

Old Mill Heritage Conservation District Study Overview

Council

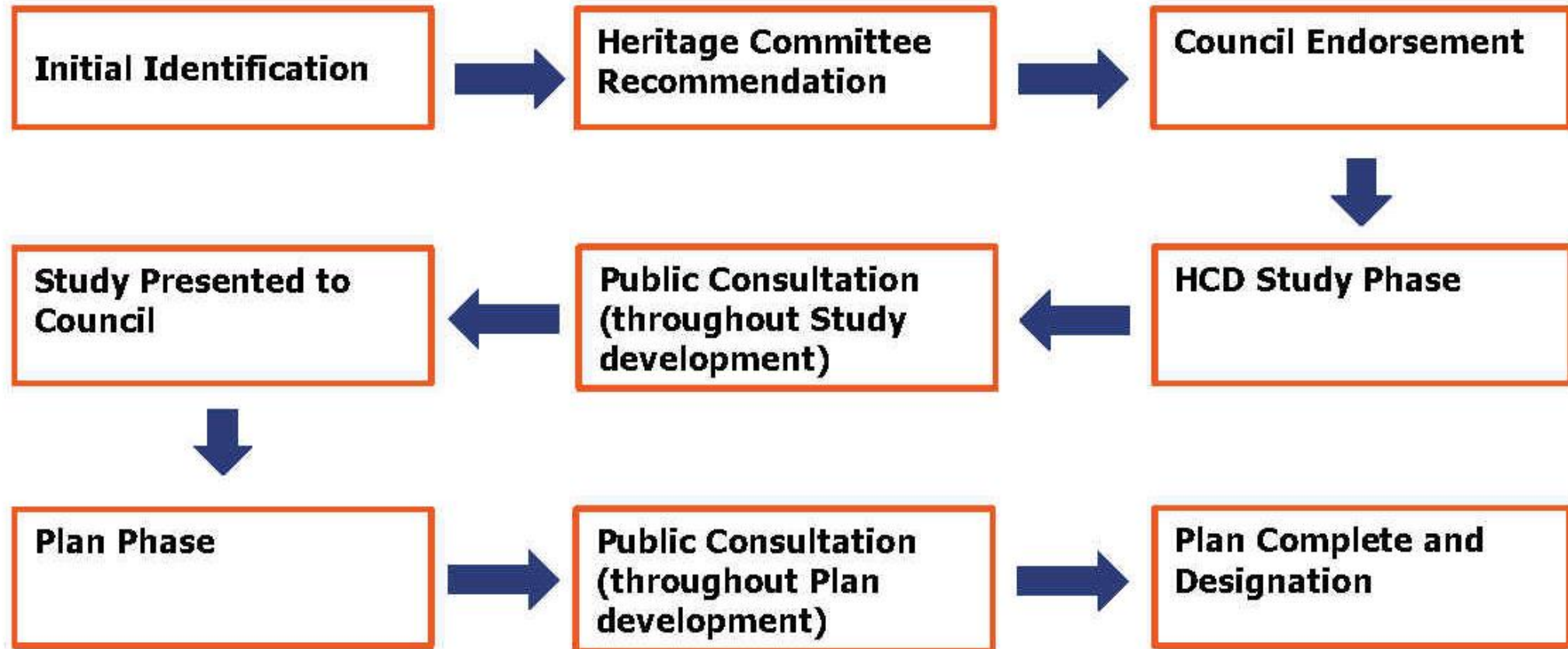
July 19, 2022

Presentation Overview

- Background
- Study Process
- Area History
- Character Analysis
- Policy Overview
- Public Engagement
- Recommendations
- Next Steps



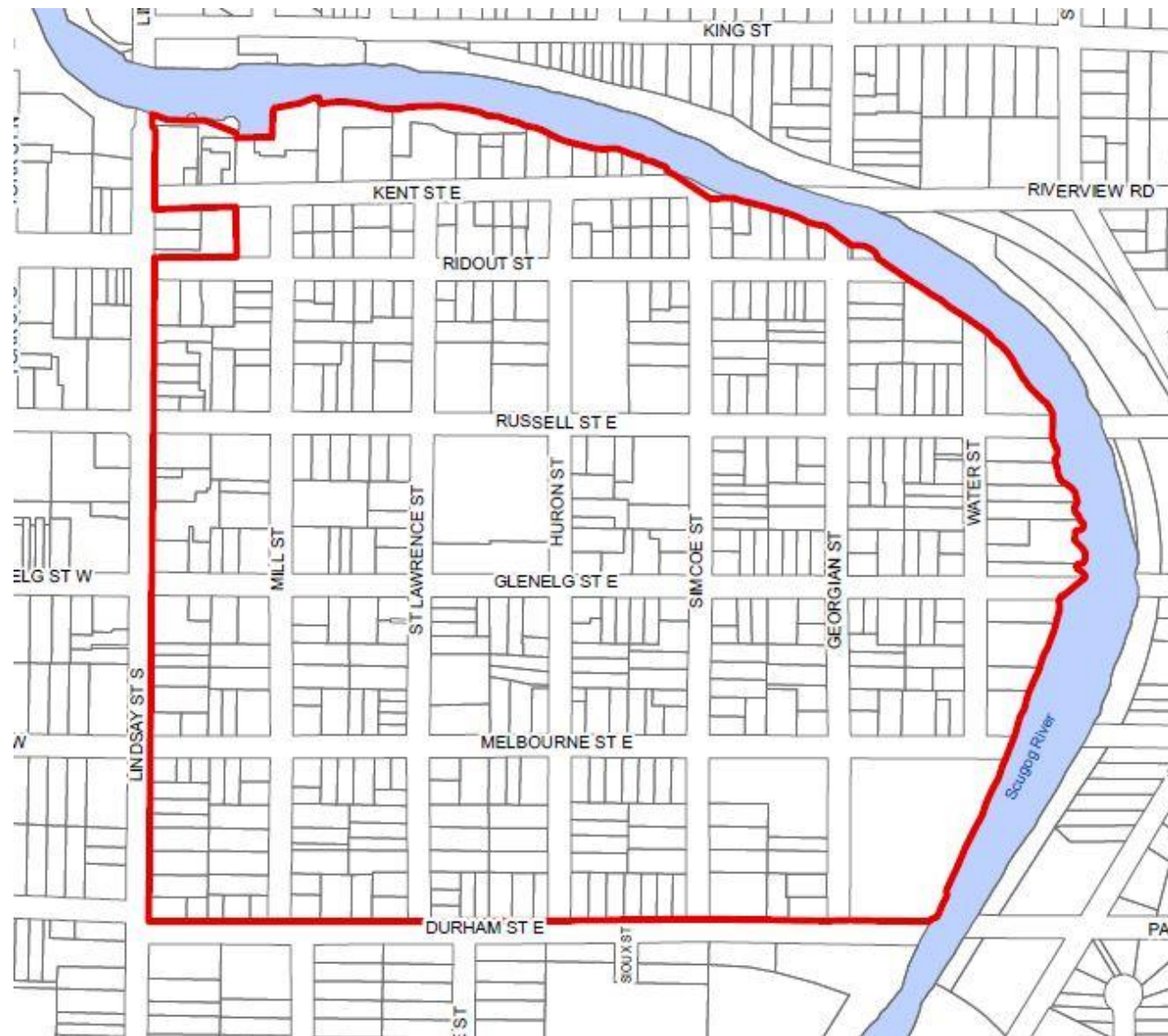
HCD Designation Process



Old Mill HCD Background

- Old Mill HCD study initiated by Council in June 2020
- Study was at the request of members of the local community who had presented a petition to Council in 2018
- The area was also identified as having heritage value during the study for the Downtown Lindsay Heritage District
- Primary significance was the fact that the area was the original settlement site of Lindsay (Purdy's Mills) and also contained a large number of historic residential properties
- Council directed staff to report back on the community's request

Study Area



Study Process

- Study began by staff in summer 2020, with correspondence sent out to property owners and two public meetings in August
- MHC formed a subcommittee to assist with the study process
- Field surveys were carried out in winter 2020-2021 which documented all of the properties in the study area
- Background research was undertaken to develop a history of the area
- Additional public meetings were held in spring 2022
- Study completed with feedback from the public and the MHC subcommittee

Study Overview

The main sections of the study are:

- Introduction (including background on the study process)
- Area History
- Character Analysis
- Policy Analysis
- Summary of Community Engagement
- Recommendations



Study Methodology

The study was undertaken using a number of different methodologies:

- Primary and secondary source research
- Field surveys
- Built form analysis
- Community engagement and input



Area History

Key points with regard to the history of the area include:

- Indigenous use in the pre-settlement period
- Establishment of the Purdy Mill and the growth of a small settlement near the mill
- Incorporation of the town of Lindsay and the survey of the area into residential lots
- Development of the area as a residential area in the second half of the nineteenth century
- Continued development and intensification in the early twentieth century

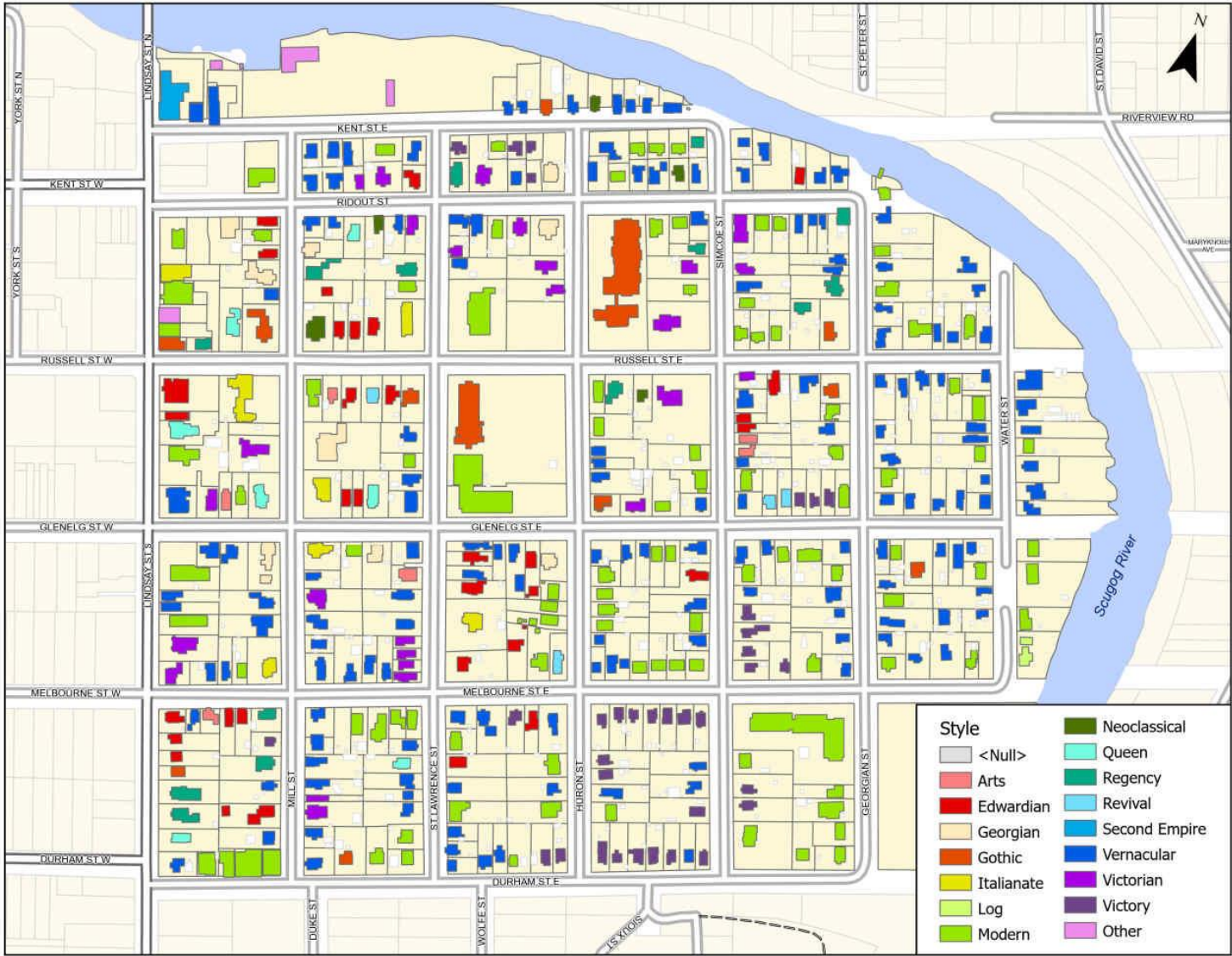
Character Analysis

- The character analysis was informed by the field surveys undertaken in winter 2020-2021
- Maps were developed by GIS staff with the data from the surveys
- The maps were analysed for development patterns and found that the primary building type was a one to two-and-a-half storey Victorian or Edwardian detached house set back from the street with soft landscaping
- There was a high concentration of vernacular architecture which is uncommon in surviving historic areas
- The highest concentration of historic buildings was found in the northwest corner of the study area with more modern buildings towards the southeast corner

Character Analysis



Character Analysis



Character Analysis



Character Analysis



Policy Analysis

- Existing City, provincial, and federal heritage policy was analysed to ensure that a proposed designation in this area was supported
- The Official Plan and the Town of Lindsay Official Plan have existing wording that supports the designation of heritage conservation districts
- The City has a range of heritage related policies which support and guide heritage districts
- The proposed designated of the area does not conflict with the Lindsay Secondary Plan (when it comes into effect)

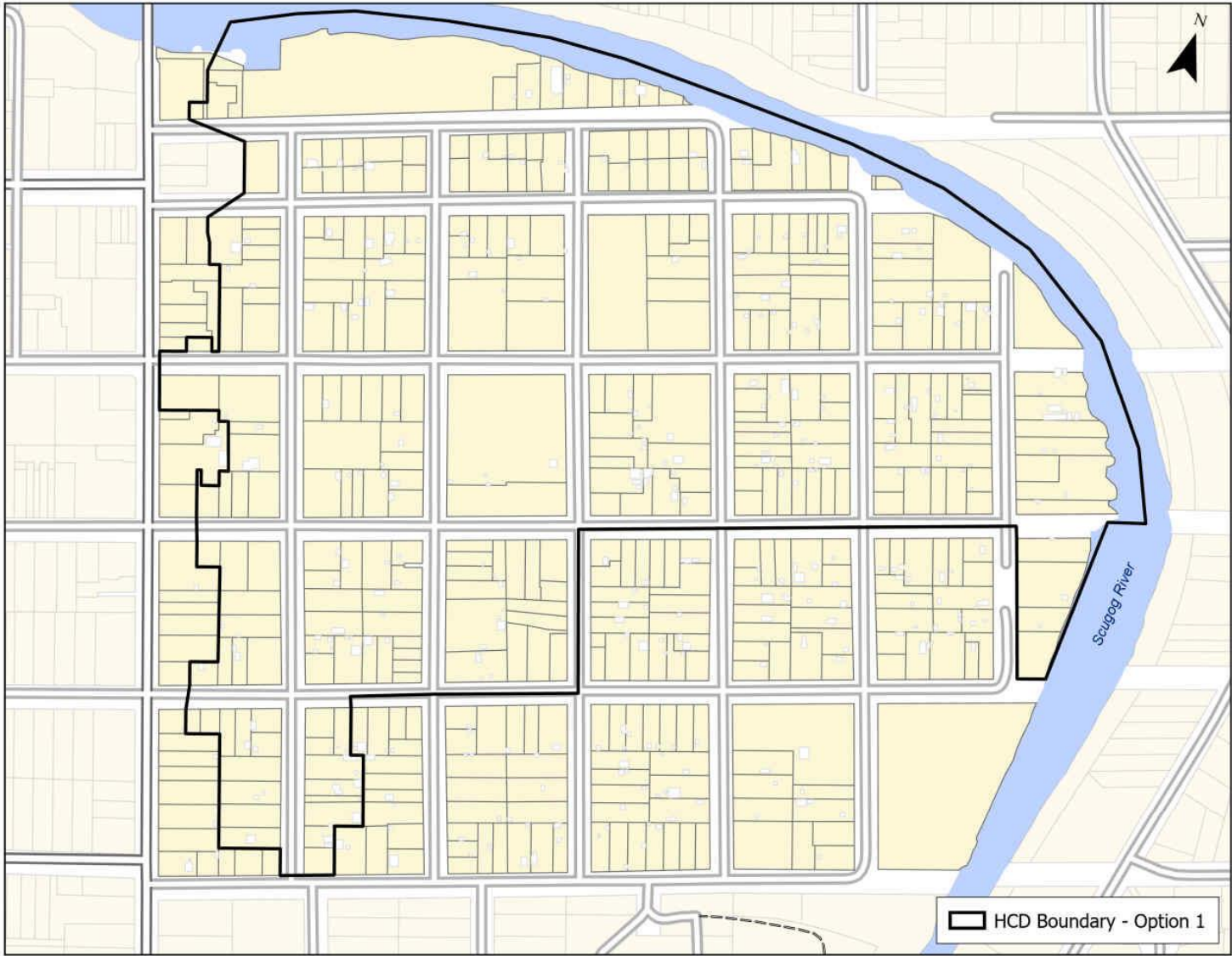
Public Engagement

- The public engagement was complicated by the COVID-19 pandemic
- Four public meetings were held electronically
- Direct mail was used to inform and engage property owners
- Surveys were sent to all property owners in the study area and also posted online
- A Jump In page was created for the project for public engagement and a webpage on the City's website was also created
- Informal engagement was also undertaken through phone, email and in person discussions with residents and property owners
- In general, the community is supportive of the designation of the area as an HCD

Recommendations

- The study recommends designating a portion of the area as an HCD
- A boundary is recommended that is smaller than the original study area but excludes a large number of modern properties in the southeast corner of the neighbourhood
- The recommended boundary includes 266 properties
- The recommendation is based on the area's historic value as the original settlement site in Lindsay and for its concentration of Victorian and Edwardian residential properties
- The area has been renamed Old Mill-Pumpkin Hollow at residents' request
- An alternative boundary has also been identified but is not recommended

Recommended Boundary



Next Steps

- If the study is endorsed, the next step is to develop a heritage conservation district plan to guide future development in the area
- The plan will include design guidelines for future growth, policy objectives, and discussion of the heritage attributes of the area
- The plan phase includes additional public consultation to see how residents would like to see their area develop in future
- The plan phase will take about 12 months and is anticipated to be presented to Council in summer 2023
- Once the plan is complete, a by-law is passed to adopt the plan and designate the district
- The initiation of the plan does not bind Council to designating the area when the plan is complete