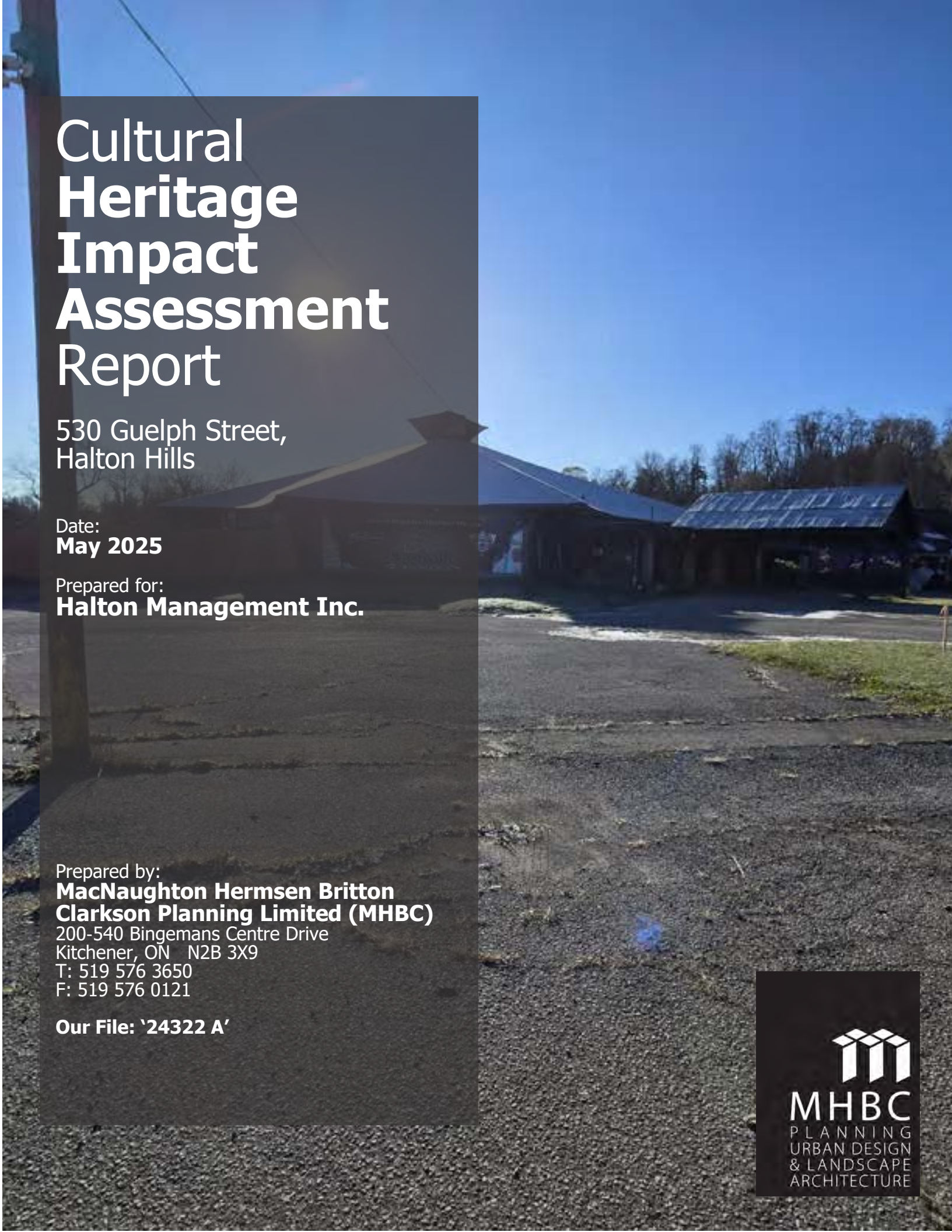


Cultural **Heritage Impact Assessment** Report

530 Guelph Street,
Halton Hills

Date:
May 2025

Prepared for:
Halton Management Inc.

Prepared by:
MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)
200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Our File: '24322 A'

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	*Managing Director of Cultural Heritage*	Senior Review
Vanessa Hicks, MA, CAHP	*Senior Heritage Planner*	Project Manager, Field Investigations, Author

Property Owner

Halton Management Inc.
16917 Steeles Avenue
Hornby ON L0P 1E0

Acknowledgment of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property is located at 530 Guelph Street, Halton Hills, Ontario is situated within territory of the Mississaugas of the Credit First Nation, Haudenosaunee and Anishinabewaki ᐊᓂᔑᓇᐯᒧᐊᑭ. These lands are acknowledged as being associated with the following treaties (accessed online at native-land.ca):

- Treaty 19 (1818).

This document takes into consideration the cultural heritage of Indigenous communities including their oral traditions and history when available and related to the scope of work.

Executive Summary

MHBC was retained by Halton Management Inc. to undertake a Cultural Heritage Impact Statement (CHIS) for the subject property located at 530 Guelph Street, Town of Halton Hills (community of Norval). This CHIS is required by the Town of Halton Hills as the subject property is listed (non-designated) on the Town of Halton Hills Heritage Register. The purpose of this HIA is to determine whether or not any adverse impacts on identified cultural heritage resources are anticipated as a result of the proposed development. The proposed development can be described as the adaptive re-use of the building as an event space and conference centre.

Summary of CHVI:

This report has concluded that the subject property is of Cultural Heritage Value or Interest and meets 3 criteria under *Ontario Regulation 9/06* related to design/physical, historical/associative and contextual values. The building is considered a representative example of a mid-century modern pavilion constructed in 1961 that is rare for its context. The building is associated with events which are important to the local community because of its long-standing use as an event space and music venue. Because its design and use, the building is considered a landmark within the community.

Summary of Proposed Development and Impact Analysis:

The proposed development includes retaining the existing building in its entirety and does not propose the removal of any attributes which are either original or contribute to its cultural heritage value. The development concept includes retaining existing features, where possible, while making replacements and repairs in-kind. This includes replacing windows at the north and south elevations which have been damaged while respecting original fenestration patterns. The proposal includes repairing features in-kind using similar materials and existing designs. This includes repairs to wood eaves where they have been damaged. The removal of the existing porte-cochère/canopy which does not meet building code requirements and the construction of a new canopy will not result in adverse impacts given that it could be removed in the future without damage to the original portion of the building. Other alterations to the building, including repairs and replacements in-kind are considered negligible/minor impacts provided that they respect the original design of the building. The continued use of the building and its repair is

considered a beneficial impact given that it results in its conservation over the long-term. No adverse impacts to cultural heritage resources located adjacent are anticipated.

Summary of Recommendations

Given that no adverse impacts are anticipated, no alternative development options or mitigation recommendations are necessary.

1.0 Introduction

1.1 Location of Subject Property

MHBC was retained by Halton Management Inc. to undertake a Cultural Heritage Impact Statement (CHIS) for the subject property located at 530 Guelph Street, Norval (see Figure 1). The subject property is located within the community of Norval (Town of Halton Hills), and is situated south of Guelph Street, east of Adamson Street South, and west of the Credit River.



Figure 1: Aerial satellite photograph showing the location of the subject property, outlined in red. (Source: Vumap, accessed 2024)

The subject property can be described as an irregular-shaped lot approximately 6.59 acres in size. The subject property currently includes a vacant building formerly used as

an event space, concert hall, and bar. The building has been identified by Halton Hills as being of potential Cultural Heritage Value or Interest.

1.2 Heritage Status

The subject property is currently listed (non-designated) on the Town of Halton Hills Heritage Register (See Figure 2).

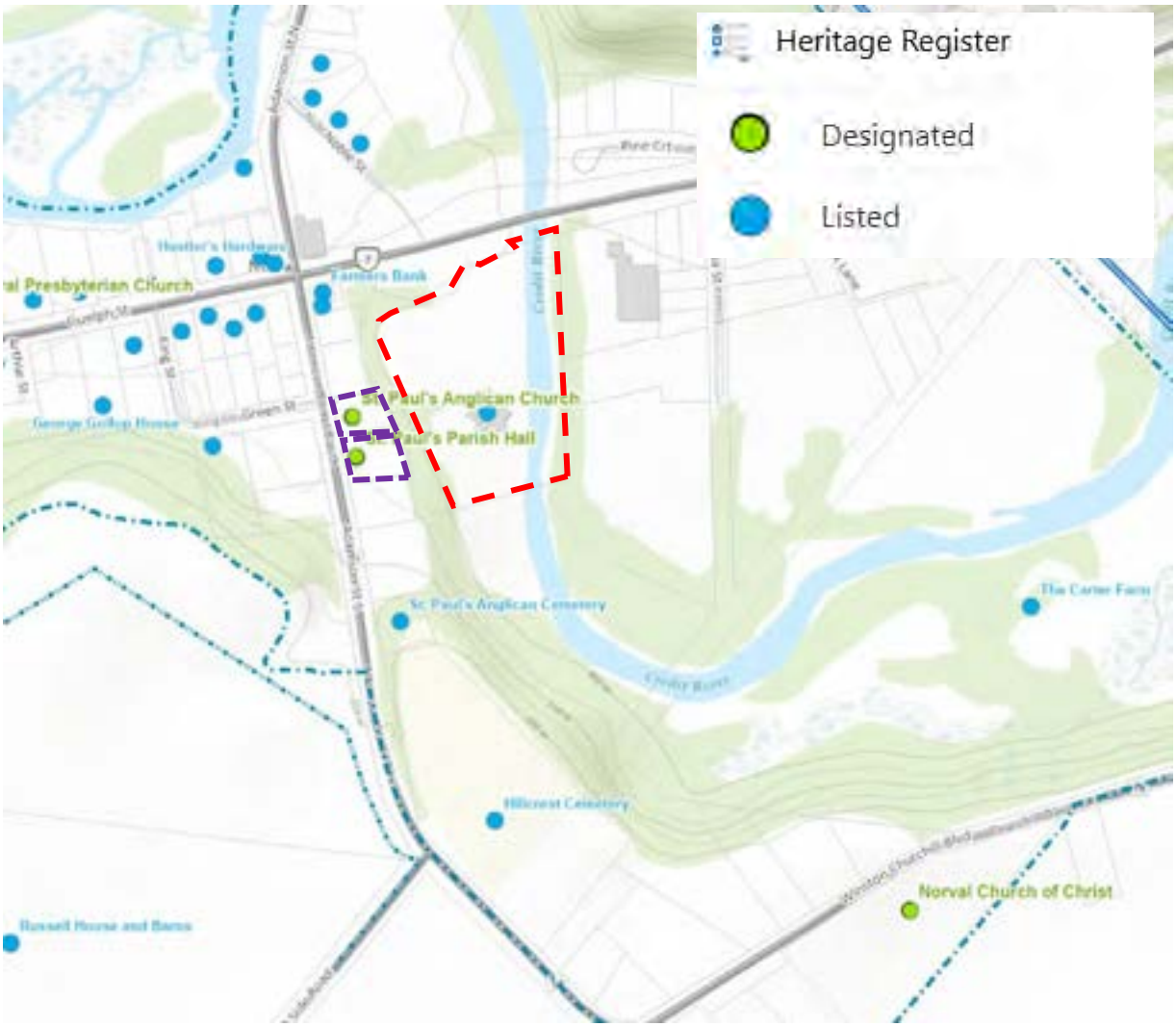


Figure 2: Excerpt of the Town of Halton Hills interactive map noting the location of listed and designated properties. Approximate location of the subject property outlined in red. Adjacent cultural heritage resources outlined in purple. (Source: Town of Halton Hills Interactive Map, accessed 2024).

The subject property is identified in the Town of Halton Hills Heritage Register as being of Cultural Heritage Value or Interest as it includes the former Riviera Club (also "Nashville North") building which was designed by John Ma and constructed in 1961.

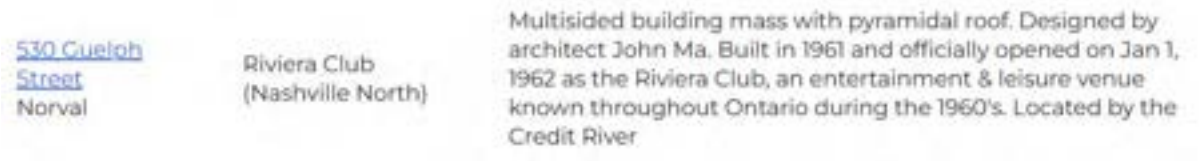


Figure 3: Excerpt from a satellite image showing the location of the subject property. (Source: Town of Halton Hills, accessed 2024)

Given the description of the building (above), this report refers to the building as the "Riviera Club".

1.3 Adjacent Lands

The subject property is located adjacent to the following properties:

- 12 Adamson Street South (Designated Part IV, By-law 2024-0008) – St. Paul's Anglican Church; and
- 16 Adamson Street South (Designated Part IV, By-law 2024-0008) – St. Paul's Parish Hall.



Figure 4: View of 12-16 Adamson Street looking north-east along Adamson Street (Source: Google Streetview, 2024)



Figure 5: Aerial map noting the location of 12-16 Adamson Street (Source: Town of Halton Hills, 2023)

The property was designated under Part IV of the *Ontario Heritage Act* for its design/physical, historical/associative and contextual values. The following provides a list of the designated heritage attributes as per the designation By-law:

The heritage attributes of the property at 12 & 16 Adamson Street South are identified as follows:

- *The setback, location, and orientation of the existing c. 1845 St. Paul's Anglican Church building and c. 1927 Parish Hall at the east side of Adamson Street South in the community of Norval in the Town of Halton Hills;*
- *For St. Paul's Anglican Church:*
    - *The scale, form, and massing of the one-storey Gothic Revival church building, with gable roof and central tower with steeple;*
    - *The central entrance within the tower with lancet-arched opening beneath two louvered lancet-arched openings;*

  - *The steeple atop the central tower;*
  - *Along the side elevations, the evenly spaced lancet-arched window openings;*
  - *On the north elevation, the brick chimney extending above the existing roofline;*
- *For St Paul's Parish Hall:*
  - *The scale, form, and massing of the one-storey, rectangular-form building with gable roof;*
  - *The central entrance, currently located within the one-storey vestibule at the front elevation;*
  - *The evenly spaced rectangular window openings along the side elevations.*

The interiors of both buildings, as well as the one-storey vestibule at the front elevation of St. Paul's Parish Hall, and the rear elevations of both buildings, have not been identified as heritage attributes of the subject property.

A copy of the Town of Halton Hills Cultural Heritage report on 12-16 Adamson Street is attached in Appendix D.

2.0 Policy Context

2.1 Provincial Planning Statement 2024

The Province has refined policy guidance for land use planning and development matters in the *Provincial Planning Statement, 2024* (PPS). When addressing cultural heritage planning, the PPS provides for the following:

> *4.6 Cultural Heritage and Archaeology*
>
> *1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
>
> *2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
>
> *3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
>
> *4. Planning authorities are encouraged to develop and implement:*
>
> *a) archaeological management plans for conserving archaeological resources; and*
>
> *b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
>
> *5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

2.2 The Planning Act

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

> *The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...*
>
> *(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

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

2.3 Ontario Heritage Act

The *Ontario Heritage Act, R.S.O, 1990, c.0.18* remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Ontario Regulation 9/06* of the *Ontario Heritage Act*, as Amended in 2022 as per Bill 23 (Schedule 6). *Ontario Regulation 9/06* outlines the mechanism for determining cultural heritage value or interest. Here, a property must meet at least 2 of 9 criteria to be considered for designation under Part IV of the *Ontario Heritage Act*.

2.4 Halton Hills Official Plan

The Town of Halton Hills Official Plan provides policies for the management of cultural heritage resources. The following provides a selection of policies as it relates to the scope of this Cultural Heritage Impact Assessment:

A2.6.1 Goal

To identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.

A2.6.2 Strategic Objectives

a) To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present;

g) To pursue the designation, or other means of protection, under the Ontario Heritage Act, of significant cultural heritage resources;

F2.2.4 Cultural Heritage

Development shall be designed to incorporate, conserve and enhance identified cultural heritage resources as distinct elements and/or focal points, and incorporate these features into the overall site and building design.

F5 Cultural Heritage Resources

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. The heritage resources of the Town generally include:

a) built heritage, such as buildings, structures, monuments or remains of historical, cultural and/or architectural value;

b) cultural heritage landscapes, such as rural, hamlet and urban areas that are of historic and scenic interest; and,

c) archaeological resources.

F5.1.2 Cultural Heritage Impact Statements

Council shall require the submission of 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 in

close proximity to a significant cultural heritage resource or are on adjacent lands to a significant cultural heritage resource. The purpose of the CHIS is to determine what impacts the development will have on the resource and whether the application for development will conform to the goals, objectives and policies of this Plan and/or the area-specific policies or zoning regulations described in Section F5.1.1 of this Plan. Development or site alteration may be permitted on adjacent lands to a protected heritage property where a CHIS has demonstrated that the heritage attributes of the protected heritage property will be conserved, including the use of mitigation measures and/or alternative development approaches.

The CHIS shall be in the form of a report and 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 upon the cultural heritage resource(s);
e) how the proposed development will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area; and,
f) how the policies of the CHMP have been incorporated or satisfied, where one has been prepared and the recommendations have been incorporated into this Plan.

F5.1.4 Mitigation of Impacts on Cultural Heritage Resources

Council may impose as a condition of any development approval the retention and conservation of cultural heritage resources identified in a CHIS or the CHMP, or the implementation of appropriate mitigation measures, to minimize the impact of the development on the cultural heritage resource.

F5.1.6 Restoration and/or Rehabilitation of Significant Cultural Heritage Resources

It is the intent of this Plan to encourage the restoration or rehabilitation of significant cultural heritage resources by assisting with funding applications,

establishing grant programs and creating special taxation districts. Council may also encourage the restoration and retention of heritage properties through the use of bonusing and density transfers and other means as permitted by the Planning Act. Council may lead by example by restoring, rehabilitating, enhancing and maintaining municipally owned cultural heritage resources, through appropriate heritage stewardship practices.

F5.2.1 Built Heritage Inventory

An inventory of heritage buildings and structures within the Town shall be maintained. Inventoried heritage resources may be considered for designation under the Ontario Heritage Act and/or conservation through the review of any proposed development, subject to all relevant legislation. The inventory may be included within the CHMP described in Section F5.1 of this Plan.

2.4.1 Norval Secondary Plan

The Town of Halton Hills Official Plan includes policies as it relates to the hamlet of Norval. The following provides an overview of these policies as it relates to cultural heritage resources:

H2.1 Overall Goal of the Secondary Plan

The overall goal of the Norval Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the character of the Hamlet, in an environmentally protective and cost effective manner. The plan provides for a limited amount of growth through infilling and the promotion of existing businesses focused on Guelph Street and small-scale tourist/retail related activities.

H2.2 Objectives

To recognize the heritage resources within the Hamlet which form an integral component of its character and ensure that new buildings are in keeping with the heritage character including height, built form, massing, scale and setbacks;

H2.3.14 Hamlet Design and Heritage Protection

The character of the Hamlet of Norval is largely defined by the heritage buildings which shape the built form. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives. This is especially true for initiatives that leverage Norval's place in history as the residence of Lucy Maud Montgomery, as well as the recreational opportunities associated with the Credit River. In order to maintain the character of the Hamlet, all development will recognize the existing built form context and protect the character of the heritage buildings and landscapes. Development will respect and reinforce:

a) the height, massing, and scale of nearby buildings;

b) the average setbacks of buildings from the street;

c) the prevailing side and rear yard setbacks;

d) the landscaped open space patterns;

e) the size and configuration of lots; and,

f) the existing street pattern.

All development must be in keeping with the physical character of the Hamlet and no approvals will be granted under the Planning Act for development which does not respect the existing built form. Further details regarding the appropriate built form and the protection and enhancement of the community features are established in the Hamlet Design and Heritage Protection Guidelines. These are attached as Appendix X5 to this document and are designed to help the Town and the community guide new development.

The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines. An architectural and urban design brief/study may be required in support of an application indicating how the proposed development conforms with the Hamlet Design and Heritage Protection guidelines to the satisfaction of the Town. The Town may require a third party "peer review" of the proposed development. It is a policy of this Plan that the cost of a peer review and implementation of on and off-site improvements consistent with the Hamlet Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.

2.5 Guiding Documents & Terms of Reference

This HIA has been guided by the HIA Terms of Reference provided by the Town of Halton Hills (see Appendix E). The Terms of Reference identify the following main components of a HIA:

- Introduction to the Development Site;
- Historical Research, Site Analysis and Evaluation;
- Assessment of the Existing Condition;
- Evaluation of Cultural Heritage Value or Interest;
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Summary Statement and Conservation Recommendations;
- Bibliography; and
- Report Author Credentials.

Guidelines for undertaking the assessment of cultural heritage resources are also provided by various government ministries, including the Ministry of Citizenship and Multiculturalism (MCM) which administers the *Ontario Heritage Act*, and is ultimately responsible for the conservation, protection, and preservation of cultural heritage, and the Ministry of Transportation (MTO). These guiding documents are also considered in the preparation of this CHIA.

3.0 Background Research and Historical Context

3.1 Indigenous Communities History

The Town of Halton Hills was occupied by pre-contact Indigenous communities from the Paleo period (up to 11,000 years ago), through the Archaic Period (8000 – 950 BC), through the Woodland Period (940 BC – 1050 AD), into the Ontario Iroquoian Period, and up to the time of contact.

During the late 1600s and early 1700s, a large population of Iroquoian peoples was noted by French explorers and missionaries as being clustered around the western end of Lake Ontario. The area that became Halton Region was known to have bene occupied by ancestors of two different Lake Ontario Iroquoian groups who evolved to become the historically known Neutral and Huron.

What is now Halton continued to be inhabited by the Haudenosaunee as part of their beaver hunting grounds, which are protected in the Fort Albany or Nanfan Treaty of 1701. The Haudenosaunee, or Six Nations, are comprised of the Seneca, Cayuga, Onondaga, Oneida, Mohawk, and Tuscarora peoples (Halton Hills Cultural Heritage Master Plan, 2022; The Canadian Encyclopedia, "Haudenosaunee (Iroquois), accessed 2025).

3.2 County of Halton, Esquesing Township

The subject lands are located within Halton County and located within former Esquesing Township. The subject lands are located within the Ajetance Treaty (Treaty 19), which was negotiated on October 28th, 1818 between the Mississaugas of the Credit and the Crown. The lands included a total of approximately 648,000 acres of land. The treaty

was named after Chief Ajetance, one of the signatories who negotiated the Treaty (Whose Land, 2024).

The area of Esquesing Township was surveyed by Loyalist Charles Kennedy and land surveyor Richard Bristol to allow settlement by 1821, shortly after negotiations to purchase the land from the Mississauga First Nation were finalized in 1818 (McDonald, 2011). The Township was surveyed using the Double Front survey system. This survey system consisted of a grid of Concession Road and Side Roads, between which were typically laid out ten 100- acre lots: five facing onto each road. Many settlers acquired more than 100 acres, sometimes establishing 200 acre farms with frontage on both concessions. Others subdivided their lands, selling portions to family or other settlers, creating a somewhat irregular pattern of lot ownership when viewed on a map. In several areas, the original intended lotting fabric was altered in order to accommodate the topography and natural features of the area, including the Niagara Escarpment.

Many of the early settlers in the Township of Esquesing were from the British Isles, and by 1821 the Township is listed as having a population of 424 (Walker & Miles, 1877). The Township continued to grow and prosper, through use of natural resources, successful farming operations and quarrying. By the 1870's the population is listed as 6,000, exclusive of Georgetown and Acton (Walker & Miles, 1877).

The Township was incorporated in 1849 under the Municipal Corporations Act, with the capital being Stewarttown. Rural hamlets in the surrounding area (e.g. Acton, Glen Williams, Norval, Georgetown) began to develop after that into bustling industrial settlements. In 1974, Esquesing Township and the surrounding villages were absorbed into the Town of Halton Hills, named after Major William Halton, secretary to the lieutenant governor of Upper Canada (Canadian Encyclopedia, 2021).

3.3 230 Guelph Street, Norval

3.3.1 Summary of Title and Ownership

The property located at 530 Guelph Street is part of Lot 11, Concession 11, former Township of Esquesing. According to available land registry records, all 100 acres of the North East ½ of Lot 11, Concession 11 was patented by the Crown to Robert Miller in 1827. The property (100 acres) changed hands several times in the early 19th century. In 1828, the property was purchased by James McNabb. According to historical sources,

James McNabb constructed a grist mill in Norval in 1828, which was later sold to Robert Nobel.

By 1869, 28.5 acres were purchased by Robert Nobel for $13,00.00. According to available historical information, Robert Nobel was a miller of English descent.

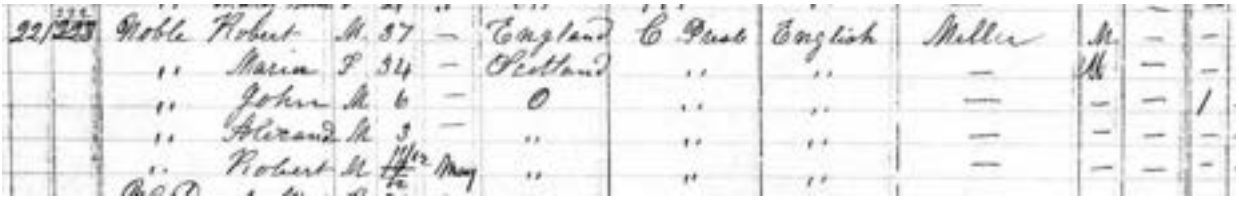


Figure 6: Excerpt of the 1871 Census of Esquesing, Division 4 noting Robert Noble (miller) and his family (Source: Ancestry.ca, accessed 2024)

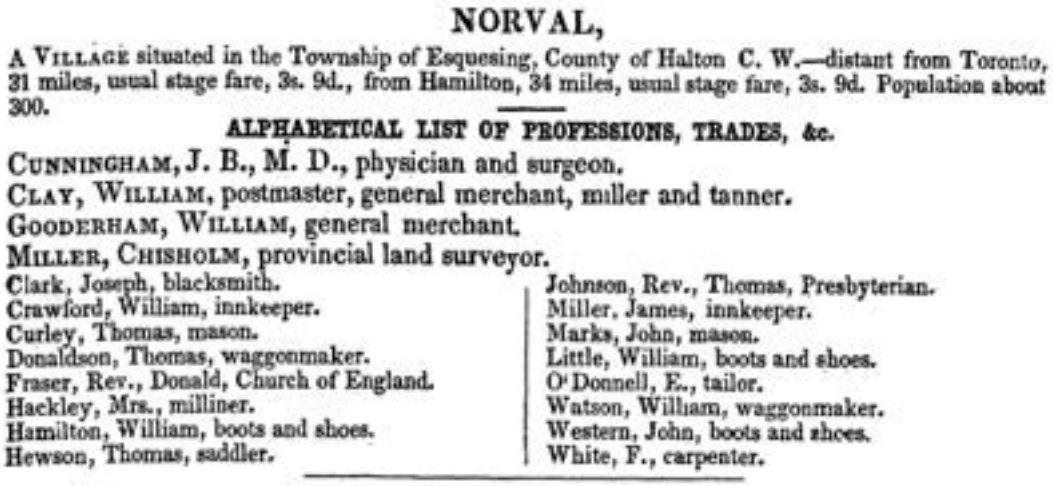
The subject property was owned by Robert Nobel until it was sold to William J. Campbell in 1919. The property changed hands several times, being owned by members of the Browne family from 1924 to 1942. In 1961, the subject property was purchased by Emil Joseph Zuber who was responsible for the construction of the building which became known as the "Riviera Club".

By 1966, the property is noted in land registry records as a 6.4 acre lot valued at $35,000.00. The property changed hands several times between the Riviera (Norval) Limited company. There were legal disputes regarding the property on several occasions during the 1970s and 1980s.

The subject property changed hands several times between the 1970s and the early 21st century. During this time, the subject property was owned by several companies and landowners, all of which utilized the Riviera Club building for entertainment/bar related uses.

3.3.2 Summary of Property Evolution

The historic Village of Norval (now a Hamlet) is described early directories as a community with a population of approximately 300 persons and included a range of businesses.



NORVAL,

A VILLAGE situated in the Township of Esquesing, County of Halton C. W.—distant from Toronto, 31 miles, usual stage fare, 3s. 9d., from Hamilton, 34 miles, usual stage fare, 3s. 9d. Population about 300.

ALPHABETICAL LIST OF PROFESSIONS, TRADES, &c.

CUNNINGHAM, J. B., M. D., physician and surgeon.
CLAY, WILLIAM, postmaster, general merchant, miller and tanner.
GOODERHAM, WILLIAM, general merchant.
MILLER, CHISHOLM, provincial land surveyor.

Clark, Joseph, blacksmith.
Crawford, William, innkeeper.
Curley, Thomas, mason.
Donaldson, Thomas, waggonmaker.
Fraser, Rev., Donald, Church of England.
Hackley, Mrs., milliner.
Hamilton, William, boots and shoes.
Hewson, Thomas, saddler.
Johnson, Rev., Thomas, Presbyterian.
Miller, James, innkeeper.
Marks, John, mason.
Little, William, boots and shoes.
O'Donnell, E., tailor.
Watson, William, waggonmaker.
Western, John, boots and shoes.
White, F., carpenter.

Figure 7: Excerpt of the Robert MacKay Canada Directory, 1851. (Source: Library and Archives Canada, accessed 2024)

The earliest map of the Town of Norval (1858) demonstrates that the community was located along the Credit River with a main cross-roads intersection at what is now Guelph Street and Winston Churchill Boulevard. The map demonstrates that the community was established by this time, having residential side streets along the two main intersections. A Grist Mill and other industrial buildings are noted on the map within proximity of the subject property. Given the land title/ownership information as well as early maps, it is likely that the subject property included mill related uses during the 19th century.



Figure 8: Excerpt of the 1858 Plan of Norval noting the approximate location of the subject property with red arrow (Source: University of Toronto, accessed 2024)

According to the 1877 Illustrated County Atlas Plan of Norval, the community was developed at this time, where smaller lots were subdivided for residential use. Larger lots remain along the Credit River.

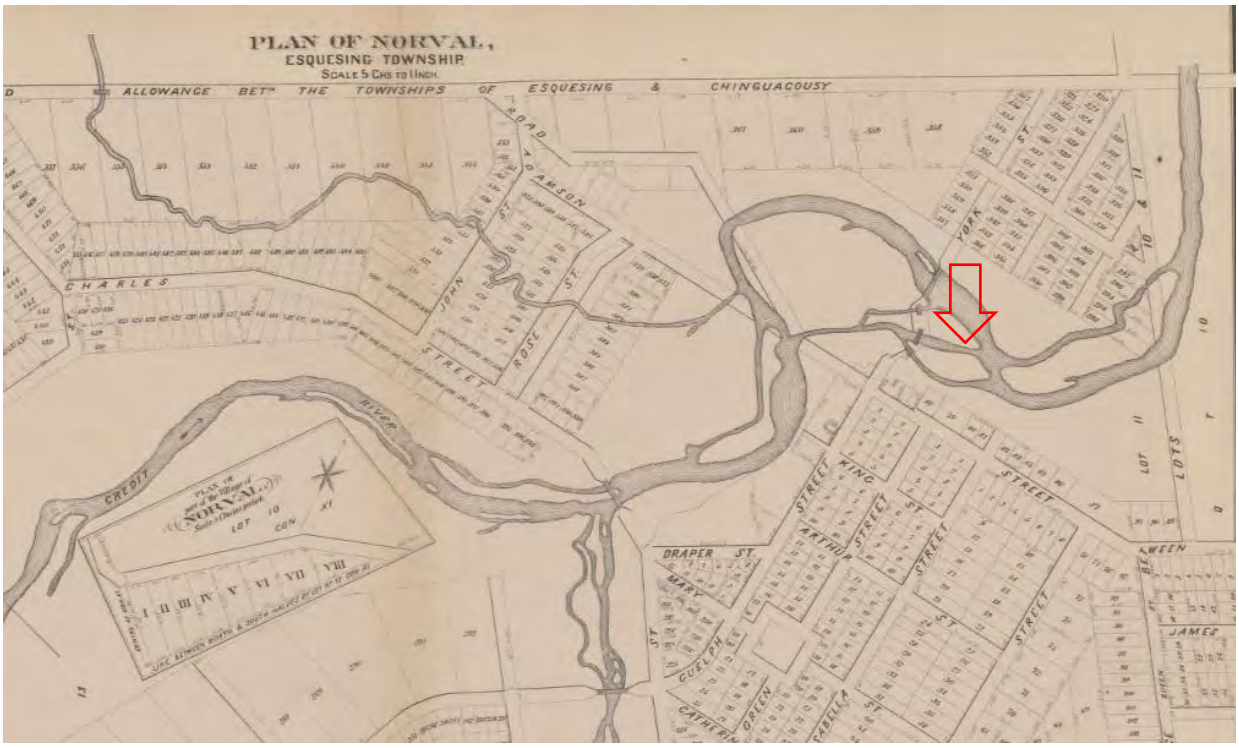


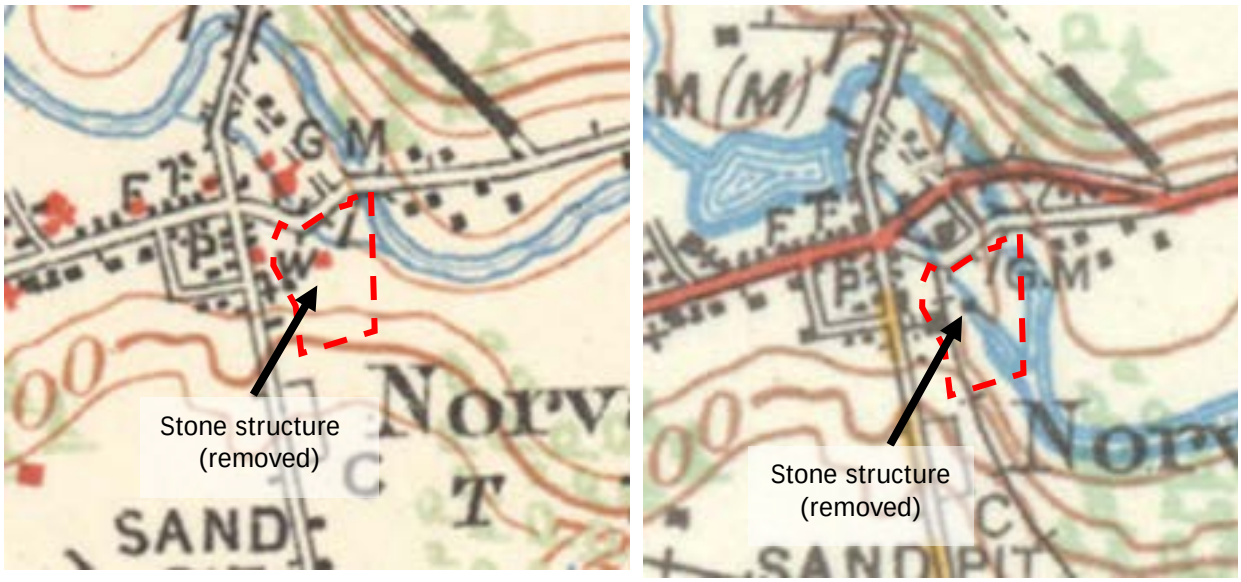
Figure 9: Excerpt of the 1877 Illustrated County Atlas Plan of Norval (Esquesing Township) noting the approximate location of the subject property with red arrow (Source: McGill University, accessed 2024)

According to the 1877 Plan of Norval, the subject property is located on land which previously included waterways associated with the Credit River. It is likely that some of these waterways were intentionally created to divert water as it relates to milling industries, including the grist mill owned by Robert Nobel.



Figure 10: Detail of the 1877 Illustrated County Atlas Plan of Norval (Esquesing Township) noting the location of the subject property in red with existing lot fabric. (Source: McGill University, accessed 2024)

According to available topographic maps, the natural features of the property evolved over time. In 1915, the subject property included a portion of the Credit River and what is likely portions of former mill infrastructure associated with a Grist Mill. The map indicates that the property included a stone or brick building at this time. This building noted on the 1915 topographic map has since either been removed or re-located. By 1938, the waterways associated with the Credit River and Grist Mill have been altered (See Figures 11 & 12).



Figures 11 & 12: (left) Excerpt of the 1915 Topographic Map noting the approximate location of the subject property in red, (right) Excerpt of the 1915 Topographic Map noting the approximate location of the subject property in red, (Source: Ontario Council of University Libraries, accessed 2024)

According to a 1926 Plan of the subject property and the surrounding area, the Nobel Mill (now demolished) was located directly north of the subject property, north of York Street (now Guelph Street) (See Figure 13). According to historical sources, the Noble Mill (located north of Guelph Street) was destroyed by a fire in 1930.

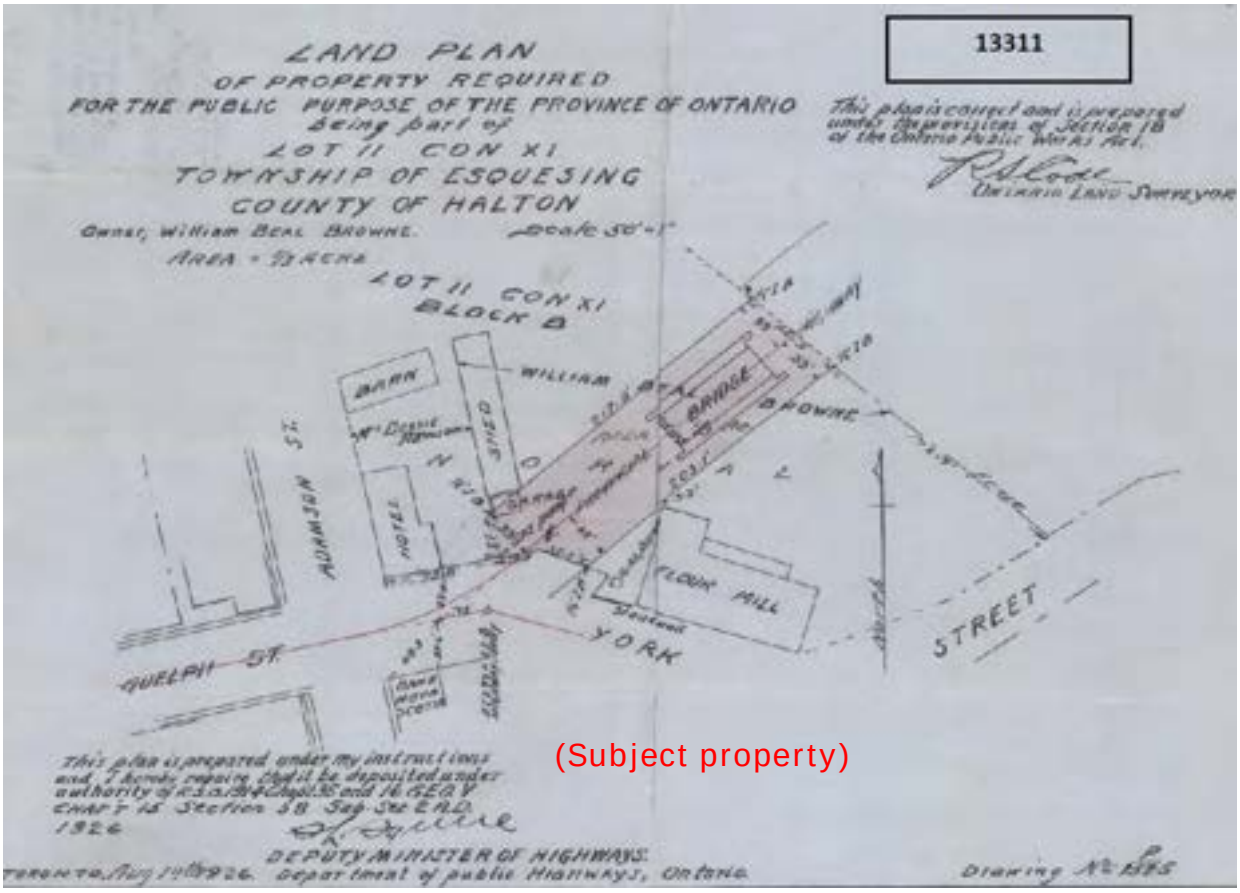


Figure 13: Plan of the subject property (dated 1926) noting the approximate location of the subject property south of York Street (now Guelph Street), east of Adamson Street) in relation to the "flour mill" located north of what is now Guelph Street. (Source: Halton Land Registry Office)

According to the 1941 Plan of the subject property, four structures are indicated on the map. These have since been removed. The Riviera Club building had not yet been constructed (See Figure 14).

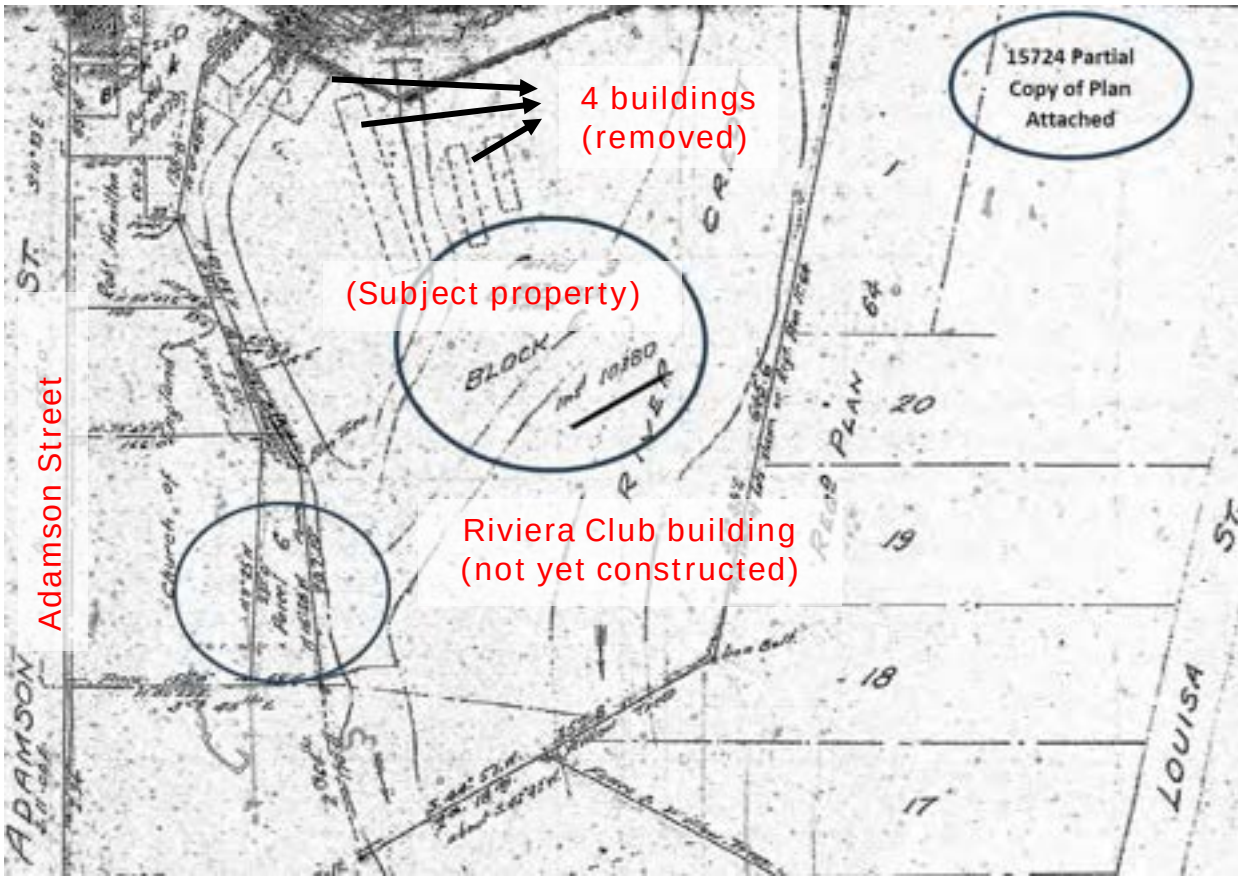


Figure 14: Plan of the subject property (1941) noting the approximate location of the subject property south of York Street (now Guelph Street), east of Adamson Street). The location of buildings and structures formerly located on the subject property shaded in red. (Source: Halton Land Registry Office)

According to the 1946 aerial photograph the subject property was situated west of the Credit River and no longer included waterways part of former mills. A portion of the waterway is noted on the 1946 aerial photograph and was later discontinued, forming part of what is now Noble Street. An existing stone structure is not visible on the aerial photograph amongst vegetation and mature trees. The Riviera Club building had not yet been constructed (See Figure 15).



Figure 15: Excerpt of the 1946 aerial photograph of Norval noting the approximate location of the subject property in red. Approximate location of former waterway associated with mill operations (now part of Noble Street) noted with white dashed line. (Source: National Air Photo Library, accessed 2024)

According to the 1954 aerial photograph, the subject property was situated west of the Credit River and no longer included portions of mill waterways. The existing stone structure is not visible on the aerial photograph amongst vegetation and mature trees. The existing Riveria Club building had not yet been constructed (See Figure 16).



Figure 16: Excerpt of the 1954 aerial photograph of Norval noting the approximate location of the subject property in red, (Source: University of Toronto, accessed 2024)

According to local newspaper sources, the existing Riviera Club building was constructed in 1961 by architect John Ma (born in China) and the interior decorated by David Kobyashi of Japan. The building was intended as a "Dance Hall" and was described as a "Japanese-styled modern" building.

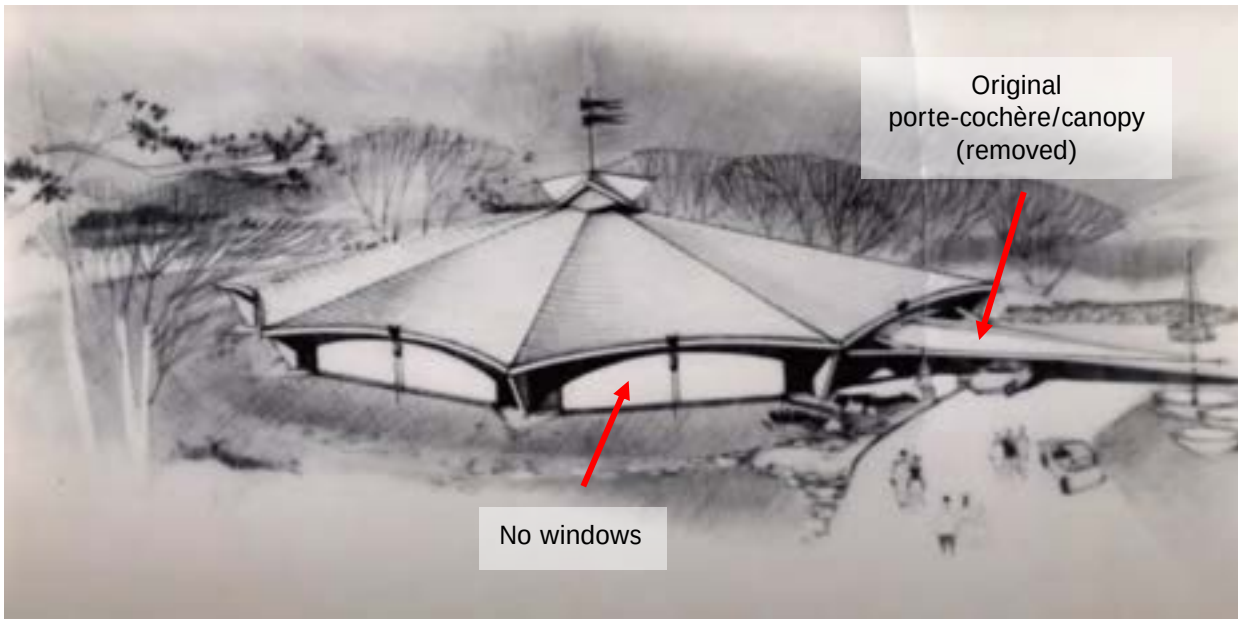
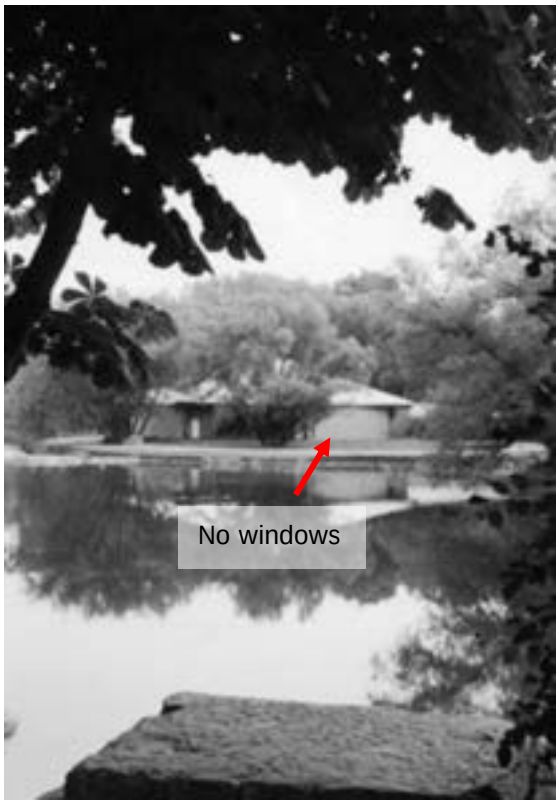


Figure 17: 1961 architect concept of the Riviera Club at 530 Guelph Street by John Ma, (Source: Esquesing Historical Society, accessed 2024)

The building is further described as an "…octagon of glass, with a modified pagoda type roof, and a huge dome in the centre. The large dome, lit internally, hangs over the sunken dance floor. Around the perimeter of the dance floor the tables are placed. From the tables, a commanding view of the winding river, arched by weeping willows is obtained through a forty-three foot wall of glass." The article describes the building as able to accommodate 600 people, having an exterior patio, and two acres for surface parking (Georgetown Herald, 1961).





Figures 18 & 19: (left) Construction of the Riviera Club in 1961 noting building components, (right) Photograph of the Riviera Club shortly after its construction in 1961, (Source: Esquesing Historical Society, accessed 2024)

According to local news paper records, the Riviera Club gained popularity for a variety of local events (such as pageants and dances) as well as formal entertainment. This includes appearances by Ronnie Hawkins in 1963 (Georgetown Herald, 1963).



Figure 20: Photograph of Ronnie Hawkins performing at the Riviera Club, 1963 (Source: Esquesing Historical Society, accessed 2024)

The features of the subject property are clearly visible on the 1965 aerial photograph. The newly constructed Riveria Club building is visible west of the Credit River. The property includes one unidentifiable rectangular-shaped structure which appears to be ancillary or industrial. It is possible that the unidentified structure indicated on the 1965 aerial photo has either been a) removed, or b) altered and re-located to its existing location (See Figure 21).

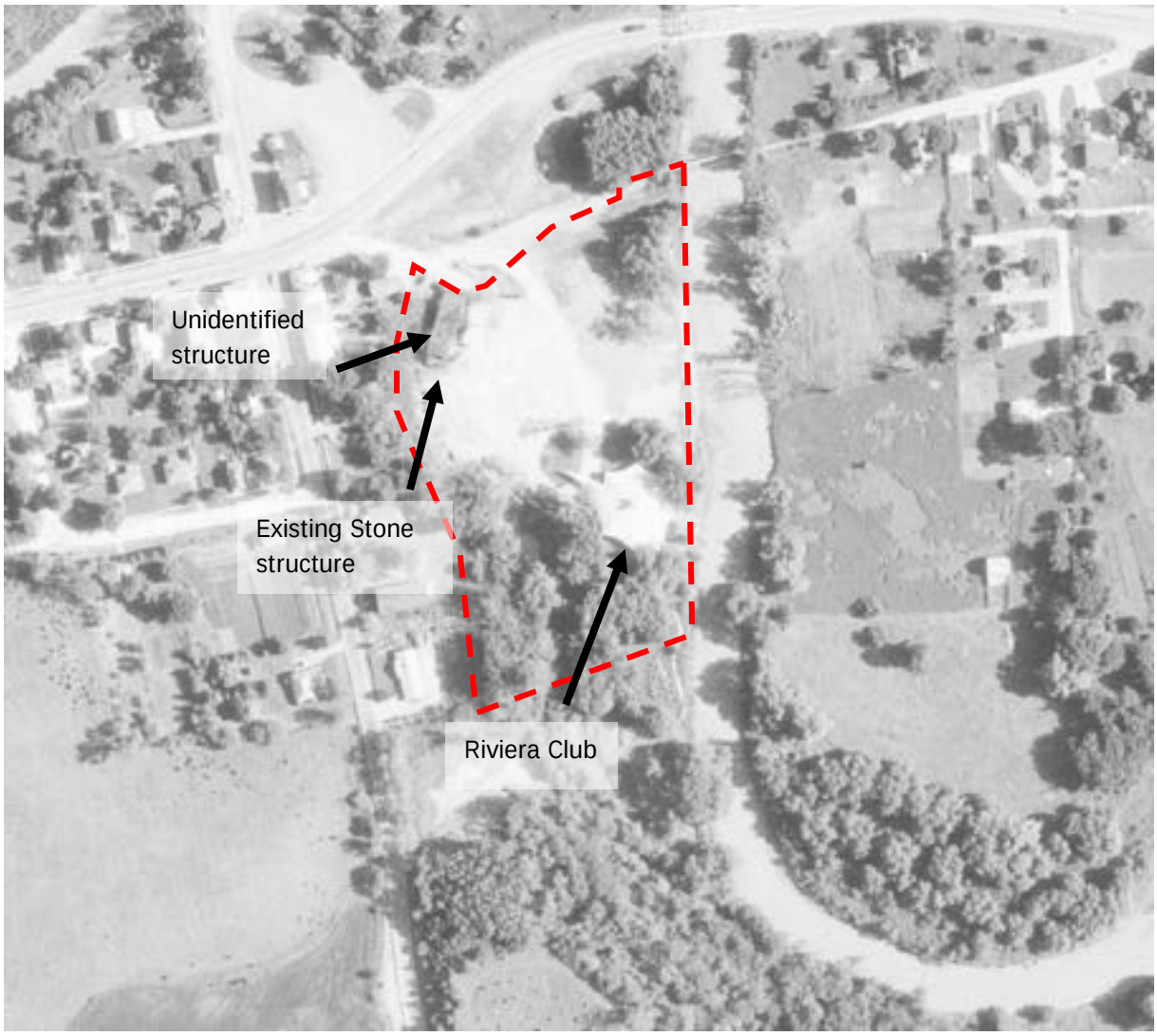


Figure 21: Excerpt of the 1965 aerial photograph of Norval noting the approximate location of the subject property in red, (Source: University of Toronto, accessed 2024)

The existing square-shaped stone and cinder block building is located approximately in the same location as the rectangular-shaped building indicated on the 1965 aerial photograph (See Figure 22). Given that the front (north) elevation of the existing building does not appear to be a former internal wall, it is less likely that the rectangular building indicated on the 1965 aerial photograph forms part of the existing building. Therefore, the original location of the existing stone and cinder block building cannot conclusively be determined.



Figure 22: Excerpt of the 1965 aerial photograph (overlay with the 2021 aerial photograph) of Norval noting the approximate location of the existing stone building (outlined in red) and the outline of a long rectangular building on the 1965 aerial photograph (outlined in blue), (Source: University of Toronto, accessed 2024)

According to a detail of the 1965 aerial photograph, the Riviera Club building originally included a curved porte-cochère/canopy in-keeping with the original building concept (See Figure 23). This feature has been removed and replaced with the existing wood frame canopy.

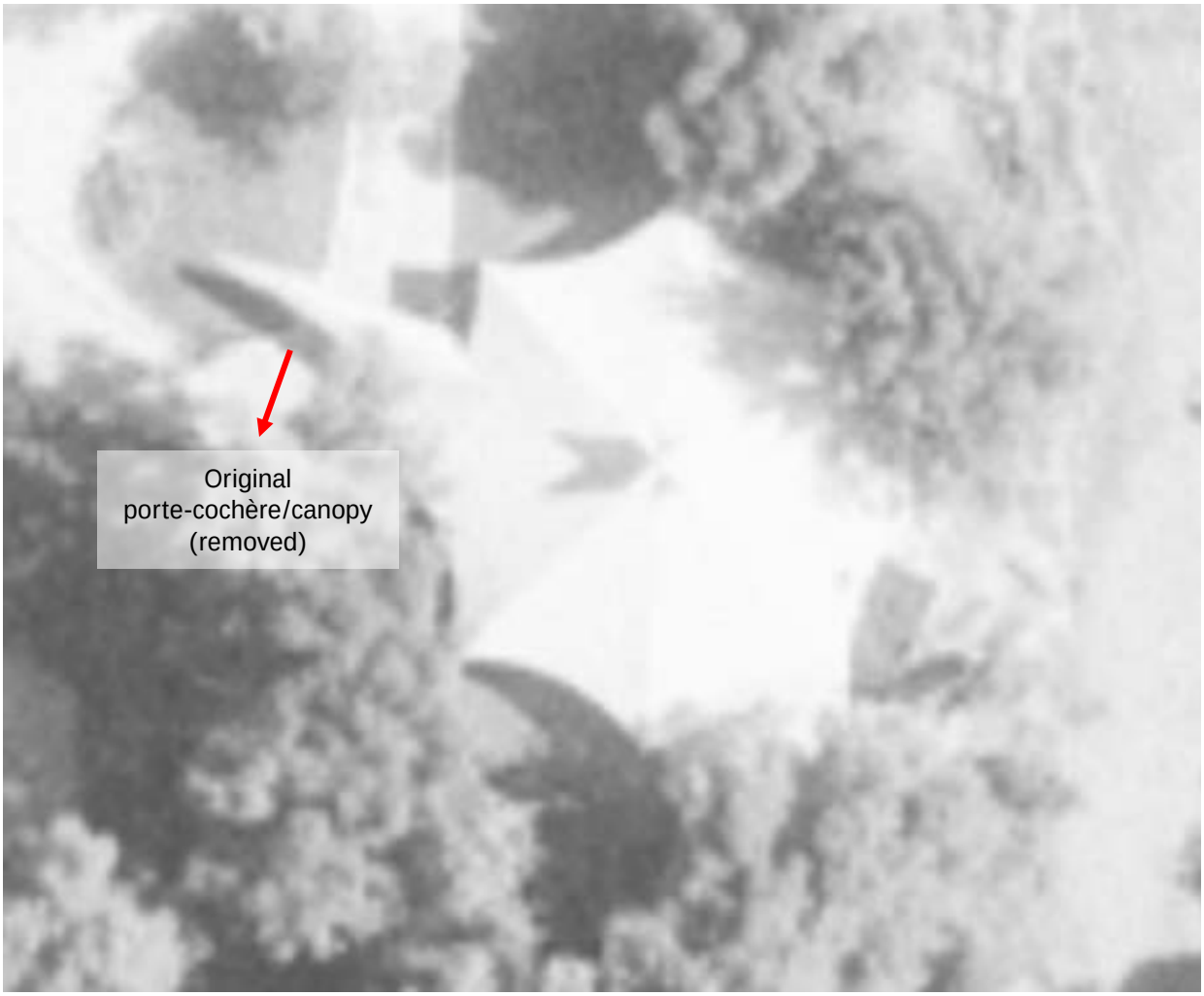


Figure 23: Excerpt of the 1965 aerial photograph of Norval noting the approximate location of the subject property in red, (Source: University of Toronto, accessed 2024)

According to the 1999 aerial photograph, the property included the Riveria Club and surface parking. A roundabout driveway had been constructed. An addition and pool constructed in 1970s are also visible. The stone structure located at the north-west corner of the lot is visible amongst overgrown vegetation.



Figure 24: Excerpt of the 1999 aerial photograph of Norval noting the approximate location of the subject property in red, (Source: Town of Halton Hills, accessed 2024)

According to the 2021 aerial photograph, other additions to the Riviera Club were constructed and the pool had been removed. The stone and cinderblock structure remains visible at the north-west corner of the lot.



Figure 25: Excerpt of the 2021 aerial photograph of Norval noting the approximate location of the subject property in red, (Source: Town of Halton Hills, accessed 2024)

4.0 Description of Context and Subject Lands

4.1 Description of Context

The property located at 530 Guelph Drive is located within the community of Norval (Town of Halton Hills). The Town of Halton Hills Official Plan identifies Norval as a Hamlet and unique historic community which includes both natural and cultural heritage resources. The community and immediate context of the subject property includes a variety of land uses, including (but not limited to) Hamlet Residential (HR1), Hamlet Commercial (HC), Hamlet Institutional (HI), Open Space (OS), Environmental Protection (EP), and Protected Countryside (PC). The context includes low-density commercial, residential, and institutional buildings along the main thoroughfare (Guelph Street) and side-streets. The subject property is located adjacent (contiguous) to the Credit River.



Figure 26: (left) View of the Credit River and the property at 530 Guelph Street looking west along Guelph Street from bridge over the Credit River (Source: MHBC, 2024)





Figures 27 & 28: (left) View of Guelph Street looking west from driveway access to the subject property, (right) View of Guelph Street looking east from driveway access to the subject property (Source: MHBC, 2024)




Figures 29 & 30: (left) View of Credit River looking south-east from parking area, (right) View of the Credit River looking north towards Guelph Street from parking area (Source: MHBC, 2024)

4.2 530 Guelph Street, Norval

The subject property can be described as an irregular shaped lot approximately 6.59 acres in size. The subject property includes the Riveria Club building, ancillary structures, mature trees, and surface parking. The subject property is accessed at the north property line via Guelph Street. There is a considerable change in grade from the south to the north property line.

4.2.1 Description of Built Features

The property located at 530 Guelph Street includes the Riviera Club building and ancillary structures. The following provides a detailed description of the existing buildings:



Figure 31: Aerial photograph noting the sections of the existing Riviera Club building at 530 Guelph Street (Source: Vumap, accessed 2024)

Identifier:	Date of Construction (Approx):	Description:
A	1961	Original Riviera Club building
B	c. late 20th century	Contemporary front entrance addition
C	c. late 20th century	Contemporary porte-cochère/canopy

D	1970s	Breezeway addition between the Riviera Club and 1970s addition
E	c. 1970s	Rear kitchen addition
F	1970s	Addition (originally constructed as a gym)

Riviera Club

The primary structure located on the subject property was constructed in 1961 as the the "Riviera Club". The building was constructed by John Ma in a mid-century modern pavilion architectural style. The building has an octagonal footprint, creating 8 elevations with a pavilion style roof with shingles. The roof peak includes a 4-point geometric cupola. The deep eaves of the roof are curved and accentuate the octagonal footprint of the building.

The building has been modified over time, where some of its original components have been removed or altered. Currently, only two of the eight elevations include windows and fenestration patterns which are likely original (See Figures 33 & 34). It is likely that not all elevations included windows, as per available photographs and the original design concept.



Figures 32 & 33: (left) View of north elevation, looking south towards the front entrance, (right) View of roof and gabled cupola, (Source: MHBC, 2024)




Figures 34 & 35: (left) View of north/east elevation, looking west towards windows which may be original to the structure, (right) View of south elevation windows, (Source: MHBC, 2024)




Figures 36 & 37: (left) View of east elevation, looking west towards windows which may be original to the structure, (right) View of south-east elevation noting original mid-century modern triangular-shaped wood component supporting the roof (outlined in red), (Source: MHBC, 2024)

The original front elevation has been covered with a small contemporary addition (Section "B") (See Figures 38 & 39).





Figures 38 & 39: (left) View of east elevation, looking west towards windows which may be original to the structure, (right) View of south-east elevation noting original mid-century modern triangular-shaped wood component supporting the roof (outlined in red), (Source: MHBC, 2024)

The interior of the building has been modified over time. The open roof structure remains, and has been altered in areas for the construction of additions as well as interior fixtures and balconies.





Figures 40 & 41: (left) View of building interior noting components of the tented/pavilion roof structure, (right) View of interior building components, including curved roof structure (noted in red), (Source: MHBC, 2024)

The main components of the wood frame of the building remain and are constructed of wood beams with steel plates and bolts. These components of the building have been modified in some areas and are visible at the interior given the open roof structure.




Figures 42 & 43: (left) View of wood structural beams supporting the roof structure, (right) View of interior curved framing of roof structure, (Source: MHBC, 2024)

Generally, the condition of the building and its features appear to be poor[1]. There are areas where portions of the building have been altered as a result of alterations. This includes (but is not limited to) sections of the building where second storey entrances have been cut into the facades (See Figure 44). Other localised areas of the building show damages as a result of weathering and lack of maintenance (See Figures 45 – 47).

[1] The condition of the building was reviewed by MHBC staff based on a visual inspection from the interior and exterior and did not include invasive testing and was not informed by a building condition expert or structural engineer.




Figures 44 & 45: (left) View of exterior of the building noting area where the building has been altered to add a second storey opening, (right) Detail view of roof eaves noting damage and lack of maintenance, (Source: MHBC, 2024)




Figures 47 & 47: (left) Detail view of wood elements of eaves/roof noting damage and lack of maintenance, (right) View of breezeway between Sections "A" and "F" noting general poor condition of building fabric (Source: MHBC, 2024)

The property includes ancillary buildings located towards the north-west corner of the property. This includes a small contemporary A-frame structure which does not include heritage fabric. The property also includes a single storey 19th century stone and cinder block building which has been altered over time. The building includes a mix of 19th and 20th century building fabric. Portions of the building, including the north elevation, include what is likely authentic early 19th century stone and mortar (See Figure 50).

The building has been heavily modified where original heritage fabric has been removed. Entire sections of elevations have been re-constructed with 20th century cinder blocks. (See Figure 51).





Figures 48 & 49: (left) View of ancillary buildings, looking west towards east elevations, View of ancillary building looking south towards north elevation, (Source: MHBC, 2024)



Figure 50: Detail view of north-east corner of north elevation noting 19th century stone and building fabric, (Source: MHBC, 2024)





Figures 51 & 52: (left) View of ancillary building looking east towards west elevation, (right) View of ancillary building looking north towards south elevation, (Source: MHBC, 2024)

5.0 Cultural Heritage Evaluation

5.1 Evaluation Criteria

Ontario Regulation 9/06 prescribes that that:

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

1. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*

2. *displays a high degree of craftsmanship or artistic merit, or*

3. *demonstrates a high degree of technical or scientific achievement.*

4. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*

5. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*

6. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

7. *is important in defining, maintaining or supporting the character of an area,*

8. *is physically, functionally, visually or historically linked to its surroundings, or*

9. *is a landmark.*

5.2 Cultural Heritage Evaluation: 530 Guelph Street

5.2.1 Design/Physical Value

The property located at 530 Guelph Avenue demonstrates design/physical value as it includes a representative example of a building constructed in the Mid-century modern pavilion architectural style. Mid-century modern pavilions include a variety of roof shapes, from including the tent or pavilion style with wide and deep overhanging eaves. These building often includes floor to ceiling windows and geometric elements. Mid-century modern buildings, including the pavilion type are more often seen with institutional/civic buildings rather than residential. These types of pavilion buildings are considered rare in Halton Hills and Ontario. Some pavilion examples are available in in Ontario and include (but are not limited to) the following:

- Stratford Festival Theatre (55 Queen Street, Stratford);
- Landsdown Public School (33 Robert Street, Toronto); and
- Oculus Pavilion (Humber Park, Toronto).

There is no evidence to suggest that the building was constructed with a high degree of craftsmanship, artistic merit, or a high degree of technical/scientific achievement. Instead, the building was constructed with building materials and construction methods which were considered commonplace at the time, such as steel and wood beams and rafters.

The property also includes the remains of a 19th century building. Available aerial photographs (including the 1965 aerial photograph) suggest that this building has been re-located to its existing location on the subject property from an unknown location or has been heavily modified. There is no information currently available which would confirm its original use or location. It is possible that the building was part of former mill structures (as noted on historic maps and plans). The original architectural style of the building is difficult to confirm given that the building has been extensively altered over time. The building retains stone fabric at the north elevation fronting Guelph Street. This elevation includes one central door opening and two rectangular window openings which are likely original. The entirety of the east, west, and south elevations have been replaced with cinderblocks and other 20th century materials, such as plywood. All 19th century built fabric has been removed at these elevations. Therefore, the building is not considered representative of any architectural style and has not retained its heritage integrity. Given that the building has been re-located, it is difficult

to determine whether or not it is early. The building was likely constructed in the 19th century, but its construction date cannot be determined. The building is not considered rare or unique for its context within Halton Hills. There are other buildings within the municipality of the same form which are generally single storey and constructed of stone in the 19th century.

5.2.2 Historical/Associative Value

The subject property demonstrates historical/associative value. The property is directly associated with an activity which is significant to the community, being a long-standing community/entertainment establishment since its construction in 1961. Since this time, the Riviera Club building hosted many events, including those which were meaningful to the community. The structure was constructed by architect John Ma, however, he has not been demonstrated as an architect or designer who is prolific or significant to the local community.

The subject property was formerly associated with milling operations, including a grist mill located north of what is now Guelph Street, constructed by James McNabb and later owned by Robert Noble. Built and natural features associated with former milling operations/activities have been removed. The subject property includes the remains of a 19th century building which may have been re-located to the subject property from an unknown location and may have been related to former milling operations. However, this cannot be conclusively determined.

The property does not yield further information (beyond what which is already known) which would contribute to the understanding of the community.

5.2.3 Contextual Value

The subject property does not include any features which are important in defining, maintaining, or supporting the character of the area. The character of the area is varied and includes a range of low-density uses, including commercial, residential, institutional, environmental protection and open space. Norval can be described as a Hamlet which was settled by Euro-Canadians in the early 19th century based (in part) on the availability of water-power to establish mills and industries. The community includes 19th century built fabric which have evolved over time. This includes dwellings and institutional buildings located along Adamson Street and Guelph Street. Streets and circulation routes established in the 19th century remain, some of which being altered as mill ponds and mill infrastructure was altered and/or re-routed over time. This includes

alterations to the Credit River which formerly flowed through the subject property during the 19th century and the early 20th century. These alterations to the Credit River were likely man-made related to a grist mill formerly located north of Guelph Street. The subject property no longer includes any built or natural features directly associated former milling operations. The existing 19th century stone structure has been either a) extensively altered or b) re-located to the subject property from an unknown location. Therefore, its original location and former use cannot be conclusively determined. While the existing Riviera Club building is visible from Guelph Street, it is not in-keeping with the established built form within its context and does not define, maintain, or support the character of the area in terms of built form.

The subject property is not physically, functionally, visually, or historically linked to its surroundings in a way which would substantially add to its Cultural Heritage Value or Interest. According to historic maps, plans, and aerial photographs, the subject property formerly included built and natural features associated with the former use of the Credit River in the context of Norval for milling operations. According to historic maps, all of the 19th century built and natural features of the property associated with milling and mill infrastructure were removed by the mid. 20th century. This includes re-routing former off-shoots of the Credit River (i.e. tail races, mill races, or mill ponds) as well as any buildings. The subject property includes the remains of a 19th century structure which has likely been re-located from an unknown location and therefore has lost its contextual value.

The existing Riviera Club building is located adjacent to the creek, however this is considered circumstantial rather than having any important physical, functional or visual relationship. The Riviera Club building is considered a local landmark given that it includes features which could be considered a) a well-known marker in the community, being memorable and easily discernible and b) would likely serve as an orientation or guide within its context given its size, location and design. This includes the building footprint and features of the roof, which is distinctly different than that which exists within the context.

5.2.4 Heritage Attributes

The following provides a list of attributes for the property located at 530 Guelph Street:

- Original mid-century modern pavilion building constructed in 1961:

- Overall single storey cinder block and wood frame construction with octagonal plan;
- Pavillion style roof shape and pitch, including geometric cupola at the roof peak; and
- Large triangular-shaped support frames at the corners of all eight elevations; and
- North and south elevation windows with multi-window pane arrangement (2 of 8 elevations).

Given that the remnants of the 19th century structure has not retained its heritage integrity and its former use and location cannot be confirmed, it is not considered a heritage attribute of the subject property.

5.4 Summary of Evaluation

The following chart provides a summary of the evaluation of the subject property as per *Ontario Regulation 9/06*.

Ontario Regulation 9/06	530 Guelph Street
1. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The existing Riviera Club building is considered representative of the mid-century modern pavilion architectural style. It is also considered rare for its context.
2. Displays high degree of craftsmanship or artistic merit	No. There is no evidence that the building was constructed with a high degree of craftsmanship or artistic merit. While the design is considered rare, the building was constructed using methods and materials typical of the mid. 20th century.
3. Demonstrates high degree of technical or scientific achievement	No. There is no evidence that the building demonstrates a high degree of technical or scientific achievement.
4. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes. The subject property operated as a music venue/event space since its construction in 1961. The long-standing continued use of the building and its association with events which were (generally) accessible to members of the public

	is considered important with the context of the community of Norval.
5. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No. The property is not likely to yield further information beyond what has been provided in this report which would contribute to the understanding of the community.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No. While it has been documented that the existing Riviera Club building was constructed by architect John Ma, there is no documentation or body of work available which would demonstrate that he is considered prolific or significant to the community.
7. Important in defining, maintaining or supporting the character of an area	No.
8. Physically, functionally, visually, or historically linked to its surroundings	No.
9. Is a landmark	Yes. The features and location of the Riviera Club building contribute to the identification of the building as a local landmark.

6.0 Description of Proposed Development

The proposed development includes the adaptive re-use of the existing Riviera Club building. This includes both the original portion of the Riviera Club constructed c. 1961 as well as the 1970s addition and breezeway (See Figure 52). The proposal includes the adaptive re-use of the building from its former bar/entertainment uses to an event and convention space. The architectural style and main features of the building will be retained. Some alterations are proposed in order to a) repair existing condition issues, and b) replace damaged elements, such as windows. The front elevation includes a porte-cochère (also referred to as a "canopy") which provided shelter for patrons of the former bar operations. This portion of the building is not original to the building and was likely added during the late 20th or early 21st century and is proposed to be removed given that it does not meet building code standards. A new wood frame porte-cochère/canopy is proposed in order to continue to provide shelter for patrons from the elements. No alterations are proposed to the 1970s addition and breezeway.

Alterations to the building respect the original mid-century pavilion design with an octagonal plan. These features are proposed to be retained and conserved. While the proposed new porte-cochère/canopy is not original to the structure, it will not detract from the building and will not result in the removal of any heritage attributes. The new canopy can be removed in the future without damage to the original portion of the building. The alterations to the building include retaining existing built fabric, where feasible. Some elements may require replacement, rather than repair. Where replacement is proposed (i.e. damaged wood soffits and eaves), these are proposed to be replaced in-kind with wood of a similar quality, dimension/size, and appearance. The original fabric of the building is proposed to be retained and repaired, where feasible. This includes existing cinder block walls and wood materials. Where replacements must be made, including windows which have been broken and damaged beyond repair, these would be replaced with new contemporary windows in-keeping with the original design intent, as existing.

The proposal includes surface parking as well as re-establishing the circular driveway at the north elevation of the Riviera Club building which is visible in aerial photographs of the property during the 1960s.

The proposal includes retaining the existing 19th century stone and cinder block building located at the north-west corner of the site in-situ and no alterations are proposed.



Figure 53: Site Plan of Proposed Development (BJC Architects, 2024)

The original cinder block construction, fenestration patterns, roof shape, and geometric cupola at the roof peak are proposed to be retained. The main features of the front (north) elevation will be retained. This includes the existing features of the front entrance and windows with pediment above (See Figure 54).



Figure 54: Proposed front elevation, (BJC Architects, 2024)



Figure 55: View of front (north elevation) noting porte-cochère proposed for removal. (Source: MHBC, 2024)

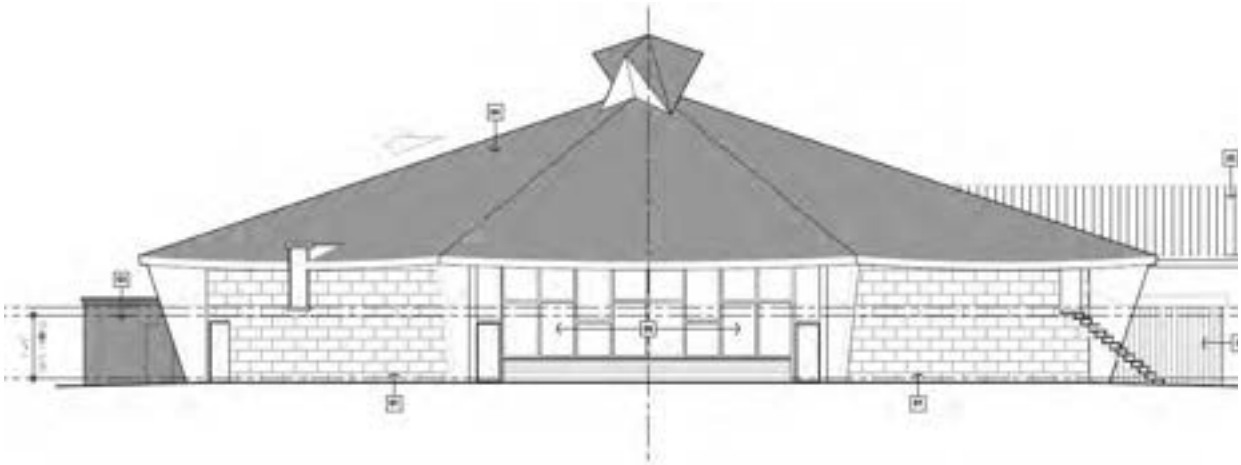


Figure 56: Proposed north elevation, (BJC Architects, 2024)



Figure 57: Proposed east (rear) elevation, (BJC Architects, 2024)



Figure 58: Proposed east (rear) elevation, (BJC Architects, 2024)

7.0 Impact Analysis

7.1 Introduction

This section of the report will review impacts to cultural heritage resources which may occur as a result of the proposed development.

The following analysis of impacts of the proposed development is guided by the Heritage Toolkit of the Ministry of Citizenship and Multiculturalism as follows:

- Destruction: of any, or part of any *significant heritage attributes* or features;
- 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 a 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;
- Land disturbances: such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

This report utilizes guides published by the International Council on Monuments and Site (ICOMOS), Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report:

Grading of Impact for Built Heritage and Historic Landscapes (ICOMOS)	
Impact Grading	**Description**

Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is it noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

7.2 Impact Analysis (Subject Property)

The following provides an analysis of impacts as a result of the proposed alterations to the building.

Table 1.0 – Impact Analysis (Subject Property)

Impact	*Level of Impact*	*Analysis*
Demolition of any, or part of any, heritage attributes or features.	None.	The proposed development does not include the removal of any features which are either a) original, or b) are of cultural heritage value. The proposal includes the removal of a contemporary wood frame porte-cochère/canopy which is not original to the structure.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	Negligible/minor.	Alterations to the building are minor and are generally in-keeping with the original design of the building. A new porte-cochère/canopy is proposed, similar to what is existing. This alteration is considered temporary given that it could be removed in the future without resulting in adverse impacts to the original portion of the building. Other alterations include

		replacing windows in the same fenestration patterns as existing and repairs to building fabric in-kind.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	Given the nature and low-density scale of the structure, no shadows are anticipated which would result in adverse impacts to cultural heritage resources.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	The Riviera Club building does not have a significant relationship to any built or natural features located on-site or adjacent. However, the building will be retained in-situ and maintain its setting with the vegetated backdrop of the river.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.	The Riviera Club building will remain visible from the public realm along Guelph Street.
A change in land use where the change affects the property's cultural heritage value; and	None.	None. The property will maintain its existing land use. The Riviera Club building will continue to be used as an event space.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None.	Given that no new construction is proposed, and the existing building will be retained, no adverse impacts on the existing Riviera Club building are anticipated as a result of land disturbances or construction activities.

7.2 Impact Analysis (Adjacent Lands)

The proposed development will not result in the demolition, removal, or alteration of any features at 12-16 Adamson Street South. Given the nature and low-density scale of the existing building, no adverse impacts are related to shadows are anticipated. The information available from the Town of Halton Hills identifies that the properties located at 12 and 16 Adamson Street South have a significant relationship as the St. Paul's Anglican Church and Parish Hall. The proposed development will not result in any isolation, separation, or obstruction between these two properties and no adverse impacts are anticipated as it relates to isolation. No adverse impacts related to obstruction are anticipated as all existing features at 12-16 Adamson Street will remain visible from the public realm. No adverse impacts regarding change in land use or land disturbances are anticipated.

8.0 Development Alternatives, Mitigation Measures and Conservation Recommendations

The following provides a summary of adverse impacts which are anticipated as a result of the proposed development and recommendations as well as mitigation recommendations, where warranted and related to the scope of work.

8.1 Mitigation Recommendations

Given that the proposed development does not result in adverse impacts, no mitigation recommendations are required.

8.2 Alternative Development Options

Given that no adverse impacts are identified, alternative development options are not necessary.

9.0 Conclusions & Recommendations

This report has concluded that the subject property is of Cultural Heritage Value or Interest and meets 3 criteria under *Ontario Regulation 9/06* related to design/physical, historical/associative and contextual values.

Summary of Proposed Development and Impact Analysis

The proposed development includes retaining the existing building in its entirety and does not propose the removal of any attributes of the building which are either original or contribute to its architectural style. The concept includes retaining existing features while making replacements and repairs in-kind. This includes replacing windows which have been damaged and cannot be repaired while respecting the original fenestration patterns. The proposal includes making repairs in-kind, where possible, such as wood eaves. The removal of the existing porte-cochère/canopy which does not meet building code requirements and the construction of a new canopy will not result in adverse impacts given that it could be removed in the future without damage to the original portion of the building. Repairs and replacements in-kind are considered negligible and minor provided that they respect the original design intent of the building. The continued use of the building and its repair is considered a beneficial impact given that it results in its conservation over the long-term. No adverse impacts to cultural heritage resources located adjacent are anticipated.

Summary of Recommendations

Given that no adverse impacts are anticipated, no alternative development options or mitigation recommendations are necessary.

10.0 References & Works Consulted

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