

ASI



# Galt Core Heritage Conservation District Study

Council Presentation

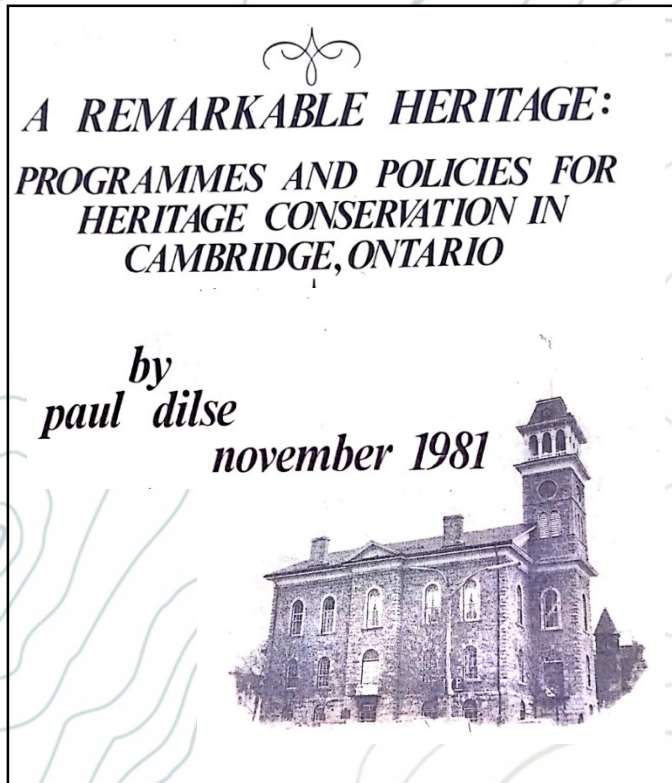
August 10, 2021

# Objectives

- Heritage Conservation District Study Context and Scope
- What We Heard
- Evaluation Criteria and Results
- Preliminary Statement of Significance Highlights
- Recommended Boundary
- Other Study Recommendations

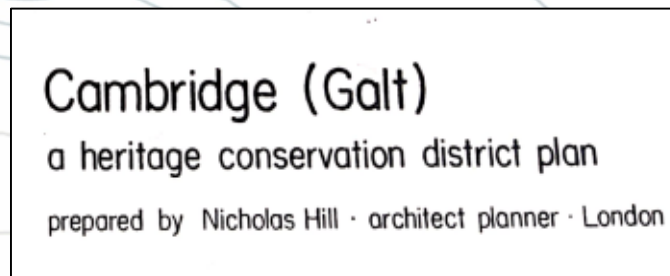
# Context for a Heritage Conservation District Study in Galt

1981

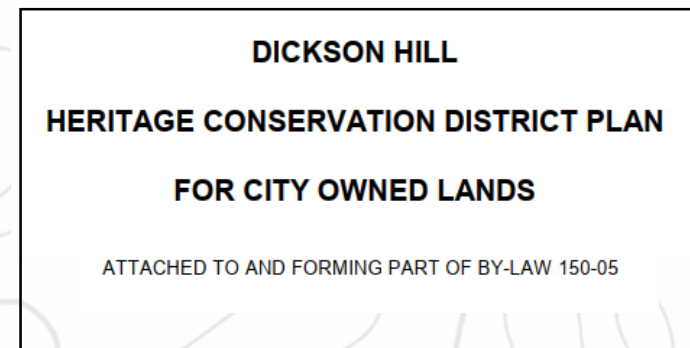


Paul Dilse, *A Remarkable Heritage: Programmes and Policies for Heritage Conservation in Cambridge, Ontario* (November 1981)

1984

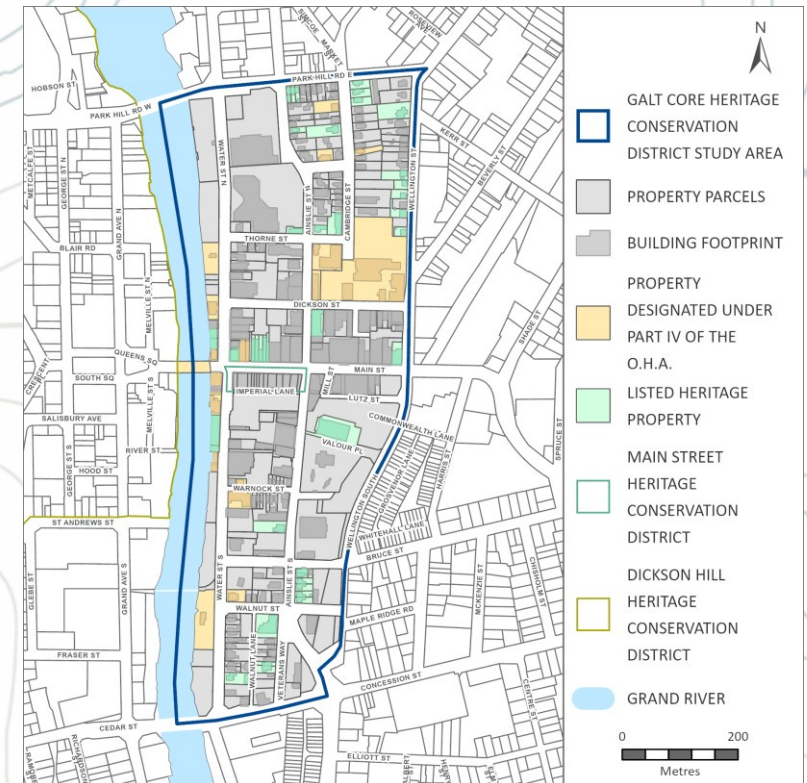


2005



Top: Nicholas Hill, *Architect Planner, Heritage Conservation District Plan for the City of Cambridge (Galt)* (September 1984); Bottom: Green Scheels Pidgeon Planning Consultants, *Dickson Hill Heritage Conservation District Plan for City Owned Lands* (April 2005)

Municipal Heritage Register





# Context for a Heritage Conservation District Study in Galt

2006



Province of Ontario, Urban Growth Centre, Growth Plan for the Greater Golden Horseshoe (2006)

2008

## CAMBRIDGE HERITAGE MASTER PLAN

Final Report



BRAY Heritage et al, Cambridge Heritage Master Plan (June 2008)

2013

## Downtown Urban Design Guidelines

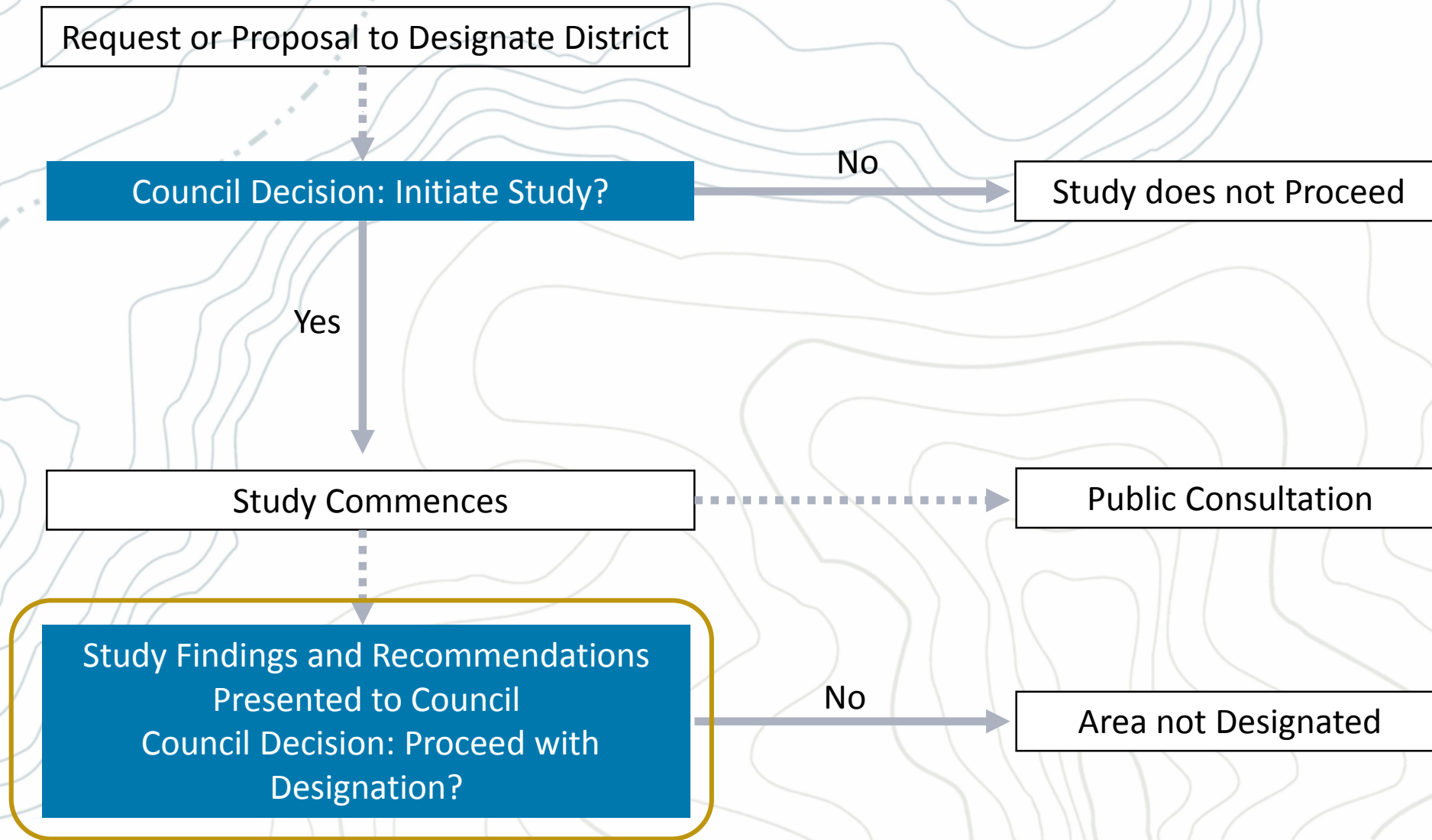
Cambridge, Ontario



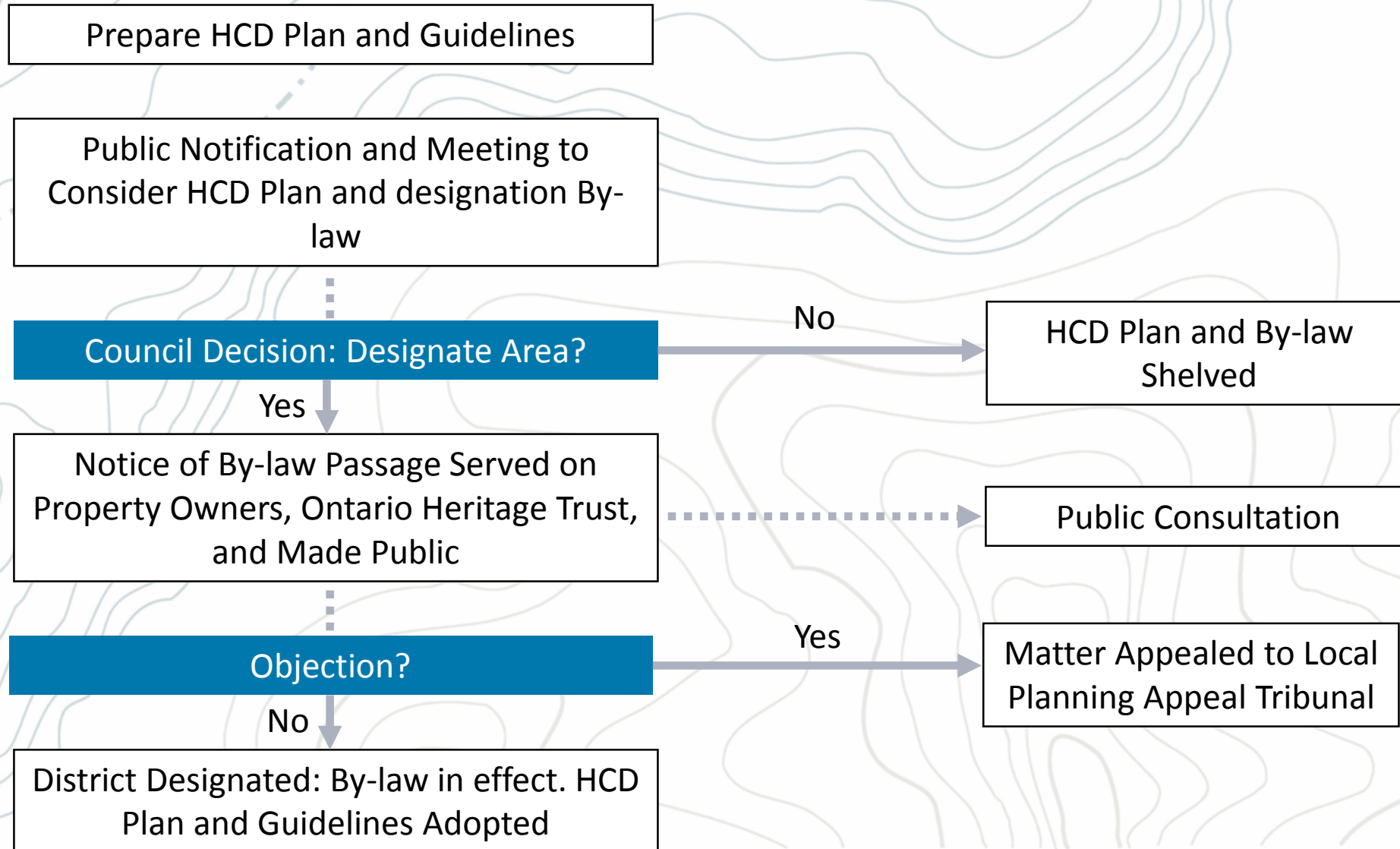
Brook McIlroy, Downtown Urban Design Guidelines (2013)



# HCD Designation Process (Study Phase)



# HCD Designation Process (Plan Phase)



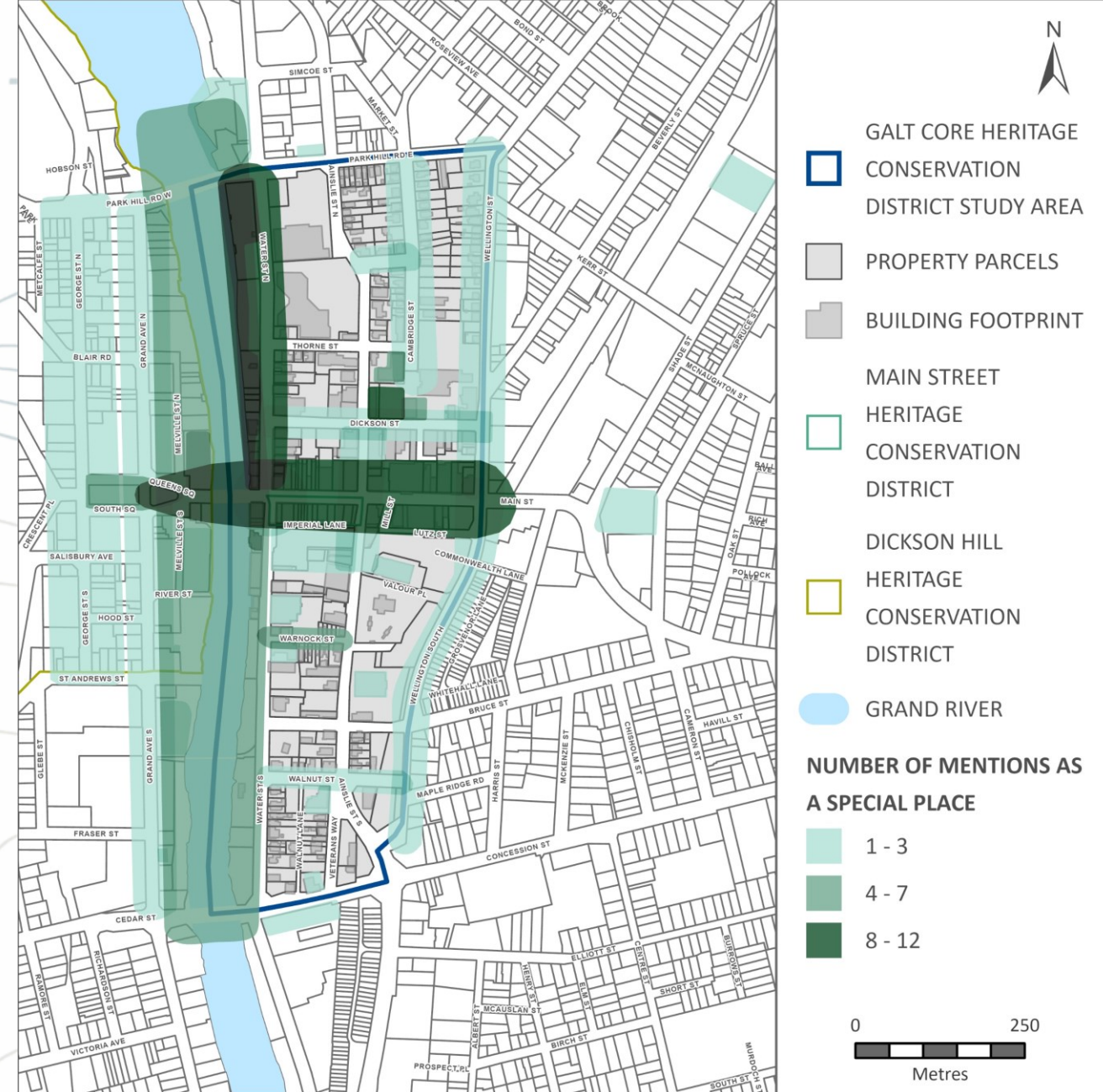


# Galt Heritage Conservation District Study: Scope

- **Research:** Historical information and policy review
- **Engagement:** Public, property owners, Municipal Heritage Committee, and stakeholders
- **Survey:** Buildings, streets, and landscape features
- **Analysis:** Existing character of study as it relates to significant themes
- **Heritage Evaluation:** Does it merit designation as a heritage conservation district?
- **Boundary Recommendation:** Where is the strongest, most cohesive collection of heritage resources that tell Galt's important stories and that provide it with its contemporary, valued character?
- **Statement of Significance:** Define cultural heritage value and related features
- **Recommend:** Objectives for future potential heritage conservation district plan

# Public Engagement

- 9 events: engagement, feedback or information sharing
- People we heard from:
  - 85 attendees to virtual events (P.I.C. #1 and 2, Property Owner Sessions and Community Updates)
  - 80 people visited the website and 23 people responded to the survey
  - 81 views of Public Information Centre #1 recording
  - 60 views of Public Information Centre #2 recording
  - 14 comments received after P.I.C. #2
- Press coverage
  - At least eight articles referencing the Galt Core Heritage Conservation District study between July 2020 and July 2021 covering a range of topics such as coordination with Growth and Intensification Study, public information centres, and Municipal Heritage Advisory Committee meeting.



The darker the shade of green reflects the areas that people have identified as reflecting Galt's historical character



# What We Heard

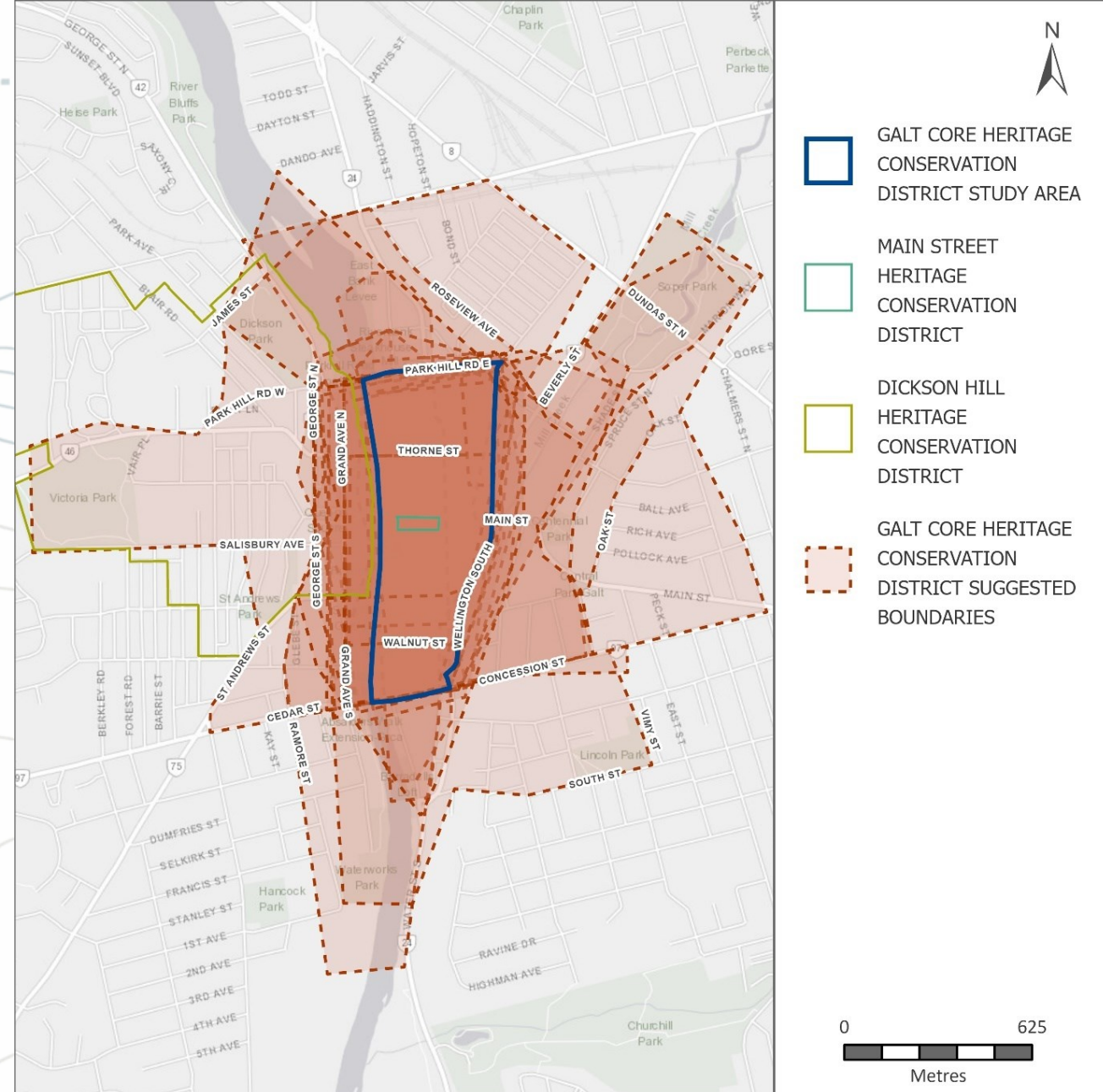
## Online Survey and Community Update Sessions

### Online Survey (February 9 – March 2, 2021)

- Participants identified areas that they felt did or did not reflect Galt's historical character
- Participants engaged in boundary mapping exercises and discussed conservation objectives

### Community Update Sessions (April 14 and 20, 2021)

- Feedback focused upon history of Galt and the thematic historical framework



Results from Survey and Public Information Centre #1 showing edges and limits of the historical core of Galt.

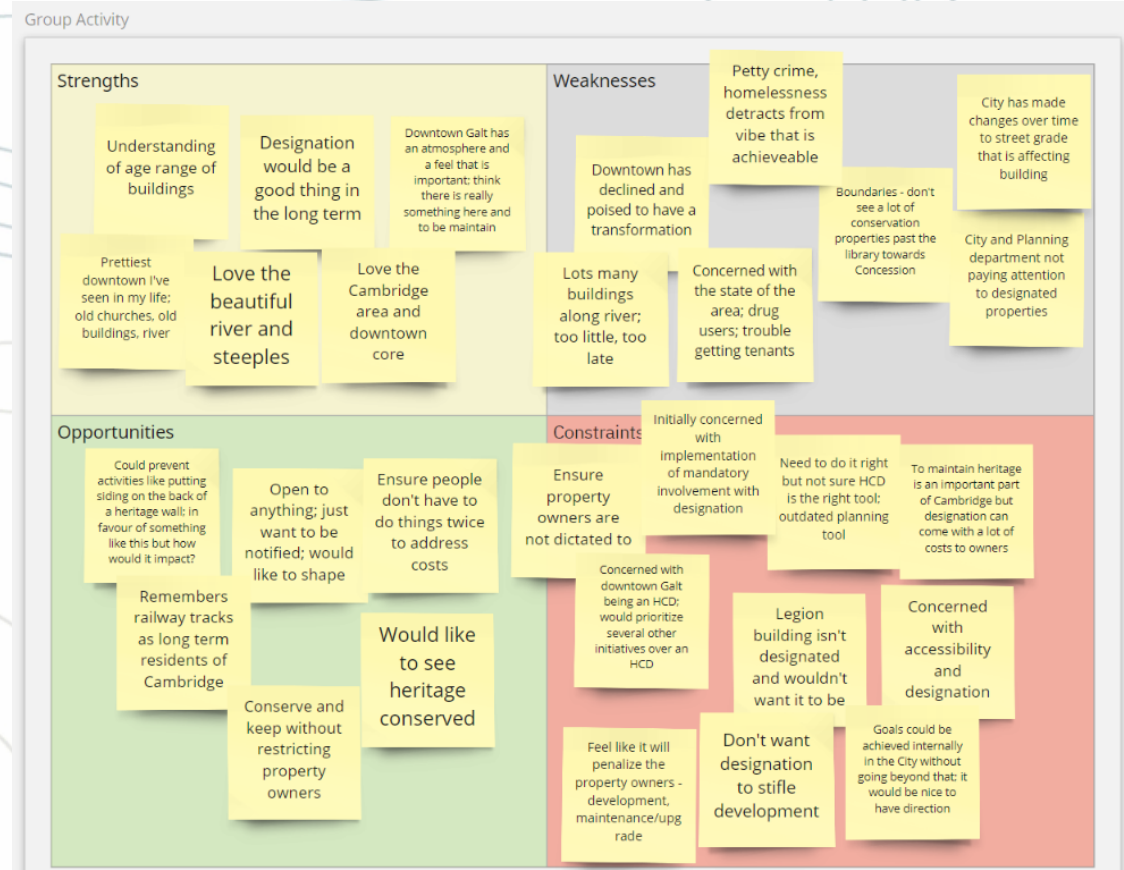
# What We Heard

## Property Owners Workshops

### Property Owners Workshop (March 10, 2021, two sessions)

Feedback focused upon the following topics:

- Heritage as an asset to downtown core
- General support for conservation
- Concerns re. implementation and enforcement of H.C.D.
- Identification of a need for balance of conservation with desire to revitalize downtown businesses
- Desire for streamlining development process



Virtual Post-It notes identifying Strengths, Weaknesses, Opportunities, and Constraints of an H.C.D. in the Galt Core



# What We Heard

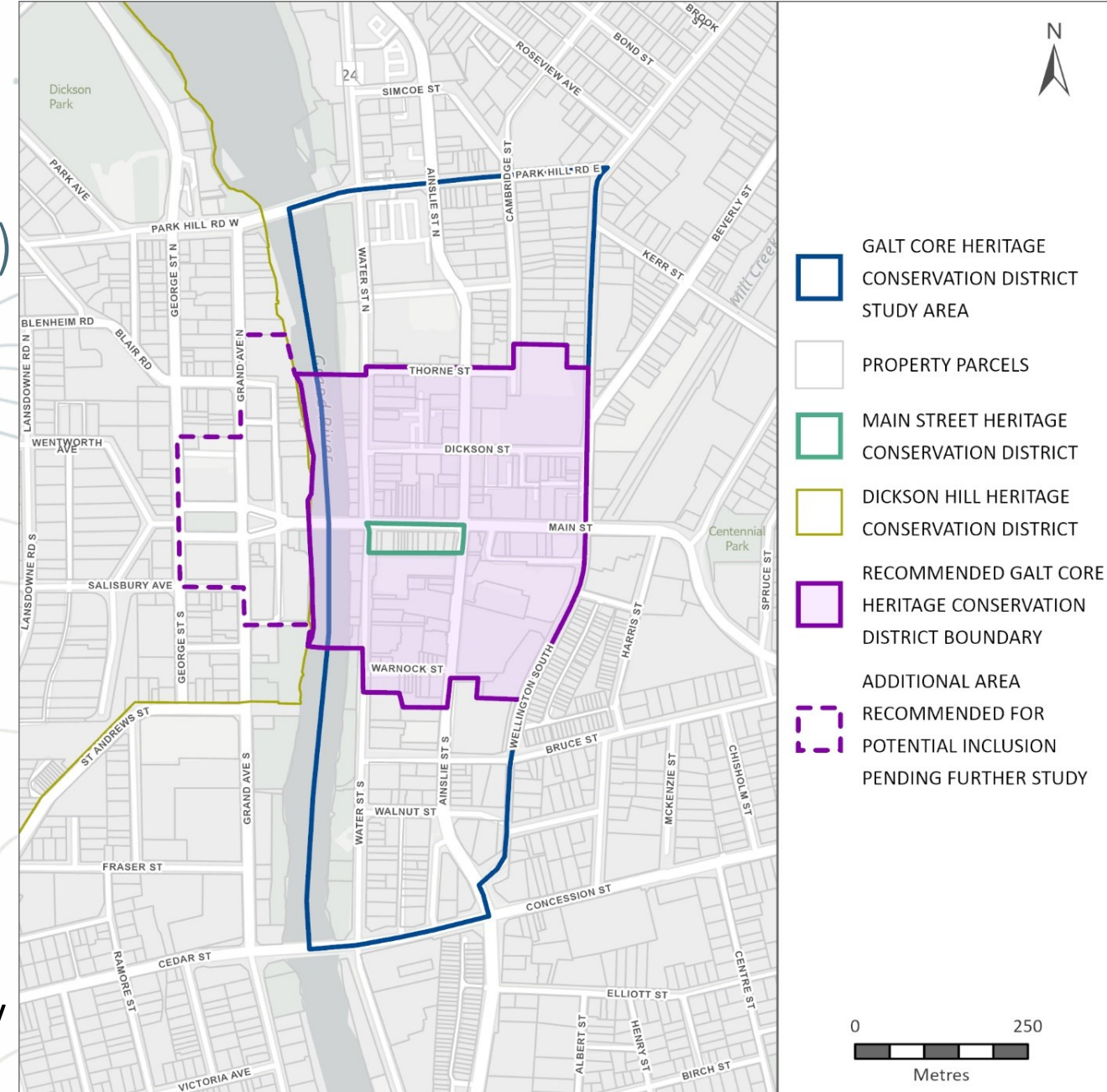
## Public Information Centres (P.I.C.s)

### P.I.C. #1 (February 8, 2021)

- Feedback focused upon Galt's character, charm, and sense of place within and adjacent to study area (open spaces, buildings, views, etc.)
- Participants identified “special places” and sites that they felt did not reflect Galt's character
- Participants engaged in boundary mapping exercises and discussed conservation objectives

### P.I.C. #2 (June 10, 2021)

- Feedback focused upon H.C.D. boundary, key heritage values, potential heritage attributes, and consolidation of Main Street H.C.D. with proposed Galt Core H.C.D.



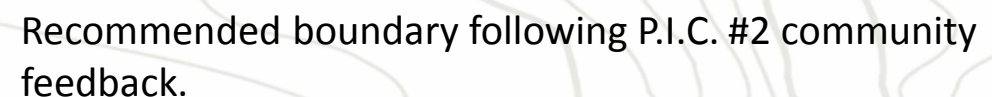
Preliminary boundary presented at P.I.C. #2 for community feedback.

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# What We Heard

## Municipal Heritage Advisory Committee

### M.H.A.C. (April 15, 2021)

Feedback received on the following topics:

- Study Area boundary
- Potential sources for understanding history of Galt
- Managing change and balancing growth, intensification, density, and conservation
- Key events and locations about social aspects of Galt Core

### M.H.A.C. (July 15, 2021)

Supported Staff recommendations with one amendment to strengthen recommendation that Council approve additional research in the expanded boundary.

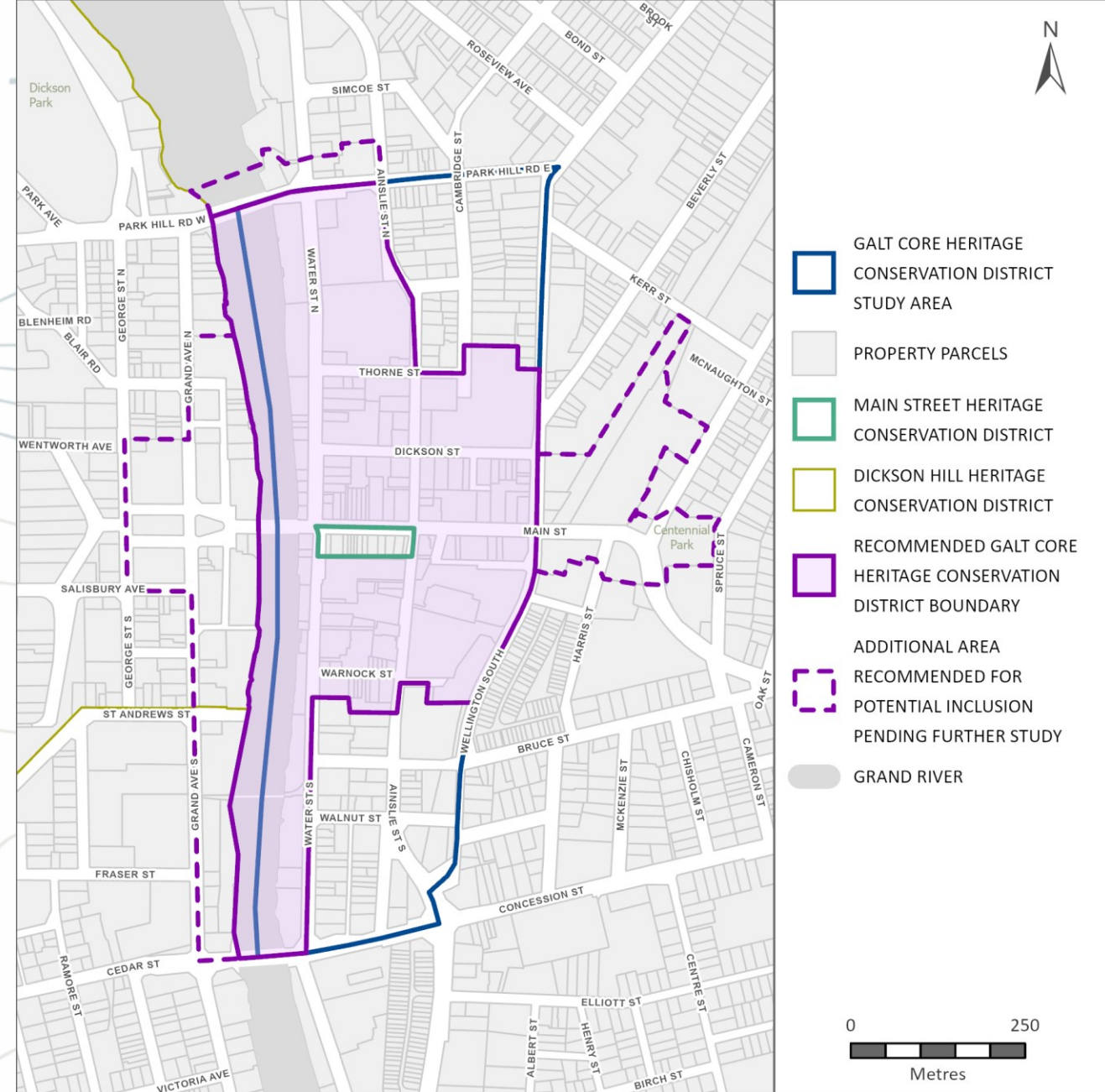
# Evaluation Criteria

Evaluation of cultural heritage value of a prospective Heritage Conservation District (HCD) is guided by the Ontario Heritage Toolkit's *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act*.

- ✓ A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use
- ✓ A framework of structured elements
- ✓ A sense of visual coherence
- ✓ A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas

# Preliminary Statement of Significance Highlights

- A well-preserved **collection of street layouts, lotting patterns, buildings, streetscapes, views, and landscape features**
- Galt's significant period of commercial, civic, institutional, and industrial establishment, growth and solidification on the banks of the Grand River **began in 1816 with the selection of the Town site and continued to 1936 when the last major public building was constructed** in the downtown core
- The majority of buildings in the District date to between 1850 and 1920
- Impressive collection and concentration of nineteenth and early twentieth-century features nestled in the valley of the Grand River express design-related, aesthetic, scenic, contextual and community values







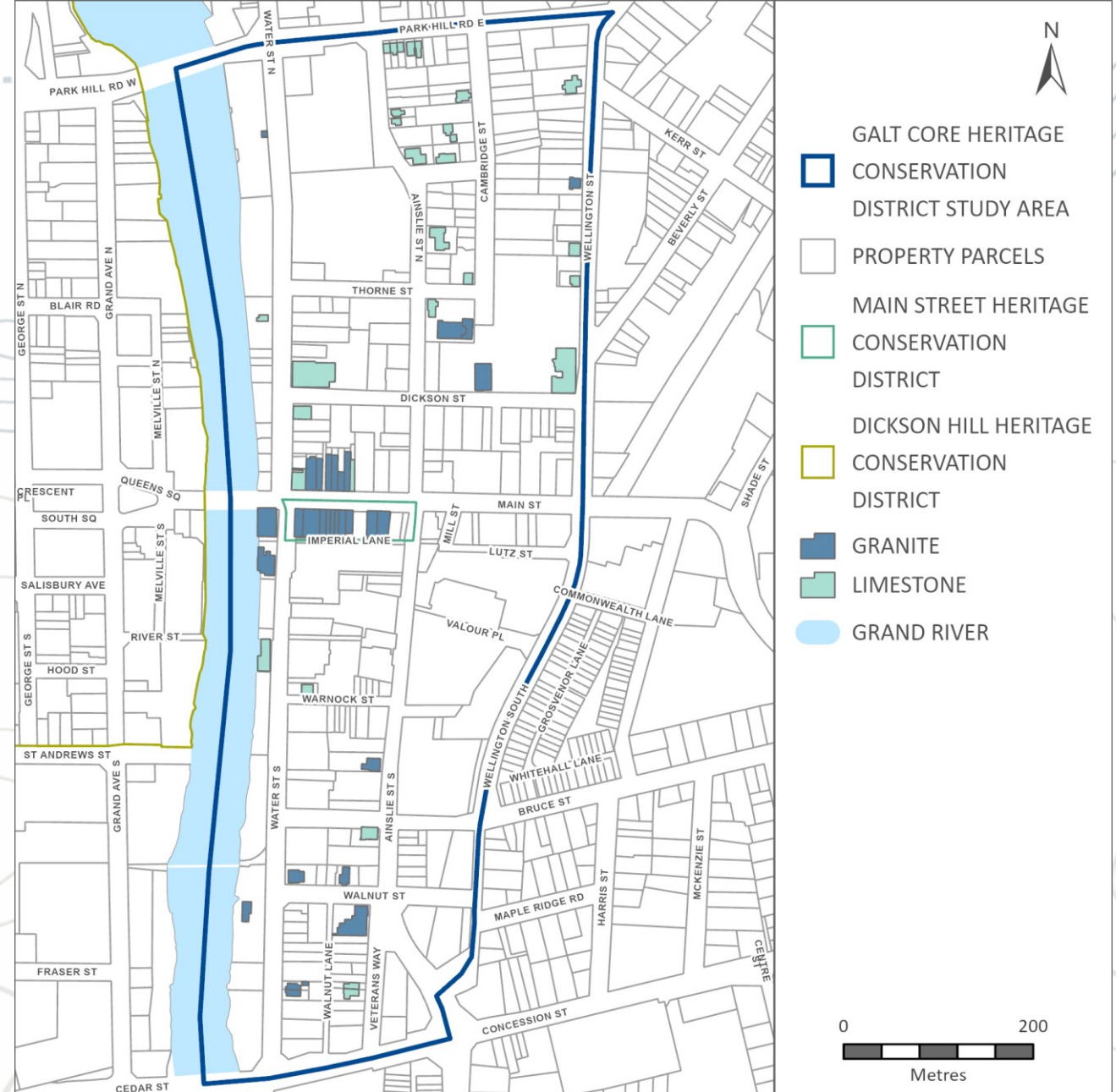
# Preliminary Statement of Significance Highlights

- Retains scenic and aesthetic values as a **well-preserved and unique historical downtown** that expresses the profound impact that major waterways and watersheds, such as the **Grand River** had on shaping nineteenth-century settlement and early twentieth-century development patterns and economies
- The **river has functioned as a connector** for over 200 years and in doing so, imbues the District with unique scenic and aesthetic qualities.
- Essential to expressing foundational and significant aspects of **Galt's history as a thriving nineteenth-century town** in Dumfries and later North Dumfries Township



# Preliminary Statement of Significance Highlights

- Distinct design value due to its **impressive and unique collection of stone buildings**, many of which are attributed to the Scottish settlers who arrived in Galt in the nineteenth century and made use of the local granite and limestone stone
- Collection of buildings together function as a **representative suite of vernacular expressions of architectural styles and building typologies** that would have been pervasive in towns and villages in southwestern Ontario in the nineteenth and early twentieth century.
- Several architect-designed buildings

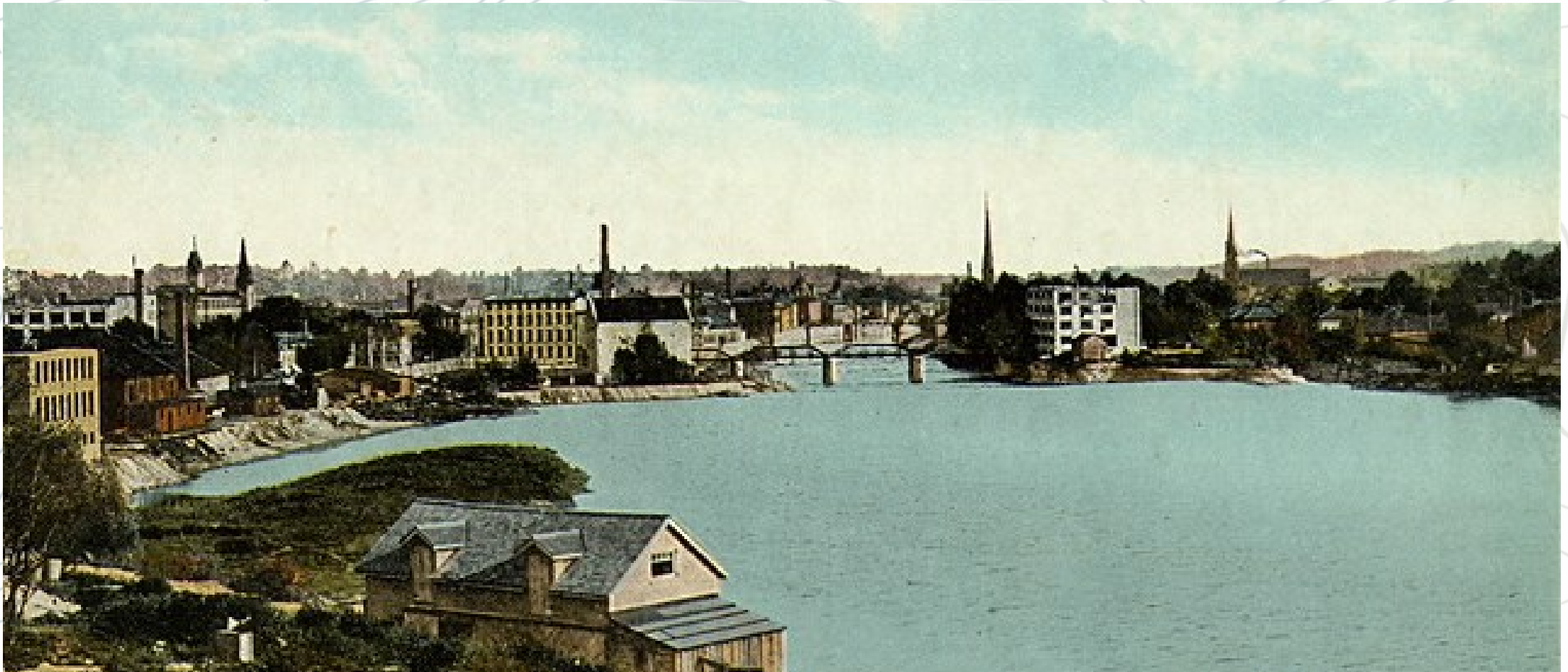


Stone Building by Type of Stone (A.S.I. 2021)



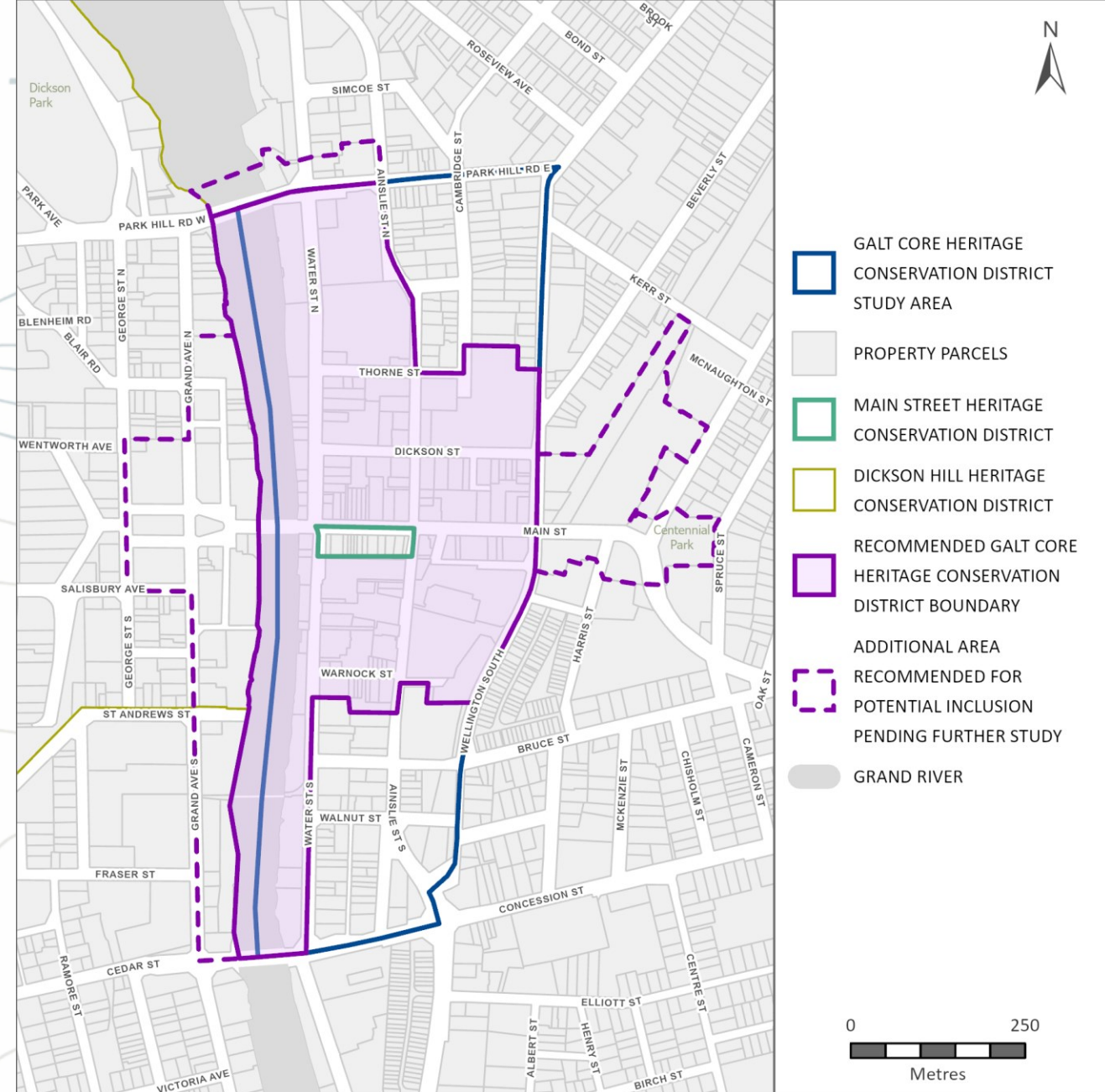
# Preliminary Statement of Significance Highlights

- Valued as: a landmark area within the City of Cambridge that has a **distinct sense of place** that is deeply rooted in its historical development and evolution and **relationship with the Grand River**; and as a node in the City of Cambridge that continues to function as a **place of civic and social congregation** within the municipality



# Recommended Boundary

- Several options considered
- Boundary generally defined by the Grand River, Park Hill Road East, Ainslie Street North, Thorne Street, Wellington Street, the rears of the properties on the south side of Warnock Street, the west side of Water Street South, and Concession Street
- Additional areas on the west side of Grand River, the north side of Park Hill Road East, and west and north of Centennial Park is recommended for potential inclusion pending further study and direction from City Council





# Additional Recommendations in H.C.D. Study Report

- No specific changes to Official Plan are recommended to enable designation of a H.C.D. in the downtown area
- The City of Cambridge should consider assessing the Study Area and its environs as a cultural heritage landscape in the future
  - Based on results of public engagement, feedback received about developing a conservation management framework for a very large area that addresses elements not heavily linked to built form, such as views and topography.
- The City of Cambridge consider preparing a separate H.C.D. Study and Plan for the residential area located in the northeastern portion of the Study Area and its potential environs.



Thank You