

REPORT:

CULTURAL HERITAGE IMPACT ASSESSMENT

16 Byng Avenue, Cambridge, ON



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8 April 2021

Project # LHC0238

LHC

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A Qualifications. All comments regarding the condition of any buildings on the Subject Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential impacts of the proposed site alteration on the cultural heritage value or interest and heritage attributes of the Subject Property. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct this assessment. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report. Archaeological potential has not been assessed as part of this CHIA.

Due to the ongoing COVID-19 pandemic, documentation of the interior was not conducted and all photographs are taken from the exterior. For a detailed view and description of the interior, refer to the 2018 CHIA.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC was retained, in January 2021, by Matthew Benoit and Colleen Bracken (the **owners**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for 16 Byng Avenue, Cambridge, Ontario (**the Subject Property**). The Subject Property is currently *listed* on the *City of Cambridge's* Heritage Register as a non-designated property under Section 27, Part IV of the *Ontario Heritage Act (OHA)*.

A CHIA was previously prepared for Subject Property in 2018 to address a proposed severance and demolition of a garage and mudroom (LHC 2018). The 2018 CHIA determined the Subject Property has Cultural Heritage Value or Interest (**CHVI**) and a Statement of Cultural Heritage Value or Interest was prepared.

The current owners proposed to build an addition to the back of the house and this CHIA has been prepared to provide a critical review of the proposed site alteration from a heritage conservation planning perspective.

This CHIA was completed in accordance with the *City of Cambridge Heritage Impact Assessment Guidelines* (2012) following best practices and drawing upon applicable frameworks, such as the Ministry of Heritage, Sport, Tourism and Culture Industries' (**MHSTCI**) *Ontario Heritage Toolkit: Heritage Property Evaluation*. This CHIA also considers the applicable planning framework and identifies if the project complies and/is consistent with the framework. Section 4.10 of the *City's Official Plan* outlines requirements regarding Cultural Heritage Impact Assessments.

Several potential adverse impacts were identified with respect to the proposed rear addition; however, with careful planning and mitigation measures in place, these impacts can be lessened or avoided.

The following design considerations are recommended:

- Roofing material and colour should be both compatible with and subordinate to the extant roof.

The following mitigation measures are recommended:

- A qualified professional(s) with experience working on heritage masonry and carpentry should plan and undertake the work directly involving the extant residence and its heritage attributes.
- Anchors and joints should be carefully planned and materials that are compatible with the existing masonry should be selected to avoid direct and irreversible alteration or damage to the masonry.
- Any connection along which the two roofs meet should be planned to ensure that water is not allowed to pool along this connection.

- Every effort should be made to avoid the removal of any decorative wooden porch posts along the rear elevation; however, if this is not possible, the posts should be retained and, reused to replace missing posts along the south elevation.

A temporary protection plan (**TPP**) may be put in place to allow for consideration of how the stone residence and its heritage attributes will be protected. This TPP should include a plan for site access, delivery, and staging of materials and machinery as well as a fire and security plan.

Should detailed design plans vary significantly from those reviewed in this CHIA, another evaluation for potential adverse impacts is recommended.

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1 INTRODUCTION

In January 2021, LHC was retained by Matthew Benoit and Colleen Bracken (the **owners**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for 16 Byng Avenue, Cambridge, Ontario (**the Subject Property**). The Subject Property is currently *listed* on the *City of Cambridge's* Heritage Register as a non-designated property under Section 27, Part IV of the *Ontario Heritage Act (OHA)*. The *City of Cambridge Heritage Properties Register* is a Council endorsed Register which notes that listed properties “yield some cultural heritage value for possible future designation”.¹ The property is also located within the Dickson Hill Heritage Conservation District. The policies established in the *Dickson Hill Heritage Conservation District Plan for City Owned Lands* apply only to City-owned lands.

A CHIA was previously prepared for the Subject Property in 2018 to address a proposed severance and demolition application:

- Letourneau Heritage Consulting Inc. “Cultural Heritage Impact Assessment: 16 Byng Avenue, Cambridge Ontario.” August 2018. (the **2018 CHIA**)

The 2018 CHIA included an evaluation of the Subject Property against the criteria outlined in *Ontario Regulation 9/06: Criteria for Determining the Cultural Heritage Value or Interest (O. Reg. 9/06)* under the *Ontario Heritage Act (OHA)*. A Statement of Cultural Heritage Value or Interest (**SCHVI**) was prepared, and a list of heritage attributes was identified.

This CHIA builds on the background analysis undertaken as part of the 2018 CHIA and provides an updated impact assessment of the new proposed addition located to the rear of the stone residence.

The objective of a CHIA is to provide a critical review of a proposed development or site alteration from a heritage conservation planning perspective. This CHIA will also consider the applicable planning framework and identify if the project complies and/is consistent with the framework. Section 4.10 of the City's *Official Plan* outlines requirements regarding Cultural Heritage Impact Assessments.

This CHIA was completed in accordance with the *City of Cambridge Heritage Impact Assessment Guidelines (2012)* following best practices and drawing upon applicable frameworks, such as the Ministry of Heritage, Sport, Tourism and Culture Industries' (**MHSTCI**) *Ontario Heritage Toolkit*.

1.1 Study Approach

LHC completed this CHIA following the City of Cambridge's *Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessments under Policy 4.10 of the City of Cambridge Official Plan*² and the *City of Cambridge Heritage Impact Assessment Guidelines (2012)*. The following outlines how this report addressed the City of Cambridge's requirements for the

¹ City of Cambridge, “City of Cambridge Heritage Properties Register,” last modified August 2020, <https://www.cambridge.ca/en/learn-about/resources/Heritage/Heritage-Properties-Register-2020-08-for-website.pdf>, 3.

² City of Cambridge, “Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessments under Policy 4.10 of the City of Cambridge Official Plan,” last modified November 21, 2012, G:\Policy Planning Common\Heritage General\Information Bulletins\HIA Terms of Reference.doc

preparation of CHIAs. LHC has also included a review of provincial and local legislation in Section 4 and has considered this information in its review of the proposal.

1.1.1 Introduction to the Subject Property

Section 2 provides a basic overview of the property, including a plan of the existing conditions, area/size, general topography and physical description, and a description of the cultural heritage resources on the Subject Property. The Subject Property is clearly and precisely defined using the municipal address and legal description. The physical context of the property, including its immediate neighbourhood, adjacent properties, adjacent heritage interests, and physical features is described. As part of the 2018 CHIA, an evaluation was undertaken and a Statement of Cultural Heritage Value or Interest and list of heritage attributes was prepared. Section 5 provides an Understanding of Cultural Heritage Value or Interest based on this previous work. This addresses 4.10 (1)(a) of the *OP*.

Visual documentation to address 4.10 (1)(b) of the *OP* is presented in the 2018 CHIA³ and in Section 2 of this document.

1.1.2 Planning, Legal, and Regulatory Framework

A review of applicable legislation and policy is provided in Section 3 of this report. In addition to the municipal policies/bylaws, the analysis also considered regional and provincial legislation/policy. This review does not address all policies/legislation, but instead focuses on applicable policies/legislation as they apply to heritage conservation. This was done to ensure the heritage planning and policy requirements are clear, to determine if any of these documents specifically identifies any cultural heritage resources, and finally to ensure that the project will not violate any heritage planning requirements.

1.1.3 Background Research and Analysis

Section 4 of this report is a review of the historical background of the surrounding area, the property and associated building. This review is reproduced from the 2018 CHIA and was undertaken using available archival materials. This included: historical atlases, historical maps, census records, land registry documents, city directories, historical photographs, and textual materials.

1.1.4 Site Visit

In the MHSTCI's guide *Heritage Property Evaluation, Chapter 3: The Importance of Research and Site Visit* notes that a property should be evaluated at least twice.

A site visit was undertaken by Cultural Heritage Specialist, Colin Yu on 28 January 2021. This site visit was deemed sufficient to understand and document changes to the property since the 2018 CHIA and, taking into consideration COVID-19 recommendations at the time of writing, a second site visit was not undertaken.

³ As-built drawings were not prepared as part of this CHIA. Measured drawings are included in Appendix B of the 2018 CHIA.

1.1.5 Evaluation

An evaluation of the built heritage resource has been carried out in accordance with *Ontario Regulation 9/06* of the *Ontario Heritage Act* and the City of Cambridge *Heritage Evaluation Criteria* in Policy 4.4 of the *OP*. The evaluation was completed in 2018 and the results are presented in Section 5 of this document.

1.1.6 Description of the Site Alteration

A description of the proposed changes to the property is outlined in Section 6.

1.1.7 Impact of the Project Proposal

As defined by MHSTCI policies and *City of Cambridge Heritage Impact Assessment Guidelines (2012)*, impacts of the proposed alterations of the property are described in Section 7. This section addresses Policy 4.10 (1)(c) of the *OP*.

1.1.8 Considered Alternatives and Mitigation Strategies

The report has provided a detailed discussion and description of alternative conservation options that have been considered for the Subject Property as well as which option is chosen and why. Section 9 lists Alternatives to the Proposal and Section 10 of this report outlines Mitigation Measures. This section addresses Policy 4.10 (1)(d), (e), and (f) of the *OP*.

1.1.9 Conclusion and Recommendations

The report provides recommendations and considerations for work on the property going forward in Section 10.

2 INTRODUCTION TO THE SUBJECT PROPERTY

2.1 Property Location

The Subject Property at 16 Byng Avenue is located in Ward 5, in the City of Cambridge (Figure 1). The legal address description is Plan 291 Pt Lot 19 RP 58R20441, Part 1 IRREG 25742.75SF 111.33FR D. The Subject Property is located on the west side of the street; Byng Avenue runs in a north-south direction. The Subject Property is found east of Lansdowne Road South, west of George Street North (on the upper plateau), and north of St. Andrews Street. Laneway 163 is located directly west of the stone residence.

2.2 Heritage Recognition

The Subject Property is *listed* in the City of Cambridge Heritage Properties Register.

2.3 Existing Conditions

The Subject Property falls within the Dickson Hill Heritage Conservation District (HCD). The Dickson Hill HCD Plan provides heritage conservation strategies for City-owned public spaces. This includes policies for conserving public spaces, street trees, streetlights, signage, and public parking areas. Byng Avenue is a two-way dead-end street with curbed sides and a sidewalk along the west side only (Figure 3 and Figure 4); there are no streetlights on the west side and large streetlights on the east side. The 'globe' style streetlights outlined as a distinctive feature in the Dickson Hill HCD are not present on Byng Avenue. The Subject Property overlooks St. Andrews Park towards the Grand River and City of Cambridge (Figure 5 and Figure 6).

The Subject Property has a one-and-a-half-storey stone residence and one-storey shed (Figure 2). The structures on the Subject Property have a large setback from Byng Street with a large front lawn. There are several mature trees located on the western and northern limits of the property. Access onto the Subject Property is via Byng Avenue and Laneway 163 located to the rear (Figure 7 and Figure 8). Detached one-storey garages, situated at the backs of surrounding properties, are found along Laneway 163.

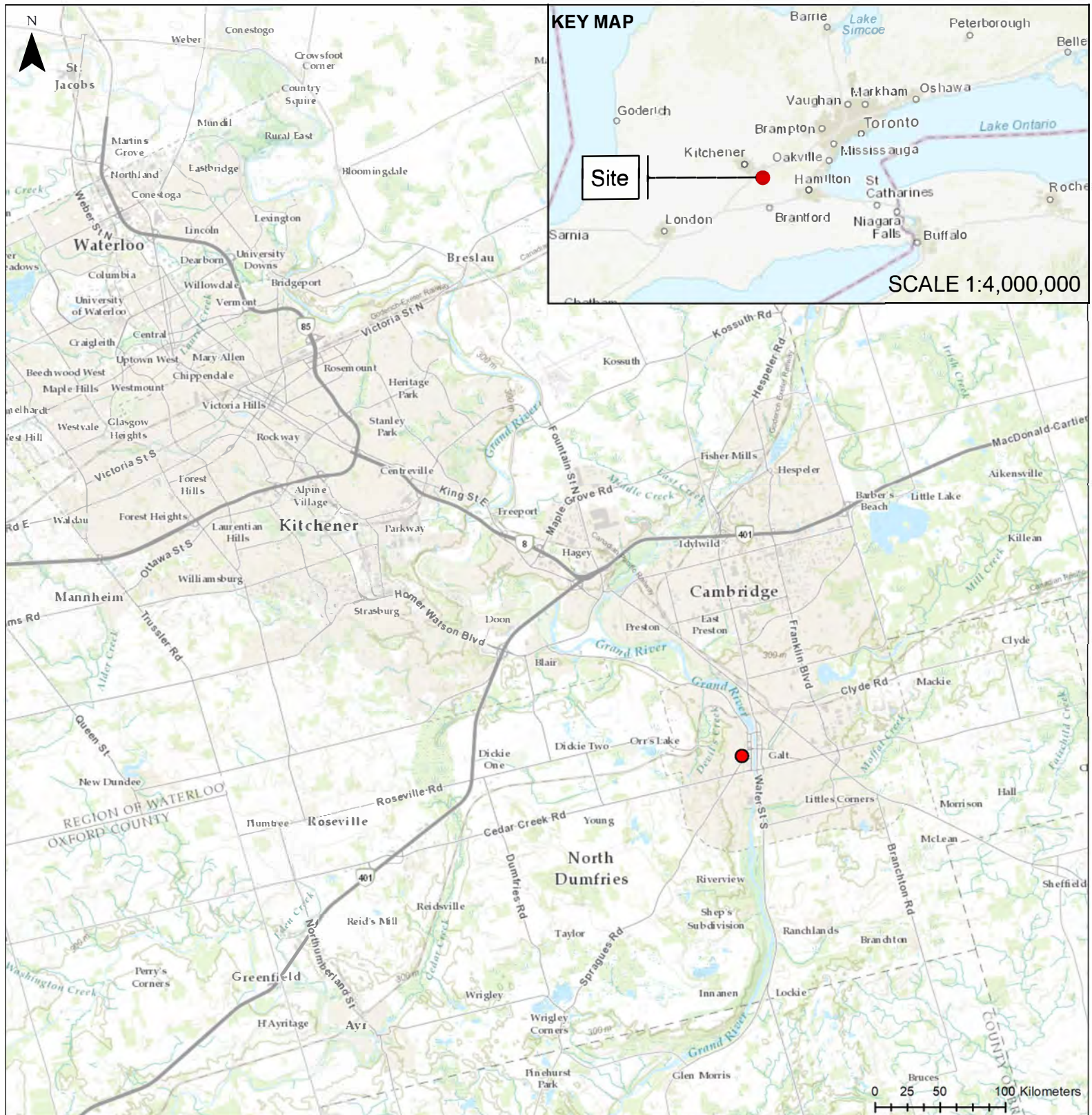
The property is currently zoned as R4-Low Density Residential.

A site visit on 28 January 2021 was conducted by Colin Yu in order to document the current conditions and whether alterations were made to the current Subject Property. For a complete description of the interior and exterior, as observed in 2018, refer to the 2018 CHIA.

The following changes were documented in 2021 (Figure 19):

- Severance of lot (Figure 9 and Figure 10);
- New driveway with roundabout (Figure 11);
- Demolition of garage and mudroom (Figure 12);
- Demolition of south elevation kitchen and bathroom addition (Figure 13 and Figure 14);
- Porch, constructed of cement extends south elevation porch (Figure 15 and Figure 16);
- Addition of two new vinyl windows on south elevation (Figure 17);
- Green wooden floor, transition between pool room and main residence removed (Figure 18).

As-built elevations are provided in Appendix C.



Legend

● Subject Property

TITLE
Location of Subject Property

CLIENT
 Matthew Benoit and Colleen Bracken

PROJECT
 Cultural Heritage Impact Assessment
 16 Byng Ave, Cambridge, ON

PROJECT NO. LHC0238

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
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YYYY-MM-DD 2021-01-14

PREPARED LHC

DESIGNED JG

FIGURE # **1**



Legend

 Subject Property

TITLE
Current Conditions

CLIENT
Matthew Benoit and Colleen Bracken

PROJECT
Cultural Heritage Impact Assessment
16 Byng Ave, Cambridge, ON

PROJECT NO. LHC0238

NOTE(S)
1. All locations are approximate.

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YYYY-MM-DD	2021-01-20
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DESIGNED	JG
FIGURE #	2



Figure 3: View south along Byng Avenue



Figure 4: View north along Byng Avenue



Figure 5: View east overlooking the City of Cambridge



Figure 6: View east, overlooking the City of Cambridge



Figure 7: View north on Laneway 163



Figure 8: View south on Laneway 163



Figure 9: View west of Subject Property (red line, approximate boundary, added by LHC)



Figure 10: View west of Subject Property, original entrance of 16 Byng



Figure 11: View west, new driveway on Subject Property



Figure 12: View west, garage, mudroom, and pool no longer present on Subject Property



Figure 13: View north of south elevation where the kitchen and bathroom have been removed



Figure 14: View north of South elevation, evidence of former kitchen and bathroom walls



Figure 15: View north of south elevation, former kitchen and bathroom walls



Figure 16: View west of south elevation, new cement porch



Figure 17: View north of new vinyl window, located on south elevation



Figure 18: Green wooden floor no longer present, west elevation

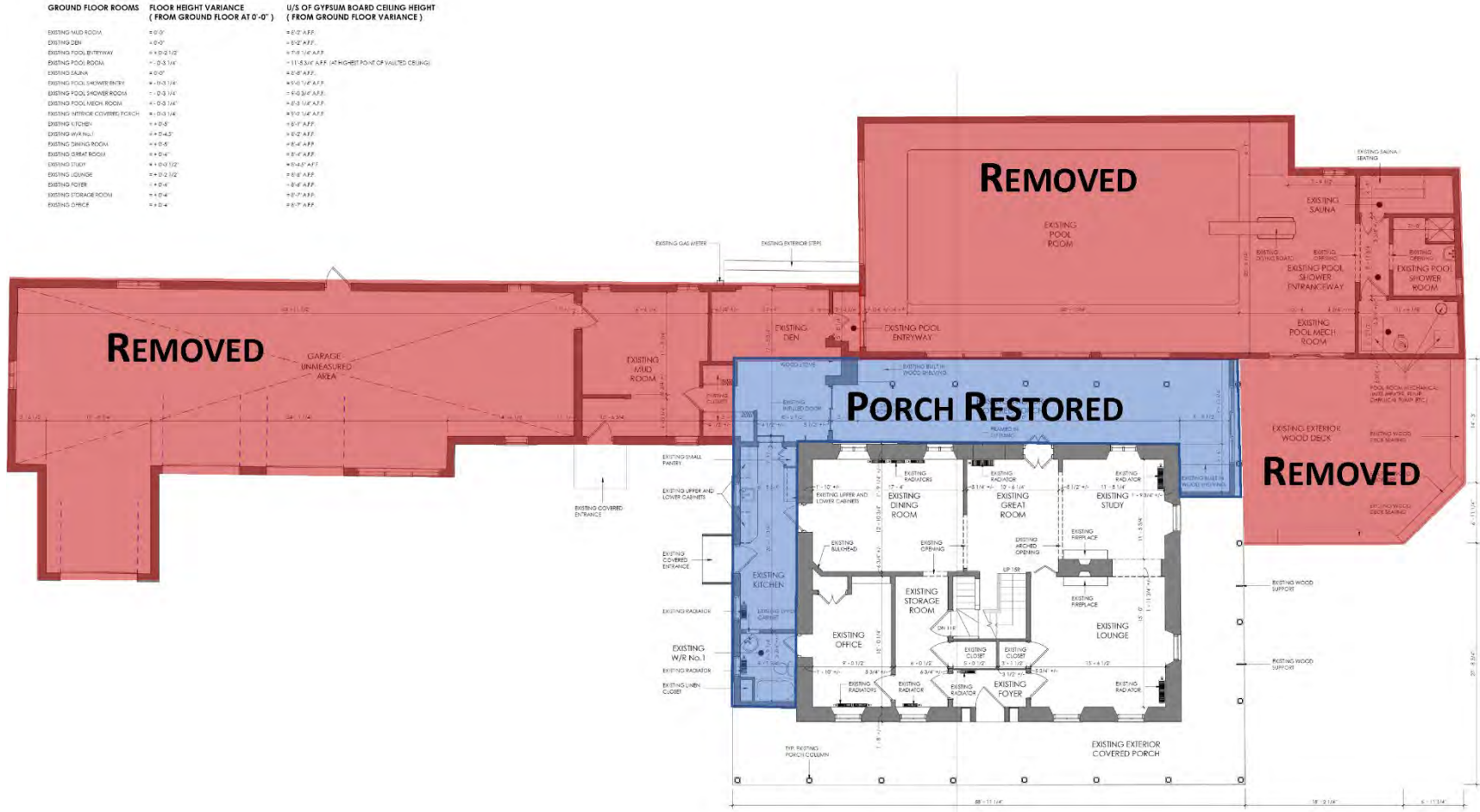


Figure 19: Changes to the Subject Property Subsequent to the 2018 CHIA.

2.4 Adjacent Heritage Properties

The *City of Cambridge Official Plan* defines adjacent as ‘those lands contiguous to a cultural heritage resource’. According to the *City of Cambridge Heritage Properties Register* (last updated August 2020), there are no Section 27 *listed* or Section 29, Part IV “*designated*” properties adjacent to 16 Byng Avenue. The City-owned public spaces (Byng Avenue) are contiguous to the property and are designated under Part V of the *OHA* under the Dickson Hill Heritage Conservation District.

As per Section 3 of the *Heritage Impact Assessment Guidelines*, there are several properties located in the general area (150 meters from the subject property) *listed* on the *City of Cambridge Heritage Properties Register* or designated under Part IV of the *OHA*. Figure 20 shows their location in relation to 16 Byng Avenue and demonstrates that none of these properties are considered adjacent. Table 1 provides further details.



Legend

- Subject Property
- 150m Buffer Around Subject Property

Heritage Designations

- MHAC Designated Properties
- MHAC Listed Properties

NOTE(S)
1. All locations are approximate.



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TITLE Heritage Properties Within a 150m Buffer of the Subject Property	
CLIENT Matthew Benoit and Colleen Bracken	
PROJECT Cultural Heritage Impact Assessment 16 Byng Ave, Cambridge, ON	PROJECT NO. LHC0238





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FIGURE #	20



Table 1: Adjacent heritage properties



Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
15-17 Salisbury Avenue	Listed on the City of Cambridge Properties Register	Francis Black House, double semi-detached, Gothic Revival, one-and-a-half-storey, limestone, central gable with arched window. Constructed 1863.	
25 Salisbury Avenue	Listed on the City of Cambridge Properties Register	Two-storey stone house.	



⁴ Information provided are found in the City of Cambridge Heritage Register


Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
33 Salisbury Avenue	Listed on the City of Cambridge Properties Register	<p>Constructed of red brick in the Georgian Revival style. One of the early owners was Walter McCormick, owner of Riverside Silk Mills located on Melville Street.</p> <p>Constructed in 1928.</p>	
34 Salisbury Avenue (previously 2 Crescent Place)	Designated under Part IV of the Ontario Heritage Act (By-Law 47-97)	<p>The house, constructed in 1888, is an excellent example of the Queen Anne style of architecture which is characterized by an irregular silhouette, consisting of towers, broad gables or pediments, projecting two storey bays, multi-sloped roof and tall decorated chimneys. While there are other examples of the Queen Anne style on Dickson Hill, this is unique to the area because it is constructed of Limestone. The limestone itself is heavily fossilized.</p>	



Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
10 Byng Avenue	Designated under part IV of the OHA (By-law 214-97)	The residence is described by local Architect, C. Ross Anderson, as a well-preserved example of a cottage style, stuccoed frame dwelling from the early 20th century with many finishes and most details being intact. The residence is located in an area of the City commonly referred to as "Dickson Hill". The residence, believed to have been constructed in 1930, was first owned by Edith Perry and stayed in the Perry family until 1964. Windows and doors throughout the residence are original and operational. All have original hardware.	
1 Lansdowne Road North	Listed on the City of Cambridge Properties Register	Italianate red brick residence.	



Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
2 Lansdowne Road North	Listed on the City of Cambridge Properties Register	House built by Robert Struthers, Classical Revival style.	
3 Lansdowne Road North	Listed on the City of Cambridge Properties Register	Mellish House, Romanesque Revival, red brick, 2½ storeys, oriel window, date on turret with top floor porch with conical roof.	



Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
2 Lansdowne Road South	Listed on the City of Cambridge Properties Register	None.	
3 Lansdowne Road South	Listed on the City of Cambridge Properties Register	None	

Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
4 Lansdowne Road South	Listed on the City of Cambridge Properties Register	None.	
35 Lansdowne Road South - St. Andrews Park	<p>Designated under Part IV of the OHA (By-law 95-84)</p> <p>Designated under Part V of the OHA as part of the Dickson Hill HCD (By-law 150-05)</p>	<p>The Pioneer Pergola is designated as being of historical significance because it incorporates a collection of gravestones of some of the earliest settlers of the Town of Galt. Built for that purpose by the Waterloo Chapter of the Imperial Order of Daughters of the Empire in 1907, it is the only monument to the pioneers which exists in the former City of Galt. The names and dates of birth and death of 207 people are recorded in this small structure.</p>	

Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
50 Lansdowne Road South	Designated under Part IV of the OHA (By-law 9-17)	<p>This residence was constructed in 1906 of buff coloured brick in a vernacular expression of the Italianate and Queen Anne styles. True to the Queen Anne architecture style, 50 Lansdowne Road South is an L-shaped, two storey house with a simple hipped roof. The structure sits on a grey, quarry-faced, broken course limestone foundation. The main construction materials are stretcher-laid yellow brick which form voussoirs over most of the doors and windows on the structure, including the basement level windows. The front façade has a half porch with a mansard style roof that supports a second-floor balcony deck. The front porch also has two large turned, wooden support columns. The property at 50 Lansdowne Road South is believed to have been constructed shortly after the street was surveyed in 1906 by Florence Dickson who, at one point, owned much of the land that now makes up the area of Dickson Hill in west Galt. George Last, a machinist with the Goldie and McCulloch Company Limited, bought this lot from Florence Dickson for \$200 in August 1906 and constructed the house.</p>	

Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
10-12 St. Andrews Street	Listed on City of Cambridge Heritage Property Register	None.	
14 St. Andrews Street	Listed on City of Cambridge Heritage Property Register	None.	

Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
<p>16-18 St. Andrews Street</p>	<p>Listed on City of Cambridge Heritage Property Register</p>	<p>None.</p>	
<p>58-76 St. Andrews Street – St. Andrews Terrace (58, 60, 62, 64, 66, 68, 70, 72, 74, 76 St. Andrews Street)</p>	<p>Designated under part IV of the Ontario Heritage Act (By-law 12-89)</p>	<p>Historical Value of Interest</p> <ul style="list-style-type: none"> • it dates from an early period in the development of the City's communities. • it is a well-preserved example and illustration of the City's social and economic development history <p>Architectural Value or Interest</p> <ul style="list-style-type: none"> • it is a good, well preserved and representative example of its architectural style or period of building • it makes an important contribution to the urban composition or streetscape of which it forms part of. 	

Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
<p>65 St. Andrews Street – Dickson Public School</p>	<p>Designated under part IV of the Ontario Heritage Act (By-law 17-83)</p>	<p>This building is prominently sited overlooking the river valley and south end of Cambridge. It is an outstanding example of 19th century stone school and public building in the Italianate style with vernacular Scottish Georgian features.</p> <p>Built in 1876-77 of coursed local limestone with rock-faced limestone quoins, the building is symmetrical in window placement and is noted for its projecting stone porch, projecting front is pieces on three sides, all with triangular pediments, and octagonal belfry.</p> <p>Dickson School was the first public school on the west side of Galt and bears the name of the town's founding family.</p>	
<p>5-7 George Street South</p>	<p>Listed on City of Cambridge Heritage Property Register</p>	<p>None.</p>	

Address	Heritage Recognition	Reasons for Designation or Listing ⁴	Image (all images sourced from Google Earth)
9 Brant Road South	Listed on City of Cambridge Heritage Property Register	Constructed by local architect Ray Hall for Frank Landreth. The house is constructed of sandstone in a vernacular expression of the Tudor Revival style. Distinctive features include topped voussoirs over the casement windows, leaded glass in the sidelights and transom and steeply pitched rooflines.	 A photograph of a two-story Tudor Revival style house. The house is constructed of sandstone and features a steeply pitched roof with a central chimney. The front facade has several windows with decorative elements, including topped voussoirs over the casement windows and leaded glass in the sidelights and transoms. The house is set on a green lawn with a stone path leading to the front steps. Large trees are visible in the background.

3 POLICY AND LEGISLATION CONTEXT

3.1 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *Ontario Heritage Act (OHA)*, the *Provincial Policy Statement (PPS)*, and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the **Growth Plan**). Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 *Planning Act, R.S.O. 1990*

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

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...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁵

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which is used under the authority of Part 1 (3).

3.1.2 *Provincial Policy Statement (2020)*

The *PPS* is issued under the authority of Section 3 of *The Planning Act* and provides further direction for municipalities regarding provincial requirements. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. The *PPS* addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” (Section 1.7.1d).

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsections state:

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

⁵ Province of Ontario. “The Planning Act, R.S.O. 1990, c. P.13,” last modified December 8, 2020, <https://www.ontario.ca/laws/statute/90p13>.

- 2.6.2 *Development and site alteration* shall not be permitted on lands containing archaeological resources or areas of *archaeological potential* unless *significant archaeological resources* have been *conserved*.
- 2.6.3 Planning authorities shall not permit development and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁶

3.1.3 **Ontario Heritage Act, R.S.O. 1990, c. O.18**

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 29 of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

O. Reg. 9/06 identifies the criteria for determining cultural heritage value or interest under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest. These criteria are used in determining if an individual property has cultural heritage value or interest.

Assessment of a property involves research, site assessment, and evaluation. Results from site visits and historical research are evaluated against the criteria of *O. Reg. 9/06*. Only one of the criteria must be met for a property to have cultural heritage value or interest. In many cases, multiple criteria are met.

3.1.4 **Growth Plan for the Greater Golden Horseshoe (2020)**

The City of Cambridge is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the **Growth Plan**) which came into effect on 16 May 2019. In Section 1.2.1 (Guiding Principles), the *Growth Plan* states that the policies of the Plan are based on key principles. This includes the following:

⁶ Province of Ontario, "The Provincial Policy Statement 2020," last modified May 1, 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.⁷

Within Section 4.1 Context, the *Growth Plan* notes that the area it covers “contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources” (38). It notes that this also contains important cultural heritage resources. As this Section states:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.⁸

Section 4.2.7 (Cultural Heritage Resources) states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.⁹

Amendment 1 to the *Growth Plan* (Approved August 28, 2020) aligns the definitions of the *Growth Plan* with *PPS 2020*.

3.2 Region of Waterloo Context

3.2.1 Regional Official Plan for the Region of Waterloo (2015)

The *Regional Official Plan for the Region of Waterloo (ROP)* was approved with Regional Council on June 16, 2009 and approved with modifications by the Ontario Municipal Board on June 18, 2015, when it went into effect.¹⁰ The *ROP* provides goals, objectives, and policies to help guide physical change within the region to 2031.¹¹

⁷ Province of Ontario, “A Place to Grow: Growth Plan for the Greater Golden Horseshoe,” prepared by the Province of Ontario, 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

⁸ Province of Ontario, “Growth Plan, 2020, 39.

⁹ Province of Ontario, “Growth Plan, 2020, 47.

¹⁰ Region of Waterloo, “Regional Official Plan,” 2009, consolidated June 18, 2015, <https://www.regionofwaterloo.ca/en/regional-government/land-use-planning.aspx>, 1.

¹¹ Region of Waterloo, “Regional Official Plan,” 2009, consolidated June 18, 2015. 1.

The *ROP* asserts that land use planning is a shared responsibility between the Region and Area Municipalities rooted in the idea that citizens are best served by effective Regional and Area municipal partnerships and collaboration, including the development and review of official plans.¹²

All relevant policies related to cultural heritage resources contained within the *ROP* were reviewed for this report, with key sections and policies provided below for reference.

Section 3.G of the *ROP* deals with Cultural Heritage, stating that:

The region has a rich and diverse heritage, including distinctive cultures, traditions, festivals, artisans and craftspeople, landmarks, landscapes, properties, structures, burial sites, cemeteries, natural features and archaeological resources. These resources provide an important means of defining and confirming a regional identity, enhancing the quality of life of the community, supporting social development and promoting economic prosperity. The Region is committed to the conservation of its cultural heritage.¹³

Policies regarding CHIA's including the follow:

3.G.13 Area Municipalities will establish policies in their official plans to require the submission of a *Cultural Heritage Impact Assessment* in support of a proposed *development* that includes or is adjacent to a designated property, or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.

3.G.14 Where a *Cultural Heritage Impact Assessment* required under Policy 3.G.13 relates to a *cultural heritage resource* of Regional interest, the Area Municipality will ensure that a copy of the assessment is circulated to the Region for review. In this situation, the *Cultural Heritage Impact Assessment* submitted by the owner/applicant will be completed to the satisfaction of both the Region and the Area Municipality.

3.G.15 Where a *development application* includes, or is adjacent to, a *cultural heritage resource* of Regional interest which is not listed on a Municipal Heritage Register, the owner/applicant will be required to submit a *Cultural Heritage Impact Assessment* to the satisfaction of the Region.

3.G.16 The Region will undertake a *Cultural Heritage Impact Assessment* and consult with the affected Area Municipality and the Regional Heritage Planning Advisory Committee prior to planning, designing or altering Regional buildings or *infrastructure* that may affect a *cultural heritage resource* listed on the region-wide inventory described in Policy 3.G.4. The *Cultural Heritage Impact Assessment* will be reviewed and approved in accordance with the policies in this Plan.

3.G.17 Cultural Heritage Impact Assessment will include, but not be limited to the following:

- (a) historical research, site analysis and evaluation;

¹² Region of Waterloo, "Regional Official Plan," 2009, consolidated June 18, 2015, 3.

¹³ Region of Waterloo, "Regional Official Plan," 2009, consolidated June 18, 2015, 3.G.

- (b) identification of the significance and heritage attributes of the *cultural heritage resource*;
- (c) description of the proposed *development* or *site alteration*;
- (d) assessment of *development* or *site alteration* impacts;
- (e) consideration of alternatives, mitigation and conservation methods;
- (f) schedule and reporting structure for implementation and monitoring; and
- (g) a summary statement and conservation recommendations.

3.G.18 Where a *Cultural Heritage Impact Assessment* required in this Plan relates to a *cultural heritage resource* of Regional interest, the conservation recommendations will, wherever feasible, aim to *conserve cultural heritage resources* intact by:

- (a) recognizing and incorporating heritage resources and their surrounding context into the proposed *development* in a manner that does not compromise or destroy the heritage resource;
- (b) protecting and stabilizing *built heritage resources* that may be underutilized, derelict, or vacant; and
- (c) designing *development* to be physically and visually compatible with, and distinguishable from, the heritage resource.

3.G.19 Where it is not feasible to *conserve* a *cultural heritage resource* intact in accordance with Policy 3.G.18, the conservation recommendations will:

- (a) promote the reuse or adaptive reuse of the resource, building, or building elements to preserve the resource and the handiwork of past artisans; and
- (b) require the owner/applicant to provide measured drawings, a land use history, photographs and other available documentation of the *cultural heritage resource* in its surrounding context.

3.G.20 *Cultural Heritage Impact Assessments* may be scoped or waived by the Region or the Area Municipality as applicable.

3.2.2 Region of Waterloo Arts, Culture, and Heritage Master Plan (2002)

The *Region of Waterloo Arts, Culture, and Heritage Master Plan (Master Plan)* includes recommendations and implementation strategies for identification, protection, promotion, and investment cultural resources in the region. The *Master Plan* was created as:

Arts, culture, and heritage initiatives make a significant contribution to the well-being and quality of life of the residents of Waterloo Region. They reflect and enhance the community's unique identity and diversity, contribute to economic vitality, and shape future growth. Accordingly, the Region of Waterloo, alone or in partnership, will identify, protect, promote, and invest in existing resources;

implement strategies to support existing and additional arts, culture, and heritage initiatives; and ensure their long-term prosperity and sustainability.¹⁴

The goals of the *Master Plan* are to achieve the following:¹⁵

1. Community Identity and Character

Develop a stronger cultural heritage identity for the region, one that celebrates its diversity, the character of its multiple towns and cities and the differing traditions of their founders; its natural features; and the richness of its arts, culture and heritage assets.

2. Education and Awareness

Build a stronger foundation for arts, culture, and heritage within the community.

3. Coordination and Partnership Formation

Encourage a greater degree of collaboration across all sectors and disciplines.

4. Resources

Support opportunities for the development and sustainability of existing arts, culture, and heritage organizations.

5. Accessibility

Maximize accessibility to arts, culture, and heritage opportunities and information.

The *Master Plan* provides guidance and direction for the region for protecting, identifying, and enhancing cultural heritage aspects for communities, and in serving as a primary document to help develop new policies and implementation strategies.

3.3 City of Cambridge Context

3.3.1 City of Cambridge Official Plan (2012, consolidated 2018)

The *City of Cambridge's Official Plan (OP)* was approved with modifications by the Region of Waterloo on November 21, 2012 and is undergoing appeals but not of cultural heritage policies. The *OP* was most recent consolidated in September 2018.¹⁶ The *OP* provides a long-range strategy to guide land use decisions for the next 20 years.

Chapter 4 deals with Cultural Heritage Resources and provides relevant policies and objectives for cultural heritage resources throughout the municipality. All relevant policies related to cultural heritage resources contained within the *OP* were reviewed for this report, with key sections and policies provided below for reference.

Chapter 4 states that:

¹⁴ Region of Waterloo, "Arts, Culture and Heritage Master Plan," last modified October 2002, <https://www.regionofwaterloo.ca/en/exploring-the-region/resources/Documents/artsmasterplan.pdf>, I.

¹⁵ Region of Waterloo, "Arts, Culture and Heritage Master Plan," last modified October 2002, IV.

¹⁶ City of Cambridge, "Cambridge Official Plan," 2012, last consolidated September 2018, <https://www.cambridge.ca/en/learn-about/resources/Official-Plan/Cambridge-2018-Official-Plan-Consolidation-AODA-2018-09-25.pdf>, 1-2.

The *City* recognizes and benefits from a variety of *cultural heritage resources* which are focal to community identity and economic prosperity and inherited from past generations. *Cultural heritage resources* throughout the municipality are used for such activities as industry, tourism and other commercial uses and residences.¹⁷

Section 4.1 of the *OP* provides a series of objectives for cultural heritage resources with relevant objectives including:

- a) support the conservation, restoration and prominence of the city's built heritage as a key identifying feature of the community;
- b) co-ordinate the *City's* heritage interests with property owners, local business improvement areas and other special interests;
- d) support the designation of *cultural heritage resources* under the Ontario Heritage Act and the conservation of *cultural heritage resources* through the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act; and
- e) maintain and support the rehabilitation of the *Heritage Conservation Districts*, located in the Galt City Centre, Blair Village and the *City*-owned lands in West Galt and to consider the establishment of additional *districts*¹⁸

Section 4.2 of the *OP* outlines policies for cultural heritage resources, which are of interest for this assessment. Relevant policies include:

1. When *development* is proposed, the *City* will encourage the *conservation of cultural heritage resources* 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.
2. Where the priority conservation actions of Policy 4.2.1 cannot be achieved, the *City* will implement the following measures in order of preference:
 - a) promote the re-use of the resource, building, or building elements where a *cultural heritage resource* cannot be *conserved* intact;
 - b) require, prior to approving a *development* application which would result in the destruction of a *cultural heritage resource*, that the proponent provide to the *City* architectural measured drawings, a land

¹⁷ City of Cambridge, "Cambridge Official Plan," 2012, last consolidated September 2018, 61.

¹⁸ City of Cambridge, "Cambridge Official Plan," 2012, last consolidated September 2018, 61.

history, photographs and other available documentation of the *cultural heritage resource* in its surrounding context and, if feasible, relocate the *cultural heritage resource*; and

- c) promote the salvaging and reuse of building materials where a *cultural heritage resource* cannot be *conserved* intact to discourage construction materials from entering landfill sites and incorporation of building materials in the new *development or redevelopment*.

Section 4.10 of the *OP* outlines requirements for Cultural Heritage Impact Assessments. Relevant policies including the follow:

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. 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 of and justification for the preferred option.

2. The *City* will determine the need for a *Cultural Heritage Impact Assessment* in consultation with the owner/applicant. The *City* will refer the completed *Cultural Heritage Impact Assessment* to *MHAC* when the *development* is major in nature or where the *City* believes there will be a detrimental impact to the *cultural heritage resource*.

3. A *Cultural Heritage Impact Assessment* shall be undertaken by a professional who is qualified to evaluate the *cultural heritage resource* under review.

4. Additional information may be required by the *City*, particularly depending on the nature and location of the proposal. The *City* shall make available any relevant information that it maintains, including archival records.

5. A completed *Cultural Heritage Impact Assessment* will first be submitted to the *MHAC* for review and the recommendation of *MHAC* will be forwarded to *Council* for consideration with the proposal. A *Cultural Heritage Impact Assessment* may be scoped or waived by either *Council* or *MHAC*.

7. A *Cultural Heritage Impact Assessment* will be conducted in accordance to *Council* approved guidelines.

Additional guidelines for addressing each of the policies in 4.10 of the *Official Plan* in the preparation of CHIA's is outlined in *Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessments under Policy 4.10 of the City of Cambridge Official Plan* (2012).

3.3.2 Dickson Hill Heritage Conservation District Plan for City Owned Lands (2005)

The *Dickson Hill Heritage Conservation District Plan for City Owned Lands (HCD Plan)* prepared in 2005, was prepared pursuant to Part V of the *OHA*. It provides a heritage conservation strategy to conserve and enhance one of the most historic parts of the city by designating the public City-owned lands in this area. for City-owned public spaces in Dickson Hill.¹⁹

The *HCD Plan* recognizes and promotes the cultural heritage significance of Dickson Hill, and show Council's commitment to the long-term conservation and enhancement of the cultural heritage features of City-owned public spaces in Dickson Hill.

Dickson Hill HCD's statement of significance reads as follows:

Dickson Hill is one of the most unique communities in the City of Cambridge. Dickson Hill is named for the Honourable William Dickson, a prominent Galt settler who arrived to the area in 1816. Dickson is credited with founding the Village of Galt due to his considerable land holdings and was responsible for much of the commercial development on the west bank of the Grand River.

His son, William Dickson Jr., acquired most of the lands that currently make up the residential area of Dickson Hill. His own residence, located at 16 Byng Avenue was constructed in 1832. The development of the residential component occurred over several decades and by a series of developers. Florence Dickson, niece to William Dickson Jr., and his heir, controlled the development of this area until the 1890's.

Dickson Hill features an extremely high concentration of significant buildings of various types: residential, institutional, commercial and manufacturing. In addition to the buildings, key elements that define the character of Dickson Hill are:

- Tree-lined streets;
- Distinctive globe street lights; and
- Prominent urban public spaces and landscape features.²⁰

Implementation policies in the *HCD Plan* only apply to City-owned public land. As private property, the Property is not beholden to the *HCD Plan's* policies and implementation requirements. Development on privately owned land within Dickson HCD will require a CHIA as per the *OP*.²¹

¹⁹ City of Cambridge, "Dickson Hill Heritage Conservation District Plan for City Owned Lands," prepared by GSP Group and Nicole and Margate Hill, 2005, <https://www.cambridge.ca/en/learn-about/resources/Dickson-Hill-HCD-Plan.pdf>, 1.

²⁰ City of Cambridge, *Dickson Hill Heritage Conservation District Plan for City Owned Lands*, prepared by GSP Group and Nicole and Margate Hill, 2005, 2.

²¹ City of Cambridge, *Dickson Hill Heritage Conservation District Plan for City Owned Lands*, prepared by GSP Group and Nicole and Margate Hill, 2005, 8.

3.4 Summary and Analysis of Policy and Legislative Context

It is LHC's opinion that the Project conforms/complies with the applicable policy and legislative framework.

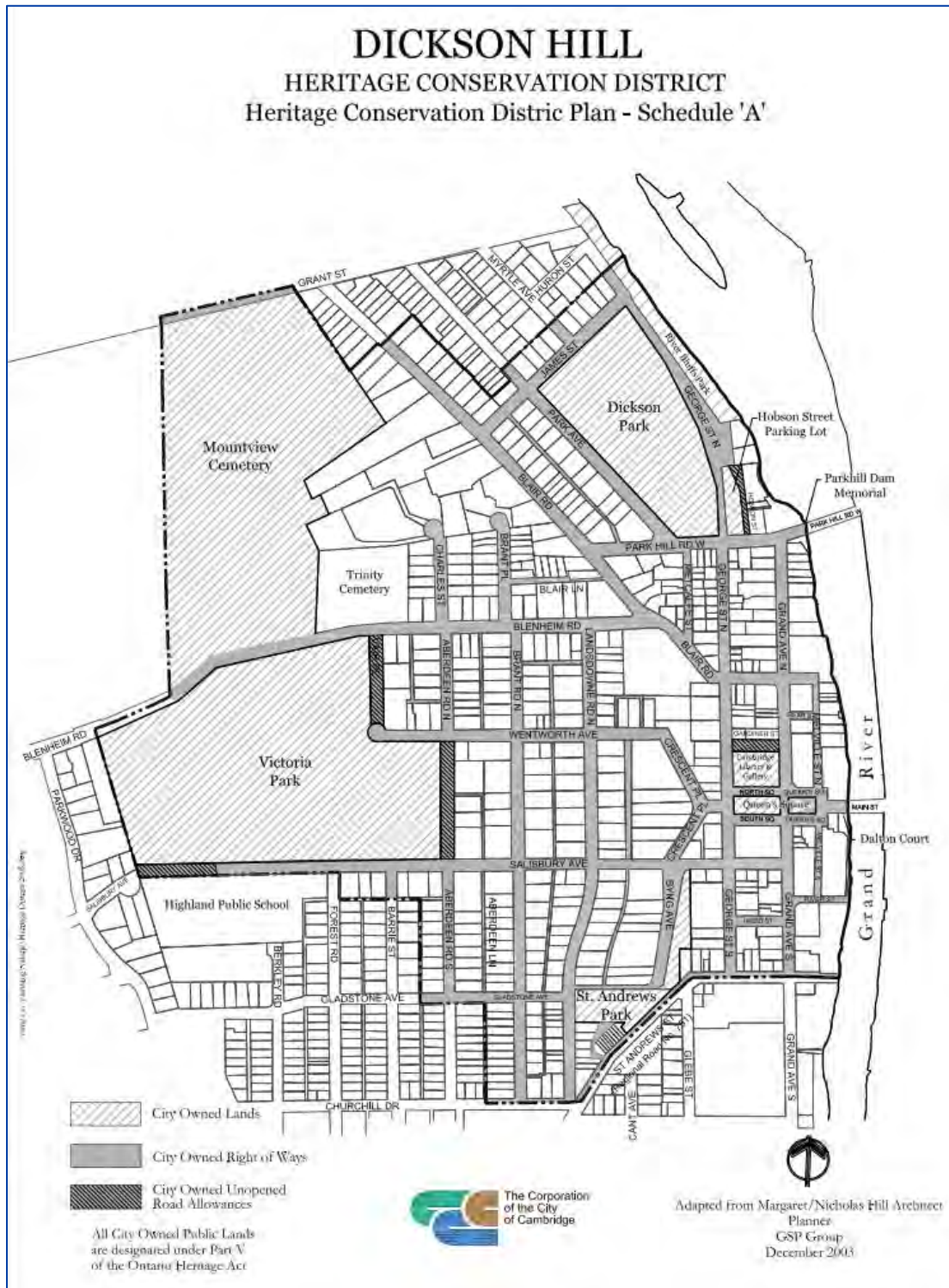


Figure 21: Dickson Hill Heritage Conservation District

4 HISTORIC CONTEXT

The following historic context of the Subject Property was presented in the 2018 CHIA and is reproduced here, edited and supplemented for clarity, to provide additional historical context for the reader.

4.1 History of Dumfries and Galt

While Galt, Hespeler and Preston amalgamated on 1 January 1973 and became known as the City of Cambridge, their histories are deep and distinct. The land the City of Cambridge currently occupies was part of a large tract that the Crown granted to the Six Nations confederacy in 1784 to replace their traditional lands forfeited during the American Revolution. Through a series of treaties, much of the original Six Nations lands came into the hands of Euro-Canadians.

The area was first surveyed in 1791. In 1816 William Dickson (Figure 22) acquired 90,000 acres along the Grand River. Including the land that became Galt.²²

Dickson's land was much of the Township of Dumfries and cost him about £24,000.²³ Absalom Shade, an American, founded the village of Galt in 1816 following a meeting with Dickson in Niagara (Figure 23). Dickson convinced Shade of his plan to found a village along the banks of the Grand and grow it by erecting saw and grist mills, as well as shops for new settlers.²⁴ Shade and Dickson hired an Indigenous guide and "...engaged for a few weeks in prospecting". Shade combined his resources with Dickson and they committed to thoroughly survey the area in 1816 for the purpose of founding the town.²⁵ In 1817, 38 families lived in Dumfries Township and present-day Galt was known as Shade's Mills (Figure 24).²⁶ Shade's Mills acquired the name of Galt after a visit from Commissioner John Galt in 1817 (an old associate of Dickson's from Scotland). Galt planned to open a roadway from the area to the lands of the Canada Company and the present City of Guelph.²⁷ Eventually further developments that opened the village to trade with Dundas, Hamilton and Toronto (Highway 8).

²² Jim Quantrell, *A Part of Our Past: Essays on the History of Cambridge* (Cambridge: City of Cambridge Archives, 1998)

²³ James Young, *Reminiscences of the Early History of Galt and the Settlement of Dumfries in the Province of Ontario* (Toronto: Hunter Rose, 1880), Chapter I.
<http://www.electricenseanadian.com/history/ontario/galt/index.htm>.

²⁴ *Picturesque and Industrial Galt*. (Galt: Jaffray Brothers, 1902), 9-10.

²⁵ *Picturesque and Industrial Galt*. (Galt: Jaffray Brothers, 1902), 10-11.

²⁶ *Picturesque and Industrial Galt*. (Galt: Jaffray Brothers, 1902), 11.

²⁷ *Picturesque and Industrial Galt*. (Galt: Jaffray Brothers, 1902), 12.

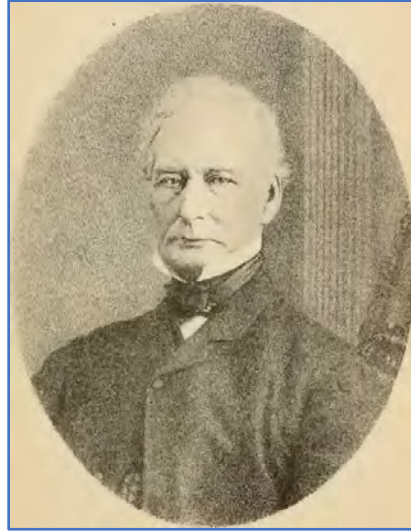


Figure 22: Portrait William Dickson. (Young 1880)

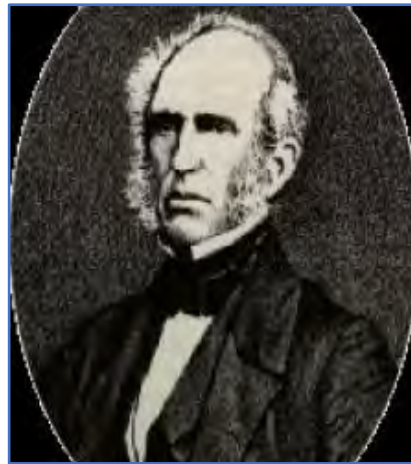


Figure 23: Portrait of Absalom Shade (City of Cambridge Archives).



Figure 24 Shade's Mills (City of Cambridge Archives).

Settlers to the community of Galt built mills, stores and schools. The community began growing substantially not long after Shade and Dickson began executing their plans. The first bridge across the Grand River was built in 1819.²⁸ Like many villages, the township's industry centered around agriculture (key products were wheat, grains, flour, wines, and furs). This helped grow Galt's economy as it began to export to neighbouring communities.²⁹ By 1820 the village had ten buildings, including a distillery and blacksmith.

James Young, a historian who lived through and catalogued much of the early history of Galt, described the first ten years following Galt's founding as the "trading period"; money was rare and the barter system prevailed within the region's booming agricultural economy.³⁰ He also referred to Galt, in its early days, as "hemmed in", since it was difficult to export its surplus of goods and produce to the east because of what Young referred to as the Beverly swamplands. These swamplands, located outside of Galt on the way to Lake Ontario, inhibited land access to Dundas and Hamilton; Shade attempted once to resolve this in 1834 with a small trade fleet.³¹ Shade commissioned the construction of several barges to begin shipping Galt's large surplus of goods down the Grand, but his plan ultimately failed when his own ship ran aground and he had to turn back.

Early developments in the community included the first frame building (a tavern) built by Morgan L. Hermonts in 1821, a post office in 1827, a wooden church in 1828, a schoolhouse in 1832, St. Andrew's Presbyterian Church 1833, and a subscription library in 1836.³²

By the mid-1840s, Galt had a booming manufacturing sector. Early industries included Duncan Fisher's Galt Foundry and Machineworks (1842), James Cowan's Dumfries Foundry (1844), and a large and flourishing industrial textile market.³³ Around that time, Galt saw the introduction of a newspaper, the *Dumfries Courier* and a fire engine company.³⁴ In the 1840s, Galt's streets were well-developed, and the village saw the construction of many stone buildings. Its large skilled Scottish population brought masonry techniques from their home country, leaving a clear mark on the village's streetscape. Galt also benefitted through its daily stagecoach connection to Hamilton, Guelph, and Goderich.³⁵

The 1850s and 1860s were significant decades in Galt; this period saw three major fires (1851, 1856, 1862), population growth, and the arrival of the steam locomotive, which created further opportunities for economic growth and prosperity.³⁶ On January 21st, 1850 Galt incorporated as a Village with a population of 2,250, and a year later a city directory included 118 business and

²⁸ Jim Quantrell, *A Part of Our Past: Essays on the History of Cambridge* (Cambridge: City of Cambridge Archives, 1998)

²⁹ Quantrell, 4.

³⁰ James Young, *Reminiscences of the Early History of Galt and the Settlement of Dumfries in the Province of Ontario* (Toronto: Hunter Rose, 1880), Chapter V.

<http://www.electricensecanadian.com/history/ontario/galt/index.htm>.

³¹ Ibid.

³² Bray Heritage. (2008). *Cambridge Heritage Master Plan*, 55.

³³ Jim Quantrell, *A Part of Our Past: Essays on the History of Cambridge* (Cambridge: City of Cambridge Archives, 1998), 6.

³⁴ Bray Heritage. (2008). *Cambridge Heritage Master Plan*, 55

³⁵ Ibid.

³⁶ Ibid.

professionals in the village.³⁷ By 1857 the population had grown to almost 3,000 people.³⁸ In the later nineteenth century the town had become one of Ontario's most important manufacturing communities.

Important developments occurred in Galt in the last decades of the nineteenth century. The arrival of the Galt, Preston, and Hespeler Street Railway in the 1890s connected the three locations by electric rail; it would run until 1961 (Figure 25). However, Galt's topography also began shifting alongside other Central Canadian communities. The economy was qualitatively changing the nature of work and swelling the middle class, resulting in socio-economic stratification that ordered entire cities. This was a major factor that led to the rise of 'elite' neighbourhoods (Figure 26).³⁹

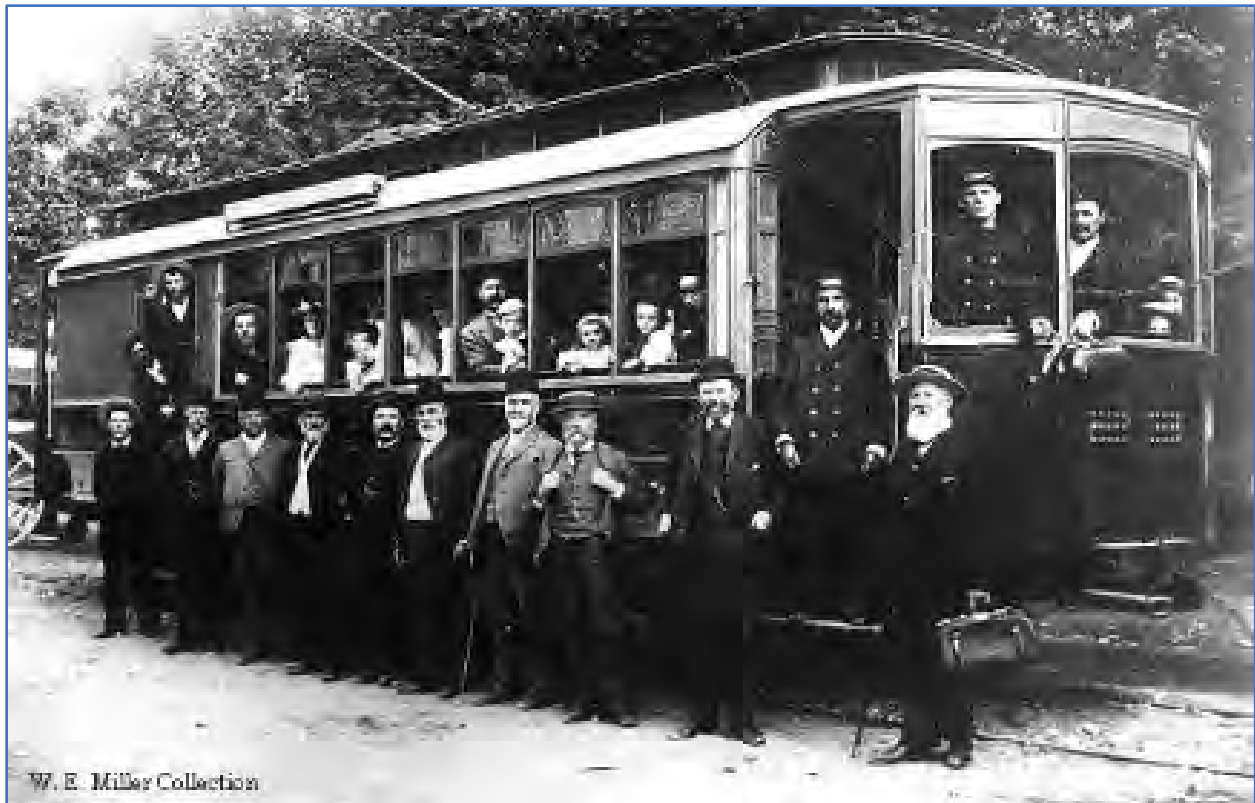


Figure 25: Galt & Preston Street Railway 23 and several prominent citizens, including David Spiers, Hugh McCulloch, and Martin Todd.⁴⁰

³⁷ Ibid.

³⁸ Jim Quantrell, *A Part of Our Past: Essays on the History of Cambridge* (Cambridge: City of Cambridge Archives, 1998), 6.

³⁹ John Hagopian, "Galt's "Dickson's Hill": The Evolution of a Late-Victorian Neighbourhood in an Ontarian Town". *Urban History Review* 27, no. 2 (1999): 27.

⁴⁰ Trainweb.org, Galt & Preston Street Railway. Revised May 14, 2006.
<http://www.trainweb.org/also/gph.htm#photo>



Figure 26: Late nineteenth century Galt – Main Street looking East. Picturesque and Industrious Galt (Galt: Jaffray Brothers 1902)

4.2 Historic Context of Dickson’s Hill

The area of Dickson’s Hill (Dickson’s Bush, before the 1880s) went largely undeveloped for most of the nineteenth century. Notable development of Dickson Hill included the construction of: St. Andrew’s Church in the 1830, an Anglican cemetery and manse on the north side of Blenheim in the early 1840s, John Miller’s manse at the corner of Blenheim and Blair in 1857, a large public cemetery in 1867, and Dickson Park just east of Park Avenue in 1871.⁴¹

The rural nature of Dickson Hill may have been deliberate. The Dicksons kept the land almost undeveloped and refused to develop their estate and its countryside, beyond some basic landscaping, which is reflected in every map until the later nineteenth century. It appears the Dicksons planned the construction of a larger estate as the existing 1832 stone cottage, now known as 16 Byng Avenue, was planned as a gatehouse for a larger and more elaborate manse that was never built.⁴² The cottage appears on Smith’s 1851 topographical map (Figure 28) in

⁴¹ John Hagopian, “Galt’s “Dickson’s Hill”: The Evolution of a Late-Victorian Neighbourhood in an Ontarian Town”. *Urban History Review* 27, no. 2 (1999): 28.

⁴² “William Dickson, Jr.,” Waterloo Region Generations, accessed January 8, 2021, <http://generations.regionofwaterloo.ca/getperson.php?personID=124955&tree=generations>

addition to some adjacent outbuildings on the property; the cottage became the Dicksons' primary residence for a few generations.⁴³ They referred to the estate as Kirkmichael.

Early plans and maps of Galt prior to the 1880s (Figure 28) show only Kirkmichael's initial buildings. A town plan from 1836, surveyed for William Dickson (senior), ignores the Dickson lands west of George Street, later Dickson Hill, as being part of the town of Galt. There were few qualitative differences in the layout of the property until the later nineteenth century, but the most detailed map, drawn by Marcus Smith in 1851 shows the topography of Dickson Hill, including Kirkmichael. According to the map, much of the estate was landscaped, including a fishpond, a large garden, and treelined exits and paths. Circumstances in 'Dickson's Bush' barely changed in the following decades. Smith's topography, James Pollock's 1867 map and an 1875 Birdseye drawing confirm this (Figure 29). Between 1851 and 1867, the Dickson family added several smaller outbuildings adjacent to the earlier buildings south of the cottage. While the lands around Kirkmichael remained in the ownership of William Junior, there was no evidence of significant changes to the Dickson lands or estate.

Dickson's Hill became a neighbourhood beginning in the 1880s. William Dickson Junior died in the 1870s during a recession, and his will specified that his property could not be sold for five years, but by the early 1880s his beneficiaries sold the remaining lands.⁴⁴

On 29 October 1884, Florence Dickson purchased a 178-acre tract of the Dickson Estate and dramatically developed the lands.⁴⁵ John Hagopian's "History of Dickson's Hill" details how Florence owned the land until 1915, and registered a total of seven subdivision plans. Her first subdivision was in 1884 (Plan 473 in the Waterloo land registry), and through it she determined the future street layout (a grid in ordinal directions) and social geography of the neighbourhood.⁴⁶ That is, there were soon areas of Dickson's Hill dominated by working class and middle-upper class, respectively. Figure 31 presents a layout of the neighbourhood's subdivisions over time by year, block, and plan number.

Florence sold small lots at affordable rates for working class families, while she sold larger lots in better locations at higher rates to the middle-upper class. Later, the prices of houses set by Florence reflected the difference in the initial values of lots. The 1893 Birdseye view of Galt shows significant development occurred in that time, and many larger and wealthier structures appear in the larger subdivisions north and northwest of Kirkmichael. The social geography of Dickson's Hill is apparent, wherein the working class bought and rented south of Gladstone while the middle to upper class bought into subdivisions north of Gladstone.⁴⁷ John Hagopian's research into several city directories demonstrates this thoroughly up to the 1940s (Figure 32). This trend continued throughout the subdivision process in the twentieth century.

⁴³ William Dickson, Jr., "Waterloo Region Generations," accessed January 8, 2021, <http://generations.regionofwaterloo.ca/getperson.php?personID=124955&tree=generations>

⁴⁴ Hagopian, 28.

⁴⁵ Hagopian, 29.

⁴⁶ Hagopian, 29.

⁴⁷ Hagopian, 32.

4.3 Property History – Dickson Family and Kirkmichael

William Dickson acquired the land at 16 Byng Avenue as part of a large amount of unsettled 'bushland' when he bought his 90,000 acres that composed the Township of Dumfries from Thomas Clark.

In 1825, Dickson relocated to Galt and stayed for nine years before he moved back to Niagara.⁴⁸ He officially retired in 1837, leaving the administration of his lands to his sons.⁴⁹ Of his three sons, William and Walter played significant roles in his estate. Walter was a barrister and represented Niagara in the Assembly from 1841-1851 and later became a Legislative Councillor in 1855.⁵⁰ In contrast, William lived in Galt at the stone cottage now known as 16 Byng Avenue.



Figure 27: Photograph of Florence Augusta Dickson. City of Cambridge Archives.

William Dickson Junior was born in 1799 in Niagara, Welland County, Ontario (and died January 1, 1877 in Galt).⁵¹ Dickson acquired most of what is now Dickson's Hill from his father between 1830 and 1835, and he built the stone, Regency-style house at 16 Byng between 1830 and 1832.⁵² William Jr. died without any children or a spouse so the executors of his estate sold much of it throughout the 1880s to other family members, including Walter Hamilton Dickson's (his brother) daughter, Florence Dickson, who bought much of the Dickson Homestead tract for the

⁴⁸ "William Dickson: Founder of Galt," Kitchener Public Library, n.d., accessed January 12, 2021, <http://www.kpl.org/sites/default/files/mc1.pdf>

⁴⁹ Bruce G. Wilson, "Biography – DICKSON, WILLIAM – Volume VII (1836-1850) – Dictionary of Canadian Biography," Dictionary of Canadian Biography, University of Toronto/Universite Laval, 2003, access January 12, 2021, http://www.biographi.ca/en/bio/dickson_william_7E.html

⁵⁰ "William Dickson: Founder of Galt," Kitchener Public Library, n.d., accessed January 12, 2021, <http://www.kpl.org/sites/default/files/mc1.pdf>

⁵¹ William Dickson, Jr., "Waterloo Region Generations, accessed January 8, 2021,

<http://generations.regionofwaterloo.ca/getperson.php?personID=124955&tree=generations>

⁵² John Hagopian, "Galt's "Dickson's Hill": The Evolution of a Late-Victorian Neighbourhood in an Ontarian Town". *Urban History Review* 27, no. 2 (1999): 28.

sum of \$35,000.⁵³ The lands pertaining to the Dickson estate and Kirkmichael cost \$10,000 for 178 acres.⁵⁴

Florence Augusta Dickson, born in Niagara in 1846⁵⁵ was a wealthy heiress who never married.⁵⁶ She lived at Kirkmichael with her uncle William Hamilton Dickson beginning in 1860.⁵⁷ She maintained Kirkmichael throughout her life as her primary home after the death of her uncle, but also maintained secondary residences in Toronto (1898-1912) and St. Catherine's (1921), leaving the affairs of her estate to be managed largely by her brother Walter.⁵⁸ She was a prominent socialite in Niagara, Galt, and Toronto.⁵⁹ Florence died in 1924 just a year after the death of her two brothers, but before that time she had sold off almost all of the land she previously owned. John J. Kingsmill (born 1839, died 1900), Florence's brother-in-law,⁶⁰ purchased much of Florence's land. His daughter Pauline (born 1867, died 1914) was in a position of inheritance by age 33.

Pauline Kingsmill married Eugene Langdon Wilks (born 1855 in New York, died 1934) and lived with him for some time at Langdon Hall estate before moving to Tours, France, where they spent the rest of their lives.⁶¹ Pauline purchased the Kirkmichael residence in 1896 (11 $\frac{3}{4}$ acres) before leasing it back to Florence that same year.⁶² Throughout the later 19th and early 20th century the Kirkmichael estate did not undergo drastic change, as can be seen in a 1919 aerial photograph (Figure 30). Pauline Wilks' estate, long after her death, put an end to the larger Dickinson lands in 1922. This subdivision plan meant that the once-substantial family estate was reduced to only include Lot 19 of the City of Galt; it is at this time that it seems the Subject Property became part of Galt proper.

Kirkmichael soon passed from the Dickson family following the death of Florence. Arthur Pringle, executor of the Pauline Wilks Estate, granted Julia D. McGibbons (a widow) Lot 19 on 8 October 1924 (Registered March 1932).⁶³ By the 1930s, the stone cottage had become a duplex; according to voters list, two families lived there from that time. In 1935, 16 Byng Avenue's residents were Mr. and Mrs. William Dooley and Mr. and Mrs. Rufus Savage.⁶⁴ Julia McGibbons

⁵³ John Hagopian, "Galt's "Dickson's Hill": The Evolution of a Late-Victorian Neighbourhood in an Ontarian Town". *Urban History Review* 27, no. 2 (1999): 42.

⁵⁴ Ontario, Town of Galt, Land Registry Abstracts, Plan 291, Archives of Ontario, Toronto.

⁵⁵ May have been 1847.

⁵⁶ John Hagopian, "Galt's "Dickson's Hill": The Evolution of a Late-Victorian Neighbourhood in an Ontarian Town". *Urban History Review* 27, no. 2 (1999): 29.

⁵⁷ "Florence Dickson," Waterloo Region Generations, accessed January 8, 2021,

<http://generations.regionofwaterloo.ca/getperson.php?personID=130059&tree=generations>

⁵⁸ John Hagopian, "Galt's "Dickson's Hill": The Evolution of a Late-Victorian Neighbourhood in an Ontarian Town". *Urban History Review* 27, no. 2 (1999): 42

⁵⁹ Hagopian, 29.

⁶⁰ "Julia Dickson," Waterloo Region Generations, accessed January 8, 2021,

<https://generations.regionofwaterloo.ca/getperson.php?personID=1179257&tree=generations>

⁶¹ "Pauline Kingsmill," Waterloo Region Generations, accessed January 8, 2021,

<https://generations.regionofwaterloo.ca/getperson.php?personID=192063&tree=generations>

⁶² Ontario, Town of Galt, Land Registry Abstracts, Plan 291, Archives of Ontario, Toronto.

⁶³ Land Registry Office Abstract. Lot 19, Plan 291, Town of Galt. Reel 58E33.

⁶⁴ Voters Lists, Federal Elections, 1935–1980. (1935). R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

owned and rented the home during that time to the two families,⁶⁵ but in 1941 she granted it to Rufus and Ruth Savage for the sum of \$4,500.⁶⁶ By this time, 16 Byng appears in detail on a 1941 fire insurance plan (Figure 31) with two corridor-attached western sections and an outbuilding.

The Rufus' lived in and owned 16 Byng for only three more years, and sold it in 1944 to J. Audrey Vale for \$9,000.⁶⁷ The Vale family carried out extensive renovation c.1945, adding the kitchen and garage. The Vale family lived there until 1970, when J. Audrey Vale granted the property to Miriam A. Barrett for \$2, who sold it in 1971 to Jai M. Goel.⁶⁸ The Goel family added the pool house addition. Jai Goel granted the property to Jai Narain Goel and Shashi Narain Goel as joint tenants in 1987.⁶⁹ Subsequent owners include G. Bartlett (2000-2003) and Alex Krajewski (2003-2017); the Wright family purchased the property in 2017. The current owners are Matthew Benoit and Colleen Bracken, who purchased it August 16, 2019.

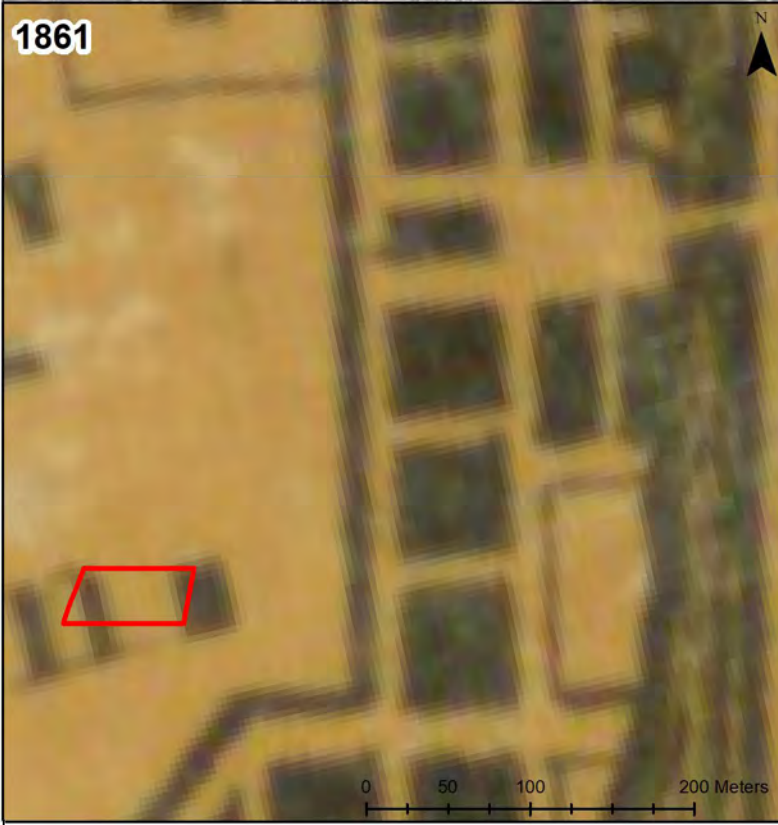
⁶⁵ Voters Lists, Federal Elections, 1935–1980. (1940). R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

⁶⁶ Ontario, Town of Galt, Land Registry Abstracts, Lot 19, Plan 291, Archives of Ontario, Toronto


⁶⁷ Ontario, Town of Galt, Land Registry Abstracts, Lot 19, Plan 291, Archives of Ontario, Toronto

⁶⁸ Ontario, Town of Galt, Land Registry Abstracts, Lot 19, Plan 291, Archives of Ontario, Toronto

⁶⁹ Ontario, Town of Galt, Land Registry Abstracts, Lot 19, Plan 291, Archives of Ontario, Toronto



Legend

 Subject Property

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Teranet property mapping NOT A PLAN OF SURVEY © 2020 Teranet Inc. and its suppliers. All rights reserved.
2. Author Unknown. Plan of Lots in the town of Galt. 1836. Accessed from the City of Cambridge Archives.
3. Marcus Smith. Topographical Map of the Incorporated Village of Galt Canada West. Scale not given. n.p.: Marcus Smith, 1851.
4. Geo. R. & G.M. Tremaine. Tremaine's Map of the County of Waterloo Canada West. Scale 1:39,600. Toronto: Geo. R. & G.M. Tremaine, 1861.
5. James Pollock. Map of the Town of Galt County of Waterloo. Scale 1:1980. Toronto: W.C. Chewitt & Co., 1867.
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TITLE
Subject Property Shown on 1836, 1851, 1861, and 1867 Historic Maps

CLIENT
Matthew Benoit and Colleen Bracken

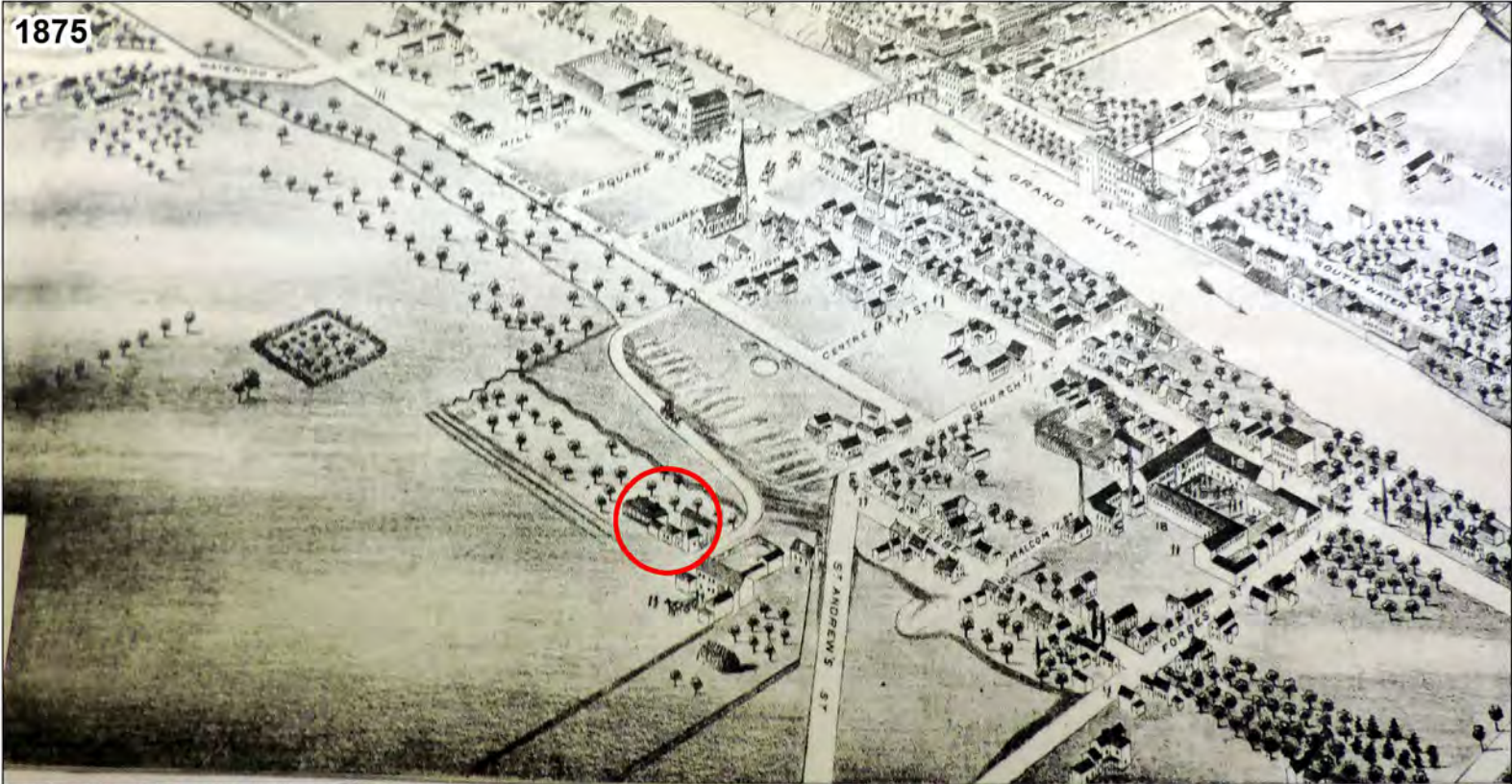
PROJECT
Cultural Heritage Impact Assessment
16 Byng Ave, Cambridge, ON

PROJECT NO. LHC0238

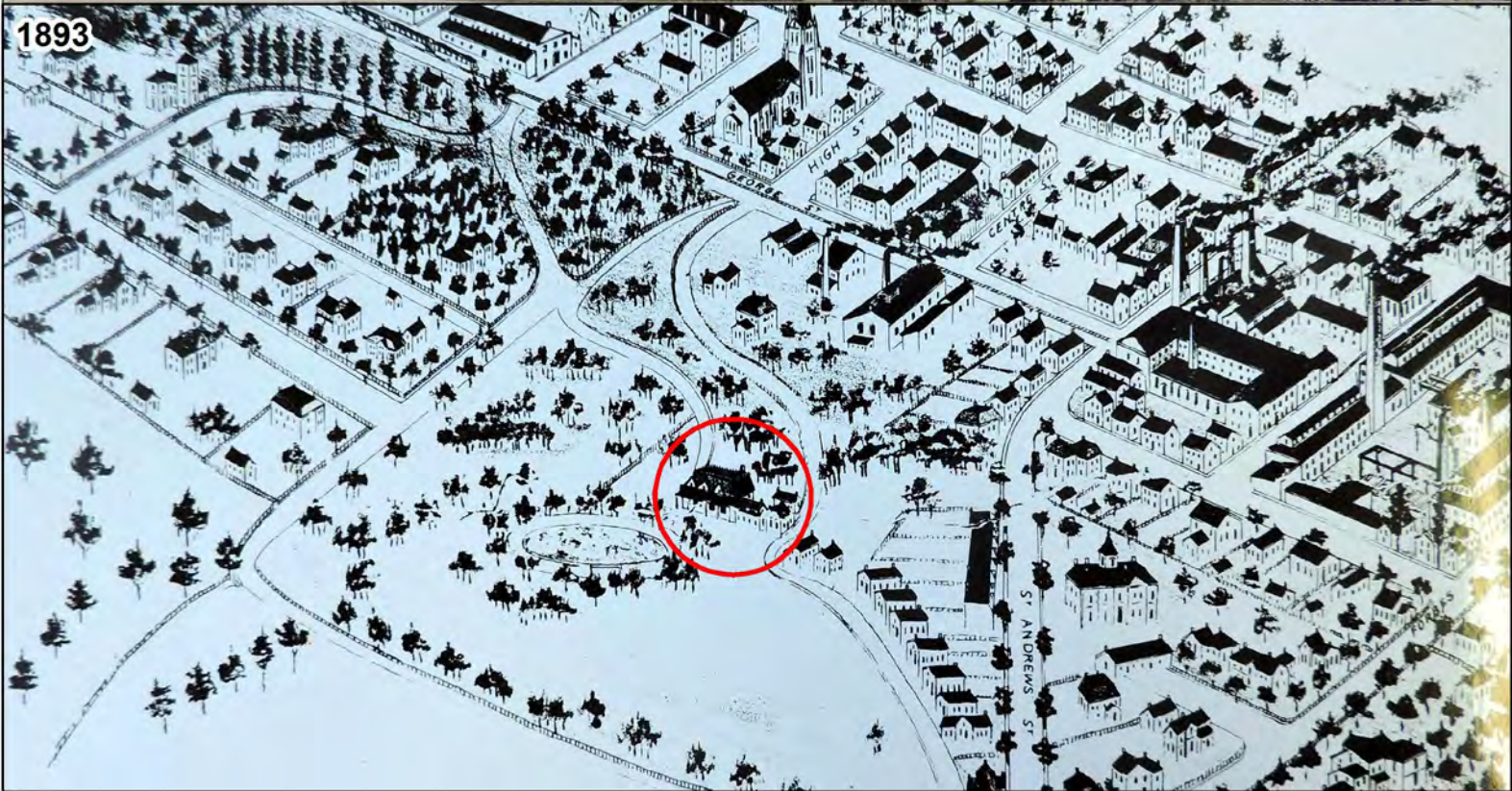


YYYY-MM-DD	2021-01-20
PREPARED	LHC
DESIGNED	JG
FIGURE #	28

1875



1893



Legend

 Kirkmichael Estate on the Subject Property

TITLE
1875 and 1893 Birdseye Maps Showing the Subject Property

CLIENT
Matthew Benoit and Colleen Bracken

PROJECT
Cultural Heritage Impact Assessment
16 Byng Ave, Cambridge, ON

PROJECT NO. LHC0238

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
 1. 1875 Birdseye View of Galt Showing Dickonson's Hill West of George and the Kirkmichael Estate. City of Cambridge Archives, Map 5. City of Cambridge Archives.
 2. 1893 Birdseye View of Galt. City of Cambridge Archives, Map 128.
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YYYY-MM-DD 2021-01-20


PREPARED LHC

DESIGNED JG

FIGURE # **29**



Legend

 Approximate Subject Property


NOTE(S)
1. All locations are approximate.

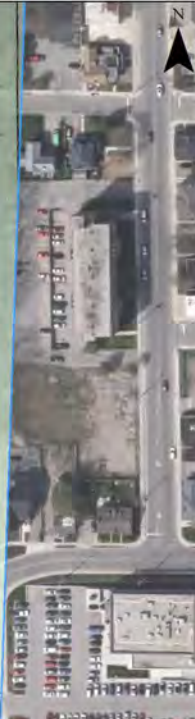
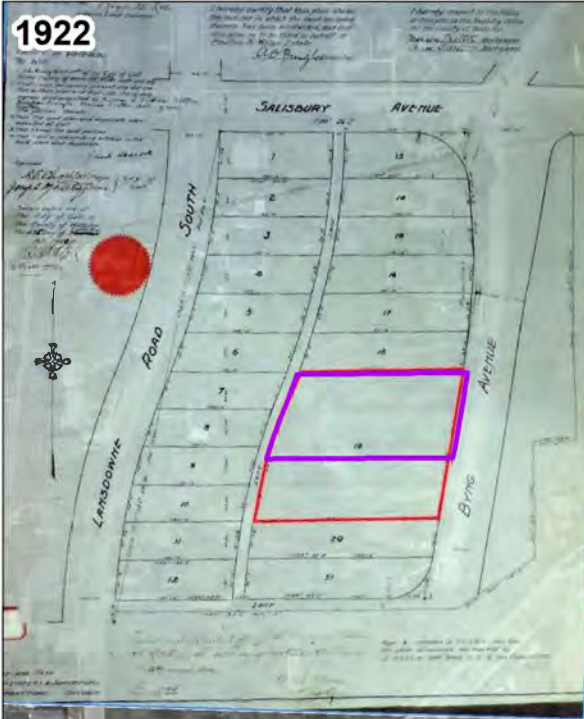
REFERENCE(S)
1. 1919 Galt, Ontario. Aerial Photograph. Library and Archives Canada, FA-116.
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TITLE
1919 Aerial Photo Showing the Subject Property

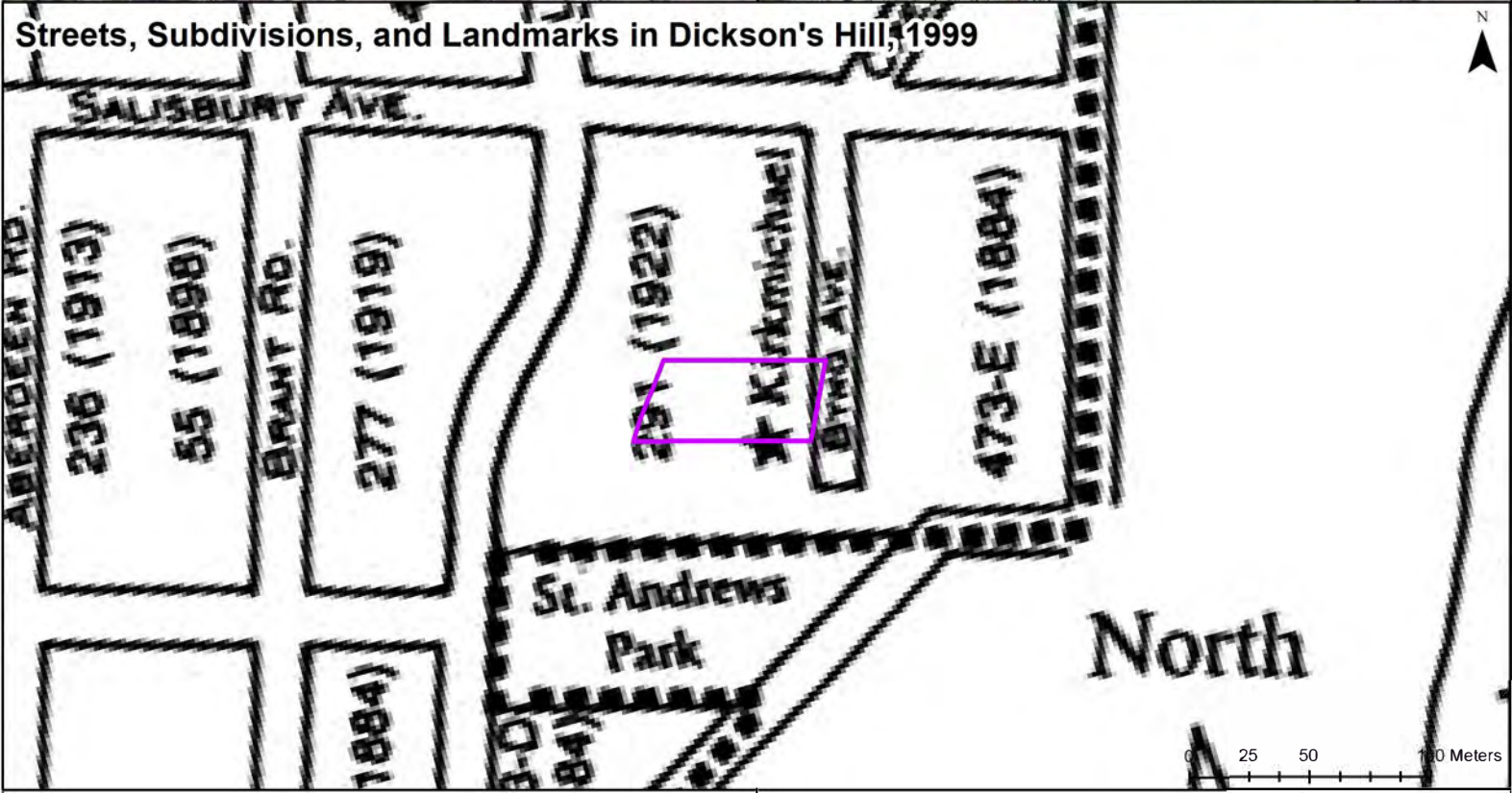
CLIENT
Matthew Benoit and Colleen Bracken




PROJECT PROJECT NO. LHC0238
Cultural Heritage Impact Assessment
16 Byng Ave, Cambridge, ON

	YYYY-MM-DD	2021-01-20
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	30



Streets, Subdivisions, and Landmarks in Dickson's Hill, 1999



Legend  Subject Property - 2020 Boundary  Subject Property - 1922 Boundary	TITLE Subject Property Shown on 1836, 1851, 1861, and 1867 Historic Maps
	CLIENT Matthew Benoit and Colleen Bracken
NOTE(S) 1. All locations are approximate.	PROJECT Cultural Heritage Impact Assessment 16 Byng Ave, Cambridge, ON
	REFERENCE(S) 1. Teranet property mapping NOT A PLAN OF SURVEY © 2020 Teranet Inc. and its suppliers. All rights reserved. 2. Plan of Subdivision filed by the Pauline Wilks Estate. The Kirkmichael Survey, Scale 1:480. City of Cambridge Archives, 1922. 3. Provincial Insurance Surveys. City of Galt Waterloo County Ontario. Scale 1:1,200. Sheet 19. Toronto: Provincial Insurance Survey, 1941. 4. Provincial Insurance Surveys. City of Galt Waterloo County Ontario. Scale 1:1,200. Sheet 20. Toronto: Provincial Insurance Survey, 1941. 5. Hagopian J.S. Galls "Dickson's Hill": The Evolution of a Late Victorian Neighbourhood in an Ontario Town. Figure 4: Streets, Subdivisions, and Landmarks in Dickson's Hill. Urban History Review, 27 (2), 25-43, 1999. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.
	
	PROJECT NO. LHC0238 YYYY-MM-DD 2021-01-20 PREPARED LHC DESIGNED JG FIGURE # 31

Occupation Category	1902		1919		1941	
	North	South	North	South	North	South
1. Unskilled Labourers	2	9	1	37	1	19
2. Semi-skilled and Skilled Labourers	8	25	17	99	14	132
3. Foremen	0	0	4	4	3	3
4. Spinsters/Widows	8	4	14	16	35	31
5. Gentlemen/Farmers	4	1	7	1	4	2
6. Manufacturers	6	2	17	5	31	3
7. Merchants	7	1	12	6	14	4
8. Professionals and Government Officials	0	1	14	12	37	22
9. Agents, Managers and Salesmen	0	0	20	4	26	15
10. Clerks	1	1	1	5	0	5
TOTAL	42	44	107	189	165	236
Summary						
Number of Working-Class Residents (Occupational Categories 1 plus 2)	10	34	18	136	15	151
Percentage of Working-Class Residents in this Section	23.8%	77.3%	16.8%	72.0%	9.1%	64.0%
Number of Spinsters, Widows, Gentlemen, and Farmers (Occupational Categories 3 plus 6 to 10)	12	5	21	17	39	33
Percentage of Spinsters, Widows, Gentlemen and Farmers in this Section	28.6%	11.4%	19.6%	9.0%	23.6%	14.0%
Number of White-Collar Residents (Occupational Categories 3 plus 6 to 10)	20	5	68	36	111	52
Percentage of White-Collar Residents in this Section	47.6%	11.4%	63.6%	19.0%	67.3%	22.0%

Figure 32: Dickson's Hill residents' occupations reflecting social geography north and south of Gladstone. Hagopian (1999), 33.

4.4 Property Morphology

The stone residence was built c.1830 by the Dickson family. The stone residence remained relatively unchanged until 1930, when it was converted to a duplex. A 1941 fire insurance plan (Figure 31) shows the addition of a two corridor-attached western sections and an outbuilding to the Subject Property. Around 1945, the interior was heavily modified and the garage and kitchen were added by the Vale family.⁷⁰ In 1971, Jai M. Goel purchased the Subject Property and added a pool.⁷¹

In 2018, as part of the severance of the Subject Property, the garage, mudroom, and pool were removed. The removal of the garage, mudroom, and pool were confirmed during the Site Visit on 28 January 2021.

⁷⁰ Murdy, J. 1983

⁷¹ Ontario, Town of Galt, Land Registry Abstracts, Lot 19, Plan 291, Archives of Ontario, Toronto

5 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The Subject Property is *listed* in the City of Cambridge Heritage Properties Register with the following description:

“Kirkmichael” – Considered to be one of the most significant residential properties in Cambridge, this Regency style limestone cottage was constructed for William Dickson Jr., the son of Galt founder William Dickson. Dickson lived here until his death in 1877. It was intended to be the gatehouse for a larger home that was never constructed.⁷²

The Subject Property was evaluated by LHC as part of the CHIA prepared in 2018. At that time the following Statement of Cultural Heritage Value or Interest (SCHVI) was prepared.

5.1 Statement of Significance

The cultural heritage value or interest of the property resides in the c.1830 limestone house, the context of the property, and its historical association with the Dickson family.

5.1.1 Legal Description and Civic Address

The legal description of the Subject Property is: Plan 291 Pt Lot 19 RP 58R20441, Part 1 IRREG 25742.75SF 111.33FR D.

The civic address of the Subject Property is: 16 Byng Avenue, Cambridge, Ontario.

5.1.2 Description of Property

The property at 16 Byng Avenue is located on the west side of Byng street; Byng Avenue runs in a north-south direction. Byng Avenue is not a through street and can be accessed by Salisbury Avenue to the north. The property is found north of St. Andrews Street and east of Lansdowne Road South; Laneway 163 is located directly behind the property. The legal description is Part Lot 19, Plan 291, Part 1, Plan 58R-20441⁷³. The property is located within the Dickson Hill Heritage Conservation District.

The property includes a one-and-a-half-storey, limestone, Regency Cottage, built c. 1830. The land was originally part of the large land holding of William Dickson Sr. The building was built for, and occupied by, William Dickson Jr. The property has a large lot and a generous setback from Byng Avenue.

5.1.3 Statement of Cultural Heritage Value or Interest

The property at 16 Byng Avenue demonstrated design or physical value as an early 19th century representation of a Regency cottage architecture style. The limestone portion of the house, with the five-bay symmetrical façade, large window openings, low hipped tiered roof and tall chimney,

⁷² City of Cambridge, “City of Cambridge Heritage Properties Register,” last modified August 2020, <https://www.cambridge.ca/en/learn-about/resources/Heritage/Heritage-Properties-Register-2020-08-for-website.pdf>, 19.

⁷³ The new updated legal description is The legal address description is Plan 291 Pt Lot 19 RP 58R20441, Part 1 IRREG 25742.75SF 111.33FR D. The one found above is the old legal description

generous wrap around verandah, and large central door with transom and sidelights, are representative features of this style.

The property at 16 Byng Avenue has historical/associative value because of its direct association with William Dickson Sr. and his son William Dickson Jr. The building was commissioned by William Dickson Sr. for his son William Dickson Jr. William Dickson Sr. is credited with founding the Village of Galt due to his considerable land holdings and was responsible for much of the commercial development on the west bank of the Grand River. William Dickson Jr. inherited the large tract of land from his father and was a prominent member of the community. William Dickson Jr. lived in this house until 1877. Members of the Dickson family played a key role in the division of surrounding lands and the development of the neighbourhood in the early 20th century.

The property at 16 Byng Avenue demonstrates contextual value as the building pre-dates the plan of subdivision and the creation of Byng Avenue. 16 Byng Avenue played an important role in the way the surrounding area was developed.

5.1.4 Heritage Attributes

The heritage attributes supporting the cultural heritage value of the property are represented in the one-and-a-half-storey limestone residence and the relationship to Byng Ave.

Key heritage attributes associated with the original one-and-a-half-storey limestone building and property include:

- The large setback from and relationship with Byng Avenue;
- The east facing five-bay façade;
- The use of limestone, which follows a broken course pattern with high relief or 'padded joints';
- The large limestone cornices on the facade;
- The stone voussoirs over the windows and façade door;
- The low-pitched hipped roof;
- The molded wooden eaves and cornice;
- The four segmental shaped dormers;
- The yellow brick chimney with four metal flues;
- The six exposed, casement style, 24 pane, wood windows (four on façade and two on north side);
- The wrap around covered porch supported by decorative wooden posts;
- The facade entrance which features a wide single door with two four-pane windows, sidelights and a decorative shaped fanlight; the fanlight has an elliptical transom with tracery

6 DESCRIPTION OF SITE ALTERATION

The property owners propose to construct a new addition on the rear of the main residence.

The addition will extend west from the residence to a point 1.34 m from the rear property line. The addition will be one-storey structure with a hip roof and will connect to the rear of the existing house through a breezeway. The breezeway will be located across the existing rear porch and will incorporate the rear porch roof. The breezeway will be enclosed from the north by a transparent glass pane (Figure 28) and accessed from the south based on the south elevation (Figure 29). The breezeway entrance will incorporate design elements such as, a wide single door with sidelights, and a decorative shaped fanlight with an elliptical transom.

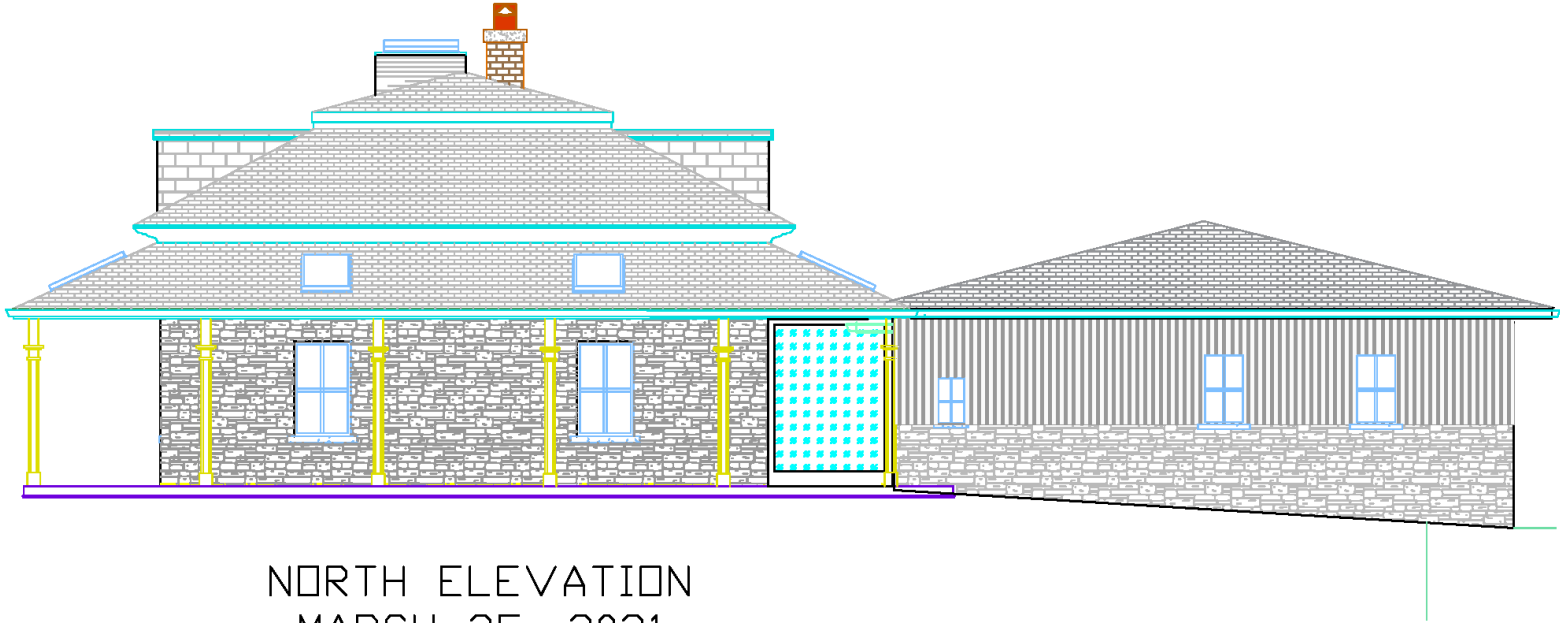
The proposed addition includes a medium-pitched hipped roof. The addition will be offset from the house, situated behind the southwest corner of the house. Approximately half of the addition will be behind the house and the other half offset to the south. The addition will be partially built into the slope of the rear yard. It will be clad in a combination of stone veneer and vertical siding with a shingle roof. Windows will imitate the main residence and have two-over-two sash with muntin bars. See Figure 33 through Figure 36 for elevation drawings of the proposed addition.

The addition will include a double door garage, laundry room and master bedroom with ensuite (Figure 37). The garage doors will be on the west elevation and accessed from the rear laneway behind the property.



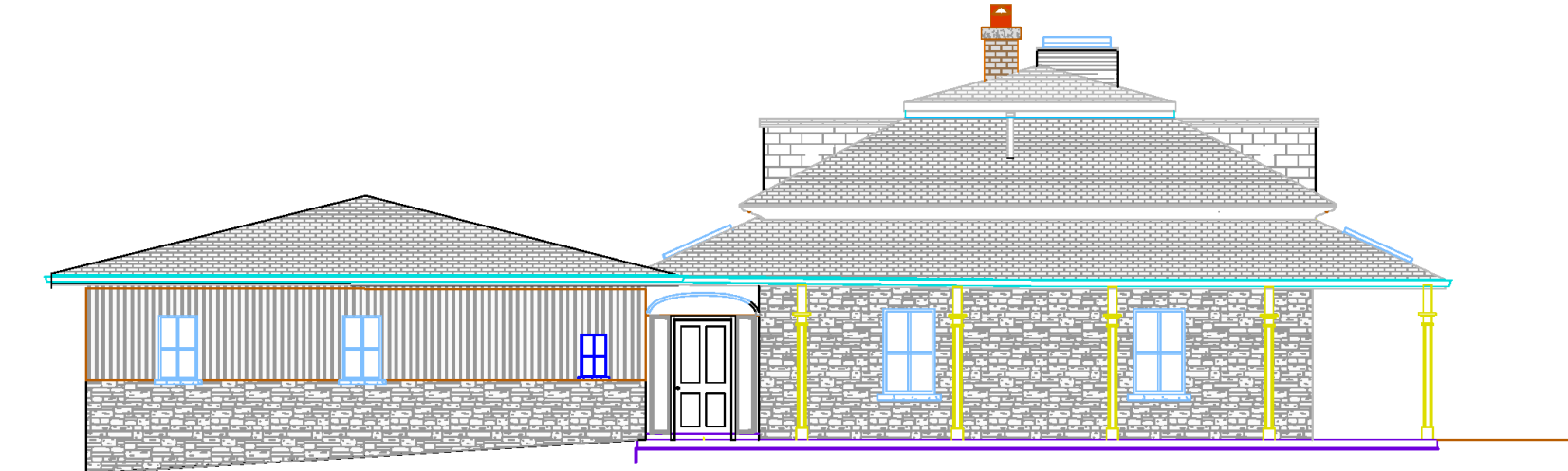
EAST ELEVATION
MARCH 25, 2021

Figure 33: Proposed addition, east elevation



NORTH ELEVATION
MARCH 25, 2021

Figure 34: Proposed addition, north elevation



SOUTH ELEVATION
MARCH 25, 2021

Figure 35: Proposed addition, south elevation



WEST ELEVATION
MARCH 25, 2021

Figure 36: Proposed addition, west elevation

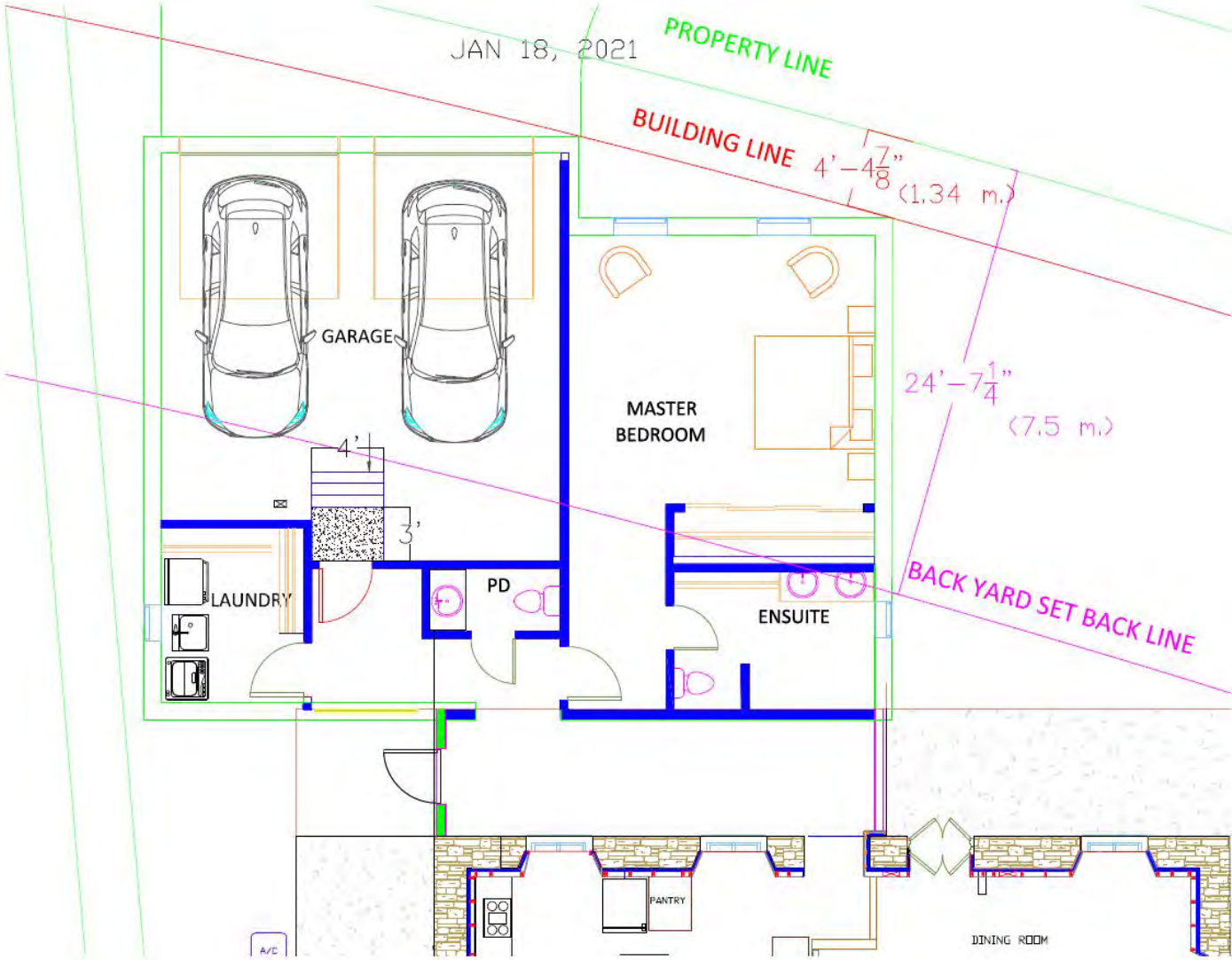


Figure 37: Proposed addition, floorplan

7 IMPACT ASSESSMENT

The MHSTCI *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outline seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

- **Destruction** of any part of any significant heritage attribute or features;
- **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- **A change in land 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; and
- **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

Implementation policies in the *HCD Plan* only apply to City-owned public land. As private property, the Property is not beholden to the *HCD Plan's* policies and implementation requirements. Development on privately owned land within Dickson HCD will require a CHIA as per the *OP*.⁷⁴

No impacts with respect to shadows, isolation, obstruction of significant views, change in land use, or land disturbances are anticipated.

Table 2: Potential Impacts from Alteration

Affected Heritage Attributes	Potential Impacts (Y/N)	Discussion
Large setback from and relationship with Byng Avenue	No	The proposed addition will be located to the rear of the main residence (west elevation). The west elevation backs onto Laneway 163. Because of its location, the addition will not affect the residence's large setback and relationship with Byng Avenue.

⁷⁴ City of Cambridge, *Dickson Hill Heritage Conservation District Plan for City Owned Lands*, prepared by GSP Group and Nicole and Margate Hill, 2005, 8.

Affected Heritage Attributes	Potential Impacts (Y/N)	Discussion
East facing five-bay façade	No	The proposed addition will be located to the rear of the main residence (west elevation). The east facing five-bay façade will not be affected by addition.
The use of limestone, which follows a broken course pattern with high relief or ‘padded joints’	Yes	<p>The proposed addition will connect directly to the west elevation via a breezeway. The construction of the breezeway may affect the limestone on the west elevation; however, with proper mitigation measures, no adverse impacts are anticipated</p> <p>Mitigative measures include:</p> <ul style="list-style-type: none"> • Work should be undertaken by a qualified professional with experience working on limestone masonry heritage buildings; and, • Anchors and joints should be carefully planned, by a qualified professional, and should be compatible with existing materials. <p>Refer to Section 9 for mitigation measures.</p>
The large limestone cornices on the façade	No	The proposed addition will be located to the rear of the main residence and will not affect the limestone cornices on the façade.
The stone voussoirs over the windows and façade door	No	<p>The proposed addition, as shown, does not affect the stone voussoir over the windows and façade door.</p> <p>The current west elevation wooden door without sidelights does have a stone voussoir. The opening is currently boarded up from the exterior with a door on the interior. This opening will be maintained as an entrance to the addition. Any unanticipated changes or alterations required to reinstate the door that may affect the voussoirs would need to be carefully planned for reversibility.</p>
The low-pitched hipped roof	No	Although an earlier iteration of the design for the addition used a medium-pitched hipped roof, a shallower pitch has been applied to the current

Affected Heritage Attributes	Potential Impacts (Y/N)	Discussion
		<p>design in order to reduce visual impacts on the stone residence's low-pitched roof (Figure 38).</p> <p>As roofing material has not yet been chosen effort should be taken to select a compatible material and colour that is consistent with the surrounding area and secondary to that of the main residence.</p> <p>The point along which the two roofs intersect is the same location as the roof of the former indoor pool room, as such it has previously been subject to intervention. However, the method of attachment (if any) and pitch of the roofs may result in long-term issues for the main residence roof without consideration given to ensuring that water is not allowed to pool along this connection.</p> <p>Any necessary alteration to the existing roof, where it meets the addition, should be undertaken by a qualified heritage professional.</p>
The molded wooden eaves and cornice	No	The proposed addition will not affect the moulded wooden eaves or cornices of the main residence.
The four segmental shaped dormers	No	The proposed addition will not affect any dormers located on the stone residence.
The yellow brick chimney with four metal flues	No	The proposed addition will not affect the yellow brick chimney with four metal flues.
The six exposed, casement style, 24 pane, wood windows (four on façade and two on north side)	No	The proposed addition is located adjacent to the west elevation of the stone residence. The proposed addition will not affect the windows located on the façade or north elevation.
The wrap around covered porch supported by decorative wooden posts	Yes	The proposed development is located on the west elevation. Some posts may be removed to make room for the one-storey addition. Effort should be made to avoid the removal of any posts. If this cannot be avoided, it is recommended that work be carried out by a qualified professional with experience who has worked on heritage carpentry.

Affected Heritage Attributes	Potential Impacts (Y/N)	Discussion
		Additionally, if the posts are removed, they may be suitable replacements for the missing posts on the south elevation.
The facade entrance which features a wide single door with two four-pane windows, sidelights and a decorative shaped fanlight; the fanlight has an elliptical transom with tracery	No	The proposed addition, as shown, will not affect any components of the façade entrance.

7.1 Summary of Potential Impacts

Potential impacts related to alterations to the stone residence were explored in Table 2. With Potential adverse impacts were identified for the following heritage attributes:

- The use of limestone, which follows a broken course pattern with high relief or ‘padded joints’
- The low-pitched hipped roof;
- The wrap around covered porch supported by decorative wooden posts.

Alternatives and mitigation measures to lessen or avoid these potential impacts are outlined in the following sections.

8 ALTERNATIVES

The following range of alternative options have been considered. Both have been considered in relation to applicable planning frameworks outlined in Section 3.

8.1 Option 1: Do Nothing

This option would leave the property as is and the existing building would remain *in situ*.

The 'do nothing' option would have no direct impact on heritage attributes of the Subject Property, as there would be no changes to the property. The one-and-a-half-storey residence is inhabited by the current owners and this option would not affect the CHVI of the Subject Property.

This option still requires regular maintenance of the property.

8.2 Option 2: Construction of addition

This option would see the construction of the one-storey addition to the rear of the stone residence with a medium-pitch roof as shown in Figure 38.

As outlined in Table 2, several potential adverse impacts have been identified based on LHC's current understanding of the proposed undertaking.

The proposed addition with a medium-pitched roof, was found to have the potential to alter the silhouette of the low-pitched hipped roof of the residence. Modifications to the pitch were recommended to further lessen the appearance of the rear addition and lessen the visual impact on the extant roofline. In addition, it is recommended that a material and colour be selected for the new roof that is both compatible with and subordinate to the extant roof. Other impacts to the roof can be mitigated through planning and execution of the work by a qualified heritage professional.

Mitigation measures to lessen or avoid adverse impacts on the limestone masonry, stone voussoirs and decorative wooden porch supports are outlined in Section 9; however, modifications to the design are recommended to lessen impacts related to the low-pitched hipped roof.

8.3 Option 3: Construction of addition with modified roof

This option would see the construction of the one-storey addition to the rear of the stone residence as described in Section 6.

As outlined in Table 2, several potential adverse impacts have been identified based on LHC's current understanding of the proposed undertaking.

Mitigation measures to lessen or avoid adverse impacts on the limestone masonry, stone voussoirs and decorative wooden porch supports are outlined in Section 9; however, modifications to the design are recommended to lessen impacts related to the low-pitched hipped roof.

Modifications to the pitch of the roof were recommended and implemented in order to lessen the visual impact on the extant roofline.

It is recommended that a material and colour be selected for the new roof that is both compatible with and subordinate to the extant roof. Other impacts to the roof can be mitigated through planning and execution of the work by a qualified heritage professional.

8.4 Evaluation of Options

In general, Option 3 - the proposed addition with a low-pitched roof - with proper mitigation measures, will result in minimal impacts to the Subject Property's cultural heritage value or interest. Based on the current proposed design, the addition is compatible with the residence – particularly when compared to the pool, mudroom and garage that were previously located on the Subject Property. Several smaller one-storey detached garages are located along Laneway 163 and the proposed addition is in keeping with this character.



EAST ELEVATION
JAN 19, 2021



EAST ELEVATION
MARCH 25, 2021

Figure 38: Comparison of roof pitch. Option 2 (top) and Option 3 (bottom)

9 MITIGATION MEASURES

As outlined in Table 2 potential adverse impacts were identified for the following heritage attributes:

- The use of limestone, which follows a broken course pattern with high relief or ‘padded joints’
- The low-pitched hipped roof;
- The wrap around covered porch supported by decorative wooden posts.

Mitigation measures are required to ensure the conservation of these heritage attributes.

The proposed addition will connect directly to the limestone masonry along the west elevation via a breezeway. Anchors and joints should be carefully planned and materials that are compatible with the existing masonry should be selected to avoid direct and irreversible alteration or damage to the masonry. This work should be planned and executed by a qualified professional with demonstrated experience working on limestone masonry heritage buildings.

The point along which the two roofs intersect is the same location as the roof of the former indoor pool room, as such it has previously been subject to intervention. However, the method of attachment (if any) and pitch of the roofs may result in long-term issues for the low-pitched hipped roof of the main residence. The connection should be planned to ensure that water is not allowed to pool along this connection. Any necessary alteration to the existing roof, where it meets the addition, should be undertaken by a qualified professional with heritage experience.

The addition may also result in the removal of some posts on the west elevation. Effort should be made to avoid the removal of any of these posts; however, if this is not possible, any removal should be carried out by a qualified professional with heritage carpentry experience and the posts should be retained and, if possible, reused to replace missing posts along the south elevation.

To minimize the potential for unintended impacts resulting from the delivery of materials, staging areas, and construction activity, a Temporary Protection Plan (TPP) is recommended to be developed for this project. The purpose of a TPP is provide an overview of risks that are associated with construction and development activities and describes measures to mitigate those risks. It should be provided to all contractors on site, including delivery and security.

The TPP should identify:

- The route for access to the site and the delivery of materials and machinery;
- A fire and security plan; and,
- Staging locations.

10 CONCLUSIONS AND RECOMMENDATIONS

LHC was retained to undertake a CHIA for 16 Byng Avenue, Cambridge, Ontario to provide a critical review of a proposed rear addition from a heritage conservation planning perspective.

A CHIA was previously prepared for the Subject Property in 2018 to address a proposed severance and demolition application. The 2018 CHIA included an evaluation of the Subject Property against the criteria outlined in Ontario Regulation 9/06: Criteria for Determining the Cultural Heritage Value or Interest (O. Reg. 9/06) under the *Ontario Heritage Act (OHA)*. A Statement of Cultural Heritage Value or Interest (SCHVI) was prepared, and a list of heritage attributes was identified.

This CHIA built upon the background analysis undertaken as part of the 2018 CHIA and included an impact assessment of the new proposed addition located to the rear of the stone residence.

Several potential adverse impacts were identified with respect to the proposed rear addition (Table 2). This CHIA identified adverse impacts to the following heritage attributes:

- The use of limestone, which follows a broken course pattern with high relief or ‘padded joints’
- The low-pitched hipped roof;
- The wrap around covered porch supported by decorative wooden posts.

As discussed in Section 8.2, the following design considerations are recommended:

- Roofing material and colour should be both compatible with and subordinate to the extant roof.

As discussed in Section 9, the following mitigation measures are recommended:

- A qualified professional(s) with experience working on heritage masonry and carpentry should plan and undertake the work directly involving the extant residence and its heritage attributes.
- Anchors and joints should be carefully planned and materials that are compatible with the existing masonry should be selected to avoid direct and irreversible alteration or damage to the masonry.
- Any connection along which the two roofs meet should be planned to ensure that water is not allowed to pool along this connection.
- Every effort should be made to avoid the removal of any decorative wooden porch posts along the rear elevation; however, if this is not possible, the posts should be retained and, reused to replace missing posts along the south elevation.

A temporary protection plan (**TPP**) may be put in place to allow for consideration of how the stone residence and its heritage attributes will be protected. This TPP should include a plan for site access, delivery, and staging of materials and machinery as well as a fire and security plan.

Should detailed design plans vary significantly from those reviewed in this CHIA, another evaluation for potential adverse impacts is recommended.

SIGNATURES



Christienne Uchiyama, M.A, CAHP
Principal, Manager Heritage Consulting
Services



Benjamin Holthof, MPI, MMA, CAHP
Heritage Planner, Environmental
Assessment Specialist

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APPENDIX A Qualifications

Christienne Uchiyama, M.A. CAHP – Principal and Project Manager

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support, and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, M.Pl., M.M.A., CAHP – Heritage Planner and Environmental Assessment Specialist

Ben Holthof is a heritage consultant, planner, and marine archaeologist with experience working in heritage consulting and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University, a Master of Maritime Archaeology degree from Flinders University of South Australia, a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University, and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Much of his consultant work has been involved in heritage for environmental assessment. Before joining LHC, Ben worked for Golder Associates Ltd. as a Cultural Heritage Specialist from 2014-2020. Ben is also an archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals and a Candidate Member of the Ontario Professional Planners Institute.

Kendra Patton, MA - Archaeologist

Kendra Patton is a professionally licensed archaeologist with LHC, with a broad range of experience associated with archaeological projects including project management, material culture analysis, archival research, along with field direction of a full range of archaeological assessments. She has a Bachelor of Arts and Science from the University of Guelph with specialities in Anthropology, Biology, and Geology and an MA in Landscape Archaeology from the University of York in the UK.

She has worked as a field technician and subsequently as a Project Archaeologist with Golder from 2011-2020. She has collaborated with clients for the completion Stage 1 - 4 archaeological projects for various sectors (Municipal government, mining, land development, transportation, aggregate resources, and energy). She has completed archaeological assessments in urban, suburban, and rural environments. Kendra has a particular specialist skill set in historical archaeology.

Hayley Devitt Nabuurs, M.Pl. – Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with LHC. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility in community centres.

Hayley has over a decade of experience in the heritage field through her work in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory for the City and property designation research. At LHC Hayley has worked on over thirty cultural heritage reports including cultural heritage evaluation reports, planning strategy reports, heritage impact assessments, environmental assessments, and peer reviews. Hayley has experience writing official plan policies and specializes in policy research and property history research. She is a Candidate Member of the Ontario Professional Planners Institute, a Candidate Member of the Canadian Institute of Planners, and an Intern Member of the Canadian Association of Heritage Professionals.

Colin Yu, M.A. – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries. He is an Intern Member at the Canadian Association of Heritage Professionals.

At LHC Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, B.A. – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head

Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

APPENDIX B Glossary

Definitions are based on those provided in the Provincial Policy Statement (2020), Ontario Heritage Act (OHA) and the Cambridge Official Plan (2018).

Adjacent are those lands contiguous to a cultural heritage resource (PPS 2020, Cambridge OP 2014)

Alter means to change in any manner and includes to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (OHA, O.Reg. 170/04).

Areas of archaeological potential means areas with the likelihood of containing archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork (PPS, 2020)

Built heritage 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 Part IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (PPS, 2020).

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 (PPS, 2020).

Cultural heritage landscape means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples (PPS, 2020).

Development means the creation of a new lot, a change in land use, or the construction of a building(s) and structure(s) requiring approval under the Planning Act, but does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process or works subject to the *Drainage Act* (Cambridge OP, 2018).

Heritage attributes, as a term, is defined separately (and differently) under the Ontario Heritage Act and the Provincial Policy Statement. As this report is being submitted as part of a complete application under the Planning Act, the PPS definition would apply. However the OHA definition is being included as this property is protected under Section 27, Part IV under the OHA.

Heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (“attributs patrimoniaux”) (Ontario Heritage Act)

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property) (PPS, 2020).

Heritage Conservation District an area designated under the Ontario Heritage Act for its heritage significance. (Cambridge OP, 2018).

Heritage Conservation District Plan is the documentation supporting an area for designation as a district in accordance with the Ontario Heritage Act. It usually contains maps, research, and an implementation guideline. (Cambridge OP, 2018).

Heritage Master Plan is a long-term strategic plan for the management of cultural heritage resources as adopted by Council (Cambridge OP, 2018).

Listed refers to a property which is included in the Council approved Registry of Cultural Heritage Resources, but is not noted as being a designated property under Part IV or V of the Ontario Heritage Act (Cambridge OP, 2018).

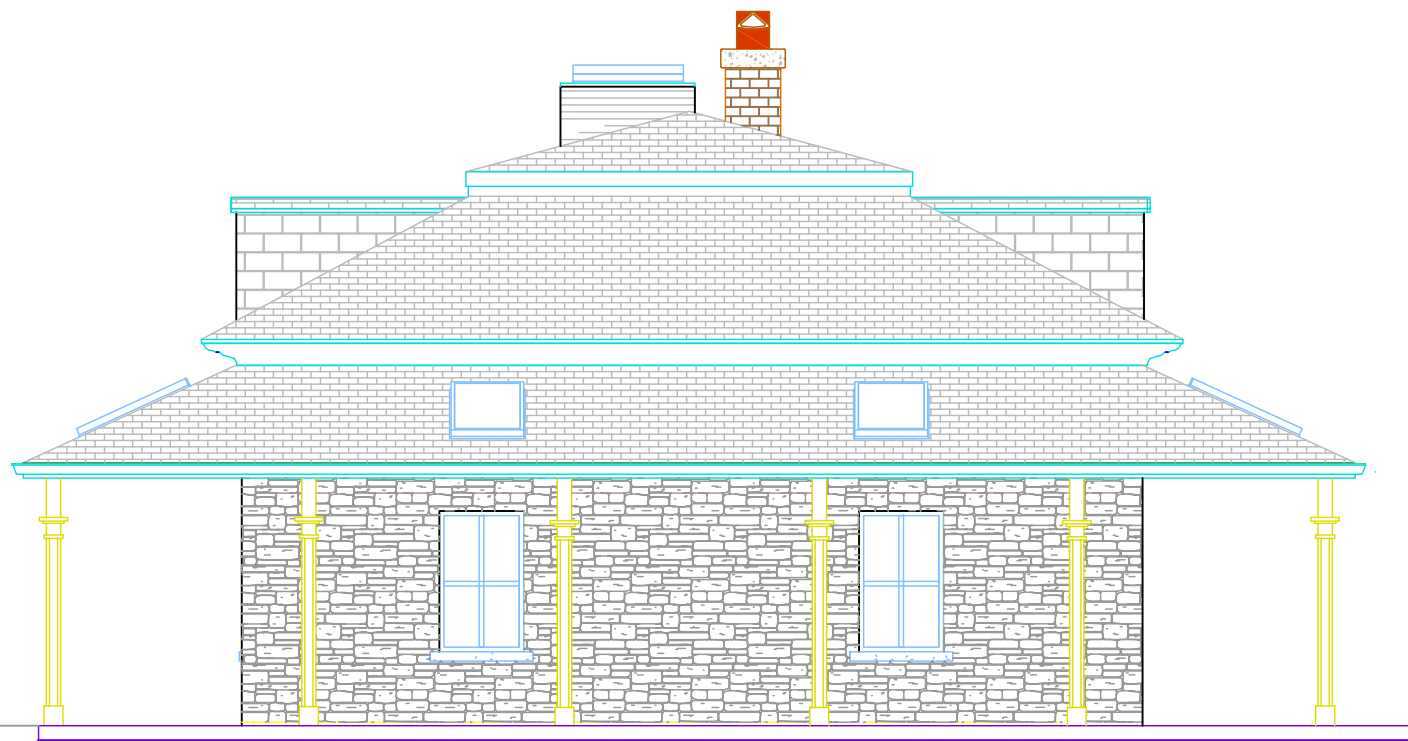
MHSTCI refers to the Ministry of Heritage, Sport, Tourism, and Culture Industries.

OHA refers to the *Ontario Heritage Act*.

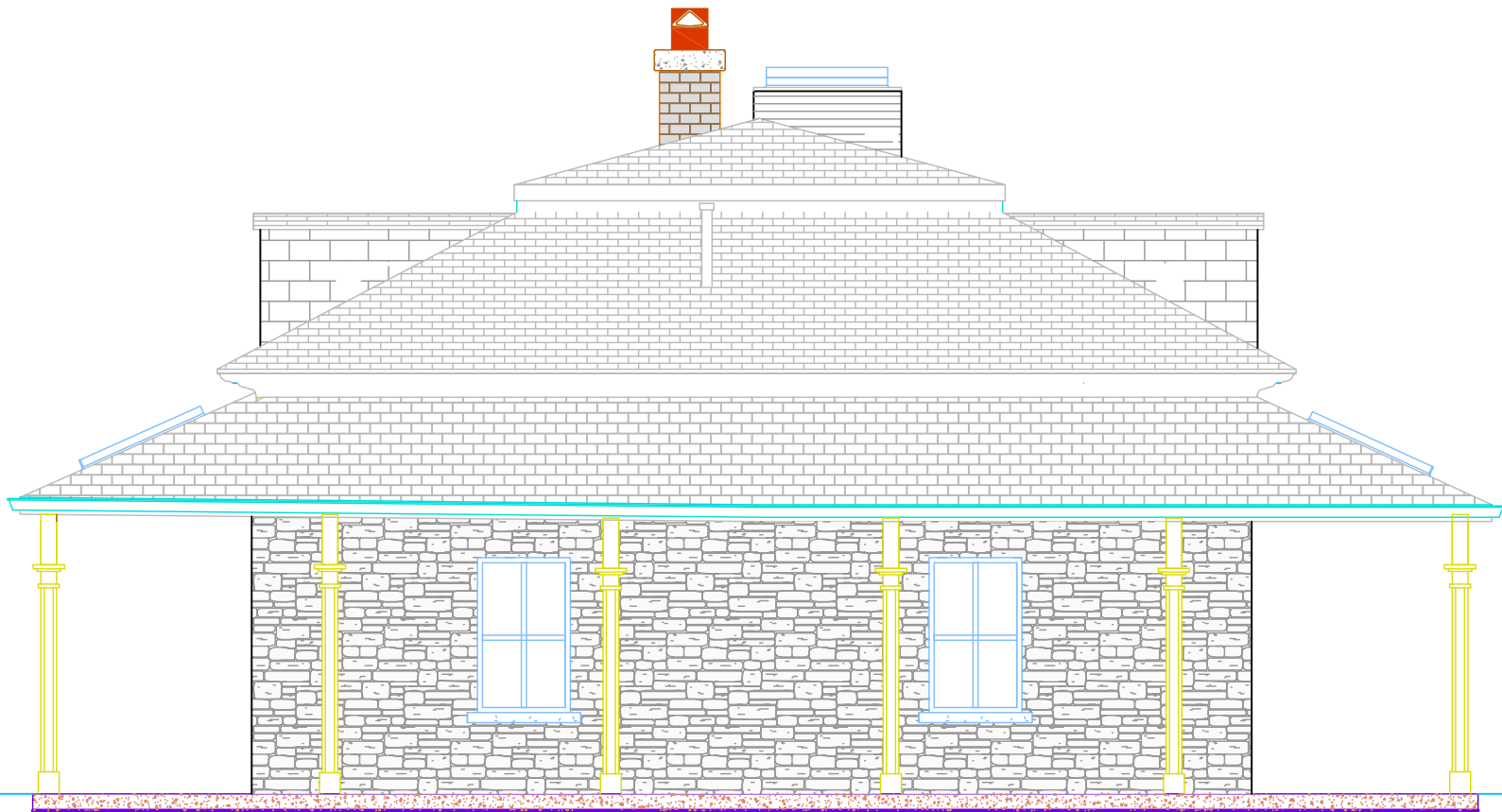
APPENDIX C AS-BUILT DRAWINGS



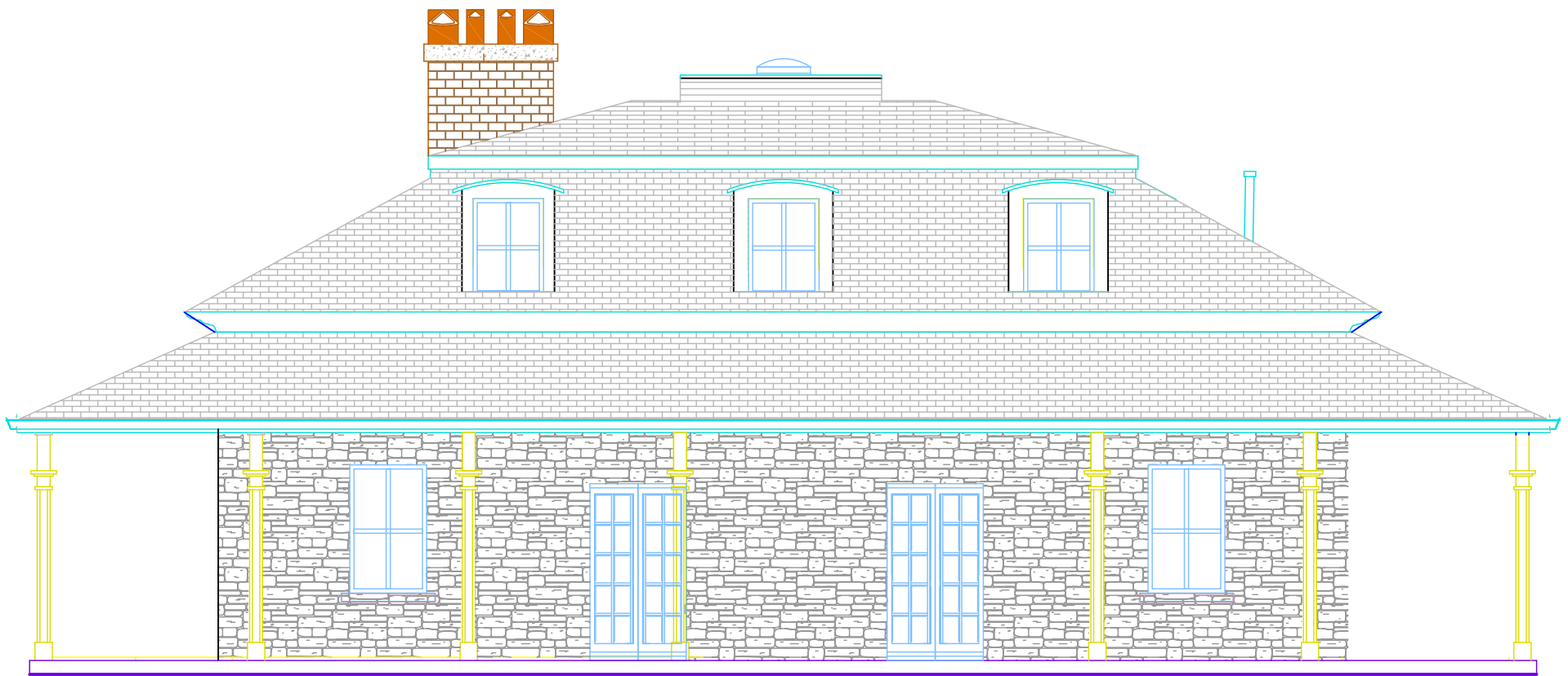
EAST ELEVATION
JAN 19, 2021



NORTH ELEVATION
JAN 19, 2021



SOUTH ELEVATION
JAN 19, 2021



WEST ELEVATION
JAN 19, 2021