

To: COUNCIL

Meeting Date: 11/5/2024

Subject: 24-055-CD: Recommendation to Designate the Property Located at 555 Riverbank Drive

Submitted By: Bob Bjerke, Chief Planner

Prepared By: Jeremy Parsons, Senior Planner – Heritage

Report No.: 24-055-CD

File No.: R01.01.156

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 24-055-CD Recommendation to Designate the Property Located at 555 Riverbank Drive, be received;

AND THAT Council approve the recommendation to designate the property located at 555 Riverbank Drive under Part IV of the *Ontario Heritage Act* and approve the Statement of Cultural Heritage Value and List of Heritage Attributes, attached as Appendix A to this report;

AND FURTHER THAT Council authorize the Clerk to publish a Notice of Intention to Designate (NOID) for the property located at 555 Riverbank Drive in accordance with Section 29 of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report has been prepared to provide a recommendation to Council in support of the designation of the property municipally known as 555 Riverbank Drive under Part IV of the *Ontario Heritage Act*.

Key Findings

- The property at 555 Riverbank Drive contains a two-and-half-storey fieldstone farmhouse built in the mid-19th century by Richard Gehl in the Mennonite Georgian architectural style. The property also contains a fieldstone outbuilding and a large complex of historic barn buildings.

- The subject property is currently listed on the Heritage Register but does not have any other status under the *Ontario Heritage Act*.
- The recommendation from the Municipal Heritage Advisory Committee (MHAC) is to designate.
- The property contains sufficient cultural heritage value to merit designation under Part IV of the *Ontario Heritage Act*, satisfying several criteria under *Ontario Regulation 9/06* (amended by 569/22).

Financial Implications

The City does provide and pay for the installation of a heritage plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

The subject property is located at 555 Riverbank Drive, approximately 100m east of the Grand River, on the east side of Riverbank Drive (see Figure 1 below). The property is 17.1 acres (69,182 square metres) in size and is surrounded by agricultural lands. The property contains substantial lawns, numerous trees, and several outbuildings including a stone outbuilding known as the “cook house” along with a complex of large barns.

The property is zoned A1 (Agricultural) in the City’s Comprehensive Zoning Bylaw and is classed as “future urban reserve” and “prime industrial strategic reserve” in the Official Plan. The property is currently subject to an active application for Consent under the *Planning Act* to sever approximately 5.9 acres (24,269 square metres) from the subject property to be combined with the adjacent property to the south at 250 Allendale

Road. No new development is proposed for the subject property at this time. The proposed severance will not negatively impact the cultural heritage value of the property at 555 Riverbank Drive. As shown in Figure 2 below, the applicant is proposing to sever a portion of lands outside of the lawn, away from the Gehl House and other structures of heritage value.



555 Riverbank Drive



Figure 1: The subject property shown outlined in red on aerial imagery (City of Cambridge).



Figure 2: Sketch of the proposed severance lines showing severed and retained portions (J.D. Barnes Ltd).

The subject property is located on Riverbank Drive, a road identified as a “scenic heritage road” within the North Cambridge Secondary Plan (2024) and a “key rural roadscape” within the Heritage Master Plan (2008). The character defining elements of Riverbank Drive identified within the Master Plan include:

- Rural cross section, curving alignment and undulating profile;
- Historic residential and agricultural buildings;
- Farmsteads and woodlots; and,
- Archaeological potential (First Nations, ford and sawmill sites).

The subject property is currently listed on the City's Heritage Register as a non-designated property of cultural heritage value or interest. The Register incorrectly identifies the property as dating to "ca. 1825" and mistakenly describes the architecture as "Gothic Revival". The property is also adjacent to other listed properties in 250 Allendale Road and 105 Middle Block Road, which is currently subject to a Notice of Intention to Designate.

The subject property is located at 555 Riverbank Drive, approximately 100m east of the Grand River, on the east side of Riverbank Drive (see Figure 1 below). The property is 17.1 acres (69,182 square metres) in size and is surrounded by agricultural lands. The property contains substantial lawns, numerous trees, and several outbuildings including a stone outbuilding known as the "cook house" along with a complex of large barns.

The property is zoned A1 (Agricultural) in the City's Comprehensive Zoning Bylaw and is classed as "future urban reserve" and "prime industrial strategic reserve" in the Official Plan. The property is currently subject to an active application for Consent under the *Planning Act* to sever approximately 5.9 acres (24,269 square metres) from the subject property to be combined with the adjacent property to the south at 250 Allendale Road. No new development is proposed for the subject property at this time. The proposed severance will not negatively impact the cultural heritage value of the property at 555 Riverbank Drive. As shown in Figure 2 below, the applicant is proposing to sever a portion of lands outside of the lawn, away from the Gehl House and other structures of heritage value.

The subject property is located on Riverbank Drive, a road identified as a "scenic heritage road" within the North Cambridge Secondary Plan (2024) and a "key rural roadscape" within the Heritage Master Plan (2008). The character defining elements of Riverbank Drive identified within the Master Plan include:

- Rural cross section, curving alignment and undulating profile;
- Historic residential and agricultural buildings;
- Farmsteads and woodlots; and,
- Archaeological potential (First Nations, ford and sawmill sites).

The subject property is currently listed on the City's Heritage Register as a non-designated property of cultural heritage value or interest. The Register incorrectly identifies the property as dating to "ca. 1825" and mistakenly describes the architecture as "Gothic Revival". The property is also adjacent to other listed properties in 250 Allendale Road and 105 Middle Block Road, which is currently subject to a Notice of Intention to Designate.



555 Riverbank Drive



Figure 1: The subject property shown outlined in red on aerial imagery (City of Cambridge).

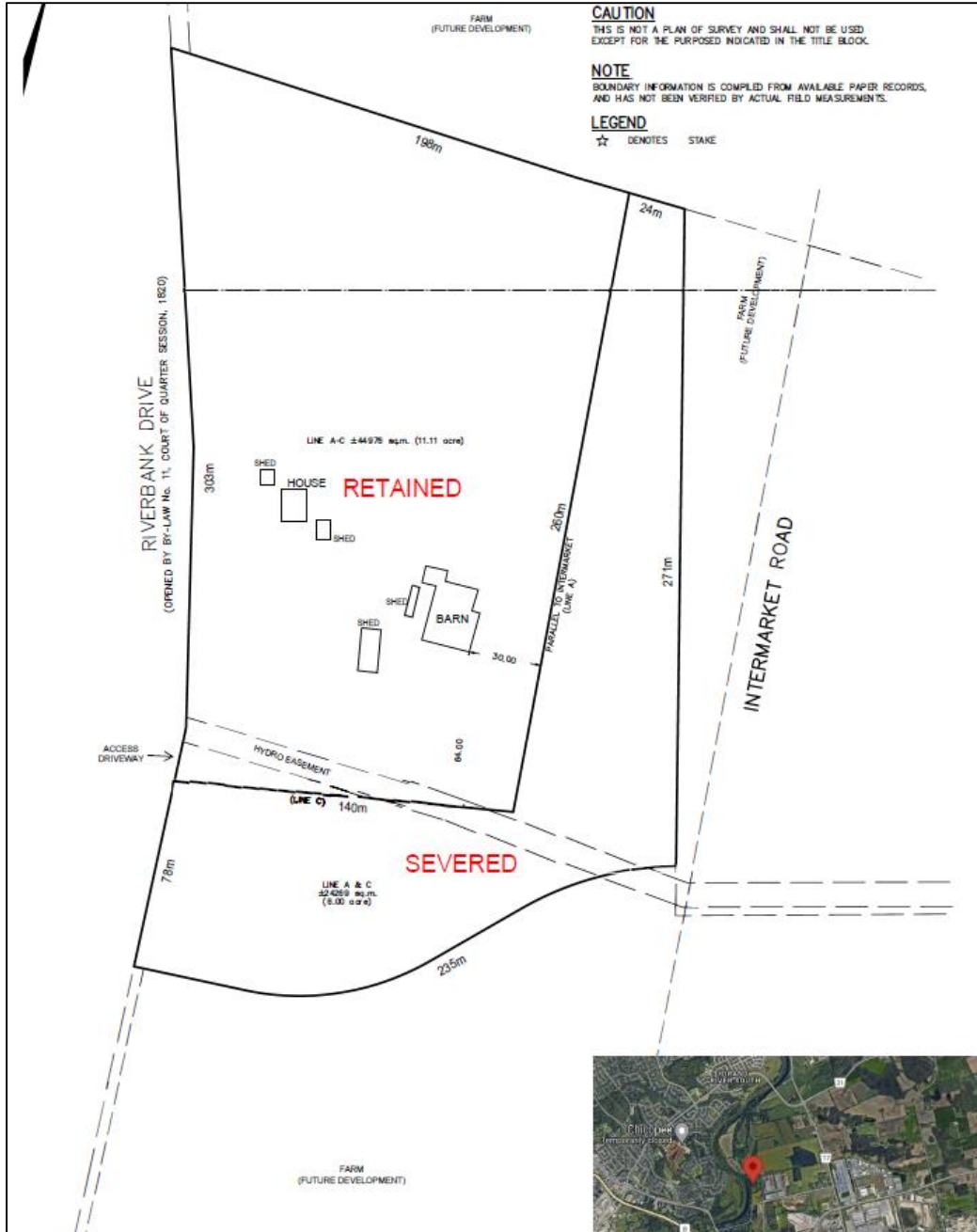


Figure 2: Sketch of the proposed severance lines showing severed and retained portions (J.D. Barnes Ltd).

Photographs of the subject property, taken by the author on August 28, 2024, can be seen in Figures 3 to 10 below.



Figure 3: Facing north, towards the Gehl House and cook house on the right (City of Cambridge).



Figure 4: Facing east, view of the façade of the cook house (City of Cambridge).



Figure 5: A photograph taken from the entrance to the property, showing the tree-lined allée and gravel path. The Gehl House is visible in the background (City of Cambridge).



Figure 6: The recessed wooden entrance surround (City of Cambridge).



Figure 7: The rear (north) elevation showing one-storey stone kitchen tail (City of Cambridge).



Figure 8: The east elevation (City of Cambridge).



Figure 9: The large wooden bank barn (City of Cambridge).



Figure 10: Cross motif cutouts visible along barn rooflines (City of Cambridge).

ANALYSIS:

Historical Context

The property located at 555 Riverbank Drive was part of an area of early European settlement by Mennonites and other German-speakers. The property contains a two-and-a-half storey stone farmhouse, a one-and-a-half storey stone outbuilding (known as the “cook house”), a large complex of 19th century barn buildings, and expansive treed lawns. The property is located immediately north of the settlement of Freeport (previously known as Bridgeville or Toll Bridge). Freeport’s post office was established in 1863 and several churches existed in the community including a United Brethren (Mennonite) congregation.

The property’s main dwelling and cook house were built by Richard Gehl in the mid-19th century. Richard Gehl (1825-1909) was a Prussian-born farmer who was considered part of a group of primarily Catholic settlers, known as the “New Germany Pioneers”, who came from southern Germany and Prussia in areas such as Alsace and Bavaria. These German-speaking immigrants largely settled in Waterloo and Wellington Counties in the mid-19th century. We know that, according to the 1881 *Illustrated Atlas of the County of Waterloo* by H. Parsell and Co., Gehl settled in Upper Canada in 1845 (see Appendix B). Gehl was married to Rebecca Toman (1829-1904) in 1850 and together they had six children: George, Marian, Isaac, Abram, Levi, and Melvina (Levina).

Numerous sources indicate that Gehl and his family were affiliated with the Roman Catholic tradition however, by 1871, it is likely that Gehl had converted to his wife’s Anabaptist faith as the 1871 Census of Canada lists the Gehls as Mennonites. The 1871 Census lists Richard as a 46-year-old Prussian-born farmer. The Census also lists his wife Rebecca (42) and five children: George (21), Isaac (19), Marian (20), Abram (15), and Levi (5). Richard’s younger brother Henry Gehl (35), likely a labourer on the farm, is also listed as living with Richard and Rebecca at the time. By 1891, it appears that only the youngest child, Levi (25), is living at home with Richard (66) and Rebecca (61). The 1891 Census of Canada also shows that the farmhouse was a two-storey stone house with eight rooms (see Appendix B).

Rebecca’s parents—Abraham Toman (1805-1867) and Mary Bricker (1806-1893)—were early Mennonite settlers from Pennsylvania. Her maternal grandmother and grandfather were Rebecca Eby (1781-1861) and Samuel Bricker (1776-1868), some of the earliest Europeans to come to Waterloo County. Eby and Bricker migrated from the United States in 1801-1802 and were the subject of Mabel Dunham’s 1924 fictionalized account *The Trail of the Conestoga*. This immigration story is the reason that in multiple iterations of the census, Rebecca Toman Gehl is noted as being of American

origin. According to Elizabeth Bloomfield's *Waterloo Township Through Two Centuries*,

“John Bricker, with his wife Anna Erb and their family, arrived from Warwick Township, Lancaster County, together with his brother Samuel, who had just been married to Rebecca Eby. John took up land near the Grand River forks [Preston] and Samuel settled several miles farther north, on the east side of the Grand” (Bloomfield, 37).

Samuel and Rebecca Bricker settled approximately 200 acres in 1802 and are noted as having purchased land from Richard Beasley, through the German Company, in 1805. The property at 555 Riverbank Drive may have historically been a part of Bricker's lands; however, according to Bloomfield, Bricker's land was (as early as 1805) two lots north of the land acquired by the Gehls, at 850-895 Riverbank Drive (see Appendix B). Bricker's property extended across the road that would become Riverbank Drive, to the banks of the Grand River (Lot 1, Beasley's Middle Block). Despite this, the Brickers, Ebys, and Gehls were closely connected and were involved in sharing land.

Along with owning land on 555 Riverbank Drive, the 1861 *Map of the County of Waterloo, Canada West* also shows Richard Gehl as a “lessee” to Samuel Bricker on Bricker's property at 850-895 Riverbank Drive (see Appendix B). By the turn of the twentieth century, Richard and Rebecca Gehl were retiring from farming. The 1901 Census of Canada lists Richard as 76 years old and Rebecca as 71. By 1904, Rebecca had passed away and Richard would follow in 1909. Both are buried nearby at Breslau Mennonite Cemetery (see Appendix B).

The property remained in the Gehl family until a portion of the land was purchased by relative Abraham H. Bricker (1843-1917), who soon after moved to St. Clair, Michigan and sold to Charles Benjamin Pelz (1864-1925) in 1906 (LRO). Pelz remained on the property for five years and appears to have lived on the lot with his wife, mother, and two children (1911 Census of Canada). In 1911, the property appears to have been sold to Noah Bricker, who in turn sold the land in 1914 (LRO).

Given that Gehl settled on Lot 15 in 1845, it is assumed that the dwelling, cook house, and barns were built shortly thereafter, in the mid-19th century. The Gehls were married in 1850 and it is assumed that the house would have been built around this time. The home clearly appears in situ on the 1881 *Illustrated Atlas of the County of Waterloo* and the 1871 Census of Canada indicates that the Gehls lived in a house (without description) on the property at this time. As such, we can definitively say that the dwelling was constructed between 1845-1881 and more likely between 1845-1871.

However, it's early Mennonite Georgian architectural style points to the structure originating much closer to 1845. Further, an oral history provided to the property owner by a historian from a local Mennonite tour group also points to the dwelling being built

closer to the middle than the end of the 19th century, “the main house was built by Richard Gehl in the property after the Am. civil war 1840-1865” (see Appendix B). As such, Heritage Planning staff estimate the dwelling and cook house, both built with local fieldstone, to have been built ca. 1850.

Architectural Description

The property is accessed from Riverbank Drive, via a long gravel driveway framed by deciduous trees. The rural property is characterized by expansive lawns and numerous mature walnut trees that were, according to an archived letter, planted by a previous property owner who acquired the property in 1963.

The dwelling on the property is a two-and-a-half storey fieldstone structure built in the Mennonite Georgian architectural style. According to Parks Canada’s 1974 publication *The Buildings of Canada*, the Georgian tradition is characterized by sturdy, well-proportioned houses that are usually two-and-a-half storeys. Georgian homes tend to have balanced facades, central doorways, and 3-5-7 bays. As Robert Mikel notes in *Ontario House Styles*, “Georgian design is uncluttered, based on the rules of symmetry, proportion, and balance (Mikel, 14).

The farmhouse dwelling (Gehl House) was built with fieldstone and heavy uncut quoins. It has a three-bay façade with an ornate, inset entryway in the centre of the façade. Although the original windows have been replaced throughout, they have maintained original proportions. Replacement windows include single-hung, eight-over-eight wood windows and vinyl windows with faux muntin dividers in a traditional pattern. Most windows are set on heavy sills and several windows, including those on the façade, are topped with buff brick flat or jack arches in interspersed rowlock and soldier courses.

The main entrance is recessed and defined by dark paneled wood. The door is topped by a large, five light transom window and two sidelights. The entire surround is set below a wooden architrave and extending wooden cornice. The front of the building likely originally had a large verandah spanning the length of the façade, as evidenced by remnant iron hooks on either end of the façade.

The medium-pitched side gabled roof includes modern metal roofing and a brick chimney in the centre. Given typical Georgian characteristics, it is possible the roof originally contained features that were removed or replaced including returned eaves and two flanking chimneys on each gable end balancing the end walls. Side elevations include small attic windows which are characteristic of Mennonite Georgian homes. Small half windows providing light to the basement are also partially visible from side views of the house.

The rear of the property contains a wooden balcony and an early or original one-storey kitchen wing, built with the same large masonry units that have been heavily mortared. The interior of the house has been extensively modernized. Windows, doors, flooring, and decorative elements have all been replaced over the years.

Immediately adjacent to the Gehl House is a small, one-and-a-half storey outbuilding known as the “cook house”. The building is built with the same, large fieldstone composition with heavy stone quoins. The three-bay façade includes a simple wooden entrance and two early or original six-over-six wood windows. Side elevations contain small attic windows under the gable apexes. Doors and windows across the exterior are topped by brick arches that are similar in style to the main house but appear darker in composition. These arches are varied: there are flat arches, jack arches, some are soldier course, and some are rowlock. The side gabled roof contains returned eaves and is clad in a rudimentary corrugated steel. A large brick chimney can be found at the back of the building. The building is currently being used for storage; however, the interior is largely inaccessible due to its poor condition. Despite the building’s moniker, it is possible that the building was originally constructed as a “doddy house”, or second dwelling on an Amish or Mennonite farm, often purposed for relatives or elderly parents.

The property also contains a large complex of wooden barns located at the southeast corner of the residential lot. The barns supported a working farm operation over the years and a variety of animals were housed in the barns over the years including horses, pigs, and cows. The largest structure is a bank barn sitting on a fieldstone foundation. Several of the barns contain diamond cross cutouts in the upper gable roof apexes. Cross cutouts on barns are not uncommonly found across rural Ontario and are thought to be in reference to a family’s Christian faith and considered an invocation for protection against fire (McIlwraith, 29).

Evaluation under *Ontario Regulation 9/06 (amended by 569/22)*

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies five (5) of the nine (9) criteria contained in *Ontario Regulation 9/06 (as amended by 569/22)*. According to legislative changes introduced to the *Ontario Heritage Act* through the *More Homes Built Faster Act, 2022*, properties must meet at least two (2) of nine (9) criteria under *Ontario Regulation 9/06 (amended by 569/22)* to be considered for designation under Part IV of the *Ontario Heritage Act*.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

YES – The dwelling at 555 Riverbank Drive is considered a representative example of Mennonite Georgian architecture. Its solid rectangular form, unadorned exterior, and symmetrical proportions are typical of this architectural style popular with Pennsylvania German Mennonites. The unembellished nature of this architectural style is illustrative of the cultural values of this community, such as simplicity, modesty, and plainness.

The use of stone in both the Gehl House and the cook house are also excellent examples of the tradition of local fieldstone masonry; making use of immediately available building materials. The wooden barn buildings are also representative of working farms from the 19th century.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

NO – The property does not display a high degree of craftsmanship or artistic merit that would be considered particularly unusual or outstanding during this period.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

NO – There is no evidence of technical or scientific achievement on the exterior or interior of this building that would be unusual, rare, or outstanding during this period.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

YES – The property at 555 Riverbank Drive is associated several pioneering families in Waterloo Region including the Brickers, Ebys, Tomans, and Gehls. The property is directly associated with one the earliest settlers in the area, Samuel Bricker, who was one of the founding members of the German Company and was involved in assisting with the settlement of hundreds of individuals from the United States and Europe. The property is also strongly associated with Pennsylvania German culture, more generally, and farming traditions among early Mennonites.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

YES – This property has not been well-documented in local historical sources. Prior to this evaluation, a comprehensive historical assessment of the property has not taken place. This report has compiled historical and archival sources to document the historical evolution of the site and the various owners and their connections to the community. Further study could yield additional information that could lead to a greater understanding of the property and community.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

NO – The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

YES – The property maintains and supports the character of Riverbank Drive, a scenic rural road framed by well treed properties and identified by narrow, winding sections. The property contributes to this character through a landscape of mature trees, expansive lawns, and vegetation framing the lot. The property contains an abundance of mature walnut trees, including an allée that frames the gravel entrance path with large trees.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

YES – The property is historically linked to its surroundings in an area settled by a large contingent of German speakers from the United States and Europe and immediately adjacent to land settled through the German Company. The property is also a longstanding farm with historical linkages to rural farming communities and the settlement at Freeport. Although no longer an active farm, the property's current rural character and historic farm buildings maintain these historical linkages.

9. The property has contextual value because it is a landmark.

NO – Although the property contains considerable cultural heritage value and local significance, it is not considered a landmark.

The following is a summation of the key heritage attributes that embody the heritage value of 555 Riverbank Drive. A full list of key heritage attributes can be seen in the Statement of Cultural Heritage Value or Interest (Appendix A).

- The Gehl House including all four elevations composed of fieldstone masonry, three-bay façade and recessed wooden entrance;
- The cook house including all four elevations composed of fieldstone masonry, brick flat and jack arches, and chimney;
- The complex of 19th century barn buildings located in the southeast corner of the property;
- The allée of deciduous trees framing the gravel path and entrance to the property; and,
- Mature walnut trees contributing to the rural, park-like setting on the property.

Although the heritage evaluation carried out by staff did include evaluation of the interior, no interior features were deemed significant and thus no interior features were included within the recommended list of heritage attributes.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by municipal by-law

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Limitation

(1.2) The following rules apply if a prescribed event has occurred in respect of a property in a municipality:

1. If the prescribed event occurs on or after January 1, 2023, the council of the municipality may give a notice of intention to designate the property under subsection (1) only if the property is listed in the register under subsection 27 (3), or a predecessor of that subsection, as of the date of the prescribed event.
2. The council may not give a notice of intention to designate such property under subsection (1) after 90 days have elapsed from the event, subject to such exceptions as may be prescribed. 2022, c. 21, Sched. 6, s. 4 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

- (b) a statement explaining the cultural heritage value or interest of the property;
- (c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and
- (d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

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;
- b) pass by-laws providing for the acquisition by purchase, lease or otherwise of any property designated in accordance with Policy 4.6.1 a) or for the expropriation of any such property;
- c) dispose by sale, lease or otherwise of any designated property acquired in accordance with Policy 4.6.1 b) upon such terms and conditions as Council may consider necessary; or
- d) enter into any easement agreement or covenant with the owner of a designated property, register such easement or covenant against the real property affected in the land registry office, enforce such registered easement or covenant against the owner or any subsequent owner of such real property and assign such easement or covenant to any person, who, in the opinion of Council, will preserve and maintain the property to protect the cultural heritage resource described in the Register referred to in Section 4.3.

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 555 Riverbank Drive will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

The designation of properties of heritage significance protects and celebrates cultural heritage value for the benefit of the community. Conserving heritage properties supports the principle of sustainability (Five Public Value Principles).

Transparency:

Council reports and meetings are open to the public.

Sustainability:

This project will support sustainability by retaining the existing structure in situ retains its embodied carbon, reduces development emissions and supports the conservation of historic resources valued by the community.

ADVISORY COMMITTEE INPUT:

The MHAC was consulted on September 19, 2024, through Report 24-024 (MHAC). MHAC supported the rationale and provided the following recommendations to Council:

THAT Report 24-055-CD: Recommendation to Designate the Property Located at 555 Riverbank Drive be received;

AND THAT the Municipal Heritage Advisory Committee (MHAC) advise that Council approve the recommendation to designate the property municipally known as 555 Riverbank Drive under Part IV of the *Ontario Heritage Act*;

AND FURTHER THAT the MHAC recommends to Council that the Clerk be authorized to publish a Notice of Intention to Designate (NOID) for the property municipally known as 555 Riverbank Drive in accordance with Section 29 of the *Ontario Heritage Act* because of its cultural heritage value.

PUBLIC INPUT:

Meetings of Council are open to the public via the City's YouTube channel.

INTERNAL / EXTERNAL CONSULTATION:

Heritage Planning staff conducted a site visit to the property on August 28, 2024. Heritage staff have liaised with representatives of the property owner, who have indicated support for the designation.

CONCLUSION:

Based on the findings that the subject property meets more than two (2) criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property contains sufficient cultural heritage value to merit designation. As such, staff recommend that Council designate the property under Section 29 of the *Ontario Heritage Act* and direct the City Clerk to publish a Notice of Intention to Designate.

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. 24-055-CD Appendix A: Statement of Cultural Heritage Value or Interest
2. 24-055-CD Appendix B: Supporting Mapping and Archival Material