

# Scoped Heritage Impact Assessment **Report**

Proposed subdivision development  
20 & 37 Cityview Drive North  
City of Guelph

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## Glossary of Abbreviations

HIA

*Heritage Impact Assessment*

MHBC

*MacNaughton Hermesen Britton Clarkson  
Planning Limited*

MCM

*Ministry of Citizenship and Multiculturalism*

OHA

*Ontario Heritage Act*

Toolkit

*Ontario Heritage Toolkit*

O. Reg. 9/06

*Ontario Regulation 9/06 for determining cultural  
heritage significance (as amended by Ontario  
Regulation 569/22)*

PPS

*Provincial Policy Statement (2020)*

# Executive Summary

MHBC has been retained by Carson Reid Homes to undertake the preparation of a Scoped Heritage Impact Assessment<sup>1</sup> for the properties known as 20 & 37 Cityview Drive North, located in the City of Guelph. The property known as 37 Cityview Drive does not contain any built resources. The property known as 20 Cityview Drive contains a barn that is listed on the City of Guelph Non-Designated Register of Cultural Heritage Properties, which prompted the request to undertake preparation of the report.

The proposed development for the subject lands involves the division of the subject lands into a number of smaller parcels through a Draft Plan of Subdivision process. The subject lands would then be redeveloped for a mixture of single-detached dwellings, semi-detached dwellings, and townhouse dwellings. Existing buildings and structures on the property are proposed to be removed as part of the proposed development.

The purpose of the Scoped Heritage Impact Assessment was to conduct a review of the 20 Cityview Drive North property, determine if the property has cultural heritage value or interest, and determine the potential for impacts on any identified cultural heritage attributes associated with the subject lands. Mitigation measures would be recommended as applicable.

The existing barn on the property (at 20 Cityview Drive North) has older components, but appears to have been re-built in the mid-20<sup>th</sup> century on the same location as an earlier barn structure given the observation of foundation remnants. Some materials from the original barn were utilized in the re-construction, such as beams and parts of the foundation although much of the structure features poured concrete foundation. The dwelling on the property (at 20 Cityview Drive North) is an older structure, but has been modified over the years by subsequent property owners to suit changing needs. The shed is of more recent construction than the barn.

Based on the review undertaken by MHBC, the existing buildings are not considered to have cultural heritage value. Therefore, the proposed development will not have any negative impacts on identified heritage attributes. Accordingly, no mitigation is recommended or required with respect to the proposed development.

Since the buildings to be removed contain some older elements, it is recommended that materials be reviewed during demolition for potential salvage opportunities. Materials identified during site review consist of wooden beams from the original barn (which were reused in the construction of the replacement barn). The interior of the dwelling was not accessed, although it is likely there are potentially stone or wood beams that may be good candidates for salvage.

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<sup>1</sup> The CHIA was scoped to primarily address the barn on 20 Cityview, since the structure was currently 'listed'.

# 1.0 Introduction

MHBC has been retained by Carson Reid Homes to undertake the preparation of a Scoped Heritage Impact Assessment for the properties known as 20 Cityview Drive North and 37 Cityview Drive North, located in the City of Guelph. The property known as 37 Cityview Drive does not contain any built resources. The property known as 20 Cityview Drive contains a single-detached dwelling, a barn structure, and a shed. The barn located at 20 Cityview Drive North is listed as a non-designated structure on the City of Guelph's Municipal Register of Cultural Heritage Properties, and was added in 2009 when the Municipal Register was expanded.

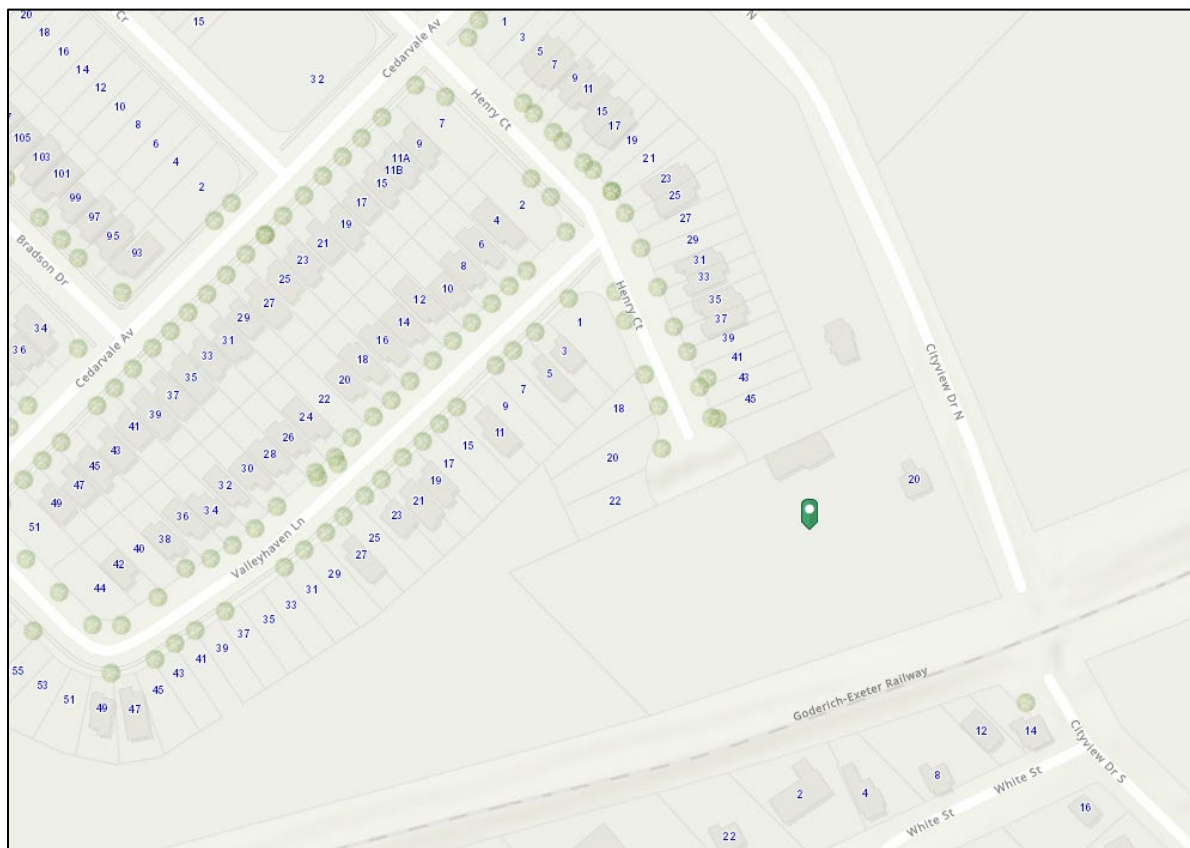
The purpose of this Scoped Heritage Impact Assessment is to conduct a review of the 20 Cityview Drive North property, determine if the property has cultural heritage value or interest, and determine the potential for impacts on any identified cultural heritage attributes associated with the subject lands. Mitigation measures would be recommended as applicable.

A site visit was undertaken in May 2022, in order to gain an understanding of the site context and that of the surrounding area, and discussions occurred with City of Guelph Planning staff regarding the findings of the site visit. A follow-up site visit was undertaken in October 2022 to further review the site features.

# 2.0 Background

## 2.1 Subject lands description

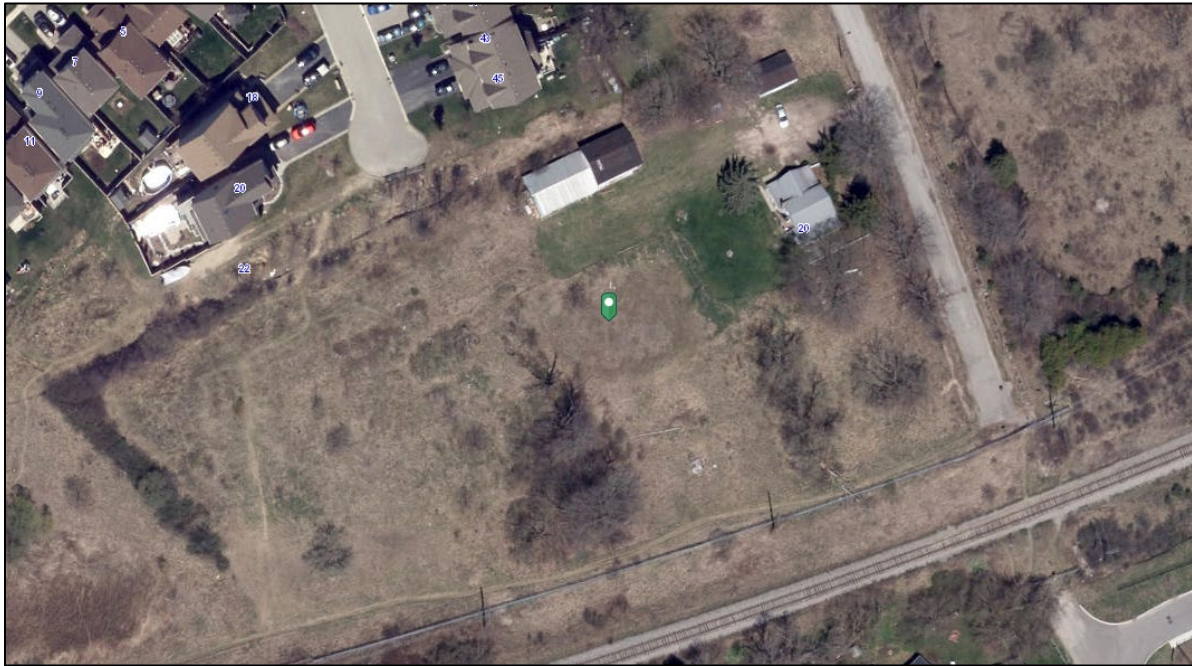
The subject property is located within the City of Guelph. The lands (20 Cityview Drive North) are located at the end of Cityview Drive North where the road terminates at the Goderich-Exeter Railway tracks. Cityview Drive North is located south of Grange Road, midway between Victoria Road North and Watson Parkway South. The subject lands are set within an area of the City which has undergone urban development in recent decades. **Figure 1** (below) depicts the subject lands and site context.



**Figure 1:** Site context (*Source: City of Guelph*)

The lands currently contain a single-detached dwelling, accessory structures (barn and shed), landscaped yard areas, and open space. The property is generally rectangular-shaped, and has frontage on Cityview Drive North. Just to the north of the subject lands is the terminus of Henry

Court. The property has a sloping topography and drops off towards the rail line to the south.  
**Figure 2** (below) illustrates the site features.



**Figure 2:** Site features (Source: City of Guelph)

## 2.2 Heritage context

The subject property is not designated under Part IV or Part V of the *Ontario Heritage Act*. However, the barn on the subject lands is noted as being listed as non-designated on the City of Guelph's Municipal Register of Cultural Heritage Properties. The barn was also recognized during the City's Cultural Heritage Action Plan process, along with thirteen other extant barns in the City of Guelph. The barn was not identified as a priority for individual designation under the *Ontario Heritage Act* at that time. Below is an excerpt from the Heritage Register pertaining to the barn:

### **20 Cityview Dr N**

PT Lot 33, Plan 53  
Built

Barn - Stable with hay barn above, gable roof, 1 storey side extension.



The barn was also identified in the 1993 Burcher-Stokes Inventory (City of Guelph Inventory of Heritage Structures). The other structures on the property have not been formally identified by the City as being of potential cultural heritage value or interest.



## 2.3 Site and surrounding features

As noted above, the subject property is located at the terminus of Cityview Drive North, within an area that is undergoing urban development. The buildings are located close to the road, and are accessed via a driveway leading from Cityview Drive North.



**Photos 1 - 4:** Views of Cityview Drive from property driveway, looking north (top-left) and south (top-right), as well as views from road towards buildings (bottom). (source: MHBC, 2022)

The barn on the property is two storeys in height, and is clad in corrugated metal siding with a steel roof. The barn is built into the slope on the north side, and is accessed from the driveway on the south side of the building. A secondary access appears to have once existed on the eastern elevation at ground level (but has been blocked up), and there is access to the second storey from an opening at the driveway. A single-storey addition extends to the west of the main barn, and also features a steel roof. Further access is provided in this building extension.





**Photos 5 - 8:** Views of east (top-left) and south (top-right) barn elevations, as well as details of the south elevation (bottom) (source: MHBC, 2022)

A further review of the barn features was undertaken during the fieldwork, in order to better determine how the structure was modified over the years. It became apparent through this work that while the barn contains some older elements (such as large beams), much of the barn components are indicative of a later construction time-period. The first-storey walls are poured concrete with large sections infilled with concrete block, and the addition is constructed entirely of concrete block. The upper-level floor is supported by large hand-hewn beams with their ends set into the poured concrete. In addition, roof elements suggest a later construction period.



**Photos 9 & 10:** Views of concrete block wall sections on main barn (left) and addition (right) (source: MHBC, 2022)





**Photos 11 - 16:** Views of logs within wall section, interior of barn, and roof elements ([source](#): MHBC / Heritage Planning, City of Guelph [for Photo 16 – bottom right], 2022)

The property also contains a smaller shed structure located between the barn and the road. The structure is clad in corrugated metal siding and has a steel roof.



**Photos 17 & 18:** Views of shed from driveway ([source](#): MHBC / Heritage Planning, City of Guelph [for Photo 18 – right], 2022)



The dwelling on the property is a one-and-one-half storey building with a single-storey rear portion. The dwelling faces south towards the rail line, but the main day-to-day entrance appears to be from the north. **The original front door is within a front porch that was subsequently closed in.** The house has replacement windows and a relatively recent metal roof. It is apparent from the site visit by MHBC that the building has most of its original form but has lost much of its integrity through subsequent modifications and renovations.



**Photos 19 - 22:** Views of house elevations from north (top-left), east (top-right), west (bottom-left) and southwest (bottom-right) (source: MHBC, 2022)

## 3.0 Policy context

### 3.1 The Planning Act

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the *Act* or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of the *Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the *Act* provides that:

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

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

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

### 3.2 Ontario Heritage Act and Ontario Heritage Toolkit

The *Ontario Heritage Act*, R.S.O. 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario.

The Province has published several resources containing information related to cultural heritage resources, and compiled the information into the Ontario Heritage Toolkit. This compilation is a collection of documents authored by the Ministry of Culture (now the Ministry of Citizenship and Multiculturalism), which provide guidance related to a variety of cultural heritage planning matters.

The above-noted document is designed to help municipal Councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners, and others understand the heritage conservation process in Ontario. The Ministry has also

provided a document called the information sheet series, which is intended to provide guidance and information regarding cultural heritage and archaeological resource conservation in land use planning. The document *Heritage Resources in the Land Use Planning Process* has also been referenced in the preparation of this HIA, specifically InfoSheet #1 (Built Heritage Resources), InfoSheet #2 (Cultural Heritage Landscapes), and InfoSheet #5 (Heritage Impact Assessments and Conservation Plans).

### 3.3 Provincial Policy Statement

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement* (PPS). The current PPS came into effect on May 1<sup>st</sup>, 2020, and applies to all decisions made with respect to planning matters. The PPS is intended “to be read in its entirety and the relevant policy areas are to be applied to each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

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

The following terms are defined by the PPS (2020) as follows:

**Significant:** means...

*e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

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

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments

**Adjacent:** means...

d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

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

With respect to 2.6.1, the subject lands are not considered to be a *protected heritage property* for the purposes of the PPS, as they are not designated under Part V of the *Ontario Heritage Act*, are not subject to a conservation easement, and have not been identified by provincial, federal or UNESCO bodies. The subject lands are considered to be a *built heritage resource*, since the barn on the subject lands is included in the City of Guelph's Non-Designated Register of Cultural Heritage Properties.

With respect to 2.6.3, adjacent lands are not considered to be a protected heritage property.



## 3.4 City of Guelph Official Plan

The City of Guelph Official Plan was last updated through Official Plan Amendment (OPA) 48, which was approved by the Ontario Municipal Board (now the Ontario Land Tribunal) in October 2017. The most recent consolidation of the Official Plan is dated February 2022. The City of Guelph is in the midst of updating the Official Plan to conform to changes to Provincial legislation, and adopted OPA 80 in July 2022. At the time of writing this report, the City was awaiting approval of the OPA by the Province. This amendment is focused primarily on growth-related matters and does not materially affect policies related to cultural heritage.

The City of Guelph Official Plan recognizes cultural heritage in Section 4 (Protecting What is Valuable). This section establishes policies and development criteria that address natural heritage protection, cultural heritage conservation, water resource protection, energy conservation measures and health and safety provisions aimed at ensuring a diverse, healthy environment. Section 4.8 deals specifically with cultural heritage resources. Section 4.8.1 notes that Guelph requires the conservation of cultural heritage resources in accordance with their Official Plan and all other relevant legislation, including designating and listing properties of potential cultural heritage interest.

Specific to properties listed on the Heritage Register, Section 4.8.5.6 notes:

*Built heritage resources and cultural heritage landscapes that have been listed in the Heritage Register shall be considered for conservation in development applications initiated under the Planning Act, unless the applicant demonstrates to Council in consultation with Heritage Guelph, through a Cultural Heritage Resource Impact Assessment, Scoped Cultural Heritage Resource Impact Assessment or Cultural Heritage Review, that the built heritage resource or cultural heritage landscape is not of cultural heritage value or interest and, therefore, does not meet the criteria for designation under the Ontario Heritage Act.*

The section goes on to state that the City may require further measures to conserve identified resources, such as conservation agreements or a Cultural Heritage Conservation Plan as a condition of approval.

The purpose of this report is therefore to address the requirements of the City of Guelph Official Plan related to the consideration of properties contained within the Non-Designated Register of Cultural Heritage Properties.



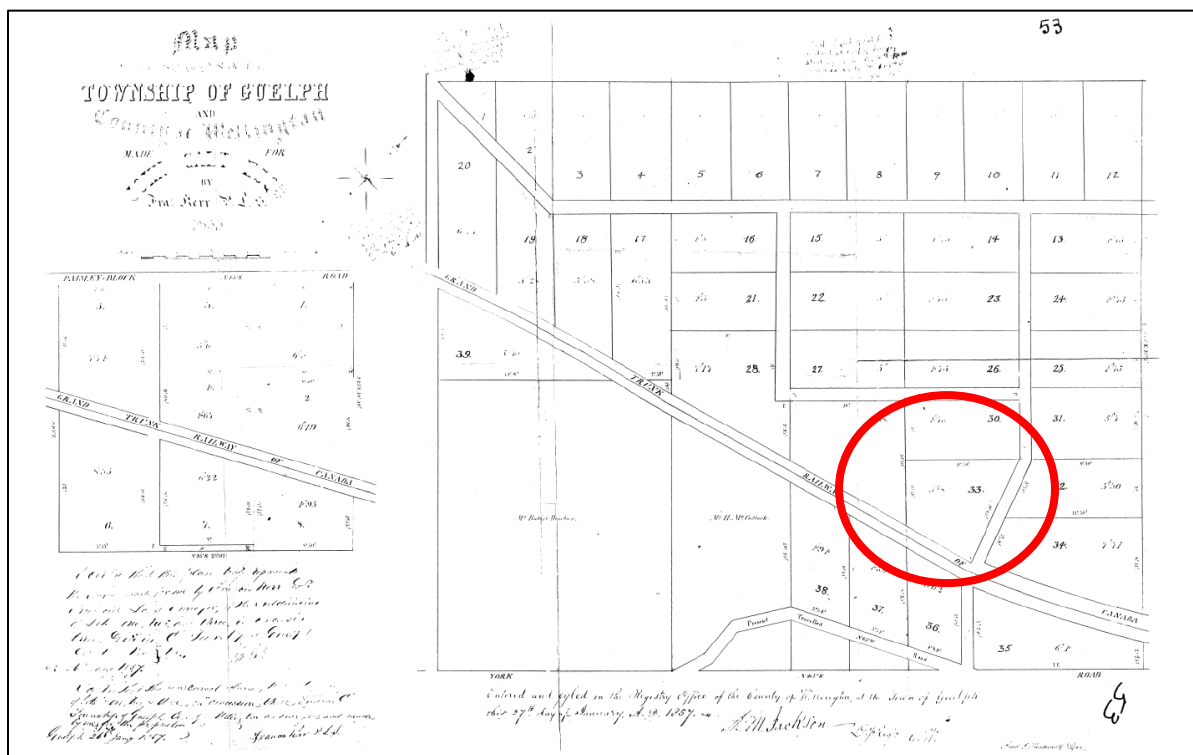
## 4.0 Historical overview

This section of the report focuses on historical development and the arrival of Euro-Canadian settlers, and does not discuss pre-contact aboriginal history or archaeology, as this report is primarily concerned with the impacts of the proposed development on the existing built cultural heritage resources of the 19<sup>th</sup> and 20<sup>th</sup> centuries.

### 4.1 Township of Guelph

The subject property is located in what was once the Township of Guelph. The Township of Guelph was patented in a block to the Canada Company in 1829, and was named in the honour of the Royal House of Brunswick. The Township was surveyed by John McDonald of Goderich in 1830, and contains a total area of 42,338 acres.

The area of the subject lands was further surveyed in 1857 as part of Plan 53, by Francis Kerr for John Galt (see **Figure 3** below). The subject property is part of what is shown below as Lot 33.



**Figure 3:** Excerpt from Plan 53, with general area of subject lands indicated in red (source: City of Guelph).

## 4.2 Subject lands

A review of additional historic mapping was undertaken in order to further understand the development of the subject lands. The 1877 Illustrated Historical Atlas of the County of Wellington depicts the area of Plan 53, with some details being added related to ownership and structures. The subject lands are indicated as being owned by “JP” (which is understood to be James Power and his family), and do not have any structures indicated.



**Figure 4:** Excerpt from Illustrated Historical Atlas of the County of Wellington, with subject lands noted in red (source: City of Guelph).

The Historical Atlas also contains a 1906 detail map of Guelph Township, which indicates further buildings and ownership in the area of the subject lands. A structure is indicated generally in the location of the dwelling on the subject lands.



**Figure 5:** Excerpt from Illustrated Historical Atlas of the County of Wellington – 1906 supplement map, with subject lands indicated in red (source: City of Guelph).

A review of aerial photographs was undertaken in order to determine the site features present in the middle decades of the 20<sup>th</sup> century on the subject lands. The 1954 set of aerial photographs undertaken by Hunting Survey Corporation on behalf of the Province of Ontario are of good quality and show the site features quite well. An excerpt from the compilation covering this portion of the County of Wellington was reviewed in order to determine site features.



**Figure 6:** Excerpt from 1954 airphoto, depicting the subject lands ([source](#): University of Toronto).

From a review of the information, site details are somewhat apparent although obscured somewhat by vegetation. A building is visible in the general location of the barn on the subject lands, and it appears a house is also located in the area. Vegetation is evident along the road and along the northern boundary of the subject lands.

# 5.0 Proposed development

The proposed development involves the division of the subject lands into a number of smaller parcels through a Draft Plan of Subdivision process. The subject lands would then be redeveloped for a mixture of single-detached dwellings, semi-detached dwellings, and townhouse dwellings. The proposed development would be integrated with the surrounding residential development. **Figure 7** below depicts the proposed site development in the immediate area of the existing buildings, and **Figure 8** on the following page provides the broader development context. For information, a full-size copy is also provided in **Appendix A**.

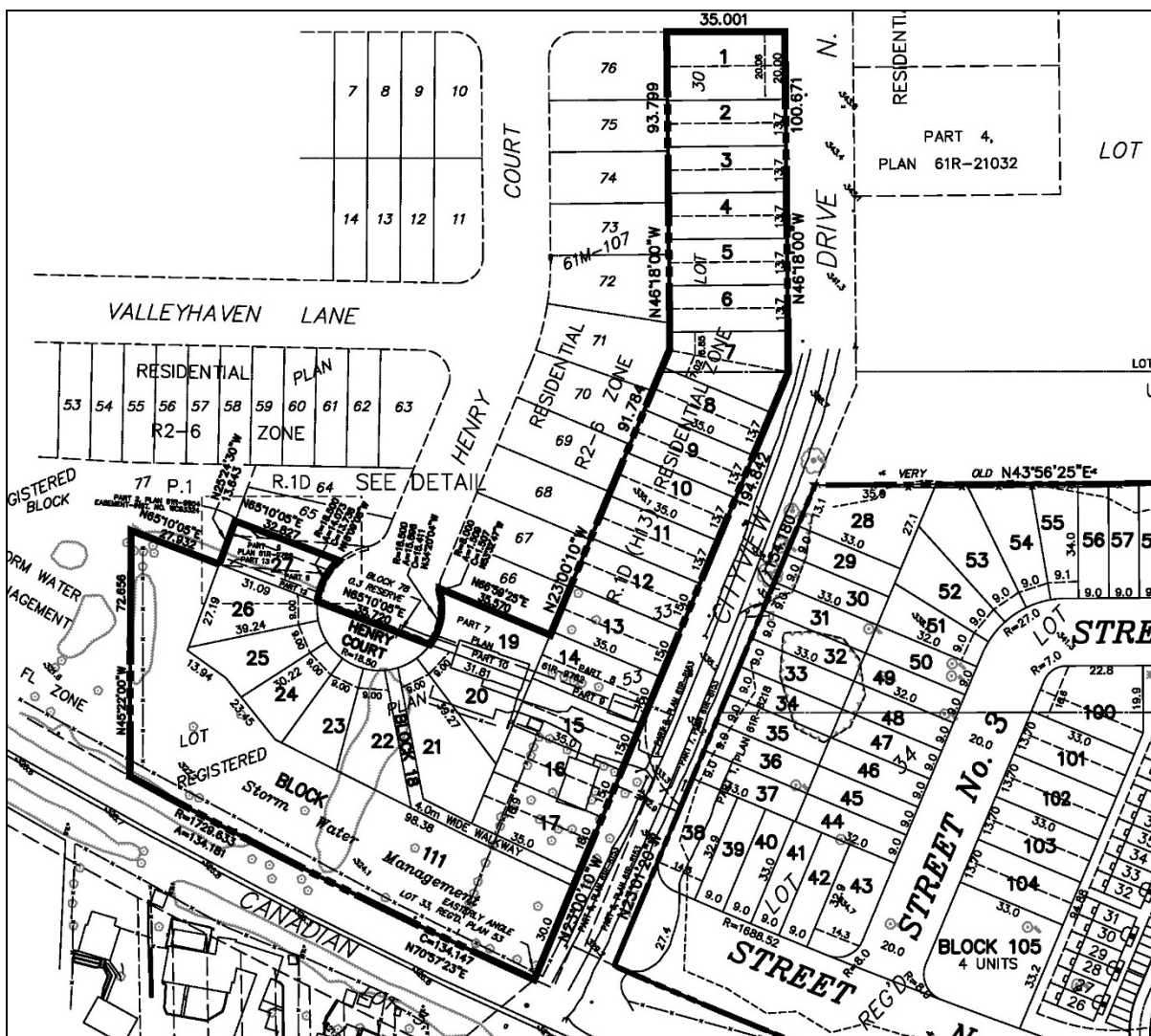


Figure 7: Excerpt from proposed site development concept (Source: BSR&D / JD Barnes)



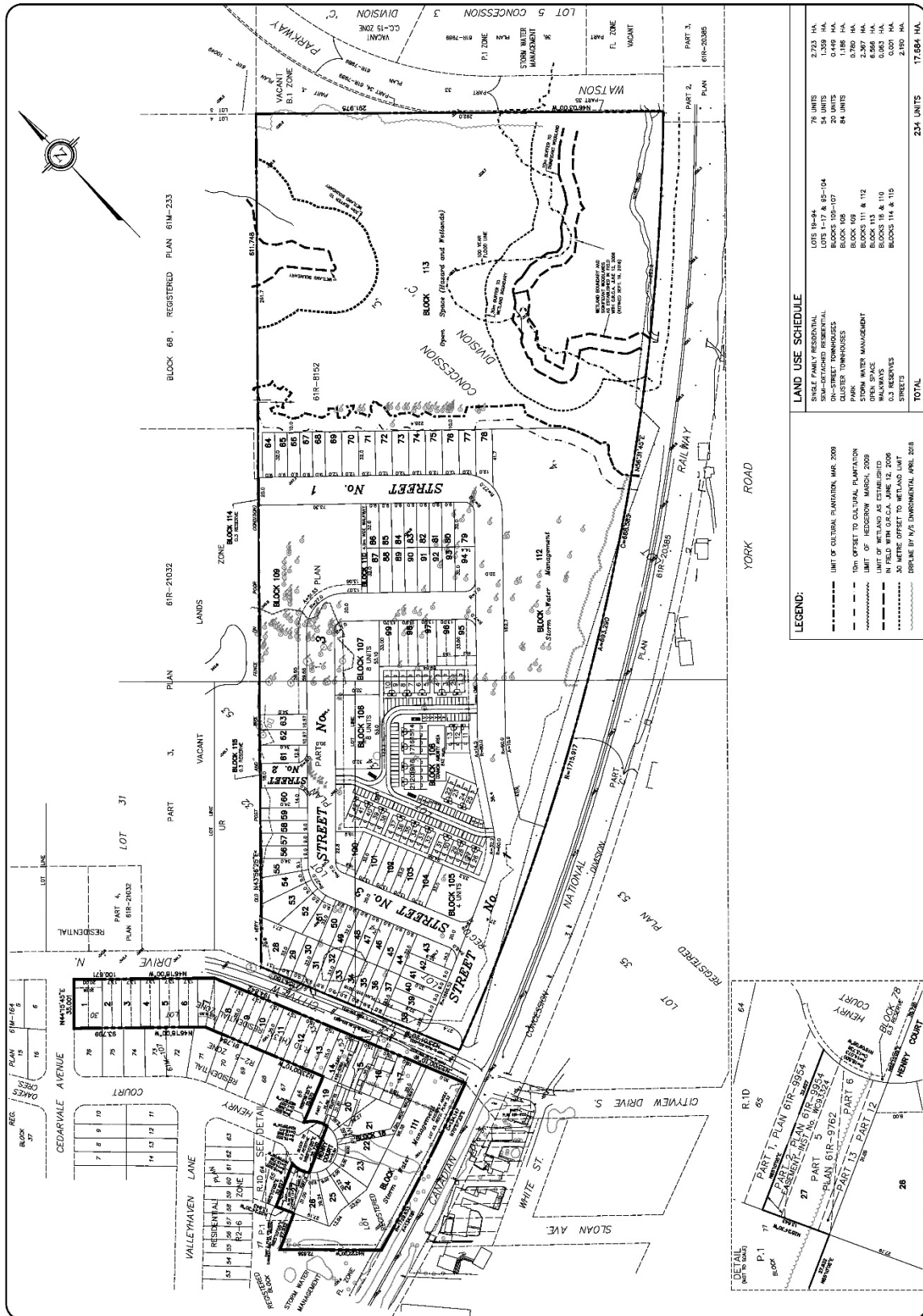


Figure 8: Proposed site development concept (Source: BSR&D / JD Barnes)

# 6.0 Evaluation of onsite resources

## 6.1 Evaluation criteria

The evaluation of potential cultural heritage resources should be guided by the criteria outlined in *Ontario Regulation 9/06*<sup>2</sup> pursuant to the *Ontario Heritage Act* in order to determine the cultural heritage value. The regulation provides that:

*A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:*

- 1. The property has design value or physical value because it,*
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
  - ii. displays a high degree of craftsmanship or artistic merit, or*
  - iii. demonstrates a high degree of technical or scientific achievement.*
- 2. The property has historical value or associative value because it,*
  - i. has direct associations with a theme, event, belief, person, organization or institution that is significant to a community,*
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 3. The property has contextual value because it,*
  - i. is important in defining, maintaining or supporting the character of an area,*
  - ii. is physically, functionally, visually or historically linked to its surroundings, or*
  - iii. is a landmark.*

In addition to the above, specific guidance and information related to cultural heritage landscapes is contained within the PPS. The PPS defines cultural heritage landscapes as:

*Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as*

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<sup>2</sup> Note: O.Reg. 9/06 was updated by O.Reg. 569/22 after the historical evaluation was completed. The regulation revised how the criteria are organized and applied but did not alter the content.

*buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.*

As described in guidance from the Province, cultural heritage landscapes may be characterised by three types:

- *Designed landscapes: those which have been intentionally designed e.g. a planned garden or in a more urban setting, a downtown square.*
- *Evolved landscapes: those which have evolved through the use by people and whose activities have directly shaped the landscape or area. This can include a 'continuing' landscape where human activities and uses are still on-going or evolving e.g. residential neighbourhood or mainstreet; or in a 'relict' landscape, where even though an evolutionary process may have come to an end, the landscape remains historically significant e.g. an abandoned mine site or settlement area.*
- *Associative landscapes: those with powerful religious, artistic or cultural associations of the natural element, as well as with material cultural evidence e.g. a sacred site within a natural environment or a historic battlefield.*

## 6.2 Built heritage evaluation

As noted above, *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* provides direction regarding the evaluation of cultural heritage value.

The subject lands at 20 Cityview Drive North contains a late 19<sup>th</sup>-century single-detached dwelling as well as a barn dating from the mid-20<sup>th</sup> century containing some older building materials. The property is broadly associated with the theme of early agricultural settlement of Guelph Township, however, that is not in itself significant or unique. The property is also associated with the Power family, an early European settler to the area. The property is also not a landmark. The site is historically linked to the original land patterns and roadways, however these patterns have been altered in recent decades as this area of the City of Guelph has developed for urban land uses.

The below evaluation summarizes the various components of cultural heritage value, per *Ontario Regulation 9/06* (as updated by *Ontario Regulation 569/22*).

## Ontario Regulation 9/06

## 20 Cityview Drive

### 1. Design/Physical Value

- i. Rare, unique, representative or early example of a style, type, expression, material or construction method ☐
- ii. Displays high degree of craftsmanship or artistic merit ☐
- iii. Demonstrates high degree of technical or scientific achievement ☐

### 2. Historical / associative value

- i. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant ☐
- ii. Yields, or has potential to yield information that contributes to an understanding of a community or culture ☐
- iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. ☐

### 3. Contextual value

- i. Important in defining, maintaining or supporting the character of an area ☐
- ii. Physically, functionally, visually, or historically linked to its surroundings ☐
- iii. Is a landmark ☐

Given the above, the property does not have cultural heritage value.

## 6.3 Summary of heritage character

Given the evaluation undertaken, it is determined that the subject lands do not have cultural heritage value or interest.



# 7.0 Impacts and alternatives

## 7.1 Potential impacts to onsite heritage resources

The Ontario Heritage Toolkit includes information regarding potential impacts on adjacent heritage resources that could result from development or site alteration. These types of impacts could include: destruction of a heritage resource, alteration, shadows, isolation, direct or indirect obstruction, a change in land use; and land disturbances.

The subject lands do not contain built heritage resources, therefore there are no direct or indirect impacts anticipated.

## 7.2 Alternative approaches

Consideration of alternative development approaches is routinely undertaken through the assessment of heritage impacts as a form of mitigation related to potential impacts on cultural heritage resources. Alternatives can include 'do nothing', proceed with proposed development, or proceed with an alternate form of development. Proceeding with the proposed development is recommended, as it has been shown to not result in negative impacts to adjacent cultural heritage resources.

Since there is no potential for negative impacts (either direct or indirect) as a result of the proposed development, there are no further conservation recommendations or monitoring required.

## 7.3 Salvage recommendations

While the existing buildings on the property do not have cultural heritage value, it is good practice to identify potential salvage materials so that they can be utilized onsite or in other projects involving buildings from the same time period. Accordingly, identified elements that may be of interest for salvage consideration include wooden beams from the original barn. It is recommended that materials be reviewed during demolition and either utilized in an alternative form onsite, or made available to interested parties at the applicable time.

## 8.0 Closing

Based on the review undertaken by MHBC, the existing buildings are not considered to have cultural heritage value. The existing barn on the property (20 Cityview Drive North) has older components, but appears to have been re-built in the mid-20<sup>th</sup> century on the same location as an earlier barn structure. Some materials from the original barn were utilized in the re-construction. The dwelling on the property has older components but has been modified over the years to suit property owner needs.

Therefore, the proposed development will not have any negative impacts on identified heritage attributes. Accordingly, no mitigation is recommended or required with respect to the proposed development.

Since the buildings to be removed contains some historic elements, it is recommended that materials be reviewed during demolition for potential salvage opportunities. Materials identified during site review consist of wooden beams from the original barn (which were reused in the construction of the replacement barn).

## 9.0 Sources

Corporation of the City of Guelph. *City of Guelph Official Plan*.

Corporation of the City of Guelph. *Heritage Register of Cultural Heritage Properties*. Accessed online at: <https://guelph.ca/wp-content/uploads/MunicipalRegisterofCulturalHeritageProperties-271119.pdf>

Hunting Survey Corporation Limited. Digital Aerial Photographs, Southern Ontario. Accessed online at: [http://maps.library.utoronto.ca/data/on/AP\\_1954/index.html](http://maps.library.utoronto.ca/data/on/AP_1954/index.html).

Ministry of Culture (now Ministry of Citizenship and Multiculturalism). InfoSheet#5 Heritage Impact Assessments and Conservation Plans, 2006

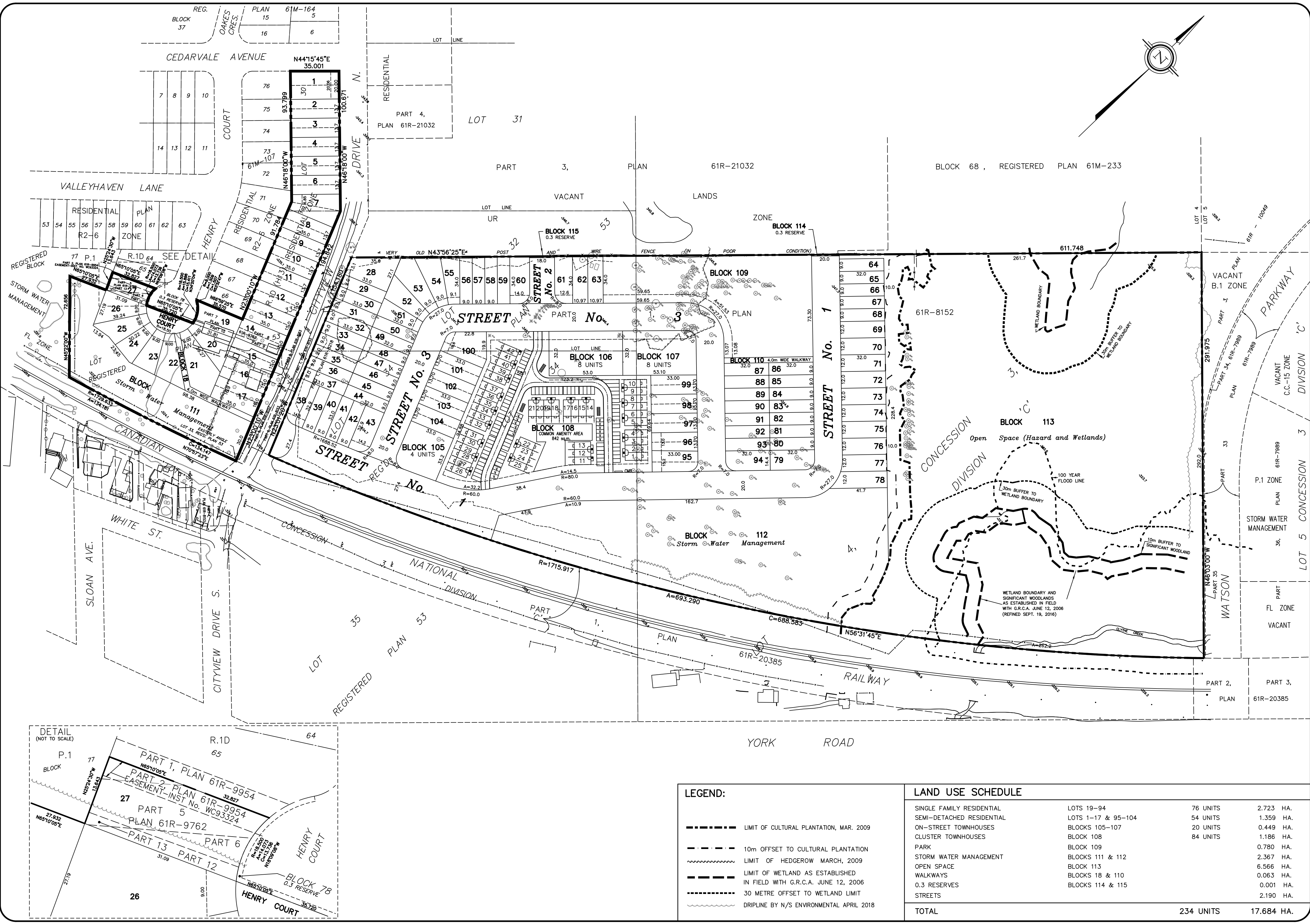
Ministry of Municipal Affairs and Housing, Provincial Policy Statement, May 2020.

Queen's Printer for Ontario. Ontario Heritage Toolkit, 2006.

Queen's Printer for Ontario. *Ontario Heritage Act*, R.S.O 1990.

# **Appendix A**

## Proposed Plan of Subdivision



LEGEND:

-----	LIMIT OF CULTURAL PLANTATION, MAR. 2009
- - - - -	10m OFFSET TO CULTURAL PLANTATION
~~~~~	LIMIT OF HEDGEROW MARCH, 2009
-----	LIMIT OF WETLAND AS ESTABLISHED IN FIELD WITH G.R.C.A. JUNE 12, 2006
-----	30 METRE OFFSET TO WETLAND LIMIT
~~~~~	DRIPLINE BY N/S ENVIRONMENTAL APRIL 2018

LAND USE SCHEDULE			
SINGLE FAMILY RESIDENTIAL	LOTS 19-94	76 UNITS	2,723 HA.
SEMI-DETACHED RESIDENTIAL	LOTS 1-17 & 95-104	54 UNITS	1,359 HA.
ON-STREET TOWNHOUSES	BLOCKS 105-107	20 UNITS	0,449 HA.
CLUSTER TOWNHOUSES	BLOCK 108	84 UNITS	1,186 HA.
PARK	BLOCK 109		0,780 HA.
STORM WATER MANAGEMENT	BLOCKS 111 & 112		2,367 HA.
OPEN SPACE	BLOCK 113		6,566 HA.
WALKWAYS	BLOCKS 18 & 110		0,063 HA.
0.3 RESERVES	BLOCKS 114 & 115		0,001 HA.
STREETS			2,190 HA.
TOTAL		234 UNITS	17,684 HA.

KEY PLAN

N.T.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

OWNERS CERTIFICATE

SURVEYOR'S CERTIFICATE

**CITYVIEW RIDGE DRAFT PLAN OF SUBDIVISION**

OF PART OF

**LOT 4, CONCESSION 3, DIVISION 'C'**

(GEOGRAPHIC TOWNSHIP OF GUELPH)

**AND PART OF LOTS 30, 32 & 33**

**AND ALL OF LOT 34, REGISTERED PLAN 53**

(DIVISION 'C' - GEOGRAPHIC TOWNSHIP OF GUELPH)

**CITY OF GUELPH**

COUNTY OF WELLINGTON

SCALE 1 : 1500

METRIC

DATE: NOVEMBER 9, 2022

DRAWN BY: KS/RA

PROJECT: 16-14-214-00-A

# **Appendix B**

## Curriculum Vitae

## CURRICULUM VITAE

### Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

#### EDUCATION

2004

Bachelor of Environmental Studies,  
Honours Urban and Regional  
Planning, University of Waterloo

Nicholas Bogaert joined MHBC as a Planner in 2004 after graduating from the University of Waterloo with a Bachelor of Environmental Studies Degree (Honours Planning – Co-operative Program).

Mr. Bogaert provides a full range of planning consulting services to public-sector and private-sector clients across Ontario. He has experience related to cultural heritage planning, visual impact assessment, greenfield development planning (plans of subdivision, site plan, condominium), infill development, redevelopment of brownfield and greyfield sites, and mineral aggregate resource site planning. Mr. Bogaert has been qualified as an expert in land use planning and cultural heritage planning before the Local Planning Appeal Tribunal and the Toronto Local Appeal Body.

Mr. Bogaert is a full member of the Canadian Institute of Planners and the Ontario Professional Planners Institute. He is also a Professional Member of the Canadian Association of Heritage Professionals.

Mr. Bogaert is a member of the Cultural Heritage Division of MHBC, and Chair of the Heritage Wilmot Advisory Committee.

#### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners  
Full Member, Ontario Professional Planners Institute  
Professional Member, Canadian Association of Heritage Professionals

#### PROFESSIONAL SERVICE

2012-Present      Chairperson, Heritage Wilmot Advisory Committee  
2011-2012        Vice-Chair, Heritage Wilmot Advisory Committee

#### PROFESSIONAL HISTORY

Jan. 2019 - Present      Associate, MacNaughton Hermsen Britton Clarkson  
Planning Limited

Jan. 2004 – Jan. 2019      Planner / Senior Planner, MacNaughton Hermsen  
Britton Clarkson Planning Limited

#### CONTACT

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nbogaert@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM **VITAE**

**Nicholas P. Bogaert**, BES, MCIP, RPP, CAHP

### SELECTED PROJECT EXPERIENCE – CULTURAL HERITAGE

Involved in the preparation of a Cultural Heritage Resource Strategy for the North District Employment Lands (MiX) in the City of Markham.

Involved in cultural heritage review of proposed addition to townhouse, as well as subsequent provision of evidence at TLAB Hearing in the City of Toronto.

Involved in the preparation of a Heritage Impact Assessment, Documentation Report and Conservation Plan for proposed mixed-use development (Burlington).

Involved in preparation of a Heritage Impact Assessment, Mothball Plan and Conservation Plan for proposed adaptive reuse of dwelling for a private school, including presentation of evidence at LPAT (Town of Milton).

Involved in the preparation of a Heritage Conservation District Study for the Village of Alton (Town of Caledon).

Involved in the preparation of a Scoped Heritage Impact Assessment for a proposed aggregate extraction operation in Huron County.

Involved in the preparation of Cultural Heritage Action Plan for the City of Guelph.

Involved in the preparation of a Heritage Impact Assessment for a proposed aggregate extraction operation in the Township of Woolwich.

Involved in the preparation of an updated Heritage Conservation District Plan for the Port Credit Heritage Conservation District (City of Mississauga).

Involved in the preparation of a Heritage Conservation District Plan for the Village of Port Stanley (Municipal of Central Elgin).

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of the Queenston Quarry (Niagara-on-the-Lake).

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of the Huronia Regional Centre (Orillia).

Involved in the preparation of a Cultural Heritage Survey for a proposed aggregate extraction operation in the Town of Caledon.

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## CURRICULUM **VITAE**

### Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

Involved in the preparation of a Cultural Heritage Study for a proposed aggregate extraction operation in Melancthon Township.

Involved in the preparation of a Cultural Heritage Evaluation Report for the 6<sup>th</sup> Line overpass in the Town of Innisfil.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a vacant property in the City of London.

Involved in the preparation of a Heritage Impact Assessment and subsequent Conservation Plan for the redevelopment of a portion of Bob-lo Island in the Town of Amherstburg.

Involved in the preparation of a Heritage Conservation District Study and Plan for Rondeau Provincial Park cottages (Municipality of Chatham-Kent).

Involved in the preparation of a Heritage Master Plan and updated Heritage Conservation District Plans for the Town of Cobourg.

Involved in the preparation of an updated Heritage Conservation District Plan for the Village of Barriefield (City of Kingston).

Involved in the preparation of a Heritage Impact Assessment for a rural farmhouse in the City of Kitchener.

Involved in the preparation of a Heritage Conservation District Study for the Victoria Square area (City of Markham).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Village of Bala (Township of Muskoka Lakes).

Involved in a pilot project to work on integrating heritage attributes into building inspection reports for provincially significant heritage properties (Infrastructure Ontario).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Garden District (City of Toronto).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Meaford.

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## CURRICULUM **VITAE**

### Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

Involved in the preparation of a Heritage Conservation District Plan for the Village of Port Stanley (Municipal of Central Elgin).

Involved in the preparation of a Cultural Heritage Study related to a proposed Sand and Gravel Pit (Manvers Township).

Involved in the preparation of a Background and Issues Identification Report and Management Plan for the Burlington Heights Heritage Lands (Hamilton / Burlington).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Oakville.

Involved in the preparation of a Heritage Conservation District Study and Plan for the Brooklyn and College Hill areas in the City of Guelph.

Involved in a Cultural Heritage Landscape Study for Rondeau Provincial Park.

Involved in the preparation of a Heritage Impact Assessment for a rural farmstead in City of Cambridge.

Involved in a Commemorative Integrity Statement Workshop for Oil Heritage District, and assisted in preparation of Commemorative Integrity Statement (Lambton County).

Involved in an assessment of feasibility of acquiring Federal surplus land for development as affordable housing within a Heritage Conservation District (Kingston - Barriefield).

### PROFESSIONAL DEVELOPMENT COURSES / CONFERENCES

- |      |  |
|------|--|
| 2004 | Course: 'Plain Language for Planners', Ontario Professional Planners Institute, Toronto.       |
| 2004 | Conference: 'Leading Edge – The Working Biosphere', Niagara Escarpment Commission, Burlington. |
| 2011 | Conference: 'Ontario Heritage Conference – Creating the Will', Cobourg.                        |

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## CURRICULUM **VITAE**

### Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

- |      |  |
|------|--|
| 2012 | Workshop: 'Heritage Conservation District Workshop', University of Waterloo Heritage Resources Centre, Stratford.  |
| 2012 | Conference: 'Ontario Heritage Conference - Beyond Borders: Heritage Best Practices, Kingston.  |
| 2012 | Conference: 'National Heritage Summit - Heritage Conservation in Canada: What's Working?; What's Not?; And What Needs to Change?', Heritage Canada Foundation, Montreal. |
| 2012 | Conference presentation: Heritage Conservation District Misconceptions, Heritage Canada Conference, Montreal.  |
| 2013 | Course: 'Planner at the Ontario Municipal Board', Ontario Professional Planners Institute, Waterloo.   |
| 2013 | Conference presentation: Ideas for Effective Community Engagement – Case Study: Downtown Oakville Heritage Conservation District, OPPI Conference, London.               |
| 2013 | Conference: 'Regeneration – Heritage Leads the Way', Heritage Canada Foundation, Ottawa.   |
| 2013 | Conference presentation: Rondeau Provincial Park: A Cultural Heritage Landscape?, Heritage Canada Conference, Ottawa (with Peter Stewart, George Robb Architect).        |
| 2014 | Conference: 'Ontario Heritage Conference' – Bridging the Past, Crossing into the Future, Cornwall.   |
| 2015 | Conference: 'Ontario Heritage Conference' – Ontario Heritage: An Enriching Experience, Niagara-on-the-Lake.  |
| 2015 | Conference presentation: Heritage Conservation and Urban Design: Challenges, Success, Balance, OPPI Conference, Toronto (with Dan Currie and Lashia Jones, MHBC).        |
| 2016 | Conference: 'Ontario Heritage Conference' – Preservation in a Changing World, Stratford-St. Marys.   |
| 2019 | Conference: 'Ontario Heritage Conference', Bluewater & Goderich.   |

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# CURRICULUM VITAE

## EDUCATION

2006  
Masters of Arts (Planning)  
University of Waterloo

1998  
Bachelor of Environmental  
Studies  
University of Waterloo

1998  
Bachelor of Arts (Art History)  
University of Saskatchewan

## Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

## PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners  
Full Member, Ontario Professional Planners Institute  
Professional Member, Canadian Association of Heritage Professionals

## SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans  
Stouffville Heritage Conservation District Study (2022)  
Alton Heritage Conservation District Study, Caledon (underway)  
Port Stanley Heritage Conservation District Plan (2021)  
Port Credit Heritage Conservation District Plan, Mississauga (2018)  
Town of Cobourg Heritage Conservation District Plan updates (2016)  
Rondeau Heritage Conservation District Study and Plan, Chatham Kent (2016)  
Barriefield Heritage Conservation District Plan Update, Kingston (2015)  
Victoria Square Heritage Conservation District Study, Markham (2015)  
Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)  
Downtown Meaford Heritage Conservation District Study and Plan (2013)  
Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)  
Garden District Heritage Conservation District Study and Plan, Toronto (2014)

Heritage Master Plans and Management Plans  
City of Guelph Cultural Heritage Action Plan (2020)  
Town of Cobourg Heritage Master Plan (2016)  
Burlington Heights Heritage Lands Management Plan (2016)  
City of London Western Counties Cultural Heritage Plan (2014)

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# CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

## Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto (2020)  
City of Kitchener Heritage Property Inventory Update (2016)  
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)  
Designation of Main Street Presbyterian Church, Town of Erin (2019)  
Designation of St. Johns Anglican Church, Norwich (2019)  
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)

## Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton (2015)  
Homer Watson House Heritage Impact Assessment, Kitchener (2016)  
Expansion of Schneider Haus National Historic Site, Kitchener (2016)  
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)  
Redevelopment of former amusement park, Boblo Island (ongoing)  
Redevelopment of historic Waterloo Post Office (2019)  
Redevelopment of former Brick Brewery, Waterloo (2016)  
Redevelopment of former American Standard factory, Cambridge (2014)  
Redevelopment of former Goldie and McCullough factory, Cambridge (2019)  
Mount Pleasant Islamic Centre, Brampton (2020)  
Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)

## Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)  
Blenheim Road Realignment Collector Road EA, Cambridge (2014)  
Badley Bridge EA, Elora (2014)  
Black Bridge Road EA, Cambridge (2013)  
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)  
Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)

## Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge (2013)  
Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)  
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)

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# CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

## Tribunal Hearings:

Redevelopment 217 King Street S, Waterloo (OLT)(2022)  
Redevelopment 147 Main Street, Grimsby (OLT) (2022)  
Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)  
Designation of 30 Ontario Street, St. Catharines (CRB) (2021)  
Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)  
Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)  
Port Credit Heritage Conservation District (LPAT) (2018)  
Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)  
Brooklyn and College Hill HCD Plan (OMB) (2015)  
Rondeau HCD Plan (LPAT) (2015)  
Designation of 108 Moore Street, Bradford (CRB) (2015)  
Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)  
Youngblood subdivision, Elora (LPAT) (2019)  
Downtown Meaford HCD Plan (OMB) (2014)  
Designation of St. Johns Church, Norwich (CRB - underway)

## Master Plans, Growth Management Strategies and Policy Studies

Township of West Lincoln East Smithville Secondary Plan (2022)  
Town of Frontenac Islands Maryville Secondary Plan (2021)  
Niagara-on-the-Lake Corridor Design Guidelines (2016)  
Cambridge West Master Environmental Servicing Plan (2013)  
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)  
Township of Tiny Residential Land Use Study (2012)  
Port Severn Settlement Area Boundary Review (2012)  
Township of West Lincoln Intensification Study and Employment Land Strategy (2011)  
Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)  
Meadowlands Conservation Area Management Plan (2013)  
City of Kawartha Lakes Growth Management Strategy (2010)

## Development Planning

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent

## CONTACT

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## CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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