

**To:** COUNCIL  
**Meeting Date:** 11/5/2024  
**Subject:** 24-126-CD, Recommendation to Alter a Part IV Property, 98 Shade Street, Galt Arena  
**Submitted By:** Bob Bjerke, Chief Planner  
**Prepared By:** Scott Abbott, Planner  
**Report No.:** 24-126-CD  
**File No.:** R01.01.88  
**Wards Affected:** Ward 4

### **RECOMMENDATION(S):**

THAT Report 24-126-CD Recommendation to Alter a Part IV Property, 98 Shade Street, Galt Arena be received;

AND THAT Council approve the request for a Heritage Permit for the property known as the Galt Arena, located at 98 Shade Street, for the replacement of entrance doors located on the north and south sides of the building.

### **EXECUTIVE SUMMARY:**

#### **Purpose**

To provide a recommendation to Council on a request for a Heritage Permit for the Galt Arena to replace the entrance doors located on the north and south sides of the building.

#### **Key Findings**

- Heritage Permit for north and south entrance door replacements within existing opening.
- The City of Cambridge is the property owner of the building.
- The subject property was designated under Part IV of the Ontario Heritage Act in 1997 for its architectural and heritage value.
- Project will not cause any adverse effects to cultural heritage attributes.

## Financial Implications

Capital project A/01398-40 - Galt Arena Door Replacement has an approved budget of \$140,000 for construction and consulting work to complete the door replacements. This project is funded from the Facility Maintenance Reserve Fund.

### STRATEGIC ALIGNMENT:

Strategic Action

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

OR

Core Service

**Program:** Community Development

**Core Service:** Heritage Conservation

### BACKGROUND:

The Galt Arena is a City of Cambridge owned property and was designated under Part IV of the Ontario Heritage Act in 1997 for historical and architectural value. It is the oldest continuously operating arena in the world and the current home of the junior hockey team, Cambridge RedHawks. Hockey legend Gordie Howe played in the arena for the Galt Red Wings during the 1944-1945 season before playing in the National Hockey League.

Built in 1921 and refurbished in 1997, it is an imposing structure, noted for its impressive façade. The building was designed by F. C. Bodley of Brantford in an Edwardian style with an art deco flare. The Edwardian features include the roughly chiseled stone base, and the two rustic towers. Art deco is reflected in the curved parapet walls. Local architect, Paul Sapounzi, described the building as the only grand example of Edwardian architecture in Cambridge.

## **ANALYSIS:**

The proposed alteration includes replacement of exterior and interior vestibule door frames, doors, hardware and transom windows. The current design involves replacing the existing doors with new doors of identical size. Work also includes the addition of power door operators to increase accessibility at each entrance.

Exterior doors and frames shall have a dark bronze anodized finish. Interior doors will have a clear anodized finish to match the existing adjacent frames.

Sympathetic upgrades to the exterior are proposed to bring the building up to standard accessibility requirements under the Ontario Building Code. These upgrades also conform to the Ontario Heritage Act. The designation by-law for the Galt Arena (212-97) does not specifically mention any cultural heritage attributes pertaining to the side entrances to the building. The cultural heritage attributes pertain more to the front façade of the building through the mention of the curved parapet walls, towers and chiselled stone base. Altering the doors on the side entrances is not adversely affecting the cultural heritage value of the building.

## **EXISTING POLICY / BY-LAW(S):**

### **Ontario Heritage Act (R.S.O. 1990, c. O.18)**

#### **Alteration of property**

33 (1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2019, c. 9, Sched. 11, s. 11.

#### **Application**

(2) An application under subsection (1) shall be accompanied by the prescribed information and material. 2019, c. 9, Sched. 11, s. 11.

#### **Other information**

(3) A council may require that an applicant provide any other information or material that the council considers it may need. 2019, c. 9, Sched. 11, s. 11.

## **Notice of complete application**

(4) The council shall, upon receiving all information and material required under subsections (2) and (3), if any, serve a notice on the applicant informing the applicant that the application is complete. 2019, c. 9, Sched. 11, s. 11.

## **Notification re completeness of application**

(5) The council may, at any time, notify the applicant of the information and material required under subsection (2) or (3) that has been provided, if any, and any information and material under those sections that has not been provided. 2019, c.9, Sch. 11, s. 11.

## **City of Cambridge Official Plan (2018)**

### **4.6 Designation of Heritage Properties**

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof.

### **FINANCIAL IMPACT:**

Capital project A/01398-40 - Galt Arena Door Replacement has an approved budget of \$140,000 for construction and consulting work to complete the door replacements. This project is funded from the Facility Maintenance Reserve Fund.

### **PUBLIC VALUE:**

#### **Sustainability**

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

## **Transparency**

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

### **ADVISORY COMMITTEE INPUT:**

Staff consulted with the Municipal Heritage Advisory Committee on September 19, 2024 through report 24-025(MHAC) and the Committee provided the following recommendations to Council:

THAT Report 24-025(MHAC) 98 Shade Street, Galt Arena Entrance Door Replacements, be received;

AND FURTHER THAT the Municipal Heritage Advisory Committee recommends that Council approve a Heritage Permit for the replacement of entrance doors located on the north and south sides of the Galt Arena as outlined in Report 24-025(MHAC).

CARRIED

### **PUBLIC INPUT:**

The Council meetings are open to public via the City's YouTube channel.

### **INTERNAL / EXTERNAL CONSULTATION:**

The Planner-Heritage liaised with Facilities staff on the requirements for a Heritage Permit for the proposed Galt Arena's door replacement alteration.

### **CONCLUSION:**

For the reasons outlined in Report 24-126-CD, Heritage Planning staff recommend that Council approve the Heritage Permit application requesting to alter the property.

## **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

## **APPROVALS:**

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

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

## **ATTACHMENTS:**

1. 24-126-CD Appendix A – Architectural Drawings of the Proposed Entrance Door Replacements
2. 24-126-CD Appendix B – Designation By-law No. 212-97