

To: COUNCIL

Meeting Date: 11/26/2024

Subject: 24-147-CD Request to Alter a Part V Designated Property, Metcalfe Street Road Reconstruction

Submitted By: Bob Bjerke MCIP, RPP, Chief Planner

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Report No.: 24-147-CD

File No.: R01.02.03

Wards Affected: Ward 5

RECOMMENDATION(S):

THAT Report 24-147-CD Request to Alter a Part V Designated Property, Metcalfe Street Road Reconstruction, be received;

AND FURTHER THAT Council approve the widening of the sidewalks on Metcalfe St, located within the Dickson Hill Heritage Conservation District, to make them AODA compliant.

EXECUTIVE SUMMARY:

Purpose

This report has been prepared to provide a recommendation to Council in support of the alteration, under Section 42 of the Ontario Heritage Act, to the sidewalk and road widths of Metcalfe Street, which are designated under Part V of the Ontario Heritage Act.

Key Findings

- The proposal is to fully reconstruct Metcalfe Street between Blair Road and Park Hill Road West.
- The proposal includes widening the sidewalks on both sides of the street to 1.8 metres from 1.2 metres and narrowing the roadway from 7.2 metres to 6.0 metres.
- There are three listed properties and no designated Part IV properties on Metcalfe Street. There will be no impacts to properties on either side of the street.

Financial Implications

The reconstruction of Metcalfe Street is included in project A/01181-40 – Kerr St. and Metcalfe St. Reconstruction, included in the 2025 Capital Budget in the amount of \$3,032,000. The cost estimate for reconstructing Metcalfe Street is approximately \$1,500,000.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

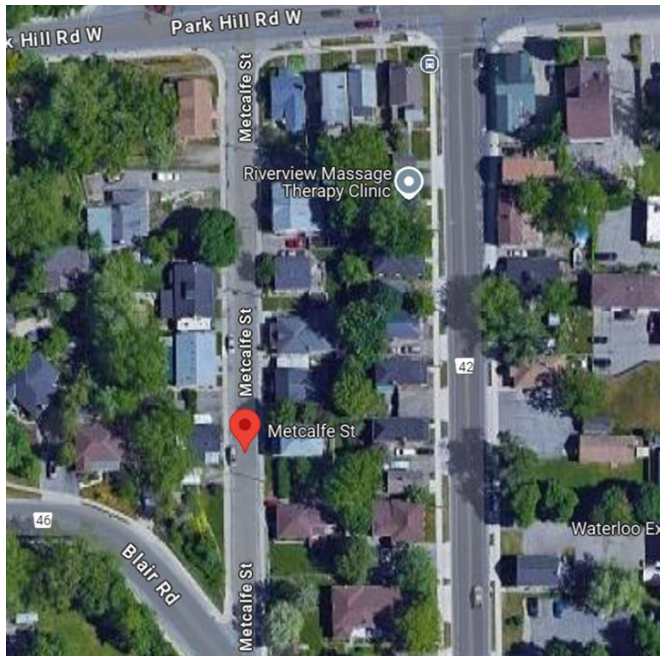


Figure 1: Aerial Map of Metcalfe St

Metcalfe Street from Blair Road to Park Hill Road West is planned for reconstruction in late spring 2025. This reconstruction will include the replacement of the existing water main and sanitary sewers including replacement of services to the property line; replacement of the storm sewers and replacement of the existing roadway, curb, gutter; and widening the sidewalks on both sides to make them compliant with the AODA (Accessibility for Ontarians with Disabilities Act). The City of Cambridge upgrades infrastructure each year on a project by project basis to replace aged systems before they fail or become too expensive to maintain. This project was initiated in 2021 with an online PIC (Public Information Centre).

ANALYSIS:

As defined by Section 42 (1) of the Ontario Heritage Act, Council is the deciding authority on alterations within a Heritage Conservation District. Only City-owned property is designated within Dickson Hill. This includes the streets and sidewalks as outlined in Section 5.3 of the Dickson Hill HCD Plan.

The items considered to be alterations as part of this reconstruction project are the widening of the sidewalks on both sides of the street and the narrowing of the road surface. The sidewalks are currently 1.2 metres wide. To be compliant with AODA, the sidewalks must be a minimum of 1.5 metres to accommodate persons walking beside wheelchair or scooter bound persons, or persons walking beside baby carriers. The current proposal would see both sidewalks increased to 1.8 metres. The 1.8 metre width, instead of the 1.5 metre AODA minimum, is the City's standard for curb-face sidewalks. It should be noted that the additional width provides for snow storage in the winter, and that 1.5 metres would not be sufficient from snow storage and accessibility perspective.

The sidewalks will be widened on the roadside and not toward property lines. Therefore, fences or stacked stone garden beds that are close to the road will not be impacted by the widening.

The road surface will be narrowed from 7.2 metres to 6.0 metres to accommodate the sidewalk widening. The narrowed road width will not have any visual impacts to the street and will meet Engineering Design standards.

The rest of the project, such as the underground service replacements and the road surface materials will not affect the visual perception of the landscape.

Heritage Planning staff are in support of the sidewalk widening to make them compliant with AODA standards as this will allow all residents to be able to travel safely on our streets, particularly those in our heritage conservation districts.



Figure 2: View of Metcalfe Street from Blair Road in the Dickson Hill HCD

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Section 42 (1) of the Ontario Heritage Act outlines that a property owner shall not alter a Part V designated property unless they receive permission from Council to do so.

Designation By-law 150-05 is a by-law designating City-owned property in Dickson Hill as a Heritage Conservation District. Schedule B to the by-law is the HCD Plan.

Dickson Hill Heritage Conservation District Plan

5.3 Alterations and Improvements to City of Cambridge Roadways

All future alterations or improvements to City of Cambridge roadways shall be consistent with the policies of this plan. This policy applies to all built features in City of Cambridge roadways such as:

- retaining walls;
- sidewalks; and
- streetlights.

Projects that require Council approval shall obtain confirmation from the City's Heritage Planner that the proposed work is consistent with the Plan. If the proposal is found to be contrary to the Plan, the proposal shall be circulated to the Municipal Heritage Advisory Committee for a recommendation to Council. Projects that require approval under the

Environmental Assessment Act shall be circulated to the Municipal Heritage Advisory Committee for a recommendation to Council.



Figure 3: View of Metcalfe Street from Park Hill Road West to Blair Road

City of Cambridge Official Plan (2018)

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:
 - a. pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof.

FINANCIAL IMPACT:

The reconstruction of Metcalfe Street is included in project A/01181-40 – Kerr St. and Metcalfe St. Reconstruction, included in the 2025 Capital Budget in the amount of \$3,032,000. The cost estimate for reconstructing Metcalfe Street is approximately \$1,500,000. The project is expected to begin in May 2025.

PUBLIC VALUE:

Sustainability

The City of Cambridge supports sustainability by encouraging adaptive reuse of heritage properties wherever possible.

Transparency

The Council agenda is posted on the City's website as part of the reporting process.

ADVISORY COMMITTEE INPUT:

Staff consulted with the Municipal Heritage Advisory Committee on October 17, 2024 through report 24-006(MHAC) and the Committee provided the following recommendations to Council:

THAT Report 24-030(MHAC) Alteration to a Part V Designated Property, Metcalfe St Road Reconstruction Project – be received;

AND FURTHER THAT the Municipal Heritage Advisory Committee recommends that Council approve the widening of the sidewalks on Metcalfe St, located within the Dickson Hill Heritage Conservation District, to make them AODA compliant.

The recommendations were passed unanimously.

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public. No one from the public delegated to the item.

INTERNAL / EXTERNAL CONSULTATION:

The Senior Planner – Heritage liaised with the Project Engineer on the project.

CONCLUSION:

For the reasons outlined above, Heritage Planning staff as well as the Municipal Heritage Advisory Committee recommend that Council approve the widening of the sidewalks to make them AODA compliant as part of the Metcalfe Street Road Reconstruction project.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

N/A