HERITAGE EVALUATION

1 GODFREY's LANE
MISSISSAUGA, ONTARIO

A HERITAGE EVALUATION of 1 GODREY's LANE

Contents

1: Summary

As part of an initiative to designate properties of heritage significance prior to a provincially-mandated deadline of January 1, 2025 to remove properties of potential heritage significance from the municipal register, the City of Mississauga identified 1 Godfrey's Lane as one of about 100 properties to be considered for designation under the Ontario Heritage Act, before being mandated for removal from the heritage register as required by the *More Homes Built Faster Act - 2022*.

The designation process requires the City to issue a report identifying the heritage merits of each property being considered for designation. The document relating to 1 Godfrey's Lane was presented to the City of Mississauga's Heritage Advisory Committee in February 2024. Based on the report, the committee recommended that the City pass a by-law designating 1 Godfrey's Lane.

The Ontario Heritage Act gives property owners the right to object to a proposed designation by-law. Typically the owner has 60 days to prepare a response, identifying the reasons for objecting to the designation proposal. If no objection is received in that time, or if a report explaining the reasons for objecting to a designation proposal is not received within that time, the City can proceed with the designation by-law.

This report will explain the designation process, the justification for designation, and summarize the drawbacks and benefits to the property owner of heritage designation.

2: Details Regarding Intent to Designate 1 Godfrey's Lane

In response to Schedule 6 of the *More Homes Built Faster Act - 2022*, subsections 14 to 16, heritage staff at the City of Mississauga began preparing reports on the potential heritage significance of numerous properties in the City of Mississauga that were deemed worthy of heritage protection before being mandated for removal from the heritage register under the terms of the "More Homes" Act.

A report specific to 1 Godfrey's Lane was presented to the City of Mississauga's Commissioner of Community Services on January 17, 2024, regarding the merits of designating 1 Godfrey's Lane under the terms of Section 29 of the Ontario Heritage Act. The commissioner approved the report and, as required by the Ontario Heritage Act, directed the report to Mississauga's Heritage Advisory Committee for its approval, at HAC's February 13, 2024 meeting.

At this HAC meeting, a representative of legal firm KMB Law asked that the application to designate 1 Godfrey's Lane be adjourned because the property owner did not receive notice, prior to the February 13 meeting of the Heritage Advisory Committee, of the City's intention to designate the property. The owner requested adjournment to provide sufficient time to hire an independent heritage consultant to review the City's proposal to designate 1 Godfrey's Lane. The councilor for the corresponding ward (Stephen Dasko, Ward 1) recommended to the committee that a 60-day deferral was warranted, and that HAC recommend to General Council that the proposed designation by-law process be deferred accordingly.

At the February 21, 2024 meeting of General Council, the mayor and councilors present approved the following statement; GC-0098-2024

That the Corporate Report dated January 17, 2024 from the Commissioner of Community Services, entitled "Proposed Heritage Designation of 1 Godfrey's Lane (Ward 1)" be deferred for 60 days and that the matter be returned to the Heritage Advisory Committee if a development application is received for the property as per Section 29 (1.2) 2 of the Ontario Heritage Act prior to the 60 day deferral period. (HAC-0014-2024).

No report was received by Mississauga's Heritage Advisory Committee in that 60 day period. On June 5, 2024, the City Clerk served notice of the City of Mississauga's intent to designate 1 Godfrey's Lane under Section 29 of Part IV of the Ontario Heritage Act; providing 30 days to receive notice of objection to the proposed designation process. The final date and time for objection to the intent to designate 1 Godfrey's Lane is July 5, 2024 at 16:00.

3: Brief Review of the Proposal to Designate 1 Godfrey's Lane

In 2022, the provincial government gave royal assent to Bill 23, creating the *More Homes Built Faster Act - 2022*.

Specifically in regard to this report on the process to designate 1 Godfrey's Lane, Schedule 6 of the *More Homes Built Faster Act - 2022*, subsections 14 to 16, amended the process by which municipalities – including the City of Mississauga – designate properties within the municipality.

Prior to the "More Homes" Act, action to designate properties that were listed on the City of Mississauga's heritage (which includes 1 Godfrey's Lane; placed on the initial heritage register in 1990) was deferred until a development application (alteration, addition, demolition, etc.) for a "listed" property was made to the City of Mississauga. When a development application was received from a property owner, the City had 90 days (later reduced to 60 days) to prepare a detailed report citing, where possible, the heritage merits of a property under Regulation 9/06 of Section 29 of the Ontario Heritage Act (Criteria for Determining Cultural Heritage Value or Interest). If a property was found to have merit for protection under the Ontario Heritage Act, City staff notified the property owner (as part of the on-going development application process) of the City's intent to designate the applicant's property.

Prior to implementation of Schedule 6 of the *More Homes Built Faster Act - 2022*, the City of Mississauga typically only moved to designate a property in response to a development application for that property. However, Schedule 6 placed the following deadline on Ontario municipalities, as follows:

1: If a property was listed on the heritage register before January 1, 2023, Council must, before January 1, 2025, either: (a) issue a notice of intention to designate the property; or (b) remove the property from the register.

3: If a non-designated property is removed from the register because it has not been designated before the applicable deadline, it cannot be re-listed for five years.

In response to Schedule 6, the City of Mississauga, and other municipalities in Ontario commenced an initiative to designate properties on their heritage register without regard to a development application for each subject property, in order to meet the January 1, 2025 deadline; at which time all properties on the City of Mississauga's heritage register not designated are to be removed from the list.

Members of Mississauga's Heritage Advisory Committee met with City of Mississauga heritage staff over a two-day period in January 2023 to go through the list of over 700 properties of potential heritage merit, with the goal of paring this list down to about 100 properties that were considered to best comply with the criteria set out by Regulation 9/06.

Other properties in Mississauga that have been part of this process, and have since been designated in 2024, in compliance with the *More Homes Built Faster Act – 2022* are:

- 822 Clarkson Road South; Russell Bush residence and inn (built 1832)
- 972 Clarkson Road South; Gordon Pattinson residence (built 1915)
- 1375 Blundell Road; School Section #1: Dixie schoolhouse (built 1921)
- 88 Lakeshore Road East; Dominion Bank: Port Credit branch (built 1948)
- 2470 Jarvis Street; Riverbend (built 1937)
- 1160 Clarkson Road North; Edith and Cora Clarkson residence (built 1913)
- 924 Clarkson Road South; Joshua Bunting residence (built ~1920)
- 24 Stavebank Road; St. Andrew's Memorial Church: Port Credit (built 1927)
- 1764 Lakeshore Road West; Carman Methodist Church (built 1875)
- 3625 Cawthra Road; St. Mary's Ukrainian Catholic Church (built 1970)
- 1352 Nocturne Court; *Vision '62* home (built 1962)
- 26 Stavebank Road; Trinity Anglican Church: Port Credit (built 1867; with 1931 and 1954 additions)
- 1341 Stavebank Road; Atholl Brae (built 1912, with 2023 addition)
- 838 Clarkson Road South; Percy Hodgetts residence (built 1913)

Note: On June 6, 2024, Bill 200 received royal assent as the *Homeowner Protection Act, 2024*. This recent legislation extends the final date for municipalities to complete their designation process from January 1, 2025 to January 1, 2027.

The 1917 section of 1 Godrey's Lane at right, with addition to left.

4: Regulation 9/06 Assessment of the 1 Godfrey's Lane

As will be shown following, using Regulation 9/06 as the legal template for designating properties under Part IV of the Ontario Heritage Act, the property known as 1 Godfrey's Lane was placed on the short list of properties to be considered for designation in 2024, prior to the January 1, 2025 deadline.

Details will follow in Section 8, but a brief analysis of the heritage merit of 1 Godfrey's Lane, based on Regulation 9/06 of Section 29 of the Ontario Heritage Act, are as follows:

4.1: Regulation 9/06

The text of the regulation are as follows:

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

9. The property has contextual value because it is a landmark.

4.2: Assessment (based on observation by the author of this report)

Following is an assessment of the subject property's compliance with Regulation 9/06. Green text identifies subsections of Reg. 9/06 applicable to 1 Godfrey's Lane

1

The property known as 1 Godfrey's Lane, and the main residence at 1 Godfrey's Lane are a representative example, in the village of Port Credit, of the large summer estates that were once common along the Mississauga lakeshore in the brief period after World War I (1920s to 1940s), when Toronto's "cottage country" was limited to areas within 25 to 30 km distance. These residents were important in maintaining the seasonal economy of Mississauga's lakeshore villages.

2

Although the main residence at 1 Godfrey's Lane is a solidly-built structure, the residence displays minimal architectural embellishment and, as such, does not display a high degree of craftsmanship or artistic merit.

3

The main residence at 1 Godfrey's Lane does not demonstrate a high degree of technical or scientific achievement.

4

Because the early residents of 1 Godfrey's Lane used the subject property as a summer residence, the property at this time did not have a direct association with a person who is significant to Port Credit or to Mississauga. A later resident, Jack Soules was a significant residential contractor and developer in south Mississauga in the 1950s and 1960s when Mississauga was going through the transition from a cottage area to residential subdivisions for full-time residents.

5

The large main residence and the wide expanse of open land to the north, west and south of the residence is largely unchanged from the property's early years. As such the property does yield information that contributes to an understanding of Port Credit when it was a popular resort village in the two decades following WWI.

6

City of Mississauga records indicate that noted theatre architect Murray Brown designed 1 Godfrey's Lane. If so, this is not one of his more notable works, being of a conventional Bungalow design; albeit larger in scale than typical homes in that Arts and Crafts style. Brown was an apprentice with an older Toronto architectural firm in 1913, when 1 Godfrey's Lane was designed.

7

as per Item 6

8

as or Item 1

9

1 Godfrey's Lane is not considered locally to be a landmark.

In conclusion, based on the assessment of the author of this report, the property and/or main residence at 1 Godfrey's Lane complies with four of the nine criteria for designation under Part IV of the Ontario Heritage Act. (Details to follow in Section 8 of this report.) A property need only comply with two items of Regulation 9/06 to be considered suitable for designation under Part IV of the Ontario Heritage Act.

4.3: Assessment (based on the City's Draft Designation Statement)

As part of its notice of intent to designate 1 Godfrey's Lane, the report by heritage staff of the City of Mississauga identified the following items of heritage merit.

1. Location of the house on Godfrey's Lane contributes to the cultural heritage value of the property because it's a rare remnant of the rural-style laneway access development that existed in this area. (Consistent with Reg. 9/06, Item 8.)

2. Location and orientation of the house near and facing Lake Ontario – contributes to the cultural heritage value of the property as it speaks to the attraction of the lake. (Consistent with Reg. 9/06, Item 8.)

3. Shed dormer – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value. (Consistent with Reg. 9/06, Item 1.)

4. Mix of Credit Valley stone and stucco – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value. (Consistent with Reg. 9/06, Item 2.)

5: Requirements for Designated Properties

Designation under the terms of Part IV of the Ontario Heritage Act prevents the loss of heritage attributes on properties so designation. Generally, designation *does* prevent structures with foundations from being demolished. Designation also limits the extent of visual exterior alterations that can be made, although Sections 6 and 7 identify conditions were alteration and partial demolition are permitted to improve the value and functionality of the designated property.

A heritage application is required for the following types of alterations to the property or to structures on the property:
- new windows and doors,
- change in roofing materials,
- facade replacement,
- masonry repairs or replacement, including painting of unpainted masonry,
- removal or building of additions, including accessory buildings or structures,
- placement of exterior heating or cooling systems,
- addition of skylights,
- removal and/or installation of porches and verandahs,
- changes to significant landscape features.

A 1954 map of Godfrey's Lane (Lorne Road, at the time). Opened in 1906 to reach Ardmore estate, the laneway was later truncated at 1 Godfrey's Lane.
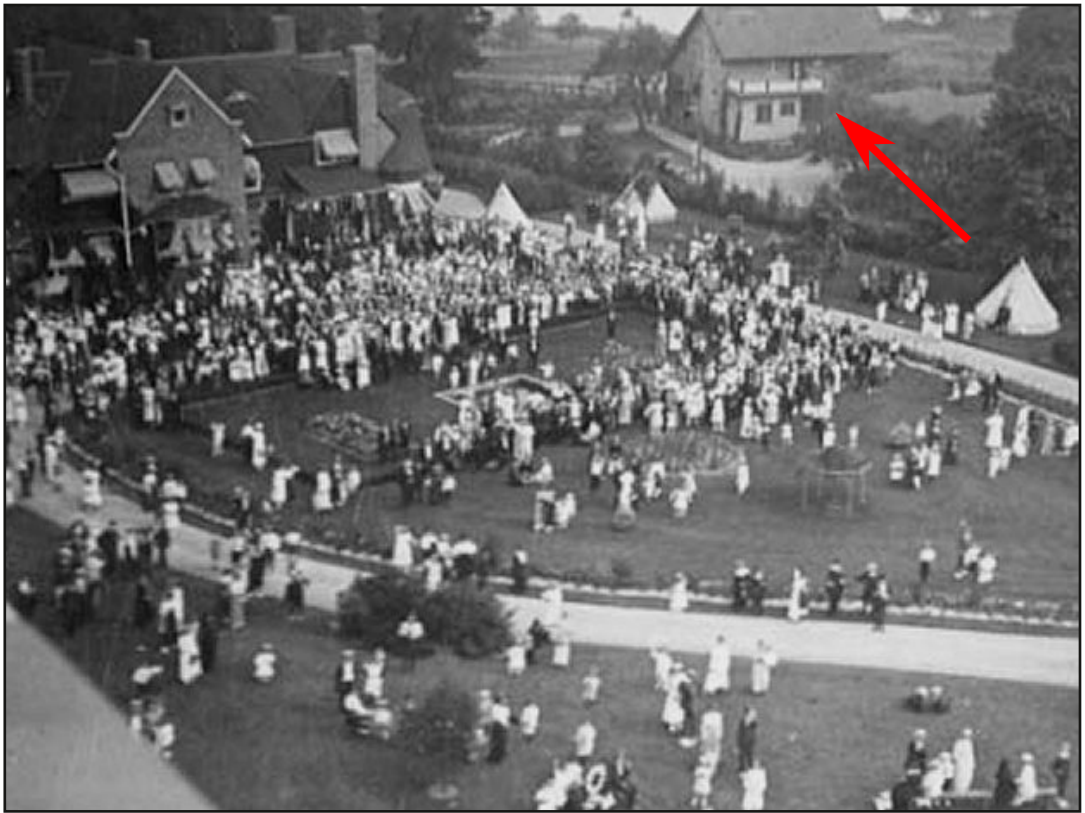
Photo of 1919 veterans party, showing 1 Godfrey's Lane before north addition.

City-owned abattoir in 1917, before being purchased by James Harris.

Note that the terms of designation under Part IV do not prohibit changes such as those mentioned above; only that any proposed changes are to be reviewed by City staff and approved by the Heritage Advisory Committee to ensure that proposed changes have a minimal impact on the heritage character of the property. City of Mississauga heritage staff can offer advice on how to minimize the impact of any alterations desired by the property owner.

Also note that in most of these aforementioned cases, a building permit would be required even for a non-designated property.

For designated properties, the above changes generally require an impact assessment report to be reviewed by the City's heritage staff and the Heritage Advisory Committee. If two or more of the above changes are being made as part of a single heritage application, all proposed alterations can be included in one impact assessment report. Each proposal for alteration does not require its own assessment, as long as all proposed alterations are part of one heritage application.

6: What the Heritage Act Does Not Require of Property Owners

Structures on a designated property can remain as they are at the time of designation. The Ontario Heritage Act does not require the property owner to restore residences to an early time period. Some municipalities encourage owners of designated properties to restore heritage homes (Oakville, for example) but the City of Mississauga does not require this.

Small sheds without foundations and recreation equipment (basketball hoops, etc.) can be added and/or removed without a heritage permit. Fences and pools require a heritage permit, but generally a building permit is required for a fence or pool even on conventional, non-heritage properties.

Heritage designation usually does not affect the interior of any structures on the property. Unless interior protection is stated in the by-law governing a designated property, the owner can make interior changes without restrictions.

Generally, maintenance of features such as gutters and downspouts, or roofing repairs using the same materials can be made by the property owner without a heritage application, just as is the case with non-heritage properties.

The Ontario Heritage Act does not supersede other acts of provincial legislation, so property owners can replace older windows and doors with energy efficient items (in compliance with the Green Energy Act, 2009) or add accessibility ramps (in compliance with the Ontarians with Disabilities Act, 2001). A heritage permit and an impact assessment report are required for review by City heritage staff and the Heritage Advisory Committee, to ensure that energy-efficient doors, windows, and climate control systems, or accessibility ramps, have a minimal impact on the visual heritage of the property, but otherwise energy efficiency and accessibility improvements are permitted.

Some municipalities in Ontario encourage owners of heritage-designated properties to install an historic plaque to identify the heritage significance of the property, but this sometimes encourages people to trespass onto private property to read the plaques, so such plaques are not mandated by the City of Mississauga.

Note:

Owners of a heritage-designated property who are uncertain about their responsibilities regarding possible alterations to their property can contact the City of Mississauga's heritage staff for clarification of all items in Sections 5 and 6.

7: Benefits of Designation

7.1: Grants

One of the goals of designation is to retain the heritage character of designated properties, so the Ontario Heritage Act *does* place limits on the types of, and scale, of exterior alterations. For example, if a property owner applies for a heritage permit to replace historic windows or doors with modern, energy-efficient ones, the City may recommend that custom windows and doors, made in a style that is consistent with the historical character of the building, be used. These custom features typically cost more than off-the-shelf building items, but owners of a heritage property can apply for municipal grants to compensate for the additional cost.

The budget for grants varies from year to year, but in 2022 the City of Mississauga approved a $75,000 budget for the Designated Heritage Property Grant program.

See appendix 1: 2024 Guidelines - Designated Heritage Property Grant Program

7.2: Property Values

There is a perception that a property declines in resale value once that property is designated, based on the belief that designation policies to prevent changes to a heritage property are too restrictive. This may indeed be the case if a potential buyer is focused on a tear-down-and-rebuild policy when buying a property or properties for redevelopment. However, there are many buyers who actually desire to live in designated properties and neighbourhoods, knowing that the more restrictive demolition and alteration policies for designated properties and neighbourhoods serves to protect and retain the current character of the neighborhood.

Designated properties generally only decline in value in cases where a potential buyer desires to demolish the current residence on the property (which generally would not be permitted on a property that has been designated as being of heritage significance). However, a report commissioned by the City of Hamilton, and prepared by McMaster University shows that designated properties can still be sold at the same market value as non-designated properties when the current owner sells to a buyer who is willing to retain the existing residence and apply instead for additions and alterations that are permitted by the Ontario Heritage Act.

The McMaster report also shows that designation often has the effect of increasing the value of a property, where potential buyers want to live in an historic home and are willing to pay a premium for a designated home, since the supply of available designated homes is significantly lower than for non-heritage homes otherwise available on the general real estate market. The lower the supply, the greater the demand. The greater the demand, the higher the price that can be expected when selling a property.

The McMaster report concludes, "that heritage designations are associated with an increase in sale price of residential properties in Hamilton." The report was not able to confirm that the increase in value of a designated property is comparable to the increase in over-all properties values, but the research does show that heritage designation does not reduce the resale value of a property.

See appendix 2: Investigating the Impact of Heritage Property Designation on Real Estate Value

8: Suitability of 1 Godfrey's Lane for Designation

Regulation 9/06 of the Ontario Heritage Act consists of nine criteria, divided into three heritage categories.

Items 1 to 3 consider the potential architectural merits of a property (or physical merits, if the criteria are to be applied to natural elements on a property.)

Items 4 to 6 consider the historical merit of the property. Is the property, or a building on it, historically significant, or did someone of local historical significance live or work on the property?

Items 7 to 9 consider the contextual merit of a property. This category is more open to subjective interpretation than the other two categories, but generally a property is said to have contextual value if it retains the historic character of an earlier time and, as such, is able to yield information about the past.

The property at 1 Godfrey's Lane has minimal architectural and historical merit, but it is in regard to context that this property is most valuable in relating the story of the Village of Port Credit in the post-WWI period. The large cottage-style home, with a wide expanse of open space, its orientation towards the lake, and its remote distance inward from Lakeshore Road (accessible by a laneway that retains it's narrow proportions today) are reminiscent of the expansive summer cottages owned by affluent Toronto businessmen in the early decades of the 20th century, before Port Credit became a suburban commuter town.

When Cottage Country was Just a Few Miles Away

Today, Ontario's premiere cottage country regions – Muskoka, Kawartha and Lake Huron – can be reached from urban centres like Mississauga and Toronto in just a couple of hours, thanks to an extensive network of highways, lined with gas stations and service centres.

From the 1910s to 1940s, when only the wealthy owned cars, when these cars had hard-rubber tyres and small gas tanks, when gas stations were typically 30 to 50 kilometres apart, and when roads were still mostly gravel and pot holes, affluent Toronto businessmen preferred to have a lakefront summer cottage that was close to the city.

Port Credit shifted gears from a declining marine harbour town to a popular summer resort in 1917 with completion of Canada's first paved highway, on what is now Lakeshore Road through Port Credit. The main residence at 1 Godfrey's Lane was completed that same year. Godfrey's Lane is the laneway leading from 1 Godfrey's Lane to the former concrete highway.

James B. Harris and family (2nd property owner, 1925 to 1957)

Port Credit residents remember when the west side of their village, just beyond the Texaco refinery, was known as the "4-H Club", because the affluent families of the 1920s living there were **H**arris, **H**ill, **H**obberlin and **H**oyt.

The "Harris" in the club was James Harris. His summer home was 1 Godfrey's Lane.

James took over the family's meat-packing company in May 1914 upon the death of his father, William Harris who had founded the abattoir in 1895. William began his packing business on Strachan Avenue in Toronto to sell meat to downtown merchants, but it was James who (as managing director of Harris Abattoirs) amassed the company's fortune during World War I, winning contracts from the Dominion government to supply pork and beef for Canadian and British soldiers at the Western Front.

After the Great War, James bought out a bankrupt, city-owned abattoir (at a discount price) in the Junction District – an area so named because Grand Trunk and Canadian Pacific tracks here ran outward every which way to the rest of the country. Taking advantage of this new site, James ordered special railway cars, like big ice-boxes on wheels, in which he shipped meat well beyond local buyers, making Harris Abattoirs one of the first to take meat packing regional. Not one to be intimidated by the giants at his loading docks, Harris happily pitted the two railways against each other to obtain lower shipping rates for himself. With this kind of cunning, Harris Abattoirs became one of the largest meat packing firms in North America.

In the years following James' retirement to Port Credit, his company merged with other meat packing giants to form Canada Packers in 1927. The mastermind behind this merger was Sir Joseph Flavelle, who was initially a friend of old William Harris, but later his stiffest competitor when he invested in another packing house, William Davies Company. In inheriting his father's meat packing business, James Harris was also bequeathed the old man's rivalry with Flavelle. Sir Joseph owned a summer cottage in Oakville and drove his Pierce-Arrow daily past James' Port Credit summer home on his way into Toronto, along the Lakeshore Highway – still one of the few paved highways in Ontario at the time. Canada Packers was acquired by Maple Leaf Foods in 1991.

John A. Walker (1st property owner, 1913 to 1925)

Harris purchased 1 Godfrey's Lane in 1925 from its first owner, John A. Walker

Walker founded Walker, Parker and Company in 1899 with partner John T. Parker and junior partner Allan A. Mark. The company made women's shoes and boots from a factory on Jarvis Street in Toronto, with a sales office at Wellington and Simcoe Streets.

Looking for a quiet, but conveniently-located summer home in 1913, Walker purchased part of John M. Godfrey's Port Credit estate, *Ardmore*. It is believed that Walker commissioned architect Murray Brown to design a large summer lodge that year, but it appears that the shortage of labour in Canada in 1914 (due to the war in Europe) delayed construction of his summer home until 1917. The summer residence – named *Reklaw* ("Walker", backwards) – does not appear as an entry in the *Dau's Society Blue Book* as the family's summer residence until the 1917 edition.

Walker died in 1929. Junior partner A.A. Marks purchased Walker's share of the shoe manufacturing company and renamed the business Empire Shoe Company.

Jack M. Soules (3rd property owner, 1957 to 1986)

Like 1 Godfrey Lane's previous owner, James Harris also died in 1929. However the summer home continued to be used by James' wife and five children until 1957, when the two eldest daughters, Leone and Aileen sold the estate to contractor Jack M. Soules. He renamed the property *Miramar*, and was the first resident to live at 1 Godfrey's Lane year-round.

The Walker and Harris families only lived at their Port Credit estate in the summer and, as such, did not play an important role in Port Credit's history – although their home is indicative of Port Credit at its height, as a pre-WWII cottage community. Soules was the property's first full-time Port Credit resident, and did play an important role in the transition of Port Credit from a resort town to a commuter suburb. Soules was a building contractor for S. Bruce McLaughlin, who was building the *Mississauga Gardens* residential development at Mississauga Road and the QEW at the time Soules purchased 1 Godfrey's Lane as his Port Credit home base.

A year after Soules purchased 1 Godfrey's Lane, he purchased the neighbouring property of Alexander L. Gooderham (today's *Rhododendron Gardens*) and proposed a residential development, which was stalled by a dispute between the Village of Port Credit and the Township of Toronto over the village's proposal to annex the property.

Architecture

The main residence at 1 Godfrey's Lanes was built in 1917. A large north annex was added sometime during the Harris family's tenure, although the specific year is uncertain. Several landscape features have been added, removed or changed since then, but the main residence remains little changed since its early days as summer residence for the Walker and Harris families.

City of Mississauga reports credit the noted theatre architect Murray Brown as the home's designer. If so, then 1 Godfrey's Lane is one of his early works. Brown's first

notable commissions for large residences similar in scale to 1 Godfrey's Lane date only as far back as 1924. In 1917, Brown was working as a draughtsman for Toronto architect Charles S. Cobb.

The main residence at 1 Godfrey's Lane is a competent design, but is otherwise just an oversized variation on a standard Bungalow kit home, which was a popular style for many summer residences in the Toronto area. The residence at 1 Godfrey's Lane is certainly not characteristic of the elaborate theatres that Brown would become famous for in the late 1920s.

A large north annex was added sometime during the time James Harris owned the property. Aerial photos confirm that the large north addition, with garage, predates 1954.) Since then, only minor renovations have been made to the main residence since 1917.

Renovations to 1 Godfrey's Lane, 2008

Toronto-Hamilton Highway at Maple Avenue, just 100 metres east of Reklaw *laneway.*

Same location as photo at top, but looking west. A Shopper's Drug Mart is now at left.

Service station at Maple Avenue was vital to Port Credit cottagers.

Today's Godfrey's Lane was the laneway to Walker/Harris cottage, from the highway.

Family photo at Miramar. (Image courtesy of Ruth Soules).

Family photo at Miramar. (Image courtesy of Ruth Soules).

(GRANTS

2024 GUIDELINES

Designated Heritage Property Grant Program

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Mississauga Designated Heritage Property Grant Program

This program provides matching grants to heritage designated property owners for the conservation and preservation of Mississauga's built heritage resources.

Eligible Properties

Properties must be designated under the *Ontario Heritage Act*. (A property must have had its designation by-law adopted by Council and registered.) This includes individually designated properties and properties in heritage conservation districts. However, a property within a heritage conservation district that does not contribute to the cultural heritage value of the district, such as those categorized as "other," are not eligible.

Properties must not be currently receiving other grants from the City of Mississauga. Properties must be in compliance with the *Ontario Heritage Act* and any City of Mississauga bylaws and have no taxes or other monies owing to the City. Designated heritage properties owned by any level government (City, Regional, Provincial and Federal) are not eligible for funding.

Priority will be given to projects that conserve and/or restore elements of the property cited as attributes of cultural heritage value or interest. Property owners are only eligible for one grant per calendar year. For each grant, the property owner can only request funds for one project. Grants are not available for work which has been completed prior to the applications submission. It is preferred the work not begin until the grant is approved. However, if the work must begin prior to the approval of the grant, a request must be provided to heritage staff so they can provide an acknowledgement that the work may proceed.

For more information concerning the designation or alteration of heritage properties please contact a member of the Heritage Planning team at hertiage.planning@mississauga.ca.

Submitting Applications

This program will be accepting applications at different times throughout the year. The first deadline to submit your application will be **Friday, March 29, 2024 by 4:30pm**. Should there be funding available after the first round of

applications are approved, additional applications will be accepted. The number of applications accepted will be dependent on the available budget. Once additional deadlines are determined, designated heritage property owners will be notified.

It is recommended that all applicants consult with heritage staff to ensure their project aligns with the goals of the program.

Application Checklist
- ✓ Completed application form, including a detailed project description
- ✓ **A minimum of two cost estimates. The estimates must clearly itemize labour and material costs**
- ✓ Recent images that provide an overview of the building's exterior
- ✓ Recent images of the specific area for the proposed project
- ✓ Any relevant historical images of the project area
- ✓ Any relevant plans, documentation or studies
- ✓ Timeline indicating when the work will begin and the expected completion date

For projects involving the repair or restoration of structural elements (page 9) applicants must also include:

- ✓ Engineer Condition Assessment

When appropriate, the City may request additional information before an application may be processed. Once a project is approved for funding property owners may be required to submit/obtain engineering or architectural drawings and a heritage permit. Please ensure you are aware of all the necessary materials prior to undertaking the project as they can impact the time required to complete the work.

Please Note: Late applications will not be accepted.

Eligible Projects

Only projects described as follows will be considered:

a) Conservation of existing architectural elements which are significant to the cultural heritage value of the property, such as doors, windows, bargeboard, siding, original roofing, and any other attributes as described in the designation by-law.
b) Reconstruction of architectural elements which still exist but are beyond repair.
c) Restoration of architectural elements which have been lost, but for which there exists documentation to reproduce those elements as per the original, including materials. The evidence must be for the property in question, not similar properties.
d) Work necessary to restore a building or structure to structural soundness.
e) A grant may be given to include one half the costs of architect's and engineer's fees, to a maximum of $750 per project, directly related to proposed conservation project.

What follows is a more detailed list of eligible projects, broken down into the funding categories of: (1) General Conservation; and (2) Repair or Restoration of Structural Elements.

Please Note: Replication of architectural features, including windows, will only be considered when it has been demonstrated that restoration is not feasible. The replacement elements have to be the same shape, form and material as the original elements. Projects which conserve and protect heritage elements will be given priority over other projects.

Eligible Projects

1) General Conservation

- Conserve or replace original roofing materials and flashing (slate, wood, tile, metals such as copper, zinc, tin or terneplate, clay), except for asphalt shingles. Roofing may include the repair or replacement of the roof deck with matching materials to the original
- Repair or replace original siding, including stucco where it is an original finish. Stucco must match the original in its composition, texture and colour
- Repair and re-pointing of masonry to match original in texture, composition, colour and profile
- Repair or replication of wooden storm and screen windows where documentation verifies the use of storms and screens
- Repair or replication of wood windows to match the original size, shape, form, and materials. Aluminum storms, windows which are vinyl, aluminum, or PVC clad will not be eligible
- Preparation and painting of wood surfaces, based on documentary evidence of original colours. The cost of a paint analysis may be an eligible cost. A property will receive one grant only for exterior painting within a ten year period
- Repair or replace architectural features such as porches, verandas, or bargeboard, where these features can be documented and reproduced in original materials
- Repair or replacement of gutters, eavestroughs and downspouts which are of now rarely-used materials such as copper or lead, or where gutters are built into the cornice of the structure
- Conservation of interior architectural attributes which are specified in the heritage designation by-law

Eligible Projects

Ineligible Work

- ✕ Projects that do not contribute to the heritage attributes of the property, such as the introduction of new features or additions
- ✕ Projects that may be considered routine maintenance such as the repair of a broken window, repair of siding or roofing
- ✕ The repair, replacement or installation of asphalt shingles
- ✕ Synthetic stone
- ✕ Vinyl, Aluminum, or PVC clad windows or doors, including insulated doors
- ✕ Power washing, sandblasting and cleaning of masonry surfaces will not be eligible unless it can be proven that the cleaning of the masonry is necessary for the conservation of the structure
- ✕ Landscaping will not be eligible unless it is noted within the designation by-law or can be proven to be a restored element original to the property

Eligible Projects

2) Repair or Restoration of Structural Elements

The following projects are only eligible if the structural elements require repair or replacement in order to conserve and stabilize the original structure of the property, i.e. the building has fallen, or is likely to fall, into a state of disrepair.

- Repair or replacement of any of the Property's structural members
- Replacement or reconstruction of the Property's sill, beams and supporting structural members
- Repair, reconstruction or rehabilitation of the Property's foundation, columns and footings for the sole purpose of supporting and conserving the foundation
- Mitigation of insect infestations that have or may cause damage to the Property's wooden structural members
- Repair or replace a chimney based on archival evidence of the original feature
- Restoration of original wood shingle or slate roofing material based on documentation of the original materials

Review Process

Following the deadline, City staff will review applications to determine eligibility and completeness.

Applications are then forwarded to the Heritage Property Grant working group for review and recommendations. The working group is made up of members of the Heritage Advisory Committee and are appointed for a term of four years.

As there is a limited budget available, not all applications may be approved for funding in a given year. To determine which applications are funded the subcommittee will review each application against a set of criteria and those with the highest score will be funded.

Funding Criteria:

1. The project prioritized the restoration of existing elements over replacement
2. Best practices are being used in accordance with the following:
    - The Ontario Heritage Act
    - The Ontario Tool Kit
    - Standards and Guidelines for the Conservation of Heritage Places
3. The application clearly outlines the work to be undertaken, materials used and demonstrates the need for the work to be undertaken
4. The proposed project is being undertaken on a heritage element of the property
    - i.e. an element of the property which has been identified as heritage in a heritage bylaw or one of the Conservation District plans.
5. The property has not received funding in the past or has successfully completed a funded project on a heritage element in the last two years.

The recommendations made by the working group are provided to the Director of the Parks, Forestry & Environment Division (or delegate) for approval or rejection.

All applicants will receive notice of the decision in writing.

Applicants must inform the City if they choose not to continue with the project.

Grant Amount

The Designated Heritage Property Grant budget is set by City of Mississauga Council each year and allocated to eligible applicants through an application process. Should there be additional funding available after the first intake of applications; additional intakes will occur until the total budget has been allocated.

All Designated Heritage Property Grant applicants are eligible to apply for a maximum of half the eligible project costs.

- For General Conservation projects, applicants can request a minimum of $500 to a maximum of $5,000 in funding.
- For the Repair or Restoration of Structural Elements, applicants can request a minimum of $500 to a maximum of $10,000 in funding.
- For Special Projects applicants can request a maximum of $25,000 in funding.
    - To be eligible for this level of funding your project must have multiple components and be approved as a special project by heritage staff prior to applying. All projects approved as a special project will have to demonstrate they are using best practices while protecting and conserving the heritage property.

All grants must be matched by an equal contribution by the property owner, verified by invoices.

Please Note: The amount of funding is determined on an annual basis by Council and may vary from year to year. As grant funding is limited, not all applicants will be successful or the granted amount may be lower than requested.

Grants Portal

The City of Mississauga requires all grant applications to be submitted through its Grants Portal. To access the portal go to the City of Mississauga's Heritage Planning website at www.mississauga.ca/heritageplanning and click **"APPLY NOW"**.

To set up an account follow these steps:

1. Click the "Register" button located in the top right corner of the login screen
2. Ensure the "Register as an individual" option has been selected
3. Enter your name and email address
4. Create a password
5. Click "Create Account"
6. Verify your account by clicking on "Send verification link". This will send an email to the email address you proved
7. Open your email and click on the link that has been sent to you
8. You will then be able to go back to the Grants Portal and click on the "View programs" button
9. Last you would select the Designated Heritage Property Grant" to begin your application

Please Note: Only click the "Apply" button once. This button will duplicate your application every time it is clicked.

Once you have created your account you will be able to access the Grants Portal during each granting cycle. Certain information entered into the application will be saved for future applications.

Approved Grant Requirements

Approved projects must be completed by **October 31, 202**4.

The property owner will permit City staff to enter the property to assess the work while it is in progress and when complete to determine if the work was carried out in accordance with the grant application. The grantee is required to contact the City concerning any changes to the project which are proposed during the course of the work.

The grantee must submit copies of all final invoices once the work has been completed and inspected by the City. Invoices are due by **November 29, 2024**. All invoices must be issued by a registered business and include a valid business number.

Once an approved project has met all of the grant conditions, staff will issue a cheque for the approved amount or up to 50 percent of the eligible project costs, whichever is less.

Please Note:

Under special circumstances exceptions as to who can undertake the work can be made by the City of Mississauga's Heritage Advisory Committee. Please contact Heritage Planning for more information.

Extensions of one year can be granted for projects that have experienced delays due to permitting or approvals. To be eligible for an extension a letter must be submitted to the City's Heritage Planning unit prior to the October 31, 2024 deadline.

Glossary

Property Owner	The current registered property owner according to land registry records.
Grantee	The applicant which may be the owner of the property or their agent acting on behalf of the property owner in writing.
Accepted Heritage Conservation Practices	Heritage conservation practices refer to the guidelines and standards as provided by the Ontario Ministry of Culture or other sources as quoted by the municipality.
City	Refers to The Corporation of the City of Mississauga

MISSISSAUGA

RESEARCH SHOP

"know what's out there!"

Investigating the Impact of Heritage Property Designation on Real Estate Value

Prepared for

City of Hamilton's
Planning and Economic
Development Department

In

March 2023

By

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Contents

Executive Summary

A common concern amongst homeowners is whether heritage designations negatively impact the sale value of residential properties. Current evidence is inconclusive, which prompted the City of Hamilton to partner with the McMaster Research Shop for this study. The purpose of our investigation was to determine the extent to which, if at all, heritage designations impact residential property values in Hamilton.

To investigate this question, we reviewed previous literature investigating the relationship between heritage designations and property values. Then, using a large dataset provided by the Realtors Association of Hamilton-Burlington (RAHB) and the City of Hamilton's list of heritage properties, we quantitatively modelled the relationship between heritage designation and property values in Hamilton while controlling for other variables known or theorized to influence property values. In the first model, we controlled for the fixed effect of year, heritage status, the number of rooms, municipality, lot depth, lot front, and building materials. In the second model, we controlled for the individual property's address (rather than municipality) and otherwise adjusted for the same factors.

The nine studies in our literature review arrived at the consensus that heritage designations positively impact the sale price of residential properties. Important factors that were considered included zoning, how the land was planned to be developed, and the quality of life each neighbourhood had to offer. The results from our quantitative analysis aligned with the literature review findings by providing statistically significant evidence that property sale values in Hamilton appear to be higher after receiving a heritage designation, though we cannot accurately determine the magnitude of this association. While we did control for a variety of factors in our models, due to limitations in our dataset, we were unable to control for all factors suggested to be important by our literature review. Another limitation of our results is that the analysis was only able to show association and not causation. Future research could strive to estimate the effect of designation in current day value and/or use an experimental design to assess causality.

In conclusion, our study provides evidence that heritage designations are positively associated with sale prices of residential properties in Hamilton. Thought we cannot say that heritage designation *causes* the increase, nor estimate the magnitude of an increase, this study adds to the growing body of research refuting the claim that heritage designation has a negative impact on residential property values, in Hamilton and elsewhere.

Acknowledgement

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Introduction

Background

The City of Hamilton consists of many diverse districts, communities, and neighborhoods, each with their own heritage character and form. The *Ontario Heritage Act, 1975,* was designed to enable local municipalities to protect and manage the province's cultural heritage resources (King's Printer for Ontario, 2012). Heritage designations are a formalized way to recognize and protect the value of historically significant properties that represent a community's shared history (City of Hamilton, 2022).

Part IV of the *Ontario Heritage Act, 1975*, entitled *Conservation of Property of Cultural Heritage Value or Interest*, allows municipalities to designate residential or commercial properties of cultural or heritage value (King's Printer for Ontario, 2012). Municipalities can designate properties as having cultural heritage value or interest if it exhibits two or more of the following characteristics:

1. The property has design or physical value (i.e., displays a rare and high degree of craftsmanship or an early, unique or rare example of a design);
2. The property has historical value or associative value; or
3. The property has contextual value (e.g., helps define the character of an area or is considered a landmark) (City of Hamilton, 2022).

Hamilton City Council, the Hamilton Municipal Heritage Committee, City staff, property owners, or a third party can initiate requests to designate a heritage property. Once a designation request is received, City staff evaluate the property using criteria outlined in *Ontario Regulation 9/06* (City of Hamilton, 2022). The Hamilton Municipal Heritage Committee reviews staff recommendations for designation before providing advice up to the City's Planning Committee and then to City Council for their consideration and approval. If the Council concurs that the property should be designated, the staff serves a Notice of Intent to Designate to the owner and publishes the Notice in the local newspaper and on the City's website and there is an opportunity to object to the proposed designation.

A common concern amongst homeowners is whether heritage designations negatively impact the market value of residential properties. This concern can lead homeowners to question or reject proposals to designate their property as a heritage site and may deter some buyers from purchasing heritage properties (Weisleder, 2012). In 2019, this led the City of Hamilton Planning Committee to commission Cultural Heritage Planning staff to investigate evidence that would support the claim that heritage status impacts the sale value of homes. Although staff were able to locate several studies, they were limited in scope. Moreover, they did not find any local studies. As a result, the current evidence is inconclusive as to whether heritage designation status impacts property values in Hamilton.

Purpose

The purpose of this investigation was to determine the extent to which, if at all, heritage designations impact residential property values in Hamilton. The McMaster Research Shop partnered with a representative of the City of Hamilton's Heritage and Urban Design (Planning and Economic Development) division to conduct this research using local sales figure data provided by the Realtors Association of Hamilton-Burlington (RAHB). The results of this investigation will be reported to the City of Hamilton's Planning and Economic Development Department and other municipal committees and departments. Findings have implications for community support of heritage property designation and transparency around the economic impacts of heritage designation.

Study Objectives

This was a quantitative modelling project structured by two objectives. First, we conducted a review of existing literature to identify variables that may affect the relationship between heritage designation and sale value. Second, we modelled the relationship between heritage designation and sale value, while controlling for variables identified in the first part of our investigation. We used a large dataset of sales data from RAHB joined with a dataset identifying heritage properties provided by the City of Hamilton.

Report Structure

We begin by describing the methods used to collect and analyze data, and then report the findings of our literature review and quantitative modelling. We present our results using conceptual diagrams, tables, and figures, where possible. Finally, we conclude with some key takeaways and opportunities to inform Hamilton residents, city planners, relators, and other stakeholders.

Methodology and Limitations

Overview

A team of researchers from the McMaster Research Shop started this project in September 2022. The group met regularly to develop the research questions, plan the methods, review literature, conduct the analysis, discuss findings, and write this report. We communicated regularly with the City representative to ensure alignment with the original research plan.

We conducted this study in two phases, with the results of the first phase informing the second. First, we identified and reviewed existing studies estimating the impact of heritage designation on real estate property values to inform the quantitative analysis and gather methodological insights. The second phase involved statistical modeling of the relationship between property values and heritage property designation while controlling for multiple variables.

Phase 1: Literature Review

Search Strategy

We conducted a review of academic and grey literature with two distinct objectives. First, we aimed to identify factors that may impact the sale value of heritage properties. Second, we intended to gather methodological insights to inform our quantitative analysis. We used multiple strategies in our literature review to achieve each objective.

We began by scanning 15 academic articles and reports that were provided by the City representative. We applied our inclusion and exclusion criteria listed in Table 1, and deemed four references as meeting our inclusion criteria for our first objective. We identified six references that were relevant to our second objective. We then searched for any recent citations of these 10 references in Google Scholar, which did not yield any new publications. Additionally, we scanned the bibliographies of these references for any relevant titles. We applied our inclusion and exclusion criteria to 10 references, resulting in three additional references aligning with our first research objective. Therefore, we obtained 13 references from the City representative's literature.

We restricted our screening criteria to Ontario-based studies investigating the impacts of factors on sales prices. We did this because other jurisdictions may apply different legislation for heritage designations, which might impact the relationship with the property's sale value. However, we included a subset of American-based studies that provided insights about our statistical methodology.

Table 1. Inclusion and Exclusion Criteria

Literature Search Objective #1: Identify factors that may impact the sales values of heritage properties	
Inclusion Criteria	**Exclusion Criteria**
- Published between 2000 and 2022 - Conducted in Canada using a Canadian-based case/example - OR a Canadian case/example is discussed in a study published in the United States - Measures or discusses the effect of heritage designations on property sale values - Theorizes or tests for factors impacting sale values (i.e., cannot solely present a case study)	- Published outside of Canada - Published in a language other than English

Literature Search Objective #2: Gather methodological insights to inform our quantitative analysis	
Inclusion Criteria	**Exclusion Criteria**
• Published between 2000 and 2022 • Measures or discusses the effect of heritage designations on property sales values • Theorizes or tests for factors impacting sales values (i.e., cannot solely present a case study)	• Published outside of Canada or the United States • Published in a language other than English

Next, we developed a search strategy to conduct our own search for additional literature aligning with our first research objective. We inputted the following search phrase into Google Scholar, the McMaster library catalogue, and Google Search:

(Historic designation OR designated properties OR heritage propert* OR historic preservation OR Victorian home OR Victorian propert*) AND (property value* OR property sale* OR sale* value OR sale* price)

For time efficiency, we screened the first 10 search results per search engine. Four references met our inclusion and exclusion criteria.

Out of the 17 total references meeting our inclusion criteria, we identified eight as being duplicates. Therefore, nine references were eligible for full-text review and data extraction. Figure 1 illustrates our literature review process and search results.

Step 1 – Start with Literature Provided by the City Representative

We screened 15 references provided by the City representative

Literature Search Objective #1
Identify factors that may impact the sales values of heritage properties

Literature Search Objective #2
Gather methodological insights to inform our quantitative analysis

We determined that 4 references from the City representative met our inclusion criteria

We determined that 6 references from the City representative met our inclusion criteria

We searched for any recent citations of these 4 references

We scanned the reference lists of these 4 references

We searched for any recent citations of these 6 references

We scanned reference lists of included literature

0 references yielded

We screened 10 references

0 references yielded

We screened 10 references

We identified 3 additional references that met our inclusion criteria

0 references yielded

In total, we identified 7 references from the City representative that aligned with our first research objective

In total, we identified 6 references from the City representative that aligned with our second research objective

Step 2 – Manual Search

We applied our search criteria and screened the first 10 search results per search engine

Literature Search Objective #1
Identify factors that may impact the sales values of heritage properties

We obtained 10 references from Google Scholar

We obtained 10 references from the McMaster library catalogue

We obtained 10 references from a Google search

We identified 1 reference that met our inclusion criteria

We identified 3 references that met our inclusion criteria

We identified 0 references that met our inclusion criteria

In total, we identified 4 references in our manual search that aligned with our first research objective

Step 3 – Remove Duplicates from Steps 1 and 2

We identified 17 references that met our inclusion criteria

We removed 8 duplicates

We included 9 references for full-text review and data extraction
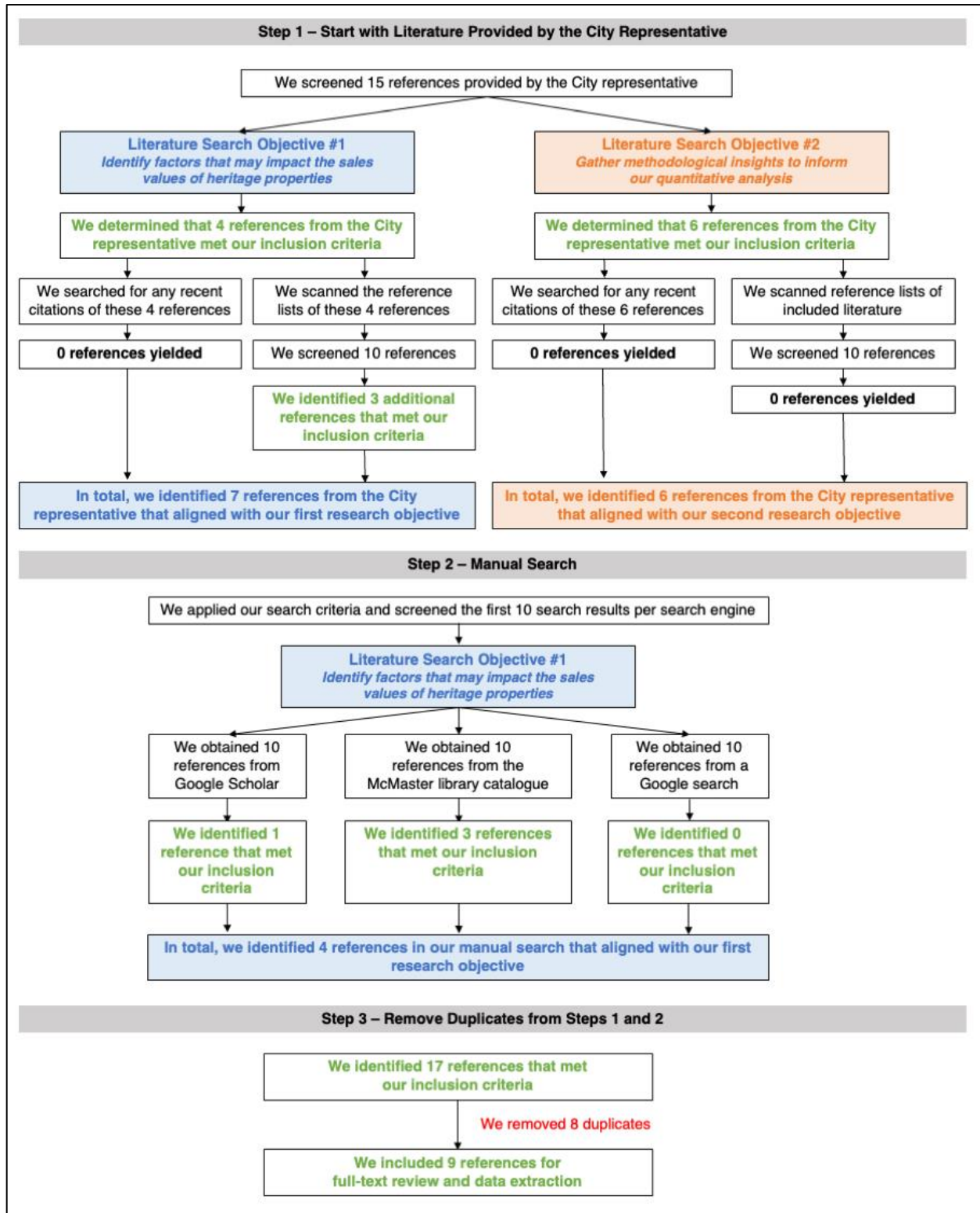
Figure 1. Literature Flow Diagram

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Data Extraction

The final step of our literature review involved extracting relevant information from the nine included references. We read each included text in full and extracted information aligning with each objective of our literature search. Specifically, we extracted factors in the included studies that may impact the sale values of heritage properties. We also noted methodological insights or approaches used in quantitative studies on this topic. We organized the extracted information in a Microsoft Excel spreadsheet.

Lastly, we compared factors identified in the first phase of our literature search with the list of variables available in the RAHB dataset. We needed to ensure the availability of factors from our literature review in the existing dataset.

Phase 2: Quantitative Analysis

Data Source

We examined sales property data provided by RAHB as our primary data source. This dataset spanned sales records from 1931 to 2023, and included hundreds of variables such as listing and closing prices, square footage, location, and number of bedrooms. The City representative provided a secondary dataset for this project that listed residential properties in Hamilton with heritage designations.

Data Extraction

We applied the following search criteria in the RAHB database to download our dataset:

1. Property type: residential
2. Transaction type: sale
3. Status: sold

As of December 31, 2022, this returned 408,165 property sales. For each sale, we downloaded the following pieces of information:

1. Close Price
2. Close Date
3. Number Rooms
4. Municipality
5. Address
6. Lot Depth
7. Lot Front
8. Lot Size Code
9. Number of Stories
10. Year Built
11. Exterior (Building Material)

Data Cleaning

The sale year was missing for 12,783 of the property sale records that we downloaded from RAHB. These were removed, leaving 395,381 sales.

The earliest sale was in 1931, and the next earliest was in 1983. This 1931 outlier was removed, leaving 395,380 sales.

Next, we restricted our sample to property sale records that occurred in the following municipalities:

- Ancaster
- Dundas
- Flamborough
- Glanbrook
- Hamilton Centre
- Hamilton East
- Hamilton Mountain
- Hamilton West
- Stoney Creek
- Waterdown

The RAHB dataset contained sales records for over 90 municipalities in Ontario. 182,772 sales took place outside of these municipalities and were removed from the dataset, leaving 212,608 sales.

34,573 of these records were found to be missing lot depth or lot front measurements and were also removed, leaving 178,035 sales. Where lot depth or front were measured in feet (i.e., where lot size code was "feet"), these measurements were converted into meters.

According to the dataset from the City representative, we had information on 634 heritage properties. We did not know the year of designation for six of these; the removal of which left 628 heritage properties. One of these properties had multiple designation dates listed and was removed, leaving 627 heritage properties.

Data Linkage

To identify which records were sales of heritage properties, the addresses in the sales records from RAHB and the table of heritage properties from the City were converted to a common format. In particular, the following short forms were used for street name suffixes:

- Road -> RD
- Court -> CRT
- Street -> ST
- Avenue -> AVE
- Boulevard -> BLVD
- Drive -> DR
- Place -> PL

With the addresses converted to a common format, it was possible to identify 379 sales of properties that are currently designated with a heritage status. Of these, 301 were sales of properties that were designated as heritage at the time of sale.

Data Processing

For each property, a list of exterior (building) materials was included. This list was converted into a set of binary variables, one for each possible material, such that "0" indicated the absence of this material and "1" indicated its presence. This allowed us to compute the most common materials used in properties sold:

- Brick: 77.86%
- "Other": 38.46%
- Stone: 30.15%
- Vinyl Siding: 28.49%
- Aluminum Siding: 28.1%
- Metal/Stone Siding: 27.63%

- Stucco (Plaster): 4.95%
- Wood: 1.67%
- Concrete: 0.52%
- Brick Front: 0.47%
- Board & Batten: 0.03%
- Shingle: 0.02%

The above percentages sum to more than 100 because the materials were not mutually exclusive (i.e., a property could have an exterior of both wood and brick).

Therefore, our total sample size was 178,035 properties; 301 of which had heritage designations. An overview of our data extraction, cleaning, linkage, and processing procedures is illustrated in Figure 2.
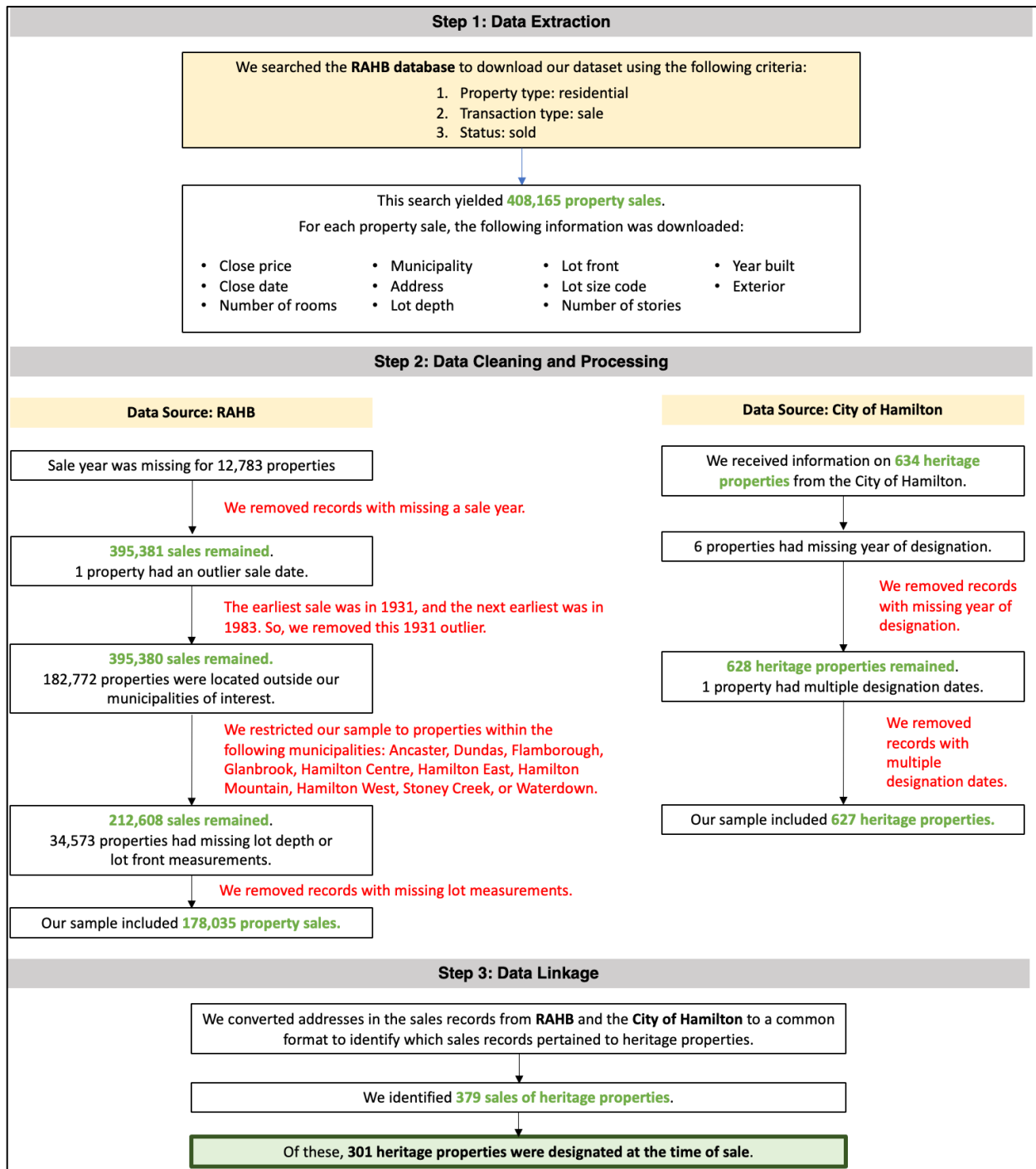
Step 1: Data Extraction

We searched the **RAHB database** to download our dataset using the following criteria:
1. Property type: residential
2. Transaction type: sale
3. Status: sold

This search yielded **408,165 property sales**.

For each property sale, the following information was downloaded:

- Close price
- Close date
- Number of rooms
- Municipality
- Address
- Lot depth
- Lot front
- Lot size code
- Number of stories
- Year built
- Exterior

Step 2: Data Cleaning and Processing

Data Source: RAHB

Sale year was missing for 12,783 properties

We removed records with missing a sale year.

395,381 sales remained.
1 property had an outlier sale date.

The earliest sale was in 1931, and the next earliest was in 1983. So, we removed this 1931 outlier.

395,380 sales remained.
182,772 properties were located outside our municipalities of interest.

We restricted our sample to properties within the following municipalities: Ancaster, Dundas, Flamborough, Glanbrook, Hamilton Centre, Hamilton East, Hamilton Mountain, Hamilton West, Stoney Creek, or Waterdown.

212,608 sales remained.
34,573 properties had missing lot depth or lot front measurements.

We removed records with missing lot measurements.

Our sample included **178,035 property sales.**

Data Source: City of Hamilton

We received information on **634 heritage properties** from the City of Hamilton.

6 properties had missing year of designation.

We removed records with missing year of designation.

628 heritage properties remained.
1 property had multiple designation dates.

We removed records with multiple designation dates.

Our sample included **627 heritage properties.**

Step 3: Data Linkage

We converted addresses in the sales records from **RAHB** and the **City of Hamilton** to a common format to identify which sales records pertained to heritage properties.

We identified **379 sales of heritage properties**.

Of these, **301 heritage properties were designated at the time of sale**.

Figure 2. Overview of Data Extraction, Cleaning, Linkage, and Processing

Analytic Approach

Studies examining the impact of heritage designations on property values have used several different methods. Regression is a commonly used statistical technique that estimates the relationship between a dependent variable to one or more independent (explanatory) variables

(British Medical Journal, 2023). To any reader unfamiliar with linear regression, we will briefly review this analytical method.

Regression assumes that a certain equation describes the relationship between the dependent and independent variables, and then finds the parameters of the equation that provide the best fit for the data. For example, if there is only one dependent variable (y) and one explanatory variable (x), then a regression model would assume that the following equation describes the relationship between x and y:

$$y = mx + b$$

Finding the best-fitting values of m and b means finding the line of best fit. When there are multiple explanatory variables, we are no longer finding a single line of best fit, but it is useful to return to this two-dimensional example to understand what is going on.

After finding the line of best fit, we usually want to know whether there is a significant relationship between x and y. Mathematically, this means asking whether the line of best fit has a non-zero slope (i.e., asking whether the best-fitting value of m is different from 0). How do we know what value of m is high enough to infer a significant relationship? We will use an example to explain this process.

Suppose we want to know whether a coin is fair (i.e., whether it has a 50-50 chance of landing heads or tails). To find out, we flip the coin 1,000 times. Suppose we get "heads" 510 times. Even though we did not get exactly 50% heads, we do not infer that the coin is unfair – even a fair coin does not always give exactly 50% heads. However, if we got heads 900 times, we would be much more justified in inferring that the coin is not fair (a fair coin has less than a 1-in-1-trillion chance of giving such an extreme number of heads). In science, a cut-off of 5% is usually used: if an outcome has less than a 5% probability of happening by chance, we reject the "null hypothesis" that it happened by chance. This is what the concept of "statistical significance" refers to. In the case of regression, we infer that there is a significant relationship between x and y when, if there were no relationship between x and y, there would be less than a 5% chance of the best-fitting value of m being at least as far from 0 as we found.

In our analysis, a property's sale value (closing price) is the dependent variable. Heritage designation status is our primary independent variable of interest. We are primarily interested in whether heritage designation impacts a property's sale value. However, we are also interested in controlling for other factors that may affect the closing price, including property size (square footage), number of bedrooms, building age, and others (Figure 3).
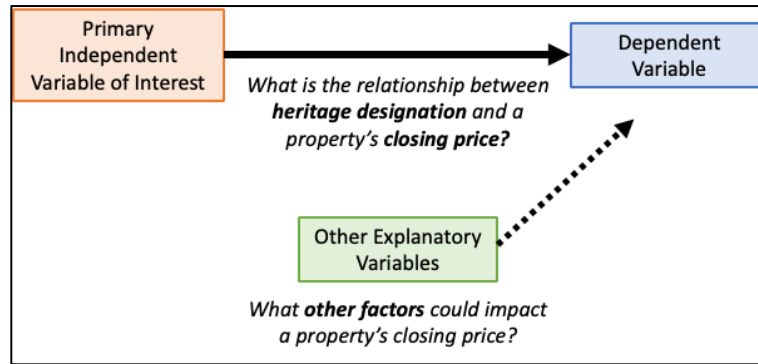
Figure 3. Conceptual Framework for Regression

There are many different types of regression analysis techniques, and selecting the most appropriate method depends on factors such as dependent variable type, the shape of the regression line, and the number of independent variables. We chose to conduct hedonic regression as it intends to estimate the influence of various factors on price. Hedonic regression comes from the field of economics (de Haan & Diewert, 2013).

We computed two regression models. The first was based on the following regression equation:

$$Sale\ price_i = \gamma Designated_i + \beta_0 + \beta_1 X_{1i} + \beta_2 X_{2i} + \cdots + \beta_N X_{Ni} + \varepsilon_i$$

where $Sale\ price_i$ was the sale price of property i, modelled as being dependent on a series of explanatory variables, as well as an "intercept" or baseline variable β_0 which is equivalent to b in the $y = mx + b$ equation above. The most important of these for our research question was $Designated_i$, which was "1" if property i was designated heritage at the time of sale and "0" otherwise. Thus, the value of γ that best fit our data would quantify the average change in sale price between designated and undesignated properties. Sale price was also modelled as being dependent on a series of control variables X. Each control variable X_n had a different parameter β_n quantifying its effect on the sale price. For example, if X_1 were the number of bedrooms, then the best-fitting value of β_1 would be the average increase in price for each additional bedroom (controlling for all other factors).

Some control variables, such as municipality, were categorical rather than ordinal. In this case, each possible category had a different β parameter that quantified the average price (controlling for all other factors) of houses that fell into that category. Importantly, the year of sale was treated as a categorical variable in this way because of the nonlinear change in sale price over time. Finally, ε_i was the difference between the expected sale price or property i according to the model and its actual sale price. By examining how large the values of ε are, we can make inferences about how well our model fits the data.

In the second model, we also controlled for location by considering the individual property's address. We removed the municipality control since the effect of a property's individual

address already contained the effect of the neighbourhood. This second regression equation was:

$$Sale\ price_i = \gamma_1 Designated_i + \gamma_2 Address_i + \beta_0 + \beta_1 X_{1i} + \beta_2 X_{2i} + \cdots + \beta_N X_{Ni} + \varepsilon_i$$

Our quantitative analysis was conducted using the statistical software R (Function: lmfe, Version number: 4.1.1).

Assessing model fit
We assessed the goodness of fit of our models by examining three statistics. R-squared (the "coefficient of determination") is a statistical measure of the proportion of variance in the dependent variable that can be explained by the independent variables. This statistic tells us how well the data fit the regression model; R-squared can take on values between 0 to 1, and a higher r-squared indicates that more variability is explained by the model (i.e., a higher R-squared suggests better fit). The adjusted R-squared is a corrected goodness-of-fit statistic that attempts to correct for the overestimation of R-squared that comes with overfitting (i.e., adding an excessive number of covariates into the model). The adjusted R-squared is always less than or equal to R-squared; its value decreases relative to R-squared if a specific effect does not improve the model. Lastly, we assessed the F-statistic to identify the model that best fits the population from which the data were sampled.

We also assessed for multicollinearity in our models. Multicollinearity occurs when several independent variables in the model are correlated, which results in less reliable inferences. Two variables are considered perfectly collinear if their correlation coefficient is +/- 1.0.

Ethical Considerations

McMaster University established a data-sharing agreement with RAHB in November 2022 to allow for our access and analysis of the sales data. The research team abided by the terms in the agreement to ensure appropriate security measures to protect the data.

Limitations

When planning our analysis, we considered using the difference-in-difference method rather than hedonic regression. Difference-in-difference was commonly used in the literature we identified in Phase 1. This method is a quasi-experimental statistical approach that compares changes in outcomes (like sale price) over time before and after the properties receive their heritage designation. Therefore, a key limitation of this approach is that it is typically executed when all treatment is assigned on the same time, which would have required designated houses to be designated on the same date. Since this was not true of heritage properties in Hamilton, the approach of difference-in-difference cannot be applied in this study.

Since we did use hedonic regression (a non-experimental method), we are unable to obtain an estimate of causal effect. Therefore, confounding variables, other than those we controlled for,

may have affected the outcome. We mitigated this risk by controlling for multiple factors in our models.

Lastly, using hedonic regression, we controlled for the sales year, which in turn controlled for the sale price level of that year. Therefore, we did not adjust the housing price for inflation in our hedonic regression; thus, the effect estimate obtained in our models is not interpretable in current (2023) dollars. This can be solved by taking logarithms on the housing prices or using the housing price index to adjust the past prices to the current level.

Findings

Phase 1 (Literature Review) Findings

The objectives of our literature review were two-fold. In this section, we present (1) the factors identified in previous studies that may impact property sales values of heritage properties, and (2) methodological insights from existing quantitative studies on this topic.

Overview of Included Literature

We identified 9 studies that met our inclusion criteria. Most studies were based in Ontario (n=3) or elsewhere in Canada (1 in British Columbia, 1 in Quebec, 1 in Newfoundland and Labrador). We also examined three internationally based studies occurring in the United States, United Kingdom, and Australia. Some studies estimated the impact of heritage designations on the sale values of individual properties, whereas others examined the sales of entire heritage districts. We summarize these included studies in Table 2**.**

Table 2. Summary of Included Literature

Title (Year)	Author	Setting	Objective / Research Question	Methodology	Limitations
Heritage Designation and Property Values: Is there an Effect? (2000)	Robert Shipley	Canada	Do heritage designations of properties, under the heritage legislation in Canada's largest province, have a negative impact on the values of those properties?	Hypothesis testing	Small sample size; Examined community average sales prices (rather than an individual property's sales price)
Study of the Comparative Value of Heritage and Non-heritage Houses in Vancouver (2005)	Kelsey Singbeil	Canada	Explore the trends in property assessment values of heritage homes in four distinct Vancouver	Evaluated average percentage change in price across	Small sample size as it only included 45 houses. The factors assessed only included lot size and visual

			neighbourhoods within the years of 1998-2004	three categories	observation of building size and condition
Heritage Conservation Districts Work: Evidence from the Province of Ontario, Canada (2011)	Robert Shipley, Kayla Jonas, Jason F. Kovacs	Canada	To address the concerns of those opposed to having their property receive a heritage designation	Compared the change in house price to the regional average home price	Excluded many explanatory factors
Assessing the success of Heritage Conservation Districts: Insights from Ontario, Canada (2015)	Jason F. Kovacs	Canada	To address the concerns of those opposed to having their property receive a heritage designation	Compared the change in house price to the regional average home price	Excluded many explanatory factors
Economic Impact of a Heritage Policy on Residential Property Values in a Historic District Context: The Case of the Old City of Quebec (2018)	Nicolas Devaux, Etienne Berthol, Jean Dube	Canada	To determine the value of designating a district as a heritage district and how this impacts the price of homes within and surrounding the heritage district	Hedonic repeated sales approach	Considers the impact of designating heritage districts and not specific/ individual heritage properties
Historic Preservation: Preserving Value? (2013)	Martin D. Heintzelman & Jason J. Altieri	United States	To determine the impact of heritage designation of a district on the prices of homes within. This study also takes into consideration that homes of a higher value are more likely to already be in an area that will receive a heritage designation	Repeat-sales fixed effects (difference-in-difference)	Conducted in the United States, where policies for heritage designation are different. Methodically relevant, but contextually different
House Prices in a Heritage Area: The Case of St John's, Newfoundland (2006)	Chris. A. Sharpe	Canada	To determine if a heritage designation has a significant impact on the value of a home	Hedonic regression and difference-in-difference	The setting (St. John's, Newfoundland) does not have clearly defined or rigorously enforced heritage conservation

					regulations. As such, it was difficult to compare property value of designated versus non-designated propertie
An Assessment of the Effects of Conservation Areas on Value (2012)	Gabriel M. Ahlfeldt, Nancy Holman, Nicolai Wendland	United Kingdom	To determine the cost and benefit associated with a property located in a conservation area in England. The study attempts to assess the value of a heritage designation on a property	Spatial hedonic analysis of property transaction prices	Only concerned with conservation areas in England (international contextual differences)
Does the Housing Market Value Heritage? Some Empirical Evidence (2004)	Vinita Deodhar	Australia	To determine the market price difference between heritage-listed and regular properties	Hedonic price technique	The study occurs in Sydney, Australia (international contextual differences)

Shipley (2000) has conducted the largest study of its kind in North America on this topic, analyzing over 3,000 residential properties. He concluded that heritage designations did not negatively impact the sale price of these properties. Similarly, Singbeil's (2005) analysis in Vancouver concluded that the sale values of visually comparable designated heritage homes, non-designated heritage homes, and non-heritage homes all increased at the same rates. Shipley et al. (2018) found that people who live and own property in heritage districts are satisfied, and property values perform better in the marketplace than those in surrounding areas. Kovacs et al. (2015) obtained similar results for properties in Ontario, Canada.

Factors Impacting Property Values
Factors that were considered in the models of relevant literature include: zoning of the area, factors related to quality of life in the area (e.g., pedestrian friendliness, safety), signage, cleanliness, maintenance, planting, quality of new developments, conservation work, crowding and noise, location of properties, tourism potential, urban greenspaces, parking opportunities, and maintenance and upgrades of the neighbourhood. The most frequently included factor was zoning, how the land in the area was planned to be developed, and the quality of life each zone offers (e.g., outdoor spaces, cleanliness). None of the variables mentioned in these studies were available in the RAHB dataset, so we were unable to control for these factors in our analysis. Zoning was the only variable listed in the RAHB server, but this field was empty for all properties included in our sample.

In addition, the City representative suggested that the following variables be examined in our models: municipality, neighbourhood, lot depth, lot front size, number of rooms, number of

stories, square foot range, approximate age, and exterior (building material). We were able to extract data for most of these variables from RAHB (i.e., municipality, neighbourhood, lot depth, lot front size, number of rooms, and exterior). However, we observed a high proportion of missing data for three of the suggested variables (i.e., approximate age, number of stories, and square foot range) and, thereby, did not consider them in our models.

Methodological Insights

Devaux (2018) and Heintzelman (2013) applied the difference-in-difference approach in their studies. Devaux used a difference-in-differences estimator, based on a hedonic repeated sales approach, to isolate the effects of proximity to the property under study. Heintzelman used repeat-sales fixed effects to look at homes before and after the creation of districts in the Boston-Cambridge-Quincy area to control for endogeneity bias. This type of bias occurs when independent variables and dependent variables simultaneously cause each other, and causal effects run reciprocally. We were unable to identify any studies that used the difference-in-difference approach using Ontario-based sales data.

Singbeil (2005) and Kovacs (2015) both used the method of comparing price trends of properties and the average price trend that the house is located within. Kovacs' study also included a variety of research methods to assess the overall success of the districts, including townscape surveys, stakeholder interviews, residential surveys, property sales history evaluation, and plan and document analysis.

Phase 2 (Quantitative Analysis) Findings

Our sample included 208,112 property sale records that occurred between 1983 and 2022. Of these, 222 were sale records for heritage properties. Figure 4 illustrates the distribution of closing prices for designated and undesignated properties. Based on this figure, designated properties appear to have higher sale prices compared to undesignated ones. However, we cannot conclude from this that designation *per se* explains the higher sale prices. For example, the sales of designated properties may have occurred more recently on average, at a time when house prices have been on the rise, or heritage properties may tend be larger and located in more desirable neighbourhoods.
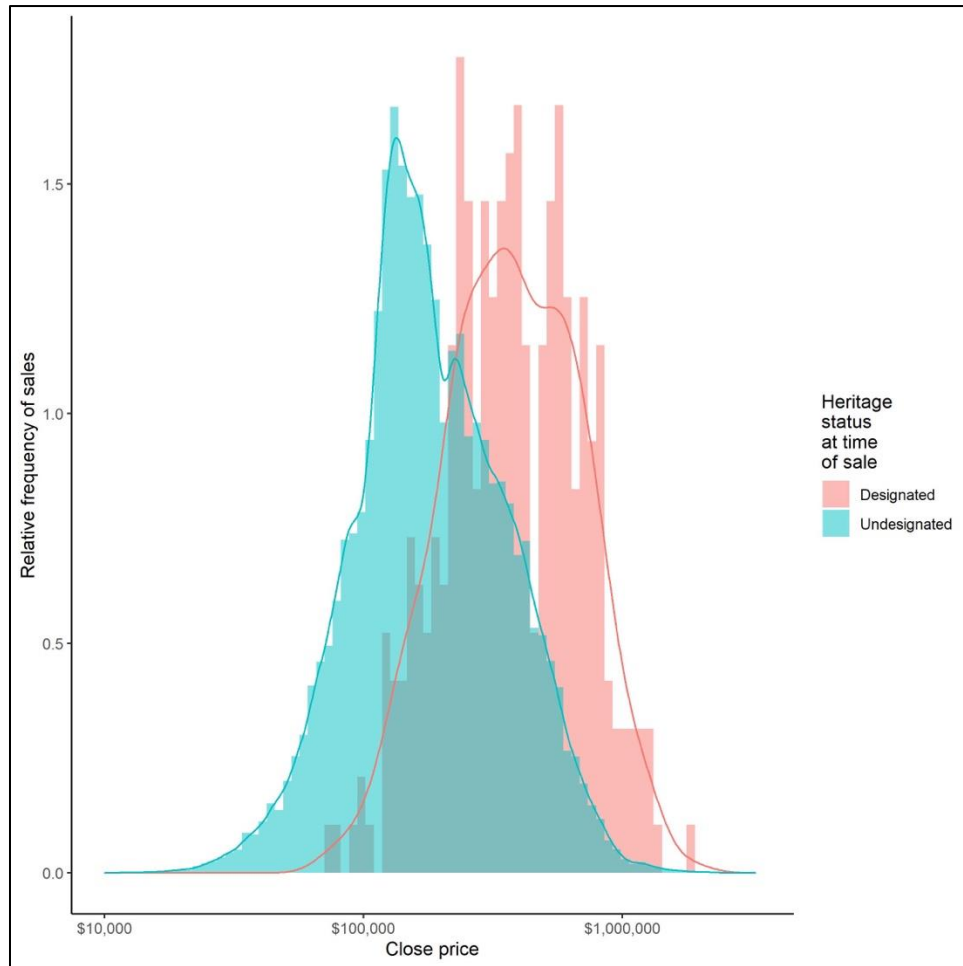
Figure 4. Histogram of Sale Prices

(*Figure 4 Note*: *The x-axis is on a logarithmic scale and sales below $10,000 are not shown so that all the data fits on the figure*)

Figure 5 illustrates the sale prices of properties over time. Each translucent gray point in the background represents the log of average sale price on a given day. The logarithm of price was taken to accommodate for significant scaling differences that exist in housing prices and makes percentage interpretation for changes in price more readily apparent. In the foreground, each coloured point represents a sale of a property that is designated heritage as of 2023. The colour of each point reflects whether the property was designated heritage *at the time of sale* (i.e., whether the sale took place before or after the property received designation). Sales of the same property over time are connected by black lines. Based on this figure, the sale price of properties appears to be higher after receiving heritage designation, and designated properties appear to be over-represented on the high end of the overall sale price distribution. However, this still does not tell us whether heritage designation *per se* explains the higher sale prices. For example, heritage properties may tend to be in more desirable neighbourhoods, and this may

explain their higher prices. Therefore, we need to perform a regression analysis to measure the influence of heritage designation on property values, while controlling for other factors.
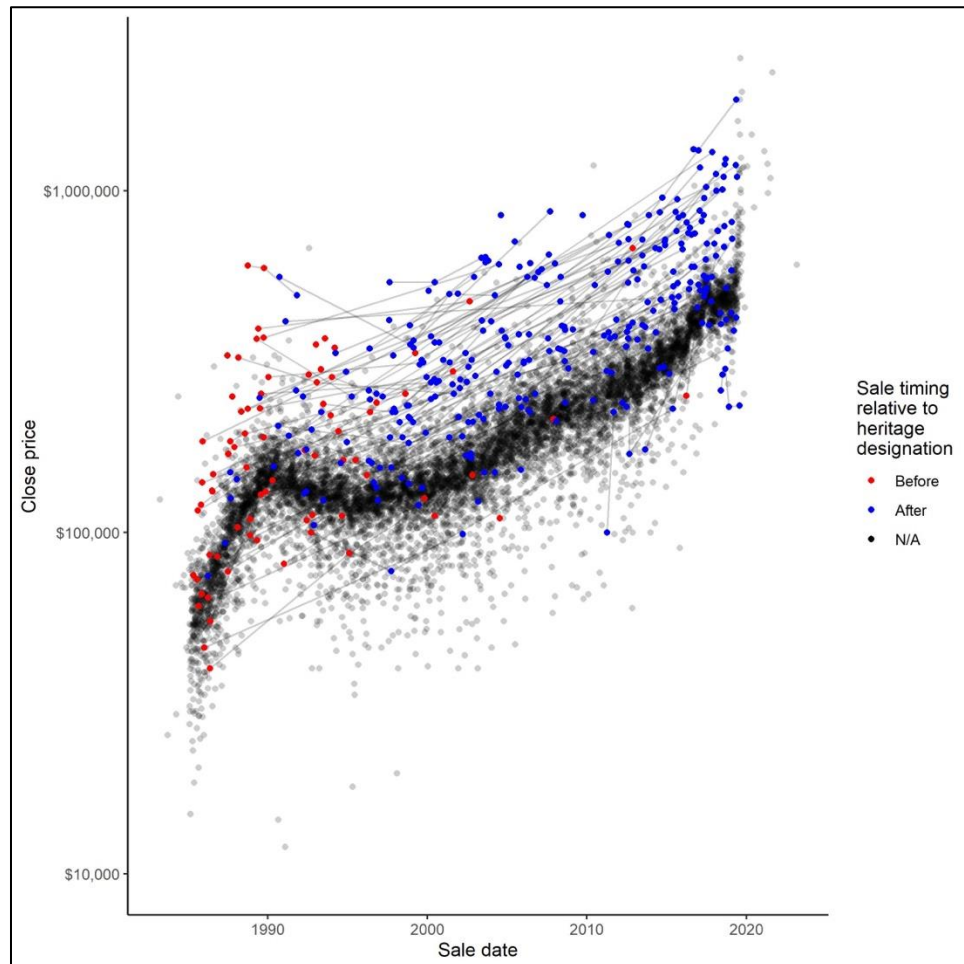

Figure 5. Scatterplot of Sale Prices Relative to the Time of Heritage Designation

(Figure 5 Note: The y-axis is on a logarithmic scale and sales below $10,000 are not shown so that all the data fits on the figure. Grey lines connect sales of the same property over time. Points labelled "N/A" are median sale prices computed for a given day)

For our first regression model, the factors of interest, effect estimates, and level of significance are listed in Table 3. The factors of interest in this model were:

- Year (fixed effect)
- Designation Status
- Number of Rooms
- Municipality

- Lot Depth
- Lot Front
- Building Material

Table 3. Regression Results for Model #1

Factors of Interest	Effect Estimate on Sale Price ($ CAD)	Significance
Designation Status	104,675.00	<0.0001 *
Number of Rooms	21,032.58	<0.0001 *
Lot Depth	<0.00	0.4037
Lot Front	-0.04	0.2428
Building Material #		
Brick	24,016.50	<0.0001 *
Aluminum Siding	-64,188.92	<0.0001 *
Vinyl Siding	-39,984.08	<0.0001 *
Wood	30,408.85	<0.0001 *
Stucco (Plaster)	62,422.48	<0.0001 *
Stone	102,768.61	<0.0001 *
Concrete	-7,912.90	0.0039 *
Brick (Front)	-10,777.50	0.0002 *
Board & Batten	102,204.50	<0.0001 *
Shingle	-17,166.83	0.2072
Municipality +		
Dundas	-68,734.64	<0.0001 *
Flamborough	106,650.45	<0.0001 *
Glanbrook	-70,734.72	<0.0001 *
Hamilton Centre	-189,960.56	<0.0001 *
Hamilton East	-153,445.19	<0.0001 *
Hamilton Mountain	-127,310.59	<0.0001 *
Hamilton West	-113,173.72	<0.0001 *
Stoney Creek	-95,531.37	<0.0001 *
Waterdown	-31,439.01	<0.0001 *

* Significant at the level of 0.05
+ Reference category is Ancaster
 # Reference category is Other
R-squared: 0.765   Adjusted R-squared: 0.7649
F-statistic: p-value: < 2.2e-16

Model #1 Interpretation

Holding everything else constant and considering the year fixed effect, heritage designations are associated with an increase in sale price, on average. We cannot interpret the magnitude of this coefficient, since it is a weighted average of the designation effect across all years in our dataset and cannot be interpreted in the price of any specific year. Here, sale price also shows a strong correlation with the number of rooms, all municipalities, and many building materials. The fixed effect of year was added to control for pricing shocks relevant to specific years.

According to our measures of goodness of fit, 76.5% of the variation in sales price is explained by the model (R-squared) and 76.49% of the variation in sales price is explained by the model

after adjusting for the sample size and numbers of variables (Adjusted R-squared). Based on our F-statistic, we are certain that the probability of every regression coefficient equaling zero is extremely low.

In our test for multicollinearity, we observed that some of the building materials were highly correlated (Appendix 1). This may be due to the fact that buildings are typically composed of multiple types of building materials (e.g., aluminum and vinyl).

We observed the effect estimates for lot front and lot depth to be quite small. Upon further exploration, we observed that these variables are highly skewed (Appendix 2). The few observations with very high lot sizes impose undue leverage, which could explain why the effect estimates are counterintuitively low. Therefore, we conducted a sensitivity analysis of Model #1 in Appendix 3 without lot front and lot depth. Removing these factors did not affect our interpretations.

In our second regression model, the factors of interest, effect estimates, and level of significance are listed in Table 4. The factors of interest in this model were:

- Year (Fixed effect)
- Individual address (Fixed effect)
- Designation Status
- Number of Rooms

- Lot Depth
- Lot Front
- Building Material

Address fixed effect was added in the regression to separate out all factors that are pertinent to the property's specific address that could influence the closing price of a house. This allowed us to control for municipality-specific factors and other socioeconomic factors. Ultimately, this allowed us to better investigate designation status' impact on price.

Table 4. Regression Results for Model #2

Factors of Interest	Effect Estimate on Sale Price ($ CAD)	Significance
Designation Status	106,822.18	<0.0001 *
Number of Rooms	11,464.73	<0.0001 *
Lot Depth	0.00	0.1902
Lot Front	-0.43	0.7486
Building Material [#]		
Brick	17,018.10	<0.0001 *
Aluminum Siding	-37,705.66	<0.0001 *
Vinyl Siding	-23,792.65	<0.0001 *
Wood	15,507.78	<0.0001 *
Stucco (Plaster)	40,906.54	<0.0001 *
Stone	67,040.30	<0.0001 *

Concrete	1,600.88	0.5558
Brick (Front)	-8,902.11	0.0033 *
Board & Batten	75,306.88	<0.0001 *
Shingle	-35,800.20	0.0257 *

* Significant at the level of 0.05
 # Reference category is Other
R-squared: 0.9548   Adjusted R-squared: 0.9093
F-statistic: p-value: < 2.2e-16

Model #2 Interpretation

Holding everything else constant and considering the year fixed effect and the individual address fixed effect, heritage designations are associated with an increase in the sale price, on average. We cannot interpret the magnitude of this coefficient since it is a weighted average of the designation effect across all years in our dataset and cannot be interpreted in the price of any specific year. The sale price also shows a strong correlation with the number of rooms and many building materials.

According to our measures of goodness of fit, 95.48% of the variation in sales price is explained by the model (R-squared) and 90.93% of the variation in sales price is explained by the model after adjusting for the sample size and numbers of variables (Adjusted R-squared). Based on our F-statistic, we are certain that the probability of every regression coefficient equaling zero is extremely low. Similarly, we conducted a sensitivity analysis of Model #2 in Appendix 4 without lot front and lot depth. Removing these factors did not affect our interpretations.

We were unable to test for multicollinearity in this model because the individual address fixed effect had too many variables to assess correlation between them.

Key Takeaways

Based on the results of our literature review and quantitative modelling, we determined that there is strong evidence to suggest heritage designation is associated with an increase in property sale values, though we cannot accurately determine the magnitude of this association.

The included articles in our review arrived at the consensus that heritage designations positively impact the sale price of residential properties. An early study by Shipley et al. (2000) concluded that heritage designation does not negatively impact selling price of properties. Subsequent studies conducted later across Canada supported these findings. A study conducted by Singbeil (2005) in Vancouver concluded that homes that are visually comparable perform the same in the real estate market regardless of heritage designation. Later studies conducted by Kovacs et al. (2015) and Shipley et. al (2018) concluded that heritage properties actually perform better in the market. Important factors that were considered when assessing for changes in property values were zoning, how the land was planned to be developed, and the quality of life each neighbourhood had to offer. A limitation to the literature search is that not many studies have been conducted outside of Ontario, so it is challenging to determine the

impact of heritage designation in the Hamilton context. We only observed a small body of literature on this topic and large, comprehensive studies have yet to be conducted. The lack of available literature may bias our conclusion. Further research should be conducted to address this issue.

The results from our quantitative analysis indicated that property sale prices across Hamilton appear to be higher after receiving a heritage designation. While we did control for a variety of factors in our models, we were unable to control for all factors suggested to be important by our literature review. A major limitation of the results of our quantitative analysis is that the analysis was only able to show association and not causation. As we did not have many properties in the sample that were sold both before and after receiving a heritage designation, we could not conduct a difference-in-difference analysis that would have inferred causation.

Lastly, although we observed strong, positive associations between heritage designations and sale price in both our models, we cannot interpret the magnitude of our effect estimates since it is a weighted average of the designation effect. Therefore, the effect estimate cannot be interpreted in the price of any specific year. Future research could strive to estimate the effect of designation in current day (2023) value by multiplying the closing price to the corresponding housing index of Ontario for each year. This additional regression would allow for the effect estimates to be scaled to the closing prices in current day values and serve as an estimation of the magnitude of the designation. We chose not to pursue this additional regression because our two regressions on unscaled prices are sufficient to estimate the sign and significance of heritage designation.

Conclusion

In this study, we conducted a literature review to identify factors that may impact the sale values of heritage properties. We reviewed nine studies, which were mostly conducted in Canada, that applied various approaches to examine associations between heritage designations and sale values. None of the factors identified in our literature review appeared in the RAHB dataset, so we were unable to control for them.

While most studies applied in the difference-in-difference approach, we chose to pursue hedonic regression to maximize our sample size. When we modelled the relationship between heritage designation and sale values and controlled factors suggested by the City representative, we found that heritage designations were associated with a positive increase in sale value. While we cannot interpret the magnitude of the coefficients obtained in our models, we demonstrated the sign and significance of designation status.

Therefore, based on our analysis, we can conclude that heritage designations are associated with an increase in sale price of residential properties in Hamilton.

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Appendices

Appendix 1

Supplementary Table 1. Multicollinearity Test for Model #1

Factors of Interest	Generalized Variance Inflation Factor (GVIF)	Degrees of Freedom	Corrected GVIF
Designation Status	1.009983	1	1.004979
Number of Rooms	1.148509	1	1.071685
Lot Depth	1.000254	1	1.000127
Lot Front	1.000338	1	1.000169
Building Material			
Brick	1.733205	1	1.316512
Aluminum Siding	16.194955	1	4.024296
Vinyl Siding	15.259339	1	3.906320
Wood	1.065122	1	1.032048
Stucco (Plaster)	1.187696	1	1.089815
Stone	8.724429	1	2.953714
Concrete	1.011340	1	1.005654
Brick (Front)	1.018992	1	1.009451
Board & Batten	1.009357	1	1.004667
Shingle	1.004747	1	1.002371
Municipality (factor)	1.254770	11	1.010369
Closing year (factor)	1.517100	38	1.005499

Appendix 2
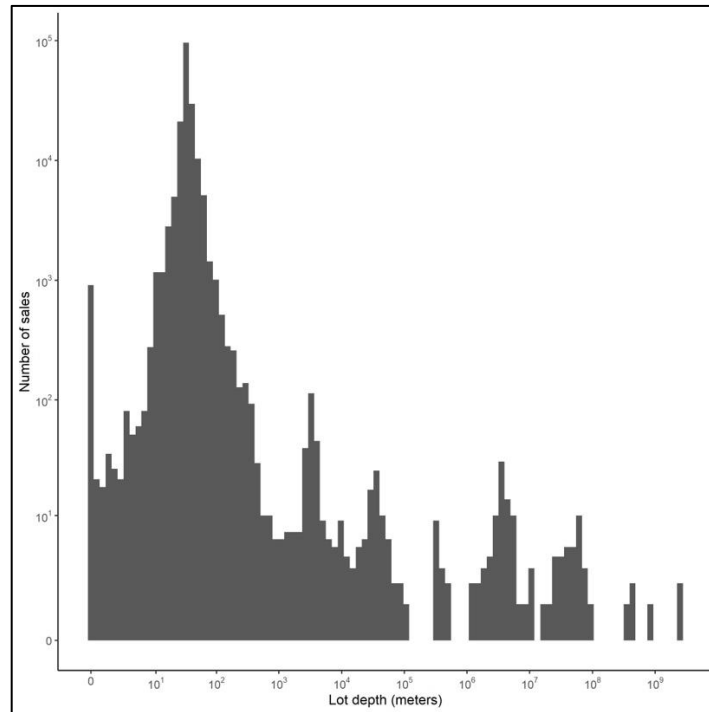
Supplementary Figure 1. Distribution of Lot Depth by Number of Sales Demonstrating Skew
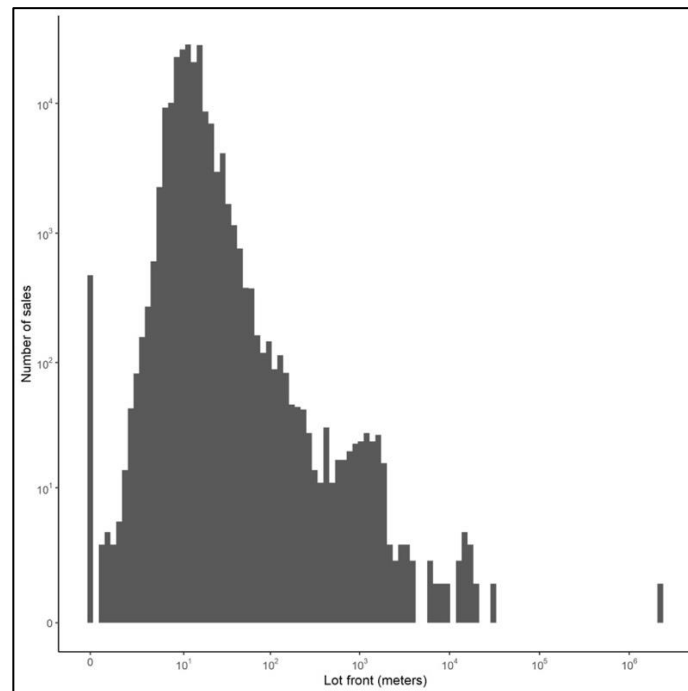
Supplementary Figure 2. Distribution of Lot Front by Number of Sales Demonstrating Skew

Appendix 3

Supplementary Table 2. Regression Results for Model #1 <u>without Lot Depth and Lot Front</u>
(n=220,566)

Factors of Interest	Effect Estimate on Sale Price ($ CAD)	Significance
Designation Status	38,074.59	<0.0001 *
Number of Rooms	24,798.45	<0.0001 *
Building Material #		
Brick	16,515.36	<0.0001 *
Aluminum Siding	-63,332.18	<0.0001 *
Vinyl Siding	-33,847.00	<0.0001 *
Wood	38,482.50	<0.0001 *
Stucco (Plaster)	63,310.78	<0.0001 *
Stone	97,736.47	<0.0001 *
Concrete	-20,982.74	<0.0001 *
Brick (Front)	-7,232.51	0.0076 *
Board & Batten	110,397.63	<0.0001 *
Shingle	-22,956.98	0.0702
Municipality +		
Dundas	-72,885.81	<0.0001 *
Flamborough	108,256.70	<0.0001 *
Glanbrook	-52,894.04	<0.0001 *
Hamilton Centre	-180,976.12	<0.0001 *
Hamilton East	-149,777.72	<0.0001 *
Hamilton Mountain	-124,281.05	<0.0001 *
Hamilton West	-112,135.90	<0.0001 *
Stoney Creek	-94,192.97	<0.0001 *
Waterdown	-24,375.98	<0.0001 *

* Significant at the level of 0.05
+ Reference category is Ancaster
 # Reference category is Other
R-squared: 0.7351   Adjusted R-squared: 0.7351
F-statistic: p-value: < 2.2e-16

Appendix 4

Supplementary Table 2. Regression Results for Model #1 <u>without Lot Depth and Lot Front</u>
(n=220,566)

Factors of Interest	Effect Estimate on Sale Price ($ CAD)	Significance
Designation Status	110,753.63	<0.0001 *
Number of Rooms	13,342.70	<0.0001 *
Building Material #		
Brick	-1,417.70	0.0814
Aluminum Siding	-33,832.53	<0.0001 *
Vinyl Siding	-13,401.16	<0.0001 *
Wood	18,348.76	<0.0001 *
Stucco (Plaster)	30,323.17	<0.0001 *
Stone	50,363.71	<0.0001 *
Concrete	-21,639.82	<0.0001 *
Brick (Front)	-5,546.14	0.0275 *
Board & Batten	87,860.59	<0.0001 *
Shingle	-12,013.82	0.3387
* Significant at the level of 0.05		
+ Reference category is Ancaster		
# Reference category is Other		
R-squared: 0.9453 Adjusted R-squared: 0.9019		
F-statistic: p-value: < 2.2e-16		