Cambridge Municipal Heritage Advisory Committee
No. 10 – 22

AGENDA

Thursday, December 15, 2022
7:00 p.m. via Zoom

Meeting Called to Order

Disclosure of Interest

Presentations

1. Slobodanka Lekic, Manager of Building Design & Construction and Robyn Huether, Robyn Huether Architect Inc., will speak to Condition Assessments on City-owned Heritage Designated Buildings

Delegations

1. Ken Sommer, Shirecrest Homes – Request to Alter a Part V Designated property by Constructing a New Residence in the Blair Heritage Conservation District – 82 Langdon Dr.

Approval of November 17, 2022 Municipal Heritage Advisory Committee Minutes

THAT the Minutes of the November 17, 2022 meeting of the Municipal Heritage Advisory Committee be considered for errors and omissions and be adopted.

Should you wish to delegate regarding an item on this agenda, please register via email at planning@cambridge.ca by 12 noon of the day prior to the meeting. Be advised that only one person can delegate at a time and additional people cannot be invited to join due to technical limitations. Thank you.
Agenda Items:

1. Request to Alter a Part V Designated Property by Constructing a New Residence in the Blair Village Heritage Conservation District – 82 Langdon Drive

THAT the Municipal Heritage Advisory Committee accept the scoped Heritage Impact Assessment prepared by Megan Hobson, Built Heritage Consultant dated November 25, 2022;

AND THAT the Municipal Heritage Advisory Committee recommend that Council approve the alteration by constructing a new residential structure located at the address municipally known as 82 Langdon Drive for the reasons outlined in this report.

Correspondence

Information Items

Other Business

a) Chair’s Comments
b) Council Report/Comments
c) Staff/Senior Planner - Heritage Comments

Next Meeting:

Date & Time: February 16, 2023, at 7 p.m.
Via Zoom

Close of Meeting

THAT the MHAC meeting does now adjourn at ______p.m.

Distribution:

Committee Members in Attendance: Susan Brown, Nelson Cecilia, Michelle Goodridge, Mark Leclair, Kimberly Livingstone, Scott Roberts, Nancy Woodman and Chair, John Oldfield.

Regrets:

Staff in Attendance: Laura Waldie, Senior Planner Heritage, Jeremy Parsons, Senior Planner Heritage, Karin Stieg-Drobig, Recording Secretary and Helly Shah, IT Support

Meeting Called to Order

The meeting of the Municipal Heritage Advisory Committee was held virtually via Microsoft 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 at 7:00 p.m. and the meeting adjourned at 9:08 p.m.

Declarations of Interest –

Kimberly Livingstone declared a pecuniary interest to item #4 of the agenda as she is employed by the Province and presently working for the Ministry responsible for Bill 23. Ms. Livingstone did not take part in the discussion nor vote on this agenda item.

Presentation –

1. Slobodanka Lekic, Manager of Building Design & Construction and Chris Matz, Consulting Engineer, Moon-Matz Ltd, spoke about the proposed work to the Dickson Park Grandstand located at 30 Park Hill Road West. Ms. Leckic and Mr. Matz noted that the proposed scope of the project is to the roof, concrete, painting and structural repairs. Mr. Matz stated that the City is very lucky to have this vintage grandstand. The critical structural repairs will be replaced with the same materials or repaired as needed to extend the life of the structure. There will also be work done to bring the building up to code including the railings and the steps. The Committee inquired if any accessibility issues will need to be addressed. Mr Matz noted that since the parking is close by, the suggestion has been made that a slab on grade be created to allow for an accessible viewing
area close by. Ms. Lekic shared that she will be attending the Accessibility Committee for their comments on this project. The Committee further discussed materials proposed for the project including the wood bleachers and decking. Mr. Matz noted that the wood has been well looked after by City staff but if there is any rotting wood, it will be replaced with wood. The Chair thanked Ms Lekic and Mr. Matz for attending and answering the questions of the Committee.

Delegations:

1. Ray Martin, Director, Fire Hall Museum and Education Centre, 56 Dickson Street.

Laura Waldie, Senior Planner Heritage spoke to the Committee prior to Mr. Martin’s delegation noting that she wished to address the recommendations she made in the report before the committee. She noted that the proposed sign placement for the west façade sign was requested to be placed between the first and second floor windows, at the south end of the building. In her report, she recommended that the sign be placed higher up to be in line with the second floor windows. However, after speaking with members of the board, and further reflection, she believes the sign should go where the board has requested because the sign would be more visible to pedestrian traffic if placed lower down on the building and the nearby streetlight would illuminate the building better. She also noted that the board is considering adding a light above the sign, so there would need to be room to accommodate that. She further thanked Nancy Woodman for creating a graphic with 4 options that was shared with the Committee to help inform and facilitate the discussion this evening.

Ray Martin, Director, Fire Hall Museum and Education Centre Board was present to answer questions of the Committee regarding the Sign Permit application for Fire Hall Museum and Education Centre at 56 Dickson Street. He thanked Laura for a good job explaining the requested location of the sign. The board members do not currently have any plans to add the gooseneck lighting as the proposed location will benefit from the street light illumination, but should they wish to consider this in the future, the placement will work. The Chair thanked Mr. Martin for attending the meeting.

2. Dave Aston, Vice President and Dan Currie, Partner, MHBC Planning, 18 Tannery Street East.

Jeremy Parsons, Senior Planner Heritage spoke regarding the updated HIA shared with the Committee as part of the addendum. He noted that the applicants addressed the Staff comments relating to 22 Tannery Street East,
evaluating the proposal in the broader context of adjacent properties and the
design of the building. He further noted that the recommendations will be dealt
with through the Site Plan process with Staff.

Dave Aston, Vice-President, MHBC Planning, and Dan Currie, Partner, MHBC
Planning were present to answer questions of the Committee regarding the
Heritage Impact Assessment for 12 Tannery Street East. Mr Aston spoke to the
recommendations that have been addressed and noted that they will be working
with Staff through the Site Plan process. He explained that the proposed
development has gone through a minor variance to establish set backs. The
height, massing and number of units are all currently permitted through the City’s
Official Plan and Zoning By-law. He further noted that the HIA relates to the
adjacent property.

The Committee asked if there is a conceptual elevation drawing available to view
and if the Region’s document relating to Infill in Heritage Neighbourhoods was
used to address how the development fits with the surrounding area. Mr. Aston
advised that a conceptual elevation drawing is available as part of Appendix D in
the amended HIA. Mr Currie advised that they are familiar with the Region’s
document, noting that there are a variety of architectural designs, materials and
uses in this area, there are no set design guidelines for this area within the City’s
Heritage Master Plan, and therefore they feel that the proposed design fits this
neighbourhood.

Minutes of Previous Meeting

Moved by: Nancy Woodman
Seconded by: Nelson Cecilia

It was noted that an “e” was missing in the word “the” within the comments section of
the first report. The Recording Secretary will ensure this is corrected prior to the minutes
going before Council.

THAT the minutes of the October 20, 2022 meeting of the Cambridge Municipal
Heritage Advisory Committee be considered for errors and omissions and be adopted.

CARRIED

Reports:

1. Review of Heritage Impact Assessment for 12 Tannery Street East
Moved by: Nancy Woodman  
Seconded by: Susan Brown  

The Committee discussed the use of brick on the building, colour tones of the proposed materials and the human scale of what one views when walking or driving along Tannery Street East. It was noted that comments could be brought forward by Staff during the Site Plan Agreement phase for them to consider should they wish. The Committee generally felt that the design was agreeable and appropriate.

**THAT** Report 22-027 (MHAC) Heritage Impact Assessment for 12 Tannery Street East, be received;

**AND THAT** the Municipal Heritage Advisory Committee support the Heritage Impact Assessment for 12 Tannery Street East prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) subject to staff comments and recommendations to be submitted to Heritage Planning staff through the process of Site Plan approval and/or Site Plan agreement, where appropriate. The recommendations include the following:

- That requested changes to the HIA be addressed by MHBC by either amending the report or through an addendum to be submitted to Heritage Planning staff;
- That the mitigation measure recommended by MHBC, that a construction fence be installed to protect against any accidental damage to the adjacent heritage property at 18 Tannery Street, be supported;
- That the applicant confirm that monitoring instruments will be installed to examine potential effects from vibration that have been identified for 18 Tannery Street East due to the proximity of high impact development activities;
- That the applicant addresses building design through the updated HIA and commit to working together to ensure heritage factors are considered within the final building design; and,
- That the applicant submits photo documentation of the property at 12 Tannery Street East in order to document the exterior and interior of the early 20th century structure for municipal archives prior to demolition.

**CARRIED**
2. Sign Permit Application – 56 Dickson Street (Old Fire Hall Museum)

Moved by: Scott Roberts  
Seconded by: Kimberly Livingstone

The Committee discussed the possibility of a light being added in relation to the proposed location of the sign, sightlines of the upper windows should this be added and the similarity of the applicant’s proposed location of Option 1 and Option 3. Laura Waldie reminded the Committee that the current recommendation before them will need to be amended should they wish to go with either of those options.

Moved by: Michelle Goodridge  
Seconded by: Scott Roberts

AND FURTHER THAT the Municipal Heritage Advisory Committee recommends that the sign proposed for the west facing façade of the building, be raised to the location of proposed Option 1 as presented in the Municipal Heritage Advisory Committee Agenda.

AMMENDMENT CARRIED

Moved by: Scott Roberts  
Seconded by: Michelle Goodridge

THAT Report 22-026 (MHAC) Sign Permit Application – 56 Dickson Street (Old Fire Hall Museum), be received;

AND THAT the Municipal Heritage Advisory Committee (MHAC) approve the application for sign permit, subject to a sign variance from Sign By-law 191-03, to mount 2 façade signs on the Old Fire Hall Museum on the property municipally known as 56 Dickson Street;

AND FURTHER THAT the Municipal Heritage Advisory Committee recommends that the sign proposed for the west facing façade of the building, be raised to the location of proposed Option 1 as presented in the Municipal Heritage Advisory Committee Agenda.

CARRIED

3. Request to Alter a Part V Designated Property at 30 Park Hill Road West (Dickson Park)

Moved by: Nelson Cecilia  
Seconded by: Susan Brown
The Committee discussed accessibility to the Grandstand and how this might be attained. It was noted that Staff will be making a presentation before the Accessibility Advisory Committee who will advise Staff on this matter. It was further noted that while it is possible to apply for exemption of accessibility guidelines in the case of some heritage assets, City of Cambridge Staff are generally in favour of incorporating accessibility into Heritage buildings.

**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.


Moved by: Mark Leclair  
Seconded by: Nelson Cecilia  

Jeremy Parsons gave a brief presentation to provide an overview of the proposed Provincial changes to the Ontario Heritage Act through Bill 23. He gave a breakdown of challenges and opportunities that the Bill will have on Heritage properties within the City but also the entire Province with upwards of 30,000 Listed Heritage properties at risk. There is the potential that these properties will need to be removed from heritage registers within 2 years and that will have a significant impact to Heritage properties, streetscapes and communities across the entire Province. He further noted that Heritage is being conveyed as a competing interest to housing and development while, as we have seen, it can be complementary. He reviewed the number of properties on
the City’s Heritage Register, the numbers that are Designated, Listed, and those that are part of a Heritage Conservation District. The potential changes to the OHA and the potential implications were reviewed with the Committee including changes to timelines for designating a property, and the removal of protection to listed heritage properties, fewer HIAs, less oversight and the potential for less compatible development and more demolitions. Lastly, he explained other proposed changes to the Planning Act through Bill 23 that will impact Heritage including the elimination of third-party appeals, elimination of public meetings for subdivisions, site plan exemptions, no urban design regulation, and the Province can avoid abiding by the Provincial Standards and Guidelines.

Jeremy thanked the members of the Committee for their comments that will be shared through the comments that the City will forward to the Province. The Committee was encouraged to provide their comments to the Province on an individual basis should they wish to do so. It was noted by the Committee that Bill 23 is particularly demoralizing to all those that have worked diligently for many decades to ensure the history and heritage of this City and the Province as a whole is protected for future generations. The Committee and Staff spoke at length discussing the implications to current projects including the Galt Core Heritage Conservation District and the current Heritage Register among many other concerns.

**THAT** Report 22-028 (MHAC) – Review of Proposed Changes to the *Ontario Heritage Act* Through Bill 23 (Schedule 6) – the Proposed *More Homes Built Faster Act*, 2022 be received for information purposes;

**AND THAT** comments received from the Municipal Heritage Advisory Committee on the Proposed Changes to the *Ontario Heritage Act* Through Bill 23 (Schedule 6) – the Proposed *More Homes Built Faster Act*, 2022, inform the City’s response to the Ministry of Ministry of Citizenship and Multiculturalism by November 24, 2022.

CARRIED

**Information Items:**

**Other Business** – NIL

**Chair’s Comments:**

John Oldfield congratulated the new Mayor and Council as well as the new representatives to Regional Council.
Council Report/ Comments:

There was no Councillor present at this meeting.

Staff/Senior Planner- Heritage comments:

Jeremy Parsons noted that he is excited to get the Hespeler Heritage Conservations District Project moving forward as well as some Designations that he and Laura Waldie are working on that will be coming forward to the Committee in the next months.

Laura Waldie shared the good news that work at 15 Main Street is almost complete with the units available to rent shortly. She thanked Terry for all his work on this project. She shared that an HIA will be coming in December for a new property to be built in Blair Village, a presentation on some work on City owned properties and that we will be having a get together after the December meeting for the first time in 2 years.

Next Meeting

Date & Time: January 19, 2023, 7:00 p.m.
Location: Virtually via Zoom

Close of Meeting

Moved by: Nancy Woodman
Seconded by: Nelson Cecilia

THAT the Municipal Heritage Advisory Committee meeting does now adjourn at 8:42 p.m.

CARRIED

______________________    ____________________
John Oldfield                Karin Stieg-Drobig
MHAC Chairperson            Recording Secretary
RECOMMENDATIONS

THAT the Municipal Heritage Advisory Committee accept the scoped Heritage Impact Assessment prepared by Megan Hobson, Built Heritage Consultant dated November 25, 2022;

AND THAT the Municipal Heritage Advisory Committee recommend that Council approve the alteration, the construction of a new residential structure located at the address municipally known as 82 Langdon Drive, for the reasons outlined in this report.
SUMMARY

- The Blair Village Heritage Conservation District (HCD) was designated in 2002. The subject property is vacant land within the secondary area of the Blair Village Heritage Conservation District.

- The HCD Plan does not classify the property as being either “Very Historic” or “Historic”.

- The applicant has applied for a building permit to construct a one and a half storey dwelling. This application is not considered a development application as defined by the Cambridge Official Plan.

- Council approval is required for alterations on properties designated as properties of cultural heritage value under Part V of the Ontario Heritage Act.

- The designs for the new proposed dwelling conform to the residential infill policies of the Blair Village Heritage Conservation District.

BACKGROUND

Figure 1: Aerial View of 82 Langdon Drive

The subject property lies southeast of the new subdivision at John Bricker Road and southwest of Langdon Hall in the secondary boundary of the Blair Village HCD Plan as seen in Figure 1 above. It is vacant land that had once been utilized as farmland during the nineteenth and early twentieth centuries. This area is identified as Future
Residential Lands Area #6 in the HCD Plan. This HCD Plan identifies this area as seeing residential growth within Blair Village. Since the Plan was approved by the OMB in 2002 to designate the HCD, the development at John Bricker Road has been established.

Heritage Planning staff were contacted by the agent for the owner to determine what was required to get approval of a building permit to construct a new home at 82 Langdon Drive. Because the building permit application triggered review by Heritage Planning staff, it was determined that a scoped Heritage Impact Assessment was required because the construction would constitute an alteration to the property as defined by Part V of the Ontario Heritage Act.

**ANALYSIS**

**Strategic Alignment:**

PLACE: To take care of, celebrate and share the great features in Cambridge that we love and mean the most to us.

Goal #3 - Arts, Culture, Heritage and Architecture

Objective 3.2 Conserve and make positive contributions to our heritage districts and buildings throughout the community.

**Existing Policy/By-Law:**

**Ontario Heritage Act**

Section 42 of the Ontario Heritage Act 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).

**City of Cambridge Official Plan (2018)**

Section 4.6 of the City of Cambridge Official Plan states that;
The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3.

Blair Village Heritage Conservation District Plan (2001)

The Blair Village Heritage Conservation District Plan sets out the following approach for residential infill:

“The conservation approach is to ensure that new residential infill is harmonious with the old village character. This will entail conserving as much of the prevailing landscape as possible, positioning the house in a manner complementary with its neighbours and designing the house so that it fits into the historic streetscape” (BVHCD Plan, 30).

Financial Impact:

The property owners are responsible for any financial impacts and costs of the project if approved by Council. The property owners will be eligible to apply for Designated Heritage Property Grants in the future to help offset the costs of future maintenance such as roof replacement, painting, porch repairs, etc.

Public Input:

The MHAC meetings are open to the public via the City’s YouTube channel.

Internal/External Consultation:

The Senior Planner-Heritage liaised with the property owner’s heritage consultant.

Comments/Analysis:

Scoped Heritage Impact Assessment (HIA)

In October 2022, Heritage Planning staff was contacted by the agent for the property owner enquiring what was required from Heritage Planning staff to obtain approval for a building permit application to construct a new house at 82 Langdon Drive. At the time, staff determined that a scoped HIA would be required. The HIA was scoped for two reasons:

1. The Application is Not a Development Application

The property at 82 Langdon Drive is zoned Agricultural and Open Space. Agricultural lands permit the construction of a residence on the property. Open Space land requires approval from the Grand River Conservation Authority before a building permit from the City can be issued. The owners have received approval from the GRCA in November 2022 to construct a new residence on the property.
Under the City’s Official Plan, an HIA is required for a development proposal on or adjacent to, a property on the City’s Heritage Register, whether it is designated or a listed property of interest. The Official Plan defines development as: an Official Plan Amendment (OPA), a Zoning Bylaw Amendment (ZBA), a severance proposal or a Site Plan Application proposal. A development proposal is not required to construct the residence and all the property owner requires is a Building Permit from Building Services.

However, since the designation of the Blair Village HCD, the Municipal Heritage Advisory Committee has also requested that HIAs be submitted for major alterations to the HCD, such as new construction or other alterations that visibly change a property’s characteristics in general within the HCD.

In this case, the three development options found in the HIA Terms of Reference are not relevant in this case and do not apply. These three development options can range from a do nothing approach to a full-scale redevelopment of a property. Since this is vacant land, the portion where the house will sit is zoned open space. Due to the current zoning the only option is to construct a residence with farm outbuildings on the property so long as the Grand River Conservation Authority approves the request to construct a home. The agent for the property owner has indicated that the owner has received permission from the GRCA.

2. No Demolition of a Residence is Required

As the land at 82 Langdon Drive is vacant, no demolition of a structure is required. The HIA Terms of Reference requires the HIA to submit photos, both interior and exterior, of the house proposed to be demolished. As this is not the case for this building permit application, this requirement was waived. Instead, the heritage consultant was asked to scope this section of the HIA by evaluating the proposed house design against the HCD Plan’s New Infill Policies. Because the proposal is to build a new structure, the requirement for a HIA was not waived because the design needed to be assessed against the policies of the HCD Plan and because it proposes a change to the landscape.
The HIA assesses the proposed new building against the infill policies for new construction within the HCD Plan. The design does conform to these policies in full from size and massing to building materials. The house design is also in keeping with the house designs found along John Bricker Road.

As depicted in the HIA, the house will be set back off the main road down the gravel driveway, which will remain in place. The house will not be visible from the frontage along Langdon Drive. The vegetation and trees that line Langdon Drive, as seen above in Figure 2, will remain in situ and will not be disturbed thus maintaining the rural landscape views and vistas from Langdon Drive.

For the reasons outlined in this report, Heritage Planning staff are recommending that the MHAC recommends Council to approve the alteration to the property at Langdon Drive under Part V of the Ontario Heritage Act as depicted in the HIA from Megan Hobson, Built Heritage Consultant, dated November 25, 2022.
SIGNATURES

Prepared by:

Laura Waldie, M.A., CAHP
Senior Planner – Heritage

Departmental Approval:

Joan Jylanne, MCIP, RPP
Manager of Policy Planning

ATTACHMENTS

HERITAGE IMPACT ASSESSMENT

82 LANGDON DRIVE, BLAIR VILLAGE HCD
CAMBRIDGE, ON

25 NOV 2022

MEGAN HOBSON CAHP
M.A, DIP. HERITAGE CONSERVATION
Built Heritage Consultant
mhobson@bell.net
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**APPENDIX B:** DRAWINGS [J.H. COHOON ENGINEERING LTD.]

**APPENDIX C:** MATERIAL SELECTION [PERMACON LAFITT STONE]
EXECUTIVE SUMMARY

Megan Hobson consulting was retained by Ken Sommer of Shirecrest Homes to prepare a scoped Heritage Impact Assessment (HIA) for a proposed dwelling at 82 Langdon Drive, an unbuilt parcel located in New Development Area #6 of the Blair Village Heritage Conservation District.

The proposal is for a 1.5-storey dwelling that will be set back from Langdon Drive and will not be visible from public views. An existing gravel driveway will be utilized and no tree removals will occur. The proposed dwelling will be buffered from views by existing vegetation along Langdon Drive. Potential impacts on the Bechtel Creek waterway associated with land disturbances during construction will be mitigated by installation of a silt fence that is required by the Grand River Conservation Authority.

The proposed dwelling is located in an area that is currently an agricultural field and will utilize an existing driveway into the site that crosses the Bechtel Creek. New residential development has been approved in this area and residential development was anticipated on this parcel when the heritage district was created.

The design of the proposed dwelling has been evaluated according to guidelines in the Blair Village Heritage Conservation District Plan. It has been determined that the scale, design, building materials, and siting of the proposed dwelling is consistent with these guidelines and will have no negative impacts on heritage value.

It is therefore recommended that the proposed dwelling be permitted and that a heritage permit be approved, subject to the following conditions:

1. Confirmation from the appropriate authority that natural resources will be protected and that appropriate mitigation has been provided to protect Environmentally Sensitive Areas

2. Confirmation from the appropriate authority that archaeological resources will not be disturbed or that the site does not have archaeological potential
1.0 INTRODUCTION

Preparation of this report included site investigation, a review of relevant heritage policies and applicable legislation, a review of existing historical information about the subject property and its cultural context, and consultation with heritage planning staff. Consultation with the Grand River Conservation Authority was undertaken by the applicant and requirements were included on the drawings provided. The appendices of this report include photos of the subject property, a site plan and architectural drawings for the proposed dwelling by J.H. Cohoon Engineering Ltd, and information about the Latiff stone that is the proposed cladding material.

2.0 LOCATION & SITE DESCRIPTION

The subject property is located on the west side of Langdon Drive in the Village of Blair in Cambridge. Cambridge is part of the Region of Waterloo and is comprised of the former Town of Preston, Village of Hespeler, City of Galt and the Village of Blair.

The subject property contains agricultural fields and the Bechtel Creek crosses the front portion of the property. There are currently no structures on the property.

The site is accessed by a gravel driveway from Langdon Drive and the Bechtel Creek passes through a storm pipe under the driveway. The back portion of the site is slightly higher than the low area near Langdon Drive where the stream runs. The frontage along Langdon Drive is heavily treed. There is a metal farm fence at the entrance on Langdon Drive. Langdon Drive is a narrow road with no sidewalk or shoulder.

3.0 HERITAGE PLANNING CONTEXT

3.1 Blair Village Heritage Conservation District

In 2002, the City of Cambridge designated Blair Village as a Heritage Conservation District. The District contains natural and cultural resources that together contribute to the historic and rural character of Blair Village.

The Blair Village Heritage Conservation District Plan (Hill 1999) describes the district character and provides guidelines for alterations and new development within the district. The subject property is one of five addresses on Langdon Drive. The Langdon Estate containing Langdon Hall (1898-1901) is located at 1 Langdon Drive. The dwelling located at 38 Langdon Drive was built in 1967 and the dwelling located at 50 Langdon Drive was built in 1977. Both houses were built before the Blair Village Heritage District was created and are close to the road and have lawns and open frontages on Langdon Drive. The dwelling located at 83 Langdon Drive was built in 2011 after the District was created and is set well back from Langdon Drive and buffered from view by trees, with no changes to the frontage along the road edge so that the rural character of Langdon Drive is preserved. The subject property is located at 82 Langdon Drive and is currently a vacant parcel that includes agricultural fields and natural areas.

The subject property is located in ‘Area #6 Future Residential Lands’, an area where new residential development was anticipated when the heritage district was created. The Blair Village
Heritage District Plan provides guidance on new dwellings in Area #6 to ensure that they will not have a negative impact on the historic and rural character of Blair Village.

Left: BLAIR VILLAGE HCD – the subject property is Designated under Part V of the Ontario Heritage Act
Right: BLAIR VILLAGE HCD – the subject property is located in an area that is identified in the Blair Village Heritage Conservation District Plan as ‘New Development Area #6’ and a ‘Primary Area’

OFFICIAL PLAN: LAND USE MAP – the subject property is designated ‘Rural’, and is adjacent to Environmentally sensitive areas associated with the Bechtel Creek sub-watershed (red arrow shows location of the proposed dwelling)

4.0 HISTORIC CONTEXT & CULTURAL HERITAGE VALUE

Historically, the subject property is located in Lot 3 in Beasley’s Old Survey and was part of the John Bechtel farmstead. The John Bechtel farmhouse is located at 58 Fallbrook Lane. It was constructed prior to 1834 and is an early and good example of Mennonite Georgian architecture.

The former Bechtel farm road has been a public road since 1830. It is now known as Langdon Drive and is named after Langdon Hall (1888-1901) located at 1 Langdon Drive.

The creek that runs along the west side of Landon Drive is known as Bechtel Creek because it crosses the Bechtel farmstead. It is part of the Grand River watershed and has former mill ponds associated with early industries in the settler period. The creek and ponds are protected natural...
areas that support local ecosystems and contribute to the rural character of Blair village. The protection and enhancement of these ecosystems is important to the community.

Langdon Drive retains the character of a narrow rural road with no shoulder, curb or sidewalk and it is heavily lined with vegetation including hedgerows. This vegetation serves as a windbreak, supports local ecosystems, and contributes to the scenic quality and rural character of Langdon Drive. Protection of the rural character of the Langdon Drive is important to the community.

The east side of Langdon Drive is still largely undeveloped and contains the Langdon Estate, agricultural fields and natural areas. In 2011, a new house was built on the east side of Langdon Drive at 83 Langdon Drive.

In contrast, the former agricultural fields on the west side of Landon Drive have largely been developed for new residential survey including John Bricker Road, Old Mill Road, Meadowcreek Lane and Fallbrook Lane and further development is anticipated. The proposed dwelling at 82 Langdon Drive is associated with the anticipated and ongoing development of these lands for residential use.

5.0 PROPOSED DEVELOPMENT

The proposed dwelling will be setback from the road and there will be no visible changes to the frontage along Langdon Drive. An existing gravel driveway will be utilized and no tree removals will occur. The Bechtel Creek travels under the existing driveway through a storm pipe and will not be impacted by the proposed development. The Grand River Conservation Authority monitors protection of this waterway and requires that a silt fence be installed during construction. A new septic field will be installed in front of the house. The proposed dwelling will not encroach on the development limit associated with the Environmentally Sensitive Areas.

SITE PLAN – dotted black and blue lines indicate the environmentally sensitive areas that will be protected.
The proposed dwelling is 1.5-storeys in height and has a single-car garage on the front elevation and a double-car garage on the side elevation. The front elevation has two forward facing gables and design elements include exposed timber work in the entrance portico and one of the gables and decorative lintels over masonry openings in the form of a soldier course and keystone detail. The roof is steeply pitched with a 10:12 slope. The construction material is ‘Permacon’, a masonry block that simulates natural stone construction. The roof cladding material is metal roofing.

6.0 HERITAGE IMPACT ASSESSMENT

The Ontario Heritage Toolkit provides guidance on evaluating potential impacts to cultural heritage resources and mitigation to avoid or reduce negative impacts. Impacts of the proposed development at 82 Langdon Drive are evaluated according to the Ontario Toolkit in the table below:

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<th>NEGATIVE IMPACTS</th>
<th>IMPACT ASSESSMENT</th>
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<td>DIRECT IMPACTS</td>
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<td>Destruction of any, or part of any, significant heritage attributes or features</td>
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</tr>
<tr>
<td>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Isolation of a heritage attribute from its surrounding environment, context or or a significant relationship</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Direct or indirect obstruction of significant views or vistas</td>
<td>No impact</td>
<td>No mitigation required</td>
</tr>
</tbody>
</table>
within, from, or of built and natural features

<table>
<thead>
<tr>
<th>A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value</th>
<th>No impact</th>
<th>No mitigation required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources</td>
<td>Potential for impacts to Environmentally Sensitive Areas and archaeological resources.</td>
<td>Provide confirmation from the Grand River Conservation Authority that natural resources will be protected. Provide confirmation from the Ministry of Culture that Archaeological resources will be protected.</td>
</tr>
</tbody>
</table>

The Blair Village Heritage Conservation District Plan provides guidelines for new development that was anticipated when the plan was written in 1999. The areas where new development was anticipated are described in the plan as the areas “south of John Bricker Road between Blair Village and Bechtel Creeks, and on the west side of Morningside Drive”. The plan states that “the design of these areas is of paramount importance to ensure compatibility and integration with the existing village”. The proposed dwelling is located south of John Bricker Road, between Blair Village and Bechtel Creek. This area is identified in the District Plan as Area #6.

The design of the proposed dwelling at 82 Langdon Drive is evaluated in the table below to according to guidelines in the District Plan:

<table>
<thead>
<tr>
<th>HCD GUIDELINE</th>
<th>PROPOSED DWELLING</th>
<th>COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 to 2-storeys in height</td>
<td>1.5-storey height</td>
<td>YES</td>
</tr>
<tr>
<td>gable or hipped roof forms</td>
<td>Steeply pitched gable and hipped roof forms are used</td>
<td>YES The applicant is encouraged to reduce the roof slope.</td>
</tr>
<tr>
<td>Simple massing with evenly and symmetrically placed windows and doors</td>
<td>Simple massing with even and symmetrical placement of windows and doors on the front elevation.</td>
<td>YES</td>
</tr>
<tr>
<td>wood, brick, stucco, or stone building materials</td>
<td>‘Lafitt stone’ is high quality concrete masonry product that imitates natural stone.</td>
<td>YES The applicant has selected a durable high quality masonry product that</td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td>Decision</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>front verandah</td>
<td>Front portico at the main entrance</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>There is a covered entry on the main elevation that is oriented towards the street.</td>
<td></td>
</tr>
<tr>
<td>garage setback from the front</td>
<td>Single-car garage setback and oriented to the front plus a double-car garages oriented sideways</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>The single-car garage is setback from the front. The double-car garage extends forward slightly but is oriented sideways. The side wall that faces the front has windows and a gable so that it does not look like a garage from the front.</td>
<td></td>
</tr>
<tr>
<td>landscaping consistent with the Country Gardens Guidelines</td>
<td>No tree removals are proposed. A landscape plan for new plantings was not provided but measures to protect the adjacent natural areas are shown on the drawings, including grading and drainage swales, a silt fence and a septic system are detailed.</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>There are no plans to alter the existing entrance or frontage along Langdon Drive. The proposed dwelling does not encroach on the Bechtel Creek flood plain area or the natural area regulated by the GRCA.</td>
<td></td>
</tr>
<tr>
<td>Rural style fencing such as picket, split rail, fieldstone, traditional wire and post, or equestrian fencing</td>
<td>No new fencing is proposed.</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>No new fencing is proposed.</td>
<td></td>
</tr>
<tr>
<td>Gravel driveways</td>
<td>An existing gravel driveway will be retained.</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>No new driveway is proposed.</td>
<td></td>
</tr>
<tr>
<td>Utilities and services screened from public views</td>
<td>The house is set back from the road. No new utilities or</td>
<td>YES</td>
</tr>
</tbody>
</table>

Imitates traditional masonry. The applicant is encouraged to use cedar shingle or asphalt shingle. If metal roofing is approved, a matte finish in a neutral tone is recommended.
7.0 CONCLUSIONS & RECOMMENDATIONS

Megan Hobson consulting was retained by Ken Sommer of Shirecrest Homes to prepare a scoped Heritage Impact Assessment (HIA) for a proposed dwelling at 82 Langdon Drive, an unbuilt parcel located in New Development Area #6 of the Blair Village Heritage Conservation District.

The proposal is for a 1.5-storey dwelling that will be set back from Langdon Drive and will not be visible from public views. An existing gravel driveway will be utilized and no tree removals will occur. The proposed dwelling will be buffered from views by existing vegetation along Langdon Drive. Potential impacts on the Bechtel Creek waterway associated with land disturbances during construction will be mitigated by installation of a silt fence that is required by the Grand River Conservation Authority.

The proposed dwelling is located in an area that is currently an agricultural field and will utilize an existing driveway into the site that crosses the Bechtel Creek. New residential development has been approved in this area and residential development was anticipated on this parcel when the heritage district was created.

The design of the proposed dwelling has been evaluated according to guidelines in the Blair Village Heritage Conservation District Plan. It has been determined that the scale, design, building materials, and siting of the proposed dwelling is consistent with these guidelines and will have no negative impacts on heritage value.

It is therefore recommended that the proposed dwelling be permitted and that a heritage permit be approved, subject to the following conditions:

1. Confirmation from the appropriate authority that natural resources will be protected and that appropriate mitigation has been provided to protect Environmentally Sensitive Areas

2. Confirmation from the appropriate authority that archaeological resources will not be disturbed or that the site does not have archaeological potential
8.0 SOURCES


Hill, Nicholas. Blair Village: A Heritage Conservation District Plan in the City of Cambridge (February 1999)

Ministry of Tourism, Culture & Sport (MTCS), Ontario Heritage Toolkit (2006)

Parks Canada, Standards & Guidelines for the Conservation of Historic Places in Canada (2010)

9.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the Journal of the Society for the Study of Architecture in Canada and the Canadian Historical Review.
APPENDIX A: PHOTO DOCUMENTATION

CONTEXT – Langdon Drive (Dumfries Road 12 North)

STREETScape – entrance from Langdon Drive
NATURAL FEATURE – Bechtel Creek: ESA No. 37, Region of Waterloo
VIEWS – view towards Langdon Drive from the development site – heavily buffered by existing vegetation
LAFIT® STONE / LAFIT® ALTO STONE

DESCRIPTION

Lafit stone will amaze you with the natural look of its subtle colour tones and a texture that evokes — incredible stone carved by a stonemason. Replacing proportions of stones with the Lafit Alto Stone with its enhanced texture will contribute to overall richness and aesthetic design. Lafit stone is also a technical achievement that contributes tangibly to sustainable development through minimal loss and waste during installation.

CHARACTERISTICS AND BENEFITS

- Unique pigmentation process, resulting in a product that maintains its colour year after year.
- Hand chiselled texture reminiscent of stone.
- Total design freedom:
  - Choice of large stone ratios
  - Choice of stone ratios with enhanced texture (Lafit Alto)
  - Choice of colour ranges (elemental and duos)
- Modular formats = less cutting and waste = material savings.
- Perfect complement to our bricks and several Permacon landscaping products.

UNITS (ALL SIZES ARE AVAILABLE IN LAFIT OR LAFIT ALTO)

![Image A](3 1/2 in x 4 in x variable)
90 mm x 102 mm x variable

![Image B](3 1/2 in x 7 in x variable 90 mm x 178 mm x variable)

![Image C](3 1/2 in x 11 1/2 in x variable 90 mm x 292 mm x variable) (Sold separately)

<table>
<thead>
<tr>
<th>Lafit® Stone</th>
<th>Small and medium</th>
<th>Large</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weight per cube (kg)</td>
<td>1580</td>
<td>14.79</td>
</tr>
<tr>
<td>Rows per cube</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Sq ft per row</td>
<td>12.98</td>
<td>11.49</td>
</tr>
<tr>
<td>Sq ft per cube</td>
<td>90.86</td>
<td>80.43</td>
</tr>
</tbody>
</table>

Available Colours: Range Scandinia Grey • Range Newport Grey • Amboise Beige • Range Dunlop Beige • Range Chambord Grey • Range • Margaux Beige • Range Berkeley Brown • Rockland Black • Amber Beige

<table>
<thead>
<tr>
<th>Lafit® Alto Stone</th>
<th>Small and medium</th>
<th>Large</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weight per cube (kg)</td>
<td>1620</td>
<td>15.16</td>
</tr>
<tr>
<td>Rows per cube</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
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Available Colours: Range Scandinia Grey • Range Newport Grey • Amboise Beige • Range Dunlop Beige • Range Chambord Grey • Range Margaux Beige • Range Berkeley Brown • Rockland Black • Amber Beige
Lafitt Stone

Oasis

Range Amboise Beige

Range Margaux Beige

Range Newport Grey

Range Scandinia Grey

Range Chambord Grey

Rockland Black

Unit A  90 mm x 102 mm x var.  |  3 1/2" x 4" x var.
Unit B  90 mm x 178 mm x var.  |  3 1/2" x 7" x var.
Unit C  90 mm x 292 mm x var.  |  3 1/2" x 11 1/2" x var. (Sold separately)

Visit permacon.ca for all dimensions.