Memo To: Members of MHAC

Date: November 16, 2022

Re: Additional Information for the November 17, 2022 MHAC Meeting

Updated Information to Agenda Item#1 – Review of Heritage Impact Assessment for 12 Tannery Street East - Revised Heritage Impact Assessment

Regards,

[Signature]

Laura Waldie,
Senior Planner - Heritage
Heritage IMPACT ASSESSMENT

12 Tannery Street E
City of Cambridge

Date:
November 2022

Prepared for:
2864640 Ontario Inc.

Prepared by:
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Our File: ‘21206A’
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Acknowledgement

This Heritage Impact Assessment acknowledges that the property located at 12 Tannery Street E, City of Cambridge, is situated within territory of the Haudenosauneega, Anishinabewaki, Attiwardonk (Neutral), Mississaugas of the Credit First Nation, Mississauga. These lands are acknowledged as being associated with the following treaties (accessed from www.native-land.ca):

- **Haldimand Treaty**
- **The Simcoe Patent, Treaty 4, 1793**

This document takes into consideration the cultural heritage of indigenous communities including their oral traditions and history when available and related to the scope of work.
Executive Summary

MHBC Planning Ltd. was retained to complete a Heritage Impact Assessment (HIA) for a redevelopment proposed for the property located at 12 Tannery St E, Cambridge. The purpose of the HIA is to assess the level of impact the proposed redevelopment will have on adjacent heritage properties that are listed on the City of Cambridge Heritage Properties Register, as well as provide mitigation measures and recommendations, if necessary.

This report concludes that adverse impacts of the redevelopment on the adjacent cultural heritage resources are limited to the property located at 18 Tannery Street E. These identified impacts are linked to the potential and temporary impacts of land disturbances during construction.

It is recommended that the following mitigation measures be considered in regard to the impact of land disturbances:

- A construction fence be installed to protect against any accidental damage to the adjacent heritage property at 18 Tannery Street.
- Vibration Monitoring Plan be completed to determine if vibration monitoring is required during construction.
1.0 Introduction

MHBC Planning Limited has been retained to undertake a Heritage Impact Assessment for the proposed redevelopment of 12 Tannery St E, Cambridge (the ‘subject property’). The redevelopment plan consists of the removal of the existing structures and the construction of a five storey mixed-use retail and residential building with parking. The subject property is not ‘listed’ on the Municipal Heritage Register, nor has it been designated under Part IV of the Ontario Heritage Act. The subject property is however adjacent to properties that are listed on the Cambridge Heritage Properties Register. These properties are located at:

- 18 Tannery St E
- 22 Tannery Street E
- 55 Adam Street

The purpose of this Heritage Impact Assessment (‘HIA’) is to assess potential impact of the proposed development on adjacent listed heritage properties, and provide recommendations to mitigate any identified adverse impacts.

![Figure 1: Subject property noted in red (Google, 2022)](image)
2.0 Overview

2.1 Description of Subject Property

The subject property is located at 12 Tannery St E, Cambridge and is legally described as Lot 10 Concession 3 Beasley Lower Block. The subject property is located in the former Village of Hespeler within the Built-up area of Cambridge in an established neighbourhood and is situated south of Tannery Street E, east of Adam Street, north of Forbes Street and west of Kribs Street.

The subject property is 2,028m² in area with 25m of frontage on Tannery Street E. There is an existing 2.5 storey building located on the subject property that is set back approximately 25m from the Tannery Street road frontage. The front and side yard of the property has some landscaping including a mature tree and a grass lawn.

Figure 2: Aerial view of subject property (Whitney Commercial Real Estate, 2022)
2.2 Description of Surrounding Area

The subject property is within the built-up area of Cambridge and is surrounded by residential, commercial and community uses. The area is comprised predominantly of low-density built forms with taller buildings oriented in the downtown core of Hespeler on Queen Street E. The surrounding area is described in detail below.

**NORTH:** The Hespeler Public library is directly across from the subject property on the north Tannery Street frontage. Beside the Library is a Fire Station. Beyond the Library and Fire Station is Queen Street E which comprises the majority of downtown Hespeler and consists of commercial buildings. North of Queen Street is the Grand River and industrial uses.

**EAST:** Hespeler Tennis Club and Forbes Park is east of the subject property. Bounding the park is Krib Street and W.G. Johnson Community Centre. The area to the east is generally comprised of single detached dwellings interspersed with institutional and some commercial uses.

**SOUTH:** Single detached dwellings that front onto Forbes Street. Hespeler Baptist Church is located at the Adam Street and Forbes Street intersection. The area south of the subject property consists of single detached dwellings. Woodland Park is located further south.

**WEST:** Tannery Street W is comprised of single detached dwellings and terminates at a cul-de-sac. The area to the west of the subject lands is generally single detached dwellings, with some commercial uses located on Queen Street W.
2.3 Description of Heritage Status

Part IV, Section 27 of the Ontario Heritage Act requires that each municipality keep a public register of properties that are of cultural heritage value or interest. The City of Cambridge maintains a heritage register with both listed and designated properties. The subject property located at 12 Tannery Street E is not identified on the City of Cambridge Heritage Properties Register, however, it is within the vicinity of listed heritage properties and is adjacent to two ‘listed’ properties. These properties are identified as:

- 18 Tannery Street E,
- 22 Tannery Street E, and
- 55 Adam Street.

Figure 4: the surrounding context, subject property noted in red (MHBC, 2022)
<table>
<thead>
<tr>
<th>Address &amp; Photograph</th>
<th>Date</th>
<th>Heritage Register Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 Tannery Street East</td>
<td>c.1892</td>
<td>“Salvation Army Citadel (originally Baptist Church), brick”</td>
</tr>
<tr>
<td>22 Tannery Street East</td>
<td></td>
<td>“Yellow brick, 2½ storey Queen Anne”</td>
</tr>
<tr>
<td>55 Adam Street</td>
<td>c.1890-M</td>
<td>“Pebbledash house (if so, now covered with siding)”</td>
</tr>
</tbody>
</table>

This HIA will only assess the impacts of the proposed redevelopment on the listed properties contiguous to the subject property. The listed heritage properties and subject property are not identified by the City of Cambridge as being part of a cultural heritage landscape (“CHL”) and are not located in a Heritage Conservation District designated under Part V of the OHA.
**Figure 4:** Heritage properties noted in black, subject property noted in red (Google, 2022)
3.0 Policy Context

3.1 The Planning Act and PPS 2020

The Planning Act is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. In Section 2, The Act outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of The Planning Act is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, …”

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The Planning Act therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect May 1, 2020. The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The following definitions are provided in Section 6.0 of the PPS and outline key terms that are valuable in the overall evaluation of cultural heritage resources:

**Significant:** In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the Ontario Heritage Act.

**Heritage attributes:** means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the 45 |
Provincial Policy Statement, 2020 property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

**Built Heritage Resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources that are located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

**Protected Heritage Property:** means a property designated under Parts IV, V or VI of the Ontario Heritage Act; a property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; a property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; a property protected under federal legislation, and UNESCO World Heritage Sites.

### 3.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with Regulation 9/06 of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

### 3.3 Region of Waterloo Official Plan

Chapter 3, Section 3.G of the Regional Official Plan provides policies regarding the conservation of cultural heritage resources stating that they are,

- the inheritance of natural and cultural assets that give people a sense of place, community and personal identity. Continuity with the past promotes creativity and cultural diversity... These resources provide an important means of defining and confirming a regional identity, enhancing the quality of life of the community, supporting social development and promoting economic prosperity. The Region is committed to the conservation of its cultural heritage. This responsibility is shared with the Federal and Provincial governments, Area Municipalities, other government agencies, the private sector, property owners and the community.

Pursuant to Chapter 3. G. 13, Cultural Heritage Impact Assessments policies have been outlined for the Municipality of the City of Cambridge for a proposed development that includes or is adjacent to a designated or listed property on the Municipal Heritage Register of the applicable municipality, in this case, the City of Cambridge. The CHIA guidelines outlined by the Region in Chapter 3 G. 17 are reflected in the guidelines used by the City of Cambridge outlined in section 3.6.
3.4 City of Cambridge Official Plan (2018)

The City of Cambridge outlines Community Core Areas in the City in their Official Plan in Section 2.6.3. These areas are described as being “historical central business centres in the city with specialized and diverse planning functions.” Features of these areas related to cultural heritage include:

- their historical role as traditional community focal points;
- conservation and preservation of cultural heritage resources;
- opportunities for unique experiences, such as cultural events, recreation, and specialty shopping and dining, in support of tourism and other functions;
- areas of concentrated and mixed land uses which requires the application of such key elements of urban design, cultural heritage resources, natural environment conservation, a well-linked transit oriented and pedestrian transportation network, and development that is designed to reflect the character of the area and the concept of complete communities;
- areas which benefit from the preservation of historic buildings, including their adaptive re-use;
- areas which benefit from appropriate active and passive use of the natural environment, including the Grand and Speed Rivers and their shorelines;
- tourist-oriented areas, including shopping, integrated trail systems, cultural events, scenic features, and water access along the Grand and Speed Rivers;

The City of Cambridge Official Plan policies and objectives for the conservation of cultural heritage resources have been taken into consideration for the purpose of this Cultural Heritage Impact Assessment.

Section 4.10 of the Official Plan also provides policies on Cultural Heritage Impact Assessments. The Official Plan provides that a HIA is required for a development proposal that includes or is adjacent to an identified heritage resource. The HIA may include:

- Identification and evaluation of the heritage resource;
- Graphic and written inventory of the heritage resource;
- Assessment of the proposals impact on the heritage resource;
- Means to mitigate impacts;
- Alternatives to the proposal, and
- Justification for the preferred option.

This HIA has been prepared in accordance with the Official Plan requirements and contains all relevant information outlined above. The City has also established a Heritage Impact Assessment Terms of Reference. This is addressed in Section 3.6 of the report.
3.5 The Cambridge Heritage Master Plan (2008)

The Cambridge Heritage Master Plan recognizes the importance of the City’s heritage resources, and promotes ‘heritage-friendly’ development. The Master Plan identifies 12 ‘character areas’ which are areas where clusters of heritage resources are located and that contribute to the City’s unique history (figure 5). The subject property and adjacent heritage properties are located within the Hespeler Village character area which is identified as no. 11 areas of cultural opportunity. The character defining elements of Hespeler Village, relevant to this proposal, include:

- Commercial centre of the village;
- Large collection of heritage buildings, stores, inns, industries, town services;
- 2-3 storey retail buildings of which large portions are built of stone;
- No setbacks, broad sidewalks and
- Fine public buildings, continuing with the new library.

The Master Plan also identifies cultural assets of Hespeler Village, of which include:

- Intersection of Adams, Tannery and Queen Street East (formal square) including churches, fire hall, public library, former post office building;
- Speed River; and
- Forbes Park.

The Master Plan recognizes the heritage elements and assets that the City contains, and notes that it is a ‘first step’ in moving forward with heritage conservation initiatives within Cambridge. Notwithstanding that the Master Plan is a tool for future policy, it does not have a regulatory framework.

Despite the status of the Master Plan, it has been taken into consideration and consulted as part of the preparation of this HIA.
Figure 5: City of Cambridge Character Areas from the City of Cambridge Heritage Master Plan (2008) located on page 105 of the Plan.

3.6 Terms of Reference

The City of Cambridge has a terms of reference for Heritage Impact Assessments entitled Detailed Guidelines for the Preparation of a Cultural Heritage Impact Assessment. These guidelines outline what is required within an HIA. Content required in an HIA as per these guidelines include:

- Identification and evaluation of the built heritage resource;
- Graphic and written inventory of the heritage resource;
- Assessment of the proposal’s impact on the heritage resource;
- Means to mitigate negative impacts, in accordance with the heritage resources priorities established in Policy 4.2.1 of this plan;
- Alternatives to the proposal;
- Identification of and justification for the preferred option.

This HIA report has been further scoped beyond the City’s Terms of Reference. Given that no heritage resources reside on the subject lands, this report will not assess the subject property for CHVI. Further, the adjacent properties (55 Adam Street and 18 Tannery Street) have been identified as cultural heritage resources as they are listed on the City’s heritage register and are the subject of this HIA.

For reference, the full Terms of Reference document is attached as Appendix ‘A’ to this report.
4.0 Historical Background

4.1 Pre and Post European Contact

The Pre-Contact settlement of the province can be divided into 4 main time periods including Paleolithic, Archaic, Woodland, and Historic. According to the Regional Municipality of Waterloo Archaeological Facilities Master Plan (1989), evidence of the first Paleo-Indians residing in the vicinity of Waterloo Region were found between 9,500 B.C. and 8,000 B.C. The Paleo period was characterized by hunter-gatherer-type societies who followed big game. The Archaic period can be dated approximately 8,000 B.C. to 800 B.C. Their material cultures are primarily based on the presence of stone, bone, shell, and copper tools. By the Woodland period (900 B.C. – 1650 A.D.), pottery, horticulture and more sedentary lifestyles (such as villages) were common. The Historic Euro-Canadian period did not begin until the late 1700s.

The City of Cambridge is situated on territory of the Haudenosaunee (Longhouse Confederacy), originally Five Nations known as the Mohawk, Oneida, Onondaga, Cayuga and Seneca. These lands are acknowledged as being associated with the Haldimand Tract Treaty (www.whose.land.ca). The Haldimand Tract is a tract of land six miles on either side of the Grand River which originally included 950,000 acres.

4.2 City of Cambridge (Hespeler)

The former Village of Hespeler is located along the Speed River and was originally called Bergeytown and later New Hope (Hespeler Village BIA). The land was purchased as part of Block 2 by Richard Beasley who then sold a portion of the land, which included Hespeler, to Abraham Clemens in 1809. In 1830, Joseph Oberholtzer purchased a portion of land from Mr. Clemens who in turn deeded land to his sister Susanna who had immigrated to the area with her husband Michael Bergey; the Bergeys were considered “Hespeler’s first residents”. By 1830s, the name was changed from Bergytown to New Hope (Cambridge. Web. Net, 2020). The village was renamed and incorporated as the ‘Village of Hespeler’ in 1859 following the arrival of Jacob Hespeler who arrived in the area in 1845 and purchased 145 acres along the Speed River (Kohli, 217). The introduction of the Great Western Railway to the village via Galt to Guelph increased the population to the area and the village was incorporated as a town in 1901.

Similar to the neighbouring towns of Preston and Galt, Hespeler was based on industrial entrepreneurship. The village originated with a grist mill, distillery and textile mill. This was followed by the establishment of a foundry, bathtub manufacturer, appliance manufacturing and the renowned Hespeler hockey stick factory (Brewster, 2010, 23). In the 1930s, Dominion Woollens and Worsteds helped employ those who were suffering in the Depression. During WWII, many women were recruited to work in the Dominion Woollens
mills. Many workers’ homes were created as a result of the industrial enterprises in the village (City of Cambridge, 2020). In 1973 Hespeler was amalgamated with Preston and Galt to form Cambridge as part of the Regional Municipality of Waterloo.

Figure 6 & 7: (Above) 1860 Tremaine Map detailing Hespeler Village (Courtesy of the University of Toronto); (Below) 1878 Illustrated Atlas of Hespeler Village (Courtesy of McGill University).

4.3 18 Tannery Street E

The property addressed as 18 Tannery Street E is legally addressed as Part Lot 23, Plan 544 Cambridge As In J8632m S/t & T/w J8632, Cambridge. The property is occupied by a one ½ storey building, with brick foundation, which was the former Hespeler Community Church and Salvation Army. The property consists of minor vegetation at the front of the property with a paved driveway and parking area to the rear of the property.

According to the City of Cambridge Register of Heritage Properties, the building was constructed c.1892 with a brick exterior. The property is located on Tannery Street, however, the Fire Insurance Plan from 1910 identifies the street as ‘Jackson Street’. Refer to Appendix B for Fire Insurance Plan.
Land title records suggest that the property was purchased by ‘Trustees Hespeler Reg. Baptist Church’ in 1892. The 1910 Fire Insurance Plan for Hespeler shows a brick building on the subject lands. Originally, the building was the Hespeler Baptist Church, which it served from 1892 until 1951, at which point the Salvation Army purchased the building (Cavalin, 1998).

The building maintains majority of its original exterior features, including all of the window and door openings, front entrance with portico and colonnades and bell tower. All of the windows and doors appear to be original. The property landscape has been changed, with minor vegetation in the form of shrubs, added to the front elevation.
The architectural style of the building is best described as vernacular. While there is some architectural detailing and ornamentation as seen in the lancet arch windows, voussoirs, bell tower with four-pair louvered arch windows, and cornice brackets, the building is modest in design. The building at 18 Tannery Street was not designed to be viewed with great importance on all façades, beyond that which can be expected of a late 19th century community church. There are examples of churches on the Cambridge Heritage Register which demonstrate grandiose designs that were intended to provide viewing opportunities on all facades. The front façade of 18 Tannery Street was intended to be the primary entrance and façade. This is evident in the front bell tower, portico entrance, and window placement, as this is the focal point of the church. The heritage features of the property are related to the physical design features of the building, including its original scale and massing, front entrance, the lancet arch windows openings with voussoir detailing, bell tower louvered arch, and cornice brackets.

**Figure 10 &11: 18 Tannery Street present day (Ontario Heritage Trust, 2022)**

### 4.4 22 Tannery Street E

The property addressed as 22 Tannery Street E is legally addressed as Part Lot 6 E/s Tannery St Plan 540 Cambridge; Part Lot 23 Plan 544 Cambridge As In 1473028; S/t & T/w. The property is occupied by a two storey yellow brick dwelling. The property consists of two accessory buildings including a garage and what appears to be a contemporary detached dwelling in the rear yard. The property has minimal vegetation and has a large paved parking area.

The property is listed on the City of Cambridge Heritage Register, which lists the brick dwelling as the heritage resource. The register states: “Yellow brick, 2 ½ storey Queen Anne”. The date of construction is not listed on the register. The property is located on Tannery Street, however, the Fire Insurance Plan from 1910 identifies the street as ‘Jackson Street’. The brick dwelling appears to have been constructed at this time and is labelled as a brick 2 ½ storey building. A shed also appears in the rear yard and is labelled as a steel building.
The dwelling located at 22 Tannery Street is constructed in the Queen Anne architectural style which was popular in Ontario from approximately 1870 to 1910. The brick dwelling...
would have most likely been constructed in the early 20th century as it appears on the 1910 fire insurance plan, however the exact date of construction is unknown. The dwelling was constructed in buff (yellow) brick, which was a popular material during the 20th century in Cambridge. The dwelling exhibits many common design elements of the Queen Anne Revival style, most prominent being the large rounded verandah on the first and second levels, silhouetting a turret on the upper storey. Other original features include the exterior brick façade, scale, massing roofline, three dormers on the front and side elevations, rounded windows on the first level, and the transom above the main door entrance. Notwithstanding, the dwelling is a modest example of the Queen Anne style and has experienced some alterations, including the removal of the chimney (pictured in figure 13), and contemporary alterations of the soffit and fascia to the verandah roofline as well as a rear addition.

![Figure 14: 22 Tannery Street E (Google, 2022)](image)

### 4.5 55 Adam Street

The property addressed as 55 Adam Street is legally described as Part Lot 1 E/s Adam St Plan 540 Cambridge As In 1546747 Cambridge. The property is occupied by a 1 ½ storey dwelling with stone foundation. According to the City of Cambridge Register of Heritage Properties, the dwelling was built c.1890 with a pebbledash exterior.

The property appears in a photograph c.1906, and the church located at 18 Tannery Street is visible in the background. The photograph shows that the house appears to be clad in stucco. Based on the photograph the dwelling was likely constructed prior to the 20th century.
Figure 15: Photograph c.1906 showing rear yard of 55 Adam St and Church at 18 Tannery St
(Courtesy of the Cambridge Archives)

The 1910 Fire Insurance Plan for the Village of Hespeler shows the dwelling on the property. The dwelling is noted with a front parch and wood frame.

Figure 16: Fire Insurance Plan c.1910, property noted in red (Library and Archives Canada)

The property maintains the original dwelling, with minimal landscaped elements. The dwelling on the property was most likely workers housing influenced by Georgian style elements. This is evident in the side gable roof, symmetrically balanced windows with centre door. It is possible that there were originally upper flanked windows which are now filled and covered, however, this cannot be confirmed. The dwelling has experienced some alterations, including the removal of the front porch, replacement of all window and doors, as well as the exterior cladding has been altered from wood frame and stucco to aluminum siding. Notwithstanding these alterations, the heritage value of the property can be attributed to the exterior of the dwelling, which retains original massing, window, and door openings.
5.0 Proposed Development

The development site is located at 12 Tannery Street and the proposed development includes the demolition of the existing building on site and construction of a new 5-storey mixed use building containing commercial and residential uses. The ground floor will consist of commercial units, with the upper storeys consisting of 40 residential units. The building will be oriented towards Tannery Street with pedestrian access provided from the existing sidewalk network along Tannery Street. Vehicular access will be provided via a driveway connecting to Tannery Street, with parking located underground. At-grade parking will be accessible at the rear of the building and will be reserved for commercial units.

The building is designed with step backs at the front and the rear of the building. The front of the building is designed to step back at the fourth floor and the fifth floor to achieve the appearance of continuity at the street and pedestrian level, and to reduce the overall massing and appearance of the building from the street line. The building is designed to step back at the rear of the building on the fourth floor to provide an amenity space, and on the fifth floor to accommodate private terraces. The Site Plan is attached as Appendix C.

Figures 17 & 18: proposed concept plan for mixed-use building (MHBC, 2022)
6.0 Impact Analysis

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development in accordance with the Ontario Heritage Toolkit Infosheet #5:

- **Destruction**: of any, or part of any significant heritage attributes or features;
- **Alteration**: that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows**: created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation**: of a heritage attribute from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction**: of significant views or vistas within, from, or of built and natural features;
- **A change in land use**: such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances**: such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

The following chart will provide an analysis of potential impacts that may result from proposed redevelopment on the identified cultural heritage resources.
<table>
<thead>
<tr>
<th>Impact</th>
<th>Property Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Destruction / alteration of heritage attributes</strong></td>
<td>18 Tannery Street: No. The proposed development will not result in the destruction or alteration of identified heritage attributes.</td>
</tr>
<tr>
<td></td>
<td>22 Tannery Street: No. The proposed development will not result in the destruction or alteration of identified heritage attributes.</td>
</tr>
<tr>
<td></td>
<td>55 Adam Street: No. The proposed development will not result in the destruction or alteration of identified heritage attributes.</td>
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<tr>
<td><strong>Shadows</strong></td>
<td>18 Tannery Street: Potential. The anticipation of shadows is minimal given the existing and surrounding land uses.</td>
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<td>22 Tannery Street: No. The proposed development is not anticipated to cast shadows on the property.</td>
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<td></td>
<td>55 Adam Street: No. the subject property is far enough away and oriented so that shadows are likely not to impact the property.</td>
</tr>
<tr>
<td><strong>Isolation</strong></td>
<td>18 Tannery Street: No. The proposed development will not change the relationship of the property to the surrounding area. The proposed development will not isolate the adjacent property from its surroundings.</td>
</tr>
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<td></td>
<td>22 Tannery Street: No. The proposed development will not change the relationship of the property to the surrounding area. The proposed development will not isolate the adjacent property from its surroundings.</td>
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<td>55 Adam Street: No. The proposed development will not change the relationship of the property to Adam Street. The proposed development will not isolate the adjacent property from its surroundings.</td>
</tr>
<tr>
<td><strong>Direct or Indirect Obstruction of Views</strong></td>
<td>18 Tannery Street: No. Despite the location of the proposed development adjacent to the building, no significant views will be impacted.</td>
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<td></td>
<td>22 Tannery Street: No. The view of the property will not be obstructed by the development given the existing conditions. At present, the heritage property is already obstructed by 18 Tannery Street. Regardless, no significant views will be impacted.</td>
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<td>55 Adam Street: No. The proposed mixed-use building will not impact the view of the heritage property as the dwelling is located on a different road frontage and cannot be viewed from Tannery Street.</td>
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<td><strong>A Change in Land Use</strong></td>
<td>18 Tannery Street: No. There will be no change to the heritage property. The property will continue its existing land use.</td>
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<tr>
<td></td>
<td>22 Tannery Street: No. There will be no change to the heritage property. The property will continue its existing land use.</td>
</tr>
<tr>
<td></td>
<td>55 Adam Street: No. There will be no change to the heritage property. The property will continue its existing land use.</td>
</tr>
<tr>
<td><strong>Land Disturbance</strong></td>
<td>18 Tannery Street: Potential. The proposed development is setback approximately 3 metres from the property and building. There is potential for land disturbance impacts as a result of construction activities.</td>
</tr>
<tr>
<td></td>
<td>22 Tannery Street: No. The portion of the lands adjacent to 22 Tannery is intended to be a small parking area. No development is proposed adjacent to the heritage resource. There is significant separation between the proposed building and the dwelling.</td>
</tr>
<tr>
<td></td>
<td>55 Adam Street: No. The proposed development is approximately 7 metres from the property and an additional 15+ metres to the dwelling. The distance and the scale of the proposed development make it unlikely that any impacts due to land disturbance would occur.</td>
</tr>
</tbody>
</table>
6.1 Assessment of Impacts

Shadows
The proposed building is five stories tall and therefore the City does not require a shadow study. While it can be anticipated that the building's location and mass will result in some shadowing on the adjacent property at 18 Tannery Street, the shadows are not expected to negatively impact heritage attributes. The shadows will not alter the appearance of the property, nor will the shadows change the viability of any natural features.

Obstruction of Significant Views
The proposed development will limit the oblique view of the side façade of the 18 Tannery Street building when viewed from a vantage point on Tannery Street looking east. However, the central and intended view of the building is the front façade which is available from Tannery Street. This view will not be obstructed by the proposed development.

The side elevation of the church is not considered to be a significant view, and as such the proposed development will not be obstructing a significant view of the church. The church will maintain a view from the opposite side of the road on the northern frontage of Tannery Street, which is the intended viewing point. Therefore the impact on the view is negligible.

Further, the building at 18 Tannery Street currently obstructs the oblique side view of the dwelling at 22 Tannery Street. Regardless, the 22 Tannery Street dwelling has a large setback from the Tannery Street frontage and would not be visible from the east Tannery street view. The front view of the 22 Tannery Street dwelling will remain and will not be impacted. Therefore, the proposed building will not obstruct any significant views of 22 Tannery Street.

Land Disturbance
Given that the existing building at 18 Tannery Street is located very close to the property line, there is potential for short-term land disturbances during construction that could impact the building. These include vibration from excavation, construction and equipment during the demolition and construction periods; and, potential damage due to construction activities or construction debris affecting the exterior of the building. These potential impacts would be temporary and can be addressed by mitigation measures recommended in Section 7.0

6.2 Design Considerations

The City of Cambridge Terms of Reference for HIA’s provides that new developments are to be evaluated for their orientation, massing, building materials and colours. New developments are encouraged to be compatible with and complement existing heritage resources.
The proposed development consists of a five storey mixed use building and is intended to be an infill development within the built-up area of Cambridge and the civic centre of Hespeler Village. The surrounding area is comprised of various land uses, building forms and styles. The adjacent heritage properties to 12 Tannery Street vary in terms of their use, form and scale.

This neighbourhood of Hespeler is recognized as an area for growth and the City encourages intensification and infill within built-up areas. As noted in Section 3.5, the Heritage Master Plan identifies Hespeler Village as a character area. The Master Plan identifies some general attributes of the core area but does not identify specific design attributes. Nor has the City implemented the Master Plan through a Heritage Conservation District or other mechanism that would further define the heritage character of the area and provide design guidelines for new development.

The proposed development consists of a five storey mixed use building and is intended to be an infill development within the built-up area of Cambridge and the civic centre of Hespeler Village. The surrounding area is comprised of various land uses, building forms and styles.

The proposed development is has been designed to be compatible with the existing area, including the low density residential uses along Adam Street, and civic and commercial uses along Tannery Street. The proposed development is a medium-density form of development which will transition the low density residential uses to the east and south, to the civic and commercial uses to the west and north.

The building has been designed with high quality facades featuring a mix of materials, large windows and recessions to reduce the appearance of massing at street level. All building façades have been designed with architectural detail as illustrated in the elevations (refer to Appendix D).

Overall, the proposed development utilizes key design elements that are found throughout the neighbourhood. These elements include:

- A predominantly red brick façade on the front elevation with partial brick façade on the side elevations;
- Cornice and detailed banding;
- Voussoirs with keystone on the second and third storey front façade windows; and
- Transom and sidelights on commercial entrances and transom above fourth storey balcony doors.

The proposed development is compatible in terms of scale, building materials and land use. The proposed development maintains the residential and commercial character of the area by providing commercial and residential units, while simultaneously broadening housing options in an area dominated by single detached dwellings. Furthermore, the proposed
development is generally consistent with the variety of building materials found throughout the area, drawing on existing design elements and materials.

The proposed development is not emulating existing buildings, but rather combining the many elements of existing built forms to provide a contemporary, yet compatible building that will maintain the character of the area. This report concludes that there are no adverse impacts as a result of the proposed development, and finds the proposed development to be compatible with the surrounding area.
7.0 Mitigation Recommendations

7.1 Alternative Development Approaches

The City of Cambridge’s Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessment (November 21, 2012), pursuant to Section 4.10 of the Cambridge Official Plan, requires that alternative development options that may avoid or limit the adverse impact on a cultural heritage resource be considered.

In this case, alternatives would include the “do nothing alternative” or modifying the development proposal with a building of a different size or location on the property. The impact analysis in Section 6.0 identifies that there is no anticipated impacts at 55 Adam Street or 22 Tannery Street, and only a potential impact to the adjacent building at 18 Tannery Street due to construction activities. Therefore, alternative development options are not required since the proposed development can be supported subject to mitigation recommendations provided in the following section of this report.

7.2 Mitigation Measures

It is recommended that the following mitigation measures be considered during the site plan approval process.

- That a construction fence be installed, prior to any site grading or demolition of the existing building, to protect against any accidental damage to the adjacent heritage property at 18 Tannery Street.
- That A Vibration Monitoring Plan be completed to determine if vibration monitoring will be required during the construction of the foundation, and if so, describe how that monitoring will occur.
8.0 Conclusion

MHBC Planning was retained to undertake a Heritage Impact Assessment for a property located at 12 Tannery Street E, which is adjacent to three properties listed on the City of Cambridge Heritage Register. The owner of the subject property is proposing to demolish the existing building located on-site and develop a new mixed-use building. The purpose of this HIA was to assess the impacts of the proposed redevelopment on the adjacent listed heritage properties.

This report concludes that the property located at 12 Tannery Street E is not of CHVI. The three adjacent properties located at 22 Tannery Street E, 18 Tannery Street E and 55 Adam Street are of CHVI as they are listed on the Cambridge Heritage Register.

This report concludes that adverse impacts of the redevelopment on the adjacent cultural heritage resources are limited to the property located at 18 Tannery Street which has the potential to experience adverse impacts due to vibration during the construction phase.

It is recommended that the following mitigation measures be considered:

- That a construction fence be installed, prior to any site grading or demolition of the existing building, to protect against any accidental damage to the adjacent heritage property at 18 Tannery Street.
- That a Vibration Monitoring Plan be completed to determine if vibration monitoring will be required during the construction of the foundation, and if so, describe how that monitoring will occur.
9.0 Sources


City of Cambridge Archives. B/W Postcard Photo of the Rearview of Homes on Adam Street in Hespeler. 1906. Main Collections.


Appendix A

Terms of Reference
DETAILED GUIDELINES
FOR THE PREPARATION OF

CULTURAL HERITAGE IMPACT ASSESSMENTS
UNDER POLICY 4.10 OF THE
CITY OF CAMBRIDGE OFFICAL PLAN
(Council adopted May 7, 2012 with Regional Approval on November 21, 2012)

Endorsed by
Cambridge Council
on May 7, 2012
Detailed Guidelines for the Preparation
Of a Cultural Heritage Impact Assessment

1. INTRODUCTION

Policy 4.10.1 of the City of Cambridge Official Plan states that a “Cultural Heritage Impact Assessment shall be required when a development\(^1\) proposal or Community Plan\(^2\) potentially impacts a cultural heritage resource\(^3\). The potential impacts could be direct, such as demolishing or altering a structure on a designated property, or indirect, such as changes to the streetscape of lands adjacent to a cultural heritage resource.”

The Cambridge Municipal Heritage Advisory Committee (MHAC) has the mandate to advise Council on matters relating to the preservation of the City’s cultural heritage resources. It is this Advisory Committee that will first review Heritage Impact Assessments. It is important for the proponent to advise the MHAC early on in the process because it is possible that the requirement for a Heritage Impact Assessment may be scoped or waived. A site inspection by MHAC is also the recommended component of any Heritage Impact Assessment process.

2. CULTURAL HERITAGE RESOURCES

The City of Cambridge Official Plan broadly defines cultural heritage resources. As a starting point, MHAC strongly encourages owners/developers to refer to the Heritage Properties Registry for the addresses of significant heritage properties and to consult with the Heritage Planner regarding known cultural heritage resources in the area of the proposed development. The Heritage Properties Registry is endorsed and regularly updated by Cambridge Council.

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\(^1\) Development means the creation of a new lot, a change in land use, or the construction of a building(s) or structure(s), requiring approval under the Planning Act, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act. (Planning Act, revised)

\(^2\) Community Plan is a plan which is prepared for a specific geographic area of residential designated land containing detailed policies to guide future development. (New)

\(^3\) Cultural heritage resource means physical remains which include, but are not limited to: buildings (residential, commercial, institutional, industrial and agricultural); cultural heritage landscapes (designed, organic/evolved); structures (water tower, bridge, fence and dam): monuments (cenotaph, statue, cairn); archaeological resources; cemeteries; scenic roads; vistas/views; culturally significant natural features (tree and landforms); movable objects (archival records and artifacts); and cultural traditions (language, stories, music, dance, food, celebrations, arts and crafts. (ROP, revised).
The City will make available any other relevant information that it maintains, including archival records.

The MHAC is available for consultation with the owner/developer and should be accessed for its expertise. A sub-committee of MHAC has been established to work with owners/developers through the assessment process.

3. CONTENTS OF HERITAGE IMPACT ASSESSMENTS

Under the City’s Official Plan, a Cultural Heritage Impact Assessment may include the following elements to address these policies:

Policy: identification and evaluation of the built heritage resource:

Guideline: A map of the subject area to identify the location of the property and properties within 150m of the subject site. Municipal street address, legal description and current owner’s address are also required. An evaluation of the property from a cultural heritage perspective will be conducted. The property will be assessed in accordance with the Heritage Evaluation Criteria in Policy 4.4 of the Official Plan.

Policy: graphic and written inventory of the heritage resource:

Guideline: Measured architectural drawings and photographic documentation of the subject property will be provided along with a written description. The measured architectural drawings will be of all built structures on the site such as fences, statues, barns, and residences. The drawings will be accurate measurements that provide enough information so that the building could be re-created. Measured drawings will include dimensions for building footprint, height, window and door openings, and roof details. The photographs will provide a visual documentation of the site and the structures. Photographs of both the interior and exterior of structures will form part of the inventory.

Policy: assessment of the proposal’s impact on the heritage resource;

Guideline: The proposal will be described and its impact on the heritage resource assessed. Changes to the heritage resource such as additions, alterations or demolition will be described. Changes to the landscape and streetscape will be described. New construction shall be evaluated in such terms as orientation, massing, scale,
building materials/colour and fenestration. Distance from existing heritage resources, traffic patterns and grading shall be evaluated.

Policy: means to mitigate negative impacts, in accordance with the heritage resources priorities established in Policy 4.2.1 of this plan.

Guideline: The priority is to preserve and be compatible with the heritage resource and surrounding lands into the proposed development in a manner that respects the cultural heritage attributes of the subject property. Describe how the proposed new development will incorporate the existing built heritage resources into the proposal. Describe what measures are being taken to ensure the integration of the existing with the new. Mitigation may include, but is not limited to, landscaping, lighting, and signage.

The scale and design of the development should complement the heritage resource in terms of its orientation, massing, materials and scale. Signage will meet the requirements of the City of Cambridge Sign By-law for Heritage Conservation Districts and Designated Buildings. The Senior Planner - Heritage will be consulted for additional information concerning the sign application.

Policy: alternatives to the proposal

Guideline: This is the key element of the Heritage Impact Assessment because it identifies more than one alternative and explores the possibilities of the site. At least three options will be submitted and will range from a “do-nothing” approach through to a complete redevelopment of the subject property.

Policy: identification of and justification for the preferred option

The proponent will identify the preferred option and provide the rationale for seeking its approval. The preferred option cannot be based solely on the economics of the site. The preferred option may also include natural and cultural heritage issues, streetscaping considerations and revitalization opportunities.

4. QUALIFICATIONS

A professional in good standing with the Canadian Association of Heritage Professionals (CAHP) is considered qualified to evaluate the heritage resource and shall complete the Cultural Heritage Impact Assessment. A curriculum vitae must be included in the Cultural Heritage Impact Assessment.
As a starting point, the Canadian Association of Professionals Heritage Consultants is a source of qualified individuals. The website is www.caphc.ca.

The Assessment will include a listing of previously completed Heritage Impact Assessments and contact list.

5. FORMAT

- The HIA will be formatted to be printed on 8 ½” by 11” paper. The HIA will be submitted electronically to the City.
- Maps or drawings 11” by 17” will be bound into the report. Larger maps or drawings shall be inserted in a pocket inside the back cover of the report.
- The HIA will include a title page listing the name of the proponent, the owner of the subject property, address of the subject property, and list the principal author and the date the report was completed.
- The HIA will contain an executive summary following the title page.
- The HIA will include a C.V. of the principal author (s).

6. PROCESS

- Contact the Senior Planner - Heritage to discuss proposal at earliest stage possible.
- Discuss Cultural Heritage Impact Assessment including whether scoping or waiving the requirement should be considered. A Heritage Impact Assessment may be scoped or waived by either Council or MHAC.
- Retain expertise to complete the Heritage Impact Assessment.
- Submit draft to the Senior Planner - Heritage for circulation to the <HAC sub-committee.
- Review comments received from the MHAC sub-committee and revise accordingly.
- Submit final report to the Senior Planner - Heritage for circulation to the MHAC.
- The Senior Planner – Heritage will advise of the meeting date at which the Committee will review the HIA and the proponent will have an opportunity to address the Committee.
- MHAC can approve the HIA, request additional information or not support the HIA.
- The completed Heritage Impact Assessment shall first be submitted to the Cambridge MHAC and the recommendation of MHAC will be forwarded to Council for consideration with the associated development proposal.
7. QUESTIONS

Should you have any questions about these guidelines please contact:

Senior Planner - Heritage

50 Dickson Street, P.O. Box 669
Cambridge, Ontario N1R 5W8
(519) 621-0740 ext. 4788
Appendix B
Fire Insurance Plans c.1910
Source: Library and Archives Canada. Hespeler, Ontario (Waterloo County), Sept 1910, revised March 1917. Chas. E. Goad.

Appendix C

Site Plan
Appendix D

Elevations