

October 4, 2021

Ms. Danielle Manton, City Clerk
City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge, ON, N1R 5W8

Dear Ms. Manton:

**RE: Downtown Galt Heritage Conservation District Study Process – Staff Report 21-184
(CD) (Item 7.3)**
OUR FILE: 21295A

MHBC has been retained by the owner of the properties at 24-28 Queen's Square, 3-5 Grand Avenue South, and 7 Grand Avenue South to monitor the Downtown Galt Heritage Conservation District Study. Our client's lands are on the west side of the Grand River and in the area that is now proposed to be added to the Downtown Galt Heritage Conservation District.

We have reviewed the City staff report 21-84(CD) and the Galt Core Heritage Conservation District Study Volume 1 prepared by ASI and have the following comments:

- 1. Expansion of the Galt HCD to the west side of the Grand River is unnecessary since these lands are already within the Dickson Hill Heritage Conservation District.**

The Dickson Hill Heritage Conservation District includes Queen's Square and parts of the downtown core area that are on the west side of the river. The Dickson Hill HCD is somewhat unusual in that the policies and guidelines of the HCD Plan apply only to City owned property – such as Queen's Square, city streets and parkland. However, the Heritage Conservation District was approved by Council and has been in place for over 20 years.

Staff report 21-84(CD) notes that in order to include the lands on the west side of the river within the proposed Galt HCD, either the Dickson Hill HCD would have to be amended or it would have to be determined that lands can be included in two different HCDs. The staff report also notes that the consultants will require additional funds and time to evaluate the additional lands to determine if they should be included in the boundary.

A better approach would be to leave the lands on the west side of the river in the Dickson Hill HCD. The public lands, such as Queen's Square, are already protected by the current Dickson Hill HCD Plan, and therefore inclusion in the Galt Core HCD has no additional benefit. My client has great concern that any result that has lands included in two different heritage conservation districts can only result in duplication and confusion when private sector properties redevelop or change.

If Council wishes to have the policies and guidelines of a Heritage Conservation District apply to the privately owned properties on the west side of the river, the money and time would be better spent updating and refreshing the Dickson Hill Heritage Conservation District Plan.

2. Completion of the additional study work should occur before Council makes any decision on the boundary and proceeds with the HCD Plan.

The purpose of Heritage Conservation District is to determine if the area proposed as a Heritage Conservation District warrants the designation. It seems premature for Council to decide to include an area within the boundary of the proposed district before such evaluation takes place. As such staff recommendation 3 (direction to proceed with the HCD Plan) and recommendation 4 (endorsement of the expanded boundary) should be deferred until the required further study is completed. That further study should also provide Council with information and recommendation as to whether the community would be better served by updating the Dickson Hill HCD Plan as described above.

Yours truly,

MHBC

A handwritten signature in black ink that reads "Dan Currie". The signature is fluid and cursive, with the first name "Dan" and last name "Currie" clearly distinguishable.

Dan Currie, MA, MCIP, RPP, CAHP

cc. Andrew Moffat, Cedar Creek Property Management Inc.
cc. Abraham Plunkett-Latimer