



MINUTES

Municipal Heritage Advisory Committee
Meeting #08 - 21
September 16, 2021
Virtually via Zoom
7:00 p.m.

Committee Members in Attendance: Sue Brown, Nelson Cecilia, Michelle Goodridge, Mark Leclair, Kimberly Livingstone, Scott Roberts, Councillor Pam Wolf and Nancy Woodman with John Oldfield in the Chair

Regrets:

Staff in Attendance: Laura Waldie, Senior Planner – Heritage, Abraham Plunkett-Latimer, Senior Planner - Heritage, Karin Stieg-Drobig, Recording Secretary and Greg Elgie, Network Administrator

Meeting Called to Order

The meeting of the Municipal Heritage Advisory Committee was held virtually via Zoom and live streamed to the City of Cambridge website. John Oldfield, MHAC Chair, welcomed everyone present, introductions were made and he advised those present that in its advisory role, MHAC makes recommendations that then go to Council for a decision. The meeting was called to order late at 7:00 p.m. and the meeting adjourned at 9:44 p.m.

Declarations of Interest:

Presentation:

Mackenzie Meek, Project Planner, Pearle Hospitality and Patrick Simmons, Architect, MartinSimmons Architects Inc gave a presentation on the proposed Cambridge Mill Project at 130 Water Street North. The project is described as transformational for the City of Cambridge; will bring people back to the river and provide a place for people to live in the proposed 37 storey condominium and stay at the proposed 28 storey hotel with a parking tower across the street and a pedestrian bridge to provide access.

The Committee discussed protection of the historic river views, accessibility of trails along the river, proposed landscaping, view of the downtown and church spires when coming downtown along Water Street, the proposed pedestrian bridge, amenity space, balconies and shadow studies. It was noted that at this time, the focus has been on the concept, architecture and the zoning for the development. Landscaping and trails information will be available at a later date. Shadow studies have been completed and are available on the City's website.

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Laura Waldie, Senior Planner, Heritage addressed the Committee prior to the delegations to inform the Committee about the proposed amendment to the recommendation for 436 Fountain St. South. She noted that the 3rd recommendation would include a condition of submission of a relocation protection plan to be reviewed by heritage planning staff as a condition of the draft approval of the vacant land condominium plan.

Delegations:

Ms. Amy Barnes, Heritage Project Manager, ARA Heritage, gave a delegation to the report for 436 Fountain Street South. She noted that as the property is not listed, nor designated with no designated properties adjacent, the property was not flagged as significant in the pre-consultation stage. The cultural heritage attributes were raised during the first statutory public meeting and it was determined that a scoped Heritage Impact Assessment should be completed as a component of the planning application. Ms. Barnes explained the steps completed, the current proposed development and steps taken by the owner in listening to the community in regards to the cultural heritage of the building. The Committee thanked Ms. Barnes for her work on the HIA and that the house is proposed to be listed.

Ms. Karen Scott Booth representing ACO Cambridge, delegated regarding the report for 436 Fountain St. S. She noted that ACO agrees with the recommendation to MHAC to list the property on the City of Cambridge Heritage Register but that the remainder of the recommendations be deferred to allow further consultation regarding the proposed development. She further noted the site is currently listed for sale, and the natural heritage and streetscape need to be addressed as part of a comprehensive rather than scoped HIA. The Chair thanked Ms. Scott Booth for her delegation.

Ms. Jane Newland, representing the community members of Fountain Street South, delegated regarding the report for 436 Fountain St. S. She noted that there are 10 heritage listed or designated homes in the area already; the Wismer house should be designated as well as several other homes as they are from the same period in the 1870's representing the start of the community and an important part of the community's cultural heritage. Ms Newland further noted that there are already issues associated with water and slope stability in the area and that increased traffic of a development will lead to further traffic problems to the Fountain Street, Parkview and Preston Heights residents. She further noted the community's request for a third party peer review. The Chair thanked Ms. Newland for her delegation noting that he sympathizes with her concerns but that the MHAC committee is a group of volunteers that make recommendations to Council on heritage matters, but are not able to comment on all of the community's concerns; these would be better presented when the development

application goes before Council. The Committee asked questions of Staff relating to the environmental issues raised by the delegate and Staff noted that as far as they are aware, these issues are dealt with by the Cambridge Environmental Advisory Committee (CEAC)

Mr Thomas Gillelan, neighbouring homeowner, was present to speak to the report on 436 Fountain St. S. He noted that the proposal to move the building and turn it will put it at risk of damage, change the street view and place mature trees in danger. He added that he agrees with the issues related to environment, slope stability and traffic raised by Ms. Newland. The Chair thanked Mr. Gillelan for his delegation.

Minutes of Previous Meeting

Moved by: Scott Roberts
Seconded by: Nelson Cecilia

THAT the minutes of the July 15, 2021 meeting of the Cambridge Municipal Heritage Advisory Committee be considered for errors and omissions and be adopted.

CARRIED

Minutes of the Poll

THAT the poll compiled via email from July 28-30, 2021 held to complete the amended recommendation for 63 Oak St. that was interrupted due to technical difficulties on the evening of July 15, 2021 be adopted.

Moved by: Mark Leclair
Seconded by: Scott Roberts

1. 33 Main Street - Request to Alter a Part V Designated Property – Exterior Sign Permit

Moved by: Michelle Goodridge
Seconded by: Mark Leclair

The Committee discussed the proposed size and colour of the sign. It was noted by staff that while the replacement sign is larger than allowed by the current by-law, it is the same size as the previous sign. Heritage colour palettes were discussed at length and Staff agreed with the proposal made by the Committee that staff provide direction of heritage colours to business owners before an application comes before the Committee. An amendment was proposed to include the recommendation of the heritage colour palette.

Moved by: Michelle Goodridge
Seconded by: Nancy Woodman

THAT the Municipal Heritage Advisory Committee (MHAC) recommends approval of the request to mount new signs on the front façade of the property municipally known as 33 Main Street as outlined in Report 21-021 (MHAC).

AND FURTHER THAT the MHAC has no concerns with the variance required to the Sign By-Law to permit the mounting of a sign greater than 1.25 metres in area as outlined in Report 21-021 (MHAC).

AND FURTHER THAT MHAC recommends that the new signage background colour be from a heritage pallet as per the Main Street Style Guidelines and approves the increased size of the sign to replace the existing one.

CARRIED AS AMMENDED

2. Heritage Impact Assessment – 436 Fountain Street South

Moved by: Kimberley Livingstone
Seconded by: Nelson Cecilia

The Committee acknowledged the concerns of the neighbours regarding the heritage, environmental and transportation concerns. It was noted the MHAC committee's mandate is to deal with the heritage aspects of the proposed development. The Committee questioned when the property would be listed on the heritage register and CEAC's involvement with the environmental aspects of the proposed development. The property would be added as a listed Heritage property once approved by Council and it was noted by Laura Waldie, that as far as she is aware, CEAC and the Environmental Planner would review the proposal. The Committee discussed at length their concerns with the proposed development, timing aspects of the proposal and limitations of the Committee.

THAT Report 21-022 (MHAC) – Heritage Impact Assessment-436 Fountain Street – be received;

AND THAT the Municipal Heritage Advisory Committee (MHAC) accept the Heritage Impact Assessment (HIA) and its findings as submitted by ARA Ltd., dated July 28, 2021 in support of development application R10/20 to redevelop the adjacent lands;

AND THAT MHAC encourage the property owner to implement the recommended mitigation measures identified in the HIA, including the submission of a relocation

protection plan to be reviewed by heritage planning staff as a condition of the draft approval of the vacant land condominium plan;

AND THAT the MHAC recommends that the developer explore options to relocating the stone retaining wall to the proposed new location of the house;

AND FURTHER THAT the MHAC recommends that Council add the subject property to the Heritage Register as a listed property of interest due to the cultural heritage value of the property identified in the HIA and in Report 21-022 (MHAC).

CARRIED

3. Sign Permit Request for Part IV Designated Property – 89 Grand Avenue

Moved by: Nancy Woodman
Seconded by: Michelle Goodridge

The Committee discussed First Nations and Region of Waterloo consultation regarding the proposed location, the size of the proposed sign, the heritage attributes of MacDougall Cottage as listed in the designation by-law and alternatives to the proposed location such as the Sculpture Garden, should it be deemed appropriate. It was suggested a deferral would allow time to gather more information on any suggestions made during the discussion.

Moved by: Councillor Wolf
Seconded by: Susan Brown

THAT the Municipal Heritage Advisory Committee (MHAC) recommends approval of the request to erect a freestanding sign adjacent to the front façade of the property municipally known as 89 Grand Avenue as outlined in Report 21-024 (MHAC).

AND FURTHER THAT the MHAC has no concerns with the variance required to the Sign By-Law to permit the erecting of a sign greater than 1.25 metres in area as outlined in Report 21-024 (MHAC).

DEFERRED

4. 105 Middle Block Road Heritage Impact Assessment

Moved by: Nelson Cecilia
Seconded by: Michelle Goodridge

THAT Report 21-025 (MHAC) – 105 Middle Block Road Heritage Impact Assessment – be received;

AND THAT the Municipal Heritage Advisory Committee (MHAC) accept the Heritage Impact Assessment (HIA) and its findings as submitted by MHBC dated July 16, 2021;

AND FURTHER THAT an addendum to the HIA be recirculated to the MHAC at a later date when the uses and plans for the surrounding subdivision have been developed during the zoning by-law amendment process.

5. 51-53 Main Street – Request to Alter Part V Designated Property - Sign Permit

Moved by: Michelle Goodridge

Seconded by: Nancy Woodman

THAT the Municipal Heritage Advisory Committee (MHAC) recommends approval of the request to mount new signs on the front and rear façade of the property municipally known as 51-53 Main Street as outlined in Report 21-026 (MHAC).

AND FURTHER THAT the MHAC has no concerns with the variance required to the Sign By-Law to permit the mounting of a sign greater than 1.25 metres in area as outlined in Report 21-026 (MHAC).

CARRIED

Correspondence - NIL

Other Business – NIL

Chair's Comments:

John Oldfield noted he wishes there were more tools available to the Committee to deal with the development of our City and how this affects the heritage and livability of Cambridge. He noted that developers use the current livability of the City as a way to encourage people to buy and move here yet when a development is too large and over reaching it is inevitable that it affects that same livability.

Council Report/Comments:

Councillor Wolf advised that Council had approved the second phase of the Galt Core Heritage Conservation District Project to begin. She noted that a balance of development and heritage was necessary and that looking for good new development such as the Gaslight Project is important. She further noted that the School of Architecture lost some students this year because the students were not able to find housing.

Staff/Senior Planner- Heritage comments:

No Comments this month.

General Heritage Matters – Updates by Committee Members:

Question to staff regarding the recent Council decision on the Forbes Estate and whether a report would come back to MHAC. Staff noted that if revised plans are received, it will come forward to MHAC again.

Next Meeting

Date & Time: October 21, 2021, 7:00 p.m.

Location: Virtually via Zoom

Close of Meeting

Moved by: Scott Roberts

Seconded by: Mark Leclair

THAT the Municipal Heritage Advisory Committee meeting does now adjourn at 9:44 p.m.

CARRIED



Chairperson
John Oldfield



Recording Secretary
Karin Stieg-Drobig