

Study Description

A **Historic Neighbourhood Character Impact Evaluation (HNCIE)** is a study to determine the impact of a proposed development on the character of a historic neighbourhood or a neighbourhood which exhibits characteristics of a historic neighbourhood, and to provide recommendations on how to mitigate negative impacts of a proposal on the character of historic neighbourhoods.

The map in Appendix 'A' (below) shows the general area where a **HNCIE** may be requested. A **HNCIE** may be requested in support of an application outside of a historic neighbourhood.

The evaluation should be based on a thorough understanding of the heritage attributes of a neighbourhood, identify any impact the proposed development or alteration will have on the neighbourhood character, propose mitigation options, and recommend a conservation strategy that provides the highest level of protection to neighbourhood character.

The **HNCIE** should apply conservation principles, describe any conservation work required, and recommend methods to avoid or mitigate negative impacts to the historic character of a neighbourhood. Minimal disruption should be the guiding principle for all work.

Purpose

To determine the impact of proposed development on the character of historic neighbourhoods or neighbourhoods that contain mapped, known, or recognized cultural heritage resources such as, but not limited to, built heritage or natural heritage landscapes.

Who should prepare this?

A member in good standing of the Canadian Association of Heritage Professionals or a professional heritage planner. All reports and drawings must be stamped or signed and dated by a qualified professional, licensed in the Province of Ontario.

When is this required?

A **HNCIE** may be required in support of the following *Planning Act* applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision/Condominium
- Site Plan Control

A **HNCIE** may be required as part of a demolition permit.

This study shall not be used to prohibit or limit development within intensification areas, particularly large scale multi-story and mixed-use developments which, due to their scale, cannot reasonably be expected to have little to no impact on a neighbourhood.

As noted in the Purpose section of this Terms for Reference, a **HNCIE** is intended to evaluate impact. This evaluation shall recognize the strategic importance of the City's intensification areas.

Required Contents

Description of Neighbourhood Characteristics

The description of neighbourhood characteristics should focus on identifying common trends, average figures, and design patterns of lands adjacent to the development application.

Characteristics may include:

- Lot areas
- Lot configurations
- Lot coverages
- Building types
- Presence of mature trees, viewscales, natural or historical landscapes
- Building heights and massing
- Setbacks for front, rear and side yards
- Materials and finishes
- Architectural design and character
- Plaques, monuments, or statues

Information for character descriptions may be collected via in-situ research, analysis of areal or orthophotography, and archival research.

Study Area

The applicant must confirm the study area before undertaking the evaluation but will generally be within approximately a 400 metre radius of the lands subject to the development application.

Evaluation of Impact

Evaluation of impact shall determine how a proposed development impacts, if at all, the neighbourhood characteristics listed above.

For example, a reduction in front yard setback to accommodate parking or a large building may be considered a negative impact as it will result in a breakup of the visual continuity of the streetscape, creating noticeable interruptions that detract from the symmetry of the street and therefore the historic character.

Consideration of Alternatives, Mitigation Measures, and Conservation

Should the Evaluation of Impact identify potential negative impacts on the character or cultural heritage features of a historic neighbourhood, then an assessment of alternative options, mitigation measures, and conservation methods is required.

This aspect of the report shall outline alternate options, mitigation, and conservation measures to avoid or limit the negative impact on the character of the historic neighbourhood. The preferred strategy is one which best protects and enhances the character of the neighbourhood.

Recommendations may include the need for additional studies or plans related to conservation; site specific design guidelines; interpretation or commemoration; lighting; signage; landscape design; additional record and documentation prior to demolition; and long-term maintenance.

What else should we know?

The assigned file manager from the Development Services Department will determine through the pre-consultation process if a **HNCIE**, or any supplementary reports, are required.

What other resources are available ?

Canadian Association of Heritage Professionals

<https://cahp-acecp.ca/professionals/>

City of Barrie Historic Neighbourhood Strategy

http://www.hns.barrie.ca/reports/HNS_Strategy_Compiled_June2010.pdf

Section 3.4 Cultural Heritage Conservation of the Official Plan

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Pages/Official-Plan.aspx>

Ontario Heritage Toolkit

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

Notes

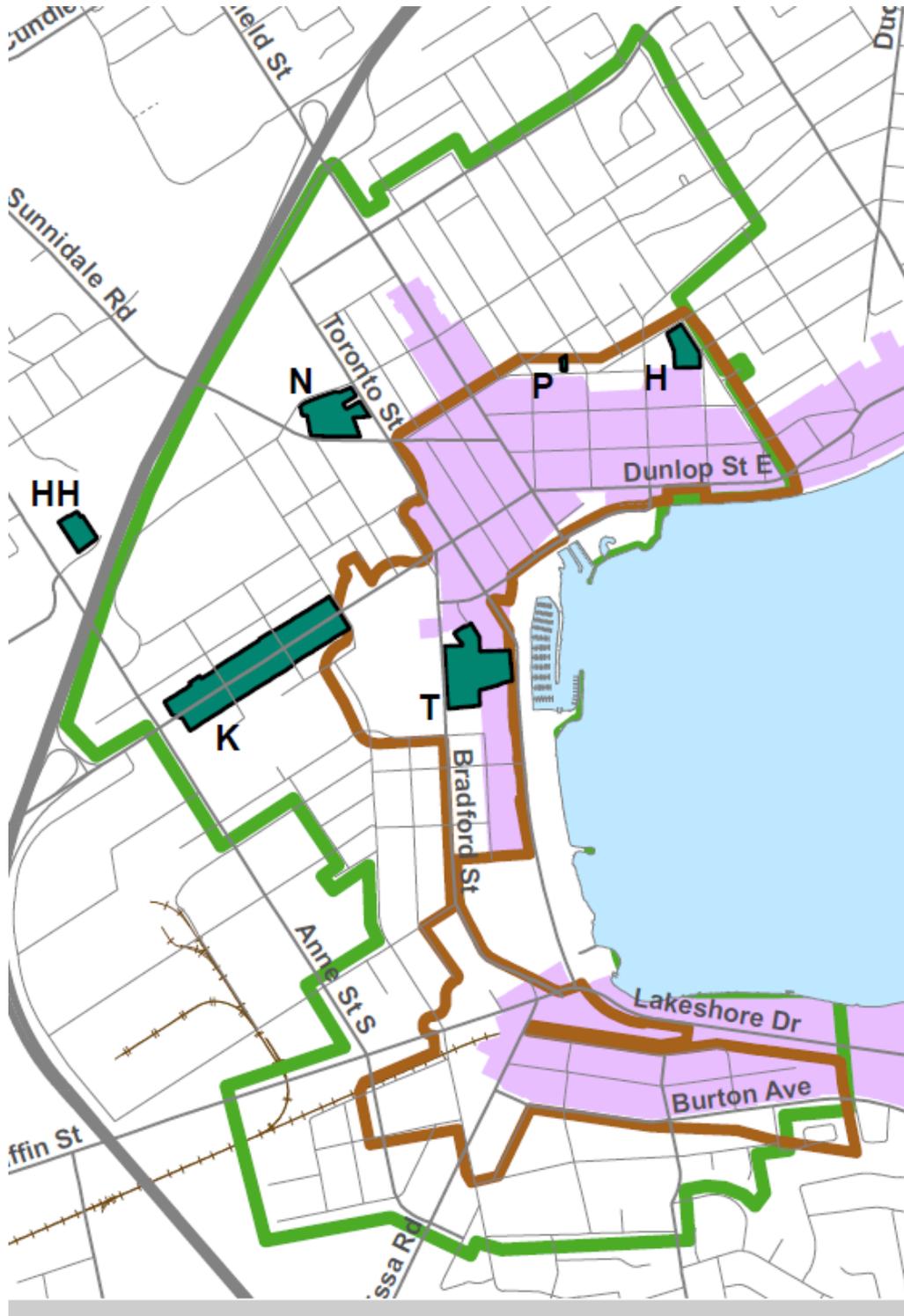
If the proposed development is revised, the study/report shall reflect the revisions by an updated report or letter from the author indicating the recommendations and conclusions are the same.

Please note that a peer review may be required. The cost of the peer review will be borne by the applicant.

Please note that the requirements of this study may vary depending on the nature of the proposal. This will be determined through the pre-consultation process and in consultation with any applicable external agencies.

If the submitted study is incomplete, is authored by an unqualified individual, or does not contain adequate analysis, the application will be considered incomplete and returned to the applicant.

APPENDIX 'A'
CITY OF BARRIE HISTORIC NEIGHBOURHOODS



The extent of the Historic Neighbourhoods is identified by the green outline.