

NEIGHBOURHOOD PLANNING IN HAMILTON:

THE DURAND MODEL

BY

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ABSTRACT

This research paper allows a description of neighbourhood planning in Hamilton. The main objective is to observe and describe how neighbourhood plans develop using the Durand Neighbourhood Plan as a benchmark. Information for the study was obtained by interviewing selected participants through a checklist of questions pertaining to Neighbourhood Planning. The Durand Neighbourhood Newsletters were used to see the importance of public participation in the formulation and implementation of neighbourhood plans. In addition, sample characteristics from the 1986 Census reports were used to see if Durand can be used as a model to plan similar neighbourhoods in the Central Area of Hamilton. The results show that Durand can be used as a model to plan similar neighbourhoods, but public participation plays a key role in neighbourhood planning. The significance of this research paper is to provide a local example of the importance of public participation to neighbourhood planning. Thus, this study could be used to further enhance future planning studies.

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TABLE OF CONTENTS

ABSTRACT	ii
ACKNOWLEDGEMENTS	iii
LIST OF TABLES	vi
LIST OF MAPS	vii
CHAPTER 1 : INTRODUCTION	1
CHAPTER 2 : LITERATURE REVIEW	3
2.1 Introduction	3
2.2 Origins of Neighbourhoods	3
2.3 Elements of the good neighbourhood	6
2.4 Community Participation	8
2.5 Preparation of Neighbourhood Plans	9
2.6 Conclusion	12
CHAPTER 3 : RESEARCH METHODOLOGY	14
3.1 Research Hypotheses	14
3.2 Data Source	14
3.3 Methods of Analysis	14
3.4 Conclusion	17
CHAPTER 4: DATA ANALYSIS AND RESULTS	18
4.1 Introduction	18
4.2 Historical Account of Durand Neighbourhood	18
4.3 Durand Neighbourhood - Study Area	20
4.4 Durand Neighbourhood Association	20
4.5 Durand Neighbourhood Plan	22
4.6 Neighbourhood Planning in Durand	23
4.7 Central Area Plan of Hamilton	24
4.8 Location	25
4.9 Purpose of Central Area Plan	25
4.10 Land Uses in the Central Area	26
4.11 P.R.I.D.E. Program	28
4.12 Sample Characteristics	28
4.12.1 Population Composition	29

4.12.2 Dwelling Type	30
4.12.3 Labour Force Activity	32
4.12.4 Family Income	35
4.13 Overall Findings	36
4.14 Summary and Conclusion	36
CHAPTER 5 : CONCLUSION	39
5.1 Summary	39
5.2 Consistency of Results	39
APPENDIX	41
a) Checklist of Questions for Research paper	41
Interpretive Analysis of Depth Interviews	42
i) Russel Elman	42
ii) Charles Forsythe	43
iii) David Goodley	44
iv) Mary Kiss	44
v) Vladimir Matus	45
vi) William McCullough	46
vii) Marvin Sheppard	47
viii) Gill Simmons	48
b) Maps	49
Map 1 showing boundaries of Durand Neighbourhood	49
Map 2A showing Central Area of Hamilton	50
Map 2B showing Durand in the Central Area of Hamilton	51
REFERENCES	52

LIST OF TABLES

4.1 Population Composition	30
4.2 Dwelling Type	32
4.3 Labour Force Activity	34
4.4 Family Income	35

LIST OF MAPS

i) Map # 1 showing boundaries of Durand Neighbourhood	49
ii) Map # 2A showing Central Area of Hamilton	50
iii) Map # 2B showing Durand in the Central Area of Hamilton	51

CHAPTER 1 : INTRODUCTION

Planning activity is very widespread among Canadian communities. There seems hardly one community that does not have a plan. One of the purposes of planning is to improve the overall quality of life. The main focus of planning is land use and its physical, economic, and social impacts on the community. Coordination is the key to planning successful communities.

Planning is carried out by preparing a framework or plan for development based on: systemic data evaluation and forecasting; use of planning principles; and, coordination of agency and public comments (Neighbourhood Section Manual, 1989).

Neighbourhood planning is concerned with policies and proposals for small geographical areas, such as: single streets; neighbourhoods; and, groups of neighbourhoods. Neighbourhood planning often affects land on a property by property basis. It is sometimes known as the grass-roots level of planning because it deals with basic land-use activities (Neighbourhood Section Manual, 1989). This is the level that is most easily understood and where public participation is the most meaningful.

The research objective of this paper is to observe and describe how neighbourhood plans develop using Durand Neighbourhood Plan as a benchmark. The neighbourhood plan prepared for Durand is a pioneering document for the City of Hamilton because it involves full citizen participation by a vocal residents group and because it is said to have successfully achieved a reorganization of development

patterns for the betterment of the long-term residential amenities of the neighbourhood. Hence, the Durand Neighbourhood Plan achieved a great deal in terms of neighbourhood planning and can be a model for planning other neighbourhoods in Hamilton.

This research paper is divided into four major sections: literature review; research methodology, data analysis and results; and, major conclusion from the study.

Studies of this nature are not found in great abundance due to the specific processes involved. The significance of this research paper is to provide a local example of the importance of public participation to neighbourhood planning. Thus, this study could be used to further enhance future planning studies.

CHAPTER 2 : LITERATURE REVIEW

2.1 INTRODUCTION

According to Hodge, the foundations of much of today's development in Canada were laid as a result of decisions made on the location of towns when the country was first being settled. Moreover, all but a few of these areas that have become cities were developed initially on the basis of a plan (Hodge,1988). Plans were usually made before or at the building of a community.

At the start of the 20th century, formal planning concepts began to influence the form that neighbourhoods took. An emerging planning concept began to codify and apply its ideas to neighbourhoods, many of which continue to be employed. The purpose of this chapter is to trace the roots of the first neighbourhood and to give a description of the elements of a good neighbourhood. In addition, the issue of community participation will be discussed and how it affects the formulation and implementation of a neighbourhood plan. Finally, the process involved in designing neighbourhood plans will be outlined in detail. The increased understanding of the neighbourhood context is a step forward towards the development of better tools for planning Canadian neighbourhoods.

2.2 ORIGINS OF NEIGHBOURHOODS

The concept of the term "neighbourhood" was originally formulated in the 1920s but the layout existed before it was actually named.

The neighbourhood can be defined as an integrated, planned, urban area related to the larger community of which it is a part and consisting of

residential districts, schools, shopping facilities, religious buildings, open spaces, and perhaps a degree service industry (Whittick, 1974).

The model layout contained a neighbourhood of a specified population size, with specific prescriptions for the physical arrangement of residences, streets and supporting facilities (Banerjee et al., 1984). At the time, the popular notion of separation of land uses and the segregation of vehicular and pedestrian traffic was used in the neighbourhood unit. It emphasized boundaries, an inwardly focused core, and was cellular and relatively self-contained (Banerjee et al., 1984). Thus, the model was to be used in a building-block fashion to construct a larger urban realm of neighbourhoods.

In the late 1940s, the American Public Health Association adopted standards for planning, designing, and managing the residential environment as a basis for formulating "healthy and hygienic" standards. It was adopted, modified and institutionalized by various professional organizations and it was incorporated into many local planning manuals (Banerjee et al., 1984). For more than fifty years, it has been one of the ways for formally organizing residential space.

The neighbourhood was first derived by Clarence Perry in 1939 from his earlier design experiences and reflecting his intellectual ideas (Banerjee et al., 1984). His main intention was to incorporate the best social thought of the modern era into a physical design that would promote the health, safety, and well-being of people living in urban residential areas (Banerjee et al. 1984). The basis of the formulation was to create neighbourhoods that could be made to be good places to live through

planning and design. Hence, the task became one of determining those characteristics that would foster good neighbourhood development.

Perry conceived the neighbourhood as a geographical unit which resembled a closed system to be used in a building-block fashion for the development of urban areas. Six physical attributes of the neighbourhood specified in detail were:

1. **SIZE** - a residential unit development should provide for that population for which one elementary school is required, its actual area depending upon its population density.
2. **BOUNDARIES** - the unit should be bounded on all sides by arterial streets, sufficiently wide to facilitate its by-passing, instead of penetration, by through traffic.
3. **OPEN SPACES** - a system of small parks and recreation spaces, planned to meet the needs of the particular neighbourhood.
4. **INSTITUTION SITES** - sites for the school and other institutions should be grouped about a central point.
5. **LOCAL SHOPS** - one or more shopping districts to serve the population, preferably at traffic junctions and adjacent neighbourhoods.
6. **INTERNAL STREET SYSTEM** - the unit should be provided with a special street system so that the street net as a whole is designed to facilitate circulation within the unit (Banerjee et al., 1984).

Perry took social beliefs and approved cultural norms and converted them

into a prototype for planning standards. This gave the community a better insight into ways to improve the idea of the neighbourhood. The neighbourhood contains important elements which became strong organizing principles in future neighbourhood plans.

2.3 ELEMENTS OF THE GOOD NEIGHBOURHOOD

A neighbourhood is usually thought of more in geographical terms as a distinct part of a town or city. It may be distinct by virtue of certain boundaries, for example roads, railways, rivers, parks, and marked out from other neighbourhoods by a certain homogeneity of housing within the area (Mann, 1970). There can be a certain homogeneity of social class within the given neighbourhood. The social activities are concentrated within the areas of the territorial groups and the areas of the territorial groups qualify as neighbourhoods (Mann, 1970).

The neighbourhood is to be found in towns and cities, especially residential areas which are not over-densely populated. The neighbourhood is a self-conscious primary grouping capable of influencing behaviour (Mann, 1970). The awareness of mutual rights and obligations between the group members is possible if they are influenced by others. If a group is composed of people with special ties that bind the members together, then it may be expected that interaction will be high. Thus the neighbourhood is a group which recognizes its bonds and acknowledges the social controls operating over the residents.

According to Gertler, the elements of a good neighbourhood are:

- * **an atmosphere of community** - the feeling of community is strongest when the binding individual properties are felt as a whole.
- * **good neighbourhood design** - the design should be comprehensive and sufficiently detailed to build a community that is efficient, visually pleasing and suited to the particular needs of its residents.
- * **protected isolation** - neighbourhoods stay in better condition and have a longer life if they are cut-off from surrounding non-residential areas and activities.
- * **visual contrast** - the contrast of the neighbourhood is emphasized through uniform residential growth, in the type of house and its setting, in the facade of its streets, in the appearance of its shopping centres.
- * **a community centre** - a community centre is a point of identification for the neighbourhood. It is one of the few places where residents come together and it should be well-organized that people can get to it and move around it easily.
- * **open space and landscaping** - there is a need to mark boundaries, establish the character of the neighbourhood and create contrasts of colour and light intensity (Gertler, 1968).

Thus, a neighbourhood must have a sensible density, a street system suitable for the land, variety, and contrast in the layout. It must have a proper balance of neighbourhood facilities, and an imaginative use of open space and national growth

to have stability, and complemented by an active group of neighbourhood residents.

2.4 COMMUNITY PARTICIPATION

In the late 1950s, public participation began as an identifiable and organized movement in response to the urban renewal experience.

Public participation is the ongoing involvement of local residents and business people in the decisions which affect their lifestyle, quality of life, health of their business and enjoyment of their surroundings (Durand Neighbourhood Plan, 1987).

The earliest public groups were attacking physical deterioration and decay of their neighbourhoods. Those affected by the renewal process were directly involved because of the dislocation of individuals and the disruption of family and neighbourhood affiliations (Soen, 1984). Today, public participation forms an integral part of the planning process.

As people became more determined that a good environment begins at home, their awareness of the neighbourhood increased, which made local relationships correspondingly more important. There is a trend toward a greater interest in the neighbourhood, not as a planning tool, but as a place that is socially suitable to live (Hester, 1975). Community groups sought to ensure that the policies and proposals in the plan for their respective areas concentrated on meeting local needs and on resisting specific development proposals which conflicted with those needs.

The rising educational and living standards affected people's appreciation of what was going on in the urban, physical and social environment. The improved

communications of the media influenced people to become more informed and to a certain degree exercised influence on their sense of environment.

Participation is also affected by socio-economic status and life-style of an individual. Those individuals who are involved in voluntary organizations tend to participate more in politics and other public issues. Participation provides a forum for the exchange of ideas and priorities, an assessment of public interest in the practicability and acceptability of planning proposals (Soen, 1984). Thus, public participation can be one of the strongest forces in preparing neighbourhood plans.

2.5 PREPARATION OF NEIGHBOURHOOD PLANS

In the process of preparing a plan certain basic steps are normally followed. These steps include (1) designing the planning process; (2) establishing goals and objectives; (3) data collection, analysis and forecasting; and (4) plan formulation.

*** Process of Plan Preparation**

The first step in the planning process is the schedule which describes the sequence of steps, the time limit within which each step is to be completed, the product of each step, and the staff and other resources required. The key element is a network diagram which permits the agency to maintain greater control over the individual components.

The second phase in the plan preparation process is the establishment of goals, objectives, and policies of the plan. Formulating goals and policies can take

many forms, but most neighbourhoods have used this phase as an opportunity to elicit the assistance of citizens' groups in the planning process (Whittick, 1974).

*** Data Collection, Analysis, and Forecasting**

The collection and analysis of data is the result of a description of conditions as they currently exist in the form of text, maps, charts and tables which are included in the final plan document.

*** Plan Formulation**

The final step is the formulation of the plan which is based on previously adopted goals and objectives, describes in graphic and textual form the kind of community desired in the future. Once the draft neighbourhood plan is adopted by the advisory committee it is circulated to various departments for appraisal and reactions.

The Advisory committee works with the Planning Department and other agencies and organizations to :

- 1) identify existing and future problems in the neighbourhood;
- 2) outline the needs and desires of local residents;
- 3) discuss desired future land use and development patterns;
- 4) exchange information and ideas, and
- 5) develop a proposed neighbourhood plan (Durand Neighbourhood Plan, 1986).

The plan is modified if necessary, based on comments received from other departments. The plan is then forwarded to the City Planning and Development Committee for authorization to hold a public meeting. All residents, business people and interested citizens in the area are invited to a public meeting where details of the plan are outlined. Written submissions from the public are received by the Planning and Development Committee.

Then, the Planning and Development Committee recommends approval of the neighbourhood plan with appropriate modifications. The plan is sent to council for approval and becomes council policy. Any related official plan or zoning amendments are also presented at the public meeting.

The objectives and policies of a neighbourhood plan serve as a guide for future development of the study area. The implementation of the plan occurs through: actions by various city and regional departments; actions by various committee and agencies. The implementation committee plays an important role in preparing terms of reference for various studies, provision of appropriate funding for studies and actions to be undertaken and the definition of priorities for the implementation of the studies.

Studies are necessary because the policies may have wide ranging ramifications, it shows a significantly different direction or require expenditure of considerable amounts of money in order to materialize. Studies examine policies recommended in the plan within the context of other policies and actions, the existing situation, the costs and benefits of the action, the expected results and

recommendations for further action or a different course of action. The policies contained in the plan are intended to be flexible enough to accommodate minor changes. However, changes of a major nature will require council approval and full participation of affected parties.

After the plan is completed, it is implemented through devices, such as zoning, urban renewal, which increases the likelihood that the recommendations of the plan will be achieved.

2.6 CONCLUSION

Thus, neighbourhood plans provide a long-range planning framework to guide new development and improve the quality of life in the area. Neighbourhood planners are concerned with: identifying public interest; incorporating public interest into a plan; and incorporating the planning process into the urban decision-making process. There is a trend towards a greater interest in the neighbourhood, not as a planning tool but as a place that is livable and meets the needs of the individuals who live in it. Once the neighbourhood becomes a place that is not socially suitable, public interest is aroused because participation is closely related to the value system of society. Hence, public participation goes hand in hand with the concept of public interest.

This paper will examine the Durand Neighbourhood Plan as a model for planning other neighbourhoods. The neighbourhoods within the Central Area Plan of Hamilton will be used for this study because Durand is part of the central area.

The three sources of data used in this study are: primary source - interviews with key players in the community because it gives a more focused analysis; secondary source - Durand Neighbourhood Newsletters because of the volume of information found on the neighbourhood over the last decade; and, another secondary source - 1986 census report because of the wide range of variables available for the comparison of Durand to other inner city neighbourhoods found in the Central Area Plan.

CHAPTER 3 : RESEARCH METHODOLOGY

3.1 RESEARCH HYPOTHESES

This study addresses two main research hypotheses. The hypotheses are as follows: first, Durand Neighbourhood Plan can be used as a model for planning similar neighbourhoods. Second, public participation plays a key role in formulating and implementing neighbourhood plans.

3.2 DATA SOURCE

The data gathered for this study is used in a qualitative way to provide a depth analysis of key players involved in the formulation and implementation of plans. A textual analysis is used to gather and interpret data from Durand Neighbourhood Newsletters. The Durand Neighbourhood Newsletters are used to give different views on how public participation plays a key role in neighbourhood plans. The newsletters provide actual examples on the changes that occurred over the last ten years. In addition, selected characteristics are used from 1986 census reports to compare Durand as a model for planning other neighbourhoods within the Central Area of Hamilton.

3.3 METHODS OF ANALYSIS

In the depth interviews with the selected participants, a checklist of questions were used to obtain information regarding neighbourhood planning. The

checklist contained ten questions relating to the origins and development of the Durand Neighbourhood Plan and the special features of the plan. The checklist also contained questions on the priority of neighbourhood planning and the Central Area Plan of Hamilton (see Appendix A).

The depth interviews were conducted with key players who were purposively selected based on their experience and involvement in neighbourhood planning issues. The type of people interviewed are involved in planning and designing neighbourhoods, community involvement and representatives of the neighbourhoods. Each interview took approximately half an hour to one hour to complete. The selected participants were asked the ten questions on the checklist and their comments recorded on paper. Since all of the questions were open-ended, the participants responded in both a descriptive and critical manner. Most of the answers were more than one sentence long which was expected due to the type of questions. Each participant answered the questions according to their involvement in specific areas of the city and from different perspectives. Therefore, the purpose of this type of data is to see how each player perceive the same planning issues in a different context.

The people interviewed were:

- Russell Elman, Past President of the Durand Neighbourhood Association and presently on the Central Area Planning Committee (CAPIC).
- Charles Forsyth, Chairman of CAPIC and Minister of First Pilgrim United Church.

- David Godley, Manager of Planning and Development Department, City Hall, Hamilton.
- Mary Kiss, Alderman Ward II.
- Vladimir Matus, Manager, Energy and Urban Design.
- William McCullough, Alderman Ward I, Durand Neighbourhood.
- Marvin Sheppard, President of Durand Neighbourhood Association.
- Gill Simmons, North End Neighbourhood, involved in community issues and services. (see Appendix A for individual interviews)

This format uncovered attitudes to neighbourhood planning in general and provided contextual information, such as the importance of Durand Neighbourhood as a model for planning other neighbourhoods. The depth interviews provided information on the extent of involvement in formulation and implementation of plans. The interviews were transcribed to allow an interpretive analysis. The depth interviews enabled a discovery of individuals' feelings and concerns in the context of how each player's input affects neighbourhood plans.

The textual analysis complements the depth interviews because it involves gathering and interpreting texts from the Durand newsletters and it provides a historical record of the significant changes which occurred in the neighbourhood. The publications were examined by content analysis and with reference not only how certain kinds of development were kept out of the neighbourhood but how the Durand residents influenced the changes in the neighbourhood.

The census is a source of demographic information. It can be defined as an

inventory of the entire population of Canada at a given time (Statistics Canada). It contains information on social and economic attributes, for example, marital status, occupation and ethnic origin.

Selected characteristics were chosen from the 1986 census report to compare Durand to the five other central area neighbourhoods. The purpose of selecting specific variables is to see if Durand can work best as a model for similar neighbourhoods. The selected variables were: population composition; dwelling characteristics; labour force activity; and, family income. These variables constitute a comprehensive array of social, economic and demographic indicators. The values extracted from the census reports were cross-tabulated in four tables for the six inner city neighbourhoods and explained in Chapter 4.

3.4. CONCLUSION

In summary, then, the in-depth interviews and the textual analysis of the Durand Neighbourhood Letters has a self-contained purpose and rationale, because it potentially furnishes evidence of how neighbourhood plans are formed. The census reports are a rich source of data because the information is obtained directly from householders through a questionnaire.

CHAPTER 4 : DATA ANALYSIS AND RESULTS

4.1 INTRODUCTION

This chapter will focus on the results of the data analysis. The purpose of this analysis is to observe and to describe how neighbourhood plans develop using the Durand Neighbourhood Plan as a benchmark. In order to fulfil the research objective, the data analysis focused on the origins of the Durand Neighbourhood, the formation of the Durand Neighbourhood Association, and the key features of the Durand neighbourhood. In addition, the analysis will describe the role of planning and the future of neighbourhood planning within the context of the Central Area Plan of Hamilton. Finally, the Durand Neighbourhood Plan is used as a model to compare five other inner city neighbourhoods located in the Central Area. The purpose of this comparison is to see if Durand can work best as a model to plan similar neighbourhoods.

4.2 HISTORICAL ACCOUNT OF DURAND NEIGHBOURHOOD

The Durand Neighbourhood owes a great deal to James Durand. Durand first came to Canada in 1802 on behalf of London merchants to settle some outstanding accounts in the area (Durand Neighbourhood Newsletter, March 1985). Durand was one of several early settlers who saw the economic potential of the area and decided to settle in the Barton Township area of Hamilton. He ran the town's first general store, first distillery and was the first Captain of the Militia for the City

(Durand Neighbourhood Newsletter, March 1985). Durand left Hamilton soon after the War of 1812 because of his financial prosperity.

Durand sold his land to George Hamilton and moved to the Trent River area but maintained close ties with Hamilton and Nathaniel Hughson (Durand Neighbourhood Newsletter, March 1985). This alliance influenced the government to have the area chosen as the country seat.

Hamilton and Hughson offered to grant a portion of their lands to the government as the site of the courthouse and jail. At the same time, they divided their lands and sold off the lots knowing that their remaining land would increase in value should the government agree to their proposal (Durand Neighbourhood Newsletter, March 1985). Durand's efforts in the Assembly and Legislative Council were influential in encouraging the proposal by Hughson and Hamilton.

The beginnings of Hamilton's downtown area began in the mid-1800s. While rich and poor lived close to each other, elevation and drainage considerations influenced the relationship between class and place of residence (Durand Neighbourhood Newsletter, March 1985). The area known as the Durand Neighbourhood today, contained most of the city's major estates where many merchants and manufacturers built their stately residences. These residences are considered one of Canada's best examples of terrace housing, for example, Sandyford Place. The neighbourhood is also the home of some of the most magnificent churches in the city, for example, St. Paul's Presbyterian Church.

Today, many wealthy, elite families still live in the Durand neighbourhood.

The neighbourhood continues to enjoy the reputation of being one of the city's most sought after and well-protected residential areas since its beginnings.

4.3 DURAND NEIGHBOURHOOD - STUDY AREA

The Durand neighbourhood is one of the six adjacent neighbourhoods that make up the central area of the city of Hamilton. Durand neighbourhood is bounded by Main Street on the north, Queen Street on the west, James Street on the east, and the escarpment brow to the south (see Map # 1 in Appendix B). This neighbourhood comprises some two hundred and seventy-four acres and supports a population of about 10,591 persons (Census Statistics, 1986).

Durand has a significant number of older buildings that are considered to have architectural and historical merit. The conservation of these buildings is a concern for the residents because they represent Hamilton's heritage. This important feature of the neighbourhood has become an issue that raises conflict between historic preservation and the expansion and re-development of the area.

4.4 DURAND NEIGHBOURHOOD ASSOCIATION

In the early 1970s, the residents of the neighbourhood formed the Durand Neighbourhood Association. The association comprises of a voluntary citizens group which has kept the residents well informed of any planning issues which has occurred in the area (Durand Neighbourhood Newsletter, January 1984). The group was formed as a response to sudden changes which were taking place in the

neighbourhood. The older houses were being demolished to facilitate high-rise apartment buildings. The group's goal has been to ensure the development of an attractive residential environment that is conducive to its residents, for example, the preservation of Sandyford Place. This terrace block reflects one of the finest examples of Scottish-influence stone terrace housing in the City of Hamilton (Durand Neighbourhood Background Report, May 1985). Today, Durand Neighbourhood Association is an active, articulate body with vision, a high degree of community spirit and forward-looking ideas (From in-depth interviews). The Durand Neighbourhood Association's mission ever since the instability that occurred in the early 1970s had been to protect what was left of the neighbourhood, recognizing that development was necessary, but it should come only after careful scrutiny. The association wanted to ensure that the change was in the best interests of the neighbourhood as a whole still keeping in mind the rights of the residents (Durand Neighbourhood Newsletter, December 1987). The Durand Neighbourhood Association is representative of Durand's population. The concerns of the neighbourhood are monitored through a publication, Durand Neighbourhood Newsletter, which informs the residents of development activities.

The Durand Neighbourhood was studied in 1972-73 as part of the city ongoing neighbourhood planning process. The neighbourhood plan prepared for Durand was a pioneering document for the city because it involved full citizen participation by a vocal residents group and because it successfully achieved a reorganization of development patterns for the betterment of the long-term

residential amenities of the neighbourhood.

4.5 DURAND NEIGHBOURHOOD PLAN

The Durand Neighbourhood Plan (DNP) consists of a concept plan indicating long-term land uses for the area, and written policies and actions (From in-depth interview). The policies and actions cover land uses, services, amenities and design, and community participation. Together, they provide direction for future public investment and private development in the area (From in-depth interview). The land use plan, policies and actions were approved by city council and became city policy.

The special features of the Durand Neighbourhood Plan are: large stately mansions; policies contained in the plan addresses a range of concerns, such as: height restrictions on new apartment buildings; mixed land-use in the neighbourhood; large population composition; and a strong neighbourhood association. Durand is located in the downtown core and is a prime area for development. Durand has a significant number of older buildings that are considered to have architectural and historical merit because it represents Hamilton's heritage. The plan seeks to conserve these buildings because it is a concern of residents as well as the association. Durand also contains a large number of high-rise residential buildings which facilitates a large sector of Durand's neighbourhood. Additional policies are contained in the plan to protect unwarranted commercial establishments in the area. The neighbourhood is complemented by a mixed population of single people, families and an elderly

population. The Durand Neighbourhood Association protects the residential and social interests of all residents in the neighbourhood.

4.6 NEIGHBOURHOOD PLANNING IN DURAND

There are several key planning issues found in the Durand Neighbourhood Plan. The main issues found from the newsletters and depth interviews with the selected participants can be summarized as follows:

- Preservation and enhancement of Durand's existing attributes so that its attraction as a residential area is maintained.
- Continuation of Durand's role as a vital component of the Central Area without loss of any of the positive features which distinguish the neighbourhood.
- Introduction and promotion of innovative design features in rehabilitation and development to enhance the character of the area.
- Creation of additional park, open space and recreational opportunities for residents.
- Application of creative solution to ensure the preservation of historically and architecturally significant buildings and areas.
- Preservation of Central Public school serving Durand and also as a architecturally and historically significant building.
- Improvements in safety, security, human comfort levels and the outdoor living and recreational environment.

The planning issues contained in the plan were possible only because of the strong community organization and political support it received. An example of citizen involvement in Durand to illustrate the nature of neighbourhood planning is the preservation of Central Public School. The school was constructed in 1853 and represents the first large, graded school in North America. Due to decreasing enrolment, the City and Hamilton School Board threatened to close the school down. Today, the school has seen an increase in representation and the unused parts of the building is shared by an insurance company. Thus, the plan provides a long-range planning framework to guide new development and improve the quality of life in the area.

Durand is also a very significant component of the Central Area Plan. Durand's significance to the central area is based on the importance of a viable residential community close to the downtown commercial area to enhance the commercial functions, provide a ready market and reduce dependence on transportation facilities and services.

4.7 CENTRAL AREA PLAN OF HAMILTON

There are special areas in almost every community that will require more detailed planning. The central area is most commonly singled out for special planning consideration. This stems from the fact that it is the key to a community's vitality, both economically and culturally. The Central Area Plan (CAP) of Hamilton is a policy document designed to guide the development of the city's central area into the

next century (Central Area Plan, 1979) . The plan includes detailed policies and a land use map to guide the growth and development in the central area (Planning Issues in Hamilton, 1988). The Central Area Plan is analyzed in this research paper because it links the specific detailed policies of the neighbourhood plans as they relate to the central area.

4.8 LOCATION

The central area is that portion of the city bounded by Queen Street; Bay Street; the Hamilton Harbour; Victoria Avenue; and, the Niagara Escarpment (See Map 2 A & B in Appendix B). It includes Durand, Corktown, Central, Beasley, North End East and West neighbourhoods and portions of Lansdale and Stinson West (Planning Issues in Hamilton, 1988). For comparison purposes, this study will use Durand, Corktown, Central, Beasley, and North End East and West neighbourhoods.

4.9 PURPOSE OF THE CENTRAL AREA PLAN

The purpose of the Central Area Plan is to provide a comprehensive guide to coordinate development from the present into the next century within the central area. The plan sets out a growth and development strategy which will serve to direct future decision making and organize inter-relationships among people, land uses and municipal services (From in-depth interviews).

The plan provides the terms of reference for public works and private initiatives in the central area, and functions as a standard against which the city can

evaluate the appropriateness of such initiatives in relation to the long-term and management strategy. Thus, the plan attempts to substantially improve the image of the central area as the key incentive to attract new development.

4.10 LAND USES IN THE CENTRAL AREA

The land use in the central area can be described through the information gathered from the in-depth interviews and Central Area Plan. The analysis can be categorized into three sections: commercial; industrial; and, residential.

COMMERCIAL

The central area functions as the primary regional employment centre to maximize the advantages of the commercial uses in close proximity and to provide a healthy, competitive environment for business and commerce.

The plan encourages a wide range of retail outlets, including full-line and junior departments stores, specialty boutiques, food outlets and general merchandise stores in the central area, and particularly, the downtown.

In addition, the plan promotes the location of head offices and large branch offices of finance, insurance and real estate firms serving region-wide or specialized interests in downtown Hamilton. It also promotes combined retail/office buildings and encourages retail concentrations which serve a local, ethnic or specialized clientele.

INDUSTRIAL

The central area has historically been the location for a variety of industrial

uses. Many industries located within the central area wish to remain there because of proximity to other services. It is intended, that existing industrial uses which are compatible with the predominant residential and commercial uses in the area should be encourage to remain in the central area.

In addition, new industries which will not create conflicts with other land uses should be encouraged to locate in the central area. At the same time, it should be recognized that some existing industries should be relocated to remove conflicts and ensure the long-term amenity of the area as a pleasant environment for living, shopping and working.

RESIDENTIAL

Downtown Hamilton functions as the service centre of the region, providing economic, social and administrative facilities to a wide area and a large population. Only a fraction of the population resides in the central area; however, to maintain and enhance the economic functions, a significant resident population is essential. The population in the central area maintains the vibrancy of the area during and after working hours.

Therefore, it is intended that the residential component be protected through the central area plan and encouraged in concert with the Durand Neighbourhood Plan, through emphasis on the provision of family housing, mixed residential and commercial development, preservation of viable residential neighbourhoods and establishment of the necessary supporting human and community services.

4.11 P.R.I.D.E PROGRAM

Recently, a new program, P.R.I.D.E. (Program for Renewal, Improvement, Development and Economic Revitalization) has been implemented to improve neighbourhoods in Hamilton. The P.R.I.D.E process is implemented through improvement funds from the Municipality, after a neighbourhood plan is in place.

The improvement concepts for the program take a three fold step: one, a questionnaire distributed to the community; second, three public meetings; and; third, election of a citizens' advisory committee to aid planning staff (P.R.I.D.E. Minutes). The P.R.I.D.E. program has been implemented for two neighbourhoods in the central area plan, Central and Beasley.

Some of the current improvement projects include street tree planting program, improvement of McClaren park, opening of new park and review of housing loans program. The P.R.I.D.E. program is a stepping stone to improve neighbourhoods and to involve citizens in future development programs. This program is evidence to further support that public participation plays a major role in the formulating and implementing of neighbourhood plans. For this study, Durand will be used as a model to compare the other five central area neighbourhoods using selected characteristics from 1986 census report.

4.12 SAMPLE CHARACTERISTICS

In the analysis, it is important to be aware of the characteristics of the sample in order to derive accurate conclusions. The sample characteristics were

based on population composition, dwelling type, labour force activity, and income level for each of the neighbourhoods in the central core and are summarized in Table 4.1, 4.2, 4.3 and 4.4.

4.12.1 POPULATION COMPOSITION

In terms of population composition, Table 4.1 is divided into total population, total males and total females. Table 4.1 indicates that the population of the North End is close to half the population of Durand. In comparison to the City of Hamilton, the North End represents 2% of the total population. It is interesting to note that the North End West represents about one-third of the entire North End neighbourhood.

From Table 4.1, Durand has the largest population in the Central area (10,420). This could be attributed to the large amount of high-rise buildings (5,020) found in the neighbourhood.

Similarly, both Corktown and Beasley has a larger population in comparison to the other neighbourhoods in the Central Area Plan. Central neighbourhood has the smallest population (3,655) and represents 1% of the total population for the City of Hamilton. A contributing factor for this low representation is due to the commercial and retail activities which are concentrated in the core area.

From Table 4.1, it can also be asserted that the North End neighbourhoods have a close percentage of males to females. Although Durand has a higher percentage of females in relation to males, this may be attributed to the large elderly

population in the area.

Table 4.1 also shows that Corktown has a higher percentage of females in comparison to the number of males. Both Beasley and Central neighbourhoods has an average representation of males to females.

The overall trend observed in terms of population composition is that Durand has one-third more females than males. In addition, Durand has the largest population for the six neighbourhoods in the central area. Together they represent 10% of the total population for the City of Hamilton.

TABLE 4.1 POPULATION COMPOSITION

VARIABLES	TOTAL POPULATION	TOTAL MALES		TOTAL FEMALES	
		NO.	%	NO.	%
NORTH END W	2,995	840	28	2,155	72
NORTH END E	4,310	2,155	50	2,155	50
DURAND	10,420	4,360	42	6,060	58
CORKTOWN	6,235	2,940	47	3,295	53
BEASLEY	5,370	2,670	49	2,700	51
CENTRAL	3,655	1,900	52	1,755	48
HAMILTON	306,730	148,100	48	158,630	52

Source: Statistics Canada, 1986 Neighbourhood Census Data

4.12.2 DWELLING TYPE

In terms of dwelling type, Table 4.2 is divided into three columns: by private dwellings, by tenure, and by type of dwelling. Table 4.2 indicates that a smaller percentage of Durand residents owned their own homes (14%) in comparison

to the other five central area neighbourhoods. However, the number of North End East home owners have a higher percentage than Durand residents (46%). This is probably due to the relatively cheaper housing in the North End.

It was found that as one moves away from the core area, central neighbourhood, the price of a dwelling decreases in price. The number of private dwellings found in the central neighbourhood (1670) is considerably less than the number found in the Durand neighbourhood (6975), including the North End (2020).

Central area neighbourhood contains a large proportion of high-rise buildings of five storeys or more. It was found that the high-rise buildings comprises 35% of the total number of apartments found in the City of Hamilton (27,875).

Durand neighbourhood contains a large percentage of apartment buildings in the central area (5,020). During the 1970s, Durand experienced an upsurge of a number of new apartment buildings. The North End has a smaller percentage of apartment buildings (37%) in comparison to the other central area neighbourhoods.

Durand also has the largest number of private dwellings in the central area (6,975). The area contains some of the grandeur style mansions, like Ballinahinch, which are more stately in appearance.

Generally, Durand contains the largest number of dwellings, including high-rise apartments and homes with detailed architecture. In comparison to the city of Hamilton, Durand represents the largest proportion in the central area.

TABLE 4.2 DWELLING CHARACTERISTICS

VARIABLES	NO. OF PRIVATE DWELLINGS	BY TENURE				BY DWELLING TYPE			
		NO.	O %	NO.	R %	NO.	S %	NO.	A %
NORTH END WEST	590	270	46	320	54	220	37	125	21
NORTH END EAST	1430	860	60	570	40	860	60	225	16
DURAND	6975	975	14	6000	86	500	7	5020	72
CORKTOWN	3430	370	21	3030	79	290	8	2520	73
BEASLEY	2200	470	11	1730	89	280	13	1060	48
CENTRAL	1670	470	28	1200	72	280	17	770	46
CITY	117930	66750	56	51175	44	61485	52	27875	24

* O means owned

* R means rented

* S means single-detached

* A means apartments five storeys or more

Source: Statistics Canada, 1986 Neighbourhood Census Data

4.12.3 LABOUR FORCE ACTIVITY

Table 4.3 is divided into two sub-categories: employed/unemployed; and, male-related jobs and female-related jobs. Table 4.3 indicates that central area neighbourhoods represents 10% of the total number of unemployed residents for the city of Hamilton. Durand has a higher number of unemployed people (230) in comparison to other neighbourhoods. Since Durand has the largest population in the

central area, this number is considerably small in terms of population composition.

Durand has the largest number of people engaged in labour force activity (2,565) for the central area. Durand also has the smallest percentage of males (34%) involved in the manufacturing sector. In comparison to Durand, Corktown has a large percentage of male residents (49%) involved in manufacturing sector jobs.

Again, Durand has the largest proportion of males involved in retail-sector jobs. All of the neighbourhoods in the central area except North End (13%) are significantly represented in retail-sector jobs. The central area neighbourhoods have similar values for retail-sector jobs because of the number of retail activities taking place in the central area.

Similarly, Durand has a large percentage of female residents involved in clerical jobs (30). In comparison to the other central area neighbourhoods, Durand has the largest proportion of female residents involved in service-sector jobs (405).

Finally, the North End West neighbourhood has a low representation of females in both clerical and service related jobs. The central neighbourhood has the lowest percentage of females involved in service-sector jobs (8%).

TABLE 4.3 LABOUR FORCE CHARACTERISTICS

VARIABLES	E	U	MALES				FEMALES			
			M NO.	%	R NO.	%	C NO.	%	S NO.	%
NORTH END WEST	340	40	170	50	45	13	60	18	65	19
NORTH END EAST	1120	120	555	49	150	13	140	12	275	25
DURAND	2800	230	960	34	575	20	860	30	405	14
CORKTOWN	1765	175	865	49	460	26	155	9	285	16
BEASLEY	1270	160	565	44	420	33	110	8	175	14
CENTRAL	1055	135	610	45	470	35	150	11	115	8
CITY	62525	6435	44535	51	6880	8	20845	24	13400	16

* E means employed

* U means unemployed

* M means manufacturing-related jobs

* R means retail-sector jobs

* C means clerical-related jobs

* S means service-sector jobs

Source: Statistics Canada, 1986 Neighbourhood Census Data

4.12.4 FAMILY INCOME

Table 4.4 represents the average and median income for the six central area neighbourhoods. Durand has the highest average family income in comparison to the other central area neighbourhoods (\$45,075). Beasley has the lowest average and median income (\$15,619) and is less than half of the average family income for the City of Hamilton. Durand's average income is 20% higher than the average income for the city of Hamilton. One of the contributing factors for this representation is the larger proportion of affluent residents in the neighbourhood. Generally, the six central area neighbourhoods are well represented in comparison to the city of Hamilton.

TABLE 4.4 FAMILY INCOME

VARIABLES	AVERAGE INCOME (\$)	MEDIAN INCOME (\$)
NORTH END WEST	28229	22449
NORTH END EAST	26143	25233
DURAND	45075	30299
CORKTOWN	31342	28325
BEASLEY	19956	15619
CENTRAL	26160	26127
CITY	35175	32847

Source: Statistics Canada, 1986 Neighbourhood Census Data

4.13 OVERALL FINDINGS

The results from the 1986 census analysis show that Durand has the largest population, most single dwellings and apartments, largest labour force activity and the largest average income for all of the six inner city neighbourhoods. The neighbourhood is basically residential, containing large-lot single family residences, through smaller-lot duplexes and triplexes to apartment buildings at medium and high densities.

The other five neighbourhoods are not as well represented in all of the selected characteristics as Durand. Central neighbourhood has a large proportion of commercial and retail activities in the core. The North End contains more industries and comprises of a large sector of Hamilton's blue-collar neighbourhood.

Thus, the census report reveals that Durand has a neighbourhood plan that is more affluent in terms of population composition, dwelling characteristics, labour force activity and family income. The findings also show that Durand can be used as a model to plan similar neighbourhoods because it contains all of the elements of a good neighbourhood discussed in the literature review, such as an atmosphere of community, good neighbourhood design and contrast seen through the mixed residential uses in the census report.

4.14 SUMMARY AND CONCLUSIONS

The results of the analysis show that Durand Neighbourhood Plan can be used as a model for planning similar neighbourhoods. The depth interviews and

newsletters revealed that Durand is the only neighbourhood in Hamilton which has regulated development in the area.

In comparing the selected variables from 1986 census reports, the results support the study. Durand neighbourhood can be used as a model for planning because of its mixed land-use: residential, commercial and institutional. The population is composed of single people, families as well as an elderly population.

The results of the analysis also show that public participation plays a key role in formulating and implementing neighbourhood plans. Durand Neighbourhood Association plays a key role in the implementation of projects in the neighbourhood, for example, establishing Durand Park. Durand residents with the assistance of the association were able to maintain and support the continuing use of good housing stock within the area. The association was instrumental in informing concerned citizens as to the purpose of residential planning processes. Their initiative led to the establishment of Hamilton's first official neighbourhood plan, Durand Neighbourhood Plan. The plan provides a long-range planning framework to guide new development and improve the quality of life in the area.

In addition, the results of the analysis show that there is a statutory need for public participation in the inner city neighbourhoods. The P.R.I.D.E. program examined in the analysis is evidence of the positive impact of public participation in Beasley and Corktown neighbourhoods.

Therefore, the results of the analysis show that neighbourhood plans are developed through planning guidelines, but requires extensive public participation for

proper formulation and implementation. Hence, Durand can be used as a model because of its unique physical attributes and its concerned residents.

CHAPTER 5 : CONCLUSION

5.1 SUMMARY

In summary, the analysis and results lead to the following conclusions. The first research hypothesis was confirmed. Durand Neighbourhood Plan can be used as a model for planning neighbourhoods with similar characteristics. It was found from the depth interviews that Durand can be used as a model because of the written policies contained in the plan. The analysis of the neighbourhoods within the Central Area Plan show that the guidelines from Durand Neighbourhood Plan can be used to enhance the central area.

The second research hypothesis was also confirmed. Public participation plays a key role in formulating and implementing neighbourhood plans. It was found that strong public participation is an essential component in the Durand Neighbourhood Plan. Public participation is seen as ongoing involvement of Durand residents in the decisions which affects their lifestyle, quality of life, property values, health of their business and enjoyment of their surroundings. It was also found from the Durand Neighbourhood Association that public participation is recognized as citizens' rights and is an important part of the planning process. Since other neighbourhoods have different characteristics, the residents should take pattern of the community spirit found in Durand.

5.2 CONSISTENCY OF RESULTS

The results of the analysis are consistent with the findings of past studies.

The analysis showed how neighbourhood plans are developed using the Durand Neighbourhood Plan as a benchmark. Durand Neighbourhood Plan is the only plan in Hamilton which has written policies and guidelines, including an active neighbourhood association, Durand Neighbourhood Association.

The results of the analysis also showed that Durand Neighbourhood Plan can be used as a model to plan similar neighbourhoods, especially inner city neighbourhoods in the central area. The Central Area is like a super neighbourhood comprising of six smaller neighbourhoods.

The Durand Neighbourhood Newsletters revealed that public participation plays an essential role in implementing neighbourhood plans. The study found that Durand Neighbourhood Association is an active articulate body with a high degree of community spirit which concentrates on meeting local needs and resists specific development proposals which conflicts with those needs of the neighbourhood.

Finally, the results of the study found that neighbourhood planning is an important part of planning communities because they represent the grass-roots of planning.

APPENDICES

A P P E N D I X A

i) Checklist of Questions

ii) Individual Interviews

CHECKLIST OF QUESTIONS USED FOR RESEARCH PAPER

NAME:.....

- 1) How was the DNP formed?
- 2) How has the DNP developed?
- 3) What are the special features of the DNP?
- 4) Is the DNP is a model, and is it used for other neighbourhoods in Hamilton?
- 5) If the DNP is not used as a model for planning neighbourhoods, what else is used for planning other neighbourhoods?
- 6) What priority does neighbourhood planning have in Hamilton?
- 7) What is the role of neighbourhood plans in CAP?
- 8) What types of development are occurring in other neighbourhoods in CAP?
- 9) What problems might you foresee in the future in developing neighbourhoods?
- 10) What role does the surrounding neighbourhoods in CAP play in the development of the central core.

INTERPRETIVE ANALYSIS OF IN-DEPTH INTERVIEWS

i) RUSSELL ELMAN, PAST PRESIDENT OF DURAND NEIGHBOURHOOD ASSOCIATION (DNA), PRESENTLY ON BOTH DNA AND CENTRAL AREA PLANNING COMMITTEE.

The DNP was formed because of the idea to have a plan for each neighbourhood. The pressure of developers to build high-rise buildings resulted in citizens forming an association. The Durand Neighbourhood is the first neighbourhood to have written policies and to have the plan revised. The plan was developed through zoning, traffic regulations preservation, public participation and policies and recommendations. The special features of the DNP is the policies addressed a range of concerns. The plan is not a model because of the specific policies in the plan but the guidelines can apply to other neighbourhoods. Other plans are used for planning neighbourhoods, including the Official Plan of Hamilton. Also, zoning, the basis of planning is used to plan neighbourhoods. Neighbourhood planning is a high priority among citizens. The neighbourhood section of the planning department has given planning some priority, but there is greater emphasis on neighbourhood planning by concerned residents. The first part of the CAP was evolved from the neighbourhood plan. The CAP is a prototype of neighbourhood plans because neighbourhood plans conform to CAP. Both residential and commercial development are occurring in neighbourhoods in CAP. All neighbourhoods should have plans as well as a citizen group because it is

representative of the neighbourhood.

**ii) CHARLES FORSYTHE, CHAIRMAN OF CAPIC AND MINISTER OF FIRST
PILGRIM UNITED CHURCH**

The DNP was formed in response to the development pressures of the community. The dangers of destroying the neighbourhood led to the creation of plans. The DNP was developed through constant interaction with the planning development and the DNA. The DNA takes a formal role as a citizen committee, involved in modifying development to suit the area. The plan was formed as a result of the upsurge of high-rise buildings in the early 1970s. The special features of the DNP is the process where neighbourhood interacts with planners. The DNP is not a model as yet but will surface soon as a response to other neighbourhoods. Neighbourhood plans require formal participation of stakeholders, otherwise they become just physical plans. Neighbourhood planning is not top priority in the planning and development department because of the other areas of planning which require more time, such as urban design and land-use development. Neighbourhood plans play a critical role in CAP because it calls for a sizeable, vital residential component. The types of development occurring in other neighbourhoods are: institutional; commercial; and, residential. The problems that might occur in the future are accessibility, traffic and the reorientation of people. The surrounding neighbourhoods provides the residential component to the central area, without it, the central area dies.

iii) DAVID GOODLEY, MANAGER OF PLANNING AND DEVELOPMENT,**CITY HALL, HAMILTON**

The DNP was formed through a background report, advisory committee comprising of members of the Durand neighbourhood, public meetings and finally a review of submissions. The plan was developed through the implementation committee. The special features of the DNP are: high-rise buildings to the south, large homes of heritage value and proximity to the escarpment. The DNP is model because of the written policies and it is used as a model for the City of Hamilton Planning Department. Public meetings are the best way to obtain opinions and facts from the community. Neighbourhood planning is treated secondary to official plans. There is little neighbourhood association activity occurring in other neighbourhoods except Durand. The role of neighbourhood plans is to refine CAP. Neighbourhoods are developed through commercial and residential activities. Some of the future problems are: parking; and, loss of urban space through services. The formal design of plans would become incompatible if adjustment was not made to facilitate changes. The surrounding neighbourhoods in the CAP creates an arrangement for the increasing population and the accessibility of services.

iv) MARY KISS, ALDERMAN, WARD II

The DNP was formed through people who were interested in preserving residential quality, architectural style, community base and the historical nature of the area. The plan was developed by the close interaction with the community

through regular meetings. The special features of the DNP are: a well organized group; good participation by residents; strong executives of the Durand Neighbourhood Association; and, good lobbying politicians. The DNP can be used a model to plan other neighbourhoods. Neighbourhood planning has a strong priority in Hamilton. The types of development occurring in neighbourhoods in the central area is a mixture of residential and commercial. The problems that might occur in the future are related to the developer and zoning with high-density development. The surrounding neighbourhoods enhances the central business district of the central area.

v) VLADIMIR MATUS, MANAGER OF ENERGY AND URBAN DESIGN,
CITY HALL, HAMILTON

The DNP was formed through zoning. Durand is a residential area surrounding the core that was almost ruined by developers. A strong movement arose due to the concerns of community members. The special features of the DNP is in its location, close to the escarpment, typographical view, and established residential district. The DNP is not a model for other neighbourhoods because plan should be unique for all neighbourhoods. However, the standard process of planning through regulations and by-laws are used by the Planning and Development department. Neighbourhood planning is not the number one priority in Hamilton. As development occurs, then neighbourhoods should be planned. The role of neighbourhoods in the CAP is to provide services to residents. The CAP is a super neighbourhood because

neighbourhoods overlap with different features. The types of development occurring in other neighbourhoods is mostly high-density residential development, including some commercial activities. Future problems in developing neighbourhoods are: environmental pollution; necessity to revise planning policies; and, necessity to sustain land-use. The surrounding neighbourhoods in the central area have no particular relationship, the old must blend in with the new development.

vi) **WILLIAM McCULLOUGH, ALDERMAN WARD I,**

DURAND NEIGHBOURHOOD

The DNP was formed through people fighting against developers because of the demolishing of homes to build high-rise buildings. The DNP was developed through a neighbourhood effort, where residents were trying to save their properties. Some of the special features of DNP are: location in core, and increasing residential quality of housing. The DNP is a plan for other neighbourhoods and the people can use the "fighting spirit" to save other neighbourhoods. Neighbourhood planning takes a high priority in the Planning and Development Department with a dedicated group of staff members. The role of neighbourhood plans is to set the tone for zoning and tailor the needs for residents. The types of development occurring in other neighbourhoods are mainly residential. There are not many planning problems occurring in the future development of neighbourhoods. The surrounding neighbourhoods in the CAP provides the aesthetics for the area, including residential stability.

vii) MARVIN SHEPPARD, PRESIDENT OF DURAND NEIGHBOURHOOD
ASSOCIATION

The DNA was formed eighteen years ago with permission granted by the Provincial government. The DNP was developed by a group of citizens from Durand Neighbourhood with assistance from city council. The DNP has a written document which contains issues on parking, traffic regulations and different residential activities, such as high-density apartments and single dwellings. The DNP is a model because it has helped other neighbourhoods improve land-use activity, for example, Corktown and Beasley. The Planning and Development department is involved in making suggestions for neighbourhoods which is either supported or rejected by residents. Neighbourhood planning is important to Durand because development is closely monitored by the association and residents. The future problems that might occur are: housing intensification, and, traffic and parking. Durand is faced with a push by developers for more affordable housing. The residents are reluctant to comply because it involves demolishing large stately homes which represents one of the special features of Durand. The DNA is concerned with the increasing high-density buildings in the area. Traffic and parking is a major problem in Durand because of the proximity of the neighbourhood to the central core. DNP is like a "bible" because it is used by the Planning and Development department to plan other neighbourhoods.

viii) **GILL SIMMONS, NORTH END NEIGHBOURHOOD**
COMMUNITY ISSUES AND SERVICES

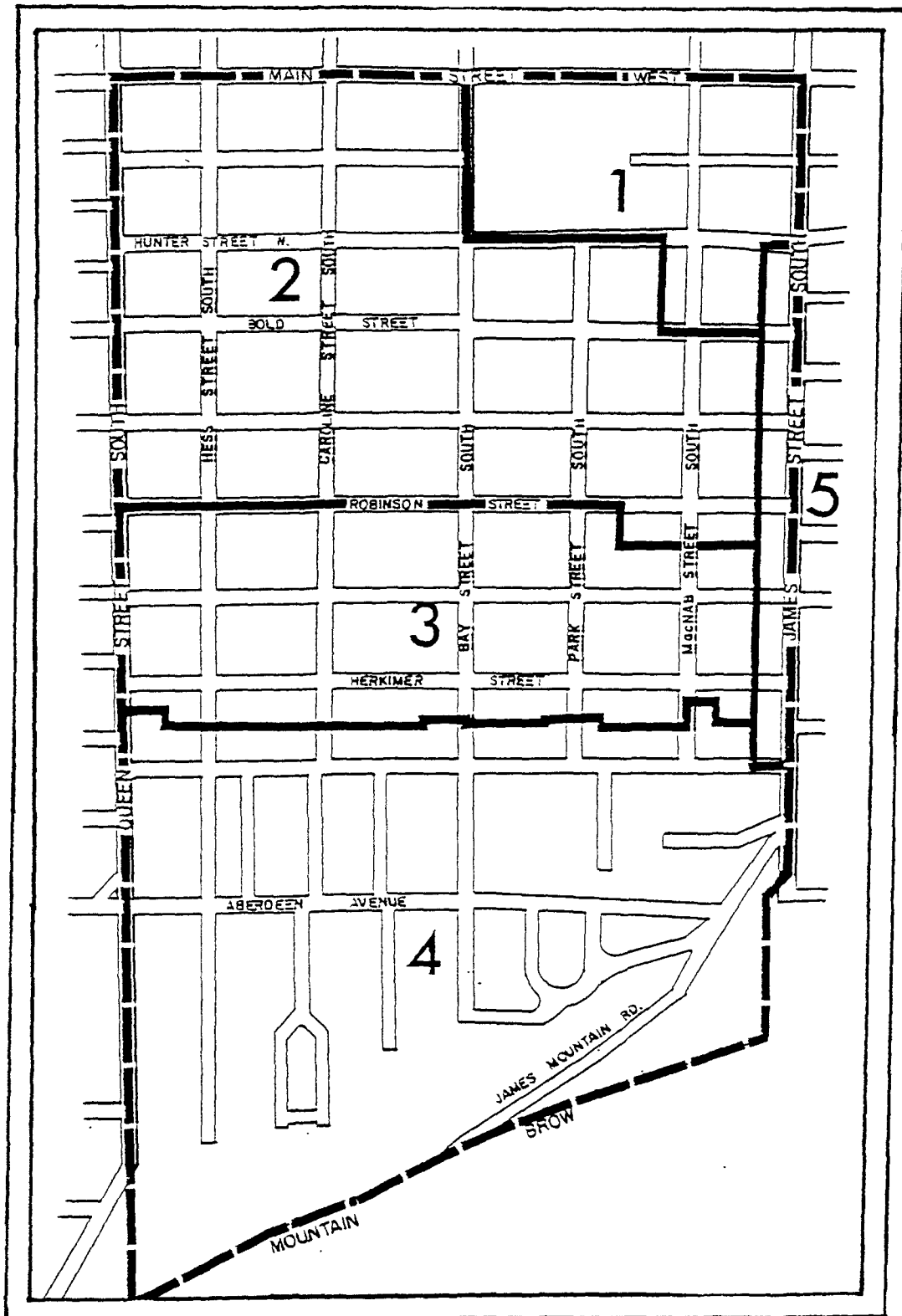
The DNP was formed through the city of Hamilton initiating the plan in the early 1970s. The plan was developed through the neighbourhood association because the main strength lies in the unity of its members. The special features of the DNP are: homebuilding; complex architecture; and, the representation of early Hamilton. The DNP is an ideal model for planning other neighbourhoods but it is difficult to impose because of the lack of community participation in other neighbourhoods. The problem with neighbourhood planning is the cost involved in the future styles of designing buildings. Neighbourhood planning does not have a high priority because it depends on the political will of the residents. Durand is affluent because of the highly educated people. Neighbourhood plans have a special role because of the location of their areas in the CAP. The types of development occurring in other neighbourhoods are mainly residential and commercial activities. The problems that might occur in the future are: traffic congestion; older neighbourhoods not as affluent as before; and, environmental pollution. The surrounding neighbourhoods provides a variety of housing stock for residents, which is true of Durand.

A P P E N D I X B

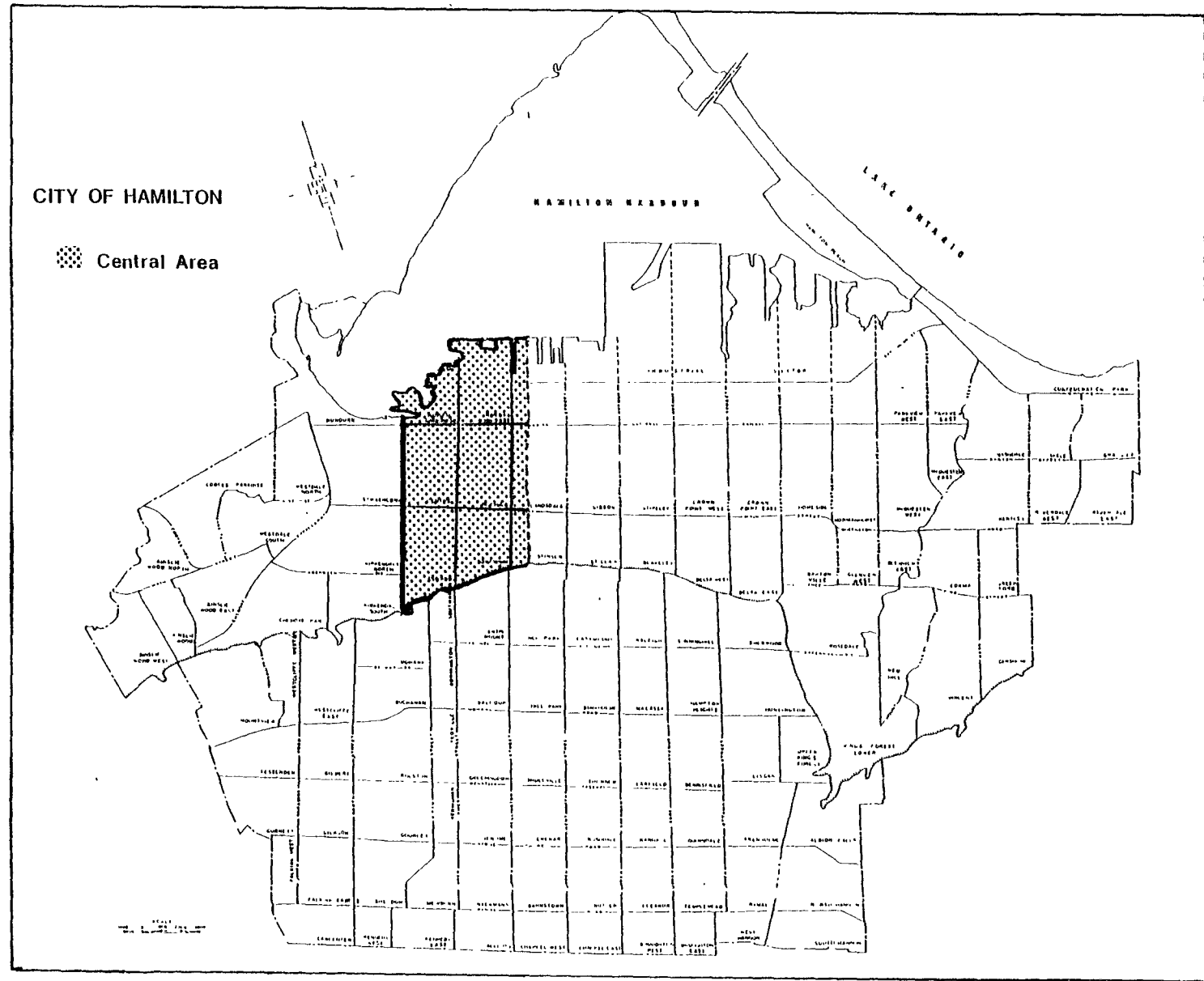
i) Map # 1 showing boundaries of Durand Neighbourhood

ii) Map # 2A showing Central Area of Hamilton

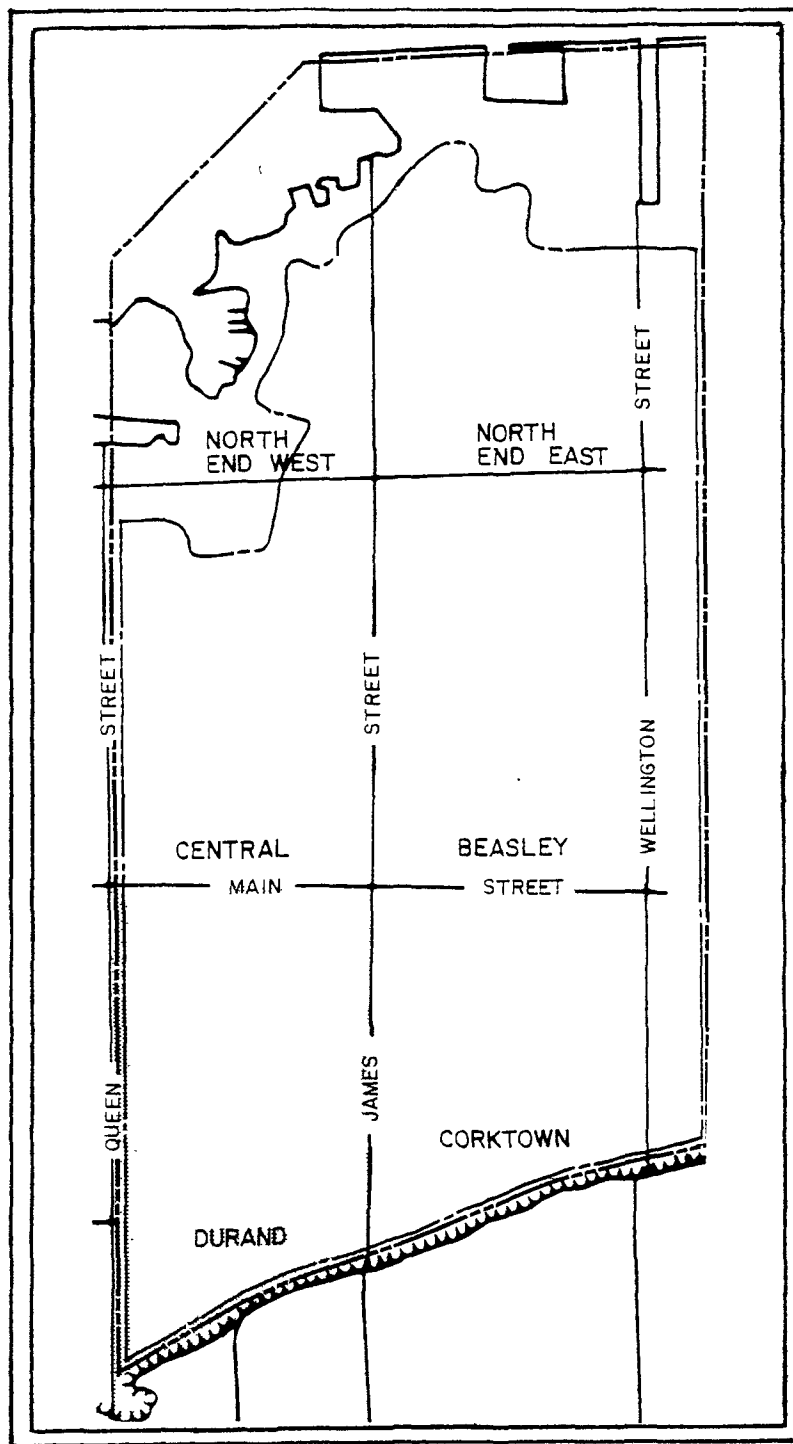
iii) Map # 2B showing Durand in the Central Area of Hamilton



MAP # 1 SHOWING BOUNDARIES OF DURAND NEIGHBOURHOOD



MAP # 2A SHOWING CENTRAL AREA OF HAMILTON



MAP # 2B SHOWING DURAND IN THE CENTRAL AREA OF HAMILTON

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