

To: SPECIAL COUNCIL

Meeting Date: 1/31/2023

Subject: 23-164-CD Request to Alter Part V Designated Property (Dickson Park)

Submitted By: Lisa Prime, Chief Planner

Prepared By: Jeremy Parsons, Senior Planner - Heritage

Report No.: 23-164-CD

File No.: C1101

Wards Affected: Ward 5

RECOMMENDATION(S):

THAT Report 23-164-CD Heritage Permit Application – Request to Alter Part V Designated Property at 30 Park Hill Road West (Dickson Park), be received;

AND THAT Council support the proposed request to alter the grandstand structure at 30 Park Hill Road West (Dickson Park) to repair and replace deteriorating elements, as supported by the Municipal Heritage Advisory Committee (“MHAC”), subject to the following conditions:

- 1) Following Council approval, that any minor changes to the plans and elevations shall be submitted to the satisfaction of the Chief Planner, prior to submission as part of any application for a Building Permit and/or the commencement of any alterations; and
- 2) That the implementation of alterations, in accordance with this approval, shall be completed no later than November 30, 2026. If the alterations are not completed by November 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Cambridge.

EXECUTIVE SUMMARY:

Purpose

This report has been prepared to provide a recommendation to Council to decide upon a request to alter the Dickson Park Grandstand which is located within the Dickson Hill Heritage Conservation District.

Key Findings

- Dickson Park was designated under Part V of the **Ontario Heritage Act** (“OHA”) in 2005 as part of the Dickson Hill Heritage Conservation District.
- Staff from Building Design and Construction requested approval to repair and replace deteriorated structural elements of the grandstand on October 12, 2022.
- Heritage staff and the Municipal Heritage Advisory Committee are both satisfied that the proposed alterations, as submitted, represent routine maintenance necessary for the upkeep of the grandstand. The proposed alterations are not expected to detract from the cultural heritage value of Dickson Park or the broader Heritage Conservation District.
- Included within the recommended conditions of approval are that any minor changes made subsequent to approval can be handled by staff and that alterations must be made by November 30, 2026. The standard conditions avoid the need to return to Council for approval of minor revisions and ensure that the alterations align with the current context of the site.

Financial Implications

Capital project A/00770-30 Dickson Stadium Renovation – Design was approved in the 2022 Capital budget in the amount of \$95,000. The scope of the design works includes roof replacement, steel framing, painting, bleachers, retaining walls, perimeter wall elastomeric coating, and railings. The construction budget for the associated works is included in the 2023 Capital budget for consideration and approval by Council in the amount of \$1,505,600.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
- ☒ Core Service

Objective(s): PLACEMAKING - Promote and create a wide range of destinations and activities that capitalize on the beauty of the rivers and heritage buildings

Strategic Action: Not Applicable

Program: Asset Management

Core Service: Heritage Conservation

BACKGROUND:

Property

The subject property at 30 Park Hill Road West (Dickson Park) is a municipal park located immediately west of the Grand River within the Dickson Hill neighborhood (Figure 1).

Within the park is a historic ca. 1919 grandstand which has remained largely unchanged over the years. Some renovations to the grandstand did occur in 1997.



Figure 1: Aerial photograph of subject property which highlights the location of the grandstand within Dickson Park (City of Cambridge).

ANALYSIS:

Proposal

The proposed renovations to the grandstand structure, as shown in Attachment 1, include the following:

- Replace existing roof material;
- Repair wood decking where possible;
- Replace wood decking where deteriorated;
- Recoat existing structural steel (contains lead paint);
- Replacement of deteriorated retaining and partition walls and concrete stairs;
- Repair deteriorated concrete pilasters;
- Replacement of existing guardrails; door headers, and perimeter walls; and,
- Repair and/or replacement of deteriorated wood framing and beams.

The deteriorating state of some of the above elements photographed by heritage staff are illustrated in Figures 2 to 5 below.



Figure 2: Rear of the grandstand structure showing deteriorated concrete steps (City of Cambridge).

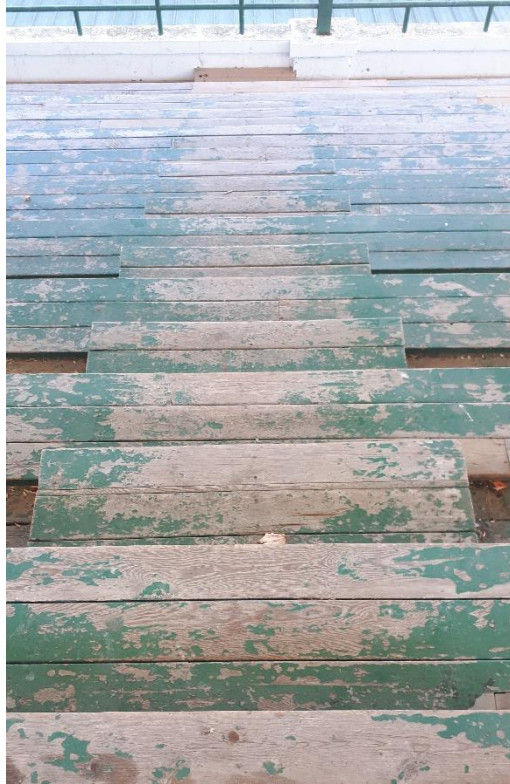


Figure 3: Looking down from the top of the bleachers showing the condition of wooden seating and stairs (City of Cambridge).



Figure 4: Looking up inside the grandstand structure to riveted steel roof trusses, beams, and wooden roof underlay (City of Cambridge).



Figure 5: Image showing the condition of concrete walls and steel barriers proposed for repair and replacement (City of Cambridge).

Staff Recommendation

The proposed renovations represent overdue maintenance work designed to improve the safety of the grandstand structure and extend its lifespan for continued use in Dickson Park. Many of the original 1919 features on the grandstand (wood framing, wood beams, structural steel, and concrete elements) are structurally compromised and require repair or replacement to ensure that the structure remains intact.

Overall, heritage planning staff are supportive of the proposal given that it extends the life of the original 1919 structure and does not propose full demolition or removal. The grandstand has remained largely unchanged over the years. Continued renovations and maintenance work help to support the structural stability and safety of the building and support the continued function of the building for public use.

Staff have included two conditions with the recommendation to approve the alteration to the heritage structure. The first condition allows the City's Chief Planner to approve any minor changes made to the plans and elevations (as shown in Attachment 1) subsequent to approval which avoids the need to return to Council for approval of the revisions. The second standard condition places a time limit on the approval ensuring that alterations are made by November 30, 2026 which keeps the changes aligned with the current context of the site. Although MHAC approved a time limit to 2024, staff are proposing extending it to 2026 to allow for further flexibility.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Section 42 of the OHA identifies the process for altering a Part V designated property. It states:

42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

42 (2.1) The owner of property situated in a designated heritage conservation district may apply to the municipality for a permit to alter any part of the property other than the interior of a building or structure on the property or to erect, demolish or remove a building or structure on the property.

City of Cambridge Official Plan, 2012, as amended

4.1 Objectives

The following objectives provide a foundation for the cultural heritage resources policies of this Plan to:

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.

Dickson Hill Heritage Conservation District Plan (By-law No. 150-05)

4.1.4 Dickson Park

Historically, Dickson Park was established in 1871 as a public park and agricultural fair grounds. By 1905, historic photographs show that a grandstand and a baseball diamond had been built located at the south end. In 1966, a new recreation/exhibition complex replaced the earlier wood frame exhibition hall of 1897.

Future Change: That any major future improvements or landscape master plan for restoration of Dickson Park shall be developed in consultation with the Municipal Heritage Advisory Committee and shall be based on the period circa 1871 that would

enhance its sense of history, landscape beauty, and pedestrian amenity. MHAC shall be consulted in the case of major alterations, additions or reconstruction as set out in Section 5.0 Implementation.

FINANCIAL IMPACT:

The costs associated with the proposed design were approved through the City's 2022 Capital Budget in the amount of \$95,000. The costs associated with the future construction phase are included in the draft 2023 Capital Budget in the amount of \$1,505,600. The scope of work for the renovations to Dickson Stadium include roof replacement, steel framing, painting, bleachers, retaining walls, perimeter wall elastomeric coating, and railings. There are no costs associated with the Heritage Permit application.

PUBLIC VALUE:

Sustainability:

This project will support sustainability by retaining and refurbishing an existing structure employed for continued public use. In Ontario, the cumulative effect of demolition and construction creates approximately 14.2 million tonnes of material each year, which represents about 2 million tonnes of carbon dioxide emissions. A study entitled *The Greenest Building: Quantifying the Environmental Value of Building Reuse* demonstrated that new buildings built to be 30% more energy efficient than average would take several decades to overcome the negative climate change impacts of their construction. Retaining the existing historic grandstand structure *in-situ* retains its embodied carbon, reduces development emissions, and conserves a historic structure valued by the community.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

The MHAC was consulted on November 17, 2022 through Report 22-024 and passed the following resolution:

THAT Report 22-024 (MHAC) – Request to Alter Part V Designated Property at 30 Park Hill Road West (Dickson Park), be received;

AND THAT the Municipal Heritage Advisory Committee (MHAC) support the proposed request to alter the grandstand structure at 30 Park Hill Road West (Dickson Park) and recommend that Council approve the Heritage Permit application, subject to the following conditions:

1) Following Council approval, that any minor changes to the plans and elevations shall be submitted to the satisfaction of the Chief Planner, prior to

submission as part of any application for a Building Permit and/or the commencement of any alterations; and

2) That the implementation of alterations, in accordance with this approval, shall be completed no later than November 30, 2024. If the alterations are not completed by November 30, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Cambridge.

PUBLIC INPUT:

Both MHAC and Council meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

The Senior Planner-Heritage has liaised with the project manager (Manager of Building Design and Construction) to determine the scope of the alterations.

A notice of receipt was issued to the project manager (Manager of Building Design and Construction) on November 9, 2022, to satisfy Section 42(3) of the OHA. In accordance with Section 42(4) of the OHA, Council must make a decision on the request to alter within ninety (90) days after the notice of receipt is served on the applicant.

CONCLUSION:

It is the opinion of Planning staff that the proposed Heritage Permit application is consistent with the Provincial Policy Statement, conforms with the policies of the Regional Official Plan and the City of Cambridge Official Plan, and meets the general intent and purpose of the OHA and the policies of the Dickson Hill Heritage Conservation District Plan. The proposed renovations represent important maintenance work that will improve the safety of the grandstand and extend its lifespan for continued use in Dickson Park.

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:

Attachment 1: Dickson Stadium Renovation Plans and Elevations