

HERITAGE IMPACT **ASSESSMENT** REPORT

REVISED

64 Grand Avenue South
City of Cambridge

Date:

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Prepared for:

HIP Developments Inc.

Prepared by:

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Glossary of Abbreviations

| | |
|------------|---|
| CCNHCD | <i>Civic Centre Neighbourhood Heritage Conservation District</i> |
| HIA | <i>Heritage Impact Assessment</i> |
| HCD | <i>Heritage Conservation District</i> |
| MHBC | <i>MacNaughton Hermsen Britton Clarkson Planning Limited</i> |
| MTCS | <i>Ministry of Tourism Culture and Sport</i> |
| OHA | <i>Ontario Heritage Act</i> |
| OHTK | <i>Ontario Heritage Toolkit</i> |
| O-REG 9/06 | <i>Ontario Regulation 9/06 for determining cultural heritage significance</i> |
| PPS 2014 | <i>Provincial Policy Statement (2014)</i> |

1.0 Executive Summary

HIP Developments Inc. retained MHBC to prepare a Heritage Impact Assessment for the property located at 64 Grand Avenue South in the City of Cambridge, formerly the City of Galt. The subject lands are situated west of the Grand River, south of St. Andrews Street, north of Fraser Street with Glebe Street to the west, and Grand Avenue South to the east. The subject property is a non-designated 'listed' property included on the City of Cambridge Heritage Properties Register as the 'Babcock and Wilcox foundry, stone, Landmark Series'.

The subject property is currently used for commercial/retail, known as 'Southworks Outlet Mall' and is located within the Galt City Centre Core Area. The subject property includes a complex of buildings and parking area on an area of approximately 2.0 hectares. The property is proposed to be redeveloped with a mixed-use development that involves both the retention of the majority of the prominent buildings located on the subject property for adaptive reuse and demolition of buildings to facilitate the redevelopment.

As the subject property is a non-designated, 'listed' property included on the City of Cambridge Heritage Properties Register under Section 27 of the *Ontario Heritage Act*, the property is not considered to be a *protected heritage property* under the consideration of the *PPS 2014*. The subject property has been included on the City of Cambridge Heritage Properties Register as the Council of the municipality has determined that it is of cultural heritage value or interest.

This report has been prepared as input to the planning application and development proposal. The background information and research has provided direction on the redevelopment concept. This report evaluates the proposal in the context of the City's policy framework and Provincial policy.

This Heritage Impact Assessment has identified cultural heritage resources located on the subject lands and provides mitigation recommendations, where appropriate, to ensure existing cultural heritage resources are conserved. No heritage resources are located adjacent (contiguous) to the subject property, as defined in *PPS 2014* and the City of Cambridge Official Plan.

This report finds that the proposed development will result in continued adaptive-reuse which fosters on-going conservation and is considered a beneficial impact. The proposed development will retain a portion of Building A, which is considered an acceptable form of mitigation. The demolition of Structure E, located central to the subject property between Building A to the north and Building C to the south is supported provided that the building is documented and commemorated. The demolition of Building D is supported as it has lost most of its original heritage attributes due to recent modifications.

A portion of Building 'A' (12,708 square feet or 41 percent) is proposed to be retained and integrated into the proposed development. The proposed development would result in the removal of the industrial machinery currently used as public art/signage.

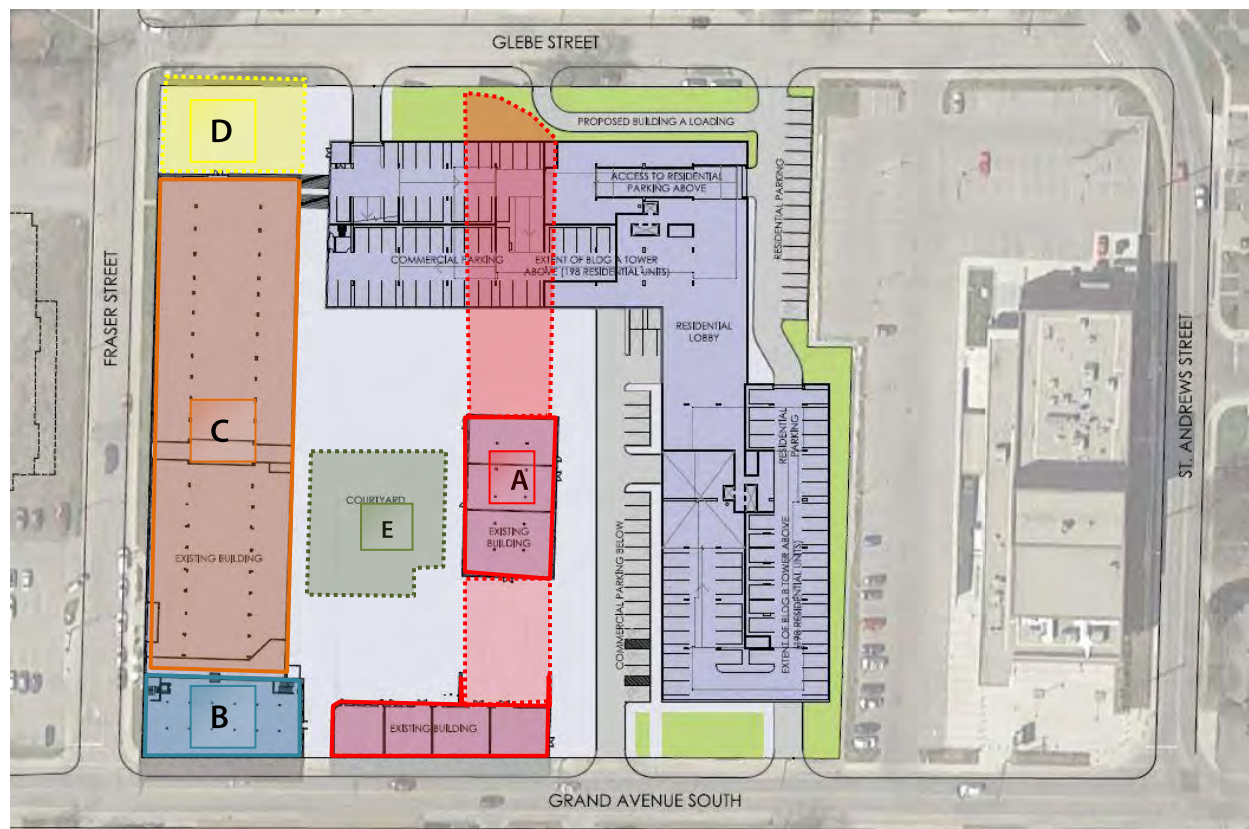


Figure 1 – Site Plan of proposed development overlaid with footprint of existing buildings A, B, C, D, and E (not to scale). Portions of existing buildings proposed for demolition are identified with a dotted line. (Source: ABA Architects, 2017)

It is recommended that prior to the demolition or alteration of any buildings, structures, or features on-site, that they be documented with architectural drawings and photograph (as required by the City of Cambridge Guidelines for the Preparation of Heritage Impact Assessments). It is also recommended that the history of the site be commemorated by way of interpretive panels and/or public art. Industrial machinery used for commemoration/signage/public art existing on-site may be considered for retaining on-site where feasible or made available for salvage and re-use. Details associated with this option for mitigation would be implemented through future site plan approval(s).

The subject property and associated cultural heritage resources have been evaluated as per *Ontario Regulation 9/06* and were determined to have significant cultural heritage value. With the implementation of the above-noted mitigation recommendations, the identified adverse impacts associated with the proposed development of the subject lands may be avoided and appropriately conserve the attributes of the identified cultural heritage resources.

It should be noted that the proposed development includes beneficial impacts. The retention of a significant portion of cultural heritage resources on-site, and their appropriate integration with the

proposed re-development of the site will facilitate the long-term use and continued conservation of these resources.

Note to the Reader: The purpose of this executive summary is to highlight key aspects of this report and therefore does not elaborate on other components. Please note that this report is intended to be read in its entirety in order to gain a full understanding of its contents.

2.0 Introduction

HIP Developments Inc. retained MHBC to undertake a Heritage Impact Assessment for the property located at 64 Grand Avenue South, City of Cambridge, located within Lot 12, Concession 11 of historic North Dumfries Township, within the former Town of Galt. The subject lands are situated west of the Grand River, south of St. Andrews Street, north of Fraser Street with Glebe Street to the west, and Grand Avenue South to the east. The subject property includes a complex of buildings on the subject lands, which has an area of approximately 2.0 hectares.

The proposed development of the subject lands can be described as mixed-use with commercial/retail/office space and apartment units. The redevelopment proposes two high-rise apartment buildings described in this report as high rise 'Building A' and high rise 'Building B'. Structured and surface parking as well as outdoor and indoor amenity space is included in the proposed development.

The property is a non-designated 'listed' property included on the City of Cambridge Heritage Properties Register. The Register notes 64 Grand Avenue South as the 'Babcock and Wilcox foundry, stone, Landmark Series', located in Galt.

This Heritage Impact Assessment (HIA) has been prepared in order to assess the impacts of the proposed development on existing heritage resources onsite and in the surrounding area. The HIA includes an assessment of the existing heritage features on the subject site in order to determine their cultural heritage value or interest and identify corresponding heritage attributes. An assessment of the impacts of the proposed development on any adjacent or nearby cultural heritage resources or heritage attributes is also included.

This Heritage Impact Assessment has been guided by Section 4.10 of the Cambridge Official Plan, which provides policies regarding Cultural Heritage Impact Assessments,

1. *A Cultural Heritage Impact Assessment shall be required for a development proposal or Community Plan that includes or is adjacent to a designated heritage property or cultural heritage landscape, or that includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register. The potential impacts could be direct, such as demolishing or altering a structure on a designated property, or indirect such as changes to the streetscape of lands adjacent to a cultural heritage resource. A Cultural Heritage Impact Assessment may include the following elements:*
 - a) *Identification and evaluation of the cultural heritage resource;*
 - b) *Graphic and written inventory of the cultural heritage resource;*
 - c) *Assessment of the proposal's impact on the cultural heritage resource;*

- d) Means to mitigate impacts, in accordance with the cultural heritage resources priorities established in Policy 4.2.1 of this Plan;
- e) Alternatives to the proposal; and
- f) Identification and justification for the preferred option.

2.1 Subject Lands Description

The subject property is located west of the Grand River, south of St. Andrews Street, north of Fraser Street with Glebe Street to the west, and Grand Avenue South to the east. The property is located within the Galt City Centre Core Area and west of the Cambridge Sculpture Garden and Living Levee Trail. The property is included in the Regeneration Area as per the City of Cambridge Official Plan, with current zoning (F) C1RM1M2, (F) C1RM1, C1RM1. Dunfield Theatre is located to the north of the subject property, separated by surface parking. The subject property slopes considerably from Glebe Street towards Grand Avenue South. The subject property contains 5 buildings/structures which are referred throughout this report as A, B, C, D, and Structure E. These buildings will be described in detail in Section 5.0 of this report.

The subject lands are not located adjacent to properties of cultural heritage value or interest as per Section 4.10 of the City of Cambridge Official Plan, which provides the following policy regarding Heritage Impact Assessments:

4.10 Cultural Heritage Impact Assessment

1. A Cultural Heritage Impact Assessment shall be required for a development proposal or Community Plan that includes or is adjacent to a designated property or cultural heritage landscape, or that includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.

Chapter 13 of The City of Cambridge Official Plan defines 'adjacent' as follows:

adjacent –are those lands contiguous to a cultural heritage resource. (PPS)

Therefore, as the subject lands are not located adjacent (contiguous) to properties of cultural heritage value or interest, this Heritage Impact Assessment has not included an assessment of adjacent lands.



Figure 2 – Topographic Map of Subject Area. Approximate location of subject lands noted with star. (Source: Natural Resources Canada, 2017)

3.0 Policy Context

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as

structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The subject property is a non-designated, 'listed' property included on the City of Cambridge Heritage Properties Register under Section 27 of the *Ontario Heritage Act*. As such, the property is not considered to be a *protected heritage property* under the consideration of the PPS. Protected properties are defined in PPS 2014 as follows,

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Including a property on a Municipal Heritage Register as a 'listed' (non-designated) property under Section 27 of the *Ontario Heritage Act* identifies that the property is believed to be of cultural heritage value or interest by the council of the municipality. Properties listed on the Municipal Heritage Register are provided with restriction on demolition, where the council of the municipality must be given at least 60 days notice in writing of the owner's intention to demolish or remove a building or structure located on the listed property.

3.1 City of Cambridge Official Plan Policies Regarding Conservation of Cultural Heritage

The City of Cambridge recognizes the importance of cultural heritage and provides policies regarding conservation in Chapter 4 of the Official Plan where it is encouraged to “support the conservation, restoration and prominence of the city’s heritage as a key identifying feature of the community;” and “promote built heritage as a key component of the city’s local tourism and quality of life for existing new residents”. Section 4.2 of the Official Plan encourages the conservation of heritage resources when development is proposed in the following order of preference:

- a) *Incorporation of cultural heritage resources and their surrounding context into development applications in a manner which does not conflict with the cultural heritage resource;*
- b) *Promotion of the use of scale and design which blends harmoniously with existing cultural heritage resources when development occurs; and*
- c) *Preservation and adaptive re-use of buildings of cultural heritage significance for compatible residential intensification and/or for other appropriate and compatible uses is encouraged.*

The City of Cambridge Official Plan policies and objectives for the conservation of cultural heritage resources have been taken into consideration for the purpose of this Heritage Impact Assessment.

Section 4.4 of the City of Cambridge Official Plan provides policies regarding Cultural Heritage Value Evaluation Criteria. Here, property is considered significant where,

- a) *A property shall be considered to have cultural heritage value or interest if the property has been designated by the Province to be of architectural or historical significance pursuant to the Ontario Heritage Act or, in the opinion of the City, satisfies at least two of the following criteria:*
 - i) *It dates from an early period in the development of the city’s communities;*
 - ii) *It is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and is well preserved or may be rehabilitated;*
 - iii) *It is associated with a person who is recognized as having made an important contribution to the city’s social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;*
 - iv) *It is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;*
 - v) *It is a representative example and illustration of the city’s social, cultural, political, economic or technological development history;*

- vi) *It is a representative example of a method of construction now rarely used;*
- vii) *It is a representative example of its architectural style or period of building;*
- viii) *It is a representative example of architectural design;*
- ix) *It terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;*
- x) *It is generally recognized as an important landmark;*
- xi) *It is a representative example of outstanding interior design; or*
- xii) *It is an example of a rare or otherwise important feature of good urban design or streetscaping.*

Section 4.10 of the Cambridge Official Plan provides policies regarding Cultural Heritage Impact Assessments

2. *A Cultural Heritage Impact Assessment shall be required for a development proposal or Community Plan that includes or is adjacent to a designated heritage property or cultural heritage landscape, or that includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register. The potential impacts could be direct, such as demolishing or altering a structure on a designated property, or indirect such as changes to the streetscape of lands adjacent to a cultural heritage resource. A Cultural Heritage Impact Assessment may include the following elements:*
 - g) Identification and evaluation of the cultural heritage resource;*
 - h) Graphic and written inventory of the cultural heritage resource;*
 - i) Assessment of the proposal's impact on the cultural heritage resource;*
 - j) Means to mitigate impacts, in accordance with the cultural heritage resources priorities established in Policy 4.2.1 of this Plan;*
 - k) Alternatives to the proposal; and*
 - l) Identification and justification for the preferred option.*

4.0 Historical Overview

This section of the report will review the development history of the subject site in order to identify built cultural heritage resources and determine their cultural heritage value. This development history focuses on the arrival of Euro-Canadian settlers, and does not discuss pre-contact aboriginal history or archaeology, as this report is primarily concerned with the impacts of the proposed development on the existing built cultural heritage resources of the 19th and 20th centuries.

4.1 Waterloo County

The subject property was originally located in a part of Waterloo Township where pioneer settlement commenced in the late eighteenth century. In 1784, General Haldimand, then Governor of Quebec, acquired six miles of land on each side of the Grand River from the Mississauga Indians (Bloomfield, 2006). A tract of land 12 miles wide along the course of the Grand River was granted to the Six Nations Indians by the British in recognition of their support during the American Revolution. The land was later divided into four blocks and Block One later became Dumfries Township. The first settlements in Waterloo County were families from the State of Pennsylvania, first settling in the village of Doon. Except for these early settlements, the surrounding country was uncut forest (Young, 1880).



Figure 3 - Shade's Mills (Galt, near Grand River and Mill Creek), 1820. Source: (Hebblethwaite, 1987)

4.2 City of Cambridge, Formerly Town of Galt

In February 1798, Colonel Brant, acted as attorney on behalf of the Six Nations and sold 94,305 acres, a portion of the lands known as Block One to Philip Stedman of Niagara, which became the Township of Dumfries. A formal deed was drawn up in 1798 surrendering the lands. Steadman died shortly after

receiving a Patent conveying the lands, leaving no heirs or a will. The lands were inherited by his sister, Mrs. John Sparkman of Niagara who sold to Thomas Clarke, of Stamford, County of Lincoln. On July 3, 1816, William Dickson purchased lands from Thomas Clarke, comprising of all of Block One. William Dickson was born in Dumfries, Scotland in 1769, for whom the Township is named for. In order to encourage settlement of his lands, Dickson contracted A. Shade to see the opening of a grist mill and a saw mill at the junction of Mill Creek and Grand River (Young, 1880). Early industrial operations, such as mills and distilleries in Galt spawned additional settlements (Young, 1880).



Figure 4 - 1861 Tremaine map of Galt.

By 1851 development had expanded from the intersections of Main Street and the Grand River. Galt had recently been incorporated as a village (soon becoming a Town in 1857) and was connected to Hamilton and Goderich by stage coach. The arrival of the Great Western Railway and the Galt and Guelph Railway in 1855 encouraged additional development. The Grand Trunk Railway was added in 1879. Galt was considered the administrative hub of the community. The presence of the Grand River enabled the construction of early mills and factories. Soon, Galt was reminiscent of Manchester, England due to its industrial prowess (Young, 1880).

4.3 64 Grand Avenue South

The property currently located at 64 Grand Avenue South is bounded to the north by Church Street (now St. Andrews Street), to the east by Main Street West (now Grand Avenue South), to the south by Forbes Street (now Fraser Street) and to the west by Glebe Street. Until 1975 the subject property was bisected by Malcolm Street which is now closed (Hebblethwaite, 1987).



Figures 5 - Detail of 1851 Map of Galt by Marcus Smith. Approximate location of subject lands noted in red (not to scale).

James K. Andrews came to Galt in 1816/1817 and formed a business partnership with James Crombie by 1843. The first location of the Dumfries foundry is largely unknown, but may have been located 'behind' the Dumfries Mills, which became Newlands Mills at 31 Ainslie Street (Hebblethwaite, 1987).

The Dumfries Foundry was relocated to the subject site on Main Street West (now Grand Avenue South) in 1847 and operated there until it was sold by Crombie to John Goldie and Hugh McCulloch, becoming the Goldie & McCulloch Company Ltd. in 1859. After securing their ownership, Goldie & McCulloch purchased a building on lot 54, north of Malcolm Street as well as all buildings and fencing associated with the Dumfries Foundry as shown on the 1851 map (Hebblethwaite, 1987). At this time the Dumfries foundry occupied approximately 1/3 of the eastern portion of the block bounded by Malcolm Street, Main Street West, Forbes Street and Glebe Street. The map dated to 1851 shows 9 buildings/outbuildings on the subject property. The James Pollock 1867 map indicates that between 1851 and 1867, the existing buildings were enlarged and expanded.

At this time the subject lands were primarily used for residential and industrial development, including a tannery located west of the foundry in the 1860s. Residences were still located on the south side of St. Andrews Street (the present-day location of the Dunfield Theatre) and along neighbouring streets.

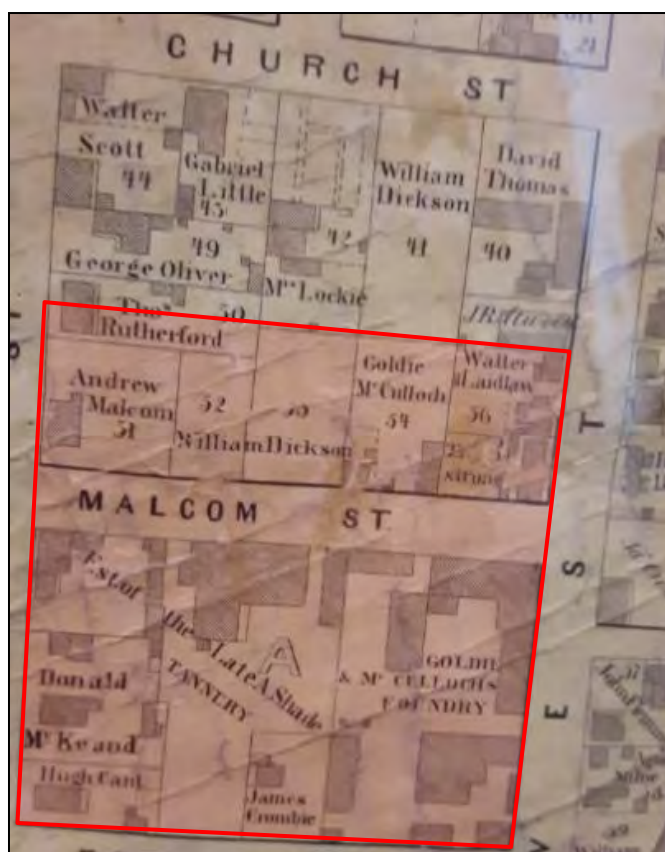


Figure 6 - 1867 James Pollock Map of Galt. Source: City of Cambridge Archives. Approximate location of subject lands noted in red (not to scale).

The Goldie & McCulloch foundry grew to manufacture boilers, engines, and flour, saw mill, and wood-working machinery. In the 1860s the business took to manufacturing burglar and fire-proof safes/vaults. This venture made the business the most successful in its category (Hebblethwaite, 1987).

"The company whose title appears above have the most extensive manufacturing plant and the largest premises in Galt, and therefore, are entitled to the first place in any

chronicles of the industrial life of the town. The Goldie & McCulloch Company, manufacturers of engines and boilers, safes and vaults, milling machinery and wood-working machinery of various kinds, scarcely need lines of type to give people of Galt an idea of the magnitude of their operations and their standing among the leading manufacturers of Canada." (Jaffray Bros, 1902, p.105).



Figures 7 & 8 - (left) The Crombie (Dumfries) Foundry, 1859 (right) The Goldie & McCulloch Co. Ltd, Main Machine Shops. Source: Jaffray Bros, 1902.

Additional property was added to Goldie & McCulloch Co. Ltd. between 1864-1867 on Main Street West. In addition to this, *The Galt Reporter*, in an article dated 1899 states that 31 years ago (being approximately 1868) Goldie and McCulloch began making safes, which is shown on the 1910 Fire Insurance Map as being located on the south-east corner of what is now Grand Avenue South and Forbes Street (See Figures 10 & 11).

By 1870, buildings on lots 57 and 58 on the east side of Main Street West (Now Grand Avenue South) were constructed and are noted on the 1910 fire insurance map as a storage and pattern shop and paint shop. At this time, additional buildings were constructed including blacksmith shops and boilermakers. This included the construction of a building to be used as a limestone pattern storage building on Grand Avenue South. The building was 3 storeys and included a cupola. This building is noted on the 1910 fire insurance maps, located on the eastern side of what is now Grand Avenue South. This building still stands today at 79 Grand Avenue South. At this time, R. Webster of the Webster brothers, noted as being the best stone masons in Galt, were hired to take down the inner wall of the entire range of machine shops traversing along Malcolm Street and widening them to 24 feet and adding another storey. By 1871 these enlarged buildings were filled with the machinery required for their operations.

In 1873 the Tannery property was purchased, described as the Estate of the late Absalom Shade on the 1867 map (See Figure 5). This would have enabled the construction/enlargement of the long stone buildings existing on the subject property, dating them from approximately 1873-1884. In 1882 additional property was purchased on Forbes Street to construct a machine shop and a moulding shop. In 1883 property was acquired on the river side of west Main Street (now Grand Avenue South).



Figures 9 & 10 - (left) Illustration, 1884 (right) Illustration, 1920. Source: Hebblethwaite, 1987.

In 1886 a portion of the adjacent Shurly & Dietrich Co. Saw Works buildings were purchased and torn down, replaced with a stone building 140 ft. X 64 ft. The location of the Shurly & Dietrich Saw Works amongst the operations of Goldie & McCulloch is noted on the 1910 fire insurance map.

In 1887, W. Webster was contracted to see to the full renovation of machine shops. In 1888, two properties on the block bounded by Forbes Street, Main Street West, Malcolm Street and Glebe Street were purchased. The remainder of these properties were purchased in 1898 from Cant and Robinson to enlarge existing moulding shops. At this time Goldie & McCulloch occupied a block 300 ft by 500 ft with stone buildings being two storeys as well as three storeys. The company also owned offices on the south-east corner of Malcolm Street and Main Street West, which were noted as being expanded to double in size (See Figures 8 & 9).

In 1867, G.H. Babcock and S. Wilcox formed a partnership and the Babcock & Wilcox Company was formed. The Babcock & Wilcox Company became incorporated in London, with Canada being the British company territory, first opening in Montreal, and subsequently in Toronto, Winnipeg, and Calgary (Hebblethwaite, 1987) in 1891. Also in this year, the Goldie & McCulloch Co. was incorporated. The two companies did not become involved with each other until 1936, when they became Babcock – Wilcox & Goldie McCulloch. As early as 1920, the Babcock – Wilcox & Goldie McCulloch Co. established a “South Works” and a “North Works”, two separate locations of operations, with North Works being located near the corner of Water Street north and Coronation Boulevard, and South Works being located on the subject lands (Hebblethwaite, 1987).



Figure 11 – Detail of 1910 Fire Insurance Map. Source: City of Cambridge Archives. Approximate location of subject property noted in red (not to scale)

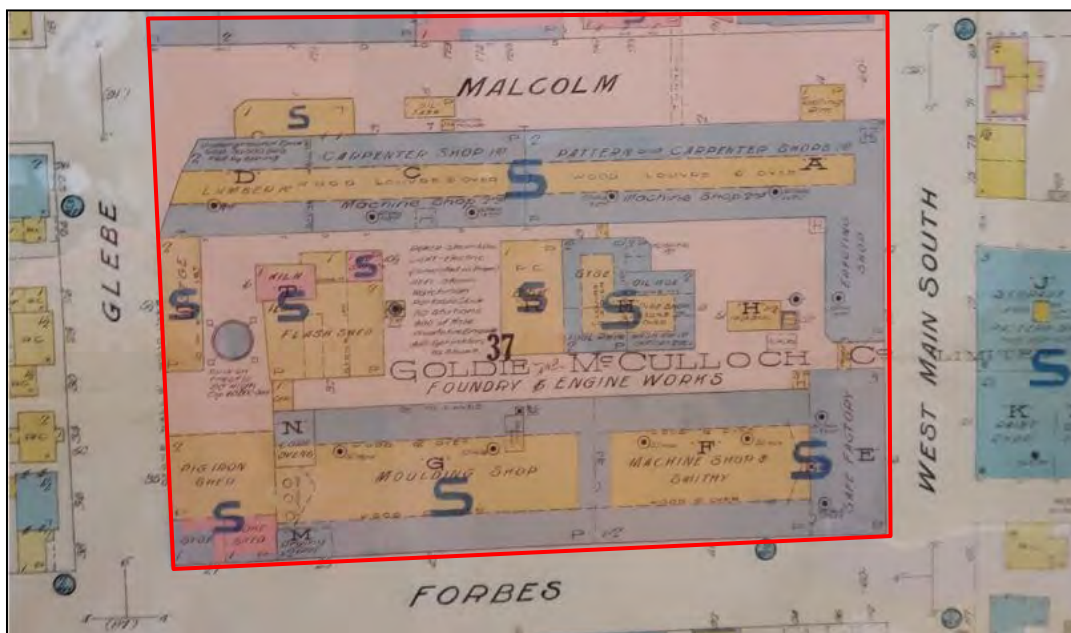


Figure 12 - Detail of 1910 Fire Insurance Map. Source: City of Cambridge Archives. Approximate location of subject property noted in red (not to scale)

The Depression years of the 1930s led to financial struggles and the inability to grow the company in its historic tradition (Hebblethwaite, 1987).



Figures 13 & 14 - (left) Aerial Photograph, c.1923-1935 (right) Aerial Photograph, 1975. Source: Hebblethwaite, 1987.

By 1967 the Babcock – Wilcox partnership purchased the Goldie and McCulloch interests, and was renamed Babcock & Wilcox Canada Ltd. Today, Babcock-Wilcox Canada are still located at the historic “North Works” location at Coronation Boulevard, now BWXT Canada Ltd. Babcock & Wilcox also operate a fossil power generation plant at 75 Savage Drive as B&W Power Generation Group Canada Corp., part of Babcock & Wilcox Enterprises Inc (Simone, 2015).

5.0 Description of Site and Surrounding Features

The property located at 64 Grand Avenue South was part of the Dumfries Foundry until 1859 when it became the Goldie & McCulloch Co. and subsequently became Babcock-Wilcox & Goldie McCulloch in 1936 before becoming Babcock & Wilcox Canada Ltd. in 1967. The buildings which currently exist are dated between approximately 1860 and 1910. These buildings were dated with reference to historic maps, artist renderings, aerial photographs, and fire insurance plans. No buildings currently existing on the subject property are associated with the original Dumfries Foundry. These buildings were removed throughout the 19th century in order to facilitate the expansion of the Goldie & McCulloch Co.

The buildings remaining on-site are as follows:

- **Building A** Describes the 2 storey 'L' shaped stone building with wood louvre structure above, running parallel to the property's central parking lot, turning at a 90 degree angle to front Grand Avenue South, constructed c. 1884.
- **Building B** Describes the 3 storey stone building located on the north-west corner of Grand Avenue South and Fraser Street, constructed c.1860.
- **Building C** Describes the 2 storey stone building with wood louver structure above running parallel to Fraser Street, constructed c. 1884.
- **Building D** Describes the single storey stone building located on the north-east corner of Fraser Street and Glebe Street, constructed c. 1910.
- **Structure E** Describes the former 2 storey stone building with louvre structure above, now a single storey structure reduced to foundations and (partial) walls, located in the center of the subject property, constructed c. 1884.

A more detailed analysis of the historic use and heritage attributes of the buildings described above are provided in Section 6.2.3 of this report.

Buildings A, B, and C form a court yard at the centre of the property with a grassed area and concrete promenade, giving access to additional commercial retail. This courtyard features Structure E. An inukshuk made of stones has been placed at the eastern elevation of Structure E for aesthetic purposes and is not related to the history of the site.



Figure 15 - Map of Subject Area. Source: Google Maps, 2016. Buildings referred to in this report are noted as A, B, C, D, and Structure E.

6.1 On-site Built Heritage Features

Building A

Building A is an L-shaped stone building and is located on sloping ground which slopes downwards from Glebe Street to Grand Avenue South towards the Grand River. The building accommodates for this slope by having an adjusted wall height to account for the grade. The building is single storey at the western end at Glebe Street and 2 storeys on the eastern end at Grand Avenue South. The building is the longest building on-site, which extends from Glebe Street oriented east-west towards Grand Avenue South. The building turns at a right angle to front Grand Avenue South oriented north-south. The building is constructed in a style representative of historic industrial buildings and has little ornamental architectural detailing.

The building has a flat roof with a wood louvre structure above to facilitate light and air flow. The wood louvre structure above traverses the building east-west, and does not continue at a 90 degree angle to front Grand Avenue South. The louvre structure has been modified and now includes irregular intervals of windows, some of which are boarded-up

The building displays tall, regularly spaced windows on the north, east, and south facades. The windows on the first storey towards Grand Avenue South are considerably taller than that of the second storey. All windows on the existing building appear to be modern replacements with imitation muntins. The first storey windows towards the eastern end of the building include two sets of 9 x 9 panes, with a fixed 6-pane window above. The first storey windows towards the western end are two sets of 9 x 9 panes without a fixed-pane window above. First storey windows have concrete sills. Second storey windows are 9 x 9. These windows have been replaced with plywood and imitation muntins to simulate the presence of a window. Second storey windows have wood sills. A number of first storey windows on the southern elevation are boarded-up with un-operational shutters.

The building displays open entrance ways and arches to accommodate pedestrian traffic as well as signage and ground-level commercial signage/entrances. Building A includes one arch/entryway which is open through the entirety of the building from the southern elevation to the northern elevation. These entryways appear to have been altered, but are likely original to the building's industrial use. One arched entryway has been altered as a large storefront window.

The western elevation is one storey with two window openings, boarded-up with false shutters. This elevation displays an arched barn-style door, which is likely a modern replacement.

The building appears to be in good condition, with evidence of recent masonry work. The building does not feature any ornamental brick details. The building includes a rounded-edge corner on the western facade which traverses Grand Avenue South. The building currently displays commercial signage on the northern facade. The southern elevation of Building A includes a fire escape as well as a wood structure which was likely a pulley-system for lifting large items to and from the second storey. The northern elevation of the building towards Glebe Street currently features a large wood portico as an entryway feature into the second storey commercial space, which is of modern construction.

A portion of the southern elevation of Building A towards Glebe Street has been heavily altered to include truck loading bays.

The building's historic use as noted on the 1910 fire insurance maps is "Carpenter, Machine, and Pattern Shop" and "Erecting Shop".



Figures 16 & 17 – (left) View of Building A looking east. View of sloping grade towards Grand Avenue South. (right) View of Building A looking south-east. View of second storey wood portico structure near Glebe Street (Source: MHBC, 2016)



Figures 18 & 19 – (left) View of Building A looking south, north elevation. View of window openings and arches (right) View of Building A looking north. View of south elevation fire escape (stairs) and wood pulley structure. Source: MHBC, 2016. (Source: MHBC, 2016)



Figures 20 & 21 – (left) View of Building A looking east. View of rounded building corner on western elevation (right) View of Building A looking east. View of Western elevation (Source: MHBC, 2016)

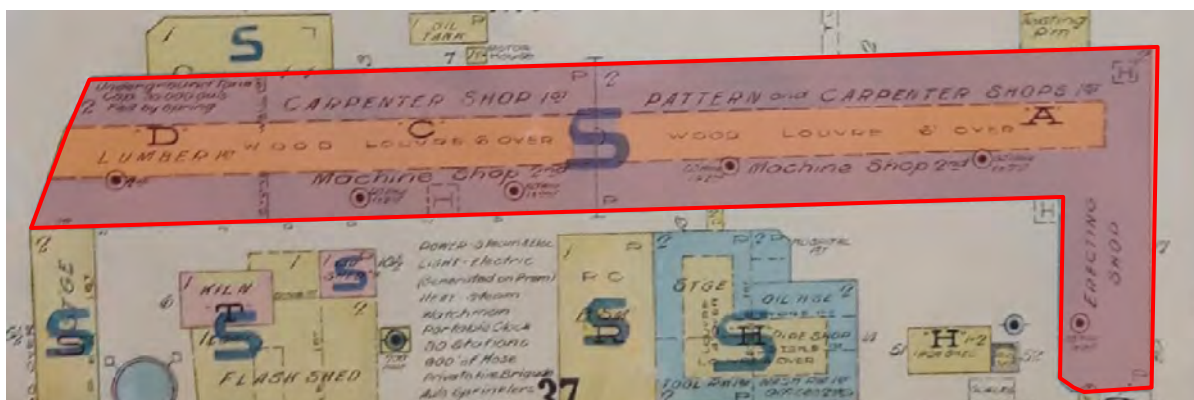


Figure 22 – Detail of Goad's 1910 Fire Insurance Plans, Building A outlined in red. (Source: City of Cambridge Archives.)

Building B

Building B is a 3 storey stone rectangular-shaped building fronting Grand Avenue South. This building is the tallest building on-site, being approximately 35 feet tall with a flat roof. The building is constructed in an industrial architectural style with little architectural detailing. Building B is connected to Building C at its western elevation. Building B is also connected with Building A by a second storey mezzanine at the northern elevation. Building A includes a wood lifting or pulley structure on the western elevation. Building B was constructed c. 1860, approximately the same time the Goldie & McCulloch Co. began the fabrication of safes.

Each of the three stories of the building display regular intervals of windows, having 13 bays for windows on the eastern elevation. The eastern elevation has one pedestrian-level entrance with awning above for commercial use. The third storey windows have been replaced with fixed non-operational shutters. Second storey windows are modern replacements with false muntins imitating 6 x 6 window panes. Some

of these windows have been boarded-up with plywood. First storey windows are modern replacements used as storefront windows.

The southern elevation displays commercial signage, and one ground-level access to the commercial outlet. The third storey windows on the southern elevation have been replaced with fixed non-operational shutters. Second storey windows are modern replacements with false muntins imitating 6 x 6 window panes. Second storey windows of the southern elevation have an awning over each window. First storey windows on the southern elevation are modern replacement windows without false muntins and are used as storefront windows. There are 7 bays of windows on the southern elevation.

The building's historic use as noted on Goad's 1910 fire insurance plans is noted as, "Safe Factory".



Figures 23 & 24 – (left) View of Building B looking south-west, eastern elevation, (right) View of Building B looking east. View of north and western elevations. Note mezzanine and wood lifting/pulley structure (Source: MHBC, 2016)



Figure 25 – View of Building A looking east. View of Western elevation. (Source: MHBC, 2016.)

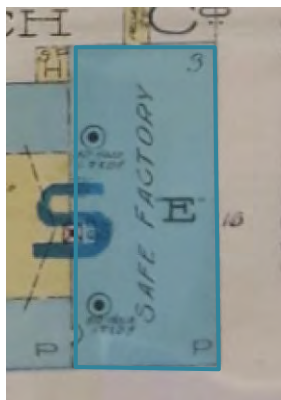


Figure 26 – Detail of Goad’s 1910 Fire Insurance Plans, Building B outlined in blue. (Source: City of Cambridge Archives.)

Building C

Building C is a rectangular-shaped 2 storey stone building and traverses along Fraser Street. The building accommodates for the sloping landscape having an adjusted wall height to account for the grade, being smaller in height at the eastern end of the building towards Glebe Street. Building C is connected to Building B to the east near Grand Avenue South, and is connected to Building D to the west near Glebe Street. Building C is similar in its industrial style and shape to that of building A, but is slightly shorter and wider. Building C was constructed approximately the same time as Building A, c. 1884.

Building C has a flat roof with a wood louvre structure above the length of the building oriented east-west (similar to Building A). The wood louvre structure has been modified with modern replacement windows throughout, some of which appear to have been boarded-up.

The building displays regularly spaced windows on the north and south facades. The windows on the southern elevation are 9 x 9 replacement windows with false muntins. The windows on the first storey are slightly taller than those of the second storey. The northern elevation windows are 9 x 9 replacement windows with false muntins. Some windows on this northern elevation have been boarded-up with fixed un-operational shutters. All windows have concrete sills.

The northern elevation includes boarded-up archways, and the re-configuration of a number of windows to form one large window used as a commercial storefront with window signage. A wood entryway structure added to the northern façade, which incorporates an accessibility ramp.

The building’s historic use as noted on the 1910 fire insurance maps is “Moulding Shop, Machine Shop & Smithy”.



Figures 27 & 28 – (left) View of Building C looking north-west, southern elevation and wood structure above with modern windows (right) View of Building C looking east. View of southern elevation along Fraser Street. (Source: MHBC, 2016)



Figures 29 & 30 – (right) View of Building C looking south-east. View of northern elevation towards Glebe Street (left) View of Building C looking south-east. View of Northern elevation with wood entryway structure, boarded-up archways and accessibility ramp (Source: MHBC, 2016)

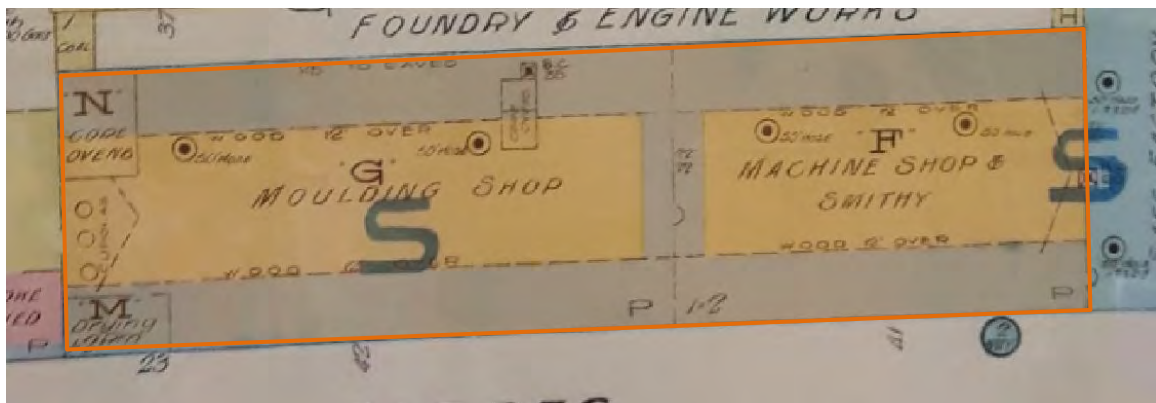


Figure 31 – Detail of Goad's 1910 Fire Insurance Plans, Building C outlined in orange. (Source: City of Cambridge Archives.)

Building D

Building D is roughly a square-shaped building and is located on the corner of Forbes Street and Glebe Street. The eastern elevation of Building D is connected to the western elevation of Building C. The building is a single storey stone building with a second storey wood structure above. This wood structure

above appears to be of a modern addition or replacement which facilitates an industrial or outdoor facility type-use.

The northern elevation has been entirely replaced with modern siding with two large garage doors, two person-doors, and one rectangular window. The eastern elevation displays the remains of a stone wall with stone buttresses, a large barn-style door, and two boarded-up window openings in the stone wall. The stone buttresses are likely support systems to accommodate for the weight of piles of pig iron pressing against the wall. The southern elevation facing Fraser Street does not include any windows, doors, or ornamental detailing. The second storey wood structure facing Fraser Street appears to have been removed.

The building's historic use as noted on the 1910 fire insurance maps is "Pig Iron Shed, Coke Shed".



Figures 32 & 33 – (left) View of Building D looking south-west. View of northern with modern garage doors (right View of Building D looking east. View of eastern elevation with stone walls, buttresses and large barn-style door (Source: MHBC, 2016)



Figure 34 – View of Building C looking north-east. View of Eastern elevation boarded-up windows and Southern elevation stone wall. (Source: MHBC, 2016.)

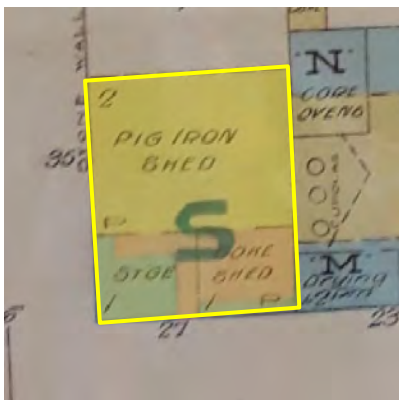


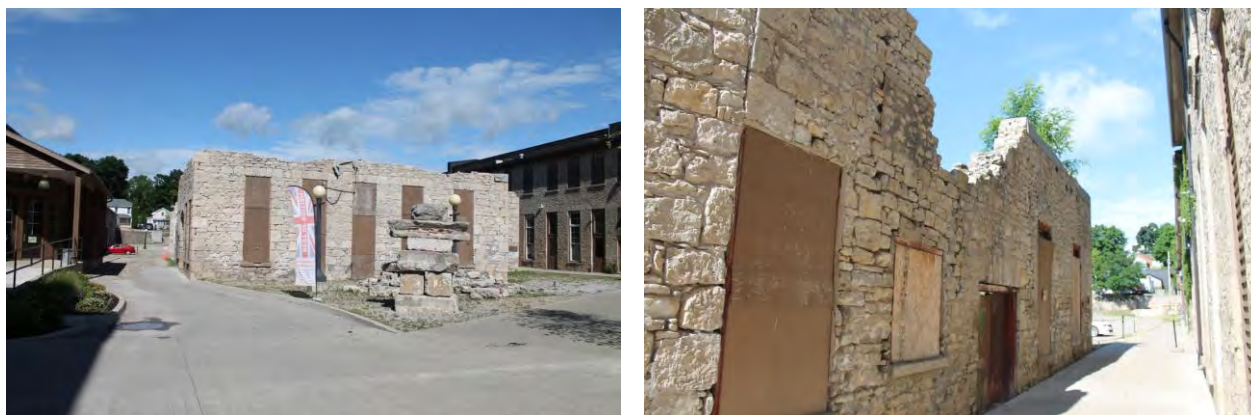
Figure 35 – Detail of Goad's 1910 Fire Insurance Plans, Building D outlined in yellow. (Source: City of Cambridge Archives.)

Structure E

Structure E is an L-shaped stone structure and is located roughly in the centre of the subject property, north of Building C and south of Building A. The structure includes stone foundations, arches, window openings, door openings and walls. The roof has long been removed. The structure appears to be in very poor condition. Mortar between the stones is crumbling and the structure appears to be unstable.

The eastern elevation of Structure E displays 5 tall rectangular window openings which have been boarded-up with plywood. The southern elevation of Structure E displays an arched entryway and tall boarded-up window openings. The eastern portion of the northern elevation of Structure E includes tall partially boarded-up window openings. The western portion of the northern elevation displays 4 smaller boarded-up window openings of irregular size and one notably short door/entryway, which is approximately half the size of the average doorway. The western façade displays architectural evidence of once having irregular placement of window openings, which have been bricked-over and smoothed with concrete, or a similar material.

Structure E's historic use as noted on the 1910 fire insurance maps is described as, "Storage, Oil, and Tool House, Pipe Shop and Washrooms".



Figures 36 & 37 – (left) View of Structure E looking west. View of eastern elevation boarded-up windows and stone wall (right) View of Structure E looking west. View of northern elevation boarded-up windows and short door (Source: MHBC, 2016)



Figure 38 & 39 – (left) View of Structure E looking south. View of northern elevation partially boarded-up windows (right) View of Structure E looking east. View of western elevation stone wall with evidence of bricked-over window openings (Source: MHBC, 2016)



Figure 40 – View of Structure E looking east. View of western elevation amongst Building A to the north and Building C to the south, gravel parking lot in the foreground. (Source: MHBC, 2016.)

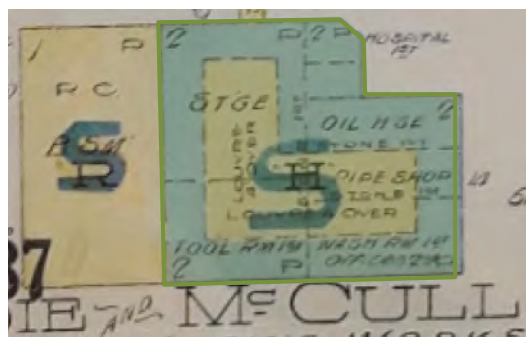


Figure 41 – Detail of Goad's 1910 Fire Insurance Plans, Structure E outlined in green. (Source: City of Cambridge Archives.)

Other Site Features

The subject property includes three large free-standing examples of industrial equipment which were originally part of the Southworks complex and re-used as public art and incorporated on-site (Features F, G, H). One small piece of tubular/circular industrial equipment is located along the boardwalk (Feature J).

One interpretive bronze plaque is located on the subject property (Feature I, located adjacent to Feature "H"). The subject lands include one large entryway feature commercial sign displaying "Southworks" with industrial equipment (Feature K). The subject site also includes a wood boardwalk which traverses the northern elevation of Building A. Globe-style street lighting is provided along the wooden boardwalk along the northern and southern elevation of Building A, as well as the northern elevation of Building C.

Features F, G, H

Feature I

Feature J

Feature K

Three free-standing (large) industrial equipment displays;

One interpretive bronze plaque;

One small tubular/circular equipment along boardwalk; and

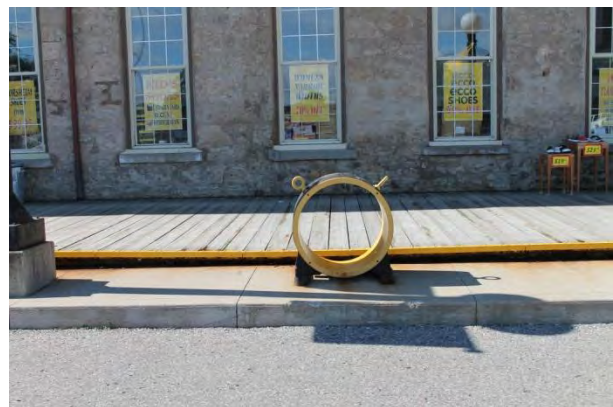
One large entryway feature/"Southworks" sign.



Figure 42 - Map of Subject Area. Source: Google Maps, 2016. Features are noted as F, G, H, I, J, and K with their approximate location identified with a red star.



Figures 43 & 44 – (left) View of Feature F looking south with northern elevation of Building A in the background (right) View of Feature G looking north towards Dunfield Theatre (Source: MHBC, 2016)



Figures 45 & 46 – (left) View of Feature H and I looking north-east, (right) View of Feature J, looking south towards the northern elevation of Building A (Source: MHBC, 2016)



Figures 47 & 48 – (left) View of Feature K looking north towards Dunfield Theatre (right) View of Inukshuk and globe street lighting looking north-west towards eastern elevation of Structure E. (Source: MHBC, 2016)

6.2 Surrounding Site and Context

At present, the subject site is bounded by St Andrews Street to the north, Grand Avenue South to the east, Fraser Street to the south and Glebe Street to the west. The Grand River is located to the east of Grand Avenue South, with access to the Cambridge Sculpture Garden and the Living Levee Trail.

The eastern side of Grand Avenue South also features two stone buildings which appear to have undergone adaptive re-use as an apartment building. A restaurant is located on the south-east corner of St. Andrews Street and Grand Avenue South. The Southern side of Fraser Street features an apartment as well as a commercial retail building, both of which are adaptive re-use projects of former industrial buildings. The eastern side of Glebe Street is primarily low-density residential with single-detached dwellings. The north side of St. Andrews Street is also primarily residential.

6.3 Adjacent Heritage Properties

As part of the background research conducted for this report, a search was undertaken of the municipal, provincial and federal heritage properties database in order to understand if any adjacent heritage resources could be identified. The City of Cambridge Official Plan defines 'adjacent' as lands 'contiguous' to a cultural heritage resource as per the *PPS 2014* definition.

No properties which are 'listed' or designated under Part IV or V of the *Ontario Heritage Act* are located adjacent (contiguous) to the subject property.

The subject lands are located adjacent to (contiguous to) 46 Grand Avenue South, recently redeveloped as Dunfield Theatre Cambridge. The Grand River is located to the east of the subject lands, which was designated a Canadian Heritage River in 1994. The designation was based on the River's "...outstanding and abundant human heritage and recreational features." (Grand River Conservation Authority, 2014). The Grand River is not considered to be adjacent to the subject property and there are not expected to be any impacts that would affect the heritage attributes of the Grand River as a designated Canadian Heritage River.

6.0 Evaluation of Cultural Heritage Resources

This section of the report identifies the significant heritage resources located on the subject property. This includes a list of heritage attributes.

6.1 Evaluation Criteria

This Heritage Impact Assessment has identified and evaluated the features of the subject property as per Section 4.4 of the City of Cambridge Official Plan as described in Section 3.1 of this report. The criteria has been incorporated in this report and organized in the three points of evaluation criteria as per *Ontario Regulation 9/06*, being design/physical, contextual, and historical/associative values.

6.2 Evaluation of 64 Grand Avenue South

The following provides an overview of the cultural heritage value of the subject property. This will include a Statement of Significance for the property and a list of identified heritage attributes.

6.2.1 Contextual Value

The subject property has contextual value as it is located in one of the historic industrial sections of Galt and is important in maintaining the character of the area. It is historically linked to its surroundings where adjacent buildings associated with the historic Goldie & McCulloch Co. are still present in the community. The subject property is located in a community with a high concentration of heritage buildings, and is located west of the Grand River. The subject property demonstrates cultural heritage value related to the buildings located on-site. All landscape features related to the former industrial function of the site have been removed in order to facilitate commercial use. As a result, the landscape surrounding the buildings is dominated with parking.

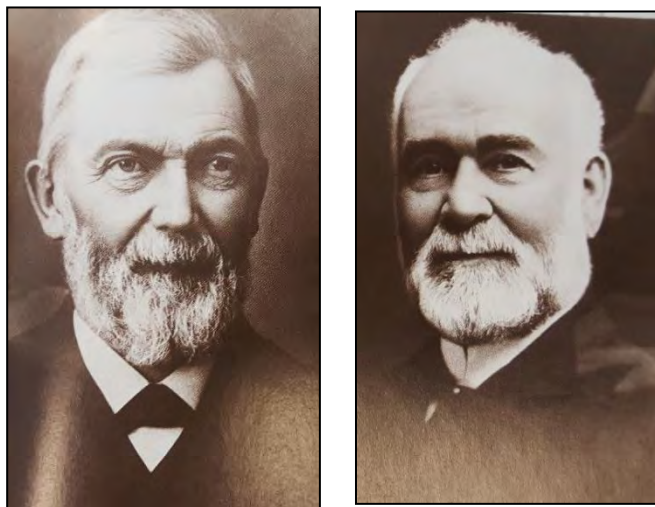
6.2.2 Historical/Associative Value

The subject property is associated with the theme of early industrial operations in Galt and prominent businesses and businessmen. This includes James K. Andrews (step-son to Absalom Shade) and James Crombie, owners of the Dumfries Foundry. John Goldie and Hugh McCulloch (See Figures 14 & 15), both owners of the Goldie & McCulloch Company Ltd. are significant to the history of Galt and Cambridge. Both Goldie and McCulloch were inducted into the City of Cambridge Hall of Fame for their contributions to the City. Their work through the company established the industrial capacity of Galt as one of the best in Canada.

"At the present time Galt is noted throughout Canada as a manufacturing centre in which the best of wood working and mill machinery, boilers, engines, carriage springs, saws,

knives, edge tools, iron and brass bedsteads, iron pumps, pins, safes, vaults, heaters, ventilating apparatus, steam fans, blowers and exhausters are made. In these lines may be the names of men who are among the real Captains of Industry in Canada.” (Jaffray Bros, 1902, p.16)

The subject property is also historically associated with the Shurley & Deitrich Co. Ltd. Saw Works, and Babcock-Wilcox Canada, a company that continues to operate in the 21st century.



Figures 49 & 50 - (left) John Goldie and (right) Hugh McCulloch. Source: Hebblethwaite, 1987.

6.2.3 Design/Physical Value

The buildings located on the subject property are significant for their design/physical value as representative examples of stone industrial-style buildings in Galt. The landscape has been significantly altered to suit new commercial use with the ‘Southworks’ development. The design/physical value of the landscape is specific to the building on-site as the remainder of the site has been converted to paved parking space. At their time of construction, the Webster Brothers of Cambridge were called upon to undertake renovations and the construction of buildings in stone. The size of the buildings demonstrates the massive scale of operations associated with the historic company. Simple, yet imposing architectural detailing demonstrate both form and function. The buildings, having 2 or 3 storeys and regular intervals of windows with wood louvers above facilitated the need for light and air in the 19th century. Their reliable and sturdy construction enabled the building to house heavy industrial equipment and machinery. While modern alterations have modified the building and resulted in the loss of some original attributes, the adaptive-reuse of the buildings from industrial to commercial/retail has prolonged the life of the buildings. The City of Cambridge Heritage Master Plan has identified that buildings made of stone construction, and industrial history based on mills and foundries are important features in defining the community of Galt (City of Cambridge, 2008). The City of Cambridge Heritage Master Plan further identifies that serious floods of the 1970s resulted in damage to industrial buildings located near the Grand River. Most surviving buildings are now located west of the river which includes the subject property. As such, the property remains as one of the physical examples of Galt’s impressive industrial history.

6.2.4 Statement of Significance

The subject property is significant for its associations with early industrial operations of Galt and one of Galt's foremost industrial companies, first owned by James. K. Andrews and James Crombie (the Dumfries Foundry), and subsequently by John Goldie and Hugh McCulloch and Babcock-Wilcox Canada. The Goldie & McCulloch Co. is noted as the largest and most successful industrial/manufacturing business in 19th century Galt. The existing buildings are representative of the City's historic beginnings in milling and industry, which continues to have a marked presence the built landscape well into the 21st century. The buildings located on the subject property demonstrate the workmanship of the Webster brothers, the best stone masons in Galt at the time of their construction. The buildings also demonstrate the sheer size of operations and illustrate the needs through form and function of 19th century industrial operations. These buildings are important in maintaining and contributing to the community's connections with its history in industrial operations.

6.2.5 List of Identified Heritage Attributes

Stonework appears to be in good condition, having been re-pointed, with the exception of the stone walls/foundation of Structure E. All original windows appear to have been replaced, with modern windows and false muntins. As such, window openings rather than the windows themselves are considered significant heritage attributes. A number of windows have been covered in wood panel, with replacement false muntins to maintain appearances. A number of shutters, which appear to be modern replacements due to their condition and patina have been added throughout the site. The following list of attributes includes those located on the subject lands which have been identified as significant (See Figures 32 – 39).

Heritage Attributes:

| | | |
|-------------------|----------------------|---|
| Building A | <i>Historic use:</i> | "Carpenter, Machine, and Pattern Shop" and "Erecting Shop" |
| | <i>Location:</i> | Traverses the length of former Malcolm Street connected to the building fronting Grand Avenue South at a 90 degree angle |
| | <i>Description:</i> | 'L' Shaped 2 storey stone building with wood louvre structure above |
| | <i>Attributes:</i> | <ul style="list-style-type: none">• 2 storey massing;• Original window openings with stone arches/voussoirs;• Original stone doorways/large arches;• Louvered window structure above;• Wood-framed pulley structure;• Curved stonework on south-east corner of the building fronting Grand Avenue South, west elevation; and• Stone construction. |

| | | |
|--------------------|---------------------|---|
| Building B | <i>Historic use</i> | "Safe Factory" |
| | <i>Location</i> | North-west corner of Main Street West and Fraser Street, attached to building C |
| | <i>Description</i> | 3 storey stone building with flat roof |
| | <i>Attributes</i> | <ul style="list-style-type: none"> • 3 storey massing; • Flat roof; • Wood frame pulley structure; • Original window openings with stone arches/voussoirs; and • Stone construction. |
| Building C | <i>Historic use</i> | "Moulding Shop, Machine Shop & Smithy" |
| | <i>Location</i> | 2 storey stone building with wood louver structure above, attached to building D |
| | <i>Description</i> | Building traverses the length of Fraser Street |
| | <i>Attributes</i> | <ul style="list-style-type: none"> • 2 storey massing; • Original window openings with stone arches/voussoirs; • Original stone doorways/large arches; and • Stone construction. • Louvered window structure above |
| Building D | <i>Historic use</i> | "Pig Iron Shed, Coke Shed" |
| | <i>Location</i> | North-east corner of Glebe Street and Fraser Street, attached to building C |
| | <i>Description:</i> | Single storey stone building with modern second storey frame gable structure above |
| | <i>Attributes</i> | <ul style="list-style-type: none"> • First storey stone foundations and walls on south and west elevations with stone buttresses. |
| Structure E | <i>Historic use</i> | "Storage, Oil, and Tool House, Pipe Shop and Washrooms" |
| | <i>Location</i> | Center of the subject property with Building A to the north and building C to the south |
| | <i>Description</i> | Stone foundations, formerly a 2 storey stone building with wood louvre structure above |
| | <i>Attributes</i> | <ul style="list-style-type: none"> • Stone foundations, walls, window/door openings and arches. |

7.0 Description of Proposed Development

The proposed development of the subject site can be described as mixed-use with commercial/retail/office, and apartment units. Retail/office uses are proposed, with the existing 3 storey building at the corner of Fraser Street and Grand Avenue utilized as ground floor retail with potential for artisan space and studios above. The redevelopment proposes two high-rise apartment buildings, structured and surface parking as well as outdoor and indoor amenity space. See Appendix A for copies of the Site Plan and Elevations.

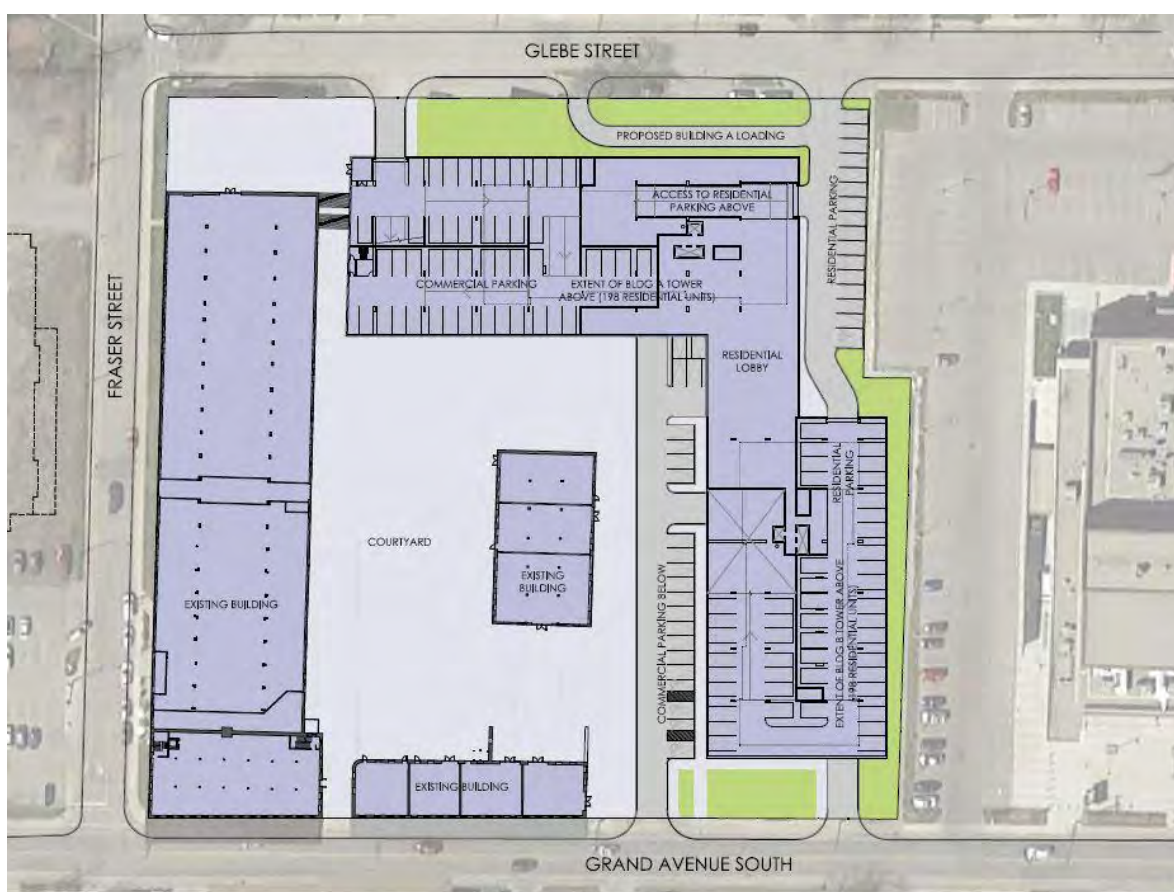


Figure 57 – Proposed Site Plan. (Source: ABA Architects, 2017)

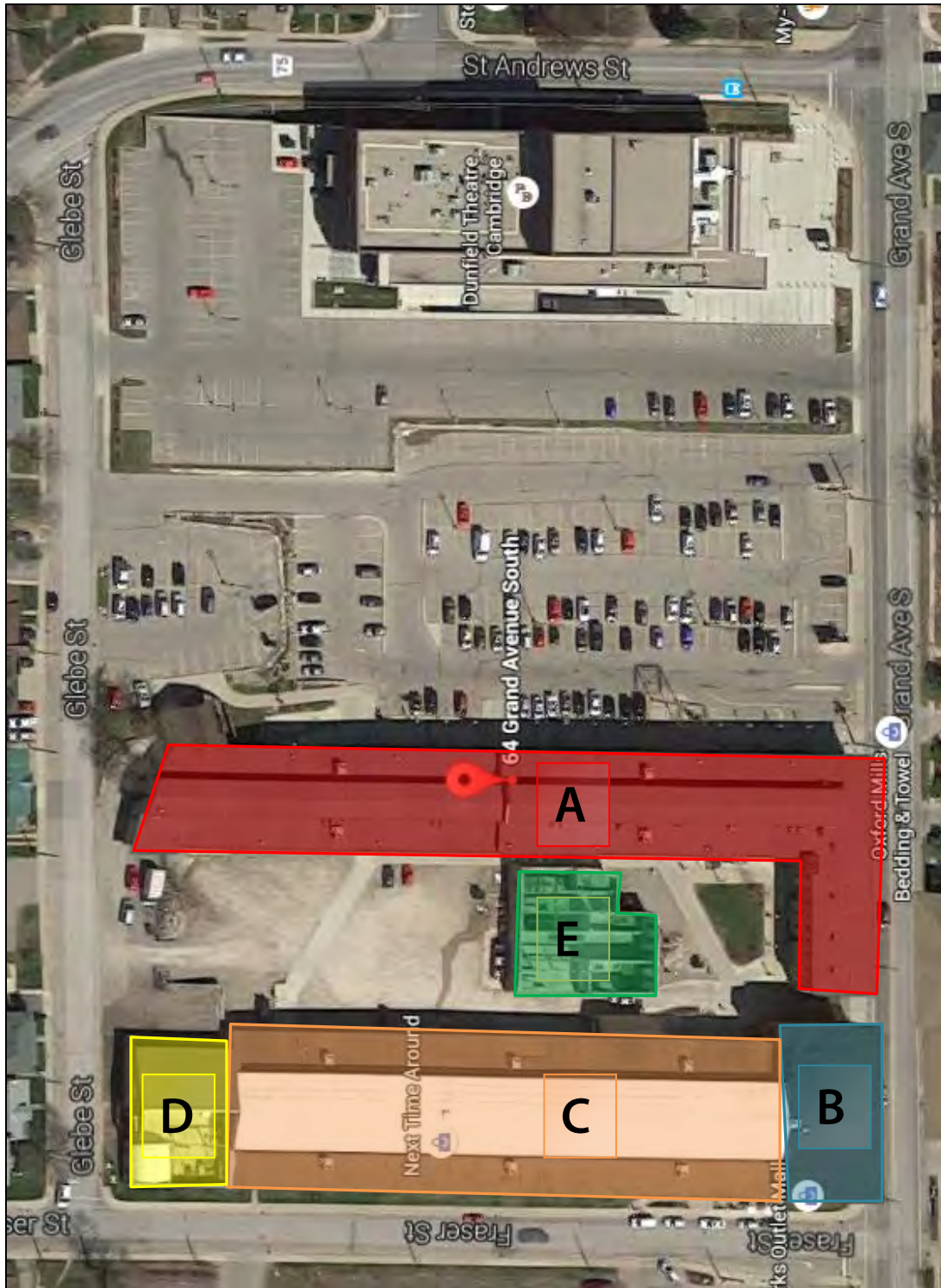


Figure 56 - Map of Subject Area. Source: Google Maps, 2016. Buildings referred to in this report are noted as A, B, C, D, and Structure E.

The proposed development will result in the following alterations:

Note: The following makes references to high rise 'Building A', and high rise 'Building B', which refers to the two high rise structures as per submitted site plans.

- The construction of two high-rise apartment buildings, noted on site plans as high rise 'Building A', and high rise 'Building B';
- Retain 12,708 square feet (41 percent) of the existing the heritage building described in this report as Building A as 'Single Story Retail' space;
- Adaptive re-use of heritage Building B, located on the corner of Grand Avenue and Fraser Street as ground floor retail with artisan space and studios above; and
- Adaptive re-use of heritage Building C as single storey retail and amenity space.

The proposed development would result in the loss of a number of features located on the subject property including the following:

- Demolition of a portion of heritage 'Building A', and retain a portion of this building to be used as future 'Single Story Retail' space. A total of 12,708 square feet of 'Building A' (41 percent) is proposed to be retained. This is related to the middle portion of the building running parallel to Fraser Street, as well as the entire portion of heritage Building A parallel to Grand Avenue South.
- Demolition of 'Structure E', being the stone foundations/walls located in the centre of the subject property;
- Demolition of 'Building D', which is the building located at the corner of Fraser Street and Glebe Street; and
- Demolition/Removal of Features H through K, being on-site industrial machinery/implements used as public art/signage.

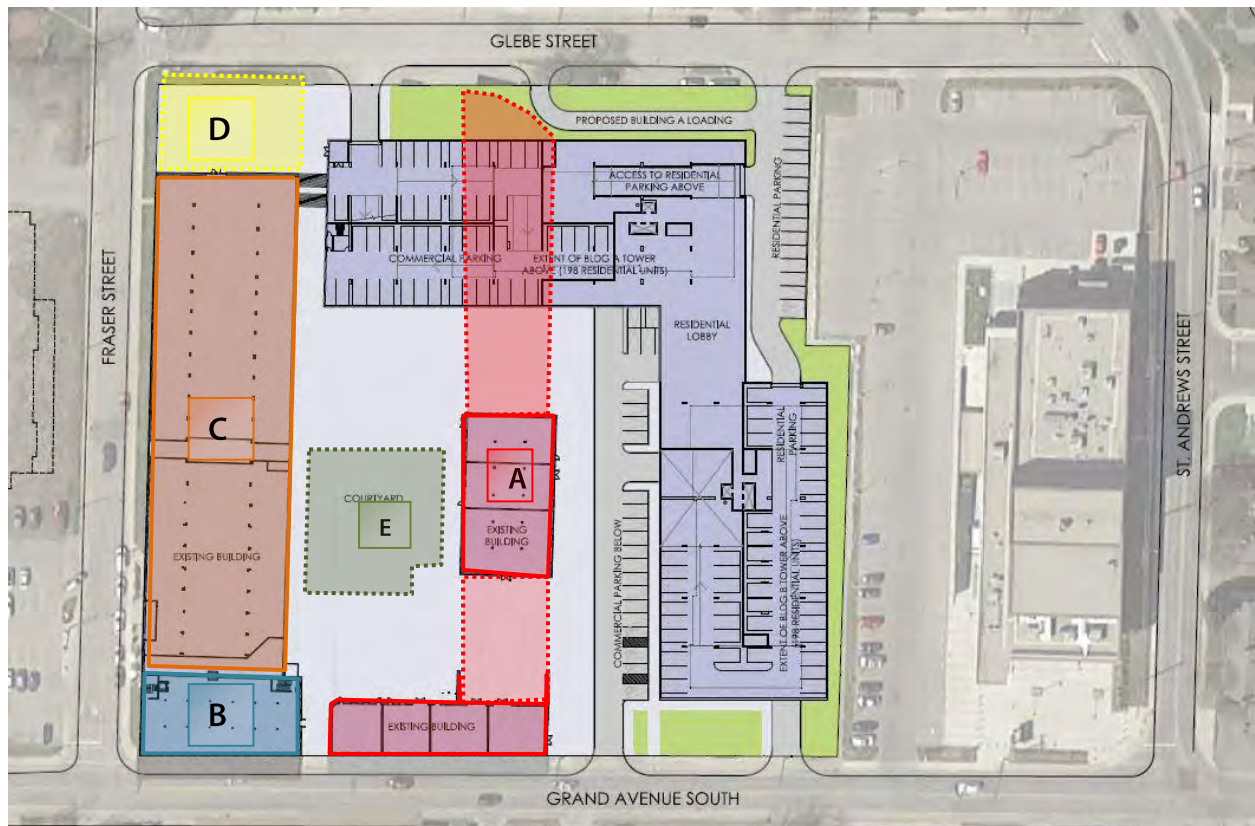


Figure 57 – Site Plan of proposed development overlaid with footprint of existing buildings A, B, C, D, and E (not to scale). Portions of existing buildings proposed for demolition are identified with a dotted line. (Source: ABA Architects, 2017)

8.0 Impacts of Proposed Development

8.1 Introduction

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

8.2 Impacts of Demolition

The proposed re-development of the site will result in the loss of a portion of the existing building described in this report as Building A, which was constructed c. 1884. A total of 12,708 square feet (41 percent) of Building A will be retained. The proposed development would also result in the loss of the existing stone foundations described in this report as Structure E, as well as Building D.

Partial Demolition of 'Building A'

The proposed development would result in the loss of a portion of 'Building A', which is considered an adverse impact. The proposed development does not proposed the demolition of the building in its entirety. A total of 12,708 square feet of 'Building A' (41 percent) is proposed to be retained. This is related to the middle portion of the building running parallel to Fraser Street, as well as the entire portion of Building A located parallel to Grand Avenue South. It should be noted that the wood frame pulley structure located adjacent to 'Building A', and the wood frame mezzanine connecting 'Building A' to 'Building B' will be retained. The second wood frame pulley structure located adjacent to 'Building B' and 'Building C' will also be retained.

The site has been demonstrated to have significant cultural heritage value or interest, which includes the physical attributes of 'Building A'. The partial demolition of 'Building A' is considered an adverse impact as the retention of the building in its entirety is not necessary in order to conserve its cultural heritage value. The proposed retention of 1,202 square metres of the building will not a) detract from the cultural heritage value of the overall site and b) not result in the inability to conserve, interpret or commemorate the cultural heritage value and history of 'Building A', despite its partial demolition.

As demonstrated in Section 7.0 of this report, 'Building A' is described as traversing the length of former Malcolm Street, connected to the building fronting Grand Avenue South at a 90 degree angle. The building is described as having the following physical attributes:

- *2 storey massing;*
- *Original window openings with stone arches/voussoirs;*
- *Original stone doorways/large arches;*
- *Louvered window structure above;*
- *Wood-framed pulley structure;*
- *Curved stonework on south-east corner of the building fronting Grand Avenue South, west elevation; and*
- *Stone construction.*

The partial demolition of the building will retain all of the attributes listed above through the retention of the remaining portions of 'Building A'. A total of 1,202 square metres of 'Building A' is proposed to be retained. As such, the proposed partial demolition is considered a minor adverse impact and will not result in removing any attributes which are unique to the overall building. The loss of a portion of the building will result in the alteration of its original size, while retaining its historic orientation. The loss of the existing size of the building can be mitigated through salvage, commemoration and documentation. The partial demolition will result in exposing portions of the building which require rehabilitated facades. Mitigation recommendations are provided in Section 10.0 of this report in order to ensure the rehabilitation of exposed facades is appropriate and complementary to the heritage character of the building.

Proposed Demolition of 'Building D'

The proposed development will result in the demolition of 'Building D', which is described in Section 7.0 of this report as a 'Pig Iron Shed, Coke Shed'. The proposed demolition of this building is considered a minor adverse impact.

The existing building has been substantially altered in order to facilitate a modern facilitates/industrial type-use (storage of site maintenance equipment) (See Figures 32 & 33). These alterations have resulted in the removal of original heritage features of the building, resulting in the loss of the building's heritage integrity.

The northern elevation has been entirely replaced with modern siding with two large garage doors, two person-doors, and one rectangular window. The eastern elevation displays the remains of a stone wall with

stone buttresses, a large barn-style door, and two boarded-up window openings in the stone wall. The stone buttresses are likely support systems to accommodate for the weight of piles of pig iron pressing against the wall. The southern elevation facing Fraser Street does not include any windows, doors, or ornamental detailing. The second storey wood structure facing Fraser Street appears to have been removed.

The only remaining attribute of 'Building D', includes the first storey stone foundations and buttresses. The removal of this feature is considered a minor adverse impact as a) its integrity as a significant cultural heritage feature has been compromised through unsympathetic alterations, and b) its removal will not result in the inability to conserve the significant cultural heritage value of the site as stated in Section 7.2.4 of this report. The removal of this feature of the site can be mitigated through salvage, commemoration and documentation.

The demolition of 'Building D' will result in exposing the western facade of 'Building C', which requires that this facade be rehabilitated. Mitigation recommendations are provided in Section 10.0 of this report in order to ensure the rehabilitation of exposed facade is complementary to its heritage character.

Demolition of 'Structure E'

The proposed development would result in the demolition of 'Structure E', which is described in Section 7.0 of this report as stone foundations of the former 'Storage, Oil, and Tool House, Pipe Shop and Washrooms'. This feature is located at the centre of the subject lands with 'Building A' to the north and 'Building C' to the south in a court yard area. The removal of 'Structure E' is considered a minor adverse impact.

The structure is in significantly poor condition and its attributes are only related to remaining stone foundations, walls, and window/door openings. The existing structure appears to have significant safety issues, which has resulted in the structure being closed-off and fenced.

The removal of 'Structure E' is considered a minor adverse impact as a) the structure has not retained its heritage integrity due to years of neglect, resulting in the loss of its original heritage attributes. Significant alterations would be required in order to re-use the structure or rehabilitate it so that it does not present concerns related to public safety; and b) the removal of the structure will not result in the loss of a significant heritage feature which will detract from the significance of the site. The removal of this structure can be mitigated through salvage, documentation, and commemoration.

8.3 Impacts of the Removal of Public Art Features

The proposed development will result in the loss of Features described in this report as F, G, H, I, J and K, those being commemorative signage and public art throughout the subject property. This is considered a neutral impact as these industrial elements have lost their original context as being integrated into the operations of the former industrial complex. These features are therefore considered commemorative

features of the landscape rather than significant heritage attributes and their removal is considered a neutral impact. A number of these features may not be feasible for retention on-site for reasons related to the overall comprehensive design goals and the availability of space.

8.4 Impacts of the Proposed Re-Development

The intent of the proposed redevelopment of the site is to provide for a mixed-use development including commercial/retail buildings and apartment units. The proposed redevelopment will retain the majority of built heritage resources located on the subject lands and improve the viability of the site while ensuring its continued conservation is made economically feasible through the addition of residential and commercial space. This Heritage Impact Assessment includes an analysis of the potential impacts of a development on a cultural heritage resources as per InfoSheet #5 of the Ontario Heritage Toolkit regarding Heritage Impact Assessments. These impacts are related to destruction, alteration, shadows, isolation, direct/indirect obstruction, change in land use, and land disturbances (See Table 2).

The adaptive-reuse of existing cultural heritage buildings will facilitate conservation measures and result in the prolonged use of the buildings. The addition of increased stabilization of the building structure(s) and re-pointing will ensure continued care of the built heritage resources. This constitutes a beneficial impact.

Proposed alterations of the site include the addition of two residential towers, which are considered neutral impacts. High rise 'Building A' is proposed to be 20 storeys (210 units) oriented towards Glebe Street and high rise 'Building B' is proposed to be 21 storeys (224 units) located adjacent to Dunfield Theatre. The proposed development also includes structured and surface parking.

The proposed height of the two residential towers requires an Official Plan Amendment for a site specific policy to the subject lands, allowing a maximum height of 21 storeys (69 metres). A shadow analysis has been conducted in order to ensure that the proposed height of the new residential towers will not have a negative impact on the cultural heritage value of the site. Table 1 provides an analysis of shadows anticipated as a result of the proposed development on cultural heritage resources located on the subject lands. The shadow analysis demonstrates that minimal to partial shadow impacts can be expected as a result of the proposed construction of high rise towers 'A' and 'B'. Shadows will be cast primarily towards the north-east, north, and north-west. The portion of 'Building A' running east-west will experience minimal to partial impacts after 4pm during all seasons. The remaining cultural heritage resources located on-site are not anticipated to be adversely affected by shadows cast of the two high rise towers. Therefore, no adverse impacts are anticipated as a result of the height of the high rise towers regarding shadow impacts which require mitigation. See Appendix B for a copy of the shadow impacts analysis.

Table 1 – Shadow Analysis of proposed high-riser towers ‘A’ and ‘B’ on cultural heritage resources located on the subject lands

| Date | Time | Shadow | Notes/Location |
|---------------------|--------------|--------------|--|
| March 21 | | | |
| | 1000 (10 am) | None | Shadows cast by high rise towers are towards the north-west and will not impact cultural heritage resources. |
| | 1200 (noon) | None | Shadows cast by high rise towers are towards the north and will not impact cultural heritage resources. |
| | 1400 (2 pm) | None | Shadows cast by high rise towers are towards the north-east and will not impact cultural heritage resources. |
| | 1600 (4 pm) | None/Minimal | Minimal shadows cast by high rise ‘building A’ north-east on the retained portions of ‘Building A’ |
| June 21 | | | |
| | 1000 (10 am) | None | Shadows cast towards the north-west will not impact cultural heritage resources. |
| | 1200 (noon) | None | Shadows cast towards the north will not impact cultural heritage resources. |
| | 1400 (2 pm) | None | Shadows cast by high rise towers are towards the north-east and will not impact cultural heritage resources. |
| | 1600 (4 pm) | Partial | Partial shadows cast by high-rise ‘building A’ towards the north-east on a portion of heritage ‘building A’ being retained. |
| September 21 | | | |
| | 1000 (10 am) | None | Shadows cast towards the north-west will not impact cultural heritage resources. |
| | 1200 (noon) | None | Shadows cast towards the north will not impact cultural heritage resources. |
| | 1400 (2 pm) | None | Shadows cast by high rise towers are towards the north-east and will not impact cultural heritage resources. |
| | 1600 (4 pm) | Minimal | Minimal shadows cast by high-rise ‘building A’ towards the north-east on a portion of heritage ‘building A’ being retained. |
| December 21 | | | |
| | 1000 (10 am) | None | Shadows cast by high rise towers are towards the north-west and will not impact cultural heritage resources. |
| | 1200 (noon) | None | Shadows cast by high rise towers are towards the north and will not impact cultural heritage resources. |
| | 1400 (2 pm) | None | Shadows cast by high rise towers are towards the north-east and will not impact cultural heritage resources. |
| | 1600 (4 pm) | Partial | Partial shadows cast towards the north-east by high rise ‘building A’ on portions of heritage ‘building A’ being retained. *Due to restricted hours of sunlight during the winter months, shadows cast may be indistinguishable due to failing daylight. |

The proposed development is not anticipated to detract from the significance of the site as per Section 7.2.4 of this report as the development proposes to retain the significant heritage features of the site. In addition to this, the design of the proposed high rise towers will be of high quality and will be implemented in accordance with Urban Design Principles of the City of Cambridge Official Plan. The design follows current best practices regarding the construction of new buildings adjacent to cultural heritage resources, employing contemporary designs which do not replicate heritage features, but are of a high-quality design with high-quality materials. Structured parking is included as part of the residential towers, and is considered a neutral impact to the site as it will be screened appropriately and read as an integral part of the building.

The proposed development will continue to provide prominent views of the heritage buildings along Grand Avenue South and Fraser Street. At the pedestrian scale, the proposed development will not be visible from St. Andrews Street to the north, due to the location of Dunfield Theatre. The proposed development will be visible primarily from Glebe Street. The retention of the existing heritage resources will continue to be visible and remain the prominent landscape features.

Summary of Impacts

In conclusion, the partial demolition of 'Building A', and the demolition of Building 'D' and Structure 'E' will not result in diminishing the cultural heritage significance of the site as provided in the Statement of Significance as per Section 7.2.4 of this report. The site will continue to retain its significance for its associations with early industrial operations of Galt and James K. Andrews, James Crombie. The site will continue to assert its associations with John Goldie and Hugh McCulloch of the Goldie & McCulloch Co. (later associated with Babcock-Wilcox Canada). The site will continue to be representative of the City's historic beginnings in milling and industry, and demonstrate the sheer size of operations and illustrate the needs through form and function of 19th century industrial operations.

The proposed development will retain and conserve these buildings over the long-term, which is considered a beneficial impact. These buildings will continue to be important in maintaining and contributing to the community's connections with its history in industrial operations. The proposed alterations will enable the continued use of the buildings located on-site while providing for increased density. The proposed development is supported as the identified adverse impacts can be mitigated, and the long-term continued use of the site is considered a significant beneficial impact. Therefore, the identified impacts are considered secondary to the beneficial impacts which may be attained through the proposed development.

Table 2 – Summary of Impact Analysis as per InfoSheet #5 of the Ontario Heritage Toolkit

| Potential Impacts | Beneficial Impact | Neutral Impact | Adverse Impact | Notes |
|--|---|--|--|--|
| Destruction of any, or part of any significant heritage attributes or features. | - | - | Adverse impacts anticipated as a result of the partial demolition of 'Building A', and the demolition of 'Building D' and 'Structure E'. | Mitigation recommendations provided in this HIA will minimize these impacts. |
| Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance. | The proposed development will result in alterations to facilitate conservation of heritage resources long-term. | - | - | Mitigation recommendations provided in this HIA will ensure that alterations to heritage resources are appropriate and consistent with the Parks Canada Standards and Guidelines (2010). |
| Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature or plantings, such as a garden. | - | Shadow analysis demonstrates shadow impacts will not create significant shadow impacts. | - | Shadows resulting from the proposed development will not have a significant impact on the appearance of the heritage attributes as shadows will be primarily cast towards the north. |
| Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship. | - | Will not isolate significant heritage resources. Heritage resources to be retained and incorporated into the proposed re-development will retain their historic relationships to each other and their setting. | - | No mitigation recommendations are required as heritage resources will not be isolated as a result of the proposed development. |
| Direct or Indirect Obstruction of significant views or vistas within, from, or of built and natural features. | | Significant views of the retained heritage buildings will be maintained as they will continue to be a prominent landscape feature from Grand Avenue South and Fraser | | Significant views will be retained from the pedestrian scale along Grand avenue South and Fraser Street. |

Street.

| | | | | |
|--|--|--|---|---|
| Change in Land | | | Remains commercial/mixed use while integrating residential use with the proposed high-rise towers. Minor adverse impacts are anticipated as a result of the proposed construction of the towers which requires the demolition of a portion of 'Building A', and the demolition of 'Structure E' and 'Building D'. | Mitigation recommendations are provided in this HIA to minimize impacts as a result of the proposed demolition of heritage resources. |
| Use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces. | | | | |
| Land Disturbances such as change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource. | | Related to construction and is not anticipated to adversely impact identified heritage structures. | | Land disturbances are not anticipated to impact cultural heritage resources/ structures. Archaeological resources are not included in the scope in this Heritage Impact Assessment. |

9.0 Alternative Approaches and Mitigation Methods

Section 8.2.3 of this report has identified potential adverse impacts in regards to the proposed development including the following:

- 1) Proposed demolition of a portion of Building A;
- 2) Proposed demolition of Structure E;
- 3) Proposed demolition of Building D; and
- 4) Proposed demolition/removal of Features F, H, I, J, and K.

10.1 Alternative Approaches

The following range of alternatives has been assessed with regard to the impacts identified in this report. As outlined in the City of Cambridge Terms of Reference for Heritage Impact Assessments they range from a “do nothing” approach to a complete redevelopment of the property.

10.1.1 ‘Do Nothing’ Alternative

The ‘do nothing’ alternative would prohibit the redevelopment of the subject property and would prevent the demolition/removal of buildings and features as described in this report. This alternative would create no opportunity for repairs and restoration resulting from the proposed redevelopment, which would aid in the continued conservation of the building, which is considered a beneficial impact. A ‘do nothing’ approach would result in the inability to redevelop the site to meet the changing needs of the community and may result in the potential deterioration of cultural heritage resources located on-site if they cannot be considered candidates for adaptive re-use.

10.1.2 Redevelop the Site in its Entirety

The alternative to redevelop the site in its entirety would result in the demolition of all structures located on the subject property and would be considered an adverse impact. This alternative would also result in the permanent loss of a former industrial complex that played a significant role in the development of Galt.

10.1.3 Redevelop Site and Retain All of Heritage Building A

This alternative would result in the proposed development while retaining all of heritage Building A. The retention of all of heritage Building A would limit the amount of redevelopment on the site and would preclude the ability to construct high rise ‘Building A’. This option would limit the ability to achieve broader land use planning objectives. While the partial demolition of Building A is considered an adverse impact, mitigation measure are available in order to minimize this impact on the cultural heritage value of the site.

10.1.3 Develop the Site as Proposed without Mitigation Measures

This alternative would result in the proposed development without the consideration of mitigation measures with regards to impacts to identified cultural heritage resources located on the subject lands. The development of the site without mitigation measures would result in the loss of cultural heritage resources without options regarding site interpretation, salvage, or commemoration. This would result in the loss of information which may contribute to the understanding of the site and the community.

10.1.4 Redevelopment of the Site as Proposed with Mitigation Recommendations

The redevelopment of the site as proposed would result in a range of impacts to heritage resources located on the subject property, including beneficial, neutral, and adverse. The proposed redevelopment would result in adverse impacts, including the demolition of a portion of Building A, the demolition of Structure E, the demolition of Building D, as well as the removal and/or relocation of identified heritage features including art/signage using industrial implements associated with the building.

The proposed removal of these features of the site are necessary in order to facilitate the proposed development while retaining original heritage features of the site to the greatest extent possible. The proposed location of the residential towers is proposed at locations which provide for the ability to retain all of Building C, B, and a portion of Building A. The proposed demolition of Building D is supported as the building has not retained its heritage integrity and presents issues related to its ability to suit new use. The removal of Structure E is required in order to provide open amenity space, increasing the ability of the site to accommodate public-oriented use (such as a Farmer's Market). The partial demolition of 'Building A' is required in order to open the court-yard space for amenity area and welcome the general public into the open space.

These impacts may be mitigated, which would allow for the continued-use of the buildings located on-site and their continued care and conservation. Mitigation recommendations include commemoration by way of plaques, street naming, and interpretation. The option for redevelopment of the site with mitigation recommendations is considered the preferred option. Details regarding mitigation recommendations as provided in this Heritage Impact Assessment are intended to 'make less of' the identified impacts. The following sections of this report address mitigation recommendations regarding adverse impacts to cultural heritage resources located on the subject property.

10.2 Review of Mitigation Recommendations

The proposed development would result in the demolition of a portion of Building A. A total of 41.26 percent of Building A is proposed to be retained. This building is proposed for single storey retail space and provides a mitigation measure in itself as it is representative of the entire building and therefore provides a measure of conservation. Prior to demolition, the entirety of the building should be documented with photographs and architectural drawings.

The proposed demolition of Structure E may be mitigated by incorporating a commemorative or interpretive panel/plaque on-site or by way of creative commemorative art which displays the historic

foundations of this portion of the building on the subject property. Prior to demolition, Structure E should be documented with photographs and architectural drawings.

The demolition of Building D may be supported as the building as lost many of its original heritage attributes due to recent modifications to convert it into a garage structure. The demolition of this building may be mitigated as the proposed development intends to retain the remaining portion of the building running the length of Fraser Street. Prior to demolition, the building should be documented with photographs and architectural drawings.

Features F, G, H, I, J and K are described in this report as industrial machinery/implements and can be described as an artifacts rather than immovable cultural heritage resources. Should these features not be retained on-site or relocated off-site, it is recommended that they be documented with photographs. Feature I, being a bronze plaque, should not be relocated off-site. It should be retained on-site as it is complementary and explanatory to its context.

It may also be considered by the proponents to include an interpretive panel(s) or plaque(s) on-site, accessible to the public which highlights a brief history of the industrial companies occupying the site those being the Dumfries foundry, Goldie & McColloch Co. Ltd, Babcock and Wilcox, and Shurley & Deitrich Co. Ltd.

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada provides guidelines regarding the conservation of significant cultural heritage resources. These guidelines may be applied to the proposed construction of the high rise towers. Here, it is considered best practice that the proposed new buildings do not result in the falsification of the history of the authentic cultural heritage value of the site. This can be accomplished by ensuring that the proposed new buildings and alterations are compatible with, but distinguishable from the cultural heritage resources located on the subject lands. New buildings should be of contemporary design and feature materials which demonstrate that the buildings are products of their own time. The use of historic materials and/or design features to 'mimic' or replicate heritage features as to fool an onlooker that these alterations are authentic, is not recommended.

As detailed in Section 6.0 of this report, the subject property and associated cultural heritage resources have been evaluated as per *Ontario Regulation 9/06* and were determined to have significant cultural heritage value. These mitigation recommendations may be considered in regards to the adverse impacts associated with the proposed development of the subject lands. This addresses the criteria regarding the conservation of heritage resources as per Section 4.2 of the City of Cambridge Official Plan.

10.3 Conservation Recommendations

Conservation of Existing Heritage Resources to be Retained

With the exception of Structure E (which is proposed for demolition) the remainder of the site appears to be in fair/good condition as it has been maintained through the years with its adaptive re-use. This can be seen throughout the subject property where existing mortar has been repaired (See Figures 58-59). Any

future repairs to the building stonework/mortar should follow guidelines of Section 4.5.3 regarding masonry of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2014). The Standards and Guidelines notes that mortar should be repaired by re-pointing the mortar joints where there is evidence of deterioration using only mortar which is of an appropriate strength, porosity and absorption, in a visually compatible colour, texture and width.



Figures 58 & 59 – (left) View of Building A, north elevation, detail of masonry repair (right) View of Building A, masonry repair
(Source: MHBC, 2016)

The existing heritage buildings have retained their integrity, meaning that it is possible to successfully remove most existing unsympathetic alterations for ones which are more sympathetic. Existing mechanisms of deterioration are primarily related to the natural elements (such as rain) and regular wear-and-tear from every-day use. The evidence of deterioration can be seen with existing wood window sills and deteriorating mortar, in some places (See Figures 60-61). The existing heritage buildings proposed to be retained will likely require re-stabilization in order to ensure the buildings can be safely occupied and their continued adaptive re-use.



Figures 60 & 61 – (left) Detail, View of Building A, north elevation, second storey window sill and stone/mortar and exposure to the elements (right) View of Building A, north elevation, second storey window sill and stone/mortar (Source: MHBC, 2016)

The significant heritage attributes of the subject lands as described in Section 7.2.5 of this report are recommended to be conserved. This conservation should include the repair and restoration of stone and masonry work. Conservation work should also respect original window openings when considering new

window replacements. A number of window openings on-site are not original, but have been created in order to facilitate use as commercial storefront windows or otherwise. Additional new window openings should not be created. Existing windows should not be bricked-in or covered-over.

Rehabilitation of Exposed Facades

As per the submitted site plan, it is anticipated that the following elevations will be exposed after the proposed removal/demolition of buildings or portions of buildings (See Figure 62).

- A)** West elevation of Building C after the removal of Building D;
- B)** West elevation of Building A after the removal of portion of Building A; and
- C)** East and West Elevation of Part of Building A, now free-standing building.

The demolition of the buildings or portions of buildings listed above should be done in such a way to avoid damage to the remaining portions of the buildings or building fabric.

The redesign of the elevations subsequent to the demolition of buildings (or portions of buildings) should complement the original building, having respect for a continuation of design elements, rhythms and proportions. The design of these elevations should not overshadow or detract from the original building and should be distinguishable as new construction.

The salvaged masonry from Buildings D, Structure E and Building A may be used, where feasible, to be incorporated into the new facade of this portion of 'Building A'.

Protection During Construction

Heritage buildings located on-site should be protected from the elements at all times with a roof, covering all openings during construction with the appropriate methods, such as building 'wraps'. The site should also be protected from vandals by regular monitoring and fencing where appropriate, routinely checking for unauthorized entry, damage to windows, doors, etc. and repairing any damage immediately.

Salvage

Former industrial elements features F, G, H, I, J, K may be removed from the site. It has been demonstrated in Section 9.2.2 of this report that the removal of these features is considered a neutral impact as these industrial elements have lost their original context as being integrated into the operations of the former industrial complex. These features are therefore considered commemorative features of the landscape rather than significant heritage attributes. Consideration has been given to incorporating these existing features on-site. However, these features may not be feasible for retention on-site for reasons related to the overall comprehensive design goals and the availability of space. It is recommended that should these elements not be retained on-site, that they be made available for salvage for museum, park, or other public use.

11.0 Conclusions

This report concludes that the subject property has significant cultural heritage value with regards to *Ontario Regulation 9/06* as detailed in Section 7.0 of this Heritage Impact Assessment Report. This assessment has determined that the subject property is associated with the theme of early industries of Galt and supports the character of the neighbourhood, being located in an area which is indicative of historic industrial Galt. The buildings represent a historically significant industrial complex with buildings constructed of stone which are associated with a historically celebrated industrial company of 19th century, that being the Goldie & McCulloch Co. Ltd, which was primarily responsible for the development of the subject property and the construction of the buildings existing on the subject lands. The buildings are associated with prominent business figures, those being Goldie and McCulloch, who made a name for Galt throughout Canada in the industrial/manufacturing business and have been inducted into the City of Cambridge Hall of Fame.

The proposed development intends to retain the majority of heritage resources located on the subject property while incorporating new commercial and retail space in order to improve the long-term economic vitality of the subject lands. This will facilitate the conservation of buildings which are proposed to be retained. The proposed development of the subject property will result in the loss of buildings/heritage features (or portions of these) which were identified as having significant cultural heritage value. However, these adverse impacts may be mitigated through documentation and commemoration as detailed in Section 10.0 of this report.

No heritage resources located adjacent to the subject property as defined in the City of Cambridge Official Plan have been identified.

Respectfully submitted,



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Partner



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Heritage Planner

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Appendix **A** – Site Plan and Elevations

GASLIGHT DISTRICT

64 GRAND AVENUE SOUTH
CAMBRIDGE, ONTARIO

MIXED USE DEVELOPMENT

APARTMENTS + RETAIL + COMMUNITY



DESIGN BRIEF

PREPARED BY ABA ARCHITECTS INC.
ON BEHALF OF HIP DEVELOPMENTS

March 31, 2017

GASLIGHT DISTRICT

64 GRAND AVENUE SOUTH
CAMBRIDGE, ONTARIO

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CONTEXT PLAN



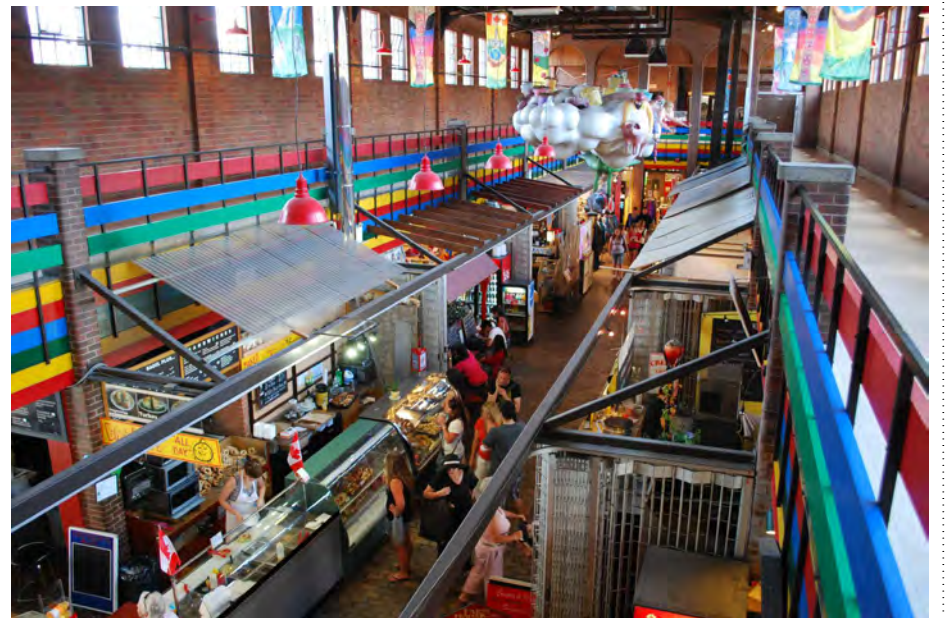
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2017.03.31

PROJECT NO. 2015-076

GASLIGHT DISTRICT





PROJECT NO. 2015-076
GASLIGHT DISTRICT

INSPIRATION

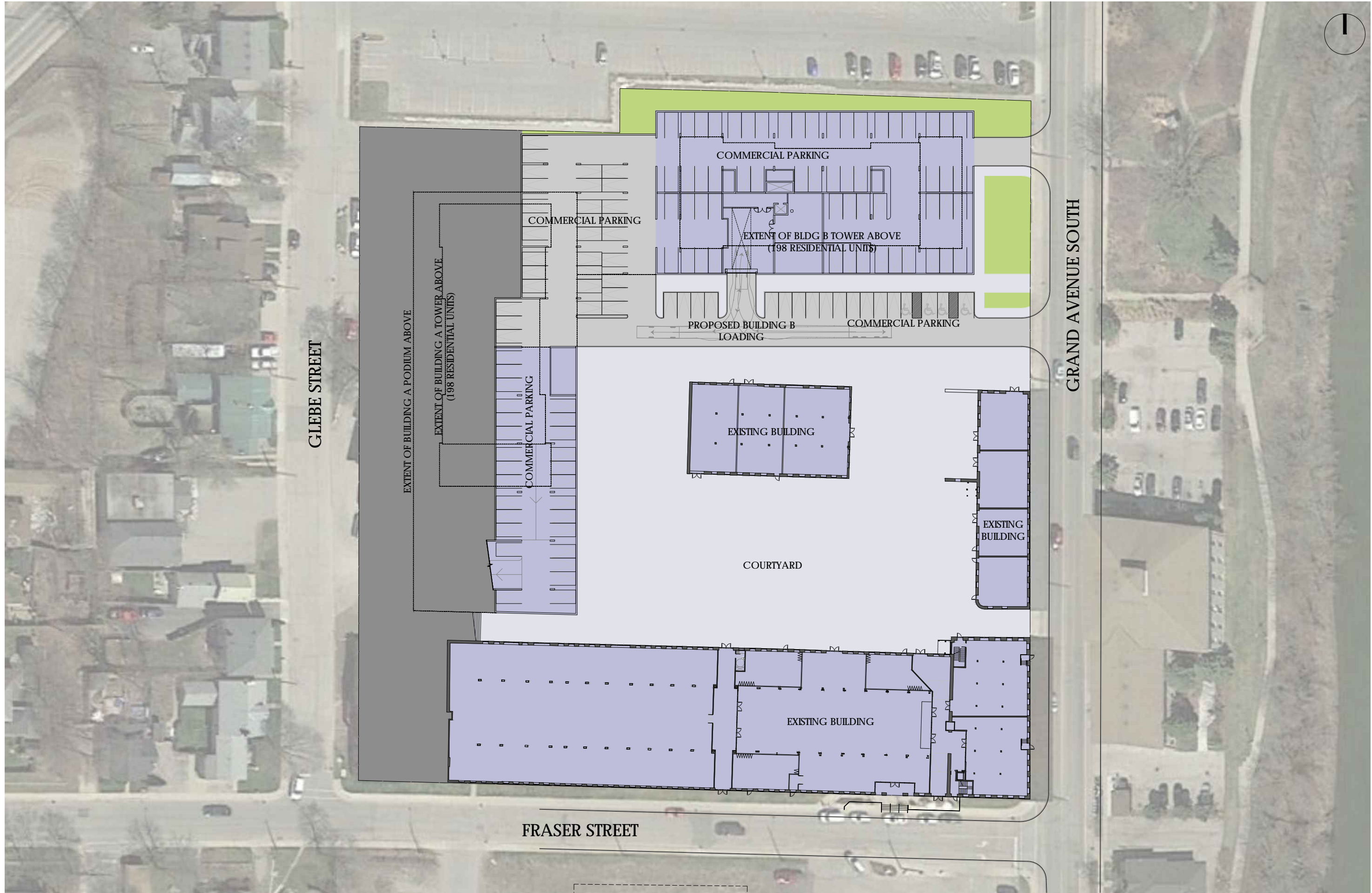
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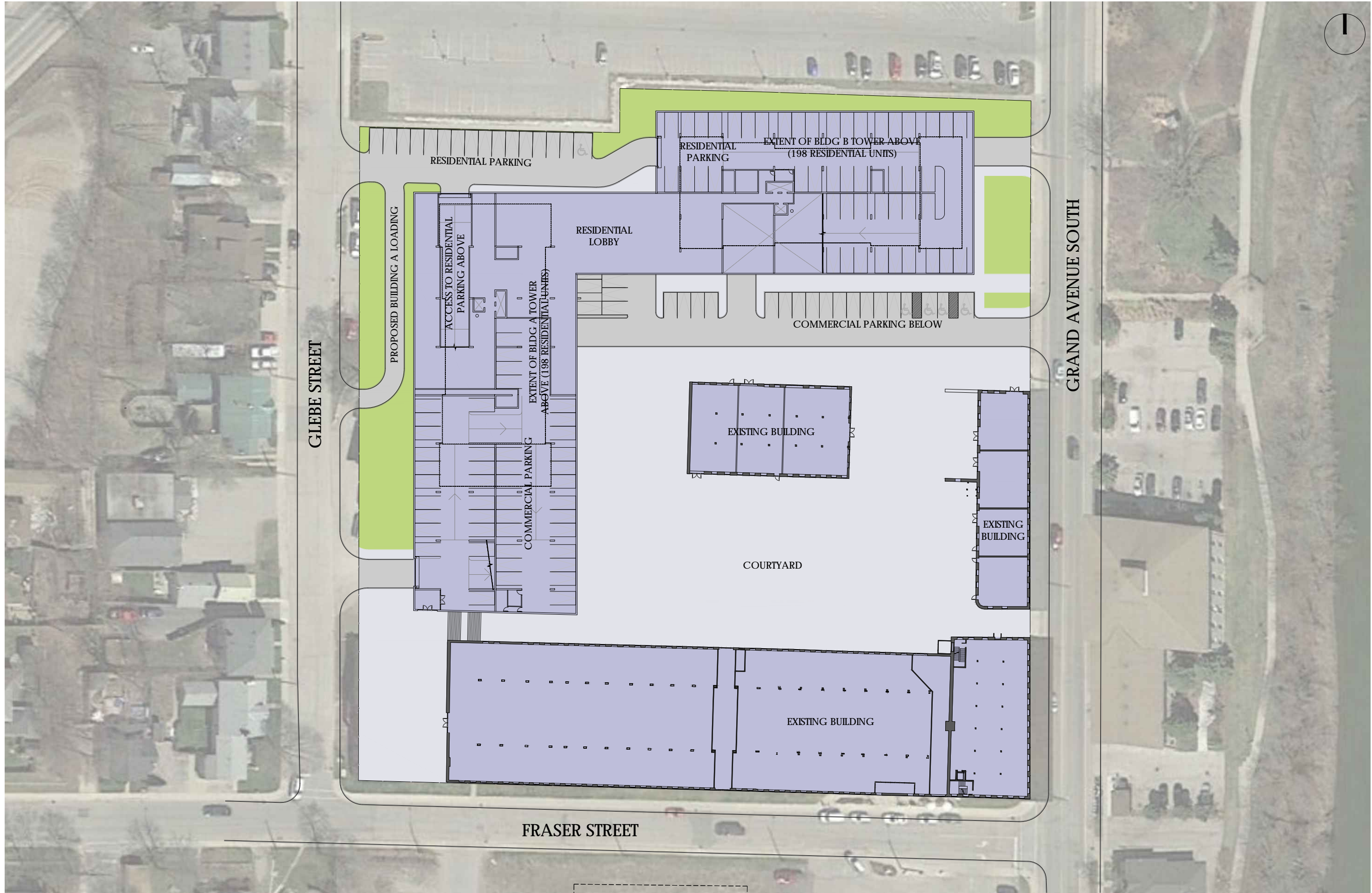
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|----------------------------|--------------|-------------|------------|-------------------------|------|----------------|---------------------|------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|----|----|----|------------|----|----|----|----|----|----|----|----|----|-------|
| March 31, 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCHITECTURAL UNIT NAME | BARRIER FREE | MARKET TYPE | LEGAL TYPE | **MARKET UNIT AREA** | | KITCHEN ISLAND | MARKET UNIT NAME | LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | TOTAL |
| | | | | | | | | BUILDING A | | | | | | | | | | | | | | | | | | | | BUILDING B | | | | | | | | | | |
| | | | | | | | | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
| TYPE 1A | | 1BR | | 57.72 | 621 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 26 | | |
| TYPE 1B | | 1BR | | 67.24 | 724 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 26 | | | |
| TYPE 1C | | 1BR | | 64.40 | 693 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 26 | | | |
| TYPE 1D | | 1BR | | 63.23 | 681 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 26 | | | |
| TYPE 1E | | 1BR | | 66.49 | 716 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 26 | | | |
| TYPE 1F | | 1BR | | 59.65 | 642 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 26 | | |
| TYPE 2A | | 2BR | | 105.62 | 1137 | | | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 54 |
| TYPE 2B | | 2BR | | 109.33 | 1177 | | | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 54 |
| TYPE 2C | 2BR | | 99.81 | 1074 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 30 | | |
| TYPE 2D | 2BR | | 94.18 | 1014 | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | 24 | | |
| TYPE 2E | 2BR | | 97.93 | 1054 | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | 24 | | |
| TYPE 2F | 2BR | | 91.58 | 986 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 30 | | |
| TYPE 2G | 2BR | | 104.51 | 1125 | | | | | | | | | | | | | | | | | | 1 | 1 | | | | | | | | | | | 1 | 1 | 4 | | |
| TYPE 2H | 2BR | | 103.49 | 1114 | | | | | | | | | | | | | | | | | | 1 | 1 | | | | | | | | | | | 1 | 1 | 4 | | |
| TYPE 2J | 2BR | | 90.63 | 976 | | | | | | | | | | | | | | | | | | 1 | 1 | | | | | | | | | | | 1 | 1 | 4 | | |
| TYPE 2K | 2BR | | 100.49 | 1082 | | | | | | | | | | | | | | | | | | 1 | 1 | | | | | | | | | | | 1 | 1 | 4 | | |
| TYPE 2L | 2BR | | 109.46 | 1178 | | | | | | | | | | | | | | | | | | 1 | 1 | | | | | | | | | | | 1 | 1 | 4 | | |
| TYPE 2M | 2BR | | 80.22 | 863 | | | | | | | | | | | | | | | | | | 1 | 1 | | | | | | | | | | | 1 | 1 | 4 | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 10 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 10 | 10 | | 10 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 10 | 10 | 396 |

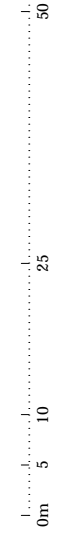
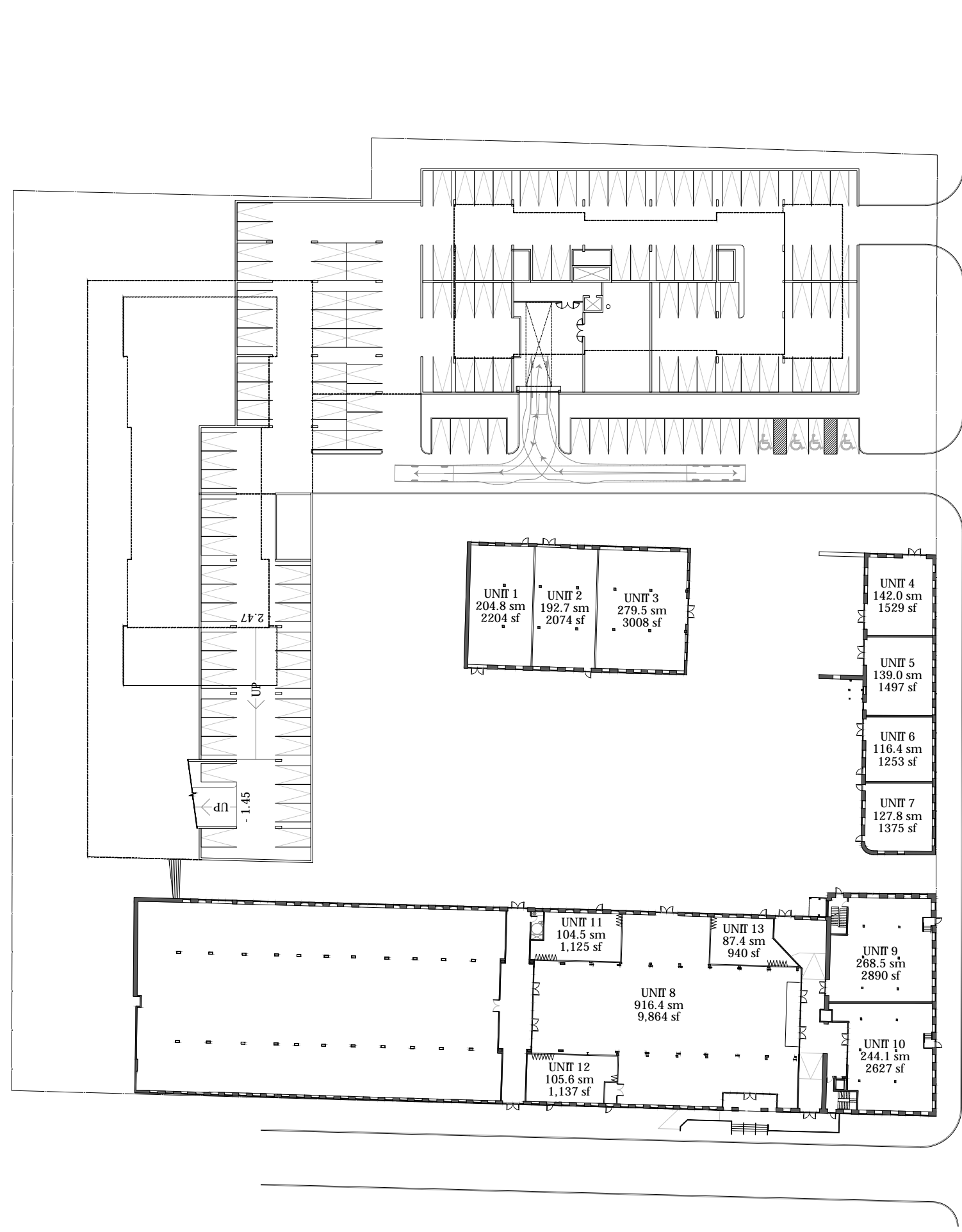
| TOTAL | | | | | |
|-----------------|------------------------|-------------------------|------------|-------------|-------------|
| | UNIT COUNT PER TYPE | UNIT TYPE PERCENTAGE | TOTAL BEDS | BF REQUIRED | BF PROVIDED |
| STUDIO | 0 | 0% | 0 | 0 | 0 |
| 1 BEDROOM | 156 | 39% | 156 | 23 | 0 |
| 1 BEDROOM + DEN | 0 | | | | |
| 2 BEDROOM | 240 | 61% | 480 | 36 | 0 |
| 2 BEDROOM + DEN | 0 | | | | |
| 3 BEDROOM | 0 | 0% | 0 | 0 | 0 |
| TOTAL | 396 | 100% | 636 | 59 | 0 |

| Parking Summary | | | | | | | | | | | | | | | | | | | |
|-----------------|--------------|-----------|--|--------------|-----------|----|----|----|-------------|-------|------------|--------------|-----------|----|----|-------|-------------|-------|-----|
| March 31, 2017 | | | | | | | | | | | | | | | | | | | |
| USE | LEVEL | | | | | | | | | | | | | | | TOTAL | | | |
| | AT GRADE | | | BUILDING A | | | | | | | BUILDING B | | | | | | | | |
| | 1 (GRAND) | 2 (GLEBE) | | 1 (GRAND) | 2 (GLEBE) | 3 | 4 | 5 | 6 | TOTAL | | 1 (GRAND) | 2 (GLEBE) | 3 | 4 | 5 | 6 | TOTAL | |
| COMMERCIAL | 49 | | | | | | | | RESIDENTIAL | 0 | | 57 | | | | | RESIDENTIAL | 57 | 106 |
| HYDRO | | | | 27 | 45 | | | | | 72 | | | | | | | | 0 | 72 |
| RESIDENTIAL | | 16 | | | | 87 | 87 | 82 | RESIDENTIAL | 256 | | | 47 | 64 | 64 | 28 | RESIDENTIAL | 203 | 475 |
| | | | | | | | | | | | | | | | | | | | |
| | 49 | 16 | | 27 | 45 | 87 | 87 | 82 | 0 | 328 | | 57 | 47 | 64 | 64 | 28 | 0 | 260 | 653 |

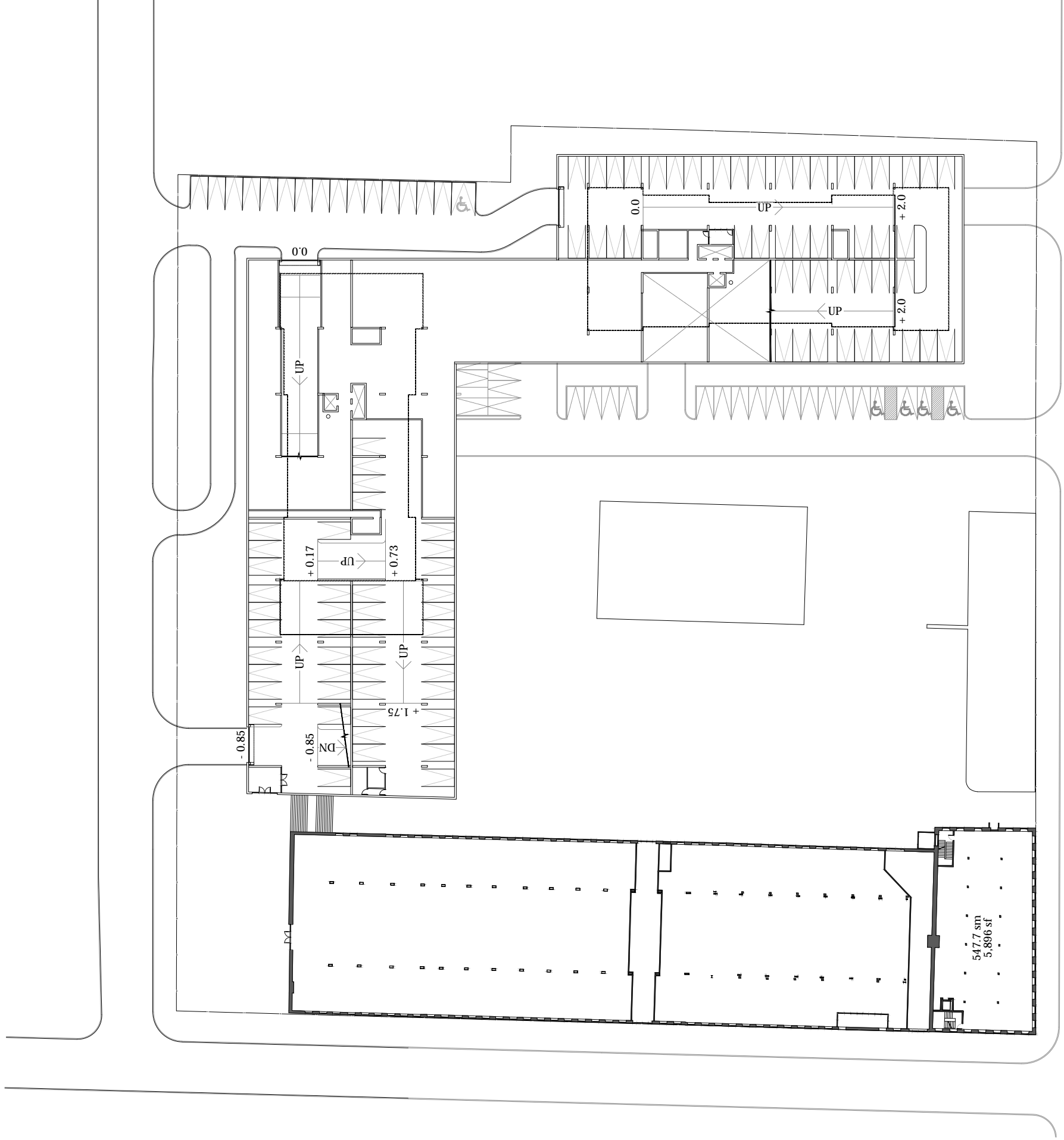
| | |
|---------------|-----|
| TOTAL OUTDOOR | 65 |
| TOTAL INDOOR | 588 |







FLOOR PLAN
LEVEL 1
1:750
2017.03.31



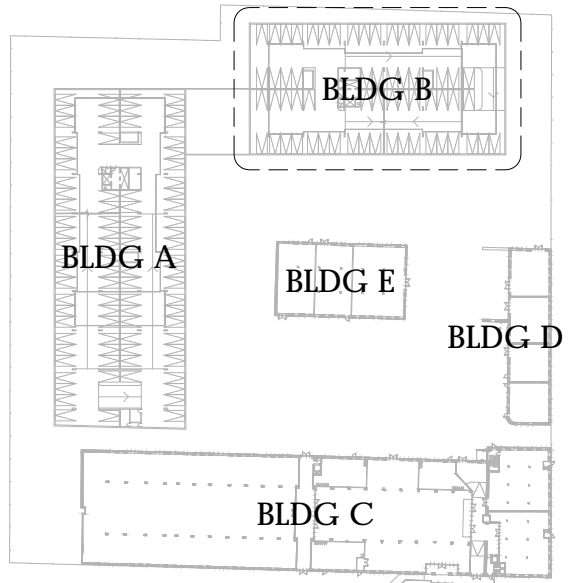
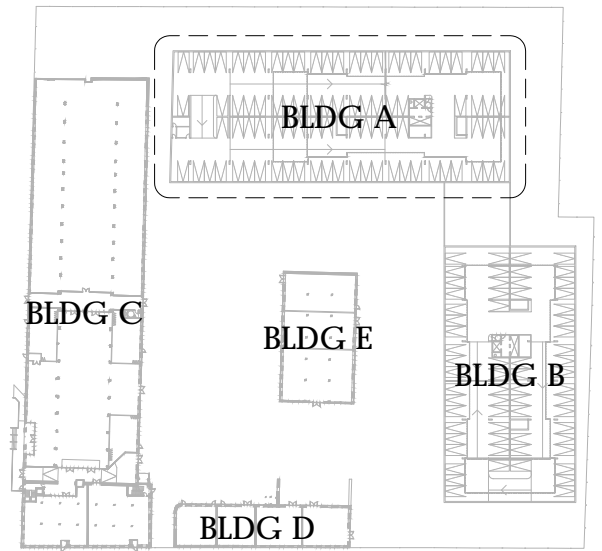
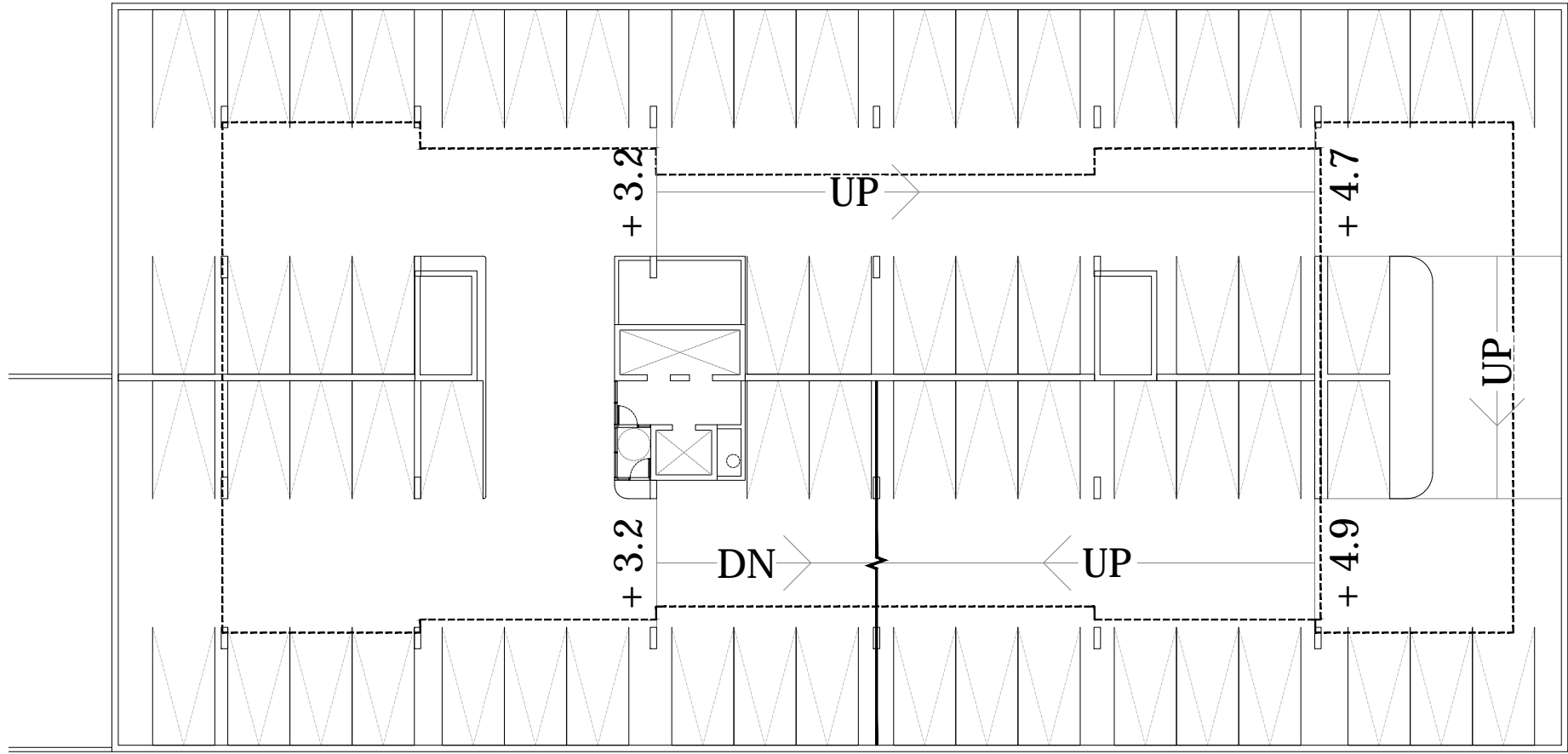
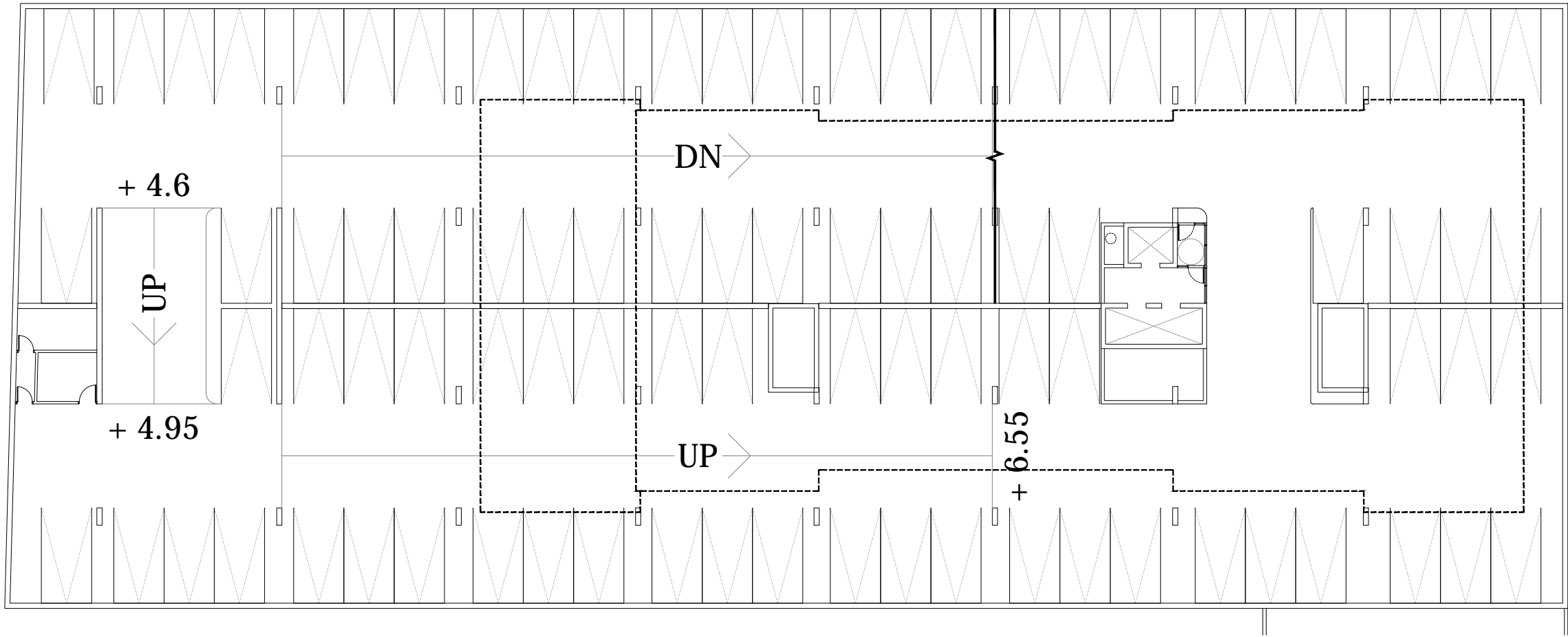
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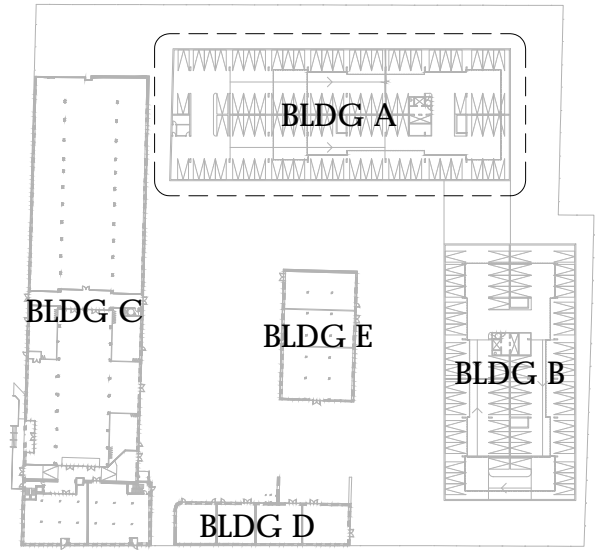
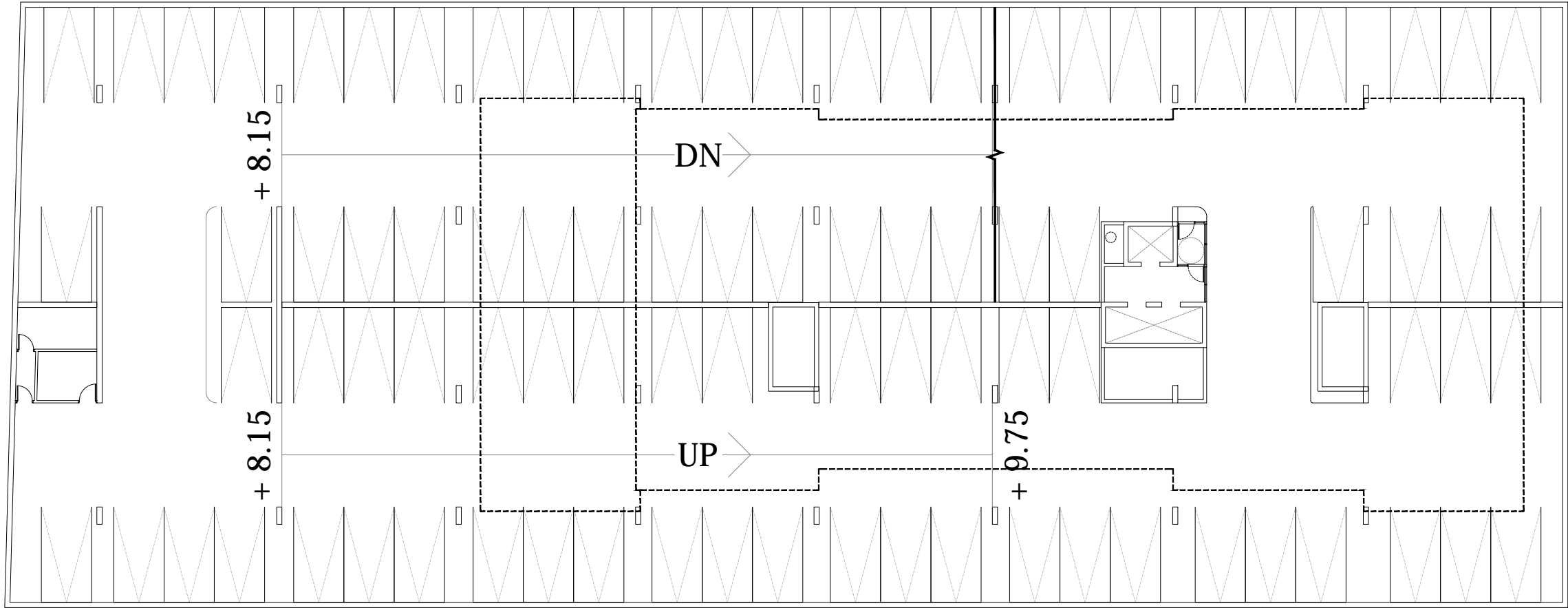
FLOOR PLAN
LEVEL 2

1:750
2017.03.31

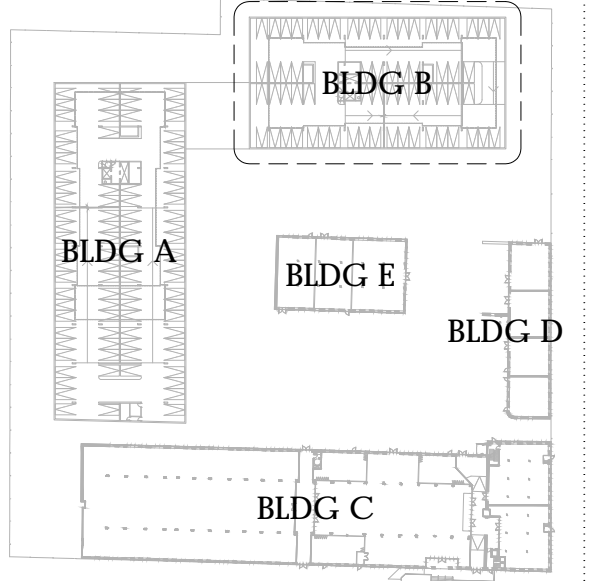
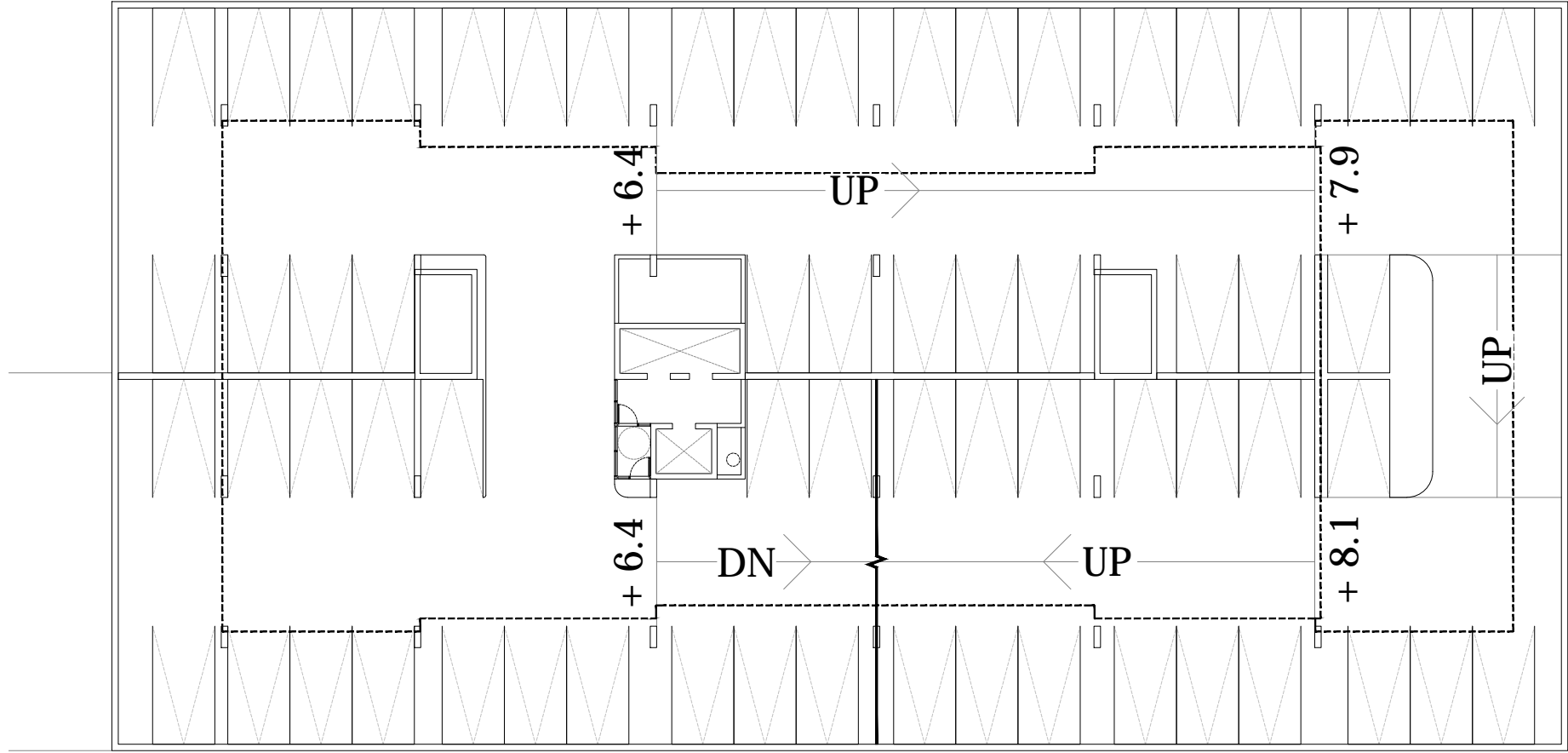


PROJECT NO. 2015-076
GASLIGHT DISTRICT



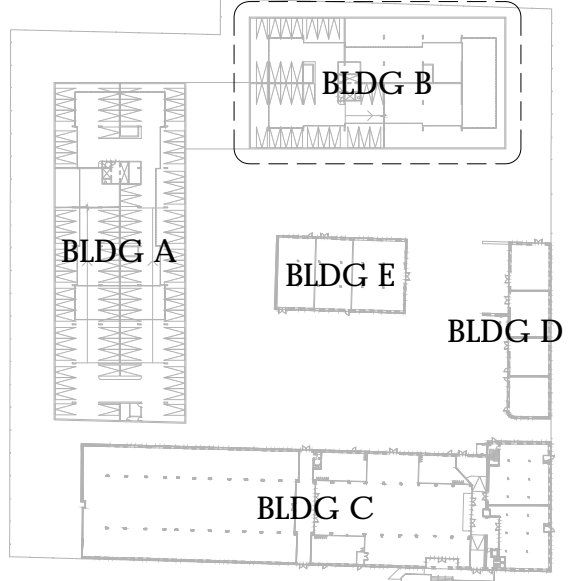
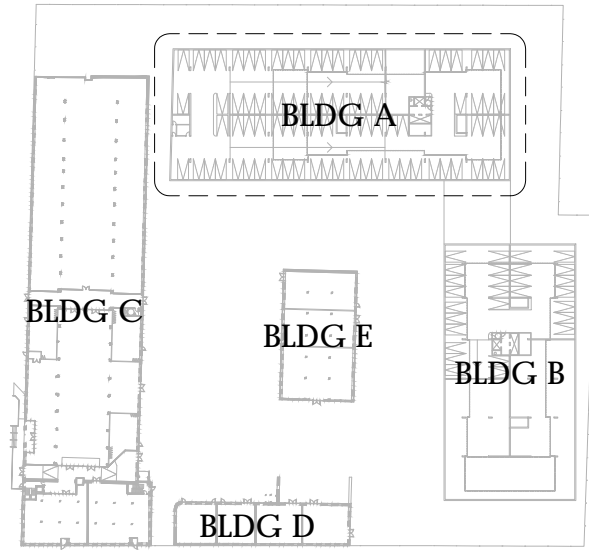
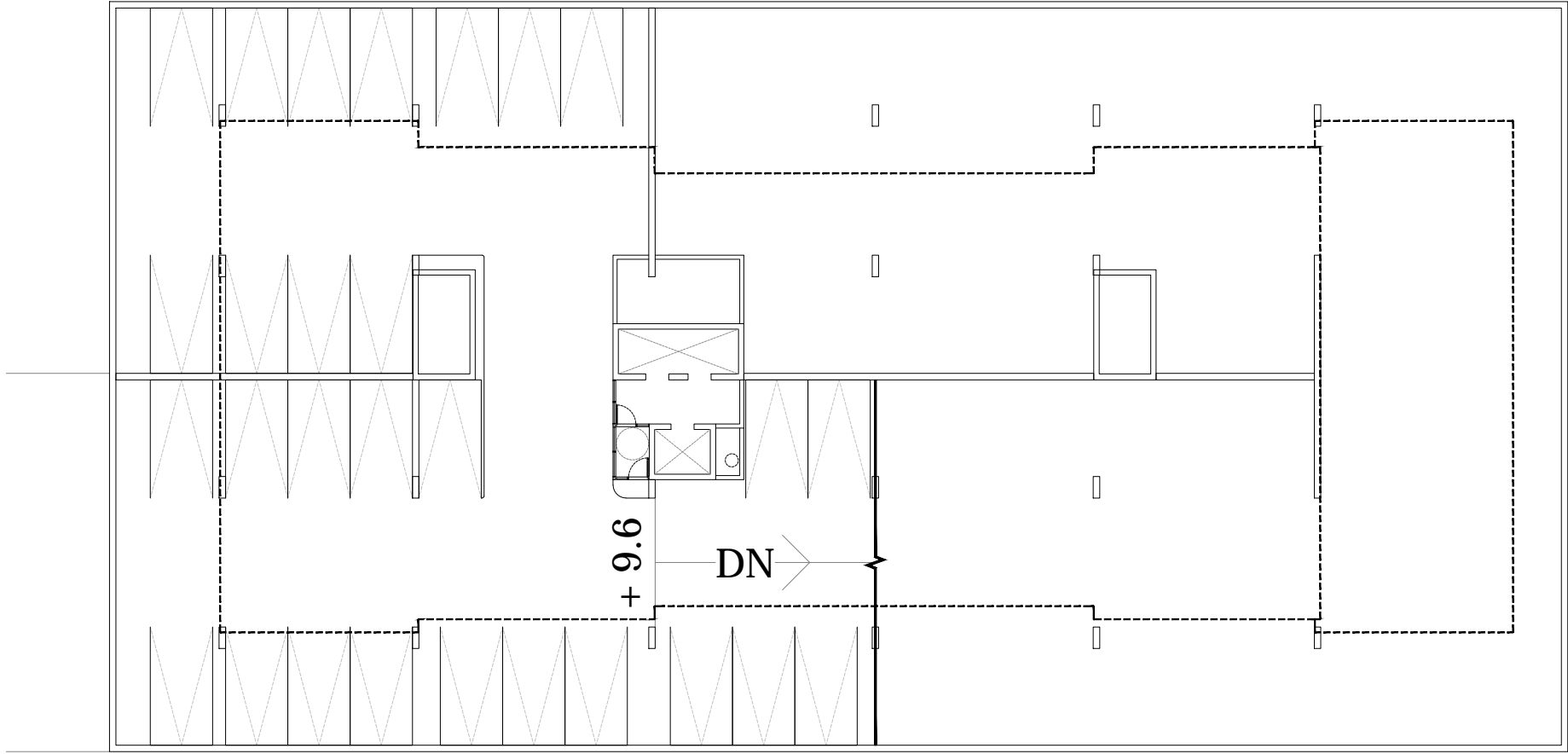
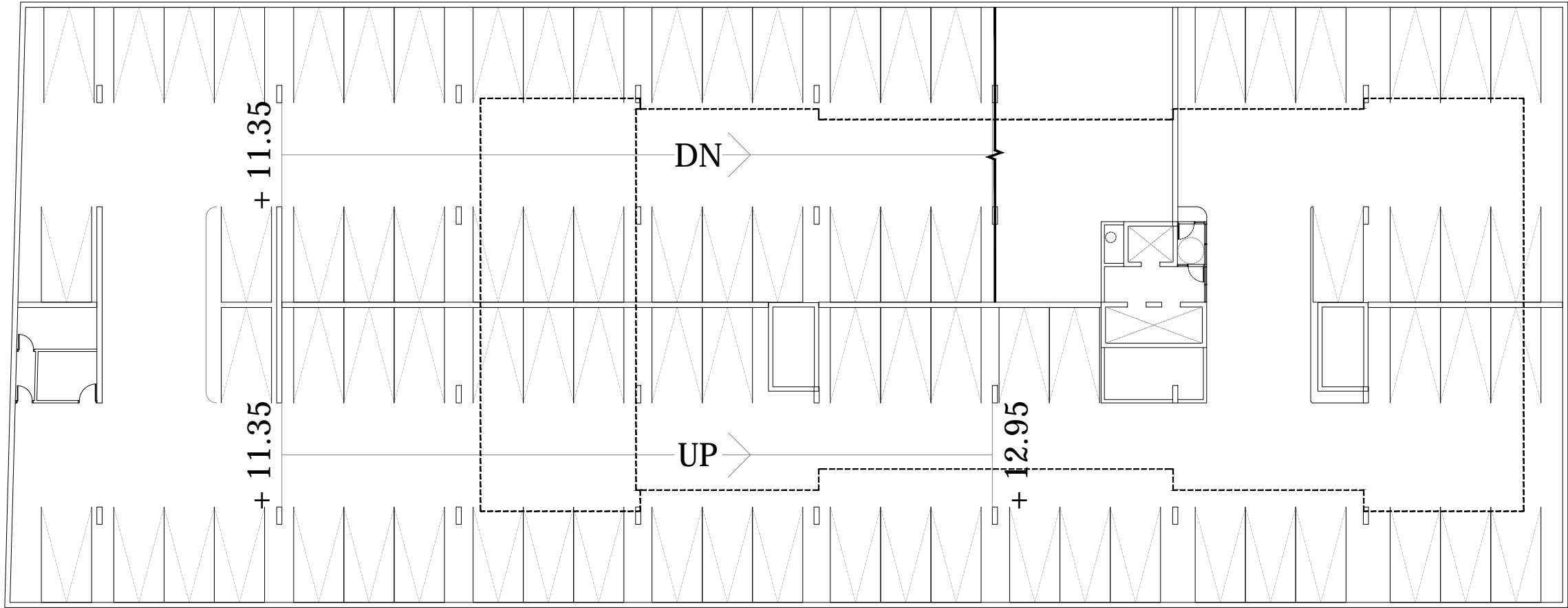


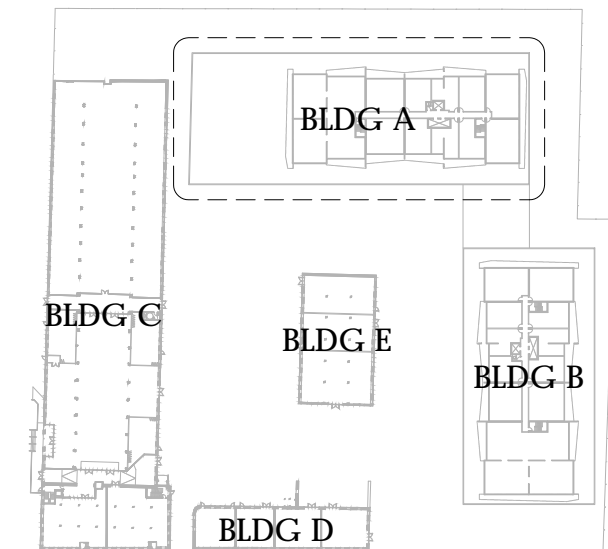
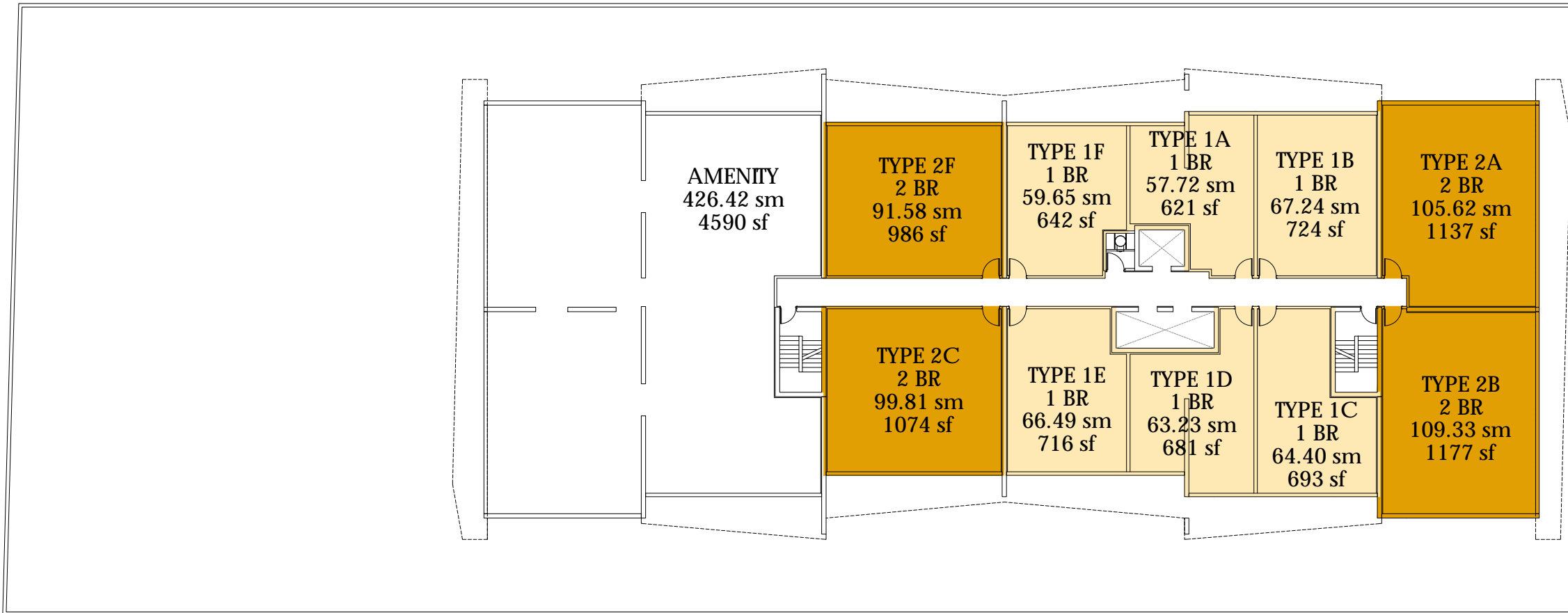
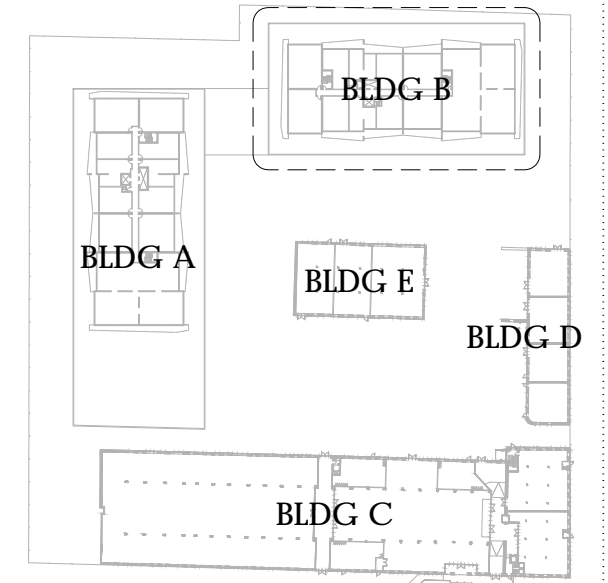
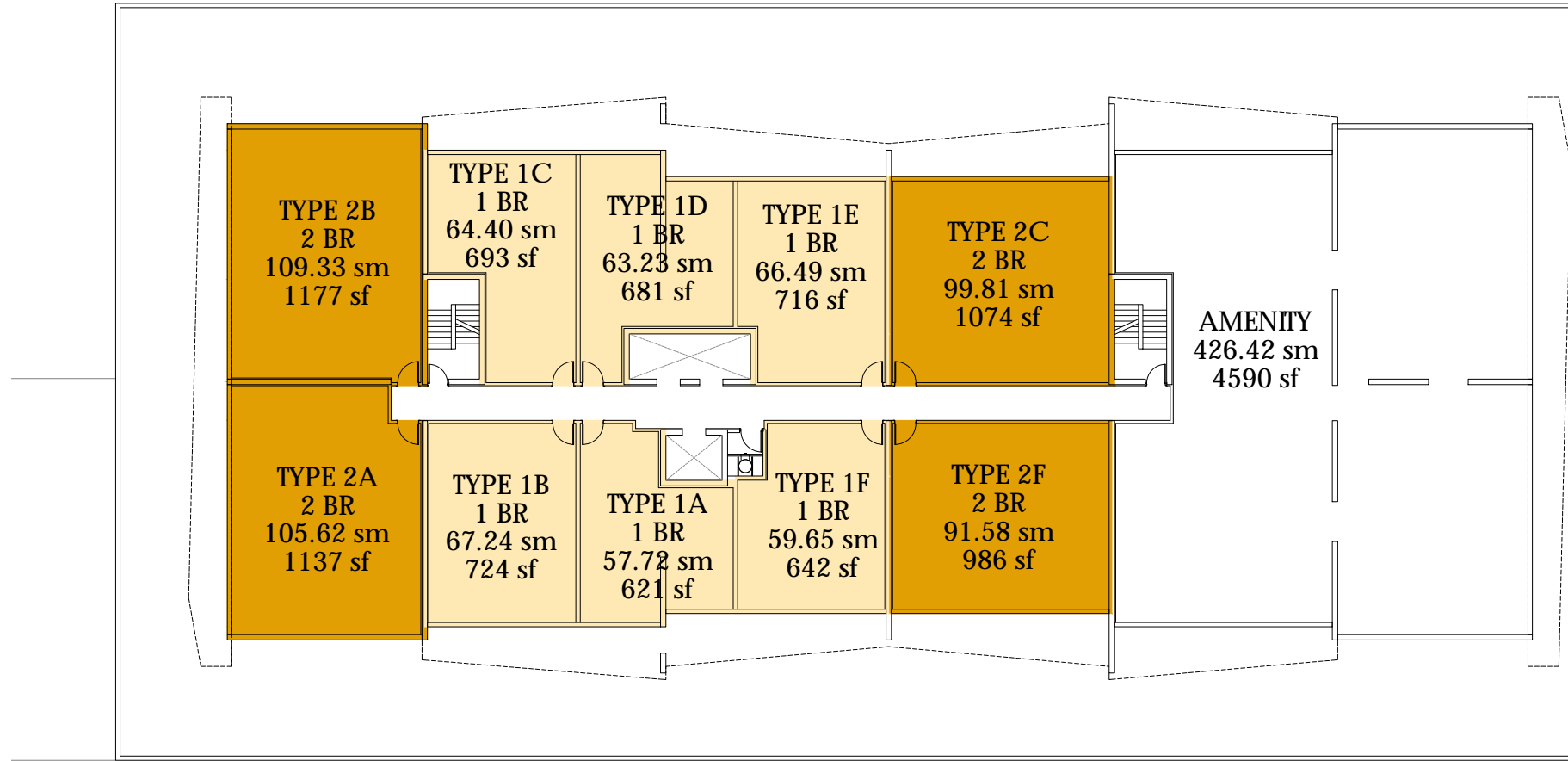
FLOOR PLAN
LEVEL 4
1:300
2017.03.31

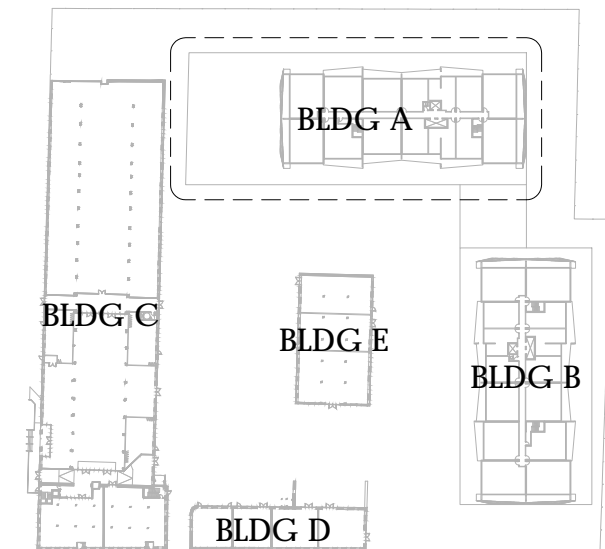
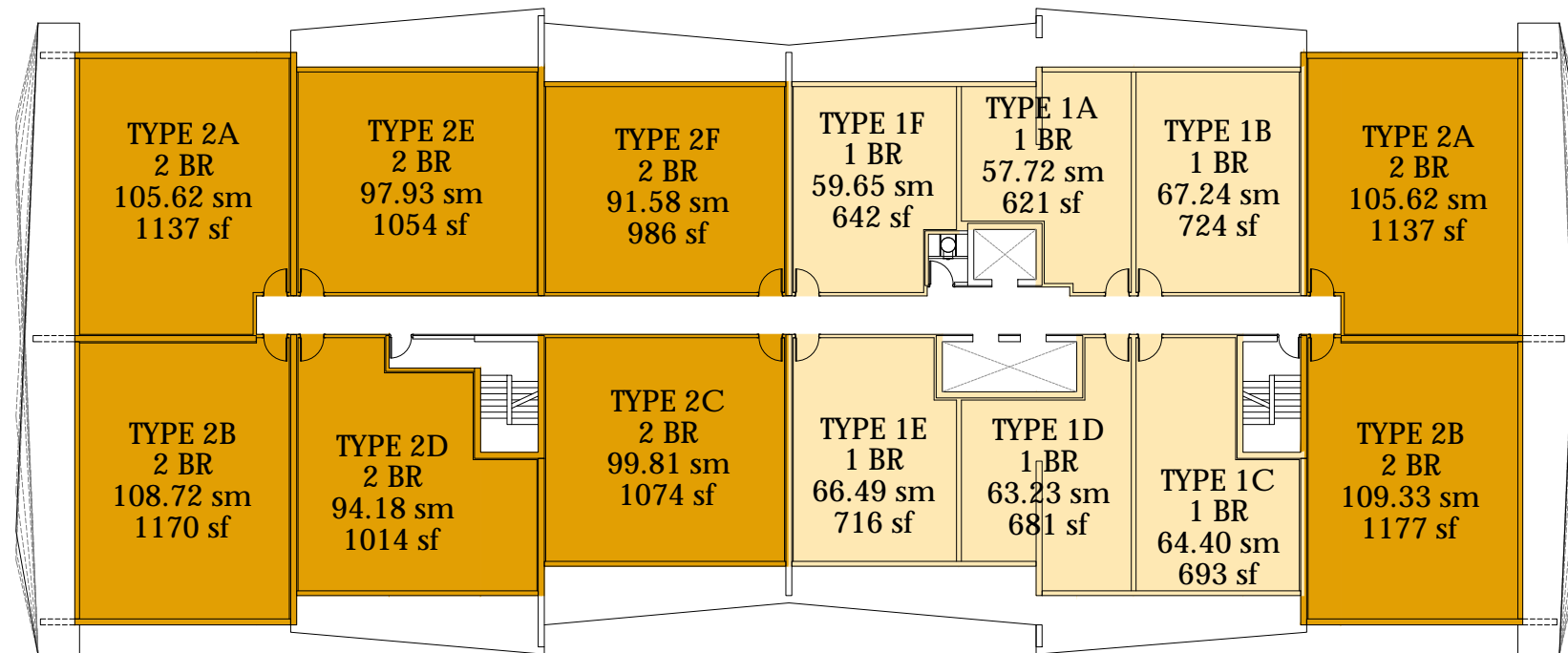
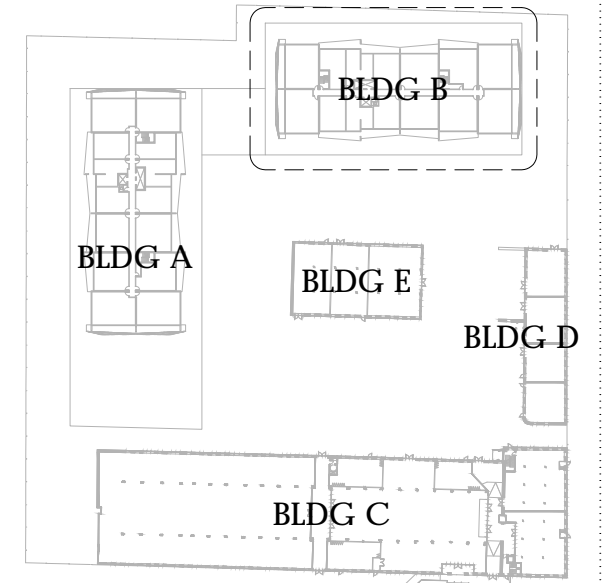
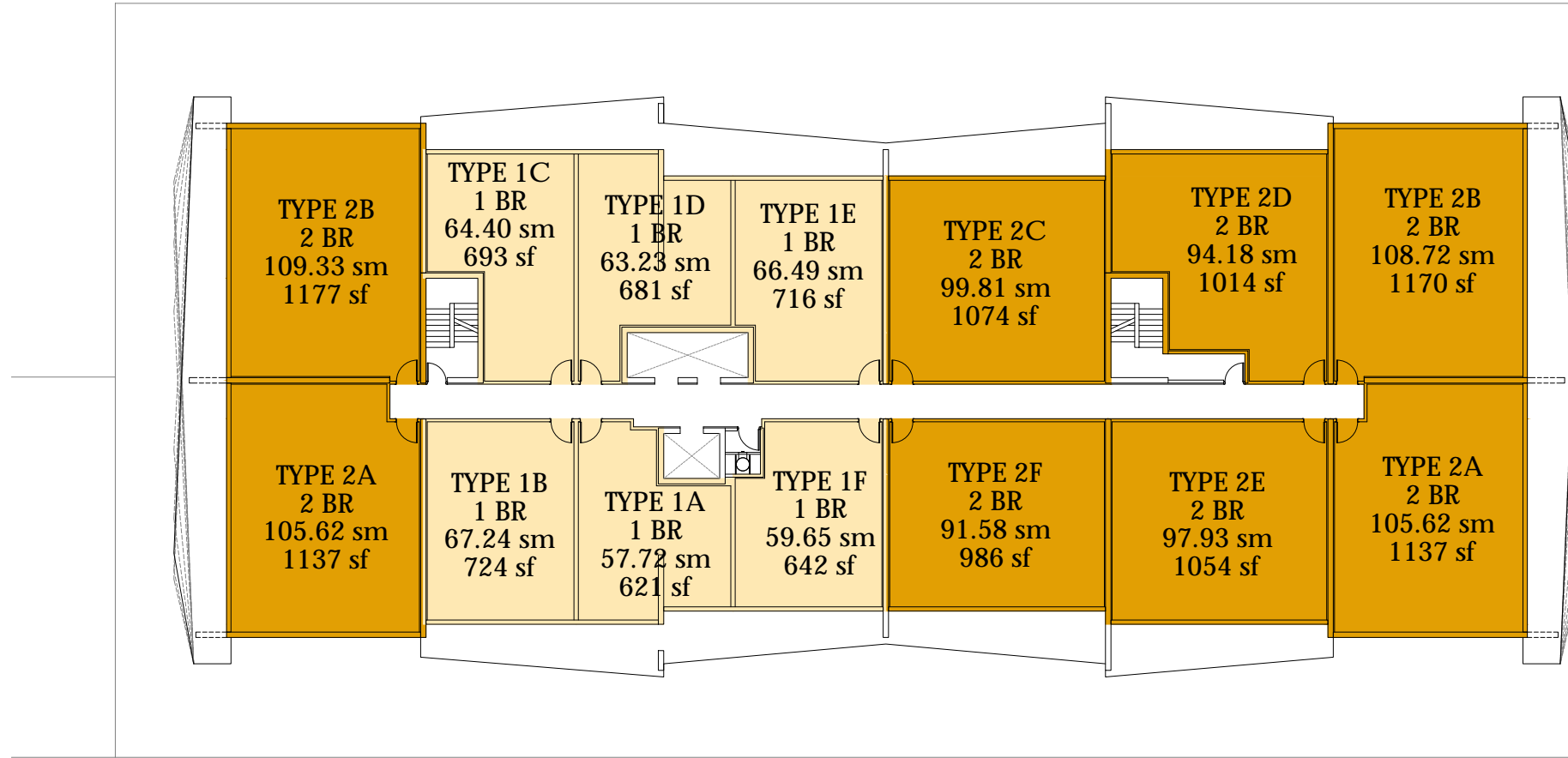


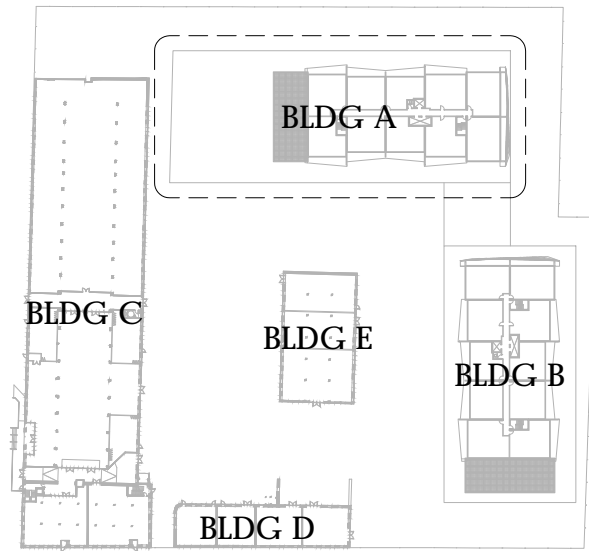
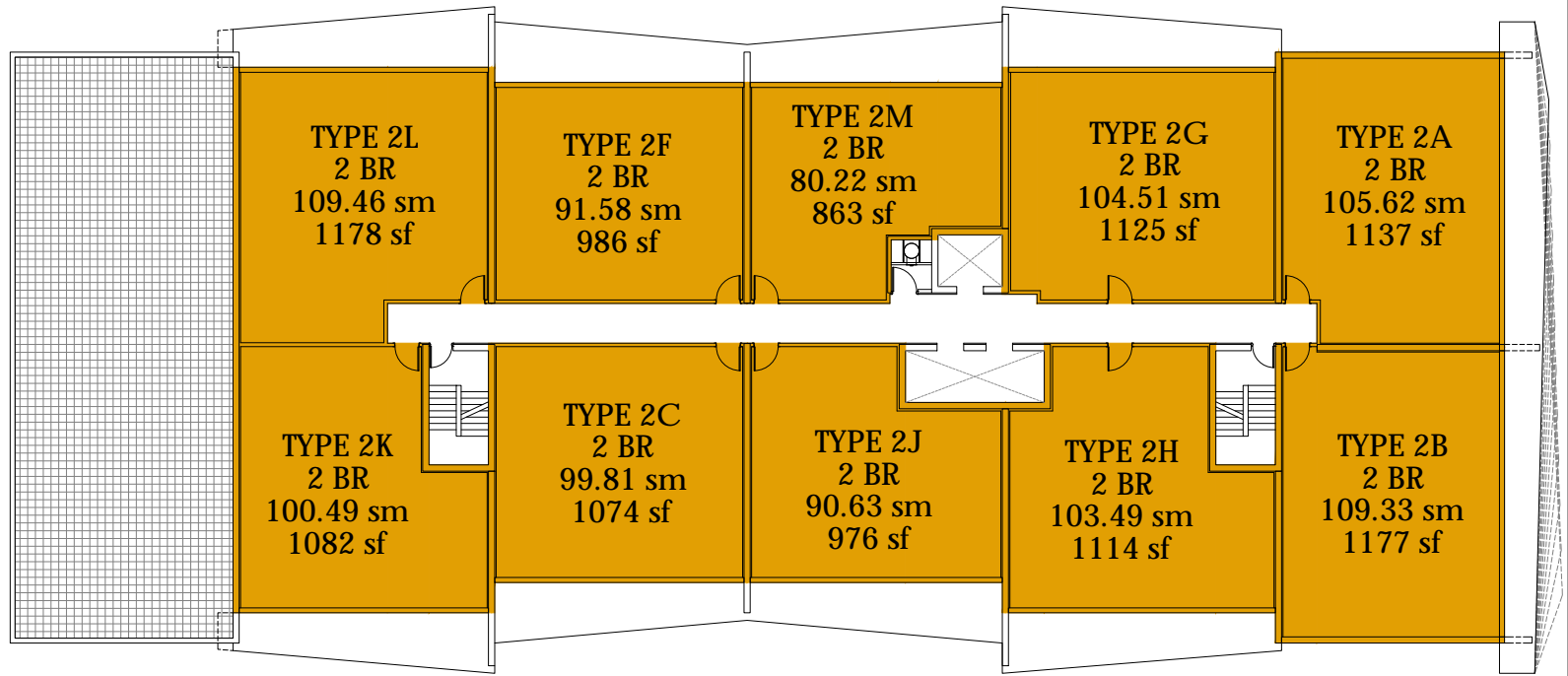
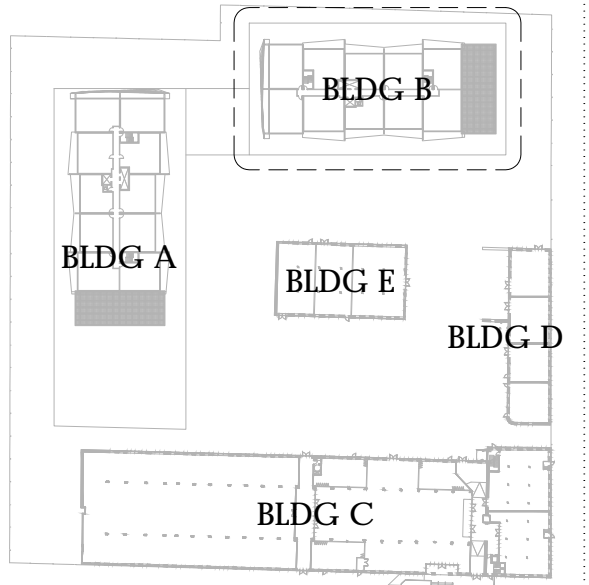
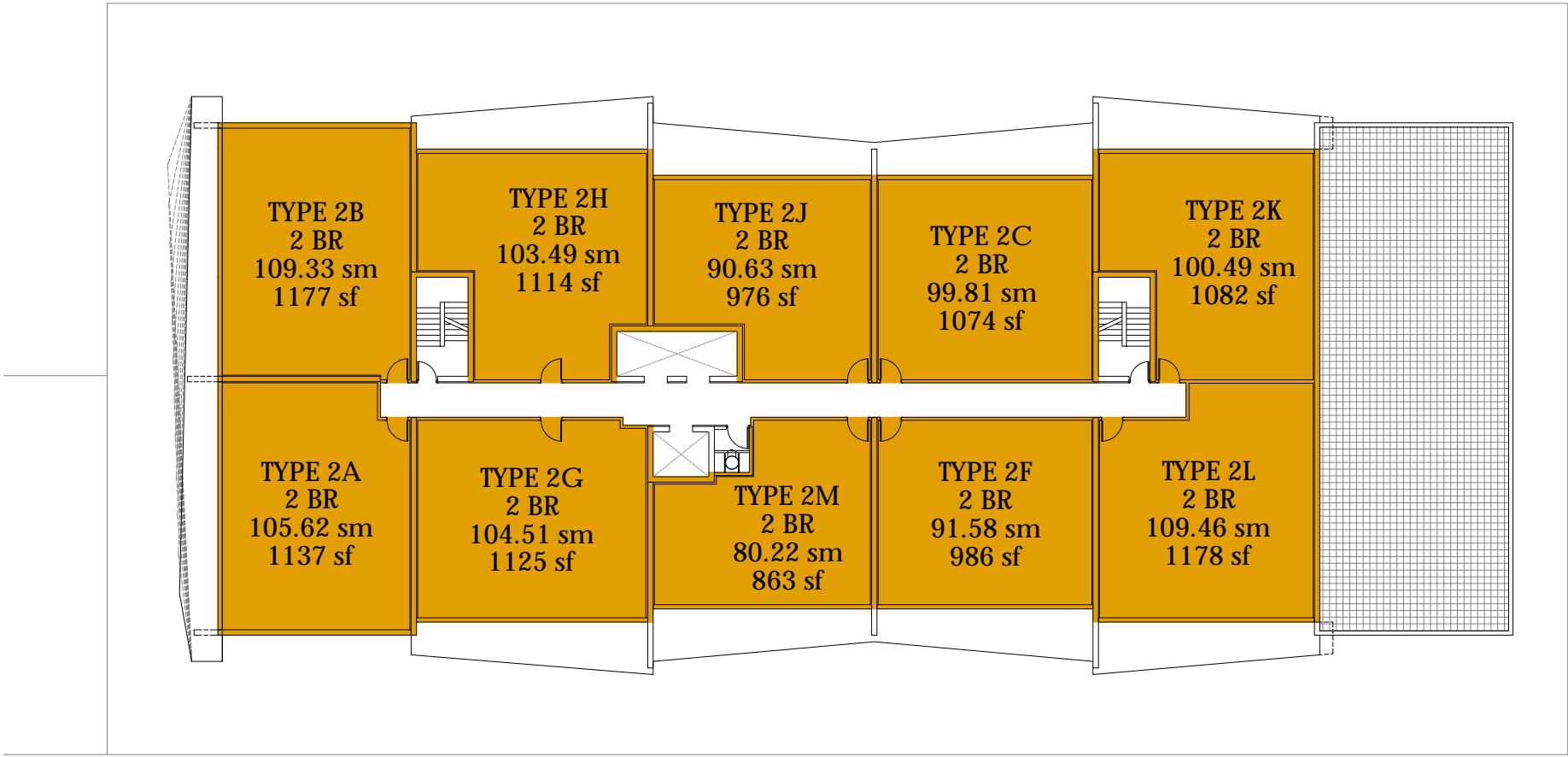
GASLIGHT DISTRICT
PROJECT NO. 2015-076

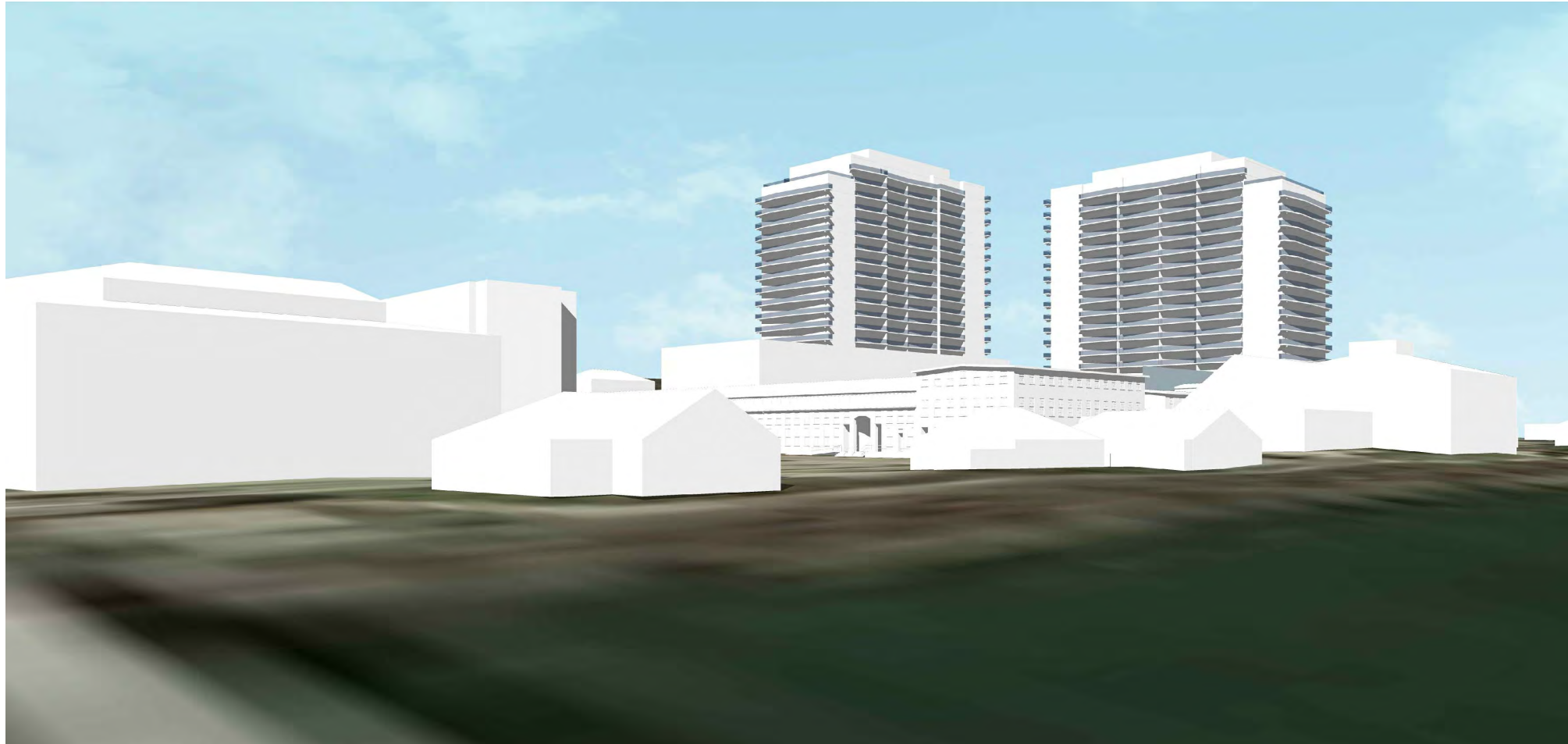












VIEW FROM
CONCESSION ST BRIDGE



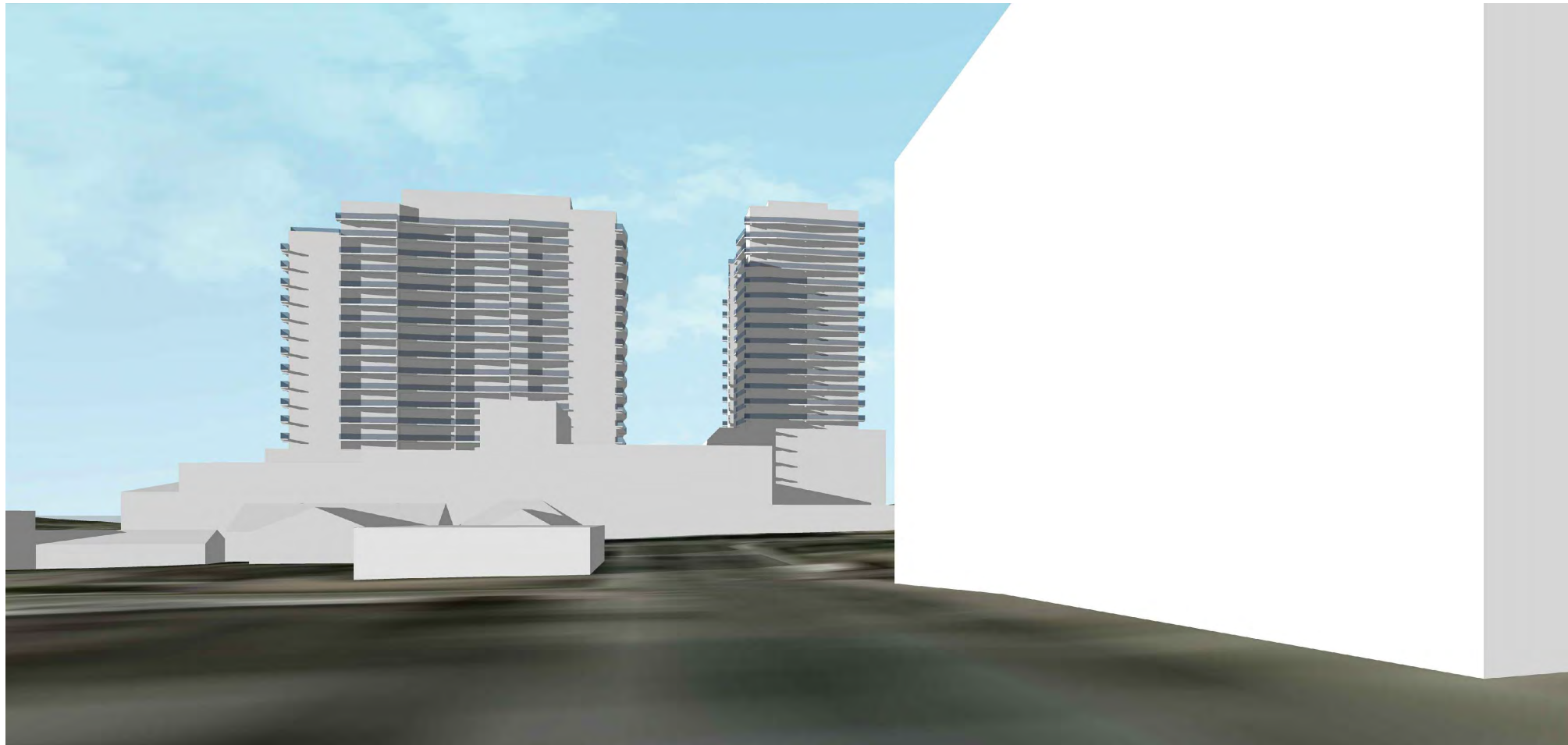
VIEW FROM
GLEBE ST AT FRASER ST



PROJECT NO. 2015-076
GASLIGHT DISTRICT

PERSPECTIVE VIEWS

NTS
2017.03.31



VIEW FROM GEORGE ST



VIEW FROM GRAND AVE



PROJECT NO. 2015-076
GASLIGHT DISTRICT

PERSPECTIVE VIEWS

NTS
2017.03.31



VIEW FROM
FUTURE PEDESTRIAN BRIDGE



VIEW FROM
GRAND AVENUE



PROJECT NO. 2015-076
GASLIGHT DISTRICT

PERSPECTIVE VIEWS

NTS
2017.03.31

Appendix **B** – Shadow Study



DATE: MARCH 21



DATE: JUNE 21



DATE: SEPTEMBER 21



DATE: DECEMBER 21

SCALE: N.T.S

P/N: 1350F

DATE: March 30, 2017

10:00am

12:00pm

2:00pm

4:00pm

Appendix **C** – Curriculum Vitae

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Niagara-on-the-Lake, Corridor Design Guidelines

Cambridge West Master Environmental Servicing Plan

Township of West Lincoln Settlement Area Expansion Analysis

Ministry of Infrastructure Review of Performance Indicators for the Growth Plan

Township of Tiny Residential Land Use Study

Port Severn Settlement Area Boundary Review

City of Cambridge Green Building Policy

Township of West Lincoln Intensification Study & Employment Land Strategy

Ministry of the Environment Review of the D-Series Land Use Guidelines

Meadowlands Conservation Area Management Plan

City of Cambridge Trails Master Plan

City of Kawartha Lakes Growth Management Strategy

City of Cambridge Growth Management Strategy

City of Waterloo Height and Density Policy

City of Waterloo Student Accommodation Study

City of Waterloo Land Supply Study

City of Kitchener Inner City Housing Study

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg, Heritage Master Plan
Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
City of Kingston, Barriefield Heritage Conservation District Plan Update
Burlington Heights Heritage Lands Management Plan
City of Markham, Victoria Square Heritage Conservation District Study
City of Kitchener, Heritage Inventory Property Update
Township of Muskoka Lakes, Bala Heritage Conservation District Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan
City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan
City of Cambridge, Heritage Master Plan
City of Waterloo, Mary-Allen Neighbourhood Heritage District Plan Study
City of Waterloo Rummelhardt School Heritage Designation

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

EDUCATION

2016

Master of Arts in Planning,
specializing in Heritage
Planning

*University of Waterloo,
School of Planning*

2010

Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology

Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after graduating from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Prior to Joining MHBC, Vanessa gained practical experience working as the Program Manager, Heritage Planning for the Town of Aurora, where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events (such as the annual Doors Open Ontario event), and heritage projects (such as the Architectural Salvage Program). Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including heritage conservation districts (HCDs), heritage impact assessments (HIAs), cultural heritage evaluation reports (CHERs), conservation plans, as well as Stages 1-4 archaeological assessments.

PROFESSIONAL EXPERIENCE

| | |
|----------------------------|--|
| June 2016 - Present | Cultural Heritage Specialist/ Heritage Planner MacNaughton Hermsen Britton Clarkson Planning Ltd. |
| 2012 - 2016 | Program Manager, Heritage Planning Town of Aurora |
| May 2012 - October 2012 | Heritage Planning Assistant Town of Grimsby |
| 2007 - 2010 | Archaeologist Archaeological Research Associates Ltd. |

CONTACT

540 Bingemans Centre Drive,
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Kitchener, ON N2B 3X9
T 519 576 3650 x 728
F 519 576 0121
vhicks@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Vanessa Hicks, M.A., C.A.H.P.

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs)

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment - 47 Spring Street Waterloo, Albert/MacGregor Neighbourhood HCD

Heritage Impact Assessment - 107 Concession Street, City of Cambridge

Heritage Impact Assessment – 33 Laird Drive, City of Toronto

Heritage Impact Assessment – Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment – 362 Dodge Drive, City of Kitchener

Heritage Impact Assessment – 255 Ruhl Drive, Town of Milton

Heritage Impact Assessment – 34 Erb Street East, City of Waterloo

CULTURAL HERITAGE EVALUATION REPORTS (CHERs)

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report - 317 Mill Street, 28/30 Elizabeth Street South, 16 Elizabeth Street South, Town of Richmond Hill

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage Landscape

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

CONTACT

540 Bingemans Centre Drive,
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U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E