

Scoped Heritage Impact Assessment – Impact Assessment

1 Rosetta Street Part of Lots 18 and 19, Concession 9 Town of Halton Hills Geographic Township of Esquesing Regional Municipality of Halton

> Prepared for 1 Rosetta Inc. 700 Lawrence Avenue West West Office Tower Toronto ON, M6A 3B4

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EXECUTIVE SUMMARY

Under a contract awarded in October 2020 by 1 Rosetta Inc., Archaeological Research Associates Ltd. (ARA) carried out the heritage evaluation portion of a Heritage Impact Assessment in advance of the proposed redevelopment of 1 Rosetta Street in Georgetown, Town of Halton Hills, Ontario. In addition to the subject property at 1 Rosetta Street, the heritage evaluation considered two buildings which are listed on the Halton Hills Municipal Heritage Register (Town of Halton Hills 2020a). They include a two-storey former industrial building at 2 Rosetta Street and a two-and-a-half-storey residential building at 11 Caroline Street. The heritage evaluation was completed in January 2021, and the full report and findings are included as Appendix B of this report.

This report will address the remaining components of the Heritage Impact Assessment as identified in the *Town of Halton Hills Heritage Impact Assessment Terms of Reference* (May 2020) and as identified by City of Halton Hills Town Staff, this Heritage Impact Assessment will only consider impacts of the proposed development on 2 Rosetta Street and 11 Caroline Street (Correspondence, February 10, 2021). The additional sections in this Heritage Impact Assessment include:

- 5. Description of the Proposed Development or Site Alteration (see Section 4.0)
- 6. Measurement of Development of Site Alteration Impact (see Section 5.0)
- 7. Consideration of Alternatives, Mitigation and Conservation Method (See Section 6.0)

The proposed development includes the removal of all buildings associated with 1 Rosetta Street and the construction of an 8-storey and two 12-storey residential buildings. IBI Group noted that "the subject lands are located within a Major Transit Station Area on a commuter rail line. The intent is to direct intensification and growth to these areas, while keeping mature neighbourhoods as stable" (2022). The proposed development underwent additional refinement and site plan modifications which helped reduce but not eliminate impacts. The proposed development will have impacts which cannot be mitigated given that the proposed development is in contrast in scale, massing, and height relative to 2 Rosetta Street and 11 Caroline Street. Mitigative measures have been proposed to assist in reducing some of the direct and indirect impacts.

The following conservation/mitigation strategies are recommended:

- A Commemoration and Interpretive Plan for 1 Rosetta Street which at minimum would convey information about the property's connection with the Georgetown paper industry and include the integration of some of the concrete blocks from the existing former paper mill building. This plan can be completed as part of the site plan approval.
- A Documentation and Salvage Plan for 1 Rosetta Street.
- To protect 2 Rosetta Street and 11 Caroline Street during construction, vibrations should be identified through a Zone of Influence study if deemed necessary by Town of Halton Hills Staff. If deemed necessary, it is recommended that Town of Halton Hill staff provide guidance on the assessment method and criteria and at what stage of the planning process the study should be undertaken.
- Explore additional opportunities to create a better relationship with the surrounding properties and the proposed building through the Design Guidelines such as:
 - It is recommended that the materials to be used on the lower levels be in keeping with the surrounding context.
 - Increased architectural articulation (i.e., decorative brick bands, columns, or brick design) along the lower levels of the buildings to create a more sympathetic

relationship of the proposed building to the existing buildings along the streetscape. Additional architectural articulation should be considered along entrances and openings.

Design considerations can be further addressed in the Urban Design Guidelines.

- A landscape plan, which addresses vegetative screening and plantings, particularly along Caroline Street, would assist in reducing some of the visual impact of the proposed new buildings. It is recommended that any new plantings be species which are shade tolerant and can thrive in these climates. A qualified landscape architect should be engaged to ensure new plant viability.
- If determined by the Town of Halton Hills, an archaeological assessment should be carried out prior to construction of the proposed development.
- The Town of Halton Hills Heritage Register should be updated, and 1 Rosetta Street removed.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd. BHR – Built Heritage Resource CHIS – Cultural Heritage Impact Statement CHVI – Cultural Heritage Value or Interest CHL – Cultural Heritage Landscape HIA – Heritage Impact Assessment MHSTCI – Ministry of Heritage, Sport, Tourism and Culture Industries OHA – Ontario Heritage Act O. Reg. – Ontario Regulation PPS – Provincial Policy Statement **PERSONNEL**

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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in Appendix A.

Town of Halton Hills Terms of Reference	Relevant ARA Section
1. Introduction to Development Site	1.0 Project Context
	2.0 Legislative and Policy Review
2. Historic Research, Site Analysis and	Appendix B- 3.0 Site History
Evaluation	Appendix B- 5.0 Field Survey
	Appendix B- Appendix A: Maps and Figures
3. Assessment of Current Conditions	Appendix B- 6.0 Property Description - 1 Rosetta Street
	Appendix B- 7.0 Property Description - 2 Rosetta Street
	Appendix B- 8.0 Property Description - 11 Caroline Street
	Appendix B- Appendix B: Subject Property Images
4. Evaluation of Cultural Heritage Value or	Appendix B- 4.0 Consultation
Interest	Appendix B- 9.0 Heritage Assessment
	3.0 Heritage Assessment
5. Description of Proposed Development or Site Alteration	4.0 Description of Proposed Development
6. Measurement of Development or Site Alteration Impacts	5.0 Analysis of Impact Assessment
7. Considerations of Alternatives, Mitigation and	6.0 Mitigation Measures
Conservation Methods	7.0 Implementation
	Scoped to include mitigation measures and conservation methods
	for 2 Rosetta Street and 11 Caroline Street.
8.0 Summary Statement and Conservation	8.0 Summary Statement and Concernation Recommendations
Recommendations	8.0 Summary Statement and Conservation Recommendations
9.0 Bibliography	9.0 Bibliography
10.0 Report Author Credentials	Appendix A: Key Team Member Two Page CV

HALTON HILLS HIA REQUIREMENTS CHART

1.0 PROJECT CONTEXT

Under a contract awarded in October 2020 by 1 Rosetta Inc., Archaeological Research Associates Ltd. (ARA) carried out the heritage evaluation portion of a Heritage Impact Assessment (HIA) in advance of a proposed redevelopment of 1 Rosetta Street in Georgetown, Town of Halton Hills, Ontario. Heritage Halton Hills had considered the proposed removal of 1 Rosetta Street and noted that they do not object to the principle of demolition of 1 Rosetta, "*provided its heritage value in connection with the Georgetown paper industry is commemorated appropriately on site*" (*Recommendation No. HERTIAGE- 2018-0011*). The Heritage Halton Hills recommendations regarding 1 Rosetta Street has been considered within this report.

The previously completed heritage evaluation considered the subject property as well as properties at 2 Rosetta Street and 11 Caroline Street which are listed on the Halton Hills Municipal Heritage Register (Town of Halton Hills 2020a). They include a two-storey former industrial building at 2 Rosetta Street and a two-and-a-half-storey residential building at 11 Caroline Street. The heritage evaluation was completed in January 2021, and the full report and findings are included as Appendix B of this report.

This HIA builds on the findings from the completed evaluation and the Heritage Halton Hills recommendations regarding the removal of 1 Rosetta Street. As identified by City of Halton Hills Town Staff, this HIA will consider any impacts of the removal of 1 Rosetta Street and the proposed development on 2 Rosetta Street and 11 Caroline Street, and provide mitigation and conservation recommendations (Correspondence, February 10, 2021).

The property owner is proposing a redevelopment of the site, including the construction of multiple buildings on the subject property. The property owner's contact information is as follows:

1 Rosetta Inc.

700 Lawrence Avenue West West Office Tower Toronto ON, M6A 3B4

The assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Town of Halton Official Plan* (Town of Halton Hills 2020b) and the *Town of Halton Hills Heritage Impact Assessment Terms of Reference* (Town of Halton Hills 2020c).

This report will address the remaining components of the HIA as identified in the *Town of Halton Hills Heritage Impact Assessment Terms of Reference* (May 2020) and communicated through Town of Halton Hills Staff. The report includes:

- 5. Description of the Proposed Development or Site Alteration (see Section 4.0)
- 6. Measurement of Development of Site Alteration Impact (see Section 5.0)
- 7. Consideration of Alternatives, Mitigation and Conservation Method (See Section 6.0)
- 8. Summary Statement and Conservation Recommendations (See Section 06.2)

All notes, photographs and records pertaining to the heritage assessment will be housed at ARA's offices located at 1 King Street West, Stoney Creek, Ontario.

2.0 LEGISLATION AND POLICY REVIEW

The framework for this report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines.

2.1 **Provincial Policies and Guidelines**

2.1.1 The Planning Act

In Ontario, the *Planning Act* is legislation used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

(a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;

(b) to provide for a land use planning system led by provincial policy;

(c) to integrate matters of provincial interest in provincial and municipal planning decisions;

(d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;

(e) to encourage co-operation and co-ordination among various interests;

(f) to recognize the decision-making authority and accountability of municipal councils in planning.1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

"The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the 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". 1990: Part I (2. d)

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement* (PPS), issued under section 3 of the *Planning Ac*t, came into effect May 1st, 2020.

2.1.2 The Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS 2020) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use

planning issues including cultural heritage outlined in Section 2.0 as including: "Ontario's longterm prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits" (MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed polices in Section 2.6, such as "2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved" and "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" (MMAH 2020:31).

2.1.3 Ontario Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The Act has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining cultural heritage value or interest (CHVI) (MHSTCI 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific Cultural Heritage Landscape (CHL) evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features and the property as a whole. The O. Reg. 9/06 criteria includes: design or physical value, historical or associative value and contextual value.

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, activity, 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. O. Reg. 9/06, s. 1 (2).

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

- 1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
- 2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
- 3. Lastly, a municipality has the authority to add an individual or grouping of non-OHA designated property(ies) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources. It allows a municipality to deny demolition permits, to guide change through development review of protected property(ies) and adjacent protected property(ies) and to control property alterations through a heritage permit system.

2.1.4 Summary of Provincial Policies

The PPS addresses cultural heritage resources and promotes their conservation. The PPS notes that significant heritage resources "shall be conserved". The subject property is not designated under Part IV of the Ontario Heritage Act, however it is recognized under Section 27 of the OHA. This heritage impact assessment will address conservation and promotion of the importance of the cultural heritage resources of 1 Rosetta Street and consider the cultural heritage resources located at 2 Rosetta Street and 11 Caroline Street.

2.2 Municipal Policies

2.2.1 Halton Region Official Plan

The goal for the conservation of cultural heritage resources as stated in Policy 165 in the *Halton Region Official Plan* is to "protect the material, cultural and built heritage of Halton for the present and future generations" (2018:115). An objective of the Region for cultural heritage resources is to: "To promote awareness and appreciation of Halton's heritage" (2018:115). In Policy 167.(1) Halton Region recognizes the need to: "Maintain, in conjunction with Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton" (2018:116). The promotion and recognition of cultural heritage resources throughout the Region is to occur through the development of "a coordinated heritage signage and heritage promotion program" (Policy 167.(8), Halton Region 2018:117).

2.2.2 Town of Halton Hills Official Plan

One of the strategic objectives outlined in the Town of Halton Hills Official Plan with respect to cultural heritage resources is to "foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Town" (Town of Halton Hills 2020b:A-11). Section F5 of the Town of Halton Hills Official Plan (2020b:F17) contains cultural heritage policies. F5 indicates:

It is the intent of this Plan that the Town's cultural heritage resources be identified, conserved and enhanced whenever practical and that all new development occur in a manner that respects the Town's rich cultural heritage.

To this end, the Town requires a Cultural Heritage Impact Statement (CHIS) to "support an application for development if the affected lands are the site of an identified or significant cultural

heritage resource or are located" (2020b:F17-F18). The components of a CHIS are to contain a description of:

- a) The proposed development;
- b) The cultural heritage resource(s) to be affected by the development;
- c) the impacts upon the cultural heritage resource(s) of the proposed development;
- d) the measures necessary to mitigate the negative impacts of the development on the cultural heritage resource(s);
- e) how the proposed development will relate, in terms of height, built, massing and presence with identified heritage buildings on the property and in the area; and,
- f) how the policies of the Cultural Heritage Regional Master Plan have been incorporated or satisfied, where one has been prepared and the recommendations have been incorporated into this Plan.

And mitigations for impacts of development on cultural heritage resources, Policy F5.1.4 indicates there are conditions that may be imposed by Council as a condition of development approval including: "the implementation of appropriate mitigation measures, to minimize the impact of the development" (2020b:F18). The *Town of Halton Hills Heritage Impact Assessment Terms of Reference* (2020c) echoes the list of requirements noted above and contains additional information on components of a CHIS/HIA.

2.2.3 Summary of Municipal Policies

The evaluation and promotion of the cultural heritage resources at 1 Rosetta Street will be through commemoration which flows from policies in both the regional and local municipal official plans.

2.3 Key Concepts

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Built Heritage Resource** (BHR) can be defined in the *PPS* as: "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 Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers" (MMAH 2020:41).
- **Cultural Heritage Value or Interest** (CHVI), also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA) O. Reg.* 10/06.
- **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 relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments" (MMAH 2020:41).
- **Heritage Attributes** are defined in the *PPS* as: "the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built constructed, or manufactured elements, as well as natural

landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property" (MMAH 2020:44-45).

- **Protected heritage property** is defined as "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" (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: "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" (MMAH 2020:51).

The *Region of Halton Official Plan* terms that relate to the conservation of cultural heritage resources within the Region include:

- Adjacent Lands means "for the purposes of Section 167(3), those lands contiguous to a protected heritage property or as otherwise defined in the Area Local Official Plan" (2018:148).
- **Built Heritage Resources** means "one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions" (2018:150).
- **Cultural Heritage Resources** means "elements of the Regional landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include built heritage resources, cultural heritage landscapes, and archaeological resources" (2018:151).

The *Town of Halton Hills Official Plan* also contains distinctive terms related to their cultural heritage policies. Several are:

- **Built Heritage** means individual or group of significant buildings, structures, monuments, installations, or remains, which are associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. These resources may be designated or subject to a conservation easement under the Ontario Heritage Act, or listed by the federal or provincial governments or the Town" (Town of Halton Hills 2020b:G-30).
- **Conserved** means the identification, protection, use and/or management of cultural heritage resources in a manner that retains their heritage values, attributes and integrity (2020b:G-31).
- **Cultural Heritage Resources** means "those things left by a people of a given geographic area, and includes:
 - a) built heritage, such as buildings, structures, monuments or remains of historical, cultural or architectural value, and including protected heritage property;
 - b) cultural heritage landscapes, such as rural, hamlet or urban uses of historical or scenic interest; and,
 - c) archaeological resources" (2020b:G-32).

3.0 HERITAGE ASSESSMENT

The findings from the evaluation, according O. Reg, 9/06 are found in Appendix B. The Statement of Cultural Heritage Value or Interest which will be used to consider potential impacts as a result of the proposed development are included below.

3.1 Statement of Cultural Heritage Value or Interest for 1 Rosetta Street

Introduction and Description of Property

1 Rosetta Street is bounded by Rosetta Street (east), Caroline Street (north), St. Michaels Street (west), and the Georgetown GO, Halton Hills station, parking and railway line (south) in the Town of Halton Hills. The property contains a large industrial building constructed in 1905 with significant additions in 1947.

Statement of Cultural Heritage Value/Statement of Significance:

Physical/Design Value

1 Rosetta Street is unique amoung early 20th centry industrial buildings for its construction using cast stone and gable roof on the 1905 and 1947 portions. Cast stone gained popularity in the early 20th centry as an economical substitute for natural stone. Block facings could be made to resemble rusticated stone (called rock faced) or designed with more ornamental decorations. The rusticated pattern on the 1905 and 1947 sections of 1 Rosetta Street are distinct. The 1905 and 1947 face is close to medium rock face, while the 1951 pattern is less rough and more resembling smooth waves.

Historical or Associative Value

1 Rosetta Street exhibits a historic association with the Barber family and the development and growth of the paper industry in Georgetown. In the late 1830s the Barber brothers, John and James, established the Barber Paper Mills along the banks of the Credit Creek. The Barber Paper Mill in Georgetown became the largest industry in Halton County and produced book paper, lithographic paper and label papers, poster and higher grade newspaper. The Canada Coated Paper Mill at 1 Rosetta Street was constructed under the direction of John R. Barber, descendant of the Barber Paper Mills founder.

1 Rosetta Street is directly assoicated with John R. Barber. Barber took over opeartion of the Barber Paper Mill in 1880 and was at the helm of the company when 1 Rosetta Street was constructed in 1905. John R. Barber is notable for his contributions to the growth of the local and provincial paper industry and his use of hydroelectricity in the manufacturing processes. He organized and became the first president of the Toronto Paper Manufacturing Company Limited and served in executive roles for the Spanish River Pulp and Paper Company Limited of Toronto (incorporated 1899) and the Nepigon Pulp, Paper and Manufacturing Company Limited of Port Arthur (incorporated 1900).

Outside of the paper industry John R. Barber is noted as having director roles in mining, insurance and manufacturing companies. In 1888, John Roaf Barber commissioned the construction of a hydro-electric generator, known locally as Barber's Dynamo, by the Cleveland Brush Company. Barber's use of hydroelectricity in the late 19th century is considered the earliest such use for manufacturing in North America. Between 1861 and 1905 he served in the militia, first in the Georgetown Volunteer Militia Infantry Company and then in the 20th (Halton) Battalion (the Lorne

Rifles). He saw active service in 1866, at Ridgeway against the Fenians. He achieved the rank of major in 1876 and for many years was paymaster of the 20th Battalion. A president of the Mechanics' Institute in Georgetown, he also rose to become Master of Credit Masonic Lodge No.219 in 1874. He chaired the first meeting of the board of high-school trustees. John sat on the local council and was reeve of Georgetown from January 1867 to December 1876 and again in 1882, when he also served as warden of Halton County. From 1898 to 1904 he was the Liberal MPP for Halton.

Contextual Value

1 Rosetta Street is functionally linked to the landscape through its placement along the rail line. It is also historically linked to the adjacent former paper coating factory at 2 Rosetta Street which was a competitor paper coating factory.

1 Rosetta Street is historically associated with the Barber Paper Mill located along the river, as they were both owned by the Barber family .The paper milled at the Barber Paper Mill was coated at 1 Rosetta Street for the manufacture of glazed box paper, high class coated book, coated blanks, and box board.

Cultural Heritage Attributes

- 1905 and 1947 portions of the building:
 - \circ Cast stone construction
 - o Gable roofs
- Location adjacent to the rail line
- Location adjacent to another former paper coating factory at 2 Rosetta Street

3.2 Statement of Cultural Heritage Value or Interest for 2 Rosetta Street

Introduction and Description of Property

2 Rosetta Street is situated south of the intersection of Rosetta Street and River Drive, in the Town of Halton Hills. The property contains a former industrial building constructed circa 1910. Statement of Cultural Heritage Value/Statement of Significance:

Physical or Design Value

2 Rosetta Street is a representaive example of an early 20th century industrial building. It is considered to be the earliest example of the reinforced concrete construction method in Georgetown. Typical of buildings of this era and function, the building is a long rectagular form based on structural and functional requirements. The utilitarian building has no decoration; a regular rhythm of window and door openings and a flat roof. It is unique in its use of reinforced concrete.

Historical or Assoicative Value

2 Rosetta Street exhibits a historic association with the growth of the paper industry in Georgetown. It was one of a pair of factories that manufatured coated paper products. The Georgetown Coated Paper Mill was established next door to the Canada Coated Paper Mill (1 Rosetta Street) as competition, with equal access to the railway for transportation. In 1936, the

Georgetown Coated Paper Mills company was sold to Alliance Paper Mills and in 1965 Alliance sold the property to Domtar Inc. The mill ceased operation in 1977.

Contextual Value

2 Rosetta Street is functionally linked to the landscape through its placement along the rail line. It is also historically linked to the adjacent former paper coating factory at 1 Rosetta Street which was a competitor paper coating factory.

Cultural Heritage Attributes

- Former coating mill building including:
 - Regular rhythm of window and door openings
 - Two-storey construction with a three-storey section and two, two-and-a-half storey sections
 - Flat roof
- Location adjacent to the rail line
- Location adjacent to another former paper coating factory at 1 Rosetta Street

3.3 Statement of Cultural Heritage Value or Interest for 11 Caroline Street

Introduction and Description of Property

11 Caroline Street is situated on the west side of Caroline Street between Rosetta Street and St. Michaels Street, in the Town of Halton Hills. The property contains a two-storey house constructed in 1908.

Statement of Cultural Heritage Value/Statement of Significance:

Historical or Assoicative Value

11 Caroline Street is associated with John Mason, a paper maker who worked at the Canada Coated Paper Mill (1 Rosetta Street). John also served on the Georgetown Town Council and Public School Board.

Contextual Value

11 Caroline Street is functionally and historically linked to the adjacent former paper coating factory at 1 Rosetta Street. The property owner John Mason was a paper maker who worked at the Canada Coated Paper Mill (1 Rosetta Street).

Cultural Heritage Attributes

- Two-storey residential builling
- Location adjacent to the former paper coating factory at 1 Rosetta Street

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Vision and Rationale for Proposed Development and Land Use Planning Context

The vision and rationale for the proposed development and the land use planning context is described as:

...the subject lands are located within the existing Built-Up Area. Within the Growth Plan, a minimum of 50% of all residential development should occur within the Built-Up Area of the Region of Halton. As per the Region of Halton Amendment 48 ("ROPA 48"), the subject lands are located within the Georgetown GO Protected Major Transit Station Area on a Commuter Rail Corridor ("PMTSA"). The intent for PMTSA areas is for municipalities to direct intensification to accommodate growth with a diverse mix of uses including residential uses. ROPA 48 generally prescribes minimum density targets to PMTAs however in the case of the Georgetown GO, minimum density targets will be determined though the municipal comprehensive review. Additionally, the Region recently the released Draft Regional Official Plan Amendment 49 ("ROPA 49") which defines how and where Halton will grow by implementing the Regional Integrated Growth Management Strategy. The Draft Modified Preferred Growth Plan proposes that all population and employment growth before 2041 be directed to the existing approved urban boundary, while the distribution of post-2041 growth will be determined at the next statutory 5-year review. ROPA 49 has proposed updates to the local municipalities intensification targets and prescribes that 3,600 housing units will be located within the Built-Up Area of Halton Hills to 2041.

Currently, the subject lands are designated 'High Density Residential/ Mixed Use' within the Town of Halton Hills GO Station Secondary Plan. It is within the GO North Precinct, which is planned to encourage intensification and redevelopment of existing brownfield sites immediately adjacent to the railway corridor. The vision for the Go North Precinct is to also recognize the potential for development of the lots fronting onto these intensification sites as medium density development to complement the abutting high-density developments. As part of the recently completed Intensification Study, the Go Station has a minimum target of 1,540 units and a maximum target of 2,341 units for 2016 – 2041. The High Density Residential/Mixed Use II designation allows that the maximum height and density can be increased to a maximum FSI of 2.5 and a height of 12 storeys for some portions with this designation, provided that the Town is satisfied that there are no significant impacts.

An Official Plan Amendment is being requested to increase the density and height for the subject lands.

Currently, the subject lands are zoned Development 'D', which means that the lands are intended to be redeveloped. The lots fronting onto Caroline and Rosetta Street are zoned Low Density Residential One, but do not have a Mature Neighbourhood overlay on it, which indicates that the lots are not regarded as stable neighbourhoods. The proposal will require a Zoning By-law Amendment to rezone to the High Density Residential Zone (IBI Group, 2022).

4.2 Proposed Development

Overall, the proposed development includes one eight storey residential building on the northern portion and two 12-storey residential buildings on the southern portion of the subject lands, comprising a total of 640 units and 707 parking spaces. The eight-storey building has terraced step backs at the 8th, 9th, 10th, and 12 storey. The twelve-storey residential buildings are connected through a common lobby. A large private park is proposed in the middle of the subject lands. Vehicular access to the proposed development will be provided from Rosetta Street and Caroline Street.

As noted, the proposed development involves the construction of three new buildings (see Figure 1). The buildings are described as:

- Building 01 twelve- storey residential building
- Building 02 twelve-storey residential building with an eight-storey section
- Building 03 eight-storey residential

The proposed development places the buildings along the outer parameters of the property which generally follows a U-shaped footprint (see Figure 1). Two full levels of underground parking are proposed and include 707 parking spaces (see Figure 3 and Figure 4). A total of 640 units are proposed, which range from one-bedroom units to three-bedroom units (see Figure 2, Figure 5-Figure 14).

Building 01 and 02 are both 12-storey residential buildings connected via a shared lobby. Together, these buildings compose an L-shaped structure located along the south edge of the property parallel to the CN Railway, the west side of the property parallel to St. Michaels Street, and the north-west corner of the building running parallel to Caroline Street. A portion of Building 02 which fronts towards Caroline Street is eight storeys with a terrace area on the 8th floor. The eight-storey section is connected to the southern portion of Building 02 with stepped terraces on the 9th, 10th and 12th storeys. The rear of the property (along the CN Railway) is proposed at twelve-storeys. Inset porches are also found along the elevation which fronts towards Caroline Street and the elevation which fronts inwards to the development (see Figure 17–Figure 19).

Building 01 is a rectangular building located along the south edge of the property parallel to the CN Railway. The building's ground floor contains an above ground parking area that is constructed at the property's southern boundary. A shared outdoor amenity space is located on the south side of the second storey of Building 01, located above this ground floor parking area. Southern units, adjacent to the railway, have an enclosed solarium space and southern units on the second floor, also contain a private backyard area (see Figure 5, Figure 15 and Figure 16).

Building 03 is a rectangular shaped building located along the northeast corner, parallel to Caroline Street, and along the east side of the property parallel to Rosetta Street. Building 03 is 8-storeys and includes patios for ground floor units and balcony spaces on the 4th, 5th, 6th and 7th floor units. The 8th floor contains terrace space parallel to Rosetta Street and Caroline Street with the western units on the 8th floor containing balcony space (see Figure 17- Figure 19).

An opening for vehicle access is found in the south-east corner of the lot off of Rosetta Street, which is lined with sidewalks, providing pedestrian access. A second opening is found along Caroline Street. A park area/open space is located between Building 02 and 03 along Caroline Street. At the centre of the property is a roundabout which supplies vehicle access to each building and their respective entries and the underground parking. There are 14 surface parking spots,

four of which are accessibility spaces (see Figure 2) There is bicycle parking interspersed throughout the site.

4.2.1 Sun/Shadow Study

A Sun/Shadow Study was prepared on February 15, 2022 by ICON. The report states:

In review of the images we have determined that the shadows of the proposed development impact a total of thirteen (13) properties to the East and fifteen (15) properties to the North. No (0) properties were impacted to the West or South of the proposed development. All the impacted properties listed below are identified as residential properties except one (1) property to the East located at 2 Rosetta St. which is identified as Manufacturing. There are no parks, open spaces or natural areas impacted by the shadows of the proposed development. (ICON 2022:3).

The report outlines the impacts on 11 Caroline Street and 2 Rosetta Street. Specific impacts include:

11 Caroline St. was impacted for a single hourly test time in the morning on each of March 21 and September 21 at 9:18 am. The property is also impacted for four hours in the morning of December 21 at 9:18 am, 10:18 am, 11:18 am and 12:18 pm.

2 Rosetta St. was only impacted for two hourly test times in the afternoon on each of March 21 and September 21 at 5:18 pm and 6:18 pm. The property is also impacted for four hours in the afternoon of December 21 from 1:18 pm, till 4:18 pm. (ICON 2022:3-4).

After reviewing the illustrations from various times of day at multiple points in the year the Sun and Shadow Study concluded that:

...it is our opinion that the shadow impacts caused by the proposed development are acceptable, as minimal impacts can be seen on neighbouring streets and shadow sensitive properties and there are no impacts on parks, open spaces or natural areas (ICON 2022:5).







Figure 2: Ground Floor Plan (ICON Architects 2022)



Figure 3: Underground Parking Level 1 Plan (ICON Architects 2022)







Figure 5: 2nd Floor Plan (ICON Architects 2022)



Figure 6: 3rd Floor Plan (ICON Architects 2022)



Figure 7: 4th Floor Plan (ICON Architects 2022)



Figure 8: 5th Floor Plan (ICON Architects 2022)





Figure 10: 8th Floor Plan (ICON Architects 2022)



Figure 11: 9th Floor Plan (ICON Architects 2022)







Figure 13:12th Floor Plan (ICON Architects 2022)







Figure 15: Building 1 and 2 – North and South Elevations (ICON Architects 2022)



Figure 16: Building 1 and 2 – East and West Elevations (ICON Architects 2022)



Figure 17: Building 3 – Elevations (ICON Architects 2022) Scoped Heritage Impact Assessment 1 Rosetta Street, Town of Halton Hills, Regional Municipality of Halton



Figure 18: Sections Showing Building Setback (ICON Architects 2022)


Figure 19: Sections Showing Building Setback (ICON Architects 2022)

5.0 ANALYSIS OF IMPACT ASSESSMENT

5.1 Direct and Indirect Impacts

Any potential project impacts on identified BHRs must be evaluated, including direct and indirect impacts.

Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to: initial project staging, excavation/levelling operations, construction of access roads and renovations or repairs over the life of the project. These direct impacts may impact some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact unknown archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

InfoSheet #5: Heritage Impact Assessments and Conservation Plans (MHSTCI 2006:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource (MHSTCI 2006).

5.1.1 1 Rosetta Street

The proposed development involves the removal of all existing buildings associated with 1 Rosetta Street. The removal of 1 Rosetta Street has already been reviewed at the Heritage Halton Hills Committee meeting under the *Pre-Application Advice Regarding Heritage Value* held on Wednesday February 21, 2018. Minutes from the meeting state,

A. Fisher presented a Power Point review of the architectural features and history of the Old Paper Mill located at 1 Rosetta Street, and noted the property owner(s) wants to understand if there are any heritage concerns as they plan for the future of the property. Members discussed the property and surrounding area which is targeted in the Town's Official Plan for high density housing close to the GO station. Although parts of the building are in poor condition, this property is important to the history and development of Georgetown as the centre of Ontario's paper industry. Members agreed that some commemorative signage about the paper industry and its influence on the town would be beneficial to the community.

The meeting (HERITAGE-2018-0011) resulted in the following recommendations.

THAT Heritage Halton Hills does not object to the principle of the demolition of the Old Paper Mill, 1 Rosetta Street, Georgetown, provided that its heritage value in connection with the Georgetown paper industry is commemorated appropriately on site;

AND FURTHER THAT Heritage Halton Hills be consulted with respect to the form, design and location of the commemoration which should include some of the concrete blocks from the existing former paper mill building (Recommendation No. HERTIAGE- 2018-0011).

Nonetheless, an assessment of impacts on 1 Rosetta Street has been included and evaluated using the direct or indirect impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006) to ensure that the recommendations from Heritage Halton Hills are adequately captured and addressed. The impacts are examined below in Table 1.

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	The proposed development involves the removal of the buildings associated with 1 Rosetta Street. This has already been approved by the Halton Hills Heritage Committee.
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource, such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	The proposed development will eliminate the historic relationship between 1 Rosetta Street and 2 Rosetta Street and the relationship between 1 Rosetta Street and 11 Caroline Street.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	Ν	The proposed development involves the removal of the building associated with 1 Rosetta Street. This has already been approved by the Halton Hills Heritage Committee. As such, there are no impact from shadows to 1 Rosetta Street.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	Y	The location and relationship of 1 Rosetta Street to 2 Rosetta Street and to the adjacent rail line is a noted heritage attribute. The proposed development would eliminate the contextual relationship between the two properties and the contextual relationship to the rail line
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	Ν	No significant views or vistas were identified as a heritage attributes associated with 1 Rosetta Street.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	Y	The proposed development involves a change in land use from commercial use to residential use.

Table 1: Impact Evaluation for 1 Rosetta Street (Adapted from MHSTCI 2006:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Y	The proposed development involves the construction of an 8-storey building, a 12-storey building with eight storey section connected to another 12 storey residential building with two levels of underground parking. This has the potential to create a land disturbance which may adversely affect unknown archaeological resources.

As Table 1 summarizes, the heritage attributes of 1 Rosetta will be directly adversely impacted by the proposed development as defined by MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006). The impacts include:

- Impact 1 The proposed development would result in the removal of all heritage attributes associated with 1 Rosetta Street.
- Impact 2 The proposed development would eliminate the contextual relationship between the 1 Rosetta and 2 Rosetta Street and the contextual relationship between 1 Rosetta and the rail line.
- Impact 3 The proposed development would result in a change of land use.
- Impact 4 The proposed development has the potential to create a land disturbance which may adversely affect unknown archaeological resources.

5.1.2 2 Rosetta Street

An assessment of impacts on 2 Rosetta Street can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006). The impacts are examined below in Table 2.

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	There is no planned destruction of any, or part of any, heritage attributes associated with the building at 2 Rosetta Street as a result of the proposed development. There is the potential for impacts to heritage attributes from continued exposure to vibrations caused during the construction phase.
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	The proposed development will not alter the historic fabric of 2 Rosetta Street. The heritage property at 2 Rosetta Street will remain in situ and will continue to contribute to the character of the streetscape. The proposed development alters the current context of 2 Rosetta Street. Although the scale and height of the proposed development are prescribed by the OP it is in contrast in scale, massing and height relative to 2 Rosetta Street.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	Ν	The shadow study concluded that shadow impacts caused by the proposed development are acceptable (ICON 2022).

Table 2: Impact Evaluation for 2 Rosetta Street (Adapted from MHSTCI 2006:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	Y	The location and relationship of 1 Rosetta Street to 2 Rosetta Street is a heritage attribute (see section 3.2). The proposed development would eliminate the contextual relationship and the historic relationship between 1 Rosetta Street and 2 Rosetta Street.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	Ν	No significant views or vistas were identified as a heritage attributes associated with 2 Rosetta Street.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	Ν	There is no proposed change in land use to 2 Rosetta Street as a result of the proposed development.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Ν	There is no anticipated land disturbance to 2 Rosetta Street which may adversely affect any archeological resources as a result of the proposed development.

As Table 2 summarizes, the heritage attributes of 2 Rosetta Street will be directly adversely impacted by the proposed development as defined by MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006). The impacts include:

- Impact 5 There is the potential for impacts to heritage attributes from continued exposure to vibrations caused during the construction phase.
- Impact 6 The proposed development is an alteration of 1 Rosetta Street which detract from the visual context of the surroundings and is in contrast in scale, massing, and height relative to 2 Rosetta Street.
- Impact 7 The proposed development would eliminate the historical and contextual relationship between 1 Rosetta Street and 2 Rosetta Street.

5.1.3 11 Caroline Street

An assessment of impacts on 11 Caroline Street can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006). The impacts are examined below in Table 3.

(Adapted from MHSTCI 2006a:3)			
Type of Negative Impact	Applicable? (Y/N)	Comments	
Destruction of any, or part of any, significant heritage attributes.	Y	There is no planned destruction of any, or part of any, heritage attributes associated with the building at 11 Caroline Street as a result of the proposed development. There is the potential for impacts to heritage attributes due to continued exposure to vibrations caused during the construction phase.	
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	The proposed development will not alter the historic fabric of 11 Caroline Street. The heritage property at 11 Caroline Street will remain in situ and will continue to contribute to the character of the streetscape. The proposed development alters the current context of 11 Caroline Street. Although the scale and height of the proposed development are prescribed by the OP it is in contrast in scale, massing and height relative to 1 Rosetta Street.	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	The shadow study concluded that shadow impacts caused by the proposed development are acceptable (ICON 2022).	
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	Y	The location and relationship of 11 Caroline Street to 1 Rosetta Street is a noted heritage attribute (see section 3.3). The proposed development would eliminate the contextual and historic relationship between 1 Rosetta Street and 11 Caroline Street.	
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	Ν	No significant views or vistas were identified as a heritage attribute associated with 11 Caroline Street.	
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	Ν	There is no proposed change in land use for 11 Caroline Street. The property will remain residential in use and zoning.	
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Ν	There is no anticipated land disturbance to 11 Caroline Street which may adversely affect any archaeological resources as a result of the proposed development.	

Table 3: Impact Evaluation for 11 Caroline Street (Adapted from MHSTCI 2006a:3)

As Table 3 summarizes, the heritage attributes of 11 Caroline Street will be directly adversely impacted by the proposed development as defined by MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006). The impacts include:

- Impact 8 There is the potential for impacts to heritage attributes from continued exposure to vibrations caused during the construction phase.
- Impact 9 The proposed development is an alteration of 1 Rosetta Street which detract from the visual context of the surroundings and is in contrast in scale, massing, and height relative to 11 Caroline Street.
- Impact 10 The proposed development would result in the isolation of 11 Caroline Street from the contextual and historical relationship with 1 Rosetta.

6.0 DESIGN CONSIDERATIONS AND MITIGATION MEASURES

If potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended. The former Ministry of Culture's

InfoSheet #5: Heritage Impact Assessments and Conservation Plans (2006b:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource, including but not limited to:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and
- Buffer zones, site plan control, and other planning mechanisms.

The design considerations helped reduce impacts. Nonetheless, if potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended.

6.1 Alternative Design Concepts (Impact 6 and 9)

The proposed development is the result of several preliminary design concepts and refinements. Earlier iterations of the proposed development sought to construct residential condominium apartment buildings on the subject property of similar massing, ranging from eight-to-twelve storeys however the design occupied a large frontage along Caroline Street and only included a small park area. Alternative design concepts with similar site layout to the proposed development outlined in this report is shown in Figure 20 to Figure 23. 1 Rosetta Inc. revised the site plans to meet project feasibility requirements.

Compared to the earlier designs, the proposed design as described in Section 4.0 included a significant reduction in frontage along Caroline Street which worked to reduce some of the negative impacts resulting from the contrast in scale, massing, and height relative to 11 Caroline Street, and the streetscape in general. The inclusion of a larger park area also helps soften, but not eliminate, the impacts of the scale, massing and height of the proposed development.















Figure 23: Alternative Design – Preliminary Perspective Views (ICON 2021)

6.2 Commemoration and Interpretation Plan (Impact 1-3, Impact 7, and Impact 10)

As required by Heritage Halton Hills, it is understood that a Commemoration and Interpretation Plan is intended to be carried out as part of the proposed development. Symbolic conservation through a Commemoration and Interpretation Plan allows the historical value of a property proposed for removal to be expressed and communicated to the public. The retention of components of a building for reuse prior to its demolition, or selective removal of identified architectural or landscape elements preserves portions or features of buildings and structures that possess historical, architectural or cultural value and can divert them from becoming landfill material. A removal and reuse program would allow for the conservation of key components of a structure, or unique features which can express the architectural, historical or contextual heritage value through commemoration.

Given that the building is constructed of cast stone and concrete, there are materials that can be salvaged for reuse in other buildings (see Section 6.3 Documentation and Salvage Plan). However, some exterior and/or interior features could be selectively removed for interpretive elements as part of the proposed landscaping plan and/or interpretive plan. This should include some of the cast stone and concrete blocks associated with the exiting structure as recommended by Heritage Halton Hills, and may also include the metal floor track, vault, and/or some of the interior timber features.

The Commemoration and Interpretation Plan would outline symbolic conservation methods through techniques such as plaques and the integration of original materials (i.e., concrete blocks from the existing former paper mill building). A sign(s) placed within the proposed development accessible to passing residents and visitors, would serve to convey information about the property's connection with the Georgetown paper industry and the significant relationships with 2 Rosetta Street, 11 Caroline Street, and the rail line. Through the use of text and historical images, the cultural heritage value of 1 Rosetta Street, as well as the historical relationship with surrounding buildings, can be expressed to the public.

A Commemoration and Interpretation Plan would:

- Explore options of material-based integration into the landscape plan;
- Recommend signage locations; and
- Outline graphics and text for signage

Detailed design and fabrication of signage are outside the scope of the plan. The development of a Commemoration and Interpretation Plan should be completed prior to demolition activities in order to carry out any potentially recommended actions (i.e., salvage, further documentation). Installation of the interpretive elements may follow demolition as part of the site redevelopment. It is recommended that Heritage Halton Hills be consulted on the Commemoration and Interpretation Plan with respect to the form, design and location of the proposed commemoration.

6.3 Documentation and Salvage Plan (Impact 1)

The documentation and salvage of building materials is considered good practice and the salvage of interior and exterior materials should be encouraged as part of the proposed development. Detailed photographic and written documentation of 1 Rosetta Street has been completed as part of the evaluation portion of the HIA (Appendix B), however it should be confirmed that the existing documentation has been completed to the satisfaction of Town staff.

The materials listed below provide an example of materials which may be worthy of salvage or reuse, however it can extend beyond those elements which may be considered to possess historical, architectural or cultural value in order to align best practices for sustainable redevelopment.

Items to be considered for salvage include:

- Exterior cast stone or concrete blocks;
- Windows and doors;
- Plank flooring;
- Any interior features worthy of salvage and reuse including metal hardware (i.e., Vault, metal tracks, metal grates); and
- Any appliances.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained.
 - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage and/or older properties. The section dedicated to "Moving, Dismantling and Salvage" could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: <u>Moving, Dismantling & Salvage - ACO North Waterloo Region</u> (aconwr.ca)
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Consider the incorporation of salvaged materials, such as bricks, stone, timber beams, wood planks, floorboards, etc. into the proposed development, potentially in the form of landscaped features, planters, pavilions/shade structures or lobby features (see Section 6.2); and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

6.4 Vibration Monitoring (Impact 5 and Impact 8)

Construction activities associated with the proposed development have the potential to create vibrations that could impact the cultural heritage resource located at 2 Rosetta Street and 11 Caroline Street. With respect to vibrations, the Zone of Influence (ZOI) is considered the area of land which is within or adjacent to a construction site and may include 2 Rosetta Street and 11 Caroline Street. A ZOI study identifies building/s which may require vibration monitoring during the construction phase to which monitoring strategies can be determined. For example, the City of Toronto *By-law 515-2008 To amend City of Toronto Municipal Code Chapter 363, Building Construction and Demolition, with respect to regulations of vibrations from construction activity provides an example of a detailed vibration assessment method and criteria. Typically, a ZOI study is carried out after site plan approval and construction methods and equipment is known prior to the construction phase. To mitigate any potential impacts caused by vibrations, it is*

recommended that Town of Halton Hills staff determine if a ZOI study is required and when this step will be required.

6.5 Design Considerations (Impact 6 and Impact 9)

The proposed development is an alteration which detracts from the visual context of the surroundings area and is in contrast in scale, massing and height relative to 2 Rosetta Street and 11 Caroline Street. The MHSTCI's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:4) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource. Some of the methods to minimize negative impacts on a cultural heritage resource include integrating design elements through massing, setback, and materials, and adding buffer zones.

Mitigative measures, buffer zones, and design elements were considered throughout the design development. This includes placing the higher twelve-storey buildings on the south side of the property, farthest from Caroline Street. Additionally, the placement of the open area/park proposed along Caroline Street helps soften, but not eliminate, the visual impact of the proposed development. In addition to the required set back, the proposed development included an additional 4-meter setback from Rosetta Street and Caroline Street which also helps soften the impact of the proposed height and massing. The additional set back along elevations fronting Rosetta Street and Caroline Street, allows for a modest transition to the surrounding residential dwellings.

The elevations which front onto Caroline Street contains detailing on the lower levels (generally level 1-4), such as inset porch areas, modest setbacks, and brick cladding. This architectural articulation on the lower levels which transition to lighter material as the building elevates, help soften the visual impacts of the development. The use of brick will work to create a more human scaled streetscape. The design guidelines should consider the materials to be used on the lower levels be in keeping with the surrounding context and additional architectural articulation (i.e., decorative brick bands, brick pattern design, and/or further detailing around entranceways).

6.6 Landscape Plan (Impact 6 and Impact 9)

The inclusion of vegetation between the proposed development and 2 Rosetta Street and 11 Caroline Street/streetscape is strongly recommended. The integration of vegetation, particularly along Caroline Street, would assist with reducing the visual impact of the modern design of the proposed new buildings. It is recommended that any new plantings be species which are shade tolerant and can thrive in these climates. A qualified landscape architect should be engaged to ensure new plant viability as part of the landscape plan.

6.7 Archaeological Assessment (Impact 4)

The proposed development includes the construction of new buildings with underground parking. This will result in land disturbance and may change the grade and drainage pattern which has the potential to impact archaeological resources. It is recommended that the Town of Halton Hills determine if an archaeological assessment is required.

6.8 Update Existing Register (General)

The proposed development will result in the removal of 1 Rosetta Street and any potential cultural heritage value associated with the property. As such, it no longer warrants inclusion on the Town

of Halton Hills Heritage Register. It is recommended that the Town of Halton Hills Heritage Register be updated, and that 1 Rosetta Street be removed.

7.0 IMPLEMENTATION

Below, Table 4 outlines the recommended conservation/mitigative/avoidance measures as the development is undertaken. The requirement for these heritage mitigation measures may be incorporated by the Town of Halton Hills into the site plan approval or addressed through the construction management plan.

	Table 4: Imple			ation Phases	
Construction Phase	Mitigation Measures	Due Diligence	Site Plan	Construction Management Plan	City Workplan
Pre- Construction	Complete a Commemoration and Interpretation Plan Complete a Documentation	✓	✓		
	and Salvage Plan. Confirmed the existing documentation has been completed to the satisfaction of Town staff. Retain a reputable contractor(s) with proven expertise in salvage removal to determine salvable				
	materials. The Urban Design Guidelines should consider the design and materials to be used on the lower levels be in keeping with the surrounding context and includes additional architectural articulation.		✓		
	Landscaping Plan that includes vegetation along Caroline Street. Archaeological assessment		✓ ✓		
	(if required)		V		
Construction	Vibrations should be identified through a ZOI study (if required)			✓	
Post Construction	Update existing By-law				~

Table 4: Implementation Schedule

8.0 SUMMARY STATEMENT AND CONSERVATION MEASURES

This HIA builds on the previously completed heritage evaluation and noted heritage attributes for 2 Rosetta Street and 11 Caroline Street (see Section 3.2 and Section 3.3 and Appendix B for full heritage evaluation) and an understanding that the removal of 1 Rosetta Street has been approved by Heritage Halton Hills.

Potential negative impacts to 2 Rosetta Street and 11 Caroline Street which may result from the proposed development include:

- The removal of all heritage attributes associated with 1 Rosetta Street.
- Potential for vibrations during construction that may cause impacts to the heritage attributes of 2 Rosetta Street and 11 Caroline Street due to the proposed developments' proximity to the properties.
- The proposed development alters the current context of 2 Rosetta Street and 11 Caroline Street. Although the scale and height of the proposed development are prescribed by the OP, it is in contrast in scale, massing, and height relative to 2 Rosetta Street and 11 Caroline Street and the surrounding area.
- The isolation of a heritage attribute from the historical and contextual relationship with 1 Rosetta Street.

Although the scale and height of the proposed development are prescribed by the OP and other planning frameworks, the proposed construction of the eight-storey and two twelve-storey residential buildings is nonetheless in contrast in scale, massing, and height relative to 2 Rosetta Street and 11 Caroline Street. Mitigative measures have been proposed to assist in reducing some of the negative impacts.

The following conservation/mitigation strategies are recommended:

- A Commemoration and Interpretive Plan for 1 Rosetta Street which at minimum would convey information about the property's connection with the Georgetown paper industry and include the integration of some of the concrete blocks from the existing former paper mill building. This plan can be completed as part of the site plan application.
- A Documentation and Salvage Plan for 1 Rosetta Street.
- To protect 2 Rosetta Street and 11 Caroline Street during construction, vibrations should be identified through a ZOI study if deemed necessary by Town of Halton Hills Staff. If deemed necessary, it is recommended that Town of Halton Hill staff provide guidance on the assessment method and criteria and at what stage of the planning process the study should be undertaken.
- Explore additional opportunities to create a better relationship with the surrounding properties and the proposed building through the Urban Design Guidelines such as:
 - It is recommended that the materials to be used on the lower levels be in keeping with the surrounding context.
 - Increased architectural articulation (i.e., decorative brick bands, coulmns, or brick design) along the lower levels of the buildings to create a more sympathetic relationship of the proposed building to the existing buildings along the streetscape. Additional architectural articulation should be considered along entrances and openings.

Design considerations can be further addressed in the Urban Design Guidelines.

- A landscape plan, with vegetative screening, and plantings, particularly along Caroline Street, would assist in reducing some of the visual impacts of the proposed new buildings. It is recommended that any new plantings be species which are shade tolerant and can thrive in these climates. A qualified landscape architect should be engaged to ensure new plant viability.
- If determined by Town of Halton Hills, an archaeological assessment should be carried out prior to construction of the proposed development.
- The Town of Halton Hills Heritage Register should be updated, and 1 Rosetta Street removed.

9.0 BIBLIOGRAPHY AND SOURCES

IBI Group

2021/2022 Personal Communication.

ICON

2021 Elevations and Preliminary Perspective Views.

2022 Sun/Shadow Study for Proposed Residential Development.

Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI)

- 2006 *InfoSheet #5: Heritage Impact Assessments and Conservation Plans.* Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.
- 2006a Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities. Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.

Ministry of Municipal Affairs and Housing (MMAH)

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

Region of Halton

2018 Halton Region Official Plan. Official Plan for the Halton Planning Area, Regional Municipality of Halton. Office Consolidation June 19, 2018. Accessed online at: https://www.halton.ca/Repository/ROP-%E2%80%93-June-19,-2018-Office-Consolidation-%E2%80%93-Text

Town of Halton Hills

- 2020a *Municipal Heritage Register*. Accessed online at: <u>https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx</u>.
- 2020b Town of Halton Hills Official Plan, Consolidated December 31, 2020. Accessed online at: https://www.haltonhills.ca/en/business/official-plan.aspx.
- 2020c Town of Halton Hills Heritage Impact Assessment. Accessed online at: https://www.haltonhills.ca/en/business/resources/documents/HIA%20Terms%20of%20R eference%20May%202020.pdf

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Appendix A: Key Team Member Two-Page Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP Heritage Operations Manager **ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.** 1 King Street West, Stoney Creek, ON L8G 1G7 Phone: (519) 804-2291 x120 Fax: (519) 286-0493 Email: <u>kayla.jonasgalvin@araheritage.ca</u> Web: <u>www.araheritage.ca</u>

Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the Environmental Assessment Act, the Standards & Guidelines for the Conservation of Provincial Heritage Properties and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for Heritage Districts Work!, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to Standards & Guidelines for the Conservation of Provincial Heritage Properties. Kayla is a Registered Professional Planner (RPP), Member of the Canadian Institute of Planners (MCIP), a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

Education

2016	MA in Planning, University of Waterloo. Thesis Topic: Goderich – A Case Study of
	Conserving Cultural Heritage Resources in a Disaster
2003-2008	Honours BES University of Waterloo, Waterloo, Ontario
	Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current Professional Member, Canadian Association of Heritage Professionals (CAHP) Member of the Canadian Institute of Planners (MCIP) Registered Professional Planner (RPP) Board Member, Ontario Association of Heritage Professionals.

Work Experience

- Current Heritage Operations Manager, Archaeological Research Associates Ltd. Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
 2009-2013 Heritage Planner, Heritage Resources Centre, University of Waterloo Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
- 2008-2009, Project Coordinator-Heritage Conservation District Study, ACO

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture** Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2020 "Shaping The Public Realm: The Intersection Of Design & Planning" by Ontario Professional Planners Institute
- 2020 "Bill 189: The Coronavirus Support and Protection Act, 2020 and LPAT Update: All In An Hour" by Ontario Professional Planners Institute
- 2020 "COVID-19 and Planning" by Canadian Institute of Planners
- 2020 "Cities in the Age of COVID: What are the impacts on urban design and architecture?" by Canadian Urban Institute
- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by MHSTCI
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 How to Plan for Communities: Listen to the Them, Webinar, Canadian Institute of Planners
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Ontario Heritage Conference, Niagara on the Lake, ON.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" Ontario Association of Heritage Professionals Newsletter. Spring 2018.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." Ontario Planning Journal, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

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Amy Barnes, M.A., CAHP Heritage Project Manager **ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.** 1 King Street West, Stoney Creek, ON L8G 1G7 Phone: (226) 338-2339 x122 Fax: (519) 286-0493 Email: <u>amy.barnes@araheritage.ca</u> Web: <u>www.araheritage.ca</u>

Biography

Amy Barnes, a Project Manager with the Heritage Team, has over ten years of experience evaluating cultural heritage resources and leading community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over fifty heritage related projects including 150+ cultural assessments and has been gualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, research, database and records management, and report author. Amy has worked with the Town of Oakville, City of Cambridge, City of Kitchener, Niagara-on-the-Lake, City of London, and the City of Kingston on projects which range in size, scale and complexity. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of the Canadian Association of Heritage Professionals (CAHP) and formerly serves as the Vice-Chair of the Cambridge Municipal Heritage Advisory Committee.

Education

- 2009 MA in Heritage Conservation, School of Canadian Studies, Carleton University, Ottawa, Ontario.
- 2006 Honours BA, Carleton University, Ottawa, Ontario
 - Canadian Studies (Major) and Psychology (Minor).

Professional Memberships and Accreditations

Current Professional Member, Canadian Association of Heritage Professionals (CAHP) Member, International Network for Traditional Building, Architecture & Urbanism, Guelph Chapter.

Work Experience

Current Heritage Project Manager, Archaeological Research Associates Ltd.

Coordinates the completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2020 Principal Heritage Consultant, Amy Barnes Consulting.

- 2012-2015 Coordinated the completion of various contracts associated with built heritage, cultural heritage landscapes, including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Designation Reports and professional consultation.
- 2019-2020 **Manager of Operations- Outreach and Engagement, Yorklands Green Hub.** Coordinated the development of a feasibility study and strategic planning initiatives for the anticipated purchase of a Provincial Property of Provincial Heritage Significance. Coordination of workshops and community events, external outreach

and communications and implementing strategic planning initiatives. Liaison with Infrastructure Ontario, Ministry of Heritage, Sport, Tourism and Cultural Industries, non-profits, charities, school boards and community members.

2015-2019 Project Manager and Senior Cultural Heritage Specialist – Letourneau Heritage Consulting Inc. Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations, and public engagement activities. Served as the firm's Public Engagement Specialist. 2011-2012 Creative Content Developer, Virtual Museums Canada.

Worked as part of an interdisciplinary team to help create an online virtual exhibit for Virtual Museums Canada. Responsible for historical research, record management, creative design, narrative and content development and internal coordination for the Archives and Research Team.

2010 **Junior Heritage Planner, Municipality of North Grenville.** Responsible for historic research, public consultation and engagement and community development for heritage related projects. Worked with local heritage committees, Council and planning staff in accordance with the Ontario Heritage Act, Official Plans and other guiding policies.

2009 Heritage Planner Intern, City of Kingston. Aided in heritage related projects and worked closely with heritage committees, Council, and planning staff.

Selected Professional Development

- 2020 Indigenous Awareness Training and Certification, Indigenous Awareness Canada.
 - Indigenous Awareness Certification
 - Indigenous Peoples and Cultures
 - Indigenous Communication & Consultation
 - Indigenous Employment Outreach, Recruit, and Retain
- 2019 Enviroseries "Creating a Heritage Landmark Park For Guelph at The Former Ontario Reformatory". Yorklands Green Hub..
- 2017 International Association of Public Participation Certification
 - Foundations in Public Participation
 - Planning and Techniques for Effective Public Participation.

Publications

2013 "Landmark Series." Cambridge Times. Selected Issues. "Alice King Sculthorpe." Acorn Magazine, 2013.

Selected Presentations

- 2020 "Heritage Planning", University of Guelph Speaker Series.
- 2019 "Understanding Municipal Heritage Planning", City of Cambridge Heritage Day.
- 2018 "Heritage Planning in Ontario", Willowbank School of Restorative Arts, Queenston.
- 2016 "Jane's Walk- Preston Heritage", Cambridge Ontario.
- 2016 "Jane's Walk Promotion", Rogers TV, Kitchener, Ontario.

Penny M. Young, MA, CAHP (#P092) Project Manager - Heritage **ARCHAEOGICAL RESEARCH ASSOCIATES LTD.** 1 King Street West, Stoney Creek, ON L8G 1G7 Phone: (519) 804-2291 x121 Email : <u>penny.young@araheritage.ca</u> Web: www.arch-research.com

Biography

Penny Young has 27 years of cultural heritage management experience, 21 years working in government, as a Heritage Planner, Heritage Coordinator, Regional Archaeologist and Archaeological Database Coordinator where she managed and coordinated the impacts to cultural heritage resources including built heritage, archaeological sites and cultural heritage landscapes for compliance with municipal, provincial and federal legislation and policy. She has conducted results-driven and collaborative management of complex cultural heritage resource projects within the public sector involving developing project terms of reference, defining scope of work, preparation of budgets and conducting sites visits to monitor and provide heritage/archaeological and environmental advice and direction. At the Ministry of Transportation Penny revised, updated and developed policy, as part of a team, for the Ontario Heritage Bridge Guidelines for Provincially Owned Bridge Guidelines for Provincially Owned Bridges. She received the MTO Central Region Employee Recognition Award in 2001 and 2002. While at MTO she provided technical advice and input into the development of the MTO Environmental Reference for Highway Design - Section 3.7 Built Heritage and Cultural Heritage Landscapes and the MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes. She is a professional member of the Canadian Association of Heritage Planners (CAHP) and holds Professional License #P092 from MTCS. She also holds memberships in the Ontario Professional Planners Institute (OPPI) and the Ontario Archaeological Society (OAS).

Education

- 1990-1993 Master of Arts, Department of Anthropology McMaster University, Hamilton Ontario. Specializing in Mesoamerican and Ontario archaeology.
- 1983-1987 Honours Bachelor of Arts (English and Anthropology), McMaster University, Hamilton, Ontario.

Professional Memberships and Accreditations

Current Professional Member, Canadian Association of Heritage Professionals (CAHP) Member of Ontario Archaeological Society Pre-Candidate Member, Ontario Professional Planners Institute (OPPI) Ministry of Tourism Culture & Sport Professional Licence (#P092)

Work Experience

Current **Project Manager - Heritage, Archaeological Research Associates Ltd.** Coordinates ARA project teams and conducts heritage assessment projects including Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations. Additional responsibilities include the completion of designation by-laws and heritage inventories. Liaises with municipal staff, provincial ministries and Indigenous communities to solicit relevant project information and to build relationships.

2008-2016 Heritage Planner, Culture Services Unit, Ministry of Tourism, Culture & Sport (MTCS)

Responsible for advising and providing technical review for management of cultural heritage resources in environmental assessment undertakings and planning projects affecting provincial ministries, municipalities, private sector proponents and Indigenous communities. Advised on municipalities' Official Plan (OP) policies cultural heritage conservation policies. Provided guidance on compliance with the Public Work Class EA, other Class EA legislation and 2010 *Standards and Guidelines for Provincial Heritage Properties*.

- 2014 Senior Heritage Planner, Planning and Building Department, City of Burlington (temporary assignment) Project manager of the study for a potential Heritage Conservation District. Provided guidance to a multiple company consultant team and reported to municipal staff and the public. Liaised with Municipal Heritage Committee and municipal heritage property owners approved heritage permits and provided direction on Indigenous engagement, archaeological site assessments and proposed development projects.
- 2011 Heritage Coordinator, Building, Planning and Design Department, City of Brampton (temporary assignment)

Project lead for new Heritage Conservation District Study. The assignment included directing consultants, managing budgets, organizing a Public Information Session, and reporting to Senior Management and Council. Reviewed development/planning documents for impacts to heritage including OP policies, OP Amendments, Plans of subdivision and Committee of Adjustment applications and Municipal Class EA undertakings.

2010-2011 Senior Heritage Coordinator, Culture Division, City of Mississauga (temporary assignment)

Provided advice to Senior Management and Municipal Council on heritage conservation of built heritage, archaeological sites and cultural heritage landscapes. Liaised with multiple municipal staff including the Clerks' office, Parks and development planners and the public. Supervised and directed project work for junior heritage planner.

1999-2008 Regional Archaeologist, Planning and Environmental Section, Ministry of Transportation (MTO)

Responsibilities included: project management and coordination of MTO archaeology and heritage program, managed multiple consultants, conducted and coordinated field assessments, surveys and excavations, liaised with First Nations' communities and Band Councils, estimated budgets including \$200,000 retainer contracts.

Appendix B: Scoped Heritage Impact Assessment – Evaluation, 1 Rosetta Street