
To: Mayor Linton and Members of Council**Report:** PLN2021-40**Prepared By:** Mariana Iglesias, Senior Planner**Date:** 29 Nov 2021**RE:** Cultural Heritage Landscape Inventory - Proposed Implementation Framework

Recommendation:

THAT the Council of the Township of Centre Wellington receives for information staff report PLN2021-40 regarding a proposed implementation framework for the Cultural Heritage Landscape Inventory (June 2021).

Report:

In June 2021, Council endorsed the Cultural Heritage Landscape (CHL) Inventory which evaluated, identified, and mapped 18 cultural heritage landscapes deemed significant in the Township. Council further approved the continuation of the project to identify an implementation framework through additional work with the same consultant, ASI Heritage (ASI). The CHL Inventory report prepared by ASI and endorsed by Council set out recommendations for future work in Volume 1, Sections 6.2, 6.4 and 7. Further, staff report PLN2021-19 (Attachment 5) set out additional information regarding prioritization of the recommendations and future work for each individual CHL. To further the work on this project, the consultant was asked to prepare a technical memorandum that provides a strategy to help ensure that the short and long-term goals of heritage conservation identified in the CHL Inventory can be met. This memorandum is attached to planning staff's memorandum that was presented to Heritage Centre Wellington at its meeting on November 9th, and is attached to this report.

The consultant's technical memorandum outlines the key recommendations made in the CHL Inventory report, assigns estimated time, financial and other resources required to undertake the work, and prioritizes the key actions required. The implementation framework includes the following key action items:

1. Official Plan Amendment
2. Individual Technical Studies
3. Public Education/Promotion Strategy
4. Pierpoint Research

The Official Plan Amendment is the first and top priority to officially recognize the 18 CHLs and establish policies for the treatment of these CHLs until future technical studies can be completed specific to each area. This is considered a crucial interim measure to help

protect these areas and give official status to the findings of the CHL Inventory. Subsequently, technical studies and the other action items identified will be carried out to determine the best conservation/commemoration approach(es) for each CHL. Given the scope and financial/resource impacts of this future work, it makes sense to prioritize the work in order to manage resources and expectations, as outlined in the attached memo and prioritization tables.

Essentially, the attached staff memorandum to HCW summarizes the consultant's technical memo and makes some minor adjustments to the prioritization suggested regarding future technical studies resulting from discussions of the CHL study technical team (consisting of planning staff and 3 members of HCW). The memo specifically recommends that the two downtown CHLs be moved up in priority due to current and future development pressures in these areas.

It is intended that the work outlined in the attached implementation framework would begin in 2022 and included in the 10-year capital budget forecast pending upcoming Council budget deliberations and approvals. This report is intended to help inform the budget process. The prioritization of the work can be modified in future years as resources and needs evolve, but the general direction and scope of work is set out in the attached.

Heritage Centre Wellington was consulted on this framework and generally agreed with the overall recommendations made and the changes proposed to prioritization of technical studies through the staff memo. The technical team (staff and HCW sub-committee) reviewed and discussed the ASI technical memo before the attached memo was prepared outlining the recommendations, with modifications as proposed, and presenting it to the full committee. At its meeting on November 9th, 2021, Heritage Centre Wellington passed the following recommendation: *THAT Heritage Centre Wellington endorses the Cultural Heritage Landscape Inventory Implementation Framework as set out in the Memorandum from M. Iglesias, as presented to Heritage Centre Wellington on November 9th.*

Implementation of the attached framework with allocation of necessary resources through funding mechanisms is essential to ensure that the recommendations made in the CHL Inventory can be fulfilled. The attached framework provides sufficient short and long-term direction to implement the action items in order of priority given the current strategic goals of Council and the needs of the community.

Corporate Strategic Plan:

Active and Caring Community

- Support the heritage of our community

Financial Implications:

As outlined in the attached memorandum and funded through the Council-approved capital budget

Consultation:

Heritage Centre Wellington

Attachments:

- [Att 1 - CHL memo to HCW](#)

Approved By:

Brett Salmon, Managing Director of Planning and Development

Andy Goldie, Chief Administrative Officer



Memorandum

To: Heritage Centre Wellington

From: Mariana Iglesias, Senior Planner

Date: November 4, 2021

Subject: Cultural Heritage Landscape Inventory Implementation Framework

The CHL Study Technical Sub-committee of Heritage Centre Wellington is recommending that Heritage Centre Wellington endorse the recommendations made in the implementation framework below regarding the next phase of the CHL Inventory Final Report (June 2021) to facilitate implementation of the recommendations made in Volume 1, Section 6.2, 6.4, and Section 7 of the report. Please note, the Sub-committee recommends changes to the prioritization of technical studies as noted in Tables 1 and 2 below.

As directed by Council in June 2021, ASI, the lead CHL Study consultant, was retained to continue work on the next phase of the project for future implementation through capital budgeting and resource allocations. The implementation framework also builds on the information presented in the staff report to Council (PLN2021-19 – Attachment 5) which presented a preliminary analysis of potential CHL prioritization. The memorandum prepared by ASI is attached to this memo and is summarized below. The implementation plan will be subject to Council approval through budget allocation.

Recommended Next Steps for the 18 Significant CHLs:

1) Official Plan Amendment

- Approximate Cost: \$25,000 – \$30,000 (Proposed in 2022)
- *Highest priority* first step to officially identify all 18 significant CHLs by name and on a map with preliminary boundaries through one OPA
- To be understood as an *interim measure* until more detailed heritage management work can be completed for each individual CHL through technical studies and/or formal protection measures. Policies would include when an HIA would or would not be required. The OPA would clearly articulate the longer-term strategy of preparing technical studies for each CHL.
- Would be conducted by third party heritage consultants and include: meetings with the Township, a review of best practices and policies in other municipalities, policy writing, and leading the statutory public consultation requirements.



2) Individual CHL Technical Studies/Work

- Costs/Timing vary, as outlined in charts below and attached consultant memo
- Over time, all 18 significant CHLs should proceed to individual technical studies or other non-technical work, as recommended in the attached memo, and in priority order (to be confirmed by HCW and Council)
- Technical studies may consist of:
 - Cultural Heritage Evaluation Report (CHER) - for single-property CHLs
 - Heritage Conservation District (HCD) Study - for multiple property CHLs or
 - CHL Study – for areas that require a phased approach to determine the best strategy (i.e. Official Plan policies, HCD, other protection tool, or through a combination of these). This is especially true for larger CHLs that currently consist of a high number of properties where various areas may warrant different protection tools.
- Figure 1 in the memo illustrates the process for the CHLs. Table 1 presents the recommended next steps and type of technical study for the individual CHLs developed by the consultant. Tables 2 and 3 provide further information regarding scope of individual technical studies.
- Note: The CHL Technical Sub-committee generally agrees with the consultant's recommendations on technical studies and prioritization, except for the two downtown village core CHLs which the Sub-committee feels should be prioritized sooner, before the Beatty Brothers and Churchill Crescent Neighbourhood CHLs, based on changes that are anticipated and occurring in these areas.

Table 1: Prioritized Technical Studies (1-10 years)

Sub-cttee Priority #	Consultant Priority #	CHL Name/Area	Total # of Properties	Scope	Est. Time to Complete	Est. Total Cost	Resources
1	1	Victoria Park/VCN	34	HCD	2 years	\$70,000	Consultant
2	4	Union St. E.	85	HCD	2 years	\$90,000	Consultant
3	3	Allan Farm	1	Part IV	6 months	N/A	Staff
4	6	Elora Village Core	698	CHL	2 years+ (study only)	\$100,000+	Consultant
5	7	Fergus Village Core	679	CHL	2 years+ (study only)	\$100,000+	Consultant



Table 2: Other Technical Studies (Longer Term)

Sub-Cttee Priority #	Consultant Priority #	CHL Name	Total # of Properties	Scope	Est. Time	Est. Cost	Resources
6	2	Beatty Bros.	96	CHL	2 years	\$100,000	Consultant
7	5	Churchill Cres.	61	CHL	2 years	\$70,000	Consultant
8	8	Salem	219	CHL	2 years	?	Consultant
9	9	Belwood Core	60/125	CHL	2 years	?	Consultant
10	10	Victoria Park (F)	1	Part IV/E	6 months	N/A	Staff
11	11	Elora Cemeteries	>1	Part IV/E	6 months	N/A	Staff
12	12	Belsyde Cemetery	1	Part IV/E	6 months	N/A	Staff

3) Public Education/Promotion Strategy

- Approximate Cost: \$56,000 - \$70,000
- The Township should develop a public education/promotion strategy for the significant CHLs, as noted in the attached memo

4) Additional Work for the Pierpoint

- Approximate Cost: \$6,000 - \$10,000+
- An Interpretation Plan is recommended to further understand Pierpoint's history, location, and significance and to determine appropriate interpretation and commemoration strategies in order to broaden awareness of Pierpoint's history.
- Further historical research and consultation with local community and wider Black Canadian community is needed.
- Should historical research or community consultation lead to the identification of specific extant cultural heritage resources, Pierpoint may be studied and evaluated as a potential Significant CHL.

30 August 2021
(Revised 7 September 2021; 1 November 2021)

TO: Mariana Iglesias, MCIP, RPP, CAHP
Senior Planner, Heritage and Development, Township of Centre Wellington

FROM: Annie Veilleux, CAHP, ASI
Rebecca Sciarra, CAHP, ASI
Laura Wickett, ASI

RE: **Township of Centre Wellington Cultural Heritage Landscape Study and Inventory:
Implementation Framework**

ASI File: 19CH-012

1.0 Introduction

ASI was retained by the Township of Centre Wellington to assist in the continuation into the next phase of the Cultural Heritage Landscape (CHL) Study and Inventory (CHL Inventory hereafter) for future implementation planning and capital budgeting allocations. The information presented in this memorandum augments the recommendations presented in the final CHL Inventory report prepared by ASI (June 2021), primarily recommendations made in Volume 1, Section 6.2, 6.4, and Section 7 of the report by developing an implementation framework. The implementation framework also builds on the information presented in the Report to Council (PLN2021-19 – Attachment 5) which presents a preliminary analysis of potential CHL prioritization. The memorandum presents the following information:

- Recommended next steps for the 18 Significant CHLs, including:
 - Interim protection through identification in the Official Plan
 - Individual technical studies or other scope of work for each CHL
 - Public education/promotion strategy
- Recommended next steps for Pierpoint

2.0 Recommended Next Steps for All 18 Significant CHLs

1. *Interim protection through identification in the Official Plan*

As a priority first step, all 18 Significant CHLs are recommended to be recognized in the Official Plan, by name and on a map with the preliminary boundaries of each CHL shown. ***This should be understood as an interim measure until more detailed heritage management work can be completed for each CHL through individual CHL Technical Studies.***

- High priority level (first step).
- This will maintain the momentum of the work initiated by the CHL Inventory. Should the Township have concerns about impacts of a Planning Act application on known or potential significant CHLs, recognition of the CHL in the Official Plan is an important policy direction and objective to establish. Research and analysis undertaken to date to conclude that these 18 CHLs are significant is sufficiently thorough and consistent with applicable and relevant policies.
- Additional work/scope related to this strategy includes introducing these CHLs through an Official Plan Amendment (OPA). It is recommended to include all the CHLs into one OPA. Some consultation will be required as part of the OPA. General policies will need to be written.
- It is anticipated that while all 18 CHLs will be identified in the Official Plan as a result of the foregoing, not every property in each CHL will be subject to review every time a Planning Act application is submitted, but the Township may exercise this on a case-by-case basis and in accordance with the policies that are developed and implemented through the OPA. Such policies would establish very high-level conservation objectives and policies. Specific language should be developed for the OPA to clarify when an HIA would be required and when one would not.
- The OPA should clearly articulate the longer-term strategy of preparing technical studies for each CHL.
- At the request of the Township, all work associated with this OPA would be conducted by third-party heritage consultants. This would include meetings with the Township, a review of best practices and policies in other places, policy writing, and leading the statutory public consultation requirements. Such a scope of work is estimated to cost between \$25,000 - \$30,000. Costing assumes that all CHLs are addressed through a coordinated consultation program and that the minimum statutory consultation requirements are met.

NOTES ON RECOMMENDED STEP 1:

- Templin Gardens, a CHL designated under Part IV of the Ontario Heritage Act, and Wellington County Museum and Archives, which is recognized as a CHL in the County of Wellington Official Plan (Schedule A1-1) should be included in the OPA above.
- A specific policy should be developed for those significant CHLs that cross jurisdictional lines and/or may be of significance at the regional level to ensure consultation with other townships and the County regarding appropriate strategies for managing these types of CHLs including, but not limited to: the Grand River Corridor, Oustic, the Elora Cataract Trailway, and the Trestle Bridge Trail.
- Appendix B provides examples of Official Plan policies and mapping of CHLs from the City of Hamilton and the City of Kitchener.

2. *Individual CHL technical studies or work*

Over time, all 18 significant CHLs should proceed to individual technical studies or other non-technical scopes of work as recommended by the CHL Inventory and in priority order.

- The scopes of work vary depending on the CHL. In some cases, the priority next step is to complete an individual technical study which would serve to refine the research, heritage evaluation and boundaries, and make more specific protection/conservation recommendations re: specific guidelines or protective tools to implement.
- In other instances, the priority next steps may be to engage in public education, commemoration, interpretation, and/or consultation with other levels of governments or agencies that have a role in managing change within the specific CHL. This consultation may lead to individual technical studies or implementation of other mechanisms such as a conservation agreement and/or memorandum of understanding to guide operational and capital programming undertakings that could impact significant CHLs.
- Technical studies may consist of:
 - Cultural Heritage Evaluation Report (CHER) - for single-property CHLs;
 - Heritage Conservation District (HCD) Study; or
 - CHL Study.
- The Technical study will recommend whether a CHL Plan, HCD Plan, Part IV designation, or some other protective or interpretive mechanism should be pursued.
- An HCD plan (Part V) or individual by-law (Part IV) is prepared for protection under the OHA. Any CHL Plan would be implemented through an OPA.

NOTES ON RECOMMENDED STEP 2:

- While some CHLs may go directly to a CHER or an HCD Study and Plan, other CHLs may require a phased approach beginning with a CHL Study to determine if it would be better managed and protected through Official Plan policies, through designation as an HCD, through other protection mechanisms, or through a combination of these. This is especially true for larger CHLs that currently consist of a high number of properties.
- Where an individual CHL study recommends protection under Part V of the Ontario Heritage Act and preparation of a HCD Plan, there may be some additional survey work that may be required at the outset of the Plan phase to generate additional property/building data that would be required to determine contributing vs. non-contributing properties and to develop guidelines for managing change in the HCD.

Figure 1 illustrates recommended next steps for the significant CHLs and Table 1 presents recommended next steps and type of technical study for the individual CHLs. Tables 2 and 3 provide further information regarding scope of individual technical studies. Table 2 focuses on those studies that should be prioritized within the next 1-3 years. A scope of work for an individual CHL Technical Study is presented in Appendix A.

3. *Public Education/Promotion Strategy*

Building on the success of the Story Map¹ developed for the public dissemination of the results of the CHL Inventory, the Township of Centre Wellington should develop a public education/promotion strategy for the significant CHLs. While all CHLs would benefit from a public education strategy, the CHLs that are under the ownership and management of other jurisdictions (e.g., Wellington County) or agencies (e.g., GRCA) or CHLs that extend beyond the township boundaries (e.g., Grand River Corridor, Oustic, Elora Cataract Trailway), are especially well suited for this type of strategy. Additional information on public education, commemoration, interpretation, and/or consultation for specific CHLs is included in Table 4 below.

- A marketing and promotion strategy could be developed for the Significant CHLs. The Township of Centre Wellington may benefit from having a concise strategic plan for the CHLs to identify key events and strategies and costs that could be undertaken in the next 1-3 years. Such a plan would conduct market analysis and action key specific events and marketing and promotion strategies that would be undertaken to build awareness of the Township's CHLs and identify associated costs. See for example the following "Guide to Marketing and Promoting Heritage Organizations" developed by the Province of Manitoba:
https://www.gov.mb.ca/chc/hrb/pdf/heritage_guide_to_marketing.pdf
- Alternatively, a plan that would seek to create a unified public education program linked to sustainability, stewardship, and ecological protection could be developed. Story boards or other installations could be developed and installed at various publicly accessible locations, knitting together the story of landscape and ecological stewardship of the various CHLs. See for example: <https://destinationontario.com/en-ca/things-to-do/arts-cultural-experiences/art-galleries/group-seven-discovery-route-algoma-country>. A unified public education program for all 18 CHLs is estimated to cost \$50,000 - \$60,000.
 - As a priority, a public education strategy could be developed for the CHLs that are cross jurisdictional or which are, in part, managed by the GRCA. This is recommended for initiation and completion within the next 1 – 3 years and would include: identification of key stories/themes to communicate; curated text and images that would illustrate and narrate those themes; types of physical installations that may be appropriate for communicating these stories; and general locations that would be appropriate for recommended installations. Such a plan would require input from the GRCA. Such a plan may also identify potential funding sources for implementing this type of interpretative and public education network through the Township. Such a plan is estimated to cost between \$6,000 - \$10,000.

¹ <https://storymaps.arcgis.com/stories/552f39dc820f4287a27a9b1805ae9686>

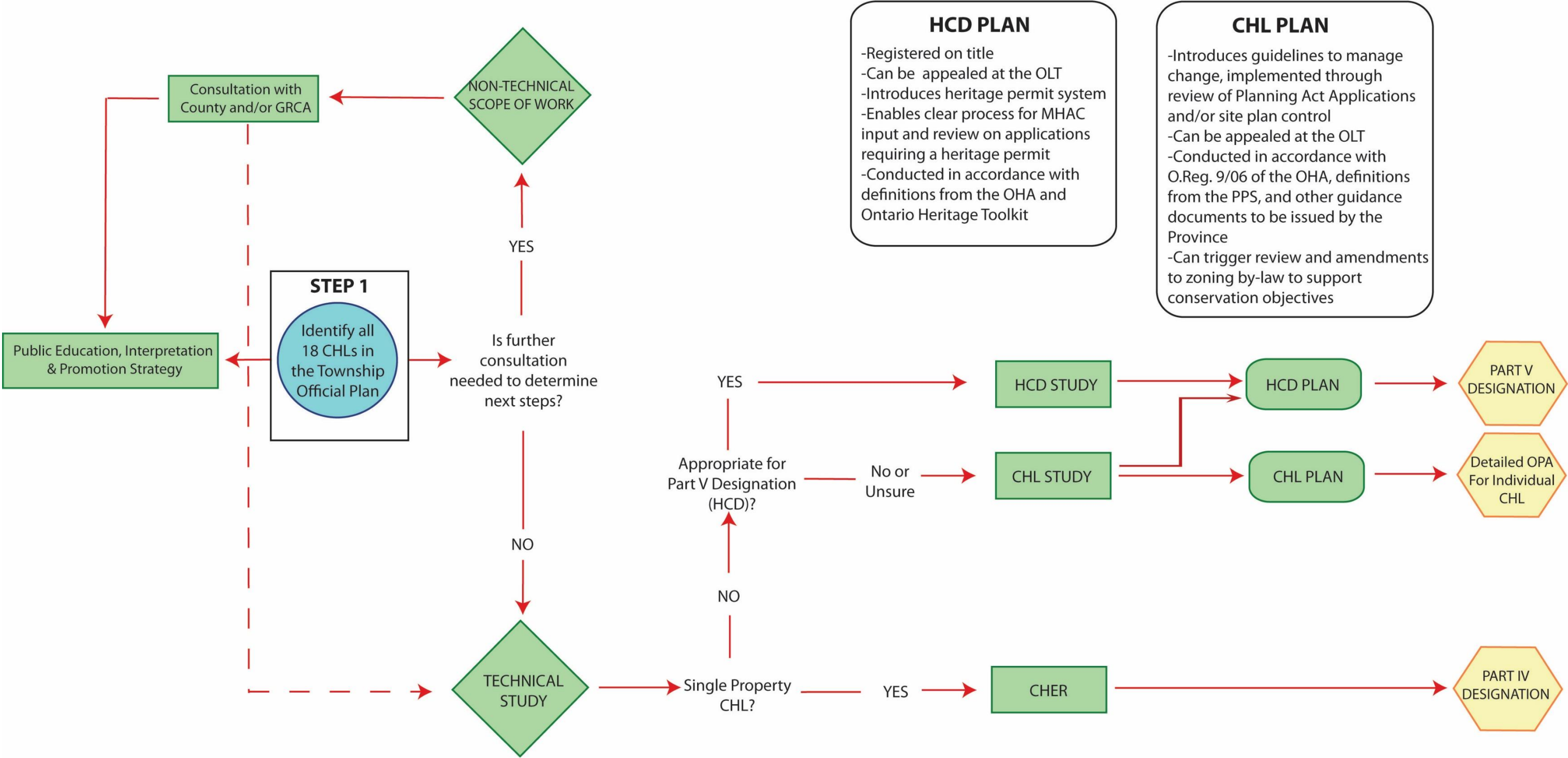


Figure 1: Recommended next steps for the 18 CHLs

Table 1 – Summary of Recommended Next Steps/Technical Work

CHL Name	CHL Type	Recognition & Mapping in Official Plan	Public Education and Consultation with GRCA and/or County to Confirm Next Steps	HCD Study and Plan	Individual CHL Study followed by CHL Plan or HCD Plan	Individual CHL Study and Plan	Evaluation for Part IV Designation
Victoria Park and Victoria Crescent Neighbourhood	Area	✓		✓			
Beatty Bros Factory and Area	Area	✓			✓		
Elora Historical Village Core	Area	✓			✓		
Fergus Historical Village Core	Area	✓			✓		
Allan Farmstead	Node	✓					✓
Union St E and Ferrier Estate	Area	✓		✓			
Salem	Area	✓			✓		
Belwood Historical Village Core	Area	✓	✓		✓		
Churchill Crescent Neighbourhood	Area	✓			✓		
Oustic	Area	✓	✓		*		
Elora Cataract Trailway	Linear Corridor	✓	✓			*	

CHL Name	CHL Type	Recognition & Mapping in Official Plan	Public Education and Consultation with GRCA and/or County to Confirm Next Steps	HCD Study and Plan	Individual CHL Study followed by CHL Plan or HCD Plan	Individual CHL Study and Plan	Evaluation for Part IV Designation
Trestle Bridge Trail	Linear Corridor	✓	✓			*	
Victoria Park, Fergus	Node	✓					✓
Elora and St. Mary's Cemeteries	Node	✓					✓
Belsyde Cemetery	Node	✓					✓
Elora Quarry	Node	✓	✓			*	
Grand River Corridor	Linear Corridor	✓	✓			*	
Elora Gorge	Node	✓	✓			*	

* Good candidate, pending results of consultation with GRCA, the County, and/or other municipal jurisdiction

Table 2 – Scope and Cost for Prioritized Technical Studies (1-3yrs)

CHL Name	CHL Type	Number of Properties	Recommended Technical Work	Comments Regarding Prioritization, Scope, or Phasing	Work to be completed by	Time to Complete	Estimated Cost	Township Resourcing Needs
Victoria Park and Victoria Crescent Neighbourhood	Area	34	HCD Study and Plan	Recommended as the first HCD Study because it is community driven, research has been done, size is manageable and would not represent a huge amount of resources for consultant studies and staff re: implementation. Proposed boundary felt very defensible during CHL study. A number of natural features are found within the study area boundary.	Third-party heritage consultant	<p>12 months to pass a by-law under Part V protecting the area as an HCD. Given work completed to date and anticipated property owner support, it is expected that there would not be any appeals to the designation.</p> <p>This timeline assumes that the HCD study phase relies on some work completed previously and the study and plan phase are procured concurrently under one contract delivered by a consistent consultant team.</p>	<p>Study Phase: \$30,000 - \$35,000</p> <p>Plan Phase: \$30,000- \$35,000</p> <p>Total: \$60,000 - \$70,000</p>	<p>Staff to oversee consultant work during Study and Plan phase; Township Planner to review heritage permit applications and respond to inquiries regarding potential undertakings and how to interpret the Plan. Given size of the district, it is not expected to generate high volumes of permits. It may be estimated that this Plan may require 2 – 3 days per month to implement.</p> <p>Given community interest in this HCD, it may be appropriate to establish an HCD Steering/Advisory Committee that is composed of property owners, residents, and other stakeholders. This committee could have a mandate for providing advice to the Municipal Heritage Committee/Council on heritage permit applications. This could reduce staff time requirements as part of the implementation phase.</p> <p>See following example: http://cabbagetownhcd.ca/cabbagetown-hcd-committee/</p>
Beatty Bros. Factory and Area	Area	96	CHL Study followed by potential HCD Plan or CHL Plan	<p>See Scope of Work for individual CHL Technical Study (Appendix A).</p> <p>Recommended as the first Individual CHL Technical Study to help staff become comfortable with the methodology and process. It is smaller and will require less resources for the follow up technical work and longer-term implementation.</p> <p>The CHL should be prioritized as this area is in high transition with higher potential for development in the near future.</p>	Third-party heritage consultant	<p>6 – 8 months for CHL Study;</p> <p>1 year/12 months for HCD Plan or CHL Plan.</p> <p>These timelines do not account for any appeals that may come forward in relation to a future Part V designation under the Ontario Heritage Act or detailed Official Plan Amendment or zoning by-law amendments that introduce further policies to manage change in the area.</p>	<p>Study Phase: \$45,000 - \$50,000</p> <p>Plan Phase: \$45,000 - \$50,000</p> <p>TOTAL: \$90,000 - \$100,000</p>	<p>Staff to oversee consultant work during Study and Plan phase; Township Planner to review heritage permit applications and respond to inquiries regarding potential undertakings and how to interpret the HCD Plan and/or to review Planning Act Applications or Heritage Impact Assessments that may be triggered as a result of a CHL Plan. It may require 3 – 5 days per month of staff time to implement.</p>

CHL Name	CHL Type	Number of Properties	Recommended Technical Work	Comments Regarding Prioritization, Scope, or Phasing	Work to be completed by	Time to Complete	Estimated Cost	Township Resourcing Needs
Allan Farmstead	Node	Single Property	Evaluation for Part IV Designation	<p>Suggest prioritizing designation of the Allan Farmstead to maintain momentum if the owner is willing, but still not an urgent priority, particularly since it is already listed on the municipal register.</p> <p>Research and site assessment conducted at a level sufficient to applying Ontario Regulation 9/06 of the Ontario Heritage Act and draft designation by-law.</p>	Township Staff and HCW	<p>6 months for research, evaluation, and issuing of notice of intention to designate.</p> <p>Timeline assumes that there are no objections by the property owner.</p>	N/A	<p>Township Planner to review heritage permit applications.</p> <p>Time requirements expected to be at a level commensurate with monthly time spent on managing implementation of a comparable property designated under Part IV of the Ontario Heritage Act.</p>
Union St E and Ferrier Estate	Area	85	HCD Study and Plan	<p>Phased approach to maintain momentum while managing costs by parceling into smaller cost amounts:</p> <p>Phase 1: Detailed research and complete property survey work within the preliminary CHL boundary established as part of the CW CHL Study and Inventory</p> <p>Phase 2: Formally initiate HCD study, conduct consultation, and update heritage evaluation, statement of significance and boundary recommendation</p> <p>Phase 3: Complete HCD Plan</p>	Third-party heritage consultant	<p>6 – 8 months for HCD Study (Phase 1 and Phase 2);</p> <p>1 year/12 months for HCD Plan</p> <p>These timelines do not account for any appeals that may come forward in relation to a future Part V designation under the Ontario Heritage Act or detailed Official Plan Amendment or zoning by-law amendments that introduce further policies to manage change in the area.</p>	<p>Study Phase: \$40,000 - \$45,000 (Phase 1: \$20,000 - \$25,000; Phase 2: 15,000 - \$20,000);</p> <p>Plan Phase: \$40,000 - \$45,000</p> <p>Total: \$80,000 - \$90,000</p>	<p>Staff to oversee consultant work during Study and Plan phase; Township Planner to review heritage permit applications and respond to inquiries regarding potential undertakings and how to interpret the HCD Plan and/or to review Planning Act Applications or Heritage Impact Assessments that may be triggered as a result of a CHL Plan. It may require 3 – 5 days per month of staff time to implement.</p>



CHL Name	CHL Type	Number of Properties	Recommended Technical Work	Comments Regarding Prioritization, Scope, or Phasing	Work to be completed by	Time to Complete	Estimated Cost	Township Resourcing Needs
Churchill Crescent Neighbourhood	Area	61	CHL Study followed by potential HCD Plan or CHL Plan	<p>See Scope of Work for CHL Study</p> <p>Another option as the first Individual CHL Study to help staff become comfortable with the methodology and process. It is smaller and will require less resources for the follow up technical work and longer-term implementation.</p> <p>The following are examples of how the City of Hamilton is protecting similar neighbourhoods as CHLs within Secondary Plans:</p> <p>-Ainslie Wood Westdale Secondary Plan (see. Policy 6.4.1.1 (vii)) https://www.hamilton.ca/sites/default/files/media/browser/2019-01-31/05-208.pdf</p> <p>-Waterdown Heights CHL in Waterdown Community Node Secondary Plan See 4.4.11.2 (a)(iv) and 4.4.11.2.4 and 4.4.11.2.7 (g) and 4.4.16.2 https://www.hamilton.ca/sites/default/files/media/browser/2021-05-28/waterdownnode-ph3-secondaryplan.pdf</p> <p>The following is an example of a similar neighbourhood protected as an HCD in the City of Kitchener (St. Mary’s HCD): https://www.heritagetrust.on.ca/en/oha/details/file?id=12326</p>	Third-party heritage consultant	<p>6 – 8 months for CHL Study;</p> <p>8 - 12months for HCD Plan or CHL Plan.</p> <p>These timelines do not account for any appeals that may come forward in relation to a future Part V designation under the Ontario Heritage Act or detailed Official Plan Amendment or zoning by-law amendments that introduce further policies to manage change in the area.</p>	<p>Study Phase: \$30,000 - 35,000;</p> <p>Plan Phase: \$30,000 - \$35,000</p> <p>TOTAL: \$60,000 - \$70,000</p>	Staff to oversee consultant work during Study and Plan phase; Township Planner to review heritage permit applications and respond to inquiries regarding potential undertakings and how to interpret the HCD Plan and/or to review Planning Act Applications or Heritage Impact Assessments that may be triggered as a result of a CHL Plan. It may require 3 – 5 days per month of staff time to implement.



Table 3 – Scope for other Technical Studies (+3yrs)

CHL Name	CHL Type	Number of Properties	Recommended Technical Work	Comments Regarding Prioritization, Scope, or Phasing	Work to be completed by	Estimated Cost	Township Resourcing Needs
Elora Historical Village Core	Area	698	CHL Study followed by potential HCD Plan or CHL Plan	<p>See Scope of Work for Individual CHL Technical Study (Appendix A).</p> <p>Conducting an HCD study of the preliminary CHL boundary would be expensive and time not well spent. A CHL Technical Study will allow for a refinement of boundaries, with the potential to identify smaller areas or neighbourhoods within the CHL that could warrant individual HCDs or other protection mechanisms. A CHL Technical Study will provide the opportunity to explore the potential implementation of different protection measures and tools for different sub-sections with the larger CHL. Consultation for this CHL will be more complex, given the range of property owners and stakeholders.</p> <p>The Township may consider incorporating some of this work into future secondary planning exercises.</p>	Third-party heritage consultant	<p>Study Phase: \$80,000 - \$100,000</p> <p>Plan Phase – TBD based on results of Study Phase</p>	High
Fergus Historical Village Core	Area	679	CHL Study followed by potential HCD Plan or CHL Plan	<p>See Scope of Work for Individual CHL Technical Study (Appendix A).</p> <p>Conducting an HCD study of the preliminary CHL boundary would be expensive and time not well spent. A CHL Technical Study will allow for a refinement of boundaries, with the potential to identify smaller areas or neighbourhoods within the CHL that could warrant individual HCDs or other protection mechanisms. A CHL Technical Study will provide the opportunity to explore the potential implementation of different protection measures and tools for different sub-sections with the larger CHL. Consultation for this CHL will be more complex, given the range of property owners and stakeholders.</p> <p>The Township may consider incorporating some of this work into future secondary planning exercises.</p>	Third-party heritage consultant	<p>Study Phase: \$80,000 - \$100,000</p> <p>Plan Phase – TBD based on results of Study Phase</p>	High
Salem	Area	219	CHL Study followed by potential HCD Plan or CHL Plan	<p>See Scope of Work for Individual CHL Technical Study (Appendix A).</p> <p>Key considerations include how the settlement historically developed over time, unique landforms, views, etc. Focus may be on guiding principles for the whole area rather than individual properties. Built form is quite variable.</p>	Third-party heritage consultant	Medium	Medium
Belwood Historical Village Core	Area	Core CHL Boundary: 60 (with CHL Area of influence: 125)	CHL Study followed by potential HCD Plan or CHL Plan	<p>See Scope of Work for Individual CHL Technical Study (Appendix A)</p> <p>Following the CHL Study, potential for an HCD in the CHL Core with OPA or education/interpretation plan for the Area of Influence. Consultation with the GRCA will be key.</p>	Third-party heritage consultant	Medium	Medium
Victoria Park, Fergus	Node	Single Property	Evaluation for Part IV Designation or Conservation Agreement	Municipally owned properties could be prioritized based on any known capital or operational budget projections that may be upcoming. Some municipalities prefer to have an agreement in place re: conservation objectives as opposed to a designation by-law because of some of the operational issues it could present - particularly in relation to cemeteries.	Township Staff and HCW in coordination with Parks Dept.	Low	Low

CHL Name	CHL Type	Number of Properties	Recommended Technical Work	Comments Regarding Prioritization, Scope, or Phasing	Work to be completed by	Estimated Cost	Township Resourcing Needs
Elora and St. Mary’s Cemeteries	Node	Several Properties	Evaluation for Part IV Designation or Conservation Agreement	Municipally owned properties could be prioritized based on any known capital or operational budget projections that may be upcoming. Some municipalities prefer to have an agreement in place re: conservation objectives as opposed to a designation by-law because of some of the operational issues it could present - particularly in relation to cemeteries.	Township staff and HCW in consultation with owner of St. Mary’s Cemetery	Low	Low
Belsyde Cemetery	Node	Single Property	Evaluation for Part IV Designation or Conservation Agreement	Municipally owned properties could be prioritized based on any known capital or operational budget projections that may be upcoming. Some municipalities prefer to have an agreement in place re: conservation objectives as opposed to a designation by-law because of some of the operational issues it could present - particularly in relation to cemeteries.	Township Staff and HCW	Low	Low



Table 4 – Notes on Prioritized Non-Technical Studies

In some instances, the priority next steps may be to engage in public education, commemoration, interpretation, and/or consultation with other levels of governments (e.g., Wellington County and/or other townships within the County) or agencies (e.g., GRCA) that have a role in managing change within the specific CHL. This consultation may lead to individual technical studies (e.g., individual CHL Technical Study and Plan) or implementation of other mechanisms such as a conservation agreement and/or memorandum of understanding to guide operational and capital programming undertakings that could impact significant CHLs.

CHL Name	CHL Type	Number of Properties	Property Types and Jurisdiction	Comments Regarding Prioritization, Scope, or Phasing	Work to be completed by
Oustic	Area	582	CHL mainly consists of private properties within the Township of Centre Wellington and the Township of Guelph/Eramosa	As part of the CHL Study and Inventory, a methodology was developed for the identification of significant agricultural landscapes which could be applied to other agricultural areas within the Township of Centre Wellington and Wellington County more broadly. This could provide an opportunity for the Township of Centre Wellington to work with the County and other townships to develop a public education strategy and interpretation program to celebrate, build awareness, and encourage stewardship of local agricultural landscapes. Given its rural and cross-jurisdictional nature, the Oustic CHL is not a priority for future technical study.	Township staff and HCW in coordination with the County and other townships
Trestle Bridge Trail	Linear Corridor	Linear Trail	Publicly owned and managed by Wellington County	The Trestle Bridge Trail provides an opportunity for the Township of Centre Wellington to work with the County to develop criteria and a process to determine if it is significant to the County. This methodology could then be applied to other CHLs identified in the CW CHL Study and Inventory.	Township staff and HCW in coordination with County

CHL Name	CHL Type	Number of Properties	Property Types and Jurisdiction	Comments Regarding Prioritization, Scope, or Phasing	Work to be completed by
Grand River Corridor	Linear Corridor	Large corridor	In addition to the waterway, the CHL generally consists of properties owned and managed by the GRCA. May include a small number of privately owned properties. The CHL extends beyond the limits of the Township of Centre Wellington.	The identification of the Grand River Corridor as a significant CHL provides the opportunity for the Township of Centre Wellington to work with the GRCA to develop a public education strategy and interpretation program to celebrate, build awareness, and encourage stewardship of the Grand River Corridor and its component parts. As part of this work, the Township can further develop relationships established with interested Indigenous communities and groups as part of the CHL Study and Inventory through an appropriate engagement program. (See additional notes on Public Education/Promotion Strategy above)	Township Staff and HCW in coordination with GRCA
Elora Cataract Trailway	Linear Corridor	Linear Trail	Owned and managed by the GRCA	See Grand River Corridor	Township Staff and HCW in coordination with GRCA
Elora Gorge	Node	Several Properties	Owned and managed by the GRCA	See Grand River Corridor	Township Staff and HCW in coordination with GRCA
Elora Quarry	Node	Single Property	Owned and managed by the GRCA	See Grand River Corridor	Township Staff and HCW in coordination with GRCA

3.0 Pierpoint – Recommended Next Steps

Pierpoint is recognized as the earliest known settlement within the former townships and is associated with the early Black Canadian community in the township, which demonstrates the area's cultural heritage value. Because physical evidence of the settlement hasn't yet been found, Pierpoint has not been classified as a CHL at this time. However, Pierpoint is significant to the Township's history and to the history of Black Canadians and as such it is important to commemorate, interpret and steward. Due to Pierpoint's significance and due to the interest it has elicited from local community members as well as members of the wider Black Canadian community, it is recommended that further work on Pierpoint be prioritized in the short term.

An Interpretation Plan is recommended to further understand Pierpoint's history, location, and significance and to determine appropriate interpretation and commemoration strategies in order to broaden awareness of Pierpoint's history.

Throughout the process, it will be important to communicate that there is no dispute that Pierpoint is significant and should be interpreted and commemorated. Because Pierpoint did not meet the specific criteria and definitions to qualify as a Significant CHL at this time, there is the risk that interested community members may interpret this to mean that Pierpoint is not significant and worthy of recognition in comparison to the Significant CHLs. Pierpoint's significance is not in question, rather the question is what the most appropriate measures are to recognize and steward it.

Interpretation Plan

- Further historical research is recommended to try to further pinpoint the location of the settlement.
- Research may include consulting with Pierpoint's biographer Peter Meyler as well as Rosemary Sadlier, who nominated Richard Pierpoint as a National Historic Person.
- Detailed archival research may be required, including land registry records, census records and tax assessment rolls, if they are early enough.
- Consultation with the local community and with the wider Black Canadian community to appropriately determine community value and provide input on an interpretive vision. Community members may also be able to contribute to the historical research.
- Prioritizing the Interpretation Plan in the short term represents an opportunity for the Township to build relationships, obtain press coverage about Pierpoint and maintain momentum on the recommendations of the CHL Inventory.
- Should historical research or community consultation lead to the identification of specific extant cultural heritage resources, Pierpoint may be studied and evaluated as a potential Significant CHL.
- An interpretation plan, which includes detailed archival research and consultation activities, could be conducted within a six-month timeline for a cost of \$6,000 to \$10,000.

Archaeology

- Currently, the general area is quite large and it would be very expensive to conduct archaeological investigations.
- Archaeological investigations may become feasible if the historical research helps to reduce the size of the potential area.



APPENDIX A

Proposed Scope of Work for Individual CHL Technical Study

1. Review research conducted during CHL study and identify areas requiring further research using primary and secondary sources, historical maps, and photographs to further understand the CHL's development and evolution.
 - For Area type CHLs and the Grand River Corridor, which is a large Linear Corridor, this research will result in the preparation of a Historical Context Statement for the preliminary CHL boundary identified in the CHL Study. The Historical Context Statement will describe and explain the existing form and character of the area through the key themes and significant periods of its historical evolution. It will identify key building types, eras, and historical themes within the study area's social, economic, and cultural history, including a description of what characterizes the study area today.
 - The nature and smaller size of Node type CHLs and the smaller Linear Corridor CHLs likely will not warrant the preparation of a Historical Context Statement.
2. Conduct pedestrian survey at the streetscape level to collect more detailed data and inform the research and/or Historical Context Statement.
 - High-level reconnaissance survey to confirm general land use patterns, property and building types and infrastructure at the streetscape level, documented through photography and mapping.
3. The results of the research and/or Historical Context Statement and streetscape survey will be analyzed and used to create an inventory and map of cultural heritage resources and attributes within the CHL; to update the heritage evaluation of the CHL using O. Reg 9/06, and to update the statement of cultural heritage value.
 - Key functional elements, patterns, and relationships to be documented may include spatial organization, circulation networks, heritage properties, buildings or structures, settlement clusters, archaeological sites, natural features, landmarks, and views.
 - The digital inventory will also support the determination of contributing properties in the plan phase should the study recommend a Heritage Conservation District Plan.
4. Make recommendations for refinements to boundaries, sub-units, or multiple areas to be protected.
 - The boundary will be determined based on a number of criteria, such as: historical factors, visual factors, physical features, and legal or planning factors. A rationale for the delineation of district boundaries including a description of architectural, historical, and cultural factors will be provided. Boundaries may consider the use of buffers.
5. Consultation with the public, stakeholders, and Indigenous groups to be undertaken concurrently with technical work:



- Minimum of two public meetings
 - Project website
 - Public survey
 - Notification and FAQ letters
 - Meeting with Municipal Heritage Advisory Committee
6. Consider and recommend objectives and goals for protection/management of the CHL; develop shared vision for the CHL as informed by community and stakeholder consultation.
 7. Policy review: analytical listing of existing conservation measures within the study area; recommend potential changes to the OP and municipal by-laws, including zoning by-laws.
 8. Confirm the most appropriate legislative tool to protect and manage the CHL(s): Planning Act or Ontario Heritage Act? The corresponding headings below outline further steps:

Planning Act – CHL Plan

1. Confirm whether individual property survey is required and conduct as needed.
2. Move forward with report that recommends designating a CHL through an amendment to the Official Plan, including development of appropriate CHL conservation policies (following standard procedures for OPAs)
3. Consider preparation of CHL Conservation Plan or include requirement for scoped CHL Conservation Plan for proposed development, site alteration or infrastructure project.

Ontario Heritage Act – HCD Plan (Part V Designation)

1. Confirm whether individual property survey is required and conduct as needed.
2. Move forward with HCD Plan (following standard procedures for HCD Plans).



APPENDIX B: Examples of Official Plan Policies and Mapping for CHLs

3.4 Cultural Heritage Resources Policies

Wise management and conservation of *cultural heritage resources* benefits the community. *Cultural heritage resources* may include tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value. *Cultural heritage resources* represent intangible heritage, such as customs, ways-of-life, values, and activities. The resources may represent local, regional, provincial, or national heritage interests and values.

This section establishes a number of goals and policies for the *conservation* of the City's *cultural heritage resources* organized around three key components: archaeology, built heritage, and *cultural heritage landscapes*. These policies shall be read in conjunction with all other policies of this Plan.

3.4.1 Policy Goals

The following goals apply to the care, protection, and management of *cultural heritage resources* in Hamilton:

- 3.4.1.1 Identify and *conserve* the City's *cultural heritage resources* through the adoption and implementation of policies and programs, including partnerships among various public and private agencies and organizations.
- 3.4.1.2 Encourage a city-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive environmental, economic, and social strategy, where *cultural heritage resources* contribute to achieving sustainable, healthy, and prosperous communities.
- 3.4.1.3 Ensure that all new *development*, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent *cultural heritage resources*.
- 3.4.1.4 Encourage the rehabilitation, renovation, and restoration of built *heritage resources* in order that they remain in active use.
- 3.4.1.5 Promote public and private awareness, appreciation, and enjoyment of Hamilton's cultural heritage through public programmes or heritage interpretation activities, heritage tourism, and guidance on appropriate conservation practices.

3.4.2 General Cultural Heritage Policies

- 3.4.2.1 The City of Hamilton shall, in partnership with others where appropriate:
 - a) Protect and *conserve* the tangible *cultural heritage resources* of the City, including *archaeological resources*, *built heritage resources*, and *cultural heritage landscapes* for present and future generations.
 - b) Identify *cultural heritage resources* through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.
 - c) Promote awareness and appreciation of the City's cultural heritage and encourage public and private stewardship of and custodial responsibility for the City's *cultural heritage resources*.

- d) Avoid harmful disruption or disturbance of known archaeological sites or *areas of archaeological potential*.
 - e) Encourage the ongoing care of individual *cultural heritage resources* and the properties on which they are situated together with associated features and structures by property owners, and provide guidance on sound conservation practices.
 - f) Support the continuing use, reuse, care, and conservation of *cultural heritage resources* and *properties* by encouraging property owners to seek out and apply for funding sources available for conservation and restoration work.
 - g) Ensure the conservation and protection of *cultural heritage resources* in planning and development matters subject to the Planning Act, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals.
 - h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and *cultural heritage landscapes*, by encouraging those land uses, *development* and *site alteration* activities that protect, maintain and enhance these areas within the City.
 - i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies in order to appropriately manage, *conserve* and protect Hamilton's *cultural heritage resources*.
- 3.4.2.2 The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas.

Heritage Designation

- 3.4.2.3 The City may by by-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the Ontario Heritage Act, including buildings, properties, *cultural heritage landscapes*, heritage conservation districts, and heritage roads or road allowances.

Listing of Properties in the Heritage Register

- 3.4.2.4 The City shall maintain, pursuant to the Ontario Heritage Act, a Register of Property of Cultural Heritage Value or Interest. In considering additions and removals of non-designated *cultural heritage property* to or from this Register, the City shall seek and consider advice from its Municipal Heritage Committee.
- 3.4.2.5 In addition to the provisions of the Ontario Heritage Act respecting demolition of buildings or structures located on *cultural heritage properties* contained in the Register, the City shall ensure that such properties shall be protected from harm

in the carrying out of any undertaking subject to the Environmental Assessment Act or the Planning Act, R.S.O., 1990 c. P.13.

Protection of Non-Designated or Non-Registered Heritage Properties

- 3.4.2.6 The City recognizes there may be *cultural heritage properties* that are not yet identified or included in the Register of Property of Cultural Heritage Value or Interest or designated under the Ontario Heritage Act, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.
- 3.4.2.7 The City shall ensure these non-designated and non-registered *cultural heritage properties* are identified, evaluated, and appropriately conserved through various legislated planning and assessment processes, including the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act and the Cemeteries Act.
- 3.4.2.8 To ensure consistency in the identification and evaluation of these non-designated and non-registered *cultural heritage properties*, the City shall use the criteria for determining cultural heritage value or interest established by provincial regulation under the Ontario Heritage Act and set out in Policy B.3.4.2.9.

Cultural Heritage Evaluation Criteria

- 3.4.2.9 For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify *cultural heritage resources* that may reside below or on real property:
- a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City;
 - b) prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City;
 - c) architectural, engineering, landscape design, physical, craft, or artistic value;
 - d) scenic amenity with associated views and vistas that provide a recognizable sense of position or place;
 - e) contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and,
 - f) landmark value.
- 3.4.2.10 Any property that fulfills one or more of the foregoing criteria listed in Policy B.3.4.2.9 shall be considered to possess cultural heritage value. The City may further refine these criteria and provide guidelines for their use as appropriate.

Cultural Heritage Conservation Plan Statements

- 3.4.2.11 The City shall prepare *cultural heritage conservation plan statements* for areas where the concentration or significance of *cultural heritage resources* require

that detailed guidance be provided for the conservation and enhancement of these resources, in accordance with Section F.3.1.4 – Cultural Heritage Conservation Plan Statements. The statements will, in part, be prepared to ensure that *development, site alteration* and *redevelopment* proposals demonstrate appropriate consideration for their impact on *cultural heritage resources*.

Cultural Heritage Impact Assessments

3.4.2.12 A cultural heritage impact assessment: (OPA 57 and OPA 64)

- a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed *development, site alteration, or redevelopment* of lands (both public and private) has the potential to adversely affect the following *cultural heritage resources* through displacement or disruption:
 - i. Properties designated under any part of the Ontario Heritage Act or *adjacent* to properties designated under any part of the Ontario Heritage Act;
 - ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or *adjacent* to properties included in the City's Register of Property of Cultural Heritage Value or Interest;
 - iii. A registered or known archaeological site or *areas of archaeological potential*;
 - iv. Any area for which a *cultural heritage conservation plan statement* has been prepared; or,
 - v. Properties that comprise or are contained within *cultural heritage landscapes* that are included in the Register of Property of Cultural Heritage Value or Interest.
- b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed *development, site alteration, or redevelopment* of lands (both public and private) has the potential to adversely affect *cultural heritage resources* included in the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.

3.4.2.13 *Cultural heritage impact assessments* shall be prepared in accordance with any applicable guidelines and Policy F.3.2.3 – Cultural Heritage Impact Assessments. The City shall develop guidelines for the preparation of *cultural heritage impact assessment*.

3.4.2.14 Where *cultural heritage resources* are to be affected, the City may impose conditions of approval on any planning application to ensure their continued protection. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition.

Public Awareness

3.4.2.15 Public awareness and enjoyment of the City of Hamilton's cultural heritage shall be promoted. In order to enhance opportunities for conserving *cultural heritage resources*, the City may:

- a) participate in cultural heritage programs, including management, planning, and funding programs, of other levels of government or any other agencies and groups, that are intended to *conserve, restore, protect, interpret, or communicate* or otherwise assist in the management of *cultural heritage resources*;
- b) initiate or support public programmes or heritage interpretation activities intended to increase community awareness and appreciation of the City's heritage, including its recent history and distant past in order to represent either popular or under-represented stories, themes and histories of people or groups;
- c) participate in public programmes or heritage interpretation activities of other levels of government or other agencies and groups;
- d) encourage active citizen participation in cultural heritage conservation activities; and,
- e) name roads, streets, water courses, and other public places and facilities to recognize all persons, groups, themes, activities, landscapes, or landmarks of interest in the City that have contributed to the cultural heritage and diversity of Hamilton's history.

3.4.3 General Cultural Heritage Policies for Urban Areas

Downtowns

3.4.3.1 The City includes several downtown areas that are historical centres of the community and typically contain a high concentration of *cultural heritage resources* and associated historical streetscapes, including buildings, such as town halls, landmark institutional buildings, commercial terraces, churches, railway stations, parks, and distinctive residential areas. These downtowns are generally located within the *Downtown Urban Growth Centre* and the Community Nodes associated with the downtowns of the former municipalities of Ancaster, Dundas, Stoney Creek, and Waterdown. The City shall define downtown boundaries through secondary planning processes or other detailed planning initiatives.

3.4.3.2 Within these downtown areas, the City shall *conserve* individual *cultural heritage properties* and areas of heritage value, including streetscape features, traditional circulation patterns, and important views, and ensure that new *development* respects and reflects the design of surrounding heritage buildings.

3.4.3.3 New *development* or *redevelopment* in downtown areas containing heritage buildings or *adjacent* to a group of heritage buildings shall:

- a) encourage a consistent street orientation in any new building forms;
- b) maintain any established building line of existing building(s) or built form by using similar setbacks from the street;

- c) support the creation of a continuous street wall through built form on streets distinguished by commercial blocks or terraces;
 - d) encourage building heights in new buildings that reflect existing built form wherever possible or encourage forms that are stepped back at upper levels to reflect established cornice lines of *adjacent* buildings or other horizontal architectural forms or features; and,
 - e) reflect the character, massing, and materials of surrounding buildings.
- 3.4.3.4 The City shall encourage the use of contemporary architectural styles, built forms, and materials which respect the heritage context.
- 3.4.3.5 Where alterations are proposed to *built heritage* resources within the Downtown areas, the following principles shall be followed:
- a) maintain the basic relations of the horizontal divisions of the building;
 - b) maintain original façade components and materials wherever possible;
 - c) replicate the original parts and materials wherever possible; and
 - d) remove elements that are not part of or hide the original design.

Established Historical Neighbourhoods

Established historical neighbourhoods are neighbourhoods that were substantially built prior to 1950. These neighbourhoods exhibit unique character, provide examples of historical development patterns, and contain concentrations of *cultural heritage resources*.

- 3.4.3.6 The City shall protect *established historical neighbourhoods*, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and *development* are sympathetic and complementary to existing *cultural heritage attributes* of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.
- 3.4.3.7 *Intensification* through conversion of existing *built heritage resources* shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided.

Commercial and Industrial Heritage Properties

- 3.4.3.8 The City shall encourage the *intensification* and *adaptive reuse* of commercial and industrial heritage properties. Any permitted *redevelopment* shall ensure, where possible, that the original building fabric and architectural features are retained and that any new additions will complement the existing building in accordance with the policies of this Plan.
- 3.4.3.9 To facilitate the *intensification* and *adaptive reuse* of such properties, the City may allow reduced parking or other site and amenity requirements.

Waterfront Development

3.4.3.10 In considering applications for *development* adjacent to and on the City's waterfront, the City shall ensure that *cultural heritage resources* both on shore and partially or fully submerged under water are appropriately conserved and managed. The City shall require appropriate measures to mitigate any harmful effects on *significant cultural heritage resources*.

3.4.4 Archaeology Policies

The City shall require the protection, conservation, or mitigation of sites of archaeological value and *areas of archaeological potential* as provided for under the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.

3.4.4.1 The City shall maintain mapping of *areas of archaeological potential* as defined by provincial guidelines and identified on Appendix F-4 – Archaeological Potential, to assist in the assessment of *development* proposals and the development of future conservation initiatives.

Archaeological Assessment Requirements

3.4.4.2 In *areas of archaeological potential* identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act, R.S.O., 1990 c. P.13:

- a) official plan amendment or secondary plan amendment unless the *development* proposed in the application in question or other applications on the same property does not involve any *site alteration* or *soil disturbance*;
- b) zoning by-law amendments unless the *development* proposed in the application in question or other applications on the same property does not involve any *site alteration* or *soil disturbance*; and,
- c) plans of subdivision.

3.4.4.3 In *areas of archaeological potential* identified on Appendix F-4 – Archaeological Potential, an archaeological assessment:

- a) may be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act, R.S.O., 1990 c. P.13 when they involve *soil disturbance* or *site alteration*:
 - i) site plan applications; and,
 - ii) plans of condominium.
- b) may be required for the following planning matters under the Planning Act, R.S.O., 1990 c. P.13 when they involve *soil disturbance* or *site alteration*:
 - i) minor variances; and,
 - ii) consents/ severances.

- 3.4.4.4 *Archaeological assessments* shall be prepared in accordance with any applicable guidelines and Policy F.3.2.4 - Archaeological Assessments.
- 3.4.4.5 Prior to *site alteration* or *soil disturbance* relating to a Planning Act, R.S.O., 1990 c. P.13 application, any required archaeological assessment must be approved, in writing by the City, indicating that there are no further archaeological concerns with the property or concurring with the final resource management strategy to be implemented. The City may also require a higher standard of conservation, care and protection for *archaeological resources* based on prevailing conditions and circumstances within the City and the results of any dialogue with First Nations and their interests.
- 3.4.4.6 The City considers the following *archaeological resources* to be of particular interest, value and merit:
- a) spatially large, dense *lithic scatters* (peak levels of more than 99 artifacts per square-metre);
 - b) deeply buried or stratified archaeological sites;
 - c) undisturbed or rare *Native* archaeological sites;
 - d) sacred archaeological sites;
 - e) archaeological sites comprising human burials;
 - f) *Paleo-Indian* archaeological sites;
 - g) *Early-Archaic* archaeological sites;
 - h) *Woodland* period archaeological habitation sites;
 - i) *post-contact* archaeological sites predating 1830 AD;
 - j) post 1830 archaeological site(s) where background documentation or archaeological features indicate heritage value; and,
 - k) underwater archaeological sites.
- 3.4.4.7 To *conserve* these resources, avoidance and protection in situ shall be the preferred conservation management strategies. Where it has been demonstrated in an archaeological assessment by a licensed archaeologist that avoidance is not a viable option, alternative mitigation measures shall be agreed upon by the Province and the City and in accordance with the Archaeology Management Plan.
- 3.4.4.8 The City may use all relevant provisions of the Planning Act, R.S.O., 1990 c. P.13 to prohibit the use of land and the placement of buildings and structures in order to protect and *conserve* sites or areas of *significant archaeological resources*.
- 3.4.4.9 Where a marked or unmarked cemetery or burial place is encountered during any archaeological assessment or excavation activity, the provisions of the Cemeteries Act and associated regulations, and the policies of this Plan shall apply.

- 3.4.4.10 Where a marked or unmarked cemetery or burial place is found, the nearest First Nation shall be notified.

3.4.5 Built Heritage Resource Policies

- 3.4.5.1 An inventory of *built heritage resources* shall be prepared by the City and, as appropriate, may be included in the Register of Property of Cultural Heritage Value or Interest. Registered properties containing *built heritage resources* may be considered for designation under the Ontario Heritage Act and shall be protected in the carrying out of any undertaking subject to the Environmental Assessment Act or the Planning Act, R.S.O., 1990 c. P.13.
- 3.4.5.2 The City shall encourage the retention and conservation of *significant built heritage resources* in their original locations. In considering planning applications under the Planning Act, R.S.O., 1990 c. P.13 and heritage permit applications under the Ontario Heritage Act, there shall be a presumption in favour of retaining the *built heritage resource* in its original location.
- 3.4.5.3 Relocation of *built heritage resources* shall only be considered where it is demonstrated by a *cultural heritage impact assessment* that the following options, in order of priority, have been assessed:
- a) retention of the building in its original location and its original use; or,
 - b) retention of the building in its original location, but adaptively reused.
- 3.4.5.4 Where it has been demonstrated that retention of the *built heritage resource* in its original location is neither appropriate nor viable the following options, in order of priority, shall be considered:
- a) relocation of the building within the area of *development*; or,
 - b) relocation of the building to a sympathetic site.
- 3.4.5.5 Where a significant *built heritage resource* is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more of the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:
- a) preserving and displaying of fragments of the former buildings' features and landscaping;
 - b) marking the traces of former locations, shapes, and circulation lines;
 - c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures; and,
 - d) generally reflect the former architecture and use in the design of the new *development*, where appropriate and in accordance with Section B.3.3 – Urban Design Policies.

3.4.6 Cultural Heritage Landscapes

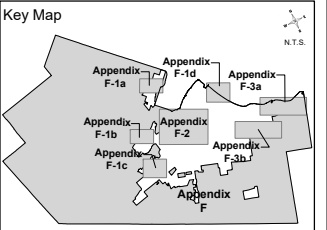
- 3.4.6.1 A *cultural heritage landscape* is a defined geographical area characterized by human settlement activities that have resulted in changes and modifications to the environment, which is now considered to be of heritage value or interest. *Cultural heritage landscapes* may include distinctive rural roads, urban streetscapes and commercial mainstreets, rural landscapes including villages and hamlets, designed landscapes such as parks, cemeteries and gardens, nineteenth and twentieth century urban residential neighbourhoods, as well as commercial areas and industrial complexes.
- 3.4.6.2 An inventory of *cultural heritage landscapes* shall be prepared by the City and may be included in the Register of Properties of Cultural Heritage Value or Interest. *Cultural heritage landscapes* may also be considered for designation under the Ontario Heritage Act and shall be protected in the carrying out of any undertaking subject to the Environmental Assessment Act or the Planning Act, R.S.O., 1990 c. P.13.

Heritage Conservation Districts

- 3.4.6.3 The City, in consultation with its Municipal Heritage Committee, may designate properties including *cultural heritage landscapes* as heritage conservation districts under the Ontario Heritage Act where it has been determined that the district possesses one or more of the following attributes:
- a) a group of buildings, features, and spaces that reflect an aspect of local history, through association with a person, group, or activity;
 - b) buildings and structures that are of architectural or vernacular value or interest; and,
 - c) important physical and aesthetic characteristics that provide an important context for *cultural heritage resources* or associations within the district, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites.
- 3.4.6.4 The City shall in accordance with the Ontario Heritage Act:
- a) define and examine study areas for future heritage conservation district designation;
 - b) prepare area studies of prospective heritage conservation districts; and,
 - c) prepare heritage conservation district plans.
- 3.4.6.5 The City may in accordance with the Ontario Heritage Act by by-law prohibit or set limitations with respect to property alteration, erection, demolition, or removal of buildings or structures, or classes of buildings or structures, within the heritage conservation district study area.

Heritage Roads

- 3.4.6.6 The City shall identify, *conserve*, and manage identified heritage roads and associated features in accordance with Section C.4.5.3 – Special Character Roads.



Note: For a detailed view of Cultural Heritage Resources, refer to Appendices F-1, F-2 & F-3.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

Legend

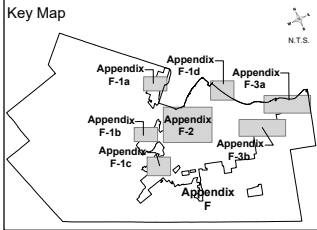
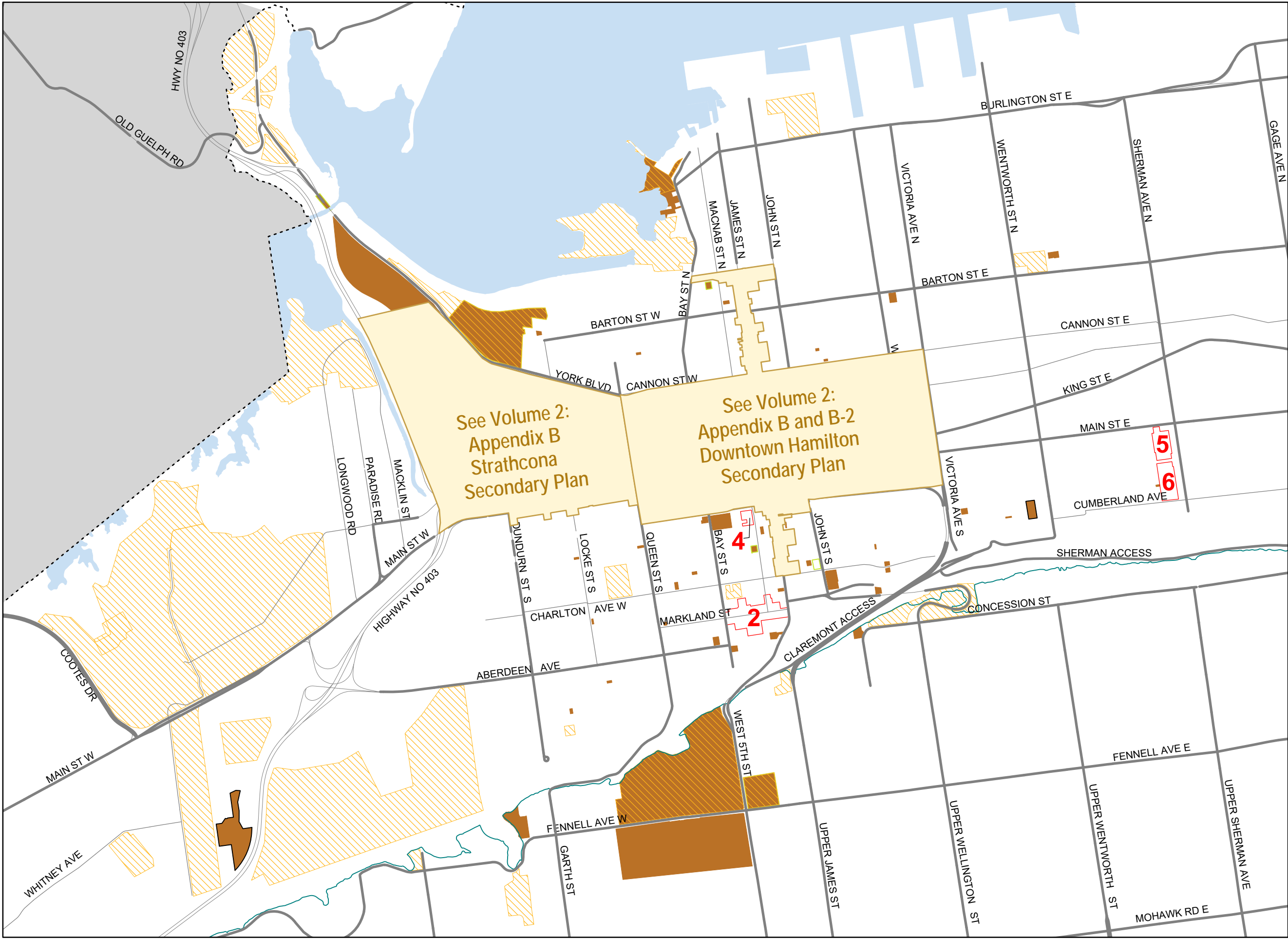
- Cultural Heritage Landscapes
- Individually Designated Properties
- Heritage Conservation Districts
- Municipal Easements (Part IV)
- Ontario Heritage Trust Easements (Part V)

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan Appendix F Cultural Heritage Resources



Note: For a detailed view of Cultural Heritage Resources, refer to Appendices F-1, F-2 & F-3.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Cultural Heritage Landscapes
- Individually Designated Properties (Part IV)
- Heritage Conservation Districts (Part V)
 - Durand-Markland
 - MacNab-Charles
 - St Clair Ave
 - St Clair Blvd
- Municipal Easements (Part IV)
- Ontario Heritage Trust Easements

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan Appendix F-2 Area Specific Cultural Heritage Resources

SECTION 12: CULTURAL HERITAGE RESOURCES

Preamble

Cultural heritage resources are built or natural features which may have design or physical value, associative or historic value and/or contextual value. *Cultural heritage resources* may include properties, structures, buildings, rivers, roads, communication corridors and sites or areas including streetscapes, landscapes, cemeteries and burial places.

The *City's cultural heritage resources* provide a link to the past and are an expression of the *city's culture* and history. They contribute in a very significant way to the *city's* identity and unique character. While Kitchener's *cultural heritage resources* are important from a historical and cultural perspective, they are also of social, economic, environmental and educational value. They help to instill civic pride, foster a sense of community, contribute to tourism and stimulate the building renovation industry.

The policies of this Section will provide the framework to ensure the *conservation* of those *cultural heritage resources* which reflect and contribute to the history, identity and character of Kitchener.

Objectives

- 12.1.1. To *conserve* the *city's cultural heritage resources* through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained.
- 12.1.2. To ensure that all *development* or *redevelopment* and *site alteration* is sensitive to and respects *cultural heritage resources* and that *cultural heritage resources* are *conserved*.
- 12.1.3. To increase public awareness and appreciation for *cultural heritage resources* through educational, promotional and incentive programs.
- 12.1.4. To lead the community by example with the identification, protection, use and/or management of *cultural heritage resources* owned and/or leased by the *City*.

Policies

- 12.C.1.1. The *City* will ensure that *cultural heritage resources* are *conserved* using the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Funeral, Burial and Cremation Services Act and the Municipal Act.
- 12.C.1.2. The *City* will establish and consult with a Municipal Heritage Committee (MHC) on matters relating to *cultural heritage resources* in accordance with provisions of the Ontario Heritage Act.
- 12.C.1.3. The *City* will develop, prioritize and maintain a list of *cultural heritage resources* which will include the following:

- a) properties listed as non-designated properties of cultural heritage value or interest on the *Municipal Heritage Register*;
- b) properties designated under Part IV and V of the Ontario Heritage Act;
- c) *cultural heritage landscapes*; and,
- d) *heritage corridors*.

The list may also include *cultural heritage resources* identified in *Federal, Provincial and Regional* inventories and properties listed on the Heritage Kitchener Inventory of Historic Buildings until such time as these properties are re-evaluated and considered for listing on the *Municipal Heritage Register*.

- 12.C.1.4. The *City* acknowledges that not all of the *city's cultural heritage resources* have been identified as a *cultural heritage resource* as in Policy 12.C.1.3. Accordingly, a property does not have to be listed or designated to be considered as having cultural heritage value or interest.
- 12.C.1.5. Through the processing of applications submitted under the Planning Act, resources of potential cultural heritage value or interest will be identified, evaluated and considered for listing as a non-designated property of cultural heritage value or interest on the *Municipal Heritage Register* and/or designation under the Ontario Heritage Act.
- 12.C.1.6. The *City*, in consultation with the Municipal Heritage Committee (MHC), will develop, maintain and implement a Municipal Heritage Conservation Master Plan to be adopted by Council. The Municipal Heritage Conservation Master Plan will establish goals, objectives, strategies, policies, criteria and guidelines related to the *conservation* of the *city's cultural heritage resources*. The Master Plan will include a descriptive and mapped inventory of all *cultural heritage resources* recognized by the *City* and will establish priority levels for the protection of each *cultural heritage resource*.
- 12.C.1.7. Properties that are of cultural heritage value or interest will be considered for designation under the Ontario Heritage Act. The cultural heritage value or interest associated with the *cultural heritage resource* will be evaluated based on the regulation in the Ontario Heritage Act which provides criteria for determining cultural heritage value or interest.

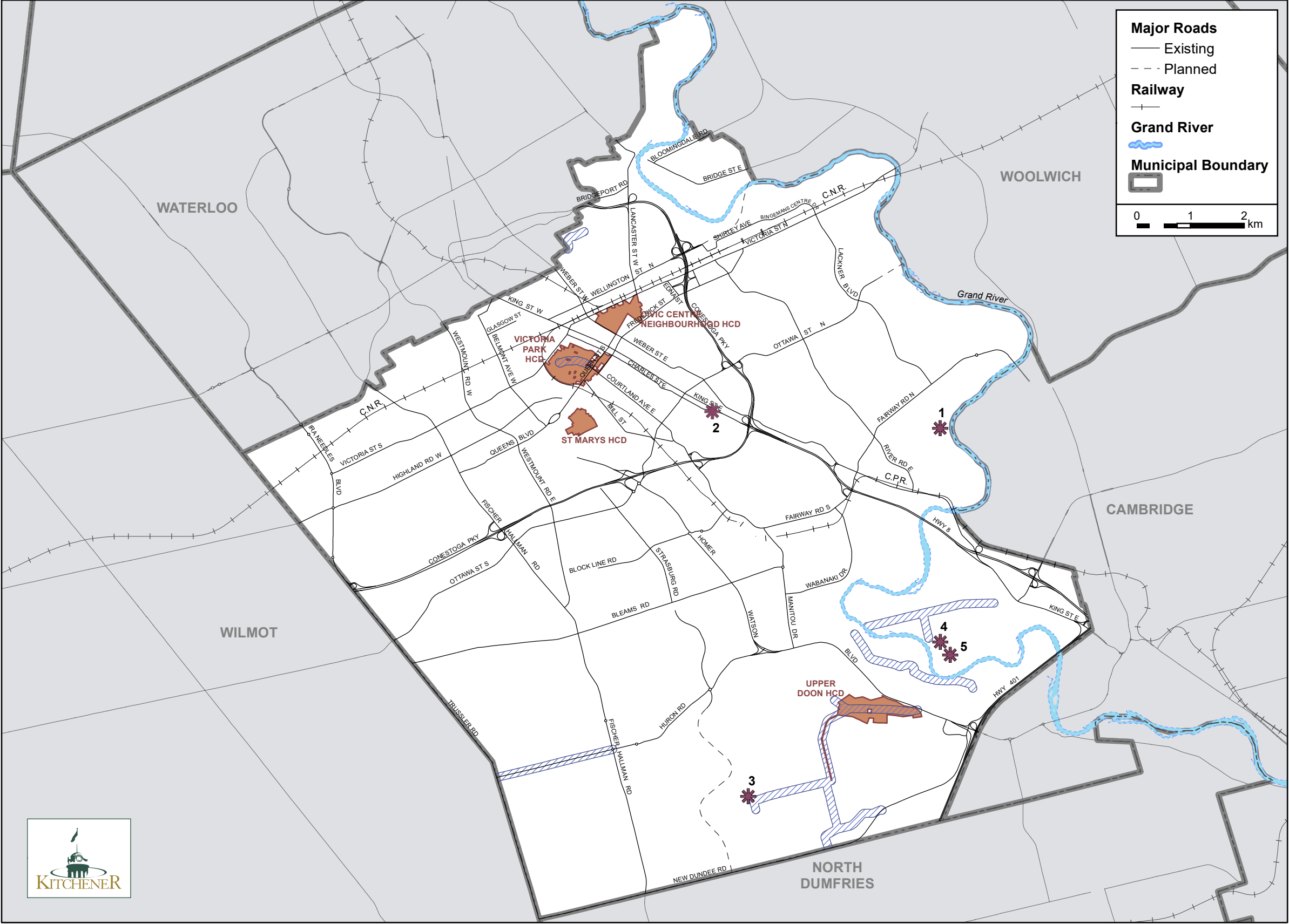
Cultural Heritage Landscapes

- 12.C.1.8. The *City*, in cooperation with the *Region* and the Municipal Heritage Committee (MHC), will *identify*, inventory and list on the *Municipal Heritage Register*, *cultural heritage landscapes* in the *city*.
- 12.C.1.9. *Significant cultural heritage landscapes* will be *identified* on Map 9 in accordance with the Regional Official Plan and this Plan. An amendment to this Plan will not be required to identify *cultural heritage landscapes* on the *Municipal Heritage Register*.

- 12.C.1.10. The *City* will require the *conservation* of *significant cultural heritage landscapes* within the *city*.
- 12.C.1.11. The *City* will require the *conservation* of cemeteries of cultural heritage significance (including human beings' remains, animals' remains, vegetation and landscapes of historic, aesthetic and contextual values) in accordance with the Funeral, Burial and Cremation Services Act and the provisions of Parts IV, V and/or VI of the Ontario Heritage Act.
- 12.C.1.12. The *City* recognizes the Grand River as a Canadian Heritage River and will co-operate with the *Region* and the Grand River Conservation Authority in efforts to *conserve*, manage and enhance, where practical, the river's natural, cultural, recreational, scenic and ecological features.

Heritage Conservation Districts

- 12.C.1.13. Areas that are of cultural heritage value or interest may be designated as a *Heritage Conservation District* under the Ontario Heritage Act. In the identification and evaluation of a potential *Heritage Conservation District*, regard will be had to, but not limited to, the following criteria:
- a) the area contains a concentration of *cultural heritage resources* such as buildings, structures or landscapes, which reflect an aspect of the history of the community by nature of their location and the historical significance of the setting in which they are located;
 - b) the area contains a concentration of *cultural heritage resources* that are of a particular style of architecture or a method of construction which is historically *significant* or architecturally *significant* to the community, *Region*, or *Province*;
 - c) the area may contain other important physical, archaeological, environmental, cultural or aesthetic characteristics that individually do not constitute sufficient grounds for the designation of a district, but when considered together with other *cultural heritage resources* collectively support the reason for designation; or,
 - d) the area has a special association that is distinctive within the community and, as a result, contributes to the character of the entire community.
- 12.C.1.14. In evaluating the rationale for the designation of an area as a *Heritage Conservation District*, the *City* will prepare a *Heritage Conservation District Study* in accordance with the Ontario Heritage Act. The Study will be considered by Council and will form the basis for the preparation of a *Heritage Conservation District Plan*, which will contain policies and guidelines for the *conservation* of properties within the district. The policies and guidelines will serve to manage change including *development* or *redevelopment* and alterations, to be in keeping with the scale, form and heritage character of the properties in the district. The *Heritage Conservation District Plan* will be considered by Council for adoption together with designation of the *Heritage Conservation District* by by-law.



Legend

Heritage Conservation District



Heritage Corridor



Canadian Heritage River



Cultural Heritage Landscape



1. 501-545 Morrison Road & 10 Sims Estate Place (Sims Estate)
2. 7 Floral Crescent (Rockway Gardens)
3. 500 Stauffer Drive
4. 300 Joseph Schoerg Crescent (Betzner Farmstead)
5. Joseph Schoerg Crescent 58R-10533 Pts 2 & 3

Notes:

1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

2. Please note that not all Cultural Heritage Resources identified in accordance with Policy 12.C.1.3 of this Plan are shown on Map 9.

Adopted by City Council - June 30, 2014
Approved by Regional Council - November 19, 2014
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Revised by Amendments -