Corporation of the City of Cambridge

Cambridge Municipal Heritage Advisory Committee Meeting Agenda

Meeting Number: 08-23

Date: October 19, 2023, at 7 p.m.

Location: Hybrid Meeting at City Hall and via Zoom

To increase delegate accessibility, this meeting will be livestreamed virtually. If you wish to appear as a delegate, you may register to appear as a delegation by visiting: https://forms.cambridge.ca/Delegation-Request-Form.

Members of the public wishing to speak at the Municipal Heritage Advisory Committee may complete the Delegation Request Form no later than 12:00 noon on the day prior to the meeting.

Please be advised that only one person can delegate at a time and additional people cannot be invited to join due to technical limitations. All written delegation submissions will form part of the public record.

This meeting will be livestreamed on the City of Cambridge's YouTube page, which can be accessed via the following link: https://www.youtube.com/@CityOfCambridgeOn/streams.

Meeting Called to Order

Roll Call

Disclosure of Interest

Approval of Minutes

THAT the Minutes of the September 21, 2023 meeting of the Municipal Heritage Advisory Committee be considered for errors and omissions and be adopted. PP 003
Presentations:

Verbal update re: Dickson Hill Globe Lights, Shannon Noonan, Manager of Transportation Engineering and Wally Malcolm, Project Manager Infrastructure Services – Asset Management and PMO

Mark Brandt, Partner, Chris Warden, Partner, Sabina Barrett, Heritage Specialist, and Emily Guy, Research Lead of Trace Architectures, will give an introductory presentation on the Hespeler Heritage Conservation District Study.

Delegations: NIL

Agenda Items:

1. Memo 23-003 (MHAC) - Memo on Heritage Conservation District Study Committee Consultation PP 011

Other Business

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

Next Meeting:

Date & Time: November 16, 2023, at 7 p.m.
Hybrid at City Hall and via Zoom

Close of Meeting

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

Distribution:

MINUTES
Municipal Heritage Advisory Committee
Meeting #07 - 23
September 21, 2023
Held virtually via Zoom
7:00 p.m.

Committee Members in Attendance: Natasha Beaton, Susan Brown, Nelson Cecilia, Michelle Goodridge, Councillor Corey Kimpson (7:45 p.m.), Rosemary Minella, Megan Oldfield, Nancy Woodman and Kimberly Livingstone in the role of Chair.

Regrets:

Staff in Attendance: Laura Waldie, Senior Planner Heritage, Jeremy Parsons, Senior Planner – Heritage, Karin Stieg-Drobig, Recording Secretary and Maria Barrantes Barreto, Council Committee Services Coordinator.

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 YouTube channel. Kimberly Livingstone, MHAC Chairperson, welcomed everyone present, and she advised those present that in its advisory role, MHAC makes recommendations that then go to Council for a decision. Maria Barrantes-Barreto, Council Committee Services Coordinator advised that Jack O’Donnell had resigned, and so, according to By-law 22-056, alternate committee member, Megan Oldfield, has been moved into a full voting role on the committee. The meeting was called to order at 7:07 p.m. and the meeting adjourned at 8:44 p.m.

Declarations of Interest – NIL

Minutes of Previous Meeting

Moved by: Susan Brown
Seconded by: Nancy Woodman

THAT the minutes of the July 20, 2023 meeting of the Cambridge Municipal Heritage Advisory Committee be considered for errors and omissions and be adopted.

CARRIED

Presentation: - NIL
Reports:

1. **23-021 (MHAC) Recommendation to Designate 105 Middle Block Rd**

Laura Waldie, Senior Planner-Heritage provided a brief overview of the property currently listed on the Heritage Register. The developer of the area where the property is located, has agreed to designate as it was determined that sufficient cultural heritage value exists to warrant its designation under Part IV of the Ontario Heritage Act.

Rachel Redshaw, Senior Heritage Planner MHBC, gave a Power Point presentation showing an aerial view of the location of the property, noting its proximity to the Riverbank Drive Character Area, existing conditions of the stone farmhouse and other built features surrounding the farmhouse property, and a brief historical overview. It was noted that the farmhouse is expected to be utilized as a commercial building in three to five years.

Rachel provided a review of the cultural heritage value of the property noting that it meets four of the nine criteria outlined in Ontario Regulation 9/06 where two are required, therefore it warrants designation under Part IV of the Ontario Heritage Act. The Heritage attributes were reviewed including the original cornicing and soffits, original window and door openings with original frames as well as the exterior elevations, massing, front verandah and orientation to Middle Block Road, mature oak trees along the frontage and the existing tree-lined driveway.

The Committee asked about conservation measures in place to protect the integrity of the building as it is sitting vacant and is not expected to be used for three to five years. It was noted it is being maintained as per the Property Standards By-law

Moved by: Michelle Goodridge  
Seconded by: Nancy Woodman

**THAT** Report 23-021 (MHAC)- Recommendation to Designate the Property located at 105 Middle Block Road for its Architectural, Historic and Contextual Value under Part IV of the Ontario Heritage Act – be received.

**AND THAT** the Municipal Heritage Advisory Committee (MHAC) support the contents and recommendations of the Heritage Impact Assessment for 105 Middle Block Road prepared by MHBC Planning as appended as Appendix A to Report 23-021(MHAC);

**AND FURTHER THAT** the Municipal Heritage Advisory Committee (MHAC) recommend to Council that the Clerk be authorized to publish a Notice of Intention to
Designate (NOID) for the property municipally known as 105 Middle Block Road in accordance with Section 29 of the Ontario Heritage Act for its cultural heritage value. CARRIED

2. **23-012 (MHAC) Recommendation to Designate 498 Eagle Street North**

Jeremy Parsons, Senior Planner Heritage, gave a detailed presentation for the recommendation to designate 498 Eagle Street North. He provided background for the designation, noting staff was directed by Council in March 2023 to review the property for its cultural heritage value as an important part of the former Preston landscape. A historical overview of the property was given showing the evolution of the property that was first used as a carding mill in 1832. The current main building dates to 1870. It became the Pattinson Mill in 1896 and was used as a mill until 1958. Jeremy reviewed the physical and design value of the property noting that this industrial mill complex is framed by the Speed River and the railway, details of the existing buildings were provided. Jeremy also noted that Pattinson was MPP for Preston and was elected to the Electrical Power Commission of Ontario. A summary of the key heritage features of the property was provided plus an analysis in meeting several criteria to warrant designation under Part IV of the Ontario Heritage Act.

The Committee discussed ownership of the buildings, current uses and condition of the buildings.

Moved by: Nancy Woodman
Seconded by: Nelson Cecilia

**THAT** Report 23-012 (MHAC) Recommendation to Designate the Property Located at 498 Eagle Street North (Preston Woollen Mills) Under Part IV of the Ontario Heritage Act - be received.

**AND THAT** the Municipal Heritage Advisory Committee (MHAC) recommend that Council approve the request to designate the property municipally known as 498 Eagle Street North (Preston Woollen Mills) under Part IV of the Ontario Heritage Act;

**AND FURTHER THAT** the MHAC recommends to Council that the Clerk be authorized to publish a Notice of Intention to Designate (NOID) for the property municipally known as 498 Eagle Street North (Preston Woollen Mills) in accordance with Section 29 of the Ontario Heritage Act because of its cultural heritage value.

CARRIED
3. **23-024 (MHAC) Request for Sign Permit and Variance at 140 Old Mill Rd**

Laura Waldie provided a brief overview of the project. She noted the owners wish to install three wall mounted signs on the warehouse. The signs are proposed to be located at either end of the building and on the side of the building that faces the highway. They will not be internally illuminated and none of the proposed signs will face the core residential area of the Village of Blair.

The Committee discussed the height of the building, proposed size of the sign and materials.

Moved by: Nelson Cecilia  
Seconded by: Michelle Goodridge

**THAT** Report 23-024 (MHAC) Request for a Sign Permit and Variance at 140 Old Mill Road be received;

**AND THAT** the Municipal Heritage Advisory Committee (MHAC) approve the application for a sign permit for the property municipally known as 140 Old Mill Road;

**AND FURTHER THAT** the MHAC recommends approval for the sign variance for the sign exceeding the prescribed size limits outlined in Sign By-law No.191-03 for the property municipally known as 140 Old Mill Road.

CARRIED

4. **23-022 (MHAC) 18 Main Street: Heritage Permit Application, Request to Alter a Designated Property**

Jeremy Parsons provided a brief overview of the request to alter 18 Main Street. He advised that the applicants wish to clean the masonry, replace and paint wooden window elements and replace lighting features. He noted that staff supports the proposed changes subject to the conditions provided in the report. He further noted that some details are still being reviewed with the applicants to ensure that the heritage elements are maintained.

The Committee discussed the proposed parapet wall work and masonry cleaning; whether cleaning is required and if so, that it be done appropriately and on a low PSI setting. Heritage Grant timing and Commercial grants through Economic Development were also discussed.
THAT Report 23-022 (MHAC) 18 Main Street, Heritage Permit Application, Request to Alter a Designated Property be received;

AND THAT the Municipal Heritage Advisory Committee recommend that Council approve the Heritage Permit application for the proposed alterations to the façade at 18 Main Street, as outlined in Report 23-022 (MHAC), subject to the following conditions:

1) That the applicant provides an updated contractor quote, to the satisfaction of heritage planning staff, that replaces sandblasting with an appropriate masonry cleaning method, that specifies exactly which wooden elements on the façade will be repaired or replaced; and that notes the following process for painting as outlined in the Region of Waterloo’s Practical Guide: Paint & Colour:

   i) Remove loose paint, sand down surfaces, clean surfaces with mild detergent, and apply a primer-sealer. Apply appropriate paint. Latex paints are preferred, although they should not be applied to existing oil-based paint without an oil-based primer;

   ii) 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,

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

CARRIED

5. 23-023 (MHAC) 49 Main Street – Sign Permit Application

Jeremy Parsons gave a review of the sign application for 49 Main Street noting that the proposed sign is within the permitted size, location is appropriate and there will not be any internal or back lighting.

Moved by: Nancy Woodman
Seconded by: Nelson Cecilia
THAT Report 23-023 (MHAC) 49 Main Street – Sign Permit Application be received;

AND THAT the Municipal Heritage Advisory Committee (MHAC) approve the application for a sign permit for the property municipally known as 49 Main Street, within the Main Street Heritage Conservation District (HCD).

CARRIED

Information Items: NIL

Other Business - NIL

Chair’s Comments:

Chair, Kimberly Livingstone, welcomed Megan Oldfield as a voting member of the Committee

Council Report/ Comments:

Councillor Kimpson noted that she did not have any updates.

Staff/Senior Planner- Heritage comments:

Jeremy Parsons advised that the Hespeler Conservation District Study is moving forward and that there will be a presentation from the consultants at the next meeting. He also noted that a public information centre will take place on October 30th and all members of the Committee and public are invited to attend.

Laura Waldie noted that Clerks has been working on having in person meetings beginning next month. Some Committee members expressed concerns about returning to in person meetings citing the upcoming flu season, accessibility and safety. Maria Barrantes- Baretto advised that committees do have a choice and that a hybrid solution is being looked at. She further noted that staff would be in touch to ensure that all the members feel comfortable with available options.

Next Meeting

Date & Time: October 19, 2023, 7:00 p.m.
Location: TBD
Close of Meeting

Moved by: Nancy Woodman
Seconded by: Nelson Cecilia

THAT the Municipal Heritage Advisory Committee meeting does now adjourn at 8:44 p.m.

CARRIED

Kimberly Livingstone
MHAC Chairperson

Karin Stieg-Drobig
Recording Secretary
In accordance with Section 40(3) of the Ontario Heritage Act, consultation with the Municipal Heritage Advisory Committee (MHAC) is required during a Heritage Conservation District (HCD) study. The purpose of this item, and accompanying presentation is to seek feedback from the MHAC on the Hespeler HCD Study, preliminary boundaries, themes, character areas, and properties included or excluded from the HCD Study Area.

The Hespeler HCD Study was first initiated in 2020, after Council directed staff to begin the designation process. The designation of an HCD is legislated under Part V of the Ontario Heritage Act and involves two phases: the Study Phase and the Plan Phase. The Study Phase involves reviewing the character of the area, making recommendations to geographic boundaries of the area to be designated, making recommendations on the objectives and content of a HCD Plan, and making recommendations as to any changes that will be required to the City’s Official Plan and municipal by-laws [Section 40(2)]. The Study Phase also includes consultation with the public and Municipal Heritage Advisory Committee (MHAC) before Council review.

When the HCD Study is complete, the findings and recommendations will be presented to Council to decide if the project will move to the Plan Phase. If the project does not move on to the Plan Phase, the City of Cambridge will use the recommendations provided to update the...
City’s Heritage Register and pursue other options, such as cultural heritage landscapes and/or individual designations under Part IV of the Ontario Heritage Act.

Further, a public open house for the project will be held on October 30, 2023 at 7:00pm at the Hespeler Legion (26 Schofield Street). The meeting is open to all members of the public, including all MHAC members.

Regards,

Jeremy Parsons, M.A., CAHP
Senior Planner – Heritage

ATTACHMENTS

1. 23-003 (MHAC) Appendix A – Map of Hespeler HCD Draft Study Area