, the Prince of Wales Road became King's Highway 10 due to the creation of the provincial highway system (Town of Orangeville 2020: 3). King's Highway 10 became one of the major highways that links the Greater Toronto Area (GTA) with Orangeville and Owen

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Sound (Bever 2025). When it was established, Highway 10 was an entirely gravel surface however by 1923 portions of the highway were slowly paved with the road surrounding Orangeville paved in 1929 (Bever 2025). By 1931 and 1941, the population of Orangeville was 2,614, and 2,718, respectively (Census of Canada 1951).



Plate 3 **Lord Dufferin Hospital, Early 1910s (Museum of Dufferin n.d.)**

3.4.5 Mid-20th Century and Beyond (1946 to Present Day)

Following both the First and Second World Wars, Orangeville saw an increase of European immigrants to the community. Before the First World War, the population of Orangeville was primarily made up of individuals with Irish, English, and Scottish backgrounds (Census of Canada 1913). However, by 1921, following the War, Orangeville had twenty individuals identifying as Hebrew, nine identifying as Italian, and six as Chinese and Japanese (Census of Canada 1924). Many of these immigrants opened businesses including Sam Merlina, who owned a fruit store and the Uptown Theatre, and Harry Klappis, a Greek immigrant who opened Arcadia Sweets (Townsend 2006: 98). The Second World War saw the immigration of individuals from the Netherlands, Germany, Poland, Latvia, and Lithuania to the Orangeville area, many of whom were sponsored by the Agricultural Labour Act (Townsend 2006: 104). In 1956, it

York Street Heritage Conservation District Study

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was reported that there were two dairies, and a woollen mill still located in Orangeville (Townsend 2006: 107). Companies like J.C. Adams, Acrow Canada Limited, Monarch Master Manufacturing, Fisher Price Toys, Greening Metal Products, Canadian Westinghouse, Filtro Electric, Liliston Canada, and Polyethylene Bag Canada were the main industrial employers in Orangeville during the latter years of the 20th century (Townsend 2006: 108).

In 1951 the population of Orangeville reached 3,249 (Census of Canada 1951). At this time, Orangeville's first suburbs were being constructed. The south portion of Bythia Street, outside of the Study Area, was further developed as was Elizabeth Street and Zina Street was extended to the northwest (Townsend 2006: 105). Between the 1960s and 1990s, more subdivisions were created on the farms that formerly surrounded Orangeville (Townsend 2006: 105).

Railway passenger service to Orangeville ended in October 1970 (Ontario Railway Stations n.d.). In 2000, the Town of Orangeville purchased 55km of the Canadian Pacific Railway (CPRs) tracks around Orangeville, following the announcement five years prior that the rail line would be abandoned (Orangeville Citizen 2021). This portion of the rail line was subsequently used for short line rail services, freight services, and for a tourism train. On December 31, 2021, the rail line was decommissioned (Orangeville Citizen 2021).

The population of Orangeville continued to increase throughout the latter half of the 20th century, reaching 25,248 residents in 2001 (Statistics Canada 2001). Due to its location in the fringe of the GTA, Orangeville has become a bedroom community with many of its occupants commuting to Toronto or other locations in southwestern Ontario.

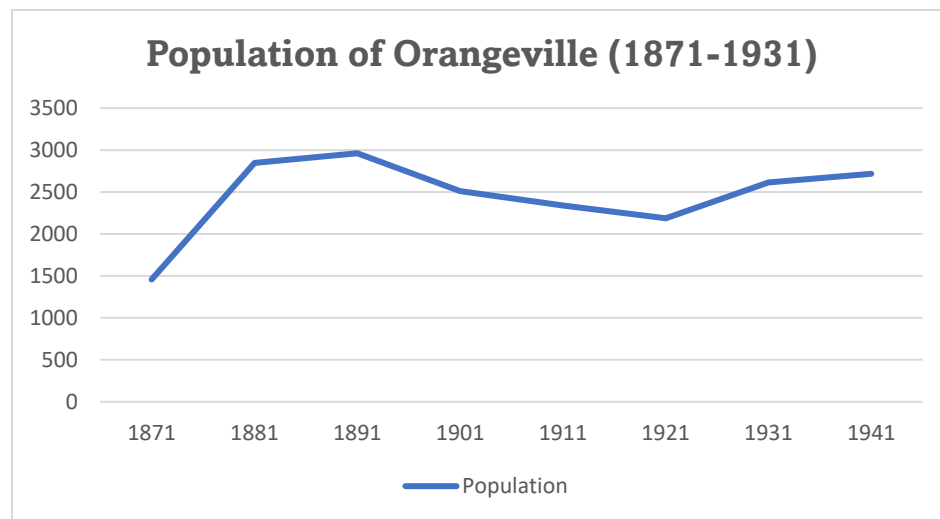


3.4.6 Historical Population Data

Chart 1 and Chart 2 show the population of Orangeville between 1871 and 2021.

Chart 1 shows the initial rapid development of Orangeville following the railway boom in the area and the selection of the community as seat of Dufferin County. Like many rural communities in southern Ontario, Orangeville entered a period of population decline after 1891 as people migrated towards Ontario's growing urban centres. Orangeville's population began to increase after 1921 as European immigration increased and transportation improvements, such as King's Highway 10, increased access to the community. Chart 2 shows that like much of Ontario, Orangeville entered a period of sustained growth in the decades following the Second World War. This growth has been sustained into the late 20th century and present-day by Orangeville's location on the fringe of the Greater Toronto Area.

Chart 1 **Orangeville Population, 1871-1931 (Dominion Bureau of Statistics 1953)**

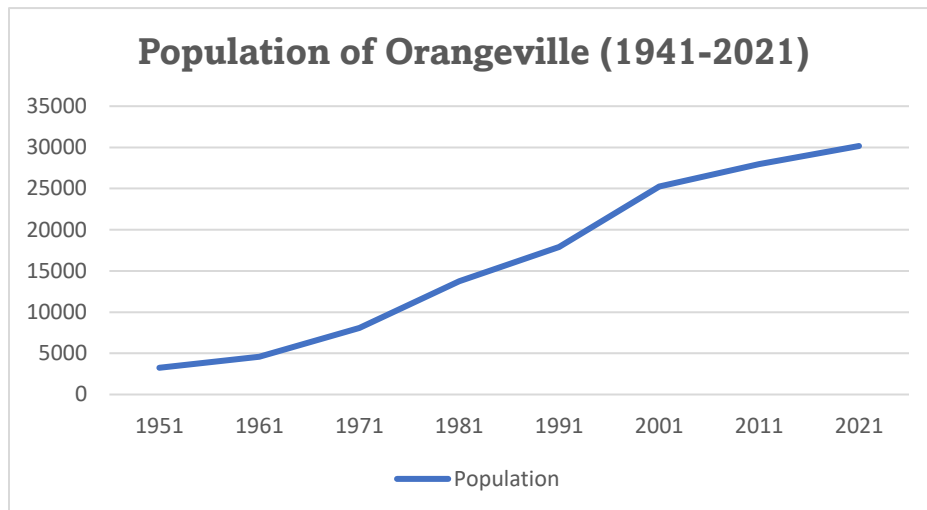


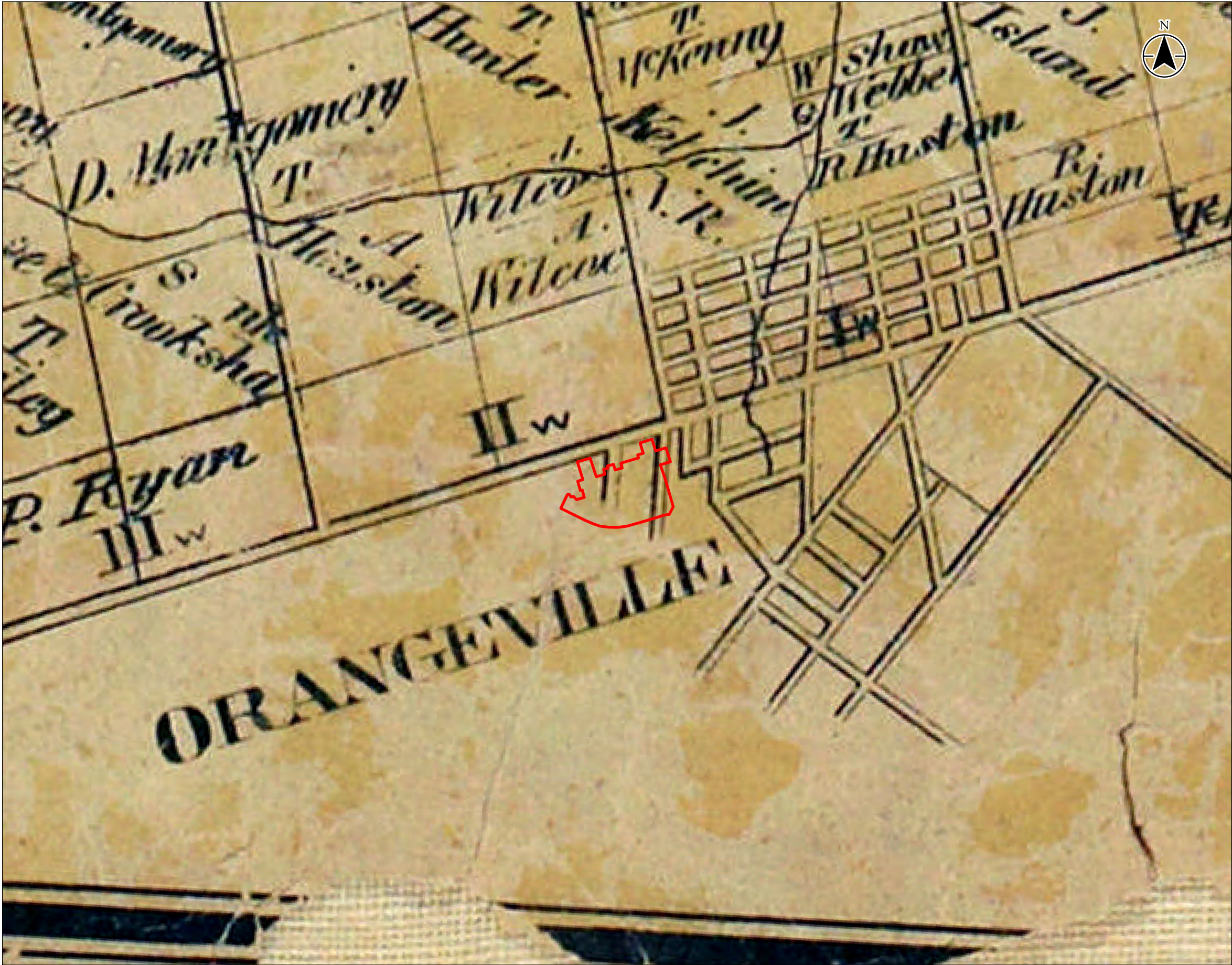
York Street Heritage Conservation District Study

3 Historical Development

October 1, 2025

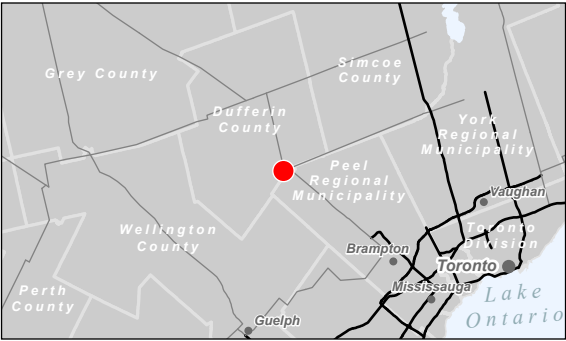
Chart 2 **Orangeville Population, 1941-2021 (Dominion Bureau of Statistics 1953; Dominion Bureau of Statistics 1962; Statistics Canada 2001 and 2021)**





Legend
 Approximate Location of Study Area

Notes
1. Map not to scale.
2. Historic Map Source: Hogg, John. 1871. Hogg's Map of the County of Simcoe.
Collingwood: John Hogg.



Project Location
Orangeville, ON
160941149 REVA
Prepared by HLONG on 2025-06-04
Technical Review by AW on 2025-03-06

Client/Project
TOWN OF ORANGEVILLE
YORK STREET HERITAGE CONSERVATION DISTRICT STUDY

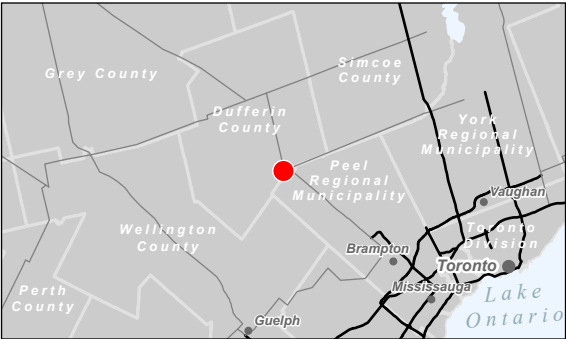
Figure No.
3
Title
Historical Mapping, 1871

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Legend
 Approximate Location of Study Area

Notes
1. Map not to scale.
2. Historic Map Source: Goad, Chas E. 1907. Orangeville Ontario (Dufferin County). Toronto: Chas E. Goad.



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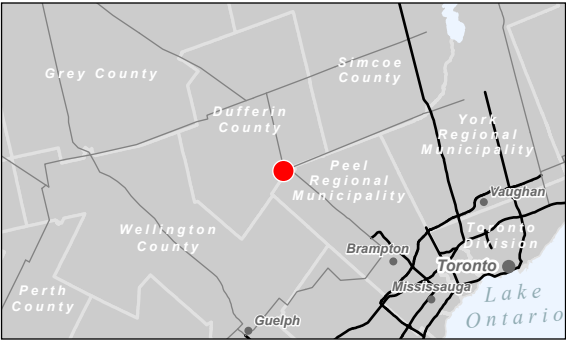
Figure No.
4
Title
Fire Insurance Plan, 1907

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Legend
 Approximate Location of Study Area

Notes
1. Map not to scale.
2. Historic Map Source: Goad, Chas E. 1924. Orangeville Ontario (Dufferin County). Toronto: Chas E. Goad.

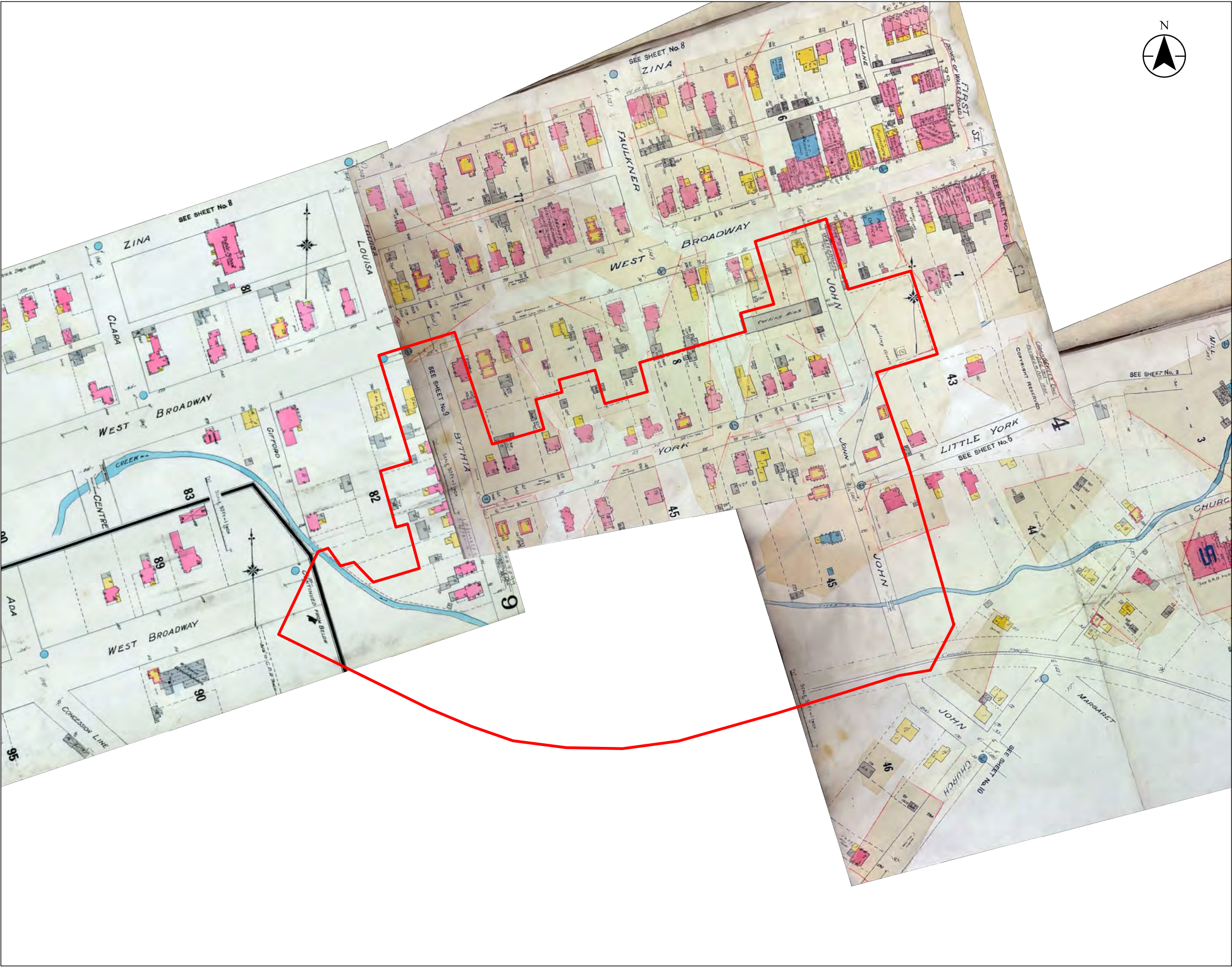


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YORK STREET HERITAGE CONSERVATION DISTRICT STUDY

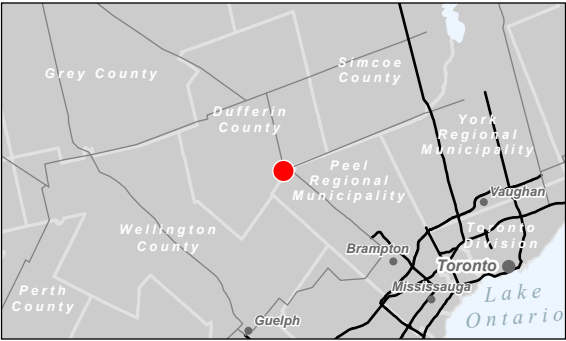
Figure No.
6
Title
Fire Insurance Plan, 1907 Revised 1924

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Legend
 Approximate Location of Study Area

Notes
1. Map not to scale.
2. Historic Map Source: Underwriters Survey Bureau, 1935. Insurance Plan of the Town of Orangeville, Ont. Toronto and Montreal: Underwriters Survey Bureau.



Project Location
Orangeville, ON
160941149 REVA
Prepared by HLONG on 2025-06-04
Technical Review by AW on 2025-03-06

Client/Project
TOWN OF ORANGEVILLE
YORK STREET HERITAGE CONSERVATION DISTRICT STUDY

Figure No.
7
Title
Fire Insurance Plan, 1907 Revised 1935

3.5 Development of the Study Area

The Study Area developed most prominently during the post railway boom period (1871-1900) in Orangeville's history. During this period, Broadway, which was the main business centre of the community, flourished. This meant that more people were moving to Orangeville in need of homes and those already living in Orangeville were using their recently found wealth to replace smaller settler residences (Addy and Tracey 2017: 21).

The Garafraxa Survey (Plan 138) was undertaken in 1860 and laid out the original lots on both sides of York Street (Addy and Tracey 2017: 60). York Street and Zina Street (north of the Study Area) quickly became some of the favoured locations of successful businessmen in Orangeville during the late 19th century (Addy and Tracey 2017: 60; Townsend 2006: 69). Many of these businessmen had their businesses just across the street on Broadway, including George Alexander Campbell, owner of a boot and shoe store, Robert McKeown, a shoemaker, and Andrew Hill, a tailor. Additionally, Orange Jull, Orange Lawrence's grandson, owned 3 York Street, and Thomas Arnott, town councillor and deputy reeve, lived at 4 York. These individuals generally constructed large two-storey brick homes in the Italianate, Gothic Revival, Queen Anne, and Romanesque styles (Addy and Tracey 2017: 60). The lots were generally made to be wide and deep. It is likely that many of the mature maple trees on York Street were planted by the Orangeville Horticultural Society in 1881 after receiving a grant from the Ketchum family (Townsend 2006: 69).

Bythia Street, from Broadway to Hillside was laid out in The Garafraxa Survey in 1860. Lots on the west side of Bythia were made to be narrow and subsequent houses were constructed close to the street (Addy and Tracey 2017: 61). The east side of Bythia had minimal 19th or early 20th century development. The properties that are now known as 14 through 22 Bythia Street were originally park lots owned by Dr William Armstrong (Addy and Tracey 2017: 61). Bythia Street was home to the Legate family, the Bennett Family, William Waites, and J. Stevenson (Addy and Tracey 2017: 61-2).

Both the former railway line and Mill Creek cut through the southern part of the Study Area. Together, they highlight the development of Orangeville from a small mill settlement to a prosperous industry town. The railway arrived in Orangeville in 1871 and by 1883, when the TG&B became part of Canadian Pacific Railways, the community had become an important part of the line to Owen Sound (Addy and Tracey 2017: 20).

Kay Cee Gardens, located at the southern end of the Study Area, is a 2.7 acre park along the Mill Creek between Bythia Street and John Street. During the 19th century, Orange Lawrence retained water rights to the rear of all the south York Street lots to protect the water supply for the mills downstream (Addy and Tracey 2017: 33-4). During the 19th century, Stephenson's carding mill was located at the corner of Bythia Street and Mill Creek. In 1960 Dr. Campbell, a former Orangeville mayor and Harry King, owner of the Stephenson property, gave ownership of the area to the Town to be used as a park (Addy and Tracey 2017: 34). Today, it is the only easily accessible portion of Mill Creek which flows through a public area (Addy and Tracey 2017: 34).

3.6 Identification of Key Thematic Periods

The Study Area reflects the evolution of Orangeville from the mid-19th century to the early 20th century. The overall development of the Study Area has been influenced by several key thematic periods. The following key thematic periods have been identified for the Study Area and wider community of Orangeville.

3.6.1 Theme 1: Early Settlement as a Mill Town

The early development of Orangeville is tied to the arrival of settlers who were drawn to the area by the arable land and the various offshoots of the Credit River which facilitated industrial development. Mill Creek, which cut through the centre of Orangeville, had enough force to power water wheels and was dependable all year round. As a result, mills were built along the Creek and the village of Grigg's Mill (later Orangeville) and nearby Purple Hill began to develop. William Waites, owner of 23 Bythia Street in the Study Area, operated a mill in the mid 19th century which was

located just south of his house along Mill Creek. The Study Area was purchased by early settler Orange Lawrence in 1847 when he purchased 300 acres on the south side of what is now Broadway.

3.6.2 Theme 2: The Railway Age

The Toronto Grey & Bruce (TG&B) Railway, which runs through the Study Area, arrived in Orangeville on April 20, 1871. This railway linked Orangeville with Toronto and eventually continued on to Mount Forest. At the time, contemporary sources reported Orangeville had the potential to become one of the most important towns in that area of Upper Canada due to the railway connection. The construction of the TG&B Railway contributed to a period of economic prosperity in Orangeville as existing industries flourished and additional businesses were attracted to the area's industrial potential. The railway directly contributed to the development of Orangeville during the mid-19th century and facilitated the arrival of wealthy merchants and business owners, some of whom constructed their residences within the Study Area.

3.6.3 Theme 3: Industrial Decline

By the end of the 19th century, there was a distinct slowdown in Orangeville's development. For the first time in decades the population of Orangeville had levelled off and the area was no longer a preferred location for settlers. By the beginning of the 20th century Orangeville was suffering from an economic depression. The community saw little new industry in the area and many businesses, who had seen success during the Railway Age, began to close. Some businesses, like the Portland Cement Company and Dods Knitting Mill brought some industrial development back to the area but ultimately, the rapid 19th century development of the community and the poor utilization of natural resources led to a notable decline in the development of Orangeville.

The Study Area, located in close proximity to the Town's main commercial thoroughfare, appears to have been relatively insulated from Orangeville's economic decline and residences continued to be built within the Study Area during the late 19th and early 20th century. The industrial decline of the Town within the Study Area is best reflected in the end of industrial operations at present-day Kay Cee Gardens and the removal of the mill races by the 1920s.

3.6.4 Theme 4: Suburbanization and Growth

The population of Orangeville continued to increase throughout the latter half of the 20th century. By the 1950s, Orangeville's first suburbs were being constructed to accommodate this growth. Between the 1960s and 1990s, more subdivisions were created on the farms that formerly surrounded Orangeville. Due to its location in the fringe of the GTA, Orangeville has become a bedroom community with many of its occupants commuting to Toronto or other locations in the GTA. The Study Area contains numerous examples of mid-20th century infill, reflecting the continued growth of the community during this period.

4 Archaeology

While Archaeology is typically considered under Part VI of the OHA, it is important to understand the current archaeological framework within the context of a potential HCD to understand how archaeological resources are identified and managed. The Town of Orangeville does not have an Archaeological Master Plan at present, and archaeology is managed under Part VI of the OHA and Official Plan policies (See Section 5.9).

The provincial process for archaeological assessments of terrestrial sites which is outlined in the MCM's 2011 *Standards and Guidelines for Consultant Archaeologists* (the archaeology Standards and Guidelines) includes four stages (MCM 2011). A Stage 1 archaeological assessment requires a property specific background study and property inspection by a licensed archaeologist. This assessment includes a land use history and evaluates the property against various criteria outlined in the archaeology Standards and Guidelines that helps predict the likelihood that archaeological resources exist within the property.

If the results of the Stage 1 assessment indicate the property retains archaeological potential, an archaeological survey (Stage 2 archaeological assessment) of the property is required. If significant archaeological resources are identified during the Stage 2 survey, the resources are further assessed through a site-specific archaeological assessment (Stage 3 archaeological assessment). If it is determined through the Stage 3 assessment that the archaeological resources have further CHVI, a mitigation plan for the resources must be developed. Options for the mitigation plan include the long-term avoidance and protection of the archaeological resources (a Stage 4 archaeological mitigation by avoidance and protection) and excavation of the archaeological resources (a Stage 4 archaeological mitigation by excavation). The mitigation of an archaeological site is complete when the site has received formal long-term protection or has been excavated and is determined to have no further CHVI according to the licensed archaeologist's report that has been reviewed and found to be compliant by the MCM.

York Street Heritage Conservation District Study

4 Archaeology

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The MCM maintains records of these archaeological sites in the Ontario Archaeological Sites Database (OASD) for the province (Government of Ontario 2024b). The OASD is a database of all registered archaeological sites in the province as reported to the Ontario government by archaeologists, both professional and avocational, and other individuals. For licenced archaeologists, the OASD can further be used to refer to the archaeological licence reports or published literature linked to each of these archaeological sites. For the purposes of this study, the OASD itself was mostly relied upon with occasional reference to additional literature as noted.

The OASD was queried for the Study Area and a surrounding buffer. There were five previously registered archaeological sites identified within or immediately adjacent to the Study Area which are documented below in Table 1. The OASD reflects the archaeological sites found within the Study Area and not necessarily the archaeological potential in the Study Area. The lack of known Indigenous archaeological sites does not mean that there were no such sites in the Study Area, just that there has not been enough archaeological investigation of the Study Area to allow for a determination of their presence or absence within the Study Area.

An archaeological site's Borden number is a unique designator within the Borden system, a national grid system designed by Charles Borden in 1952. The grid covers the entire surface area of Canada and is divided into major units containing an area that is two degrees in latitude by four degrees in longitude. Major units are designated by upper case letters. The width of basic units reduces as one moves north due to the curvature of the earth. In southern Ontario, each basic unit measures approximately 13.5 kilometres east-west by 18.5 kilometres north-south. Basic units are designated by lower case letters. Individual sites are assigned a unique, sequential number as they are registered. These sequential numbers are issued by the MCM, who maintain the Ontario Archaeological Sites Database. The archaeological sites discussed here in Table 1 fall within Borden block AIHa.



York Street Heritage Conservation District Study

4 Archaeology

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Table 1 Archaeological Sites within One Km of the Study Area

Borden Number	Site Name	Time Period	Affinity	Site Type
AlHa-5	Orangeville Presbyterian Church	Post-Contact	Euro-Canadian	Other building
AlHa-4	Orangeville Townhall	Post-Contact	Euro-Canadian	Other building, administrative, market

The Sites were found in 1993, and the accompanying archaeological reports are not available through the MCM PastPortal.



5 Municipal Policy Framework

5.1 Orangeville Official Plan

The Town of Orangeville Official Plan Office Consolidation (OP) was released in March 2025, and is currently under review. The OP sets out several policies related to preserving heritage resources in Section D.4 “Heritage Resources” which support the goal 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.”

Generally, the cultural heritage policies of the OP include, but are not limited to, the following:

- Council will seek to ensure that heritage resources are maintained and enhanced within a compatible context. Council will address this objective as part of its consideration of any application for development approval that affects the property occupied by a heritage resource, or an adjoining property. (D4.3.1)
- The alteration or demolition of a designated heritage building or a building in a designated heritage conservation district will require the approval of Council, in consultation with Heritage Orangeville. (D4.3.6)
- 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 buildings of no present architectural or historical value.

A heritage impact assessment will be required for any new development proposed within a designated heritage conservation district. (D4.3.11)

- Development and site alteration on lands adjacent to protected heritage properties may be permitted where it has been demonstrated that the identified heritage attributes will be conserved and protected, wherever possible. Mitigative measures and/or alternative development approaches may be required to conserve those heritage attributes. (D4.3.13)

(Town of Orangeville 2025a)

In addition, further direction is provided within the OP regarding the creation of infill development within the Town of Orangeville. This policy (D7.2.4) stipulates that infill development must “respect and reinforce the general physical patterns and character of established neighbourhoods.” It specifies that this should be achieved by following the patterns of the streets, size and lot configurations, heights, massing, type of dwellings, setbacks of buildings, as well as the conservation of heritage buildings (Town of Orangeville 2025a).

The OP also provides direction regarding the demolition of heritage buildings. This policy aims to support the identification and protection of the cultural heritage value provided by heritage attributes. The policy (I16.2) stipulates that if a building to be demolished is included on Heritage Orangeville’s inventory of heritage resources, approval of a demolition permit may include the following conditions: “permit Heritage Orangeville to photograph or otherwise document the existing building prior to demolition; provide measured floor plan drawings of the building; and, salvage for reuse any significant architectural artefacts, as identified by Heritage Orangeville, and provide them to the Town or the Dufferin County Museum, if requested” (Town of Orangeville 2025a).

5.2 Municipal Heritage Properties

Several properties within the HCD Study Area have been designated under Part IV of the OHA or are listed on the Town’s *Heritage Register* (Town of Orangeville 2024; Town of Orangeville n.d.a). In accordance with Section 27(1), Part IV of the OHA, a municipality may maintain a register of properties that contain identified or potential CHVI. With the 2023 amendments to the OHA, a listed property is now required to meet two or more criteria under O. Reg. 9/06. In addition, listed properties can only remain on

a register for two years before a municipality must decide to designate or de-list the property. Properties cannot be re-listed within five years from their date of removal.

5.3 Land Use Policies

The OP also provides context about the Study Area in relation to the surrounding Town of Orangeville. In the Land Use Plan, located in Schedule “A” the Study Area is zoned as entirely residential, with some conservation open space along the river and railway. One property, located near John Street and Broadway, is included in the ‘central business district.’ In the Residential Density Plan, located in Schedule “C” the Study Area is labeled as entirely low density residential, except for one lot of high density residential on John Street, near the corner of John Street and York Street. Finally, the Roads Plan, located in Schedule “E” labels John Street as a minor collector road (Town of Orangeville 2025a).

5.4 Zoning By-Law

The Town of Orangeville Zoning By-law was adopted on March 19, 1990, and republished as an Office Consolidation on March 10, 2025 (Town of Orangeville 2025b). The Study Area is zoned R2, which permits single detached residential dwellings, home occupations (businesses or professional offices, studios, tutoring, tailoring, medical offices, bed and breakfast establishments, salons, music teacher, recording studio, and private home daycare not exceeding five children), public park or playground, crisis facility, and group homes. The Study Area also has one property zoned Institutional, one property zone Open Space Recreational, and Kay Cee Gardens Park which is zoned Open Space Conservation (Town of Orangeville 2025b).

5.5 Town of Orangeville Corporate Strategic Plan 2023-2027

The Town adopted a Strategic Plan for the period 2023 to 2027 to serve as a guide for the Town's goals and directions, outlining the Vision, guiding principles, and strategic goals. The preservation and enhancement of the Town's heritage is not discussed within the Strategic Plan (Town of Orangeville 2023).

5.6 Property Standards By-Law

Property Standards by-laws are municipal by-laws that establish standards for maintenance and occupancy of properties within all (or part) of the municipality and include a process to bring properties into compliance. Property Standards by-laws are intended to ensure properties are properly maintained and repaired to protect public health and safety. These by-laws can also include standards for protecting heritage properties.

The Property Standards By-law 2022-021 notes that:

- In addition, to all other standards prescribed by this by-law, an **Owner** of a **heritage property** shall:
 - a) protect, maintain and stabilize a **heritage attribute** so as to preserve the existing materials,
 - b) in the conduct of a **repair** use only materials that match the form and dwelling of the original elements of the **heritage attribute** (33.1),
- An **Owner** of a **property** designated under Part IV or Part V of the Ontario Heritage Act must consult with the Town to enquire if any approvals or a Heritage Permit are required prior to commencing any **repairs** (33.2).
- An **Owner** or a **property** shall conduct **repairs** in accordance with a Heritage permit issued by the **Town** (33.3).

(Town of Orangeville 2022b)

5.7 Sign By-Law No. 2013-028

The Town of Orangeville Sign By-law provides some information regarding sign regulations for heritage sites (Town of Orangeville n.d.a.). The By-law includes information about the Orangeville Heritage Sign Special Policy District; however, these special regulations apply to the creation of general signage, not sign regulations for designated heritage sites. Most of the Study Area is located outside of the Heritage Sign Special Policy District however properties on the east side of John Street are included within the Heritage Sign Special Policy District.

5.8 Town of Orangeville Community Improvement Plan

Community Improvement Plans (CIPs) are a tool under Section 28 of the *Planning Act*. CIPs provide a significant opportunity to support and encourage improvements to private properties that enhance the character of an area through financial incentives and municipal leadership initiatives (Government of Ontario 1990b). The Orangeville Community Improvement Plan is a five-year CIP which commenced on January 1, 2023, and ends on December 31, 2027 (Town of Orangeville 2022b: 1).

The Official Plan designates three areas of Orangeville as Community Improvement Areas (CIA), which includes a commercial community improvement area, a residential community improvement area, and an employment community improvement area. As per, Schedule “D”, half of the Study Area (the west half of York Street and all of Bythia Street) is within the residential community improvement area and the other half (the east half of York Street and all of John Street) is within the commercial community improvement area. Further, the Study Area is contained within a Community Improvement Plan Area (CIPA), which has been designated as “Priority Zone 1” within the CIP.

York Street Heritage Conservation District Study

5 Municipal Policy Framework

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The Orangeville CIP notes that both the commercial and residential CIAs contain a concentration of heritage properties that are both listed and designated under the OHA. It also provides information and mapping for both the Downtown Heritage District and the previously proposed Merchants and Prince of Wales Heritage District.

The Priority Zone 1 sub-area in the CIP offers rebates and grants for building improvements within the HCD Area. Programs 1 and 3 of the CIP provide rebates within the Study Area, with additional consideration for the preservation of cultural heritage. Each program is described as follows:

- **Program 1:**
 - a. Comprehensive Façade Improvement Program: This is a grant program which provides funding to property owners for façade improvements to buildings in the Priority Zone 1 CIPA. This program is targeted at property owners within the downtown, providing a matching grant of up to 50% of eligible improvement costs or a maximum grant of \$25,000. Additionally, buildings identified in the Town's Heritage Register (both buildings designated under Part IV and V of the OHA plus listed buildings) may be eligible for an additional \$5,000 in matching grant assistance.
- **Program 3:**
 - b. Major Building Improvement and Conversion Grant Program: This is a grant program which provides funding for sustaining the existing use or the adaptive reuse of buildings in the CIPA. The grant provides matching funds and is a maximum of \$35,000 per property. This grant is aimed at the completion of functional improvements, accessibility and upgrades to older building stock, and changes of use as permitted under zoning. Within Priority Zone 1, priority will be given to heritage buildings, among other structures.



5.9 Dufferin County Official Plan

The Dufferin County Official Plan strives to direct municipalities within the County on growth management and land use decisions by providing guidance at an upper tier level. One of the goals of the Dufferin County OP is to “Protect *significant* cultural heritage and *archaeological resources* and the history and defining *character* of the County (Dufferin County 2017: 4).

The Plan has an entire section dedicated to cultural heritage. In Section 3.10 entitled *Cultural Heritage* the report outlines that:

Cultural heritage resources are an important component in the County’s history and community identity and will be conserved and enhanced. It is the intent of this Plan 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...

It is the policy of the County that:

- a) Significant built heritage resources and significant cultural heritage landscapes will be conserved.*
- b) Local municipal official plans will include policies that encourage Council to utilize its authority under the Ontario Heritage Act to designate individual properties under Part IV and heritage conservation districts under Part V that are of cultural heritage value or interest...*

(County of Dufferin 2017: 39-40)

6 Architectural Character

6.1 Introduction

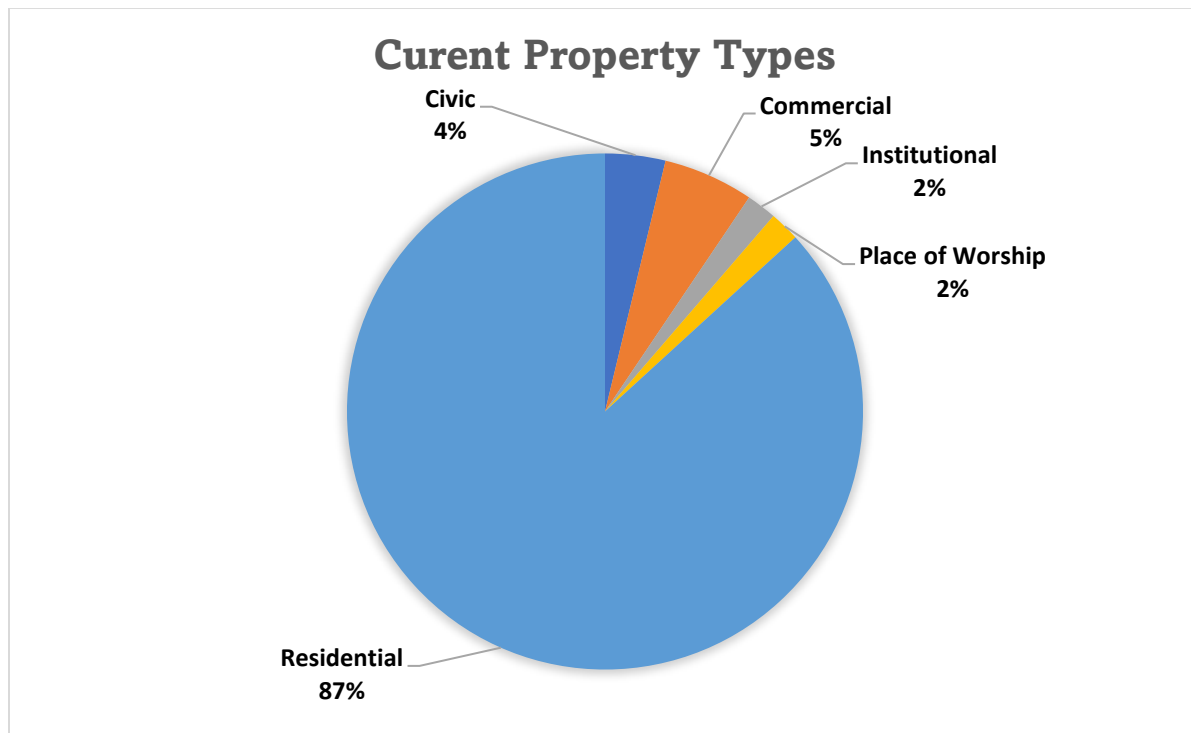
An analysis of building types, architectural styles, and materials within an HCD Study Area can yield an understanding of the social and cultural factors that influence the development of a place over time. The study of built influence within an HCD Study Area also provides a basis for identifying CHVI for an HCD where there are design/physical values. This analysis in the Study phase is also useful if the HCD progresses to the Plan Phase. The analysis of building types, architectural styles, materials, and building heights provides an understanding of what stylistic attributes may be conserved, and how new development can be an appropriate fit given historic conditions. The following sections provide an overview of building types, architectural styles, and building (or cladding) materials found within the Study Area.

6.2 Building and Property Types

The Study Area contains a mix of residential, commercial, institutional, civic, and religious buildings. Historically, the Study Area was primarily residential. The concentration of residential structures are located on York Street, Bythia Street and John Street. The commercial structure is a gas station located at 226 Broadway. The Study Area contains one place of worship, the Tweedsmuir Memorial Presbyterian Church, which is located in the north portion of John Street at 2 John Street. The Study Area also contains one institutional structure, the Royal Canadian Legion Branch 233, which is located in the north portion of John Street. This property is considered institutional due to the Legion's role in the community as non-profit veterans' organization. The civic property is Kay Cee Gardens located at 29 Bythia Street.

A summary of property types in the Study Area is contained in Chart 1. It should be noted that properties that the Study Area contains only one property, 250 Broadway, which has been converted from its original residential use to commercial use. For the purpose of this report, this is considered to be a commercial structure.

Chart 3 Current Property Types in the York Street HCD Study Area



6.3 Construction Periods

Construction dates were recorded for buildings in the Study Area by reviewing the existing inventory and historical mapping. Dates provided in the previous inventory have not been altered unless a discrepancy was identified. To facilitate the analysis of construction periods, five key date ranges in the community's development were identified based on an understanding of the development of the Village of Orangeville and the HCD:

- 1820-1840
- 1841-1870

York Street Heritage Conservation District Study

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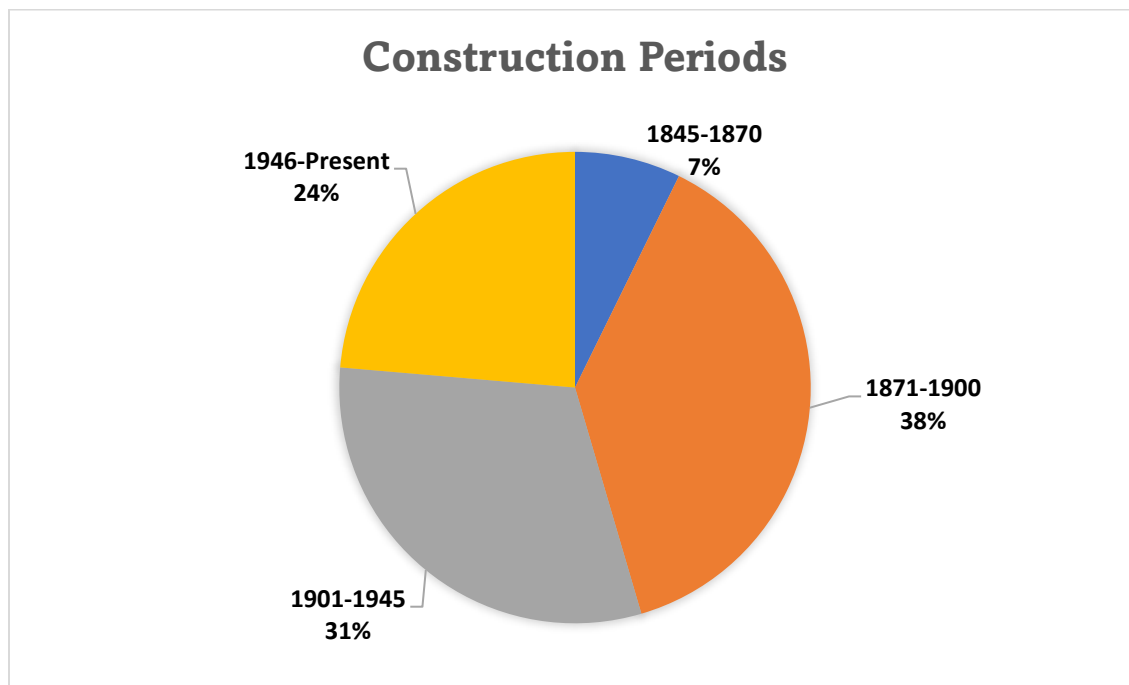
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- 1871-1900
- 1901-1945
- 1945-Present

The Study Area contains a mixture of construction dates that are influenced by new development and infill post 1945 with urban expansion in the Village of Orangeville.

Within the Study Area, 4 (7%) properties have buildings constructed between 1845 and 1870, 21 (38%) properties have buildings constructed between 1871 and 1900, 17 (31%) properties have buildings constructed between 1901-1945, and 13 (24%) properties have buildings constructed between 1946 and the present. The data is visually presented in Chart 4.

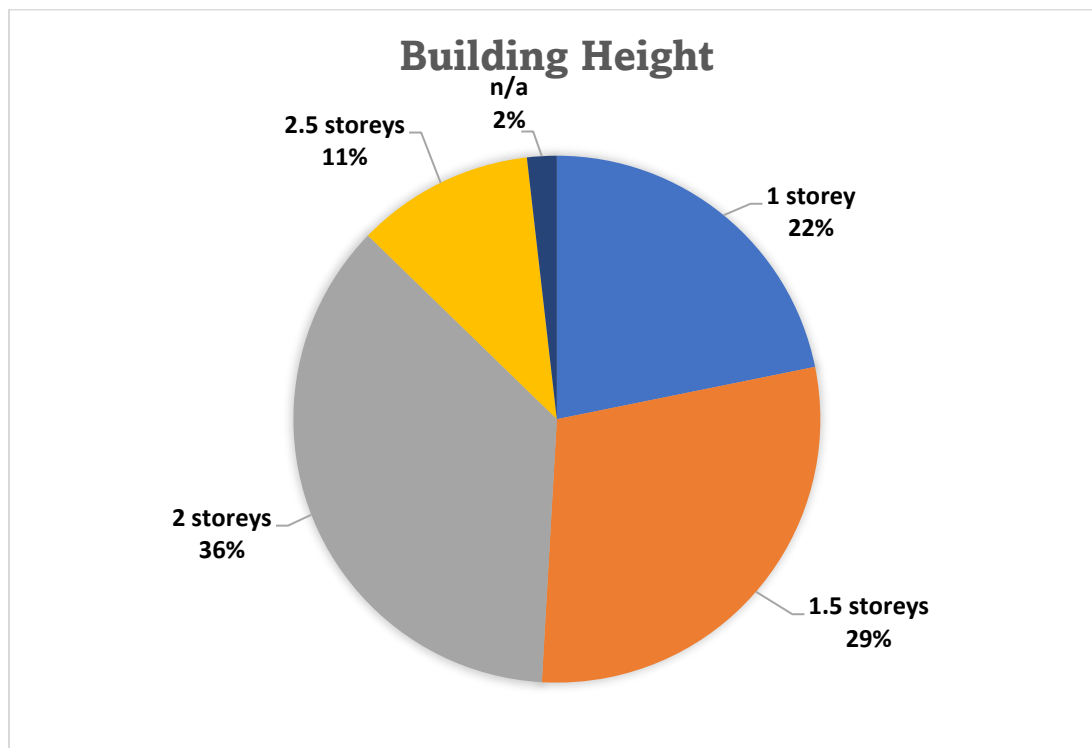
Chart 4 Construction Periods in the York Street HCD Study Area



6.4 Height

The building heights in the York Street HCD Study Area consist of mostly low-rise structures between one storey and two- and one-half storeys in height. The Study Area contains a total of 55 properties. Among these properties 12 (22%) are one storey in height, 16 (29%) are one- and one-half storeys in height, 20 (36%) are two storeys in height, 6 (11%) are two- and one-half storeys in height, and 1 property (2%) contain no structures, listed as “n/a”. This data is visually presented in Chart 5.

Chart 5 Building Heights in the York Street HCD Study Area



6.5 Architectural Styles

The Study Area contains a collection primarily 19th and early 20th century structures, influenced by a variety of architectural styles including:

- Georgian (Photo 1)
- Gothic Revival (Photo 2)

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- Italianate (Photo 3)
- Edwardian (Photo 4)
- Colonial Revival (Photo 5)
- Vernacular (Photo 6)
- Craftsman (Photo 7)
- Minimal Traditional (Photo 8)
- Neo Gothic (Photo 9)
- Contemporary Replica of a Historical Style (Photo 10)
- Ranch (Photo 11)
- Other 20th Century Modern (Photo 12)

A breakdown of the architectural styles and influences present within the Study Area is provided in Chart 6 below and on Figure 8. Chart 6 does not include “N/A” properties including parks and open spaces that do not have buildings.



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Photo 1 Little York Street, Example of the Georgian Style



Photo 2 8 Bythia Street, Example of the Gothic Revival Style



Photo 3 22 York Street, Example of the Italianate Style



Photo 4 10 John Street, Example of the Edwardian Style



Photo 5 23 York Street, Example of the Colonial Revival Style



Photo 6 6 York Street, Example of the Vernacular Style

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Photo 7 9 York Street, Example of the Craftsman Style



Photo 8 13 York Street, Example of the Minimal Traditional Style



Photo 9 2 John Street, Example of the Neo-Gothic Style



Photo 10 18 Bythia Street, Example of a Contemporary Replica of a Historical Style

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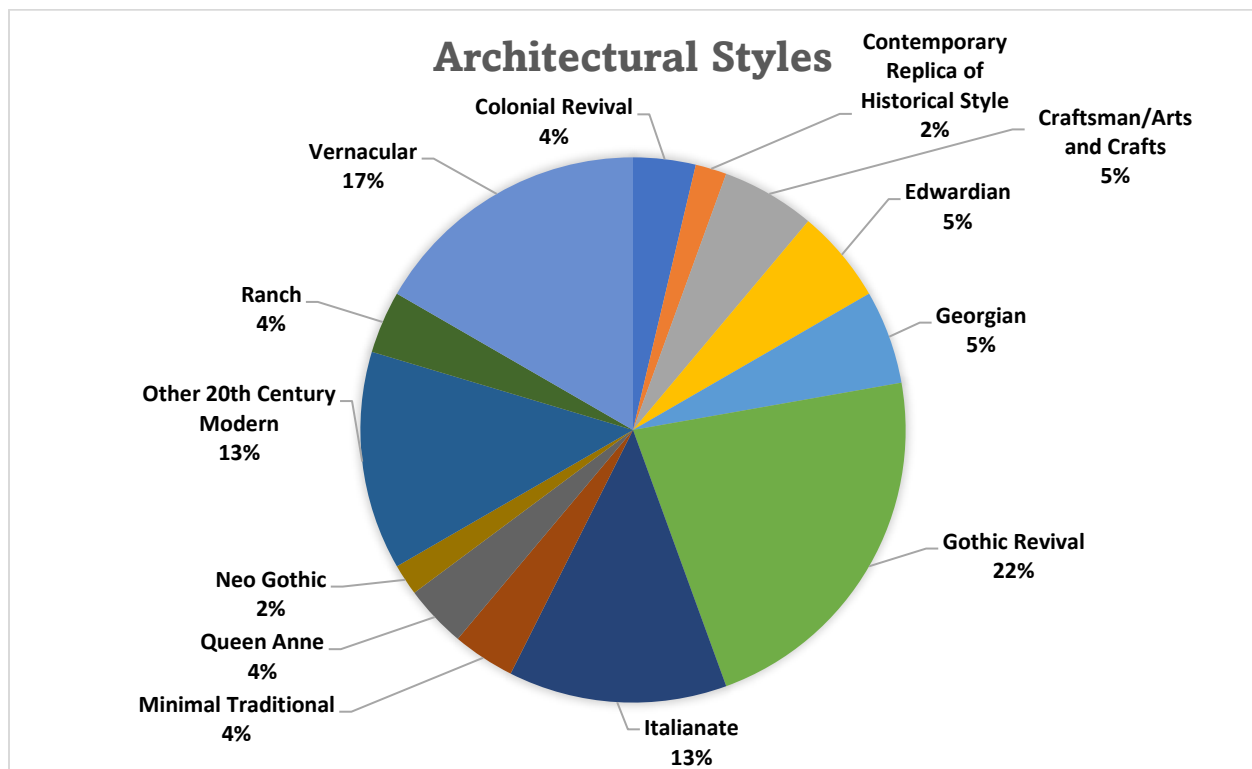


Photo 11 27 Bythia Street, Example of the Ranch Style



Photo 12 14 John Street, Example of the 20th Century Modern Style

Chart 6 Architectural Styles in the York Street HCD Study Area



Gothic Revival structures are the most common structures within the York Street HCD at 22% of the building stock. The Gothic Revival style of architecture was popular in Ontario between approximately 1830 and 1900. The Gothic Revival design reflected a

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resurgence of interest in the building forms and styles of the Tudor and Elizabethan periods (Blumenson 1990: 37). Within Ontario, the style has a great variety of features, forms, and building elements from different historical periods (Blumenson 1990: 37). Generally, this style includes: a lancet window in the centre gable above the main door, bargeboard, hood moulds, numerous dormers and gables, finials, bay windows, verandas, and steep roofs (Blumenson 1990: 37). The York Street HCD Study Area has a collection of vernacular Gothic Revival residences which include many of the aforementioned characteristics but share a common front facing gable roof, which is less common in the Gothic Revival style.

In addition to these Gothic Revival style structures, the Study Area's next most prevalent architectural style is Vernacular, at 17% of the building stock. Many of the 19th century to early 20th century buildings in the Study Area fall into the broad category of Ontario vernacular architecture. Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area. Within the York Street HCD Study Area and the broader southern Ontario region vernacular materials include red brick, buff brick, and, to a more limited extent, stone. Most building materials were acquired locally into the early 20th century and in 1903 the Bureau of Mines reported that small local brick yards "...supply the wants of village and rural communities, whose market is preserved to the local makers by reason of the heavy cost of transporting so weighty a material" (Tausky and DiStefano 1986: 90). The forms of vernacular structures in the York Street HCD take cues from popular styles of architecture in 19th and early 20th century Ontario such as Edwardian, Italianate, and Queen Anne. These vernacular structures often contain less distinctive architectural embellishments but retain a key feature of a certain style such as massing and form.

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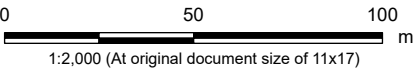


Legend

 Project Location

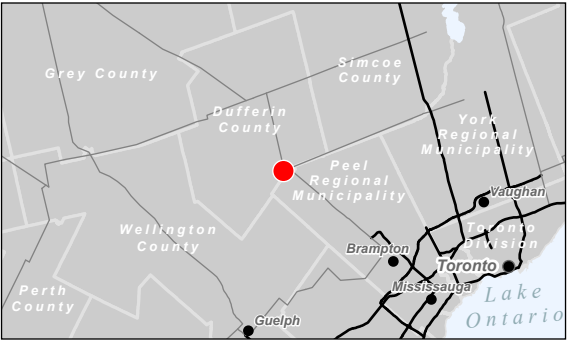
Architectural Style

- Colonial Revival
- Contemporary Replica of Historical Style
- Craftsman/Arts and Crafts
- Edwardian
- Gothic Revival
- Italianate
- Minimal Traditional
- Neo Gothic
- Other 20th Century Modern
- Queen Anne
- Vernacular
- Georgian
- Ranch



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2025.
3. Orthoimagery provided by Dufferin, Dufferin County, Peel Region, Maxar, Microsof.



Project Location
Orangeville, ON

160941149 REVA
Prepared by HLONG on 2025-06-04
Technical Review by AW on 2025-05-09

Client/Project
TOWN OF ORANGEVILLE
YORK STREET HERITAGE CONSERVATION
DISTRICT STUDY

Figure No.

8

Title

Architectural Styles

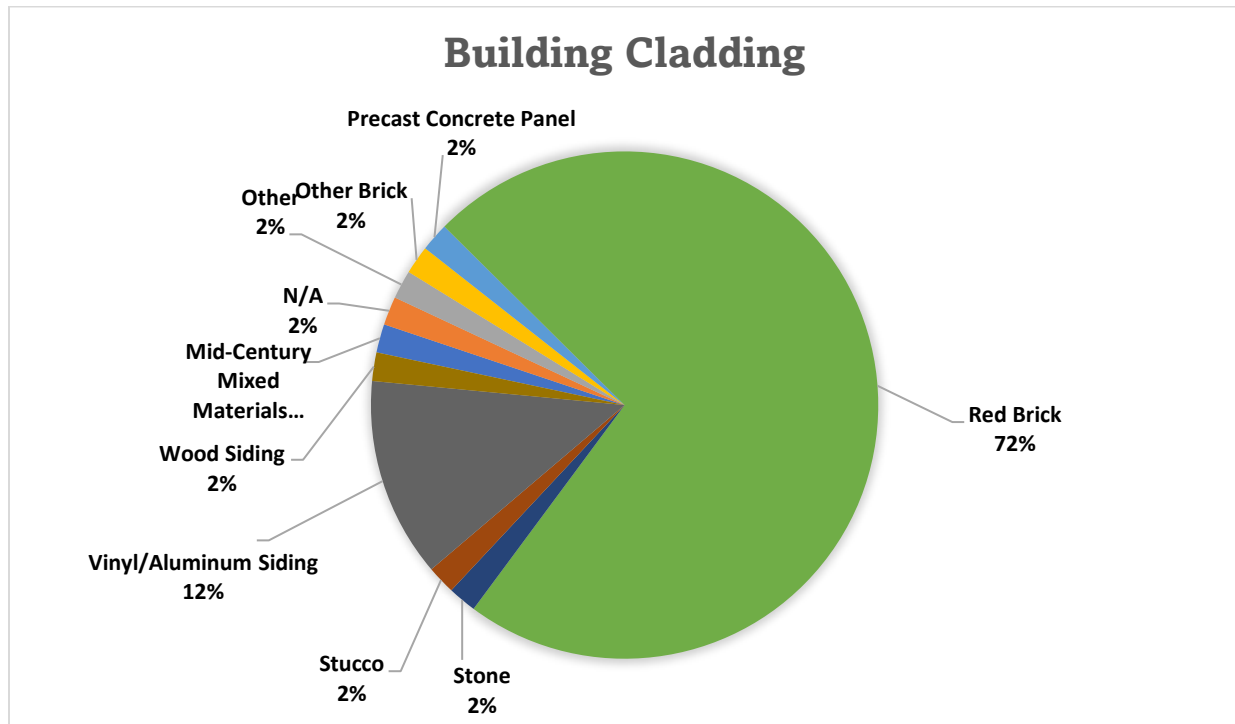
6.6 Cladding Materials

The main building or cladding material used in the Study Area is brick, accounting for the primary exterior of 71% of the buildings within the Study Area. The primary extant building material of the late 19th to early 20th century structures within the Study Area is red brick. While a property may have more than one type of building or cladding material, the focus of this assessment is to account for the dominant material that is viewed from the public realm.

The prevalence of brick construction is associated with common building techniques of the late 19th and early 20th century, with brick being the most common construction material. In general, brick was a typical building material frequently used in residential, commercial, and civic construction in the mid 19th to mid 20th century. Brick was also more fireproof and in 19th century Ontario was seen as a distinct advancement from more rudimentary frame and timber structures, helping to mark the transformation from a rudimentary settlement to a prosperous town.

The second most used cladding materials in the Study Area was vinyl/aluminum siding. The rest of the buildings in the Study Area were clad in a mixture of other siding types. The mix of building materials within the Study Area demonstrate its continual evolution, where changes are made to respond to changing stylistic trends and consideration of maintenance costs and economic realities. A summary of building materials within the Study Area are contained in Chart 7.

Chart 7 Building Cladding in the York Street HCD Study Area



7 Landscaping, Streetscaping, and Vegetation

7.1 Introduction

As identified in Section 2.2.4, the Tool Kit identifies several components and characteristics that should be present within a study area as part of its consideration as an HCD. To identify the presence of these characteristics, the Project Team reviewed the streetscape, landscape, and visual aspects of the Study Area. This includes gateways; circulation networks; setbacks and overall development patterns; hardscape elements; softscape elements; parks and open spaces; and visual considerations such as landmarks, views, vistas in the Study Area.

An understanding of the streetscape and landscape elements of the Study Area is also beneficial should the project proceed to the HCD Plan phase. HCD Plans typically include policies and guidelines for the public realm, to encourage a sense of consistency and coherence within the area and encourage landscape and streetscape treatments that are compatible to an HCD's character. Documenting the existing form can provide a baseline to manage changes moving forward.

7.2 Approaches and Gateways

7.2.1 Introduction

Approaches and gateways help identify whether an HCD, or parts of it, have a distinguishable visual character. Approaches to or from a place can be characterized as either primary gateways or secondary gateways. Primary gateways are those which are emphasized by detectable approaches or other physical or visual signals that indicate the space or place is somehow different from its surroundings. This might include physical markers like notable buildings or structures, natural features, or changes in topography that highlight a sense of arrival.

Secondary gateways are entries into an area that are not clearly defined or readily discernible from the surrounding context. They may exist solely “on paper”, where one side of a street is located within an HCD and another is not, despite having a similar appearance. Secondary gateways do not have strongly detectable approaches or other key features that signal the entrance or arrival to an HCD.

7.2.2 Primary Gateways

Primary Gateways in the Study Area include the south approaches to the Study Area along Bythia Street and John Street. Along these streets, the entrance into the Study Area is clearly delineated by the former Orangeville Brampton Railway (OBR) corridor, Kay Cee Gardens, and Mill Creek. The OBR corridor and Kay Cee Gardens creates a distinct buffer of vegetation between the residences comprising the Study Area and adjacent areas to the south (Photo 13). Mill Creek, which closely follows the southern boundary of the Study Area, also physically delineates the Study Area from the surrounding area to the south. Views into the Study Area along Bythia Street and John Street are framed by the bridges spanning Mill Creek (Photo 14).



Photo 13 Former OBR Corridor, Looking West



Photo 14 Bridge Across Mill Creek at Bythia Street, Looking South

7.2.3 Secondary Gateways

The Secondary Gateways into the Study Area include the intersections of Bythia Street and Broadway, John Street and Broadway, and Little York Street, and John Street. While Broadway's role as an arterial roadway and main street within Orangeville stands in contrast to the role of Bythia Street and John Street as local roads, there are no natural features or landscapes which significantly distinguish these areas from the wider context of downtown Orangeville (Photo 15). The secondary gateway located near the intersection of Little York Street and John Street contains structures of a similar age, style, and massing, resulting in this approach into the Study Area being undetectable (Photo 16).

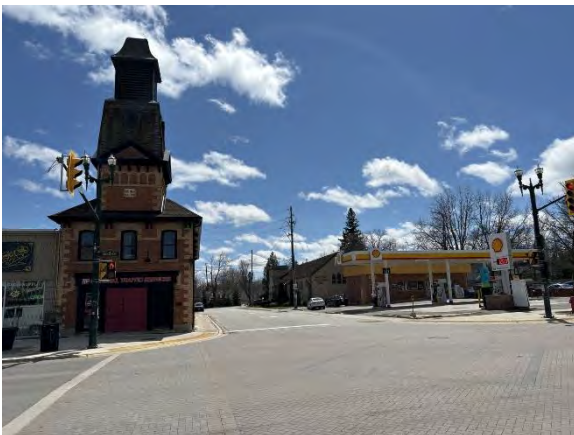


Photo 15 Intersection of Broadway and John Street, Looking South

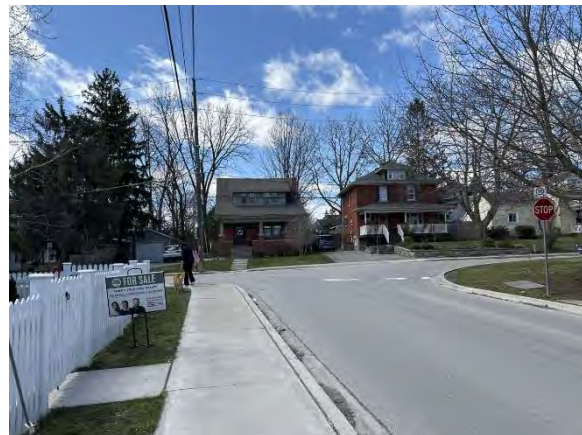


Photo 16 Intersection of Little York Street and John Street, Looking West

7.3 Vegetation and Landscaping (Softscape)

Landscaping in the Study Area reflects the overall residential and suburban character of the area. Along Bythia Street, front yards are generally smaller when compared to front yards on York Street and John Street. Many of these small front yards contain lawns or gardens landscaped with shrubs, small trees, and flower beds. The small footprint of the front yards, lack of a boulevard, and proximity of utility lines presents challenges for maintaining mature trees. As a result, there is a relatively limited amount of small to

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intermediate deciduous trees along Bythia Street, mostly maple or lilac. The east side of Bythia Street contains properties that front York Street and Broadway. Numerous deciduous street trees, mostly maple, and intermediate to mature in size front this side of the street (Photo 17). Many properties also contain mature deciduous and coniferous trees in back yards, which contribute to the overall tree canopy of the Study Area.

Landscaping along York Street is characterized by properties with front yards with lawns, shrubs, and flower beds. Both sides of York Street contain a boulevard with a lawn, which also accommodates street trees. Both sides of York Street are lined with mostly intermediate sized deciduous street trees, mostly types of maple (Photo 18). Front yards are also landscaped with trees, including several examples of mature black walnut and maple (Photo 19). Many properties also contain mature deciduous and coniferous trees in back yards, which contribute to the overall tree canopy of the Study Area.

Landscaping along John Street is characterized by front yards with a mix of intermediate to mature deciduous and coniferous trees, lawns, shrubs and flowerbeds. While front yards are generally larger on John Street when compared to Bythia Street, both streets do not contain a boulevard which can accommodate street trees. However, due to the larger front yards, intermediate and mature trees on front lawns are more numerous (Photo 20). Many properties also contain mature deciduous and coniferous trees in back yards, which contribute to the overall tree canopy of the Study Area.

In addition to the landscaped plantings in residential areas, the Study Area also contains areas of naturalized vegetation primarily within Kay Cee Gardens along Mill Creek and within the former OBR corridor. These are mostly intermediate sized deciduous trees associated with the middle stages of ecological succession.



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Photo 17 Bythia Street, Showing Small Yards and Small Street Trees, Looking South



Photo 18 Street Trees Planted Along the Boulevard of York Street, Looking East



Photo 19 Mature Black Walnut, Looking East



Photo 20 Landscaping Along John Street, Looking North

7.4 Hardscape

Sidewalks and Boulevards: The Study Area contains concrete sidewalks. Within the Study Area, Bythia Street and John Street only has sidewalks on one side of the roadway. York Street has sidewalks on both sides of the street. On Bythia Street and John Street, the sidewalk directly abuts the roadway while on York Street is separated by a boulevard with a grass and street trees (Photo 21).

Municipal Lighting: Streetlighting within the Study Area is provided by LED luminaires affixed to metal masts on utility poles (Photo 22).

Street Signage: There are two different types of street signs within the Study Area. The first is street signage is utilitarian rectangular signs with a green background and white sans-serif lettering affixed by metal brackets to utility poles (Photo 23). The second are freestanding signs on metal poles. The signs are designed to evoke the “acorn” style of street signage popular in the mid-20th century. The signs are a deep green with white serif lettering with the town seal and “Inc. 1874” (Photo 24).

Street Furniture: In general, street furniture in the Study Area is limited to the area near Kay Cee Gardens. Street furniture within the park will be discussed in Section 0.

Building Signage: The Study Area contains limited examples of building signage, mostly located along the institutional and multi-unit residential properties in the along John Street and Bythia Street. These signs are mostly rectangular or square and are not backlit (Photo 25). The Study Area’s only commercial signage is associated with the gas station at the northeast corner of the Study Area (Photo 26).

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Photo 21 Concrete Sidewalk on York Street, Looking East



Photo 22 Streetlight Affixed to Utility Pole, Looking North



Photo 23 Street Signs Affixed to Utility Pole, Looking North



Photo 24 Acorn Style Street Signs, Looking South



Photo 25 Sign, Denoted by Arrow, on John Street, Looking North



Photo 26 Gas Station, Looking South

7.5 Public Art, Commemoration, and Interpretation

Public Art in the Study Area consists of a carved tree trunk located on the boulevard of the north side of York Street. A review of Google Street View photography indicates this carving was placed on the boulevard between 2015 and 2020 and is not a former street tree that was repurposed as public art. The tree trunk has been carved with a stylized tree topped by a dove (Photo 27).

Commemoration within the Study Area includes a memorial dedicated to veterans of the First and Second World Wars at the Royal Canadian Legion Hall. This memorial consists of a stone cairn with an inset display case with a cross fashioned from poppies. Below the case is a stone marker which reads “Legion Memorial Hall, In Grateful Memories of Our Comrades, 1914-1918, 1939-1945”. The memorial is located adjacent to a howitzer and flagpole. The memorial was built *circa* 2016 based on Google Street View (Photo 28).

Interpretation within the Study Area is primarily located within and adjacent to Kay Cee Gardens. This includes an interpretive sign on Bythia Street near the park entrance which explains the significance of Mill Creek (Photo 29) and a sign within Kay Cee Gardens which interprets the history of Kay Cee Gardens (Photo 30).

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Photo 27 Tree Trunk Art on York Street, Looking East



Photo 28 Memorial Cairn and Howitzer on John Street, Looking East



Photo 29 Mill Creek Plaque, Looking Southeast



Photo 30 Kay Cee Gardens Interpretive Sign

7.6 Parks and Open Space

Kay Cee Gardens: Kay Cee Gardens is an irregularly shaped public park bounded on the north by properties fronting Bythia Street, York Street, and John Street, the west by Bythia Street, the east by John Street, and the south by the OBR Corridor. Mill Creek transects the park. The park contains an asphalt path which connects John Street and Bythia Street. The path is lined with benches and municipal lighting with lantern style luminaires (Photo 31). A small, covered bridge spans where the path crosses Mill Creek (Photo 32). The park is landscaped with deciduous and coniferous trees, shrubs, and lawn. Amenities in the park include a gazebo, playground, and exercise equipment.

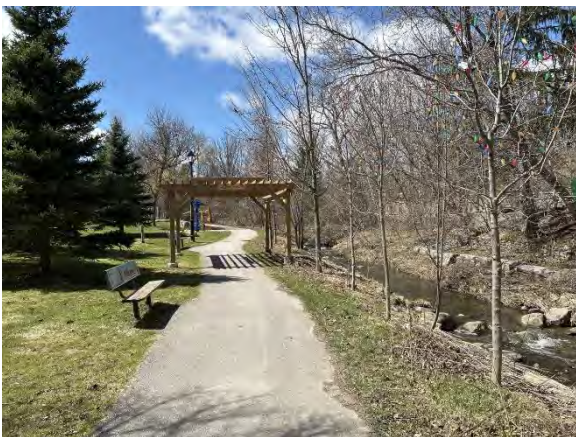


Photo 31 Kay Cee Gardens, Looking West



Photo 32 Covered Bridge, Looking North

Multi-Use Trail: An unnamed multi-use trail is located within the Study Area between Bythia Street and the west boundary of the Study Area. This trail connects Bythia Street with Centre Street and is located within the Study Area partially on 26 Bythia Street. The path is paved with asphalt (Photo 33 and Photo 34).

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Photo 33 Multi-Use Path, Looking East



Photo 34 Multi-Use Path, Looking Northwest

OBR Corridor: The OBR Corridor is a former transportation corridor within the Study Area. Rail service on the OBR ended in 2021 and the railway tracks have since been removed. Presently, the former railway trackage is a gravel path (Photo 35). While much of the railway infrastructure has been removed, at least one culvert connected to Mill Creek remains and many telegraph poles remain standing (Photo 36).



Photo 35 OBR, Looking Northwest



Photo 36 Culvert, Looking South

Mill Creek: Mill Creek is a small watercourse located near the south boundary of the Study Area located within Kay Cee Gardens and the OBR Corridor. Much of the creek is lined with riparian vegetation and naturalized deciduous and coniferous trees in various stages of ecological succession. The creek is visible to passing motorists and

pedestrians from the bridges which span Mill Creek on John Street and Bythia Street (Photo 37). The creek also forms an important component of Kay Cee Gardens as it meanders through the middle of the park and park sections are connected by the previously discussed covered bridge (Photo 38).



Photo 37 Mill Creek Viewed from Bythia Street Bridge, Looking Northwest



Photo 38 Mill Creek Viewed from Kay Cee Gardens, Looking Northwest

7.7 Views and Vistas

Given the primarily low density and residential character of the Study Area, there are limited views and vistas. The two most prominent structures include the former Fire Hall adjacent to the Study Area on Broadway and the Tweedsmuir Memorial Presbyterian Church on John Street (Photo 39). While both these structures contain towers, views of these towers from the Study Area are generally broadly obscured south of York Street by vegetation and largely obscured from much of John Street by the curvature of the roadway which does not establish a visual axis with either the church or firehall.

The most notable views within the Study Area are of Mill Creek, which is readily visible from the bridges on Bythia Street and John Street and from Kay Cee Gardens. During a time where bridge railings are increasingly being converted to concrete barriers, views of Mill Creek are further facilitated by the existing metal railings (Photo 40).



Photo 39 View Off Church and Firehall Tower from John Street, Looking North



Photo 40 View of Mill Creek Through Bridge Railing on Bythia Street, Looking West

7.8 Transportation Infrastructure

John Street: John Street is a collector road that provides access to Broadway, Caledon/East Garafraxa Townline, and County Road 109. Within the Study Area, John Street is a two-lane road paved with asphalt with concrete curbs and no on-street parking. A concrete sidewalk lines the length of the west side of the road while the east side only contains a concrete sidewalk north of the Royal Canadian Legion Building (Photo 41). Near the south boundary of the Study Area, a concrete bridge spans Mill Creek. Based on a review of Google Street View photography, this bridge was rehabilitated within the last two years.

York Street: York Street is a local road located between Bythia Street and John Street. It is a two-lane asphalt paved road with concrete curbs and concrete sidewalks separated from the curbs by a boulevard. York Street has on-street parking along the north side of the road (Photo 42).

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Bythia Street: Bythia Street is a local road located between Broadway and Dufferin Street. Within the Study Area, Bythia Street is a two-lane asphalt paved road with concrete curbs and no on-street parking. The west side of the road contains a concrete sidewalk, and the east side has no sidewalks (Photo 43). Near the south boundary of the Study Area, a concrete bridge spans Mill Creek. This bridge retains its original mid-20th century railing.

Little York Street: Little York Street is a local road located between John Street and Mill Street. Only a small part of the road is located within the Study Area. Within and adjacent to the Study Area, Little York Street is a two-lane asphalt paved road with concrete curbs and no on-street parking. The south side of the road contains a concrete sidewalk, and the north side has no sidewalks (Photo 44).



Photo 41 John Street, Looking North



Photo 42 York Street, Looking West

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Photo 43 Bythia Street, Looking South



Photo 44 Little York Street, Looking East

8 Consultation

8.1 Introduction

As outlined in Section 1.3.2, Public Consultation is an important part of the HCD Study process, to gather input from the community on what they value in the Study Area, provide information on HCDs and how they function, and seek feedback on potential HCD boundaries, landmarks, statements of heritage value and attributes. The HCD Study included a Public Information Centre (PIC) which was held on June 19, 2025, from 5:00 PM to 7:00 PM at the Orangeville Town Hall.

8.2 Public Information Centre Summary

The PIC was an in-person open house held on June 19, 2025, between 5:00 PM and 7:00 PM at the Orangeville Town Hall. Local residents and community members were notified of the event through mailouts to property owners.. A total of 14 local residents, property owners, and community members added their names to the PIC sign-in sheet.

The Project Team and Town Staff were available to answer questions and provide information about the HCD process, HCD objectives, tasks of the HCD Study, and a historical review of the HCD Study Area. Information boards were located throughout the open house area. The Stantec team encouraged attendees to provide comments related to the HCD Study Area, including identifying key elements of its history, important built or landscape features, significant views, and landmarks or gateways.

8.3 Public Information Centre Survey

A survey was conducted in connection with the PIC, available digitally to PIC attendees and the broader community. A copy of the survey questions is included in Appendix C. A total of 24 responses were received to the digital survey, which was open between June 19, 2025 and July 31, 2025. Among the 24 responses, a total of 20 respondents

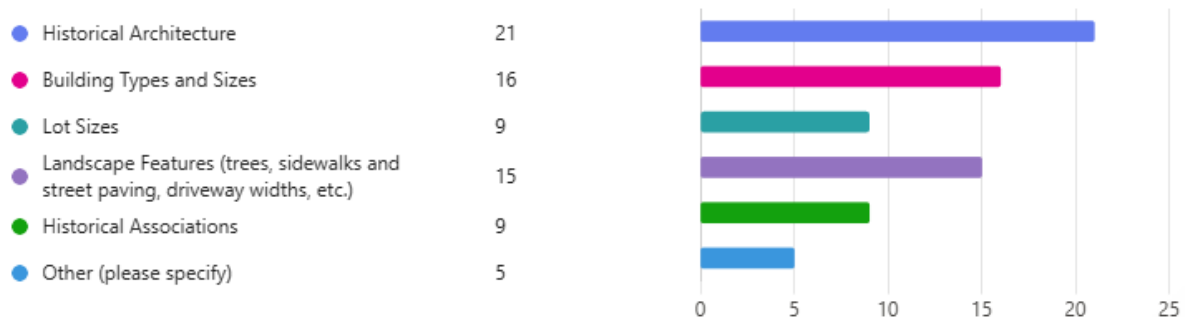
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indicated they lived within the HCD Study Area. The results of the survey are summarized below.

Chart 8: Generally, what features of the proposed York Street HCD do you find unique or special?



Generally, respondents value the Study Area's historical architecture, the variety and types of buildings, and the Study Area's landscape features. A total of five respondents provided unique responses, including

- The inclusion of Kay Cee Gardens
- The green spaces consisting of the homes on the south side of York Street that overlooked Kay Cee Gardens and Mill Creek
- The general friendliness of the neighbourhood
- The narrowness of the streets and the small front yard setbacks
- The charm and character often experienced in small towns by visitors and residents

The survey also asked respondents questions about what they would want to see an HCD Plan prioritize in its policies and guidelines. The survey included examples of policy and guideline topics such as window materials, façade composition, architectural details, additions to buildings, roofs, paint colours, building setbacks, new development, sustainable building technologies, landscaping, historical commemoration, and financial incentives for property owners.

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On questions surrounding alterations to properties within the proposed HCD, responses were generally mixed in regard to windows. Respondents indicated a low to medium preference for retaining and replacing in kind historic wood windows, with 54% of respondents considering this a low priority. Respondents were generally split between the importance of replacing non-original windows with windows which have a similar appearance to historic windows.

In regard to façade composition, respondents generally expressed a high preference to retaining traditional façade compositions on buildings and retaining the historic architectural details of a building, with 71% of respondents considering retaining historic architectural details in the Study Area a high priority. Respondents were also generally supportive of encouraging that new additions to structures were built at the side or rear of the property. In contrast, respondents generally expressed a low to medium preference for only allowing paint colours with a “historic” palette.

Respondents showed an especially strong interest in maintaining existing building heights and keeping new development at similar heights. Over 90% of respondents considered this to be a high priority. Respondents also showed a strong preference for maintaining existing setbacks, with 79% considering this a high priority.

On questions of new development, there was a general lack of interest in allowing for greater height and density, with 63% of respondents considering this a low priority. Nearly 80% of respondents indicated that having new development which contain materials and a façade composition similar to existing structures was a high priority. Respondents were split on the importance of providing guidance for additional dwelling units or “garden suites”, with 42% considering it a high priority, 25% considering it a medium priority, and 33% considering it a low priority.



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Respondents were also supportive of conserving and enhancing the landscapes within the Study Area. Respondents expressed their preference for maintaining a high proportion of lawns and soft landscaped areas, with 58% of respondents considering this a high priority. Respondents also expressed a strong preference for maintaining, enhancing, and adding to the Study Area's open spaces, with 71% of respondents considering maintaining or improving Kay Cee Gardens and the Orangeville-Brampton Railway corridor a high priority. The importance of trees and vegetation in the Study Area was also emphasized, with nearly 80% of respondents indicating the need to maintain, enhance, and replace existing trees and vegetation was a high priority.

The requirements surrounding when Heritage Alteration Permits would be required was also surveyed, specifically what types of alterations should be exempt from the process. A total of 20 responses were received. A total of 35% of respondents indicated windows should be exempt from the process, other common responses included roofing, interiors, doors, porches, paint colours, fencing, backyard structures, and energy saving updates.

Finally, respondents were offered the opportunity to provide additional comments regarding the HCD Study, a total of 12 responses were received. Some common responses included a wariness towards a potential increase in "bureaucracy" from the HCD process, a general support for the proposed HCD and its boundaries, a concern about development within the HCD, and an emphasis that guidelines and policies in an HCD should be easy to understand and provide flexibility.



9 Evaluation

9.1 Introduction

Evaluation of the Study Area follows the methodology and criteria outlined in Section 2.3 of this report, including an evaluation according to O. Reg. 9/06 and an evaluation according to the similar characteristics of HCDs contained in the *Ontario Heritage Toolkit*. The Tool Kit's HCD characteristics provide a helpful balance to the numerical threshold of value identified by the O. Reg. 9/06 evaluation. The Tool Kit's HCD characteristics have also been used to supplement the O. Reg. 9/06 evaluation and provide a broader contextual understanding of the Study Area, as they do not have legislative authority like the OHA.

The evaluation criteria of O. Reg. 9/06 were applied to 55 properties within the Study Area to determine if 25% of properties satisfied two or more criteria of O. Reg. 9/06 as it relates to Section 41(1)(b) of the act. Each property was individually considered based on the field program, historical research, and its surrounding context (Table 2).

9.2 Ontario Regulation 9/06 Evaluation

Table 2 Ontario Regulation 9/06 Evaluation

Criteria of O. Reg. 9/06	Percent Met	Yes/No	Discussion
1. The properties have design value or physical value because they are rare, unique, representative, or early example of a style, type, expression, material, or construction method.	75%	Yes	A total of 41 properties were found to meet criterion one. The Study Area contains a collection of structures that are representative of various mid-19th to early 20th century architectural styles. Predominant representative architectural styles include: • 11 representative Gothic Revival structures (27%) • 7 representative Italianate structures (17%) • 3 representative Edwardian structures (7%) • 3 representative Georgian structures (7%) • 3 representative Ontario vernacular structures (7%) • 3 representative Craftsman/Arts and Crafts structures (7%)
2. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.	0%	No	No properties within the Study Area were found to meet this criterion. The properties demonstrate a degree of craftsmanship that was typical of the industry standard for their architectural style and construction period.

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Criteria of O. Reg. 9/06	Percent Met	Yes/No	Discussion
3. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.	0%	No	No properties within the Study Area were found to meet this criterion.
4. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	33%	Yes	A total of 14 properties within the Study Area were found to meet this criterion for their association with the boom that occurred in Orangeville following the arrival of railway service between 1871 and 1890. These properties were constructed during the primary development period of this area when local merchants and business owners began constructing permanent residences in Orangeville, near the commercial centre of the community located on Broadway. These properties directly illustrate the impact of Orangeville's boom period. Five properties within the Study Area were found to meet this criterion for their associations with prominent families or institutions within Orangeville, including: • 17 Little York Street • 16 York Street • 22 York Street • 2 John Street, Tweedsmuir Memorial Presbyterian Church • 7 John Street, Royal Canadian Legion Branch 233



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Criteria of O. Reg. 9/06	Percent Met	Yes/No	Discussion
5. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	0%	No	No properties within the Study Area were found to meet this criterion.
6. The properties have historical or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	0%	No	No properties within the Study Area were found to meet this criterion. For most buildings, the architect, designer, or builder are not known.
7. The properties have contextual value because they define, maintain, or support the character of an area.	80%	Yes	A total of 44 properties were found to support and maintain the mid-19 th century to early 20 th century residential character of Bythia Street, York Street, and John Street.
8. The properties have contextual value because they are physically, functionally, visually, or historically linked to each other.	2%	No	The property at 29 Bythia Street, Kay Cee Gardens is historically, physically, and visually linked to Mill Creek. The park formerly contained mill races powered by the creek.



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Criteria of O. Reg. 9/06	Percent Met	Yes/No	Discussion
9. The properties have contextual value because they are defined by, planned around or are themselves a landmark. \	4%	No	Two landmark structures were identified in the Study Area, including: • 2 John Street, Tweedsmuir Memorial Presbyterian Church • 7 John Street, Royal Canadian Legion Branch 233



9.3 Ontario Heritage Toolkit Evaluation

Table 3 The Tool Kit's HCD Characteristics Evaluation for Study Area

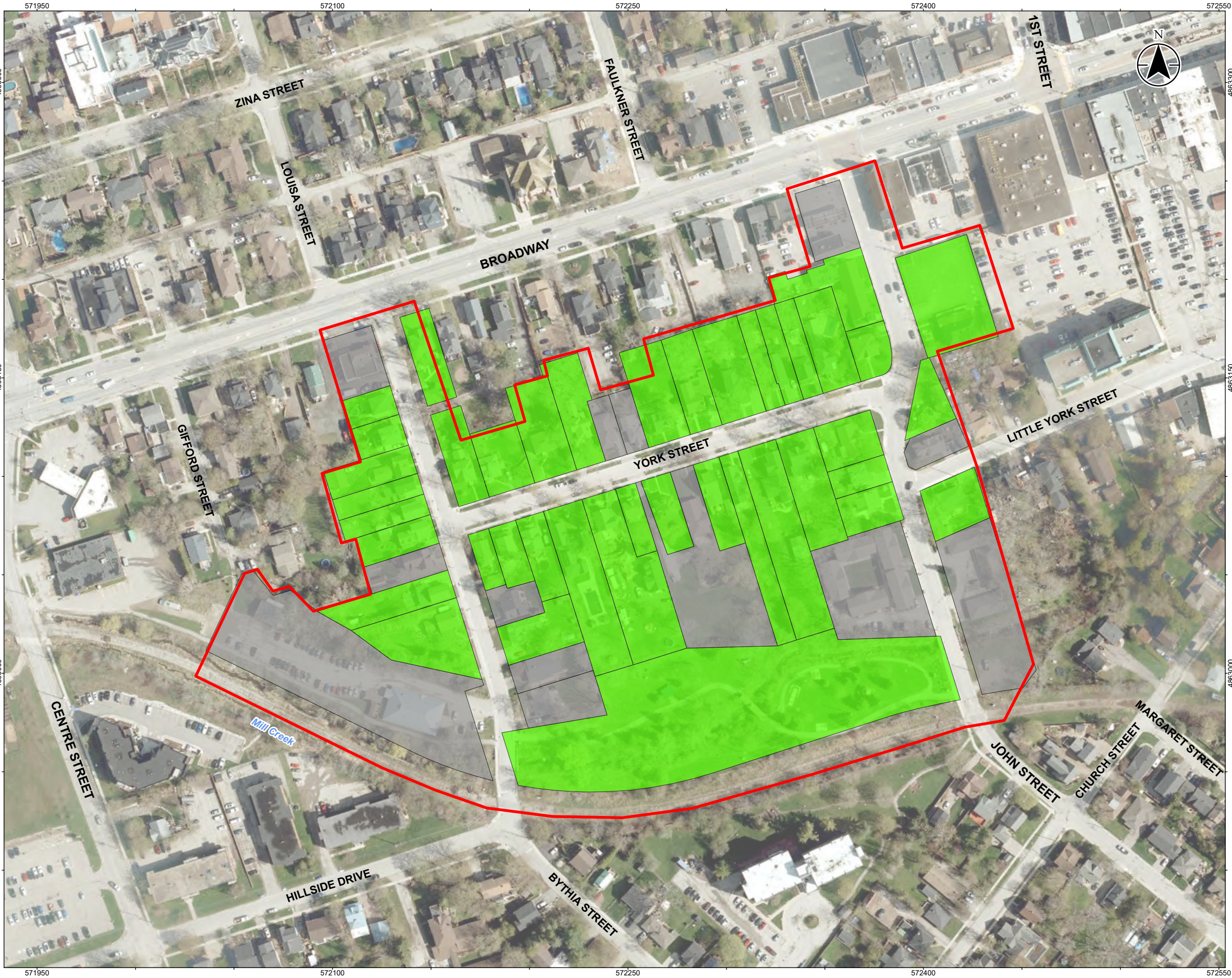
Characteristic	Yes/No	Discussion
A cluster of buildings, sites, structures, designated landscapes, and natural areas that are linked by their aesthetic, historical, or socio-cultural contexts or by their usage	Yes	The Study Area contains clusters of mid-19th to early 20th century residential properties which share a common aesthetic and use.
A combination of elements including natural features such as topography, landforms, landscapes, water courses together with built forms such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges	Yes	The Study Area is clearly delineated from surrounding areas along its north boundary by the distinct change in land-use and street pattern on Broadway and along its south boundary by Mill Creek, Kay Cee Gardens, and the OBR corridor. Together, they give the Study Area distinct edges and approaches. The east and west boundaries are also clearly defined as they contain a more varied land use.
A definable visual harmony through such elements as building scale, mass, height, shape, construction materials, proportion, colour, etc., that convey a distinct sense of time and place	Yes	The Study Area is comprised mostly of detached one storey to two storey residential structures dating to the mid-19th to early 20th century that share a similar setback, massing, and materials. Together, they convey a distinct sense of time and place.
A commonality or a heterogeneity, which enables a district to be recognized and distinguishable from its surroundings of from neighbouring areas	Yes	The Study Area is clearly distinguishable from surrounding areas through its southern boundary delineated by Mill Creek, Kay Cee Gardens, and the OBR corridor and northern boundary delineated by the change of land use and street pattern on Broadway. Within the Study Area, the properties share a commonality recognized through similar heights, massing, setback, materials, and architectural styles.

9.4 Evaluation Conclusion

The evaluation of the Study Area determined that 71% of the entire Study Area met two or more criteria of O. Reg. 9/06 as it relates to Section 41 of the OHA. These properties are mapped on Figure 8. Based on the evaluation, the Study Area contains a collection of representative mid-19th to early 20th century structures built just south of Orangeville's main commercial area. Many of these structures were built during a period of rapid growth in Orangeville following the arrival of railway service. Collectively, they define, support, and maintain the mid-19th to early 20th century residential character of the Study Area.

The evaluation according to the *Tool Kit* indicates that the Study Area meets all the characteristics commonly associated with HCDs in Ontario. The Study Area consists of a cluster of mostly residential buildings dating to the mid-19th to early 20th century that are linked by a similar architectural style, height, massing, materials, and setback. While the Study Area also contains properties which do not share these links, they are located within an area distinguishable from its surroundings with a distinct sense of place. The boundaries of the Study Area are clearly defined by the contrasting land-use and street pattern to the north on Broadway and the OBR corridor, Mill Creek, and Kay Cee Gardens to the south. The east and west boundaries are also clearly defined as they contain a more varied land use. Areas outside of the Study Area do not contain the same visual harmony as the Study Area.

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Legend

 Project Location

Overall Heritage Contribution

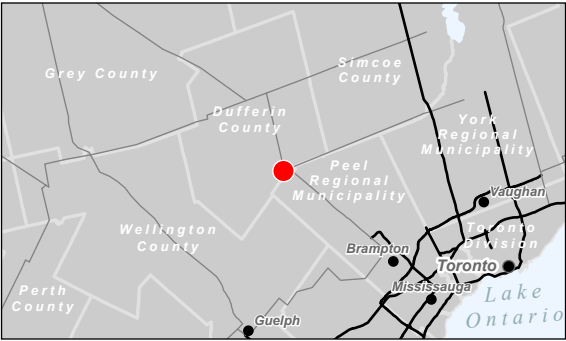
 No

 Yes

0 50 100 m
1:2,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2025.
3. Orthomagey provided by Dufferin, Dufferin County, Peel Region, Maxar, Microsof.



Project Location
Orangeville, ON

160941149 REVA
Prepared by HLONG on 2025-06-04
Technical Review by AW on 2025-05-09

Client/Project
TOWN OF ORANGEVILLE
YORK STREET HERITAGE CONSERVATION
DISTRICT STUDY

Figure No.

9

Title

Contributing Properties

10 Recommendations

10.1 Introduction

It is recommended, based on the findings in the preceding sections of the report, that the Town proceed with preparation of an HCD Plan and Guidelines for the Study Area. The following sections provide recommendations regarding the district boundary, a draft statement of significance, and potential objectives for the proposed York Street HCD.

10.1.1 District Boundary

It is recommended that the current boundary of the Study Area form the boundary for the proposed York Street HCD. Based on the evaluation contained in Section 9, it has been determined that this area meets the threshold for designation. In addition, this boundary is recommended as it meets all the characteristics of typical HCDs based on the Toolkit.

10.1.2 Draft Statement of Cultural Heritage Value or Interest

10.1.2.1 Description of Historic Place

The York Street HCD is located in the Town of Orangeville, County of Dufferin. The HCD consists of an irregularly shaped area and includes all properties on York Street, properties on John Street between Broadway and the OBR corridor, properties on Bythia Street between Broadway and the OBR corridor, and one property on Little York Street. It consists of a streetscape consisting primarily of mid-19th century to early 20th century heritage resources that are contextually distinct for their shared height, massing, setback, architectural style, and materials.

10.1.2.2 Statement of Cultural Heritage Value

The York Street HCD demonstrates design value for its representative collection of mid-19th to early 20th century properties. Styles included within the HCD include Gothic Revival, Italianate, Edwardian, Georgian, and Ontario vernacular. With the exception of the Tweedsmuir Memorial Presbyterian Church, these representative properties are residential.

The York Street HCD contains properties with historical and associative value. Three properties are directly associated with prominent early families in the Town, including the Jull family and McKay families. In addition, the HCD contains the Tweedsmuir Memorial Presbyterian Church and Branch 233 of the Royal Canadian Legion, a place of worship and institution which are community gathering spaces significant to communities within Orangeville. More broadly, the York Street HCD is historically associated with the rapid growth of Orangeville following the arrival of rail service in the 1870s. Approximately a third of the structures within the HCD were built during Orangeville's boom period between the 1870s and 1890s. Located just south of Orangeville's main commercial area, many of the residences within the HCD were built for the community's burgeoning merchant class who owned businesses in the surrounding area.

The York Street HCD demonstrates contextual value for its representative collection of residential properties that form a defined area that shares a common character through setback, massing, height, materials, and architectural style. These properties are visually and physically distinguished from surrounding areas by the change in land-use and street type on Broadway along the north; Mill Creek, Kay Cee Gardens, and the OBR corridor along the south, and more mixed land uses to the east and west of the HCD. Kay Cee Gardens, located near the south boundary of the HCD, contains contextual value for its physical and historical links to Mill Creek, which was formerly used for waterpower. The York Street HCD also contains contextual value for its two landmark structures which are prominently visible to passing motorists and pedestrians

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10 Recommendations

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on John Street, the Tweedsmuir Memorial Presbyterian Church and Branch 233 of the Royal Canadian Legion.

10.1.2.3 Heritage Attributes

The following heritage attributes have been identified as reflective of the CHVI of the York Street HCD:

- Concentration of mid-19th to early 20th century residential structures, including:
 - Representative residential structures on York Street, Bythia Street, John Street, and Little York Street, comprising predominantly of:
 - Detached structures one to two storeys in height predominantly with gable and hip roofs
 - Prevalence of mid-19th to early 20th century architectural styles, including Gothic Revival, Edwardian, Georgian, Italianate, and Ontario vernacular
 - Similar setbacks along York Street and Bythia Street
 - Prevalence of structures with red brick cladding
 - Landscaped front and back yards with mature trees
 - Representative residential structures along York Street, Bythia Street, John Street, and Little York Street which contextually support the mid-19th to early 20th century residential character of the area
- Landmark properties along John Street, including the Tweedsmuir Memorial Presbyterian and Branch 233 of the Royal Canadian Legion
- Kay Cee Gardens (29 Bythia Street)
 - Contextual role in defining the southern boundary of the York Street HCD
 - Historical and physical links to Mill Creek, an important source of waterpower during the 19th century
- Orangeville Brampton Railway Corridor
 - Contextual role in defining the southern boundary of the York Street HCD
- Landscaping of the public realm, including:
 - Mature street trees
 - Boulevards with lawns and street trees along York Street



10.1.3 Potential Objectives

The objectives of an HCD Plan are intended to serve as the framework for decision-making in the HCD when alterations, additions, demolitions, or new construction are proposed, as Council should permit changes that are in keeping with the HCD objectives. The following objectives may be considered for the HCD Plan, if this proceeding to the HCD Plan is directed by Council (additional objectives may be identified during the Consultation and the HCD Plan phase):

- Provide a framework for managing changes to existing buildings and public spaces to conserve the character of York Street, Bythia Street, John Street, and Little York Street within the proposed district boundary.
- Maintain and enhance the existing residential character along York Street, Bythia Street, John Street, and Little York Street within the proposed district boundary.
- Maintain and enhance the open spaces and parklands within the proposed district boundary, including Kay Cee Gardens and the OBR corridor.
- Encourage and support existing use or adaptive re-use of contributing buildings within the HCD
- Avoid the loss or demolition of heritage attributes or heritage fabric within the HCD
- Encourage redevelopment that complements the identified heritage value in the HCD
- Collaborate with property owners and business owners to encourage and provide incentives for the conservation, restoration, and appropriate maintenance of heritage buildings
- Encourage connectivity from within the HCD to the public parks and trails, and other community assets and heritage areas, including any future recreational uses for the OBR corridor
- Encourage the enhancement of the public realm and municipally owned properties within the HCD in a manner compatible with the district character

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Appendices



Appendix A Glossary



Appendix A: Glossary of Terms

The following terms contained within the HCD Study report have been derived from the *Ontario Heritage Tool Kit*, the *Standards for the Conservation of Historic Places in Canada*, the *Provincial Policy Statement* and architectural reference books listed in Section 11 of the report. Where terms are referenced in the glossary, the reference is contained within the body of the report. Many of the terms have been paraphrased and are combinations of definitions found in multiple sources, particularly those related to architectural styles and features. Where definitions are derived from their original form, their source is noted.

Adjacent: Real properties or sites that are contiguous or separated by a laneway, easement, right-of-way or roadway.

Alteration: To change in any manner.

Bargeboard: Boards or other decorative woodwork fixed to the edges or projecting rafters of a gabled roof. Sometimes called gingerbread or vergeboard.

Cladding: The external, non-structural material that protects the structural wall or frame from the weather.

Contemporary Replica of a Historic Style: Refers to modern structures built after 1980 which evoke historic building forms and styles.

Conservation: All actions or processes that are aimed at safeguarding the heritage attributes of a place so that it retains its heritage value and extends its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes.

Contributing Property: Those properties that directly support the statement of Cultural Heritage Value or Interest and Heritage Attributes of the HCD and meet two or more criteria of *Ontario Regulation 9/06*.



Cultural Heritage Value or Interest (CHVI): As outlined in *Ontario Regulation 9/06* of the *Ontario Heritage Act*, an individual property may be determined to have CHVI if it demonstrated design/physical value, historic/associative value, or contextual value. In the context of HCDs, the *Ontario Heritage Tool Kit* outlined that CHVI within an HCD may be expressed broadly as an area that demonstrates natural, historic, aesthetic, architectural, scenic, scientific, cultural, social, or spiritual value.

Dormer: A window that projects from a sloping roof with a small roof of its own.

Edwardian: An architectural style popular between 1900 and 1930 with understated classical detailing and modern proportions. Typical features include stone lintels and sills, pilasters and columns, and hipped roofs.

Finial: An ornament added to the top of a gable or spire. Commonly used in Gothic Revival architecture.

Gable: The triangular portion of the wall beneath the end of a gabled roof.

Gabled Roof: A roof that slopes on two sides.

Gambrel Roof: A roof that has a double slope, with the lower slope steeper and longer than the upper one. A mansard roof is an example of this roof type.

Gateway: A significant vantage point defined by a key feature or features framing or marking the entry to an area.

Georgian: An architectural style popular from the late 18th century to about 1860. Typical features include gable roofs with prominent chimneys, a symmetrical front façade, and centred entrance with sidelights or transom.

Gothic Revival: An architectural style popular between 1830 and 1890 and found in many forms. Typical features include steep gables, bargeboard, drip mouldings, finials, and pointed arch windows.

Guideline: A recommended action that may be taken in a given situation. A guideline arises from a policy and is facilitated by a procedure.

Heritage Attribute: The physical characteristics of a property or resource that contribute to its cultural heritage value or interest.

Heritage Conservation District (HCD): An area or grouping of properties collectively designated pursuant to Part V, Section 41, of the *Ontario Heritage Act*.

Italianate: An architectural style popular between 1850 and 1900. Typical features include round arched or segmental arch window openings, window hood moulds, dichromatic brick, decorative cornices, and brackets.

Landmark: A prominent structure because of architectural elements, historical importance to community, or contextual position.

Lintel: A horizontal support usually made of stone or concrete that supports the weight above it, usually seen above windows.

Maintenance: The routine cyclical, non-destructive actions necessary for the long-term conservation of a protected heritage resource and its heritage attributes.

Mansard Roof: A roof that has a double slope with the lower steeper and longer than the upper one.

Non-Contributing Property: Properties that do not directly support the Statement of Cultural Heritage Value or Interest and Heritage Attributes of the proposed HCD and meet less than one criteria of *Ontario Regulation 9/06*.

Ontario Vernacular Structures: A broad category of architecture, Ontario Vernacular Structures use local forms and materials and show architectural influence from one or more styles. Materials and style may represent a regional trend or history.

Other 20th Century Modern: An architectural typology that encompasses a variety of 20th century architecture styles, including Organic architecture, A-frame structures, New Formalism, Post-Modernism, and Deconstructivism. Within the Study Area, it can also refer to 20th century vernacular buildings that do not have a defined architectural style or influence but are contemporary and distinct from 19th and early 20th century vernacular structures. Each style holds different and unique identifiers in form, massing, and influence. Structures in this typology are typically built in the post-war period, and typical materials include concrete, brick, stone, vinyl, EIFS, and metal.

Panoramic Views: Broad, non-enclosed views that may contain a visual mosaic of varied features, or broader ‘textual’ patterns of activities.

Part IV Designation: In reference to real property designated under Part IV of the *Ontario Heritage Act* by municipal by-law. The designation by-law for an individual designation should include a description of the property, a statement explaining the cultural heritage value or interest, and a description of the heritage attributes.

Policy: A statement or position that is adopted that provides the framework for a course of action.

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

Procedure: A course of action developed to implement and support a policy. Example: Heritage Alteration Permit Application.

Protected Heritage Property: Real property protected under the *Ontario Heritage Act* (including Part II – Section 22; Part IV- Section 27, 29, 34.5, 37; Part V, or Part V).

Queen Anne: An architectural style popular between 1890 and 1910. Typical features include irregular plans, multiple rooflines, large porches, elaborate decorative detail, including shingles, brackets, bargeboard, spindlework, and stained-glass windows.

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

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

Romanesque Revival: An architectural style popular between 1880 and 1900. Typical features include prominent round arches, the use of rusticated stone on foundations and trim, short columns, and recessed entrances.

Segmental Arch Window/Opening: A window or opening with a circular arc of less than 180 degrees.

Sidelight: A window beside a door, forming part of the door unit.

Statement of Cultural Heritage Value or Interest: As outlined in the *Ontario Heritage Tool Kit*, this is a statement that describes the heritage values of the HCD, or why the area is considered to have merit as an HCD and includes a list of heritage attributes.

Significant: Resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Terminating Corridor: The vista is of streetscape confined by buildings on either side of the road and terminated by buildings at end of street ('T' intersection) or other features. The vista is experienced primarily by vehicular, pedestrian and cycling modality.

Transom: A window located above a doorway, forming part of the door unit.

Vistas: Views enclosed by buildings/structures, landforms, and vegetation from a stationary vantage point.

Voussoir: A series of wedge shaped or tapered blocks, usually made of brick or stone and forming an arch. Often utilized above windows.

Appendix B Inventory



Building Overview

Municipal Address	11A York St
Current Property Use	Commercial
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Other 20th Century Modern
Heritage Integrity	N/A
Additional Information	Built 1955



Property Information

Building Elements

Building Height	1
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Other Brick
Secondary Cladding	Vinyl/aluminum siding
Roof Type	Cross Gable

Softscape Elements	Shrubs, lawn
Hardscape Elements	Concrete walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	8 John St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1841 - 1870
Architectural Style	Georgian
Heritage Integrity	Medium
Additional Information	Georgian home heavily modified with south addition and dormer, 20th century porch. Core retains original symmetry; built by Orange Lawrence (namesake of Orangeville) in 1854; The home was given to Lawrence's daughter Rhoda following her marriage to John Reid in 1858. Reid and Thomas Jull, another son-in-law of Lawrence's, would built the town's first flour mill on land bought from Lawrence; Rhoda passed the house onto her daughters, Sarah Reid (Niebel) and Frances Reid (Wilcox), who flipped the house in 1922 to Elizabeth Mann



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Vinyl/Aluminum Siding
Secondary Cladding	N/A
Roof Type	Side Facing Gable

Softscape Elements	Lawn, deciduous trees, shrubs
Hardscape Elements	Concrete and interlock walkway, interlock driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Designated
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Building Overview

Municipal Address	11 John St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Vernacular
Heritage Integrity	Medium
Additional Information	Hip dormers, replacement windows, infilled doorway with voussoir, full width porch



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Vinyl siding
Roof Type	Hip

Softscape Elements	Lawn, shrubs, deciduous tree
Hardscape Elements	Interlock driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	9 John St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Colonial Revival
Heritage Integrity	High
Additional Information	Gambrel roof, shed dormer on west facade, brick chimney, wood windows



Property Information

Building Elements

Building Height	1.5
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Siding
Roof Type	Other

Softscape Elements	Lawn, shrubs, deciduous and coniferous trees
Hardscape Elements	Concrete walkway, and gravel driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	7 John St
Current Property Use	Institutional
Original Property Use	Institutional
Construction Period	1901 - 1945
Architectural Style	Vernacular
Heritage Integrity	Low
Additional Information	Hip roof building with brick chimney, flat roof addition with gable pediment. Siding is vinyl faux board and batten. Brackets. Wood memorial stone structure (see picture looks newer), 25 pounder howitzer (see picture). Royal Canadian Legion Branch 233.



Property Information

Building Elements

Building Height	1
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Vinyl/Aluminum Siding
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Lawn, shrubs
Hardscape Elements	Asphalt parking lot, concrete walkway, stone memorial, howitzer

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	Yes

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	27 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Ranch
Heritage Integrity	High
Additional Information	Angel stone in part of structure, red brick chimney, contemporary windows and door



Property Information

Building Elements

Building Height	1
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements **Mature tree, shrubs, garden bed**

Hardscape Elements **Asphalt driveway**

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	25 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Other 20th Century Modern
Heritage Integrity	Medium
Additional Information	Modern windows, siding in gable



Property Information

Building Elements

Building Height	1
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Garden beds, shrubs
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	23 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1841 - 1870
Architectural Style	Georgian
Heritage Integrity	Medium
Additional Information	Wood door surround and window surrounds, wood side entranceway covering with dental moulding and pillars, replacement windows and doors throughout, front facing dormer; built 1855



Property Information

Building Elements

Building Height	1.5
Foundation Type	Parged
Exterior Cladding/Materials	Wood Siding
Secondary Cladding	N/A
Roof Type	Side Facing Gable

Softscape Elements Garden beds, shrubs, tree

Hardscape Elements Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	21 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Minimal Traditional
Heritage Integrity	Medium
Additional Information	Contemporary windows, contemporary door with screen door, vinyl siding garage addition; built 1956



Property Information

Building Elements

Building Height	1
Foundation Type	Not Visible
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Side Facing Gable

Softscape Elements Shrubs, garden bed

Hardscape Elements Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	13 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Minimal Traditional
Heritage Integrity	Medium
Additional Information	Brick soldier courses, brick chimney; built 1947; enclosed front porch



Property Information

Building Elements

Building Height	1.5
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Side Facing Gable

Softscape Elements	Shrubs, pine tree, lawn
Hardscape Elements	Gravel driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	11 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Vernacular
Heritage Integrity	Medium
Additional Information	Rusticated stone quoins, sills, and lintels; replacement windows, replacement door, transoms above first storey door and windows, front facing and side facing hip dormer, brick chimney, side porch with second storey enclosure, stone porch pad with concrete stairs; built 1896



Property Information

Building Elements

Building Height	2.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Garden beds
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	9 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Craftsman/Arts and Crafts
Heritage Integrity	High
Additional Information	Steeply pitched side gable roof, red brick soldier courses with concrete sills, enclosed porch. Stone lintels on basement windows; built 1935



Property Information

Building Elements

Building Height	2.5
Foundation Type	Rusticated Concrete Block
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Wood or composite shingle
Roof Type	Side Facing Gable

Softscape Elements	Lawn, shrubs, mature deciduous trees rear yard
Hardscape Elements	Asphalt driveway, interlock walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	7 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Bargeboard, second storey segmental arch window openings, with buff brick voussoirs. First story buff brick drip moulds; built 1887



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Vinyl board and batten
Roof Type	Cross Gable

Softscape Elements	Lawn, shrubs, deciduous trees and coniferous tree
Hardscape Elements	Asphalt driveway, flagstone pathway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	5 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Bargeboard, bay window, mix of buff brick and red brick voussoirs and drip moulds. Segmental arch window openings. Transom. Porch with secondary entrance; Built 1878



Property Information

Building Elements

Building Height	1.5
Foundation Type	Parged
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Cross Gable

Softscape Elements	Lawn and large lot, shrubs, mature trees in rear yard
Hardscape Elements	Asphalt driveway, concrete walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	3 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1841 - 1870
Architectural Style	Vernacular
Heritage Integrity	Medium
Additional Information	Turret, steeply pitched gable peak, enclosed porch; built 1854, modified since



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Vinyl/Aluminum Siding
Secondary Cladding	N/A
Roof Type	Side Facing Gable

Softscape Elements	Lawn and shrubs
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	14 John St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Other 20th Century Modern
Heritage Integrity	N/A
Additional Information	Four townhouse units



Property Information

Building Elements

Building Height	2
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Siding
Roof Type	Side Facing Gable

Softscape Elements	Lawn, shrubs, mature deciduous trees along rear property line
Hardscape Elements	Interlock walkways, paver retaining walls, asphalt parking, stone fence ruins near creek

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	12 John St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Craftsman/Arts and Crafts
Heritage Integrity	High
Additional Information	Shed dormer, brick chimney, exposed rafters, wood windows with red brick voussoirs alternating with darker red bricks, full width porch with brick piers and tapered pillars, decorative brickwork.



Property Information

Building Elements

Building Height	1.5
Foundation Type	Rusticated Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Wood shingles
Roof Type	Side Facing Gable

Softscape Elements	Lawn, shrubs, mature trees along rear property line
Hardscape Elements	Concrete walkway and asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	10 John St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Edwardian
Heritage Integrity	High
Additional Information	Hip dormer, replacement and wood windows with stone lintels and sills. Full width front porch.



Property Information

Building Elements

Building Height	2.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Lawn, shrubs, deciduous tree
Hardscape Elements	Asphalt driveway, stone steps, contemporary retaining wall

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	18A York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Other 20th Century Modern
Heritage Integrity	N/A
Additional Information	Enclosed porch, garage, stone chimney; built 1955



Property Information

Building Elements

Building Height	1
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Vinyl/Aluminum Siding
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Shrubs, garden bed
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	18 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Vernacular
Heritage Integrity	Low
Additional Information	Enclosed front porch, potentially originally regency style residence built 1874; substantial 20th century alterations



Property Information

Building Elements

Building Height	1
Foundation Type	Not Visible
Exterior Cladding/Materials	Mid-Century Mixed Materials
Secondary Cladding	N/A
Roof Type	Other

Softscape Elements	Garden beds, shrubs
Hardscape Elements	Asphalt driveway, interlock pathway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Listed
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Building Overview

Municipal Address	28 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Italianate
Heritage Integrity	High
Additional Information	Red brick voussoirs and arch window surrounds with brick keystones, wood door with modern screen door, transom with stained glass, stone quoins, transom above main storey window, brackets, bargeboard in gable peak, stone sills; Combination of Italianate and Queen Anne influences



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Shrubs, garden beds, tree
Hardscape Elements	Asphalt walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	26 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Italianate
Heritage Integrity	High
Additional Information	Front facing dormer, brackets, brick arch surrounds, arched windows with transom, stone sills, partial width front porch with wood pillars and decorations, wood front door with transom with stained glass, wood screen door, brick band above first and second storey windows, side addition, belvedere, side facing dormer, old barn/ outbuilding in rear yard; built 1904



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Garden beds, shrubs, trees, mature tree, lawn
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	22 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Italianate
Heritage Integrity	High
Additional Information	Buff brick quoins, buff brick double band at first and second storey windows, buff brick water table, buff brick hood moulds, brackets, bay window with brackets, wood windows, wood door with contemporary screen door; William J.L and Robina McKay, crown attorney, built 1892 or 1884



Property Information

Building Elements

Building Height	2
Foundation Type	Parged
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Garden beds, shrubs, mature trees
Hardscape Elements	Asphalt driveway, concrete walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	20 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Queen Anne
Heritage Integrity	High
Additional Information	Brick arch surrounds with keystones, stone sills, wood windows, gable peak wood decorations, stained glass transoms, wood partial width porch with wood spindle detailing, bay window at side, wood door; Ellen and Alexander Hill, merchant tailor, built 1893-4



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Garden beds, mature tree
Hardscape Elements	Asphalt driveway, concrete walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Designated
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Building Overview

Municipal Address	16 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	Medium
Additional Information	Barge board, gable dormer on front facade, bay window on east facade and front, buff brick quoins, buff brick drip moulds, early 20th century enclosed porch



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Cross Gable

Softscape Elements	Lawn, shrubs, mature trees (deciduous and coniferous) in rear yard.
Hardscape Elements	Concrete driveway, interlock pathway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	14 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Craftsman/Arts and Crafts
Heritage Integrity	High
Additional Information	Wall dormers, soldier courses with stone sills. Half hip entrance. Attached garage. Stone chimney; built 1935



Property Information

Building Elements

Building Height	2
Foundation Type	Not Visible
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Stone (modern)
Roof Type	Side Facing Gable

Softscape Elements	Lawn, shrubs, mature deciduous tree rear yard
Hardscape Elements	Concrete driveway, flag stone walkway

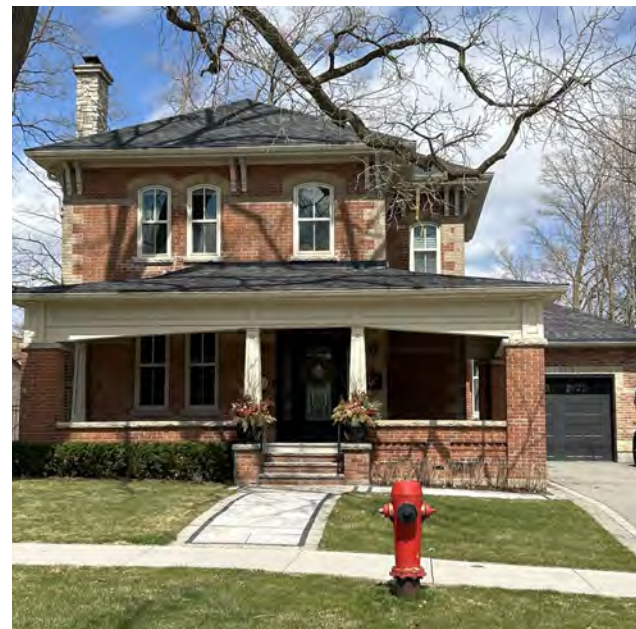
Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	12 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Italianate
Heritage Integrity	High
Additional Information	Replacement chimney, brackets, buff brick beltcourses, buff brick quoins and drip moulds, stone sills. Segmental arch window openings. Full width porch is an early 20th century addition built in the Craftsman style. Sympathetic addition at rear; built 1881



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Lawn, mature trees, shrubs
Hardscape Elements	Interlock walkway and asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	10 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Vernacular
Heritage Integrity	Medium
Additional Information	Semi-detached; built 1877



Property Information

Building Elements

Building Height	2
Foundation Type	Not Visible
Exterior Cladding/Materials	Vinyl/Aluminum Siding
Secondary Cladding	Wood
Roof Type	Front Facing Gable

Softscape Elements	Lawn
Hardscape Elements	Asphalt driveway, interlock pathway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	8 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Vernacular
Heritage Integrity	Medium
Additional Information	Semidetached; built 1877



Property Information

Building Elements

Building Height	2
Foundation Type	Not Visible
Exterior Cladding/Materials	Vinyl/Aluminum Siding
Secondary Cladding	Wood
Roof Type	Front Facing Gable

Softscape Elements	Lawn, shrubs
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:		Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	6 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Edwardian
Heritage Integrity	High
Additional Information	Gable dormer east facade, brackets, fish scales, stone lintels and sills, porch with pediment and dentils, stone quoins; built 1904



Property Information

Building Elements

Building Height	2.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Lawn, shrubs
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	4 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Queen Anne
Heritage Integrity	High
Additional Information	Projecting gable bay on east facade with bargeboard. Wood brackets along roof, stone quoins, stone drip moulds; curved porch with pediment; built 1904



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Garden, shrubs
Hardscape Elements	Interlock driveway, concrete walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	2 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Italianate
Heritage Integrity	High
Additional Information	Projecting bay on front facade with barge board, gable dormer on south facade. Brackets. Buff brick voussoirs with key-stones and stone courses. Replacement windows and wood sash windows. Stone quoins; built 1902



Property Information

Building Elements

Building Height	2.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Lawn and shrubs
Hardscape Elements	Asphalt driveway and concrete walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	2 John St
Current Property Use	Place of Worship
Original Property Use	Place of Worship
Construction Period	1901 - 1945
Architectural Style	Neo Gothic
Heritage Integrity	High
Additional Information	Tweedsmuir Memorial Presbyterian Church. This congregation was founded in 1837, and the present church was built in 1940. Stone structure with stone corbels, stone tower, and datestone that says 1940. Mix of lancet and rectangular windows with wood sashes. Full basement with replacement windows. Rear addition built 1959.



Property Information

Building Elements

Building Height	1
Foundation Type	Parged
Exterior Cladding/Materials	Stone
Secondary Cladding	Red brick
Roof Type	Side Facing Gable

Softscape Elements	Lawn and shrubs
Hardscape Elements	Concrete walkway, asphalt driveway and parking.

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	Yes

Overall Heritage Contribution:		Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	250 Broadway
Current Property Use	Commercial
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Italianate
Heritage Integrity	High
Additional Information	Two storey, red brick, stone quoins, lintels, sills, projecting centre gable, hip roof, book end chimneys, transom windows over front windows, wood front door with transom with stained glass, partial width wood porch, stone foundation, wood decoration in gable, brackets, brick carriage house/ garage facing Bythia Street



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Mature tree, lawn
Hardscape Elements	Concrete pathways, asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	226 Broadway
Current Property Use	Commercial
Original Property Use	Commercial
Construction Period	1945 - Present
Architectural Style	Other 20th Century Modern
Heritage Integrity	N/A
Additional Information	Shell gas station



Property Information

Building Elements

Building Height	1
Foundation Type	Not Visible
Exterior Cladding/Materials	Precast Concrete Panel
Secondary Cladding	N/A
Roof Type	N/A

Softscape Elements	None
Hardscape Elements	Gas station parking area

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	22 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Bargeboard, wood windows, wood door with contemporary wood screen door, stained glass transom, wood door surround with turned posts; side porch with turned posts and decorative wood trim; built 1880



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Garden, shrubs, mature trees
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	20 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Buff brick quoins, buff brick hood moulds with keystones, replacement front door and replacement windows, transom above the door, bargeboard decoration in the gable peak, buff brick water table; built 1879



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Shrubs and small trees
Hardscape Elements	Asphalt driveway, flag-stone pathway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	18 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Contemporary Replica of His-
Heritage Integrity	N/A
Additional Information	This was residence was built in 1990 after the original frame house burned down in the 1980s. The residence contains buff brick quoins, window surround and bands, contemporary door and windows, side-lights and transom, book end chimneys.



Property Information

Building Elements

Building Height	1.5
Foundation Type	Not Visible
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Side Facing Gable

Softscape Elements	Garden bed, shrubs
Hardscape Elements	Asphalt driveway and walkway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	14 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	Medium
Additional Information	Buff brick quoins, buff brick hood moulds, replacement windows, stone sills, replacement door, modern additions at back and side clad in board and batten; built 1879



Property Information

Building Elements

Building Height	1.5
Foundation Type	Brick
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Garden bed, shrubs, lawn
Hardscape Elements	Interlock walkway and asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	12 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Yellow brick quoins and voussoirs/hood moulds, bay window with wood decoration, wood windows, replacement door with transom window, wood decoration and downward facing finial in gable peak



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Garden bed, shrubs, tree
Hardscape Elements	Interlocking driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	10 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Yellow brick quoins, yellow brick voussoirs, bay window with arched windows, replacement front door with transom window and wood surround, replacement windows throughout, metal roof cladding; Mary Jane Bennett, seamstress, 1885



Property Information

Building Elements

Building Height	1.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Garden, shrubs
Hardscape Elements	Flagstone pathway, asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	8 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Buff brick quoins and window arch surrounds and bands, arched second storey windows, partial width front porch with wood trim and wood pillars, replacement windows and doors, wood decorations in gable peak; associated with John and Mary Ellen Haley (merchant), built 1891; potentially built by Hugh Haley, a local builder who built the Town Hall and the Ketchum Block



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Cross Gable

Softscape Elements	Garden beds, shrubs, tree
Hardscape Elements	Interlocking stone walkway, asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	6 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Italianate
Heritage Integrity	High
Additional Information	Buff brick hood moulds, double brackets along roof, stained glass transom above front door, wood door with contemporary screen, stone/concrete sills, front facing dormer, replacement windows; built 1910



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements Garden bed, small tree

Hardscape Elements Concrete driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	4 Bythia St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Vernacular
Heritage Integrity	High
Additional Information	brackets, double brick voussoirs, replacement windows and door, small porch covering with concrete pad; built 1908



Property Information

Building Elements

Building Height	2
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Garden beds, shrubs, small tree
Hardscape Elements	Asphalt driveway and concrete pathways

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	252 Broadway
Current Property Use	Commercial
Original Property Use	Commercial
Construction Period	1945 - Present
Architectural Style	Other 20th Century Modern
Heritage Integrity	N/A
Additional Information	Garage bays, concrete foundation, concrete block rear addition, brick soldier courses



Property Information

Softscape Elements NA

Building Elements

Building Height	1
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Other

Hardscape Elements Asphalt parking lot

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	15 John St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1945 - Present
Architectural Style	Ranch
Heritage Integrity	N/A
Additional Information	Three ranch multi unit residences



Property Information

Building Elements

Building Height	1
Foundation Type	Concrete Block
Exterior Cladding/Materials	Red Brick
Secondary Cladding	<Null>
Roof Type	Hip

Softscape Elements	Lawn, coniferous tree
Hardscape Elements	Asphalt parking

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

	Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	17 Little York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1841 - 1870
Architectural Style	Georgian
Heritage Integrity	Medium
Additional Information	Bay window east and west facade, full width porch, symmetrical facade, plaque says "c.1858 Thomas Jull, miller"



Property Information

Building Elements

Building Height	2
Foundation Type	Not Visible
Exterior Cladding/Materials	Stucco
Secondary Cladding	N/A
Roof Type	Hip

Softscape Elements	Lawn, deciduous trees
Hardscape Elements	Concrete walkway, asphalt driveway, picket fence

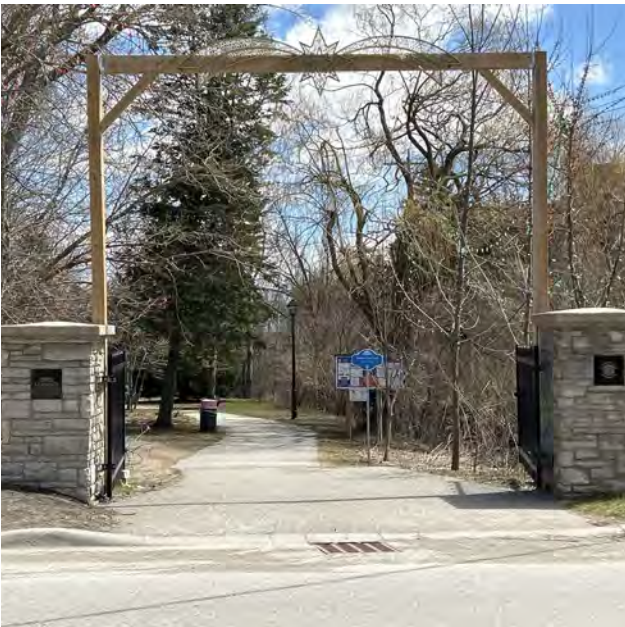
Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	29 Bythia St
Current Property Use	Civic
Original Property Use	Industrial
Construction Period	1945 - Present
Architectural Style	N/A
Heritage Integrity	Medium
Additional Information	Kay Cee Gardens; Previously contained mill races from Mill Creek (removed in the 1920s). The area was also used by residents to pasture livestock, and worked as a market garden in the mid 20th century. The lands were conveyed to the Town in the 1960s by Dr. Campbell and Harry King for creation as a park.



Building Elements

Building Height	NA
Foundation Type	N/A
Exterior Cladding/Materials	N/A
Secondary Cladding	N/A
Roof Type	N/A

Property Information

Softscape Elements	Mature trees, lawn, garden beds
Hardscape Elements	Multi use path, historic plaque

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	Yes
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	26 Bythia St
Current Property Use	Civic
Original Property Use	Civic
Construction Period	1945 - Present
Architectural Style	Other 20th Century Modern
Heritage Integrity	N/A
Additional Information	Concrete brick, Seniors centre



Property Information

Building Elements

Building Height	1
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Other
Secondary Cladding	N/A
Roof Type	Other

Softscape Elements	Garden bed, shrubs
Hardscape Elements	Parking lot

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	No
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	No
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	No	Current Heritage Status	Under Study
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Building Overview

Municipal Address	19 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Buff brick window surrounds, buff brick quoins, replacement windows throughout, wood door, contemporary screen door, transom window above the door, barge-board decoration in gable peak, two bay windows, side addition with a two car garage with sympathetic brick detailing; built 1882



Property Information

Building Elements

Building Height	2
Foundation Type	Brick
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Shrubs, garden beds
Hardscape Elements	Asphalt driveway, concrete pathway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	25 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Colonial Revival
Heritage Integrity	High
Additional Information	Enclosed Front porch, concrete sills, side facing dormers, replacement door and windows; built 1927



Property Information

Building Elements

Building Height	2
Foundation Type	Rusticated Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	Wood shingles
Roof Type	Front Facing Gable

Softscape Elements	Garden beds, shrubs, mature tree
Hardscape Elements	Interlocking pathways, asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	23 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Edwardian
Heritage Integrity	High
Additional Information	Concrete lintels and sills, enclosed full width front porch, wood windows, windows in gable peak with brackets; built 1930



Property Information

Building Elements

Building Height	2.5
Foundation Type	Stone
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Gardens, shrubs, mature tree
Hardscape Elements	Gravel driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	21 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1901 - 1945
Architectural Style	Vernacular
Heritage Integrity	Medium
Additional Information	Side facing dormer, red brick chimney; built 1939



Property Information

Building Elements

Building Height	1.5
Foundation Type	Poured Concrete
Exterior Cladding/Materials	Vinyl/Aluminum Siding
Secondary Cladding	N/A
Roof Type	Other

Softscape Elements	Garden beds, shrubs
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	No
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Under Study
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Building Overview

Municipal Address	17 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Buff brick voussoirs, bay window, red brick chimney, wood decoration in gable peak, brick decoration below windows in bay window; built 1876



Property Information

Building Elements

Building Height	2
Foundation Type	Brick
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Front Facing Gable

Softscape Elements	Lawn
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

Municipal Address	15 York St
Current Property Use	Residential
Original Property Use	Residential
Construction Period	1871 - 1900
Architectural Style	Gothic Revival
Heritage Integrity	High
Additional Information	Buff brick voussoirs, bay windows, red brick chimney, wood decoration in gable peak, brick decoration below windows in bay window, partial width front porch with wood detailing, transoms above windows, replacement windows, rear addition; built 1876



Property Information

Building Elements

Building Height	2
Foundation Type	Brick
Exterior Cladding/Materials	Red Brick
Secondary Cladding	N/A
Roof Type	Cross Gable

Softscape Elements	Lawn
Hardscape Elements	Asphalt driveway

Potential O. Reg. 9/06

Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method	Yes
Design/physical value: high degree of craftsmanship or artistic merit	No
Design/physical value: high degree of technical or scientific achievement	No
Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture	No
Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Contextual value: they define, maintain or support the character of the district	Yes
Contextual value: they are physically, functionally, visually or historically linked to each other	No
Contextual value: they are defined by, planned around or are themselves a landmark.	No

Overall Heritage Contribution:	Yes	Current Heritage Status	Listed
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Building Overview

- Municipal Address
- Current Property Use
- Original Property Use
- Construction Period
- Architectural Style
- Heritage Integrity
- Additional Information

Building Elements

- Building Height
- Foundation Type
- Exterior Cladding/Materials
- Secondary Cladding
- Roof Type

Property Information

- Softscape Elements
- Hardscape Elements

Potential O. Reg. 9/06

- Design/physical value: rare, unique, representative or early examples of a style, type, expression, material or construction method
- Design/physical value: high degree of craftsmanship or artistic merit
- Design/physical value: high degree of technical or scientific achievement
- Historical/associative value: they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community
- Historical/associative value: they yield, or have the potential to yield, information that contributes to an understanding of a community or culture
- Historical/associative value: they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
- Contextual value: they define, maintain or support the character of the district
- Contextual value: they are physically, functionally, visually or historically linked to each other
- Contextual value: they are defined by, planned around or are themselves a landmark.

Overall Heritage Contribution:		Current Heritage Status	
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Appendix C Comment Sheets



York Street Heritage Conservation District – Comment Sheet

Public Information Centre #1

Your input is an important part of the Heritage Conservation District (HCD) process. As a community, your input in this process will influence how the heritage resources in the HCD will be conserved and how the area will change and evolve over time. Your input at this stage of the HCD Study will help create the policies and guidelines that all properties owners in the HCD will abide by.

The purpose of this survey is to help us understand what you want to prioritize. Your answers to the questions below will help guide us. The questions below don't capture every detail of an HCD, but they will help us get started. You will have an opportunity to comment on the draft policies and guidelines when they are completed so don't worry – we will check back with you!

First Name (Optional):

Last Name (Optional):

Email (Optional):

Do you own property in the Study Area?

- ☐ Yes
- ☐ No

Generally, what features of the proposed York Street HCD do you find unique or special?

- ☐ Historical Architecture
- ☐ Building Types and Sizes
- ☐ Lot sizes and building setbacks
- ☐ Landscape Features (trees, sidewalks and street paving, driveway widths, etc.)
- ☐ Historical associations
- ☐ Other (please specify)

The Draft HCD Study contains several possible objectives for the York Street HCD Plan to help manage change in the area. What do you think should be the key objectives of the HCD?

Keep the following definitions in mind when you answer the following questions:

High Priority: Conservation of this element should be a high priority in the HCD. Original elements should be retained wherever possible, and replacements should be as similar to the original as possible in type, materials, and appearance.

Medium Priority: Conservation of this attribute could be more flexible than prescribed; this attribute can withstand more changes without effecting the overall character of the HCD.

Low Priority: There should be less requirements for this element. Changes to this attribute would not detract from the overall quality of the HCD or would be more temporary/reversible than other attributes.

Potential Policy/Guideline	Priority Level
Retaining historic wood windows or replacing with new wood windows	☐ High ☐ Medium ☐ Low
Replacing non-original windows with windows that have a similar appearance to historic windows but use contemporary materials	☐ High ☐ Medium ☐ Low
Retaining traditional façade composition (e.g. the placement of windows, doors and porches on a building)	☐ High ☐ Medium ☐ Low
Retaining the historic architectural details of a building (e.g. decorative and ornamental features such as brickwork, trim, cornice, etc.)	☐ High ☐ Medium ☐ Low
Encouraging additions to buildings that are located at the side or rear of the existing building, or set back from the original structure	☐ High ☐ Medium ☐ Low
Maintaining the original roof type/roofline of a building	☐ High ☐ Medium ☐ Low
Allowing only paint colours within a 'historic' colour palette	☐ High ☐ Medium ☐ Low
Maintaining existing building heights and keeping new development at similar heights	☐ High ☐ Medium ☐ Low
Maintaining existing building setbacks or matching setbacks of new development with adjacent properties	☐ High ☐ Medium ☐ Low
Allowing greater height and density	☐ High ☐ Medium ☐ Low
Requiring new development to have similar materials, façade arrangements, and glazing proportions to adjacent buildings	☐ High ☐ Medium ☐ Low
Providing guidance for secondary dwelling units or "garden suites" on HCD properties	☐ High ☐ Medium ☐ Low

Providing guidance on the use of sustainable building materials, energy efficient technology, and renewable energy sources (e.g solar panels) in the HCD	☐ High ☐ Medium ☐ Low
Installing historically themed streetscape elements (signage, benches, light furniture, trash receptacles)	☐ High ☐ Medium ☐ Low
Allowing contemporary streetscape elements (signage, benches, light furniture, trash receptacles)	☐ High ☐ Medium ☐ Low
Maintaining a high proportion of landscaped/lawn area to paved area on properties	☐ High ☐ Medium ☐ Low
Maintaining and repairing existing features of Kay Cee Gardens and the Orangeville-Brampton Railway corridor	☐ High ☐ Medium ☐ Low
Adding to or enhancing park and open space areas	☐ High ☐ Medium ☐ Low
Maintaining and replacing (when needed) mature private trees and municipal vegetation	☐ High ☐ Medium ☐ Low
Adding and enhancing street trees and vegetation in park and open space areas	☐ High ☐ Medium ☐ Low
Maintaining or enhancing commemorative and interpretive elements in the HCD (plaques, walking tours, murals, etc.)	☐ High ☐ Medium ☐ Low
Encouraging municipally funded incentives for property owners (e.g. grants, loans or property tax relief) to help repair, restore or rehabilitate contributing HCD properties	☐ High ☐ Medium ☐ Low

What types of alterations do you think should **not** require a heritage alteration permit?

Do you have additional comments, concerns, or information on the HCD Study that you would like to provide?
