

# Picton - HCD - Survey Results - March 2013

(Completion rate: 79.46%)

Which of the following best represents my reason for completing this survey

Response	Chart	Percentage	Count
I am a concerned citizen		68%	62
I am a business owner/operator		22%	20
I am a landlord/commercial property owner		10%	9
Total Responses			91

Do you live downtown?

Response	Chart	Percentage	Count
Yes		22%	13
No		78%	46
Total Responses			59

Is your business located on Main Street?

Response	Chart	Percentage	Count
Yes		40%	4
No		60%	6
Total Responses			10







Are you a member of the Picton BIA?

Response	Chart	Percentage	Count
Yes		23%	3
No		77%	10
Total Responses			13

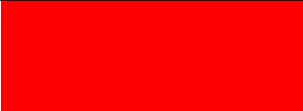


Is your property on Main Street?

Response	Chart	Percentage	Count
Yes		62%	5
No		38%	3
Total Responses			8

At present, what do you feel is most important about Picton's Main St (choose your top three)





Response	Chart	Percentage	Count
Commercial centre for Picton/Prince Edward County		71%	63
Variety and number of historic buildings		72%	64
Comfortable pedestrian experience		62%	55
A meeting/community gathering place		47%	42
One-stop shopping		13%	12
Access to local services		25%	22
Total Responses			89

As a regular customer visiting Main St, which statement best represents your point of view?





Response	Chart	Percentage	Count
I am more inclined to enter a shop/restaurant located in a building with character		78%	68
I am only interested in the quality/price of merchandise/service		18%	16
I only stop if parking is available		3%	3
Total Responses			87

To the best of your knowledge, approximately what percentage of your monthly household purchases are made in Downtown Picton?





The 87 response(s) to this question can be found in the appendix.

Category	Chart	Percentages	Count
0 - 25%		31%	27
26 - 50%		17%	15
51 - 75%		19%	17
76 - 100%		32%	28





I believe, store front commercial vacancy will:

Response	Chart	Percentage	Count
go up (get worse)		13%	11
remain about the same		29%	25
go down (improve)		45%	39
don't know		13%	11
Total Responses			86





I believe, commercial rental rates will:

Response	Chart	Percentage	Count
go up (get worse)		31%	27
remain about the same		48%	41
go down (improve)		5%	4
don't know		16%	14
Total Responses			86





I believe, property tax rates within the Downtown area will:

Response	Chart	Percentage	Count
go up (get worse)		34%	29
remain about the same		55%	47
go down (improve)		1%	1
don't know		9%	8
Total Responses			85

I believe, regulations and red tape at the County will:

Response	Chart	Percentage	Count
go up (get worse)		51%	44
remain about the same		37%	32
go down (improve)		5%	4
don't know		7%	6
Total Responses			86

I believe, tourist visitation in the County will:

Response	Chart	Percentage	Count
go up (get better)		70%	60
remain about the same		20%	17
go down (get worse)		7%	6
don't know		3%	3
Total Responses			86







From the list of possible outcomes defined below, choose the TOP FIVE BENEFITS (first, second, third, fourth, fifth) that you believe might be achieved through a special Heritage Conservation District designation for Main Street, Picton. If you don't believe the designation will lead to benefits please pick: "None" or "Don't Know". If there is something that we missed, please choose "Other" and fill in the box below:

	First	Second	Third	Fourth	Fifth	Total Responses
Retention of historic buildings and traditional streetscape	43 (66%)	9 (14%)	6 (9%)	5 (8%)	2 (3%)	65
Preservation/enhancement of Main Street's role as the commercial core of Picton Prince Edward County	10 (24%)	18 (43%)	5 (12%)	6 (14%)	3 (7%)	42
Promotion of an understanding and appreciation of the culture heritage value of Main Street	6 (17%)	7 (19%)	12 (33%)	6 (17%)	5 (14%)	36
Encourage compatible new construction	4 (11%)	6 (17%)	10 (29%)	9 (26%)	6 (17%)	35
Rehabilitation of historic buildings	2 (4%)	12 (26%)	16 (34%)	11 (23%)	6 (13%)	47
Encouraging building maintenance and enhancement	2 (8%)	6 (25%)	6 (25%)	7 (29%)	3 (12%)	24
Promotion of Main Street as a destination for tourists, e.g. more day-trippers visiting Picton	3 (7%)	6 (14%)	7 (17%)	15 (36%)	11 (26%)	42
Greater number of independent merchants on Main Street	0 (0%)	6 (43%)	1 (7%)	1 (7%)	6 (43%)	14
Enhanced reputation as a unique shopping destination	2 (7%)	1 (4%)	4 (14%)	8 (29%)	13 (46%)	28
Higher number of chain stores on Main Street	0 (0%)	0 (0%)	1 (33%)	0 (0%)	2 (67%)	3
Civic investment in and improvements to the public realm (sidewalks, street furniture, lighting etc.)	0 (0%)	4 (22%)	3 (17%)	4 (22%)	7 (39%)	18
Development of abandoned/vacant properties	5 (19%)	2 (7%)	6 (22%)	4 (15%)	10 (37%)	27
None of the above	5 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	5
Other	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0

If you answered other, please specify:

There are no responses to this question.

Based on what you have heard/read about the Heritage Conservation District, how would you characterize your impressions about the initiative?

Response	Chart	Percentage	Count
Strongly support it (it would be a big improvement)		65%	54
Moderately support it		18%	15
Neutral		4%	3
Moderately opposed to it		4%	3
Strongly opposed to it (it will make it harder to invest in Downtown)		5%	4
Don't know		5%	4
Total Responses			83

We would be interested in hearing any additional comments or questions you might have about the Heritage Conservation District Project.

The 33 response(s) to this question can be found in the appendix.

Are you interested in receiving more information about this project as it moves forward? If so please enter your email address below.

The 39 response(s) to this question can be found in the appendix.









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5. I am worried that "downtown/small town" Ontario is disappearing at an alarming rate. I believe we have to be proactive about maintaining (at a minimum) what we have and improving if we can.
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6. We also need to protect our heritage of the county and town. Our main street has become a sense of homecoming for all of us that have moved away. Our Main street is special and for all of us that have moved away and its the one thing we know that remains the same. Nice feeling to come home too.
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7. I feel strongly that we need to preserve the heritage of the downtown area, but am concerned about what restrictions/costs would fall to our struggling small businesses. Could an incentive be offered to encourage their efforts to improve/restore their buildings to meet historical criteria?
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8. I was surprised by the choice of rent going up as "worse" because rent going up means that the property is more desirable and business is better, which would lead to higher taxes. I chose rent going up because I think the HCD will make a more prosperous downtown and, therefore, increased rent and taxes will follow.
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9. This method and the questions are not valid. The amount of detail provided about the definitions of terms used are not adequate. This is a bad form of stakeholder consultation. I love old buildings, and hate the gutting of dt Picton, but this exercise is shameful.
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10. 1. "Don't know" option not available on 2nd to last question as stated; otherwise, I would have selected it.
2. Designating 132 buildings seems ambitious, given that NOTL has 150. Picton High Street has a long way to go before it reaches the same cache.
3. If 132 buildings are designated in a Heritage District, the approvals process will be bogged down if permits are required for anything more than weatherstripping, especially if it means going before the Heritage Advisory Committee. The current process is already murky and slow.
4. PEC municipality is unlikely to offer tax breaks to property owners to undertake heritage renovations/new construction; however, I can see property taxes rising on Main Street if Council adopts this proposal.
5. If the Heritage District can define the process so that property owners can move through the 'red tape' in a logical and sequential sequence, I would support the HD - but this requires buy in by Council to support the proposed process. PEC Council has a reputation for moving from one indecision to another. (A similar study called "Streetscapes" was undertaken about 10 years ago and here we are again.)
5. It was interesting to note in urbanMetrics' presentation that the chart representing \$\$ spent on Picton Main Street building permits has been relatively static, under \$250,000 a year, for the past 12 years (with the exception of the Post Office and The Edward). Sadly, investing in capital improvements does not seem to be a high priority for property owners. This is an issue for discussion in itself.
6. Finally, my feeling is that heritage approvals should be dealt with by the Planning Department in the same way building permits are issued by the Building Department. Having a Heritage District simply obfuscates the process for potential redevelopment. Projects should be evaluated on a case by case basis by the planning and building specialists we're hired and pay to do this for us.
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11. adas
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12. As a small town, that still not have been 'destroyed' by too many 'ugly and misfitting' buildings - I think it is a great idea to guide the development toward a 'Norman Rockwell' type town.  
Take care of the beauty and enhance it - and make this a place where all can slow down and enjoy life.
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13. No comment.
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14. Picton is charming but it needs to 'prettied up'.I personally love it's uniqueness. The people are friendly and very obliging when you frequent their business establishments. Prices for the main part are better than the bigger cities (Bellville.)
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15. This should be a first step to designation of many areas in PEC as heritage areas
16. Long overdue!
17. Has had a very positive effect on Port Hope which is similar in size to Picton.
18. There are voids ( empty spaces) in Municipal control which could be used as re-development initiatives to kick start rejuvenation of heritage district. One example is land surrounding Fire Hall and former Picton Town Hall on King Street which is being considered surplus. Perhaps this should be examined as a public-private partnership.
19. Principle concern in this regard is for new construction to complement the historic structures. The banks, and principally the Bank of Montreal building, represent negative examples of complementary design and enhancement of the town core.
20. If Main Street had been a designated HCD earlier, what impact would that have had on the following 3 relatively recent events:
1. The planned redevelopment (but subsequent failed funding for) the Royal Hotel
  2. The clearing for a new Shoppers Drug Mart - now a vacant lot
  3. The demolition of the old church - now the vacant lot next to the Chamber of Commerce
- For 1 and 2, I am concerned that actions were taken (dwellings vacated and/or demolished) in anticipation of improvements that never materialized.
- I would like an understanding of how the HCD would affect these situations and others that might be encountered in the future.
21. Get the walking community involved ie the residents who would benefit. It isnt just about businesses but it is about the quality of life in Picton
22. As discussed, it needs lots of information on resources and how to make changes without incurring high expenses.
23. I would like to see examples or descriptions of the vision you have for Picton.
24. Expand the Heritage Conservation District area beyond Main Street to include some of the side streets i.e, Elizabeth, King, Mary to encourage further development/investment into Picton's business sector
25. I like the idea, but I believe there needs to be lots of thought given to the implications. I am in the insurance business and there are serious implications to availability of insurance when a building is designated as a heritage building. Many companies will not insure them and this will have a huge impact on the merchants and other building owners in this district.
26. As a homeowner in downtown Picton (owner of one of the oldest recorded homes, built circa 1814!), I am thrilled to learn that this initiative has the potential of moving forward. Over the past 12 years the townscape has suffered greatly with demolition and especially the large vacant lot (supposedly for Shopper's Drug Mart development). Hopefully, this could remedy the damage done.
27. This project is long over due. We have nothing to lose but time. Heritage should be the basis for everything we do.
28. Heritage Conservation District Area needs to be expanded to include more of the historic/heritage buildings along Main St. beyond just the Downtown Commercial Area.
29. Brilliant concept that will do wonders for Picton and the County in the longer term.
30. At a minimum, by cleaning up/painting up a number of buildings on Main street, we could enhance our heritage and the shopping/tourism experience.
- Thanks!
31. I live on Paul Street, just west of Main and I would like to see the scope of the Heritage district broadened to include, portions of King, Queen, Paul, Centre and Johnston Streets.



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