



Agenda

Heritage Orangeville Committee Meeting

Thursday, December 19, 2024, 6:00 p.m.

Electronic and In-Person Participation - Heritage Orangeville

The Corporation of the Town of Orangeville

(Chair and Secretary at Town Hall - 87 Broadway)

Orangeville, Ontario

NOTICE

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Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

Prior to the meeting, written comments may be sent to the Secretary of Heritage Orangeville by email at heritage@orangeville.ca. Such written comments will become part of the public record.

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Pages

1. **Call to Order**

2. **Disclosures of (Direct or Indirect) Pecuniary Interest**

3. **Land Acknowledgement**

We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. **Adoption of Minutes of Previous Meeting**

Recommendations:

That the minutes of the following meeting are approved:

4.1 **2024-11-21 - Heritage Orangeville Minutes**

3

5. **Presentations**

None.

6. **Items for Discussion and Reports**

6.1	2025 Heritage Orangeville Meeting Schedule	50
	Recommendations: That the 2025 Heritage Orangeville meeting schedule, be approved.	
6.2	Heritage Week - February 17-23, 2025 - Lynda Addy	
6.3	Update on the York Street Heritage Conservation District Request - Councillor Sherwood	
	Update from the <u>December 16, 2024 Council Meeting</u> regarding Staff Report INS-2024-062	
6.4	Planning Application - OPZ-2023-01 - 11A York Street	51
7.	Correspondence	
	None.	
8.	Announcements	
9.	Date of Next Meeting	
	Tentatively scheduled for January 16, 2025. Subject to Committee approval of the 2025 meeting schedule.	
10.	Adjournment	



Minutes of Heritage Orangeville

November 21, 2024, 6:00 p.m.

Electronic and In-Person Participation - Heritage Orangeville
The Corporation of the Town of Orangeville
(Chair and Secretary at Town Hall - 87 Broadway)
Orangeville, Ontario

Members Present: Councillor D. Sherwood
L. Addy
T. Brett
D. Gwilliams
G. Sarazin

Members Absent: H. Daggitt

Staff Present: M. Adams, Secretary
V. Sword, Tourism and Culture Officer
B. Ward, Manager of Planning

1. Call to Order

The meeting was called to order at 6 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgement

The Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Chair also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

Recommendation: 2024-027

Moved by T. Brett

That the minutes of the following meeting are approved:

4.1 2024-10-17 - Heritage Orangeville - Minutes

Carried

5. Presentations

None.

6. Items for Discussion and Reports

6.1 Draft 2025 Committee Work Plan Deliverables

Recommendation: 2024-028

Moved by T. Brett

That the proposed 2025 Committee Work Plan be approved.

Carried

6.2 New Digital Guide for Tourism - Vicki Sword

Vicki Sword, Tourism and Culture Officer, said they will be launching a new Digital Guide for tourism on the Love, Orangeville site. She showed the committee the changes to the Digital Guide and the Self-Guided Tours pages. The self-guided tours will have various tours including three historic tours from the Footsteps from our Past booklets.

Ms. Sword asked if the committee could assist in promoting the tours. The Committee suggested the following:

- putting a QR code in a future calendar;
- displaying the QR code at downtown storefronts;
- placing the QR code in a Heritage Orangeville newsletter;
- Tourism could produce a card regarding the tours that could be inserted in the 2025 calendar.

6.3 Data Orangeville Update - Drew Gwilliams

Drew Gwilliams gave the committee an update on the progress of the Data Orangeville project. He explained that he was using AI technology to rewrite the heritage building summaries and provided some examples to the committee. The committee concluded that AI technology should only be used to correct grammatical errors.

6.4 Community Improvement Plan (CIP) Update - Gary Sarazin

Gary Sarazin said they have not received any applications. The committee discussed how they could promote the program. Troy Brett said he would ask the BIA if they could send information about the program to their members. It was suggested that Planning staff could attend the next BIA meeting in January and provide a presentation to the Board members. The committee discussed promoting the program at an Economic Development Committee luncheon.

6.5 Heritage Week 2025 - Lynda Addy

The committee discussed a theme for the 2025 Heritage Week, and Man and Nature was chosen. The displays at the library and recreation centre will include photos and information regarding historical ice storms, floods, deforestation, etc. Lynda Addy said she will select six photos based on this theme and get quotes from suppliers on enlarging them. The photos and information will be provided at the next meeting.

7. Correspondence

7.1 Notice of Site Plan Application - 221-229 Broadway - SPA-2024-06

The committee discussed the site plan application for a proposed tiered 8-storey mixed-use building with commercial uses on the ground floor and residential uses on all upper storeys. The development includes 65 residential units and 925.22 square meters of commercial space, with 92 underground parking spaces and 61 surface parking spaces, and a shared rooftop amenity space on the third level. The zoning on the property permits this type of development.

The committee's comments were regarding the height of the building and de-emphasizing the vertical elements of the building by:

- using different materials from top to bottom to break it up;
- using finishing materials with different colours and shapes;
- having storefronts in a different colour;
- using different textures such as stone facing.

Materials shared during the meeting were included in the minutes package.

Recommendation: 2024-029

Moved by L. Addy

That staff take into consideration the comments by the committee for site plan application SPA-2024-06, 221-229 Broadway.

Carried

8. Announcements

None.

9. Date of Next Meeting

The next meeting is scheduled for December 19, 2024 at 6 p.m.

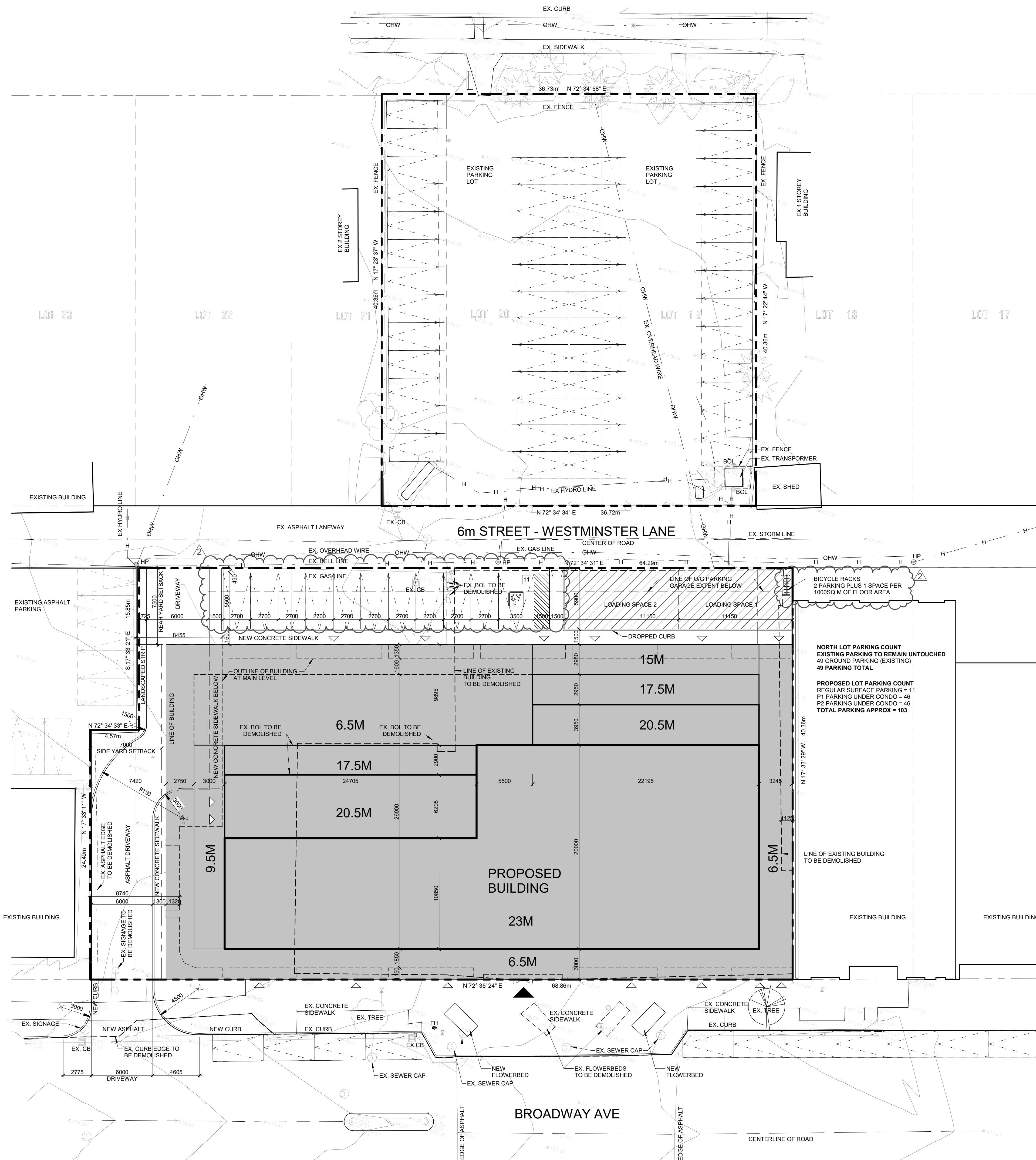
10. Adjournment

Recommendation: 2024-030

Moved by L. Addy

That the meeting be adjourned at 7:40 p.m.

Carried



LEGAL DESCRIPTION
 LOTS 9, 10, 11 & 12 AND PART OF LOTS 8, 13, 19, 20 & 21 BLOCK 1.
 REGISTERED PLAN 212 TOWN OF ORANGEVILLE.
 SITE INFORMATION WAS BASED ON SURVEY PREPARED BY
 TED VAN LANKVELD, ONTARIO LAND SURVEYOR.

SITE DESCRIPTION
 ZONING (CURRENT): CBD ZONE
 OFFICIAL PLAN: BY-LAW 43-99

BUILDING CLASSIFICATION
 OCCUPANCY: GROUP C, GROUP F3
 CLASSIFICATION: PART 3

BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m ²	sf	RESIDENTIAL UNIT COUNT
EXISTING	1,640	17,653	
PROPOSED			
GROUND FLOOR RETAIL	925.22	9,959	N/A
GROUND FLOOR RESIDENTIAL	766.91	8,255	N/A
2ND FLOOR	1720.56	18,520	14
3RD FLOOR	1178.38	12,684	8
4TH FLOOR	1090.77	11,741	10
5TH FLOOR	1074.05	11,561	10
6TH FLOOR	1025.46	11,038	10
7TH FLOOR	939.52	10,113	9
8TH FLOOR	669.92	7,211	4
GFA - TOTAL	9,390.79	101,082	65

NUMBER OF PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED:
 REQ'D COMMERCIAL PARKING = 953m²/20 = 48/2 = 24 SPACES
 REQ'D RESIDENTIAL PARKING = 1 PER UNIT = 66 SPACES
 BARRIER FREE PARKING CALCULATION:
 (13-100 P.S. = 4% OF TOTAL NUMBER OF SPACES) = 4 SPACES

TOTAL PARKING SPACES PROVIDED:
 TYPICAL PARKING SPACE: 2.7m x 5.5m = 152 SPACES
 TOTAL BARRIER-FREE PROVIDED (INCLUDED ABOVE):
 TYPE A: 3.5m x 5.5m = 2 SPACES
 TYPE B: 2.7m x 5.5m = 2 SPACES
 AISLE WIDTH (min.): 5.5m (min.)
 LOADING SPACE REQUIREMENT: (2300m² TO 7,500m²) = 2 SPACES
 LOADING SPACE SIZE: 3.5m x 9.0m

TOTAL BICYCLE PARKING REQUIRED:
 REQ'D COMMERCIAL BICYCLE PARKING = 2 SPACES, PLUS 1 SPACE FOR EVERY 1000SQ.M = 3 SPACES

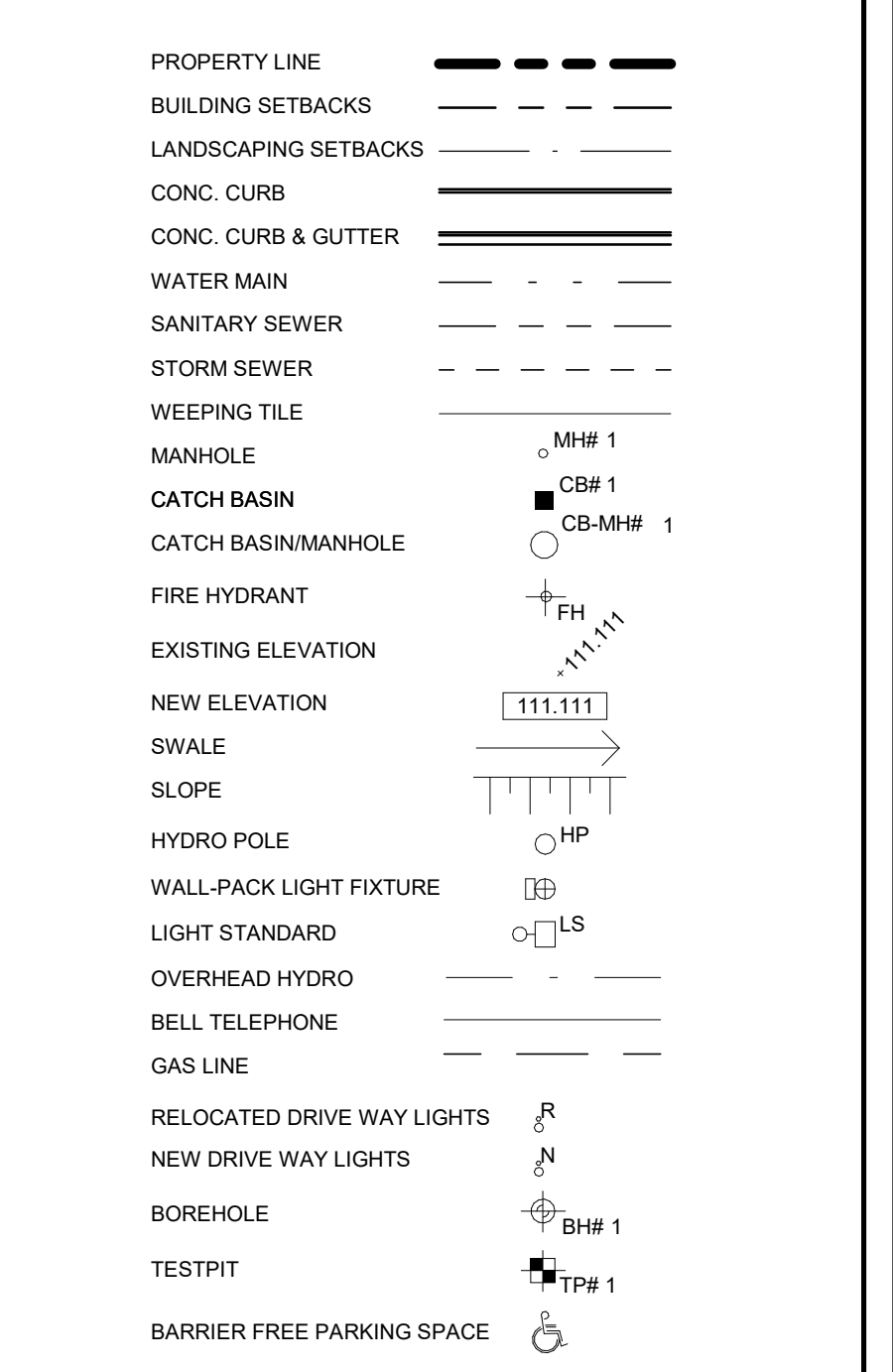
TOTAL BICYCLE PARKING PROVIDED:
 REQ'D PROVIDED BICYCLE PARKING = 6 SPACES

SITE STATISTICS

	REQUIRED	PROVIDED
LOT AREA (MIN.):	NIL	2,710.14 m ²
LOT FRONTAGE (MIN.):	NIL	0 m
LANDSCAPED OPEN SPACE (MIN.):	N/A	0 %
LOT COVERAGE (MAXIMUM):	75%	73.4 %
FRONT YARD SETBACK (MIN.):	NIL	0 m
INTERIOR SIDEYARD SETBACK (MIN.):	NIL/7.0m	7.0 m
EXTERIOR SIDEYARD SETBACK (MIN.):	NIL	N/A
REAR YARD SETBACK (MIN.):	7.5m	7.5 m
SETBACK FROM RESIDENTIAL (MIN.):	N/A	N/A
LANDSCAPE BUFFER:	N/A	N/A
LOT DEPTH:	N/A	40.4 m
BUILDING HEIGHT (MAX.):	23.0m	23.0 m
DENSITY:	N/A	3.62

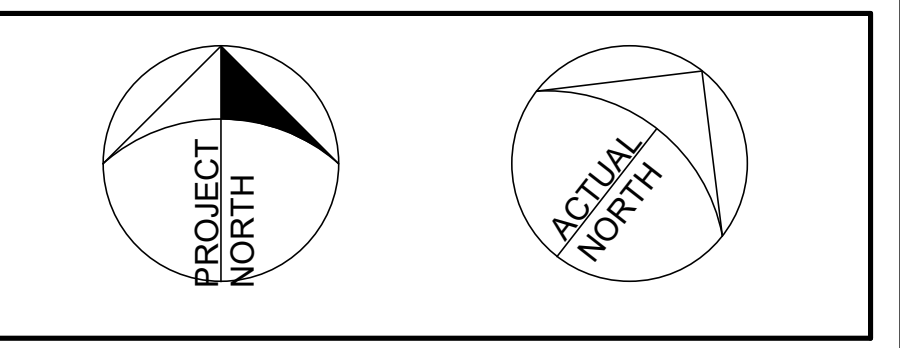
NORTH LOT PARKING COUNT
 EXISTING PARKING TO REMAIN UNTOUCHED
 50 GROUND PARKING (EXISTING)
 50 PARKING TOTAL

PROPOSED LOT PARKING COUNT
 REGULAR SURFACE PARKING = 11
 P1 PARKING UNDER CONDO = 46
 P2 PARKING UNDER CONDO = 46
 TOTAL PARKING APPROX. = 103



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No.	Description	Date
2	RE-ISSUED FOR SPA	2024.08.30
1	ISSUED FOR SPA	2024.05.01

45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

CONSULTANT

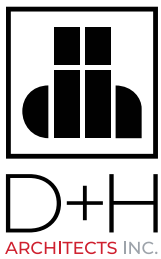
PROJECT OVERALL NAME

229 BROADWAY
 ORANGEVILLE 229 BROADWAY AVE. ONTARIO

SHEET TITLE

SITE PLAN

PROJ. NO.	22-139
DATE	AUGUST 2024
DRAWN BY	JM
CHECKED	MH
SCALE	As indicated
DATE PLOTTED	2024-08-29 3:09:57 PM
DRAWING NO.	A1.0



229 BROADWAY HERITAGE IMPACT ASSESSMENT

Broadway Holdings Inc.
Oct 26, 2023
County of Dufferin
Town of Orangeville
229 Broadway Ave.

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LETTER OF INTRODUCTION

April, 2024

Mr. Brandon Ward, Manager of Planning
Planning Services, Town of Orangeville
87 Broadway
Orangeville, ON, L9W 1K1
(519) 941-0440
Email bward@orangeville.ca

Dear Mr. Ward,

RE: CULTURAL HERITAGE IMPACT ASSESSMENT – 229 BROADWAY DEVELOPMENT APPLICATION

This letter is forwarded with a submission for a Cultural Heritage Impact Assessment of planned development activities at 229 Broadway in the Town of Orangeville. The emphasis on the subject matter relates to a planned Site Plan Application for new development, and this report references heritage resources located near the aforementioned address. The following report is based on the process for CHER's (Cultural Heritage Evaluation Reports) established by the Province of Ontario's Provincial Policy Statement dated 2005, and the Guiding Principles of the Conservation of Built Heritage Properties published by the Province of Ontario.

Owner/Proponent
Broadway Holdings Inc.
69 Baywood Road, Unit #1
Toronto, ON

Proponent's Consultant
D+H Architects Inc.
45 Mill Street
Orangeville, ON, L9W 2M4
Tel: (519) 941-0912
Contact: Mark Hicks, Partner
Email: mhicks@dharchitects.ca

We look forward to receiving the Town's comments on the subject matter.

Yours truly,



Christopher Ferguson, Author
OAA, CAHP



M.Arch., OAA

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LETTER OF INTRODUCTION

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Summary Statement and Conservation Recommendations

The site of 221-229 Broadway contains no built elements of conservation value. The site has tertiary conservation value due to the history of the site ownership and previous uses of the site related to local trades development. These are intangible elements that can be recognized by means of appropriate commemoration strategies.

The development proposal at 221-229 Broadway comprising of an 8-storey MURB conforms to the existing Town of Orangeville Official Plan and massing guidelines, and the address and development resides outside the Ontario Heritage Act Part V T Heritage Conservation District as enacted by the Town of Orangeville.

Issues of proximity, shadow cast and views and vistas are negated by virtue of the conformity of the proposed development to the Town of Orangeville Official Plan, and by virtue of previous studies confirming such analysis.

2

Historical Research and Evaluation

a) Grounds – Pre-designation of District

Settlement by European explorers in the 1600's saw interactions with various indigenous peoples in the now established Orangeville area. These early encounters involved tribes ranging from the Mississauga tribes along the Credit River, the Mohawks of the Six-Nations along the Grand River, and Petun and Huron tribe to the north in what is now Midland. Iroquois tribes traveling north from their southern encampments created instability and war, if circumstances found that settlers and indigenous tribes were cooperating and thriving.(1)

The attraction to resources encouraged exploration by early adopters in the current area of Dufferin County, and settlements began. In recognition of good hunting grounds, abundant waterways and forestry, these became shared resources among all inhabitants.(2)

Two Treaties marked the movement of land ownership surrounding present-day Orangeville, from the local indigenous peoples to governing representatives (now operating fully as Crown representative of English rule). Treaty 18 in 1818, or the Lake Simcoe-Nottawasaga Treaty, exchanged land for goods from south of Georgian Bay to west of Lake Simcoe. Treaty 19 involved the Mississaugas of the Credit tribes further south.(3)

Once treaties established land transfers to Crown officials, land was partitioned to interested parties, then sold to various individuals beginning in the 1820's. Seneca Ketchum purchased lands from these various individuals, which now encompasses the north side of Broadway. His early contributions to Town development involved roads (leading to Mono Mills and Charleston), bridges (in total seven), and the clearing of swampland in and around Broadway.(4) The south side was initially owned by Robert Dodds, changing hands and parceling land in the process, until the south side was owned mostly by Orange Lawrence by 1844.(5)

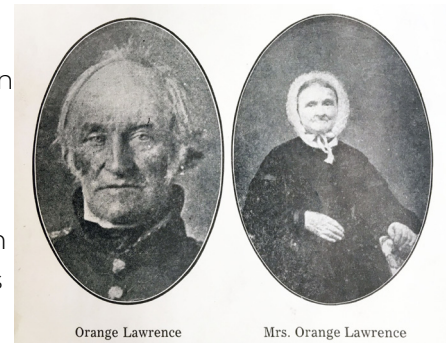
An abundance of forestry led to the first sawmill industries, made prosperous by generous waterways snaking through the current Dufferin County courtesy of the Credit River.(6) Grigg's Mill in 1838 (7)

was the first when James Grigg bought his land in and around East Garafraxa from Robert Dodds (8), and Orange Lawrence built his south of Broadway in 1844. Lawrence's second mill was established in 1847 (9) Village life grew around this initial industry, with other mills by Thomas Jull and John W. Reid at Mill and Little York Street (flour, with little remaining save for some rubble foundations kept as a memory marker of the original site) and by Ingraham and Stevenson (carding). (10) With Lawrence establishing hotels, taverns, businesses and schools as well as operating personally the Postmasters station in 1886 (11), his enterprising legacy became the Town's namesake: Orangeville.

Further local industries began to develop based on two overall economies: agriculture and lumbering. Long travelling distances from other growing communities caused local trades to develop to begin to serve the community: shoemaking, tin shops, pottery, foundry, furniture making, and tannery through 1860's.(12)

The completed railway in 1871 brought the second lumber boom with increased movement of trade, and bringing people into the area to buy and trade. Travel to Toronto or Guelph was viewed as dangerous.(13) We begin to see the beginning of a town destined for self-sufficiency and centralized resources being made available without the need for long-distance travelling.

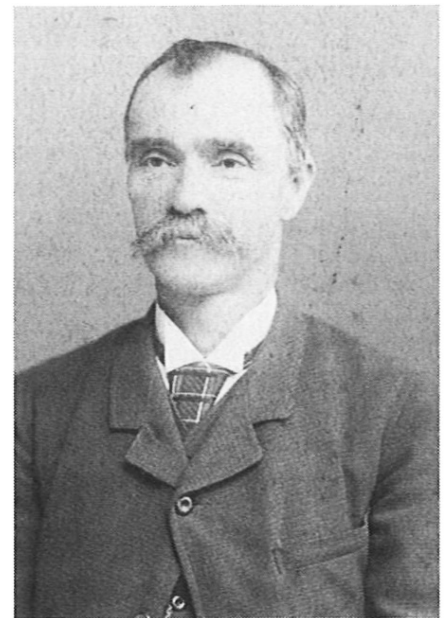
Early construction of housing and trades buildings were rough log, then timber, construction with bark roof layers or pea straw layers similar to thatched layers. Gaps between members were chinked with moss clumps. Fire damage and destruction forced the development of stone rubble foundations, and cut stone masonry made popular with mill builders.(14) Clay brick masonry had already begun in 1850 with the Methodist Chapel at Church and Wellington Streets (establishing the "Church" street label), however the second brick building did not occur until 1862 with a school house replacing an 1850 log version (at Broadway and John Street where the current fire hall resides) that had burned to the ground. This new location at Zina and First Streets was outgrown by 1872.(15) Further brick masonry included the Orangeville Town Hall built in 1875 with its Italianate, brick masonry and wood structure, designed by architect/lawyer Francis Grant Dunbar. The rest of Broadway followed with brick buildings, including the Ketchum Block at the northeast corner of Broadway and First Street in 1873 (built by the widow of Seneca Ketchum). Brick building is owed partially to the Ketchum family, selling brick to land buyers of their properties.(16)



Orange Lawrence

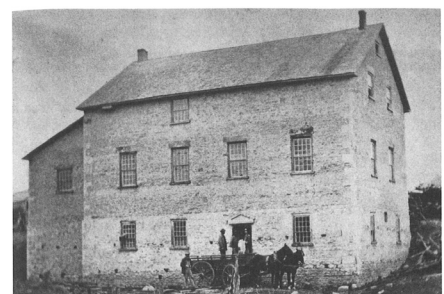
Mrs. Orange Lawrence

Image_1.JPG



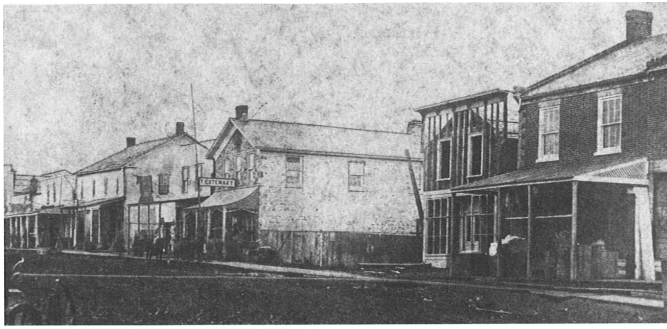
This photograph of Thomas Jull, miller and son-in-law of Orange Lawrence, would

Image_2.JPG



Jull's gristmill was built on the banks of Mill Creek in 1857, by Orange Lawrence's two sons-in-law, Thomas Jull and John Walker Reid.

Image_3.JPG

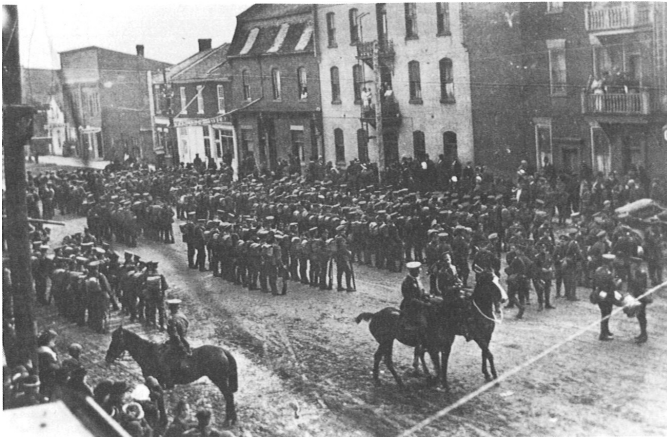


This early photograph shows the north side of Broadway as it appeared in 1866. The store in the middle belonged to the reeve, Falkner Stewart. Later, he was elected first warden of Dufferin County and became an MPP.

Image_4.JPG



Image_6.JPG



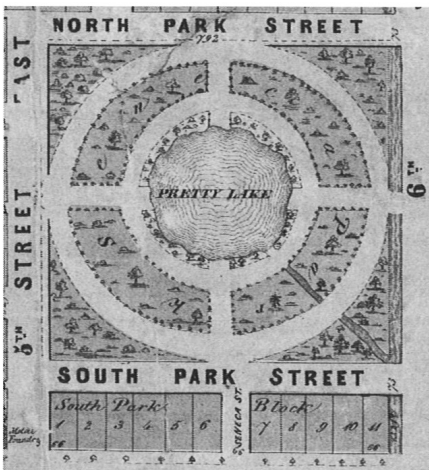
A route march for recruiting purposes reached Orangeville in 1916. The 164th Battalion (Dufferin and Halton Rifles) was seeking recruits for the war.

Image_5.JPG



COURTESY ESTATE OF DR. G. H. CAMPBELL
The "Commercial Block" before the days of paved streets. Today, the Canadian Imperial Bank of Commerce occupies the site.

Image_8.JPG



Jesse Ketchum's 1856 plan for the development of Orangeville north of Broadway included a landscaped lake and park to be laid out on the swamp in the Credit Flats.

Image_7.JPG

As a sidenote to the development of the Town of Orangeville, there was an early interest in popularized urban design ideas being circulated through North American and European schools of thought and design. The Italian Renaissance saw the development of the radial city, and Jesse Ketchum, nephew to Seneca, had an early concept of a 4-block radial park surrounding a lake developed out of the swamp flatlands north of Broadway.(17) It was not conceived: Ketchum's interest in the grid street structure behind a wide avenue was possibly influenced by his American experiences with the planning of lower Manhattan island.(18) The overall width of Broadway is owed to this development approach. The width of the street was set at 99 feet, a true "broad" way. A tale of two planners unfolded for Broadway: Charles J Wheelock developing the grid pattern on the north, and Chisholm Miller surveying the land south of Broadway based on the winding waterways and finger creeks emanating from the Credit River.

Later, 1990's developers performed an experiment out of a residential district at Montgomery Boulevard and Alder Street, building a

subdivision based on New Urbanist density, circulation and aesthetic. Montgomery Village did not expand its concept beyond this quadrant.(19)

b) Conservation and District History

Three events gave rise to the current conservation district designation being sought and finalized by the Town of Orangeville in 2002:

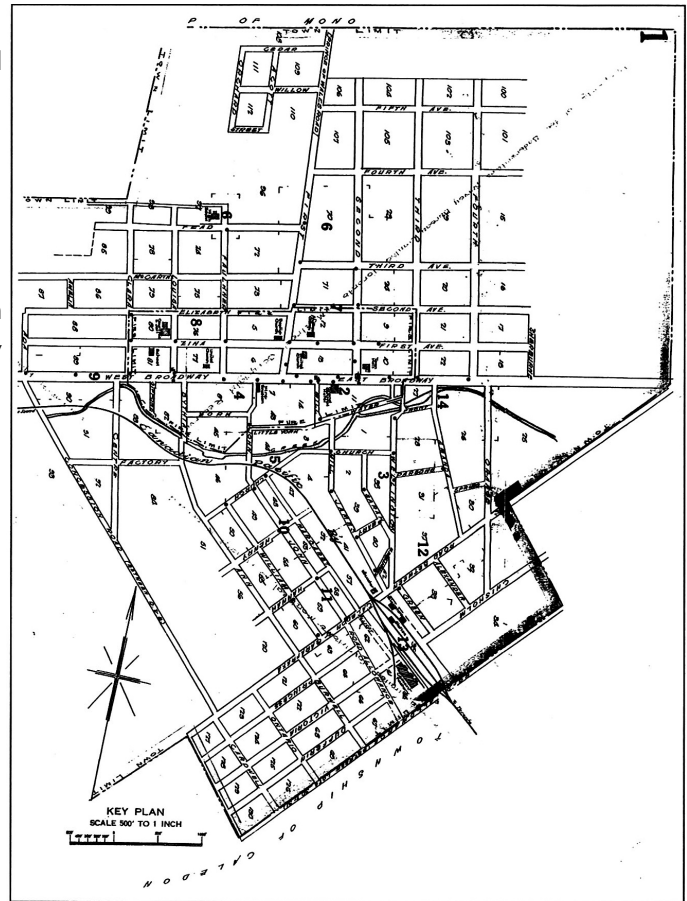
i) The Downtown Orangeville Community Improvement Plan was developed by a team consisting of Long Environmental Consultants Inc. (environmental engineer), Stefan Bolliger Associates Ltd. (landscape architects), and Grant Alan Whatmough, Architect. The Heritage Conservation District designation was recommended to be sought after by the Town in order to keep control over the heritage elements identified within the district in a formalized way. Doing so could also limit new development height and scale;

ii) The Ontario Association Architects, under the Community Assist for an Urban Study Effort (CAUSE) programme, responded to a municipal request from Orangeville to review it's building stock, economic and planning directives, and future central downtown core viability. The results of the comprehensive study made a subsequent recommendation to maintain the central core area by creating a heritage conservation district;

iii) A public forum was initiated to discuss the downtown vitality and challenges the core faced on February 28, 2000. Pursuing a heritage conservation district was introduced and well received, with encouragement from the keynote speaker for the evening, Regan Hutcheson, the Manager of Heritage Planning for the Town of Markham.(20)

The boundaries for a study area were decided upon with consultation between the Town Planning staff and the Orangeville Local Architectural Conservation Advisory Committee (LACAC) in June of 2000. Generally, Provincial guidelines recommend a Heritage Conservation District Study be conducted to determine the proposed boundary edge. This was produced by Town Planning staff in 2002, when the properties were surveyed within the district, and expanded the study area outside the proposed boundary with the intent of re-defining the district edge. The study area (not the final boundary designation) roughly encompassed:

i) All properties on the north street-side of Broadway from Faulkner to the west, to 3rd Street to



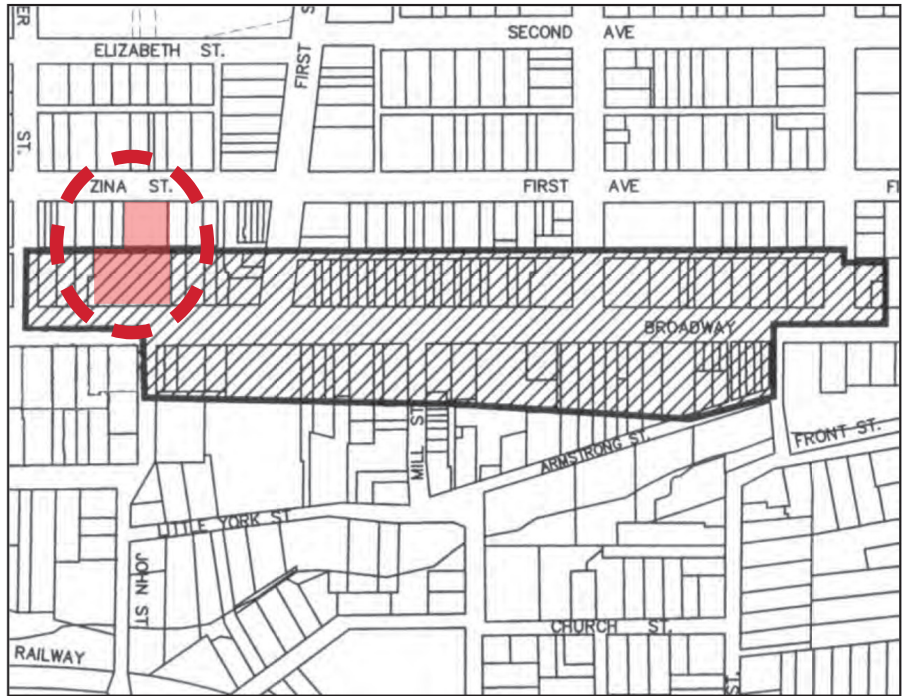
Map of Orangeville, Ontario, dated 1907, revised 1938. Taken from the Goad Insurance Map. Courtesy of the Dufferin County Museum & Archives.

Image_9.JPG

the east;

- ii) All properties on the south side of Broadway from John Street to the west to Wellington Street to the east.

Buildings were categorized as “A”, “B” or “C” type buildings, from most important, to little in common with the heritage character of the downtown core. Development Guidelines were also published as a companion document to the Study, to outline what would be considered sympathetic development juxtaposed with an HCD backdrop. Development was not discouraged as described within the report, rather that any changes do not detract from the existing heritage stock within the district:



Heritage Conservation District Study Area (By-law 76-2000)

Image_10.JPG

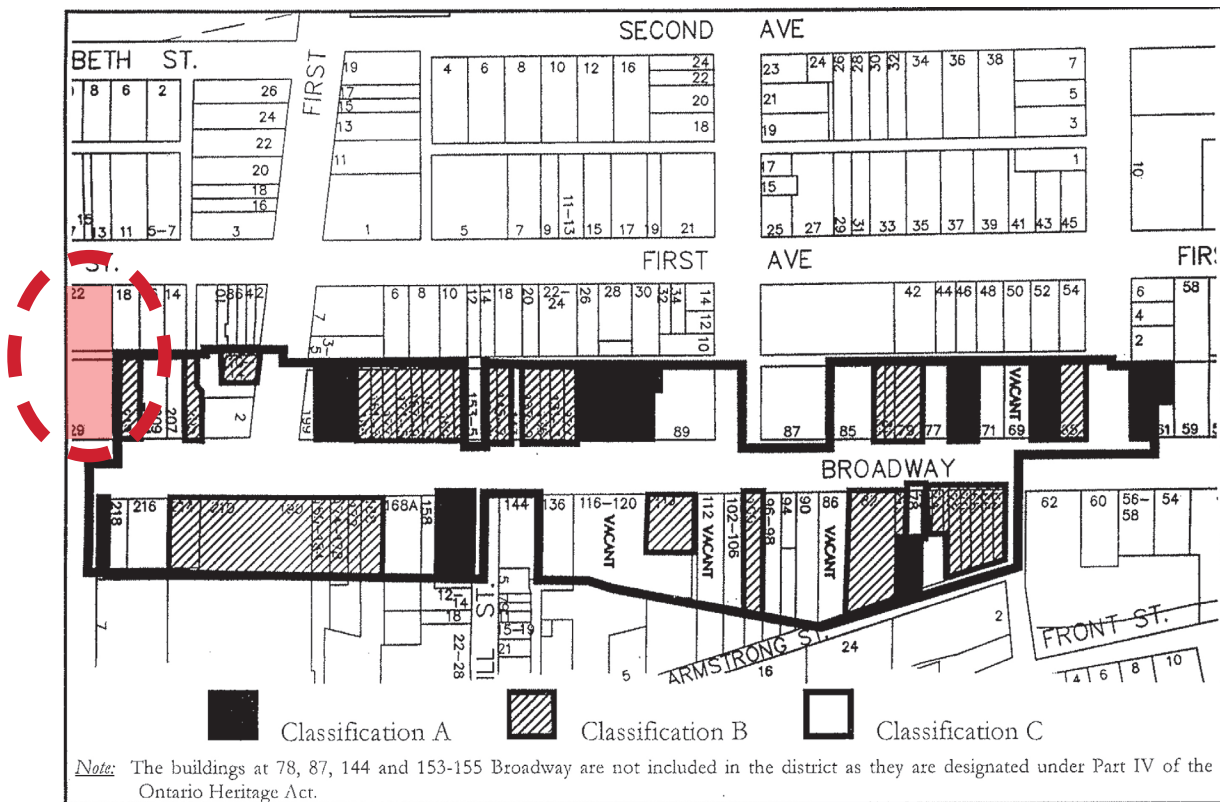
“...This document is not intended to restrict design proposals or prevent change within the district. Its sole purpose is to clarify and illustrate common characteristics of the district and ensure that changes are sensitive and complementary to the area’s historical and architectural heritage...”(21)

A hard line of district boundaries exists for the purposes of defining which buildings are legally subject to Part V of the Ontario Heritage Act. The guidelines also apply to development within the hard boundaries established. The guidelines can also be reasonably applied to development outside the district proper, with the understanding current construction should be “of its time” with a study towards appropriate height, proportions, roof pattern, fenestration, colours, material choice, setback distance, and storefront presence.(22)

The Heritage Conservation District was made into law on March 18th, 2002, following Council’s approval of the Study and Guidelines.(23)

c) Post-designation

In December of 2012, representatives from the Architectural Conservancy of Ontario commissioned a series of reports to study the Heritage Conservation Districts of 32 municipalities, including Orangeville. Funded by the Ontario Trillium Foundation, representatives from the University of Waterloo, the Conservancy, Heritage Ottawa, and local volunteers provided data to the report’s authors (Galvin and Shipley) to make the economic and property valuation case for heritage districts



Image_11.JPG

and designation. The overall conclusion was that the current Orangeville Conservation District area enacted in 2002 appeared to be a “successful planning initiative”.

When a municipal council commissions and follows through with a district study, the subsequent by-law that is enacted to initiate the study is recognized as a placeholder for a proposed district area. Therefore, no development or demolition is to occur within the proposed district area without a heritage permit process being established during the duration of the preparation of the study documentation, and therefore municipal council approval. This is an enhanced protection manifested by the Ontario Heritage Act.

In June of 2017, the Town of Orangeville council enacted another by-law to initiate further heritage conservation district study areas. A subsequent District Study was published that began in April of 2017, with revisions through to January of 2018. The study area was increased to:

“...all properties on both sides of York Street; the east side of Bythia Street from Broadway to the Mill Creek bridge and the west side to 22 Bythia (Lot 5, Plan 170) both sides of Broadway from John Street to the Centre/Clara Street intersection then the north side only to just west of Ada Street; both sides of Zina Street from First Street to just west of Clara Street; both sides of First Street from 3/5 First Street (Lot 16, Plan 159, Block 1) to beyond Fourth Avenue; both sides of First Avenue to Second Street; Kay Cee Gardens in its entirety and the rail bed adjacent to Kay Cee Gardens...”(24)

The subject site of 221-229 Broadway was included within the scope of this study, however with little mention of the parcel of land north of the rear laneway to Broadway (the Westminster Lane, Part Lots 19, 20 & 21). No further analysis or site statement was given specifically about 229 Broadway.

This by-law was repealed on January 29, 2018, after an Ontario Municipal Board proceeding was filed by some residents and land owners opposed to the increased study area. The in-person hearing was held January 30th, 2018, and after having submitted into evidence the repeal of the 2017 by-law, the case was subsequently dismissed.(25)

d) Existing Resource Evaluation - Current

After the initial treaties, Crown transfer, and land parceling that occurred prior to 1900, the history of ownership of 221-229 Broadway branched to more localized trades. Beginning in the 1900's saw the owner, Roy D. Bryan, an Amaranth farmer, operate a local automotive dealership and gasoline bar in 1924. Prior to this, the site was home to a livery stable and blacksmith shop. Fuel supply purveyance moved from coal to oil.(26) Moving operations in 1959 (and subsequent family ownership into what is known as Bryan's Fuel today) (27) saw the site become Leader's Clover Farm store (28). Any constructed buildings left from R.D. Bryan's operations were incorporated into new construction in 1959, the current structure on the grounds today. Subsequent additions moved forward towards Broadway, flush with the property line.(29) The current use involves offices and small commercial entities.

The Downtown Orangeville Heritage Conservation District Study from 2002 listed the properties at 221-229 as being in Classification "C", having "little in common with historical or architectural elements found elsewhere within the district."(30) The decision to not include this block within the eventual Part V district designation despite 237 Broadway (a listed resource in the Heritage Register) and 239 Broadway (a designated resource in the Heritage Register) existing as close neighbours to the subject site, exemplifies the original purpose



221-229 Broadway

Image_12.JPG - 229 Broadway, c.2002

of the heritage district creation: to encapsulate only the commercial properties of the downtown proper, and to not include strictly residential properties. The lack of defining characteristics related to primary, secondary or even tertiary heritage value on the 221-229 Broadway site resulted in this site being treated as a buffer between the downtown district, and other properties evaluated further west and south along Broadway, some of which are listed or designated under Part IV of the Ontario Heritage Act.



Image_13.JPG - 229 Broadway c.2023

What has become clear regarding the Town's intentions for the subject site: development is encouraged. Interest in the site has been long studied. Private urban design studies submitted to the Town in 2002 (31) confirmed the desire for a taller massing than the allowed Central Business District limit of 12.0m. Contained in the Orangeville Official Plan's statements with regards to 229 Broadway: that the site is outside the current Heritage Conservation District, a tall massing up to 23.0m would not have a negative impact visually in or out of the site, heritage elements would not be negatively affected within their viewsapes, shadow casts will not provide negative impacts, and that development was desirable at a site where the intersection with John Street demanded a "landmark development of this nature".(32)

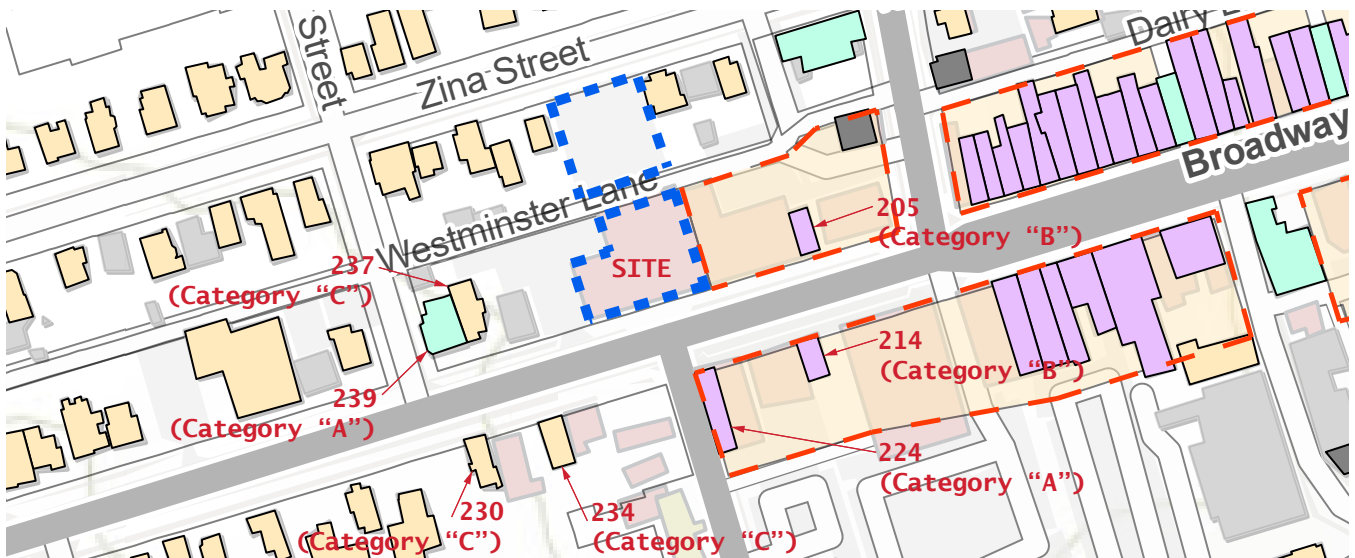
Notwithstanding, the Official Plan reiterates the need for built form adjacent to elements of an historical nature to have consideration towards form, scale, detailing, colours and materials.(33) Further, adjacent heritage attributes would require protection within a development scheme,(34) and overall compatibility with the Heritage District and Downtown is key.(35)

Significance and Heritage Attributes

The heritage elements along Broadway were identified through a process of study initiated by the Planning Department of the Town of Orangeville from 2000 through to 2002. The resulting written study determined the current boundary of the Orangeville Heritage Conservation District defined by “Schedule A” attached to the By-law, passed through Town By-law 22-2002 on March 18th, 2002.(36) It is important to note that not all the buildings studied were included in the Part V District designation.

The proposed development at 221-229 Broadway is situated at the edge of the current Heritage Conservation District border. Adjacent to the site are several Category “B” heritage elements (205 and 214 Broadway east of the site) and some severely altered Category “C” buildings that are interspersed along the north and south side of Broadway at John Street. One Category “A” structure remains directly across the street from the subject address: the original Town Fire Hall (224 Broadway), built in 1891 and situated at the southeast corner of John Street and Broadway.

The buildings that surround the subject site (including to the west) identified as Category “A” and “B”



Image_14 - Heritage Building Categories

types are heritage elements that relate to the subject site in two ways:

i) By association of place and Town history.

In this context, attributing meaning by place and Town history are considered tertiary to the subject site. The buildings described in the 2002 District Study could be labelled as primary, secondary or tertiary heritage resources by themselves (instead of categories) as separate entities.(37) As part of a District, the relationship to one another by their association of time/period, place and resident history is dependent on how well each site offers historical glimpses into early Town living.

ii) By Ontario Heritage Act (OHA) legal description to legitimize its importance.

Within the OHA, a building given Part IV status can be of two different descriptions: “Listed” or “Designated”. A “Listed” resource is recorded on a published registry by a municipality. They are logged as “being of interest”, but not subject to a designation that attaches to the legal description of the property. A “Designated” property has this status legally attached to the property, and affords the municipality controls on appropriate development to maintain the heritage resource.

Category “A” buildings not contained within the Heritage Conservation District Study have mostly been given Part IV designation status. Category “B” buildings have mostly been given a “listed” status with the municipality.

221-229 Broadway, in of itself, does not visually contain, or adds reference to, the early development of the Town. However, the history of ownership is documented on the subject site, and offers historical context to enhance the sense of place on the site as part of overall cultural heritage. These characteristics are not tied to the current physical elements on the site. The surrounding heritage elements in their higher orders do not elevate the current site status significantly, but the relationship of ownership is proven. Thus, tertiary value can be attributed.



Image_15 - Streetscape South, Architectural Styles

The development proposal does not displace, require integration of, or demand any conservation activities (either preservation, rehabilitation or restoration) of any onsite built elements directly within the boundaries of 221-229 Broadway. Other building blocks (Ketchum and others) had been established as nodes and focal points to Broadway long before significant building occurred at 221-229 Broadway. Any reference to previous trades or businesses operating on the site are not physically apparent.

Impacts from the proposed development at 221-229 Broadway include adjacencies of the proposed development to surrounding heritage resources, primarily the District. Adjacency issues give rise to

shadows cast by the proposed buildings, as well as the views and vistas in and out of the subject site: these qualities require study for their impacts.

This discussion related to impacts will only reference the heritage resources within the Orangeville Heritage Conservation District directly adjacent to the proposed development site, and adjacent identified properties judged to be in proximity to the south and west of the subject site, which is 221-229 Broadway (refer to Chapter 5 – Identification of Impacts).

a) Statement of Significance

The site contains a known lineage of owners and operators tracing back to the original landowner as part of Crown transfer of lands. Long-time owner/operator Roy D. Bryan operated automotive and fuel businesses after the farming trades, which began the use of the site primarily for commercial reasons. A mixture of built elements from the early to mid-1900's have been constructed together to form the buildings standing today. There is no heritage value to the current built elements.

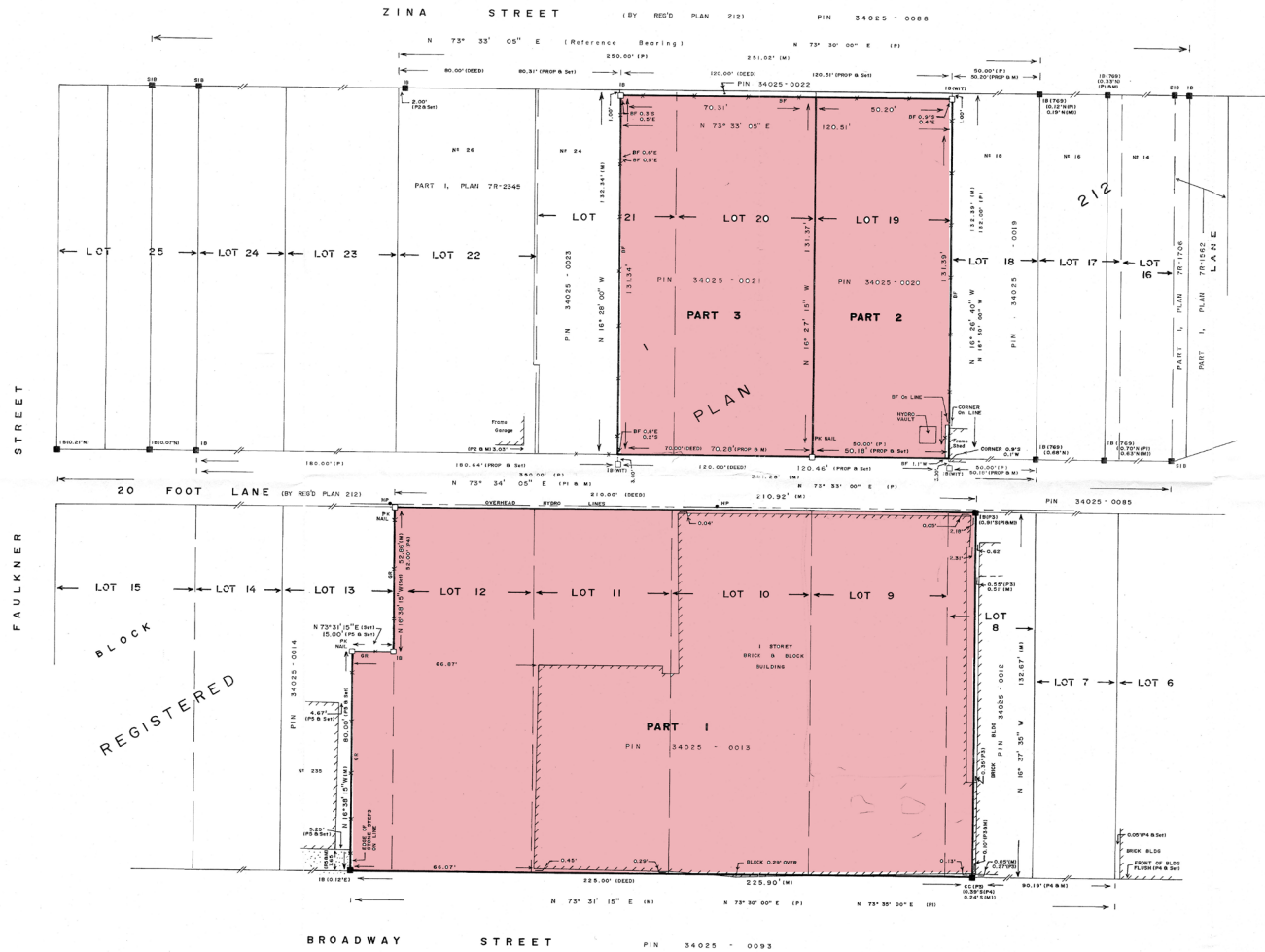
The history of the site for its ownership has the most value, now logged as matters of historical record. The inherent value lies in the current research already performed to understand the evolution of the lands, and their relationship to other surrounding heritage elements. These relationships can be considered as having tertiary value, in that 221-229 Broadway and the surrounding identified heritage elements within the District proper are connected by way of place, and Town history, adding to the overall cultural heritage of the Downtown.

b) Reasons for Designation

The site was not considered to be part of the Part V Heritage Conservation District designation that the site's adjacent neighbours are part of. Through the Town Planner's studies of 2002:

"...This is a category C building of recent vintage that has little in common with the historical or architectural elements found elsewhere in the district. Any building alternations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district..."(38)

The site or built elements are currently not designated within Part IV or Part V of the Ontario Heritage Act.



Image_16 - Original Survey

4

Description of the Proposed Development

Proposed is an 8-storey mixed-use residential block (MURB) at a maximum building height of 23.0m, with ground floor retail units, residential units above, and exhibiting a tiered stepped-back massing to conform to the current Official Plan and zoning by-laws.(39)

Owner/Proponent:
Broadway Holdings Ltd.
69 Baywood Road, Unit #1
Toronto, ON

Proponent's Consultant:
D+H Architects Inc.
45 Mill Street
Orangeville, ON, L9W 2M4
Tel: (519) 941-0912
Contact: Mark Hicks, Partner
Email: mhicks@dharchitects.ca

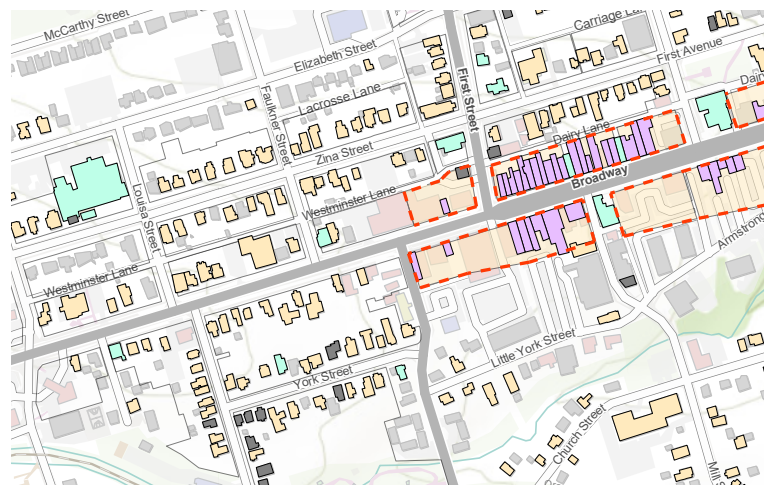
a) Location Plan

The subject site of the proposed development is located on the north side of Broadway (east-west), across from the intersecting road of John Street running north/south. The legal description of the property is "Lots 9, 10, 11 & 12 and Part of Lots 8, 13, 19, 20 & 21, Block 1, Registered Plan 212", with the current municipal address of 229 Broadway (also encompassing addresses 221-228 inclusive). The legal description that includes the Part Lot of 21 and Lots 20 and 19 are separated from the main site fronting Broadway by a rear laneway. This portion of the site north of the laneway forms part of the streetscape along the south side of Zina Street. The laneway is intended to be retained, and these lots will not have any built elements proposed for them (currently serve as parking, pg. 18, Image_16).

b) Context Map

Within walking distance of the site there are various properties either listed or designated, primarily east of the subject site along Broadway due to the site abutment with the border of the Part V Heritage Conservation District. 205, 214 and 224 Broadway within the District are located closest just east of the subject site.

Other properties adjacent to, but not abutting (as defined by Zoning By-law) (Town 2022, p.1) include north of the site along Zina Street, and west along Broadway with a residential Part IV designated house at 239 Broadway, and 17 listed houses between the site and Bythia Street.



Image_17 - Refer to pg. 39, "Current Conservation District, Town of Orangeville", Appendice "E".

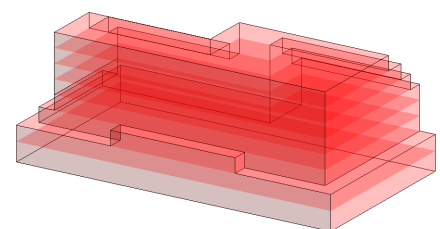
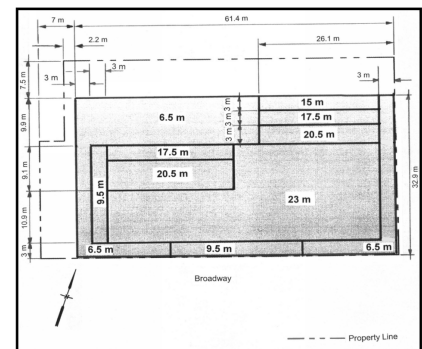
Relevant to the development application, the proposed 8-storey building at 229 Broadway does not directly abut any recognized heritage property either listed, or designated under Part IV of the Heritage Act. It is recognized that heritage properties have a level of adjacency to the site. It is also recognized that the site abuts the Part V Heritage Conservation District, however the neighbouring buildings at 207-219 Broadway within this District do not have heritage value in the built elements (Category "C" elements).

c) Site Data and Proposed Building

The site is presently zoned as "Central Business District" (CBD) with allowed usage including retail/commercial/institutional on the ground floor, and residential on upper floors only, as defined by permitted uses in 13.1A of the current Orangeville zoning by-laws. An allowable coverage of 75% is permitted, with a maximum building height of 23.0m. The only setbacks stated are a rear yard of 7.5m, and 4.5m side yards abutting residential zones. All this information is contained under Zoning By-law 22-90 as amended and updated to December 31st, 2022.

There is an existing one-storey retail/office structure on the site, which is proposed to be demolished.

The proposed 8-storey MURB falls within the current zoning by-law statistics that were created for 229 Broadway. These site-specific statistics were created through amendments made based on submitted urban design studies from 2002. Although the downtown core, and especially within the Heritage Conservation District, has a height restriction of 12.0m, the height limit for 229 Broadway is set to 23.0m from grade per the Town of Orangeville's Official Plan, Section



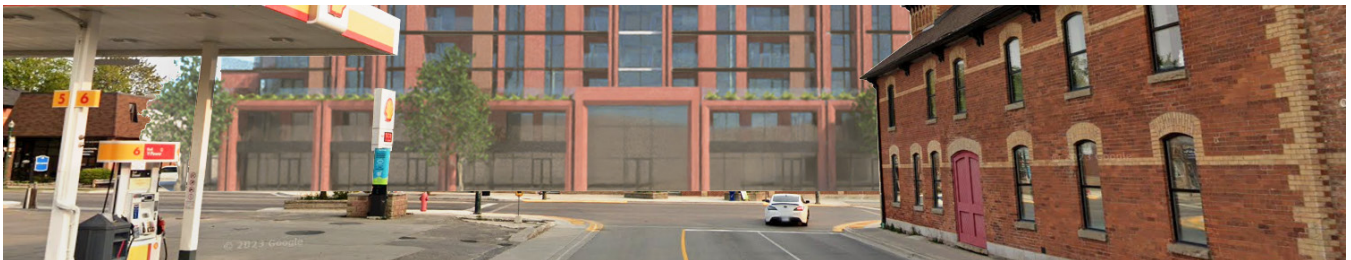
Image_18 - Zoning and Massing Perspectives, Maximum Heights

E8.49.

Proposed GFA of New Development:	9,861.72 sq.m.
Existing Site Area:	4,183.4 sq.m.
Coverage Provided:	73.4%
Floor-space Index (FSI):	2.357
North Lot-line Setback (rear yard)	7.6m
Total No. Above-ground Storeys	8
Total No. Below-ground Storeys	2
Mechanical Penthouse	None
Total Parking:	152 Total
	92: Underground
	11: Above ground
	49: Commercial (on the north lot of the site).
Total units	65 units

Other site works include two levels of underground parking, site landscaping, and the maintaining of the rear laneway to serve as access to the proposed building and aboveground parking on the current portion of the site fronting Zina Street.

There are several interior amenity and lounge/lobby spaces devoted to gathering within the condominium that front Broadway. They are located within a double-height area on the ground floor, with the remainder of the ground floor dedicated to twelve retail spaces. The residential units begin on the 2nd floor through to the 8th floor.



Image_19 - Streetview at John Street

d) Objectives of the Development

The proposed development at 229 Broadway resides on a site that is adjacent to several heritage built entities, and abuts directly against the current boundaries of the Heritage Conservation District situated in Orangeville. There is a low-grade (Category “C”) building address at 207-219 Broadway that separates the subject site from its closest designated heritage neighbour at 205 Broadway. There are also two designated sites directly across the street (at addresses 214 and 224 Broadway) and from the subject site, and would also be classified as adjacent in nature of proximity.

The proposed 8-storey development will result in the demolition of the existing 1-storey commercial building.

The proposed development contains no heritage elements on its own site at 229 Broadway, nor will the proposed development physically touch any heritage elements contained within the Heritage Conservation District grounds. There is no objective by the proposed development to physically alter, augment, demolish, or disturb, the adjacent designated heritage elements.

The proposed development is in conformity with the official plan description of the site, as stated previously. The proposed building massing and height were conceived in reaction to site specific changes made in response to 2002 urban design studies.

There is a generalized recognition of the lack of heritage value in the current built works on 229, and the need for revitalization of the site to spur the downtown core further towards economic prosperity.

5

Identification of Impacts

The perceived impacts will be judged within a scope of study limited to identifiable heritage elements contained within:

- the Part V Heritage Conservation District addresses of 205, 214, and 224 Broadway;
- nearby identified properties outside the District south and west of the subject site, but are subject to Part IV of the OHA: 230 (listed), 234 (listed), 237 (listed), and 239 Broadway (designated);

The impact on the Zina Street streetscape from Faulkner Street to First Street will be briefly discussed to acknowledge the listed properties along this portion of the street, as the subject site shares this streetscape.

The impacts to discuss include:

- a. proximity to heritage resources;
- b. shadow casting onto heritage resources, and;
- c. obstruction of views and vistas into and out of the subject site.

Each will be addressed in a pragmatic, succinct fashion. These impacts are considered “indirect” towards the surrounding heritage properties listed above.

The proposed development on the subject site does not require the application of conservation practices (either preservation, rehabilitation or restoration) to be directly applied to the surrounding heritage property addresses identified above.

a) Proximity

By physical distance, identified heritage properties (listed or designated as Part IV or V) described as being adjacent to the site are distanced as follows:

205 Broadway (Part V) – app. 40m (east, along street)

214 Broadway (Part V) – app. 40m (across street)

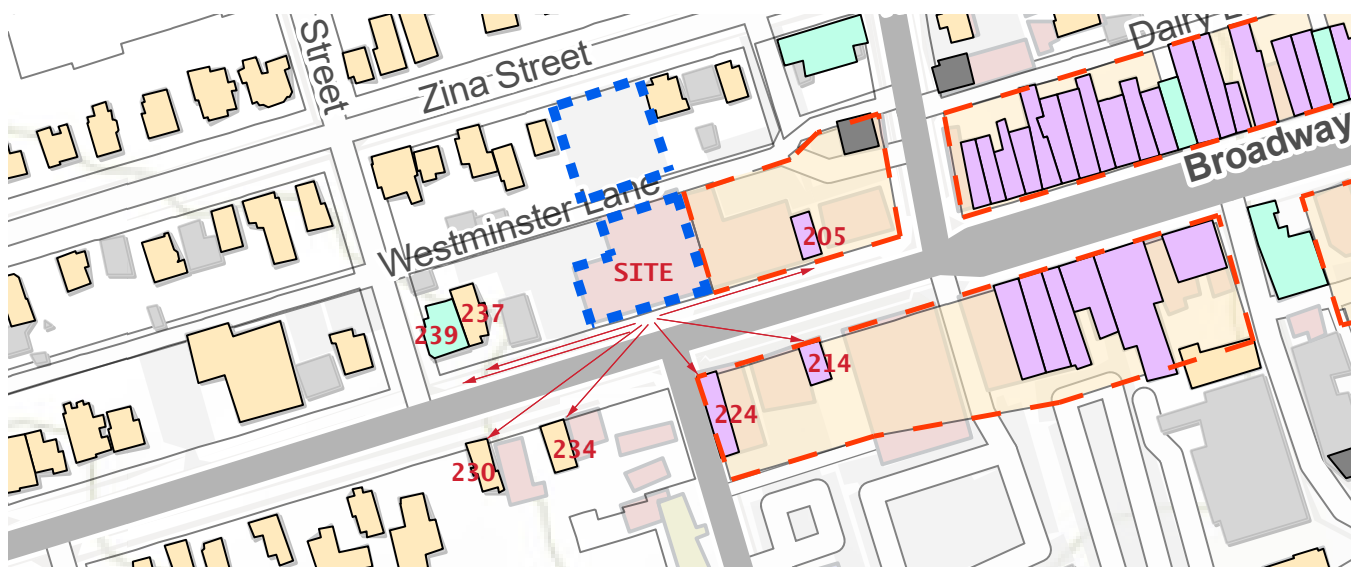
224 Broadway (Part V) – app. 30m (across street)

230 Broadway (Part IV, listed) – app. 38 m (across street)

234 Broadway (Part IV, listed) – app. 58 m (across street)

237 Broadway (Part IV, listed) – app. 38m (west, along street)

239 Broadway (Part IV, designated) – app. 48m (west, along street)



Image_20 Heritage Distances

These properties are walkable from the subject site. These properties can be considered as close in proximity. Although the term “adjacent” is not defined specifically in the Town’s Official Plan or zoning by-laws, it is clear these properties are adjacent to the subject site.

The proposed development has no planned physical connection to, required movement of, building upon, nor alteration of, any heritage element that resides within the subject site, or within the existing Heritage Conservation District boundaries. There are no objectives to the development that involves any alterations of heritage fabric integrated into the District.

It is not expected that the demolition actions, noise, dust accumulation or heavy equipment used onsite, will impact on the District heritage elements, considering the distance of the various heritage elements from the proposed development site. It is expected that the Site Plan Application process will articulate conditions for the proponents to follow that will deal with minimizing site construction nuisances on the general public and surrounding built fabric.

b) Shadow Casting

Shadow studies have been done on the subject site using the massing as described in the Orangeville Official Plan site specific descriptions. An appraisal of the site was studied by MC Hannay Urban Design in 2002, where computer-generated shadow studies were conducted. As the Official Plan massing matches the current design proposal for 229 Broadway, this previous shadow study can be used in commentary.

Generally, the most impactful shadow cast occurs in the Spring and Fall equinox times (March and September 21st). Winter sun is recognized as low enough on the horizon where other surrounding elements not related to the subject site has the greater impact.

The computer-generated imagery indicates two distinct conclusions:

- i) The proposed development does not cast shadow on any of the heritage resources identified earlier during normal daylight hours;
- ii) Shadows cast to the north towards the southern properties do not extend towards the north-facing streetscape of Zina Street. Further, the north properties along Zina Street do not have their southern façade exposure to sunlight affected at all.

These conclusions match what has been stated in the site description of 229 Broadway within the Official Plan, and in the study by Hannay: that there are no adverse shadow impacts on neighbouring residential properties, or the surrounding identified heritage resources.

c) Views and Vistas

Similar to the shadow cast analysis, views and vistas in and out of the subject site had also been studied by Hannay in 2002, using the Official Plan massing. As the Official Plan massing matches the current design proposal for 229 Broadway, this previous views and vista study can be used in commentary. What we will add here are the identifiable heritage elements within this discussion, as well as the priorities identified in Hannay's report:

- the cupola of the Town Hall (87 Broadway);
- the spire of Westminster Church (247 Broadway) and;
- the tower of the Orangeville Fire Hall (224 Broadway, as part of this report's identified heritage resources).

The siting of the subject building for 229 Broadway will exhibit a zero-lot-line clearance along the south façade. This matches the front façades of the District streetscapes along Broadway on the north side. A combination of flat topography and receding perspective linearity will in fact contribute to the streetscape continuity, and does not disrupt it with an irregular rhythm of low-density urban infill. With the siting of the building not protruding further than



Image_21 - Broadway, west view



Image_22 - Broadway, east view

the current line of the streetscape travelling along Broadway, there are no impacts to the heritage resources at 205 and 214 Broadway.

Travelling west along Broadway, the impact to 237 and 239 Broadway along the north side is not changed at all, given the current one-storey structure on 229 Broadway is sited at a zero-lot-line to the property line as the proposed development will be. A taller massing will not alter the current view west looking towards these resources. There are no impacts to the heritage resources at 237 and 239 Broadway.

With regards to the south properties along Broadway identified (214, 224, 230 and 234 Broadway), their adjacencies and distances to the subject site at 229 Broadway presents a reality of the street design that is exemplified here. The “broad” way created with a 30m (99 feet) width from building face to face was designed to widen the perspective to begin with, allowing for taller structures to recede naturally within normal perspective linearity. The imposition of height from one side of the street to the other, in the opinion of this author, is negated by virtue of the wide street width design. The early forethought of the Town designers (Lawrence, Wheelock and Miller) can be given full credit here.

Finally, the views of the spires of the Town Hall, Westminster Church and Fire Hall were listed as priorities in the Hannay study. In general, through distance of perspective, topography and available angles of view to all three of these elements, there were no impacts from a proposed development on the subject sight. Photography within the Hannay report as been reviewed and this author is in agreement with the findings. There are no detracting views or blocked views of these elements due to the proposed development.

6

General Mitigation Strategies

Mitigation recommendations discussed here will be limited in scope to a general discussion, reflecting the preliminary nature of the application status, and the changing nature of the proposed designs within a schematic design stage.

a) Recommendations

In summary of the previous Chapter (refer to Chapter 5 - Identification of Impacts), only three impacts were identified, all three of an indirect nature: proximity, shadow cast, and view/vista obstruction. Recommendations below are based on the discussions in the previous Chapters (refer to Chapters 2, 3 and 4).

i) Proximity: NO RECOMMENDATIONS ARE NECESSARY

Distance between the proposed development and the various heritage resources demonstrates proximity is clear and can be determined as “adjacent” by basic observation. However, the measured distances negates direct impact on surrounding heritage resources and does not affect the integrity of the existing heritage elements.

It has been established by both the Heritage Conservation District Study and Design Guidelines from 2002 that District status is not meant to stagnate development. Engagement is encouraged, and information is provided via the Guidelines to designers for sensitive and complementary development within the downtown core, inside or outside the Heritage Conservation District.

ii) Shadow Casting: NO RECOMMENDATIONS ARE NECESSARY

Shadow cast analysis indicates that significant sunlight will still be thrown during major portions of daylight hours along the east-west corridor of Broadway, providing the same illumination of adjacent heritage resources as they enjoy now.

The east-west Zina Street streetscape will have minimal shadow cast along the south properties projected to the rear of the properties. This has no impact on the streetscape itself, as the southern

properties have their fronting north facades in the opposite direction of the southern exposure. It is also apparent from graphical analysis that shadow cast onto Zina Street will not reach the north streetscape. The south-facing facades of the streetscape will continue to have the same illumination as they enjoy now.

iii) Views/Vistas: NO RECOMMENDATIONS ARE NECESSARY

The proposed siting of the building on the subject site with zero-lot-lines allows for clear view of properties along the north and south side of Broadway Avenue, including the heritage resources identified here as priorities.

Other heritage priorities identified in past studies (the spires of the Town Hall, Westminster Church and the Fire Hall) have been proven to be not impacted at all. Photography within the Hannay report has been reviewed and this author is in agreement with the findings. There are no detracting views or blocked views of these elements due to the proposed development.

b) Alternative Measures

The above issues require no recommendations towards mitigation of the identified impacts. Therefore, there are no alternative measures proposed other than what has been presented by the proponents in the current scheme proposed at 229 Broadway.

There is a possibility for voluntary measures as suggestions that could be undertaken by the proponent, provided an appropriate scope of work is agreeable. To be clear, these are suggestions only. These do not comprise requirements to satisfy any findings of this heritage impact assessment.

Measures of this nature can take the form of:

- Re-memory objects identifying the original owner's site: paying homage to the original usage of the site against the existing proposal with linkages to any original late-1800's foundation siting and incorporation into the ground floor planning could be done with further design study;
- Commemoration identification: it is unclear whether any form of commemoration signage, placard or significant object has been placed at the original siting of 229 Broadway. Such identification could be placed in a prominent location as a gesture of recognition from a local developer.

APPENDIX A

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APPENDIX B

ENDNOTES

- 1 ORANGEVILLE 1952, p.9
- 2 IBID.
- 3 MOREAU 2023
- 4 TOWNSEND 2006, p.29
- 5 ORANGEVILLE 1963, p.10
- 6 TOWNSEND 2006, p.5
- 7 ORANGEVILLE 1963, p.11
- 8 TOWNSEND 2006, p.11 & MOREAU 2023
- 9 ORANGEVILLE 1963, p.10-11
- 10 IBID.
- 11 MOREAU 2023
- 12 TOWNSEND 2006, p.14
- 13 IBID., p.22
- 14 IBID., p.11-13
- 15 IBID., p.16-18
- 16 IBID., p.31
- 17 IBID., p.30
- 18 IBID., p.31
- 19 MOREAU 2023
- 20 PLANNING 2002, p.8-9
- 21 IBID., p.4
- 22 IBID., p.7
- 23 TOWN 2002
- 24 ADDY, p.3
- 25 TOWN 2017 & 2018
- 26 BRYAN'S
- 27 IBID.
- 28 PLANNING 2002, p.98
- 29 IBID.
- 30 IBID., p.21
- 31 HANNAY, 2002
- 32 TOWN 2018, p. 69
- 33 IBID., p. 43
- 34 IBID., p. 18
- 35 IBID., p. 7
- 36 TOWN 2002
- 37 GENERALLY, CHARACTERISTICS OF HERITAGE RESOURCES ARE DESCRIBED AS BEING OF THREE ORDERS, IN DESCENDING IMPORTANCE:
 - A. PRIMARY CHARACTERISTIC VALUE: THE FIRST REASONS FOR THE IDENTIFICATION OF A HERITAGE RESOURCE OF AN OBVIOUS NATURE;
 - B. SECONDARY CHARACTERISTIC VALUE: ELEMENTS THAT ARE SUBSIDIARY AND SUBSERVIENT TO THE PRIMARY CHARACTERISTICS IDENTIFIED, AND;
 - C. TERTIARY VALUE: MINOR ELEMENTS THAT ARE CONSIDERED SLIGHT IN VALUE, HAVE BEEN SEVERELY ALTERED, OR ARE MISSING ENOUGH CHARACTERISTICS TO BE OUTSHINED BY THE SECONDARY AND PRIMARY COUNTERPARTS.
- 38 PLANNING 2002, p.98
- 39 TOWN 2018, p.68-69

APPENDIX C

IMAGE CREDITS

IMAGE 1:

ORANGEVILLE BANNER. (1963, p.1). AN HISTORICAL REVIEW OF THE TOWN OF ORANGEVILLE.

IMAGE 2:

TOWNSEND, WAYNE. (2006, p.122). ORANGEVILLE: THE HEART OF DUFFERIN COUNTY. NATURAL HERITAGE/NATURAL HISTORY INC., TORONTO.

IMAGE 3:

IBID., P.13

IMAGE 4:

IBID., P.20

IMAGE 5:

IBID., P.82

IMAGE 6:

IBID., P.85

IMAGE 7:

IBID., P.30

IMAGE 8:

LEITCH, ADELAIDE. (1975, p.206). INTO THE HIGH COUNTY: THE STORY OF DUFFERIN - THE LAST 12,000 YEARS TO 1974. CORPORATION OF THE COUNTY OF DUFFERIN, ONTARIO.

IMAGE 9:

TOWNSEND, WAYNE. (2006, p. XIV). ORANGEVILLE:

THE HEART OF DUFFERIN COUNTY. NATURAL HERITAGE/NATURAL HISTORY INC., TORONTO.

IMAGE 10:

PLANNING, (2002, p.10) HERITAGE CONSERVATION DISTRICT STUDY AREA

IMAGE 11:

PLANNING (2002, p.108) HERITAGE CONSERVATION DISTRICT RECOMMENDATIONS

IMAGE 12:

PLANNING, (2002, p.98) HERITAGE CONSERVATION DISTRICT STUDY AREA

IMAGE 13:

GOOGLE MAPS, ACCESSED FEBRUARY 2024

IMAGE 14:

TOWN OF ORANGEVILLE PIP PORTAL

IMAGE 15:

D+H ARCHITECTS PHOTOGRAPHY

IMAGE 16:

SURVEY, TED VAN LANKVELD, OLS

IMAGE 17:

TOWN OF ORANGEVILLE PIP PORTAL

IMAGE 18:

TOWN OF ORANGEVILLE. (2018, DECEMBER 31. PG. 145). OFFICIAL PLAN: OFFICE CONSOLIDATION.

IMAGE 19:
D+H ARCHITECTS IMAGERY

IMAGE 20:
TOWN OF ORANGEVILLE PIP PORTAL

IMAGE 21:
D+H ARCHITECTS PHOTOGRPAHY

IMAGE 22:
IBID.

APPENDIX D

AUTHOR QUALIFICATIONS AND CURRICULUM VITAE

CANADIAN ASSOCIATION OF HERITAGE PROFESSIONALS -- MEMBER (2009)

ONTARIO ASSOCIATION OF ARCHITECTS -- MEMBER (2007)

DALHOUSIE UNIVERSITY -- MASTERS OF ARCHITECTURE (2001)
-- BACHELOR OF ENVIRONMENTAL DESIGN STUDIES (1999)

RYERSON POLYTECHNIC UNIVERSITY -- BACHELOR OF TECHNOLOGY, ARCHITECTURAL SCIENCE (1997)

PROFESSIONAL EXPERIENCE

2022-PRESENT -- D+H ARCHITECTS INC. (STAFF ARCHITECT)
2011-2022 -- SHERIDAN COLLEGE (PROFESSOR)
2009-2011 -- +VG ARCHITECTS (THE VENTIN GROUP LTD.) (HERITAGE COORDINATOR)
2006-2009 -- GLOBAL ARCHITECTS INC. (PROJECT ARCHITECT)
2003-2006 -- SPENCER R. HIGGINS ARCHITECT INC. (INTERN ARCHITECT)
2000-2002 -- G+G PARTNERSHIP ARCHITECTS (INTERN ARCHITECT)

HERITAGE PROJECT EXPERIENCE

-- UNION STATION REVITALIZATION PROJECT, TORONTO (HIA)
-- LIBRARY OF PARLIAMENT, PARLIAMENT OF CANADA, OTTAWA
-- LEGISLATIVE ASSEMBLY OF ONTARIO (QUEENS PARK), TORONTO (CONSERVATION PLAN)
-- ST. MICHAEL'S CATHEDRAL, TORONTO (HIA)
-- ST. ANNES ANGLICAN CHURCH, TORONTO
-- FORT HENRY, KINGSTON (HIA)
-- LEGISLATIVE BUILDING OF SASKATCHEWAN, REGINA
-- VOLUNTEERS' MONUMENT, TORONTO
-- MANUFACTURER'S LIFE INSURANCE HEADQUARTERS, TORONTO

- IRA D. RAMER HOUSE, RICHMOND HILL (HIA AND CONSERVATION PLAN)
- 75-81 QUEEN STREET EAST (GAGNON, LAW & BOZZO OFFICES), BRAMPTON
- GROVE HALL, HAMILTON
- HIGGINS RESIDENCE, PETERBOROUGH
- THORNBECK-BELL HOUSE, TORONTO (HIA)
- MARS BUILDING, TORONTO GENERAL HOSPITAL, TORONTO (HIA AND CONSERVATION PLAN)
- RALPH THORNTON COMMUNITY CENTRE AND LIBRARY, TORONTO

LECTURES/EXHIBITIONS/PUBLICATIONS

TORONTO UNION STATION REVITALIZATION PROJECT: HERITAGE IMPACT ASSESSMENT STATEMENT, ROOFSCAPE AND SKYLIGHTS [2010], TORONTO, CANADA

- STAGE 2 - DESIGN DEVELOPMENT: FIFTH FACADE
- STAGE 3 - CONSTRUCTION DOCUMENTS: FIFTH FACADE
- STAGE 1/2/3 - BUILDING MAINTENANCE UNITS: FIFTH FACADE
- STAGE 1/2/3 - ENWAVE STEAM VENT: FIFTH FACADE

LEGISLATIVE ASSEMBLY OF ONTARIO, QUEENS PARK: CONSERVATION MASTER PLAN [2011], TORONTO, CANADA

- 7-YEAR MULTI-PHASED APPROACH
- EXTERIOR MASONRY AND EXTERIOR WINDOWS MAIN CONCENTRATION

HERITAGE CANADA HERITAGE NATIONAL TRUST CONFERENCE [2014], CHARLOTTETOWNE, CANADA

- FIFTH FACADE CONSERVATION: ROOFSCAPE AND SKYLIGHTS PRESENTATION
- CO-PRESENTATION WITH +VG ARCHITECTS

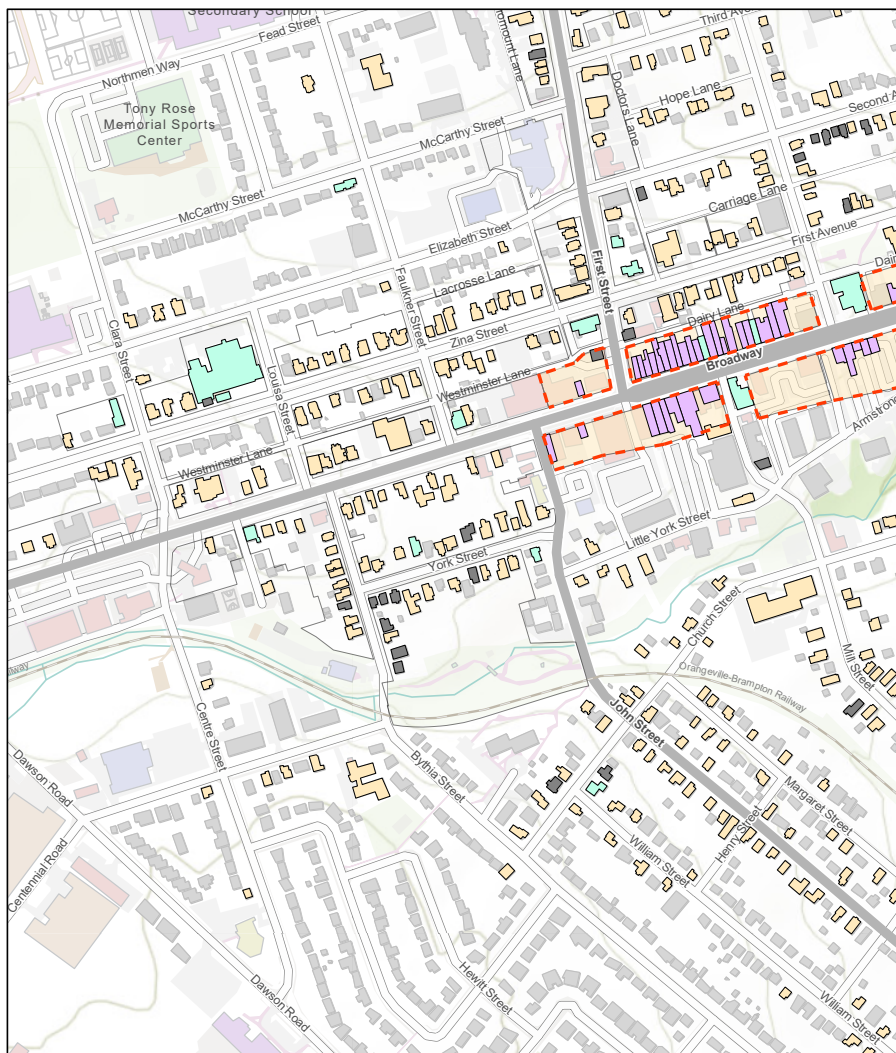
TECHTALK SPEAKERS SERIES, HACE CREATIVE ECONOMY, CITY OF BRAMPTON [2014], BRAMPTON, CANADA

- FIFTH FACADE CONSERVATION: ROOFSCAPE AND SKYLIGHTS PRESENTATION
- CO-PRESENTATION WITH +VG ARCHITECTS

APPENDIX E

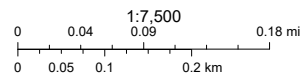
CURRENT CONSERVATION DISTRICT, TOWN OF ORANGEVILLE

Orangeville PIP



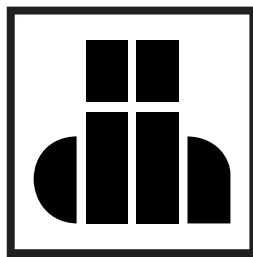
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- | | |
|---------------------------|----------------------------|
| Heritage Buildings | Heritage District |
| MunReg - Non Designated | Downtown Heritage District |
| MunReg - Part IV | Proposed District 1 |
| MunReg - Part V | Proposed District 2 |
| No Status | |



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Town of Orangeville



D+H
ARCHITECTS INC.

519.941.0912

www.dharchitects.ca

@dharchitectsinc

45 Mill Street

Orangeville, ON, Canada L9W 2M4



Heritage Orangeville
Main Floor Boardroom – 87 Broadway
Third Thursday of each month
6:00pm

2025 Meeting Schedule

January 16
February 20
March 20
April 17
May 15
June 19
July - No meeting scheduled
August - No meeting scheduled
September 18
October 16
November 20
December 18

Infrastructure Services

Memo

To: Heritage Committee

From: Matthew Mair, Planner – Development & Community Improvement

Subject: **OPA & ZBLA**
D+H Architects Inc. on behalf of Terry & Brenda Giles
OPZ-2023-01
11A York Street

Date: December 2nd, 2024

A revised submission for an Official Plan and Zoning By-law Amendment application has been made by D+H Architects Inc. on behalf of Terry & Brenda Giles for the above-noted property. The land subject to this application is located on the southside of York Street mid-way between John and Bythia Street, municipally known as 11A York Street. A location map of the subject land is attached.

The purpose and effect of the application is to address review comments from Town Staff, Public Comments, and the motion made by Council at the Public Meeting held on June 17, 2024, requesting that the applicant submit a Heritage Impact Assessment.

The revised submission materials were submitted on November 6, 2024 and are currently being reviewed by Town staff. The following documents are most pertinent to the Heritage committee's review and have been included as attachments for reference.

- Scoped Heritage Impact Assessment, prepared by TMHC Inc., dated November 1, 2024.
- Revised Landscape Plan (Drawing L1), prepared by Aboud & Associates Inc., dated October 25, 2024.
- Conceptual Site Plan (Drawing A1.0), prepared by D+H Architects Inc., dated November 06, 2024.
- Conceptual Elevations, prepared by D+H Architects Inc.

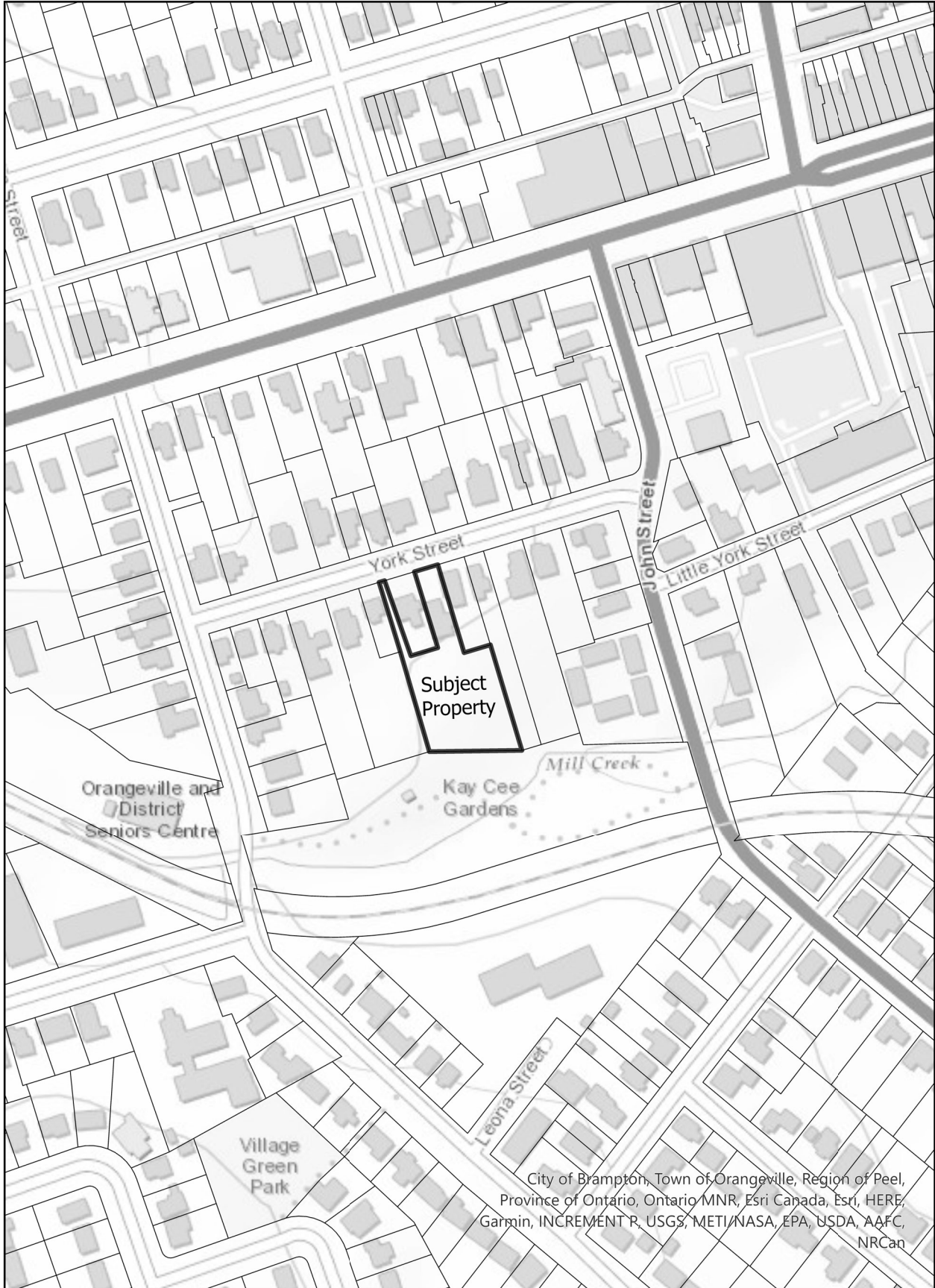
Please forward all relevant comment to the undersigned once available.

Sincerely,

Matthew Mair

Matthew Mair, BURPI
Planner, Development & Community Improvement, Infrastructure Services

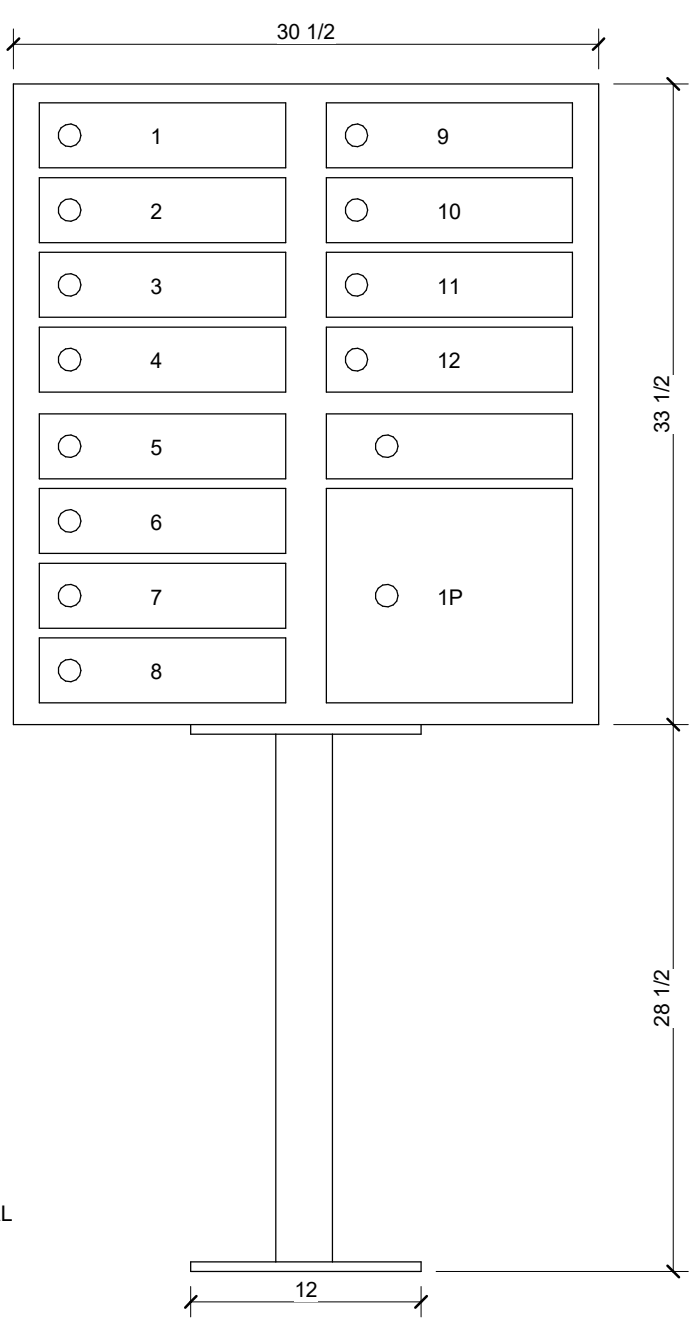
Location Map:
11A York St.,
Orangeville, ON



City of Brampton, Town of Orangeville, Region of Peel,
Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE,
Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC,
NRCan

PROPERTY LINE	---
BUILDING SETBACKS	---
LANDSCAPING SETBACKS	---
CONC. CURB	---
CONC. CURB & GUTTER	---
WATER MAIN	---
SANITARY SEWER	---
STORM SEWER	---
WEAVING TILE	---
MANHOLE	MH# 1
CATCH BASIN	CB# 1
CATCH BASIN/MANHOLE	CB-MH# 1
FIRE HYDRANT	FH
EXISTING ELEVATION	111.111
NEW ELEVATION	111.111
SWALE	---
SLOPE	---
HYDRO POLE	HP
WALL-PACK LIGHT FIXTURE	LB
LIGHT STANDARD	LS
OVERHEAD HYDRO	---
BELL TELEPHONE	---
GAS LINE	---
RELOCATED DRIVE WAY LIGHTS	R
NEW DRIVE WAY LIGHTS	N
BOREHOLE	BH# 1
TESTPIT	TP# 1
BARRIER FREE PARKING SPACE	---

SITE LEGEND
1 : 1



* FINAL MAILBOXES TO BE DETERMINED DURING SPA PHASE IN COORDINATION WITH CANADA POST

Mailbox Details
1 : 10

LEGAL DESCRIPTION
11A YORK STREET, TOWN OF ORANGEVILLE, COUNTY OF DUFFERIN
SITE INFORMATION WAS BASED ON SURVEY PREPARED BY VAN HARTEN SURVEYING INC.

SITE DESCRIPTION
ZONING (NEW): RESIDENTIAL (R5)

BUILDING CLASSIFICATION
OCCUPANCY: RESIDENTIAL
CLASSIFICATION: C

BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m ²	S.F.
EXISTING	2,276.4 x 12	24,503 x 12
PROPOSED	27,312	294,036
GFA - TOTAL	27,312	294,036

NUMBER OF PARKING SPACES REQUIRED

PARKING CALCULATION: 1 1/2 SPACES PER UNIT = 18 SPACES
TOTAL PARKING SPACES PROVIDED: 27 SPACES
TYPICAL PARKING SPACE: 2.7m x 5.5m
LOADING SPACE REQUIREMENT: N/A

SITE STATISTICS

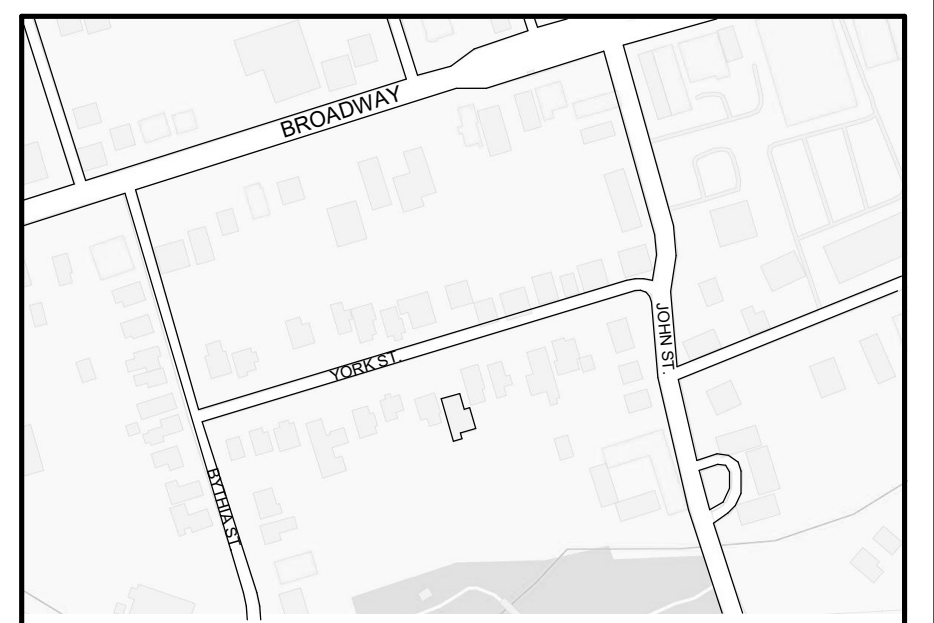
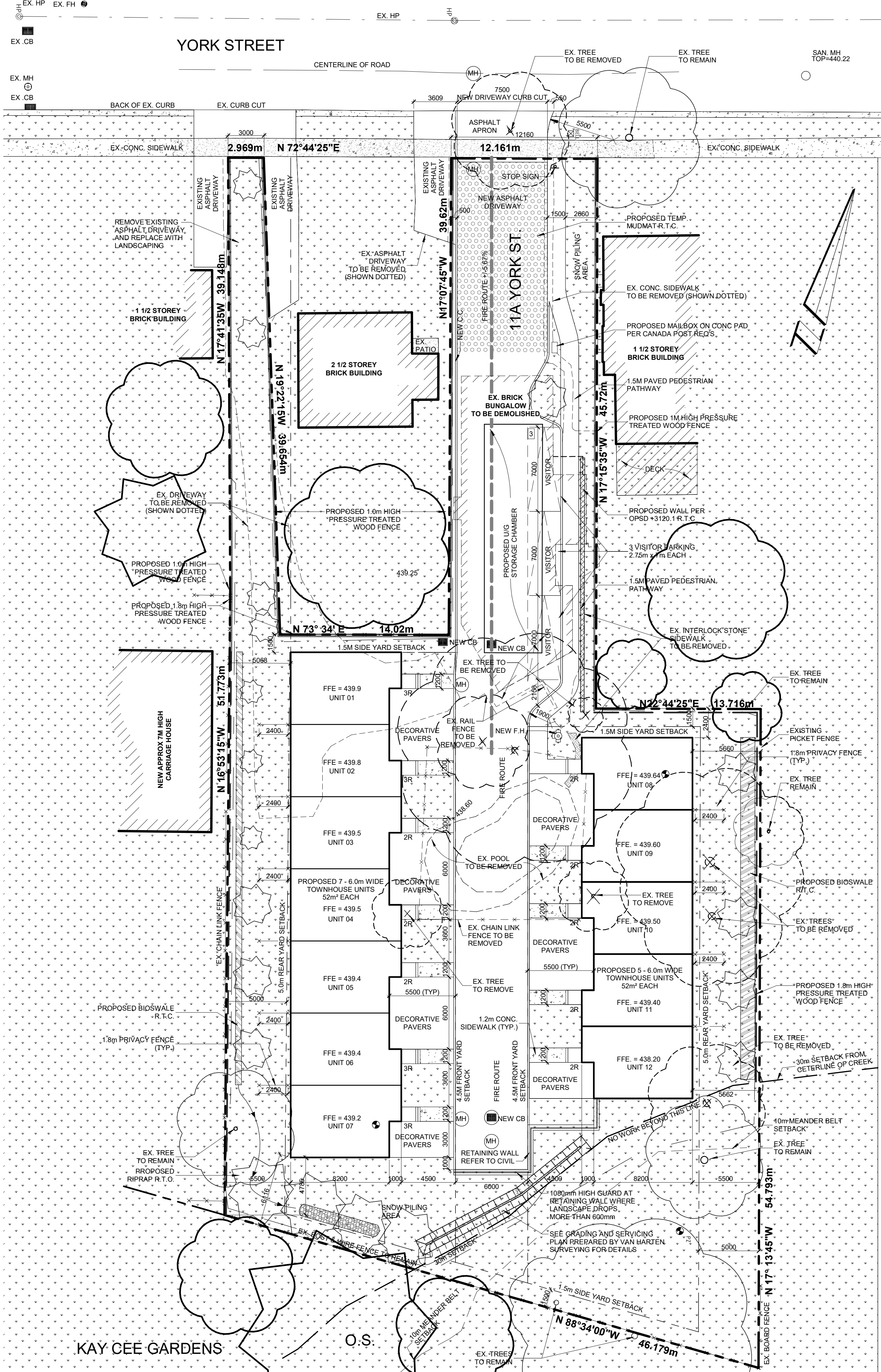
	EXISTING	R2 REQUIREMENTS	R5 REQUIREMENTS	PROPOSED
LOT AREA:	216.0m ²	180m ² /DWELLING	6m ² /DWELLING	2974.0 m ²
LOT FRONTAGE (MIN):	20 m	6m	4.5 m	15.16 m
LANDSCAPED OPEN SPACE	- %	- %	- %	46 %
LOT COVERAGE (MAXIMUM)	- %	- %	- %	50.2 %
FRONT YARD SETBACK (MIN):	6 m	6 m	4.5 m	5.0 m
SIDEYARD SETBACK (MIN):	HALF HT OF BLDG	1.5 m	1.5 m	1.5 m
REARYARD SETBACK (MIN):	10.0 m	7.0 m	5.0 m	5.0 m
LANDSCAPE BUFFER:	N/A	N/A	N/A	87.9 m (VARIES)
LOT DEPTH:	N/A	N/A	N/A	9 m
BUILDING HEIGHT (MAX):	9.2 m	9.2 m	9 m	9 m
DENSITY	49 UNITS/HA	49 UNITS/HA	41 UNITS/HA	41 UNITS/HA

*SPECIAL PROVISION

SITE INFORMATION
1 : 10

	HARDSURFACE AREA	LANDSCAPE AREA
EXISTING CONDITION	642.0m ²	2317.0m ²
FUTURE DEVELOPMENT	1595.5m ²	1363.5m ²

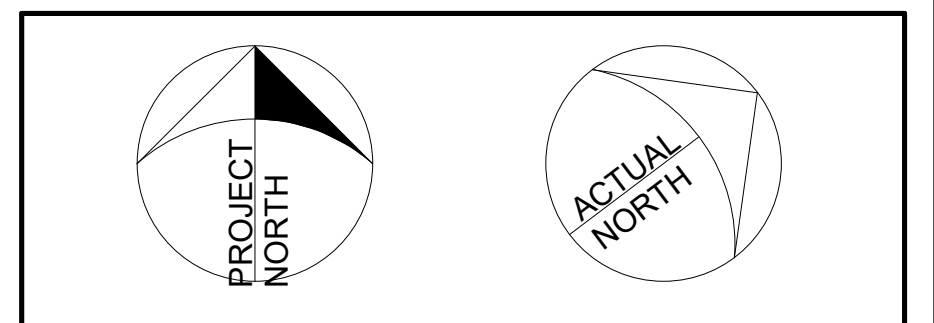
SITE PLAN
1 : 200



KEY MAP
N.T.S.

NOTES:
1. SITE PLAN TO BE READ IN CONJUNCTION WITH GRADING AND SITE SERVING PLANS PREPARED BY VAN HARTEN SURVEYING, DECEMBER 19, 2023
2. GARBAGE COLLECTION: PRIVATE

DIMENSIONS & SCALE NOTICE:
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4	REISSUED FOR OPA & ZBA	2024.11.08
3	REISSUED FOR OPA & ZBA	2023.03.22
2	ISSUED FOR OPA & ZBA	2023.12.21
1	ISSUED FOR PRECONSULTATION	2023.11.03

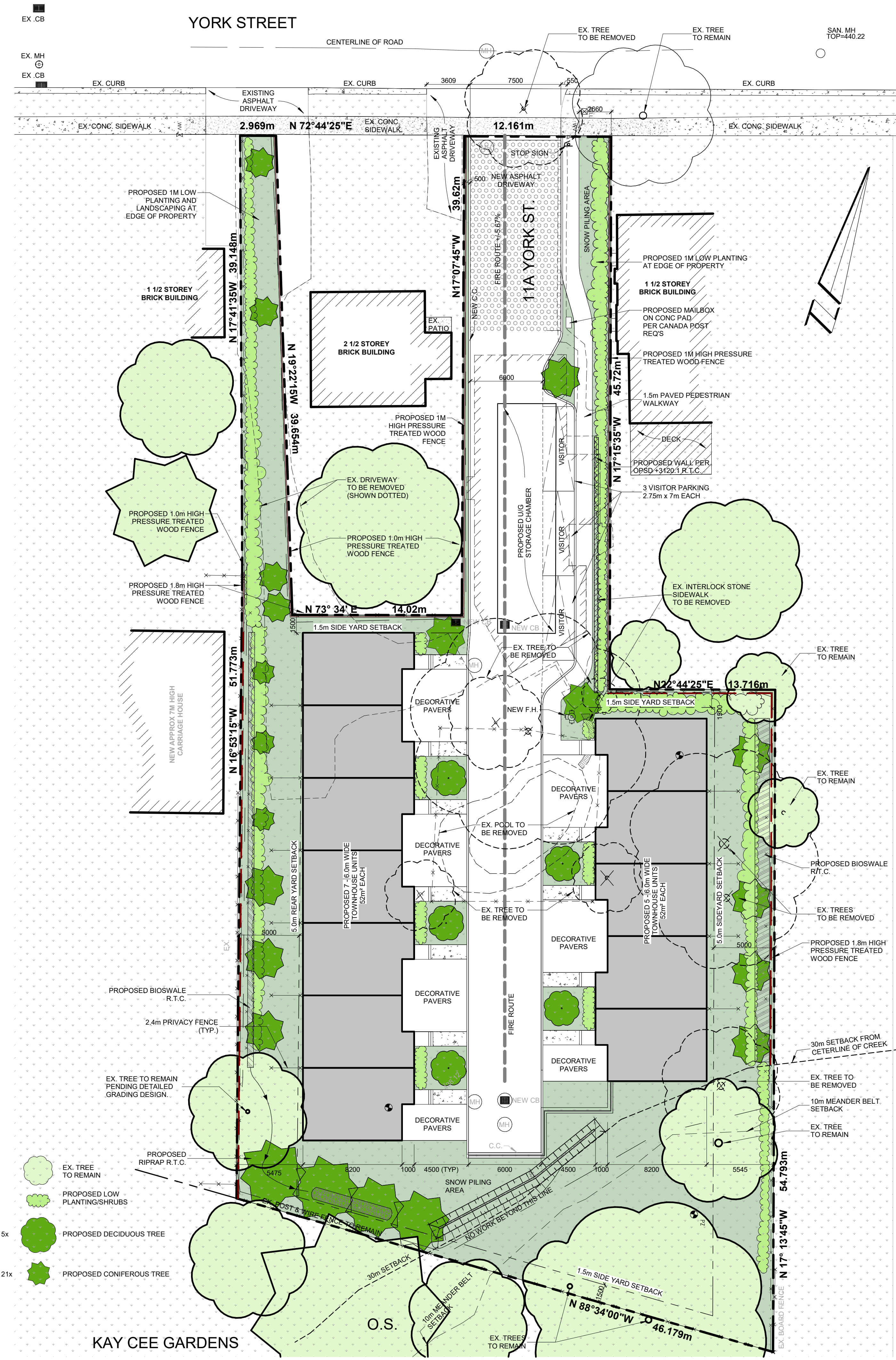
D+H ARCHITECTS INC.
45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

CONSULTANT

PROJECT TOWNHOUSE UNIT FOR PARKVIEW ESTATES
ORANGEVILLE 11A YORK STREET ONTARIO

SHEET TITLE
CONCEPTUAL SITE PLAN

PROJ. NO.	21-124
DATE	OCTOBER 2024
DRAWN BY	JM
CHECKED	MH
SCALE	As indicated
DATE PLOTTED	2024-10-29 3:00:46 PM
DRAWING NO.	A1.0



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No.	Description	Date
3	REISSUED FOR OPA & ZBA	2024.10.25
2	ISSUED FOR OPA & ZBA	2023.12.21
1	ISSUED FOR PRECONSULTATION	2023.11.03

45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

CONSULTANT

ABOUD & ASSOCIATES INC.
 Consulting Arborists • Ecologists • Landscape Architects
 3-6 Edinburgh Road South, Guelph, Ontario, N1H 5N8, 519.822.6639, www.aboudng.com

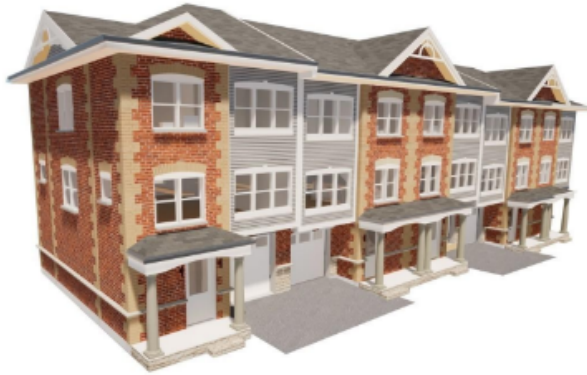
PROJECT: OVERALL NAME
TOWNHOUSE UNIT FOR PARKVIEW ESTATES
 ORANGEVILLE 11A YORK STREET ONTARIO

SHEET TITLE
LANDSCAPE PLAN

PROJ. NO. 21-124
 DATE OCTOBER 2024
 DRAWN BY JM
 CHECKED MH
 SCALE 1: 200
 DATE PLOTTED 2024-10-22 7:47:21 PM
 DRAWING NO. **L1**

Image 3: Conceptual Elevations of the Proposed Development

D+H Architects Inc.



CONCEPTUAL PERSPECTIVE RENDERING



CONCEPTUAL END ELEVATION



CONCEPTUAL SECTIONAL ELEVATION

11A YORK STREET

45 HILL ST, ORANGEVILLE, ON, L9W 2M4



p. 519-943-0912 | f. 519-943-9162 | www.dharchitects.ca

CONCEPTUAL ELEVATIONS

**Scoped Heritage Impact Assessment
IIA York Street
Town of Orangeville, Ontario**

Prepared for:

Terry and Brenda Giles
11A York Street
Orangeville, ON L9W 1L7
jmooi@dharchitects.ca
mhicks@dharchitects.ca

Prepared by:

TMHC Inc.
1108 Dundas Street
Unit 105
London, ON N5W 3A7
519-641-7222
tmhc.ca



Project No: 2024-335

Draft Report: November 1, 2024



EXECUTIVE SUMMARY

D+H Architects, on behalf of their clients Terry and Brenda Giles, have engaged TMHC Inc. (TMHC) to produce a Scoped Heritage Impact Assessment (HIA) for the property at 11A York Street in the Town of Orangeville, Ontario (“the Subject Property”) as part of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application process for the redevelopment of the property. The proposed development plans consist of the demolition of the extant house and the construction of a five-unit and a seven-unit townhouse complex. The requirement for the HIA stems from the Subject Property’s adjacency to 11 York Street, which is a listed property on the Town of Orangeville’s *Municipal Heritage Register*. Additional adjacent listed properties include 7 York Street and 15/17 York Street whose rear portions abut the southern portion of the Subject Property.

Located on the south side of York Street between Bythia Street and John Street, the 0.3-hectare (ha) Subject Property is a deep lot that backs onto Kay Cee Gardens, a public park. York Street contains a number of late 19th century and early 20th century residential buildings, interspersed with mid-20th century residential infill buildings.

The *Town of Orangeville Official Plan* outlines specific relevant heritage policy directions including:

- Policy D4.3.1: Council will seek to ensure that heritage resources are maintained and enhanced within a compatible context. Council will address this objective as part of its consideration of any application for development approval that affects the property occupied by a heritage resource, or an adjoining property; and
- Policy D4.3.13: Development and site alteration on lands adjacent to protected heritage properties may be permitted where it has been demonstrated that the identified heritage attributes will be conserved and protected, wherever possible. Mitigative measures and/or alternative development approaches may be required to conserve those heritage attributes.

This Scoped HIA is intended to provide an assessment of the proposed development’s potential impacts on the heritage attributes of the adjacent listed property at 11 York Street, and to provide strategies for mitigation, if necessary. The adjacent listed properties at 7 and 15/17 York Street were also considered. The Scoped HIA determined that there are no known direct impacts to the listed heritage properties arising from the proposed development project on the Subject Property and, as such, only mitigation measures relating to potential indirect impacts are required.

As part of the assessment, opportunities to positively align the proposed development on the Subject Property with the overall heritage character of the neighbourhood were identified. Accordingly, the following strategies are recommended:

- I. The proposed design respects the established building heights of the neighbourhood and the selection of red and buff brick cladding reflects the established architectural materials and colours of adjacent buildings. Additional sympathetic design elements that may be incorporated into the project include buff brick banding on the northern elevations of both townhouse complexes; the replacement of the proposed light grey horizontal siding with siding in a medium-to-dark grey or taupe colour; and the installation of shingles or shakes in a medium-to-dark grey or taupe colour on all gable ends.



2. If the removal of mature trees as part of this project cannot be avoided, these trees, including willows that are at the end of their natural lifespans, should be replaced with similar species under the guidance of an arborist or landscape professional following the completion of the proposed project. The willow and sugar maple species on the Subject Property are found throughout the landscape adjacent to Mill Creek and are essential to the continued conservation of the surrounding natural environment. In addition, they also contribute to the historic aesthetic and scenic quality of the York Street neighbourhood.
3. That a designated construction staging area, set back from the listed heritage properties' identified heritage buildings, should be agreed upon prior to the commencement of construction activities. Monitoring of construction activities is also recommended to mitigate any potential direct and indirect impacts to the listed property by noise and/or vibration caused by construction activities.

The strategies outlined in this report should be confirmed with the Planning and Development Department, Town of Orangeville, and referenced as part of subsequent site preparation and construction planning.



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LIST OF ACRONYMS

CHVI	Cultural Heritage Value or Interest
HCD	Heritage Conservation District
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
O. Reg.	Ontario Regulation
<i>OHA</i>	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
OPA	Official Plan Amendment
<i>PPS</i>	<i>Provincial Planning Statement</i>
TMHC	TMHC Inc.
ZBA	Zoning By-law Amendment



PROJECT PERSONNEL

Principal	Holly Martelle, PhD
Senior Reviewer	Josh Dent, PhD, CAHP
Project Manager	Joan Crosbie, MA, CAHP
Cultural Heritage Specialist	Elisabeth Edwards, MA, CAHP Intern
Project Administrators	Kellie Theaker, CHRP Sara Harvey
Health and Safety Coordinator	Wendi Jakob, CTech, CAPM
GIS Technicians	Andrew Turner, BA David Gostick, BA

ACKNOWLEDGEMENTS

Ministry of Citizenship and Multiculturalism	Karla Barboza
Ontario Heritage Trust	Samuel Bayefsky
Town of Orangeville	Matthew Mair, Development Planner



TERRITORIAL ACKNOWLEDGEMENT

The Town of Orangeville is located on the boundary of Treaty 18 and Treaty 19. The Subject Property is located in Treaty 19 on the traditional lands of the Mississaugas of the Credit First Nation. Treaty 18 is located on the traditional lands of the Chippewas of Rama First Nation, the Chippewas of Georgina Island First Nation, and Beausoleil First Nation. Dufferin County, in which Orangeville is situated, is the traditional territory of the Huron-Wendat First Nation and the Haudenosaunee (Ho-den-no-show-nee) First Nation. This land continues to be home to diverse Indigenous peoples (e.g., First Nations and Métis) who are contemporary stewards of the land.



ABOUT TMHC

Established in 2003 with a head office in London, Ontario, TMHC Inc. (TMHC) provides a broad range of archaeological assessment, heritage planning and interpretation, cemetery, and community consultation services throughout the Province of Ontario. We specialize in providing heritage solutions that suit the past and present for a range of clients and intended audiences, while meeting the demands of the regulatory environment. Over the past two decades, TMHC has grown to become one of the largest privately-owned heritage consulting firms in Ontario and is today the largest predominately woman-owned CRM business in Canada.

Since 2004, TMHC has held retainers with Infrastructure Ontario, Hydro One, the Ministry of Transportation, Metrolinx, the City of Hamilton, City of Barrie, and Niagara Parks Commission. In 2013, TMHC earned the Ontario Archaeological Society's award for Excellence in Cultural Resource Management. Our seasoned expertise and practical approach have allowed us to manage a wide variety of large, complex, and highly sensitive projects to successful completion. Through this work, we have gained corporate experience in helping our clients work through difficult issues to achieve resolution.

TMHC is skilled at meeting established deadlines and budgets, maintaining a healthy and safe work environment, and carrying out quality heritage activities to ensure that all projects are completed diligently and safely. Additionally, we have developed long-standing relationships of trust with Indigenous and descendent communities across Ontario and a good understanding of community interests and concerns in heritage matters, which assists in successful project completion.

TMHC is a Living Wage certified employer with the [Ontario Living Wage Network](#) and a member of the [Canadian Federation for Independent Business](#).

KEY STAFF BIOS

Holly Martelle, PhD – Principal

Holly Martelle earned a PhD from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now MCM and has taught at several universities throughout the province. In 2003, she founded TMHC with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the long-term needs of our clients.

Holly is a skilled relationship builder with longstanding relationships with the Indigenous communities throughout Ontario, and other Descendant communities and organizations including the Ontario Black History Society. Ongoing and sustained communication with communities has proven an effective means of ensuring participation from Descendant communities in meeting and exceeding consultation requirements. Through her work on several high level and sensitive provincial projects she has developed an understanding



of what works in the consultation process to ensure that it is effective in providing the client and the project with the information needed to be successful.

Holly is a Past-President of the Ontario Archaeological Society, and is also an active member of the Canadian Archaeological Association, the Society for Historic Archaeology, the Ontario Association for Impact Assessment, and the Council for Northeastern Historical Society.

Joshua Dent, PhD, CAHP – Senior Reviewer; Manager – Community Engagement & Heritage Division

Joshua (Josh) has worked extensively on cultural heritage and archaeological assessments in Ontario and Western Canada. Josh's role at TMHC has involved background research, community consultation, report production, and project management. Josh specializes in multi-faceted heritage studies including large-scale inventories, environmental assessments, and complex institutional assessments. In his role at TMHC, he regularly communicates with Indigenous communities and a variety of heritage stakeholders. These efforts were recently recognized as part of the Oakville Harbour Cultural Heritage Landscape Strategy Implementation which received the Canadian Association of Heritage Professionals' 2021 Award of Merit for Documentation & Planning. He has volunteered extensively with the heritage community in London, Ontario, in both municipal and not-for-profit roles. Josh is professional member of the Canadian Association of Heritage Professionals (CAHP).

Joan Crosbie, MA, CAHP – Project Manager; Manager – Cultural Heritage

Joan has extensive cultural heritage management experience in both the private and public sectors with a strong background in preservation services, built and landscape heritage assessment, archival/historical research, and Museums services. She earned her MA in Architectural History from York University. In her role in Preservation Services with the Toronto Historical Board (City of Toronto), Joan was part of a small team of professionals who advised City Council on a broad range of heritage preservation and planning matters. Later, as Curator of Casa Loma, she gained extensive experience as part of the Senior Management team and honed her skills in cultural and community engagement and was a key staff liaison with the restoration architects and skilled trades as the Casa Loma Estate underwent a major exterior restoration program. More recently, as Manager of Culture and Community Services, Town of Whitchurch-Stouffville, Joan managed the Heritage and Museums services portfolios and has widened her experience in cultural planning to include the adaptive reuse of heritage buildings and historic main street revitalization.

She has published articles on architecture and architectural preservation for a wide range of organizations, including the Canadian Society for Industrial Heritage, the City of Toronto and the Society for the Study of Architecture in Canada. Joan is professional member of the Canadian Association of Heritage Professionals (CAHP).

Elisabeth Edwards, MA, CAHP Intern – Cultural Heritage Specialist

Elisabeth Edwards received a BA in English Literature and Media & Information Studies from Western University in 2020 before completing her MA in Public History at Western University in 2021. Elisabeth's research and career centers around Indigenous history and community engagement with focuses on Indigenous perspectives of heritage and natural conservation. As an interpreter with Parks Canada, Elisabeth developed educational programming and facilitated in ongoing Indigenous cultural engagement initiatives to build stronger relationships with local First Nations and Métis communities.



In 2021, Elisabeth worked as a Historical Researcher with Ottawa-based historical consulting firm Know History Inc. where she conducted genealogical research and Traditional Knowledge and Land Use Studies for the Métis Nation of Ontario, as well as produced public-facing digital history projects. Elisabeth joined TMHC in 2023 as a Cultural Heritage Specialist and is involved in cultural heritage evaluation, impact assessments, and community engagement. Elisabeth is a volunteer with the London chapter of the Architectural Conservancy of Ontario where she creates built heritage reports for local homeowners and engages in local heritage policy. She also executive produces *The Digital Dust Podcast* which engages youth through topics in Public History and heritage.



STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by TMHC Inc. (TMHC) for the benefit of the Client (the “Client”) in accordance with the agreement between TMHC and the Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents TMHC’s professional judgment in light of the Limitation and industry standards for the preparation of similar reports;
- may be based on information provided to TMHC which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and section thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement.

TMHC shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. TMHC accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

TMHC agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but TMHC makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Except (1) as agreed to in writing by TMHC and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

TMHC accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of TMHC to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



QUALITY INFORMATION

Report prepared by:

Elisabeth Edwards, MA, CAHP Intern
Cultural Heritage Specialist

Report reviewed by:

Joan Crosbie, MA, CAHP
Project Manager, Cultural Heritage

Report reviewed by:

Joshua Dent, PhD, CAHP
Senior Reviewer

Report reviewed by:

Holly Martelle, PhD
Principal



I INTRODUCTION

I.1 Report Scope and Purpose

D+H Architects, on behalf of their clients Terry and Brenda Giles, have engaged TMHC Inc. (TMHC) to produce a Scoped Heritage Impact Assessment (HIA) for the property at 11A York Street in the Town of Orangeville, Ontario (“the Subject Property”) as part of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application process for the redevelopment of the property. The proposed development plans consist of the demolition of the extant house and the construction of a five-unit and a seven-unit townhouse complex. The requirement for the HIA stems from the Subject Property’s adjacency to 11 York Street, which is listed property on the Town of Orangeville’s *Municipal Heritage Register*. Additional adjacent listed properties include 7 York Street and 15/17 York Street whose rear portions abut the southern part of the Subject Property.

Located on the south side of York Street between Bythia Street and John Street, the 0.3 ha Subject Property has a deep lot that backs onto Kay Cee Gardens, a public park. York Street contains a number of late 19th century and early 20th century residential buildings, interspersed with mid-20th century infill buildings.

The *Town of Orangeville Official Plan* outlines specific relevant heritage policy directions including:

- Policy D4.3.1: Council will seek to ensure that heritage resources are maintained and enhanced within a compatible context. Council will address this objective as part of its consideration of any application for development approval that affects the property occupied by a heritage resource, or an adjoining property; and
- Policy D4.3.13: Development and site alteration on lands adjacent to protected heritage properties may be permitted where it has been demonstrated that the identified heritage attributes will be conserved and protected, wherever possible. Mitigative measures and/or alternative development approaches may be required to conserve those heritage attributes.

I.2 Methodology

This Scoped HIA is intended to provide an assessment of the proposed development’s potential impacts on the heritage attributes of the adjacent listed property at 11 York Street and to provide strategies for mitigation, if necessary. The heritage evaluation of the Subject Property is not necessary within the Scoped HIA process.

The HIA follows the general format set out in the MCM’s *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, which is included in the resource *Heritage Resources in the Land Use Planning Process* within the Ontario Heritage Toolkit. The Scoped HIA also meets the requirements set out by the Town of Orangeville as part of the OPA and ZBA application process for the redevelopment of the property.

For the purposes of preparing this report, TMHC staff visited the Subject Property on September 26, 2024. A full list of referenced sources is included in Section 9 of this HIA.



1.3 Client Contact Information

Terry and Brenda Giles
11A York Street
Orangeville, ON L9W 1L7
mhicks@dharchitects.ca
jmooi@dharchitects.ca



2 SITE DESCRIPTION

2.1 Subject Property

2.1.1 Location and Physical Description

The Subject Property is located in the central part of the Town of Orangeville, south of Broadway Avenue, in a residential neighbourhood largely composed of late 19th and early 20th century houses. Situated on the south side of York Street between John Street and Bythia Street, the 0.3 ha property is unusually deep. It is flanked to the west by the properties at 11 York Street, 13 York Street, and the rear (south) portions of the property at 15/17 York Street. The properties at 11 York Street and 15/17 York Street are listed on the Town of Orangeville's *Municipal Heritage Register*. In the east, the Subject Property abuts 9 York Street, an unlisted property, and the rear (south) portions of 7 York Street, a listed heritage property. Kay Cee Gardens, a public park, bounds the Subject Property to the south.

Set well back from the established setbacks of earlier buildings on York Street, the Subject Property contains a one-storey red brick back-split house constructed in the mid-20th century. Its main (north) elevation features widely separated flat-headed window openings under a gabled roof with return eaves. The gable end is clad in horizontal siding. The main entrance is located on the east elevation and a driveway located between the properties at 11 York Street and 13 York Street connects the western elevation to York Street. The rear (south) elevation features a basement-level walkout and patio. Above that is a rooftop patio. Gabled roofs cover the building and a masonry clad chimney rises from the western portion of the roof.

2.2 Adjacent Properties (7, 11, and 15/17 York Street)

2.2.1 Location and Physical Description

The properties at 7, 11, and 15/17 York Street are located on the south side of York Street between John Street and Bythia Street in the central part of the Town of Orangeville.

2.2.2 7 York Street

The property at 7 York Street is located to the east of the Subject Property and is separated from it by the non-listed property at 9 York Street. While the lot at 9 York Street is shallow, the parcel at 7 York Street is deep, extending south to Kay Cee Gardens. It shares the southern portion of its western property line with the Subject Property.

The two-storey red brick building has an L-shaped plan and a vernacular design that displays elements of the Gothic Revival style. Set on a raised buff brick foundation, the main (north) elevation has a two-storey bay containing a semi-subterranean basement window, a large ground floor window opening, and a large upper story window opening. All are highlighted by buff brick voussoirs. The gable contains decorative bargeboard. To the east is a one-storey raised entry porch with turned detailing and a recessed main door with a glazed transom. To the south of this porch is a contemporary one-storey addition. Gabled roofs cover the various portions of the building.



2.2.3 11 York Street

The property at 11 York Street is located immediately west of the Subject Property. It is a shallow lot that is bounded on the west, south, and east sides by the Subject Property. To the west is a driveway connecting to the rear (southern) parking spaces and garage of the adjacent Subject Property at 11A York Street.

The two-and-a-half storey red brick house at 11 York Street features elements of Edwardian Classicism. Set on a raised basement clad in cast stone, the main (north) elevation contains three bays, flanked by cast stone quoins that extend to the cornice level. The centrally situated doorcase is raised and features a glazed transom surmounted by a cast stone lintel. It is flanked to the east and west by single window openings with glazed transoms and cast stone lintels. The upper storey contains sash windows with cast stone sills and lintels. Gabled dormers project from the hipped roof on the north, east and west elevations, and a brick chimney rises from the western roofline.

The eastern elevation, fronting onto the Subject Property, has a raised porch with a secondary entrance and above, an enclosed sunroom containing three-over-one sash windows. This section is clad in contemporary siding and is covered by a shed roof. A single-storey addition on the rear (south) elevation is also clad in contemporary siding.

2.2.4 15/17 York Street

The property at 15/17 York Street is located to the west of the Subject Property and is separated from it by the non-listed property at 13 York Street. While the lot at 13 York Street is shallow, the parcel at 15/17 York Street is deep and has an L-shaped configuration, extending south to Kay Cee Gardens. It shares the southern portion of its eastern property line with the Subject Property.

The two-storey red brick building on the property at 15/17 York Street has an L-shaped plan and a vernacular design featuring elements of the Gothic Revival style. The main (north) elevation is symmetrically organized, with a western one-story bay containing three large window openings with stone sills and surmounted by segmental arches of buff brick. To the east is a single window opening with similar detailing. At the second storey are two symmetrically spaced window openings with similar detailing. The gable contains decorative bargeboard.

The eastern elevation has a raised one-storey entry porch with turned detailing and a bellcast roof. Behind is the main entrance. To the south of the porch is a one-storey bay containing three window openings with buff brick detailing. Above is a single window and a gable with decorative bargeboard. Gabled roofs cover the various portions of the building and a buff and red brick chimney rises from the northern ridge of the roof.

To the rear (south) of the main house is a contemporary two-and-a-half storey carriage house, situated immediately adjacent to the southern portion of the eastern property line that it shares with the Subject Property. The building is clad in contemporary dark grey siding and, as there are no plantings to buffer it from the property line, it overlooks the Subject Property and represents a previous example of rear lot intensification in the immediate vicinity of the Subject Property.



2.2.5 Heritage Status

The Subject Property is not listed on the Town of Orangeville's *Municipal Heritage Register* and is not designated under either Part IV or Part V of the *OHA*. There are no National Historic Sites, Ontario Heritage Trust-owned properties, conservation easements, or Provincial Heritage Properties present on, or adjacent to, the Subject Property as verified by the OHT and the MCM.

The adjacent properties at 7, 11, and 15/17 York Street are listed on the Town of Orangeville *Municipal Heritage Register*.

The residential buildings at 7, 11, and 15/17 York Street are situated on part of Lot 2, Concession E of Garafaxa Township, which was originally subdivided c.1844 by Orange Lawrence, for whom the community of Orangeville was named.¹

In 1875, the property at 11 York Street was sold to John Samuel Leslie, a mail conductor, and then later sold to mill owner and entrepreneur Orange Jull at an undetermined date.² In 1893, the property was purchased by Jane Judge, wife of local merchant William Judge, for \$600. A significant increase in the value of the property occurred in 1897, suggesting that a building had been constructed between 1893 and 1896. The 1907 Fire Insurance Plan for Orangeville depicts the building as a two-and-a-half storey brick house with a single-storey wooden addition at the rear.³

The properties at 7 and 15/17 York Street were purchased by George Alexander Campbell in c.1876 from Rhoda Reid, the daughter of Orange Lawrence. Campbell also purchased the property at 19 York Street. Campbell was a prominent member of the Orangeville community and owned a tannery on Little York Street which he inherited from his father. He later expanded the family business and opened a successful shoe store on Broadway Street.⁴

A two-storey red brick house was constructed on the property at 15/17 York Street in c.1876, and it remained the primary residence of the Campbell family into the 20th century. In c.1887, a two-storey red brick house was constructed for Campbell at 7 York Street, however it is unclear who took up residency there.⁵

In May of 2017, municipal Council endorsed the Merchants and Prince of Wales Heritage Conservation District Study, which concluded that sufficient cultural heritage value exists in the Study Area to warrant designation as a Heritage Conservation District (HCD).⁶ A draft plan was developed to accompany the eventual designation of the Merchants and Prince of Wales Heritage Conservation District and proposed to include the historic sections of York Street, 1st Street, Broadway Street, Zina Street, and Faulkner Street.

Although a designating by-law was drafted in 2018 to designate this HCD under Part V of the *OHA*, it has not yet been adopted by City Council.

¹ Town of Orangeville 2017

² Dufferin Museum n.d.

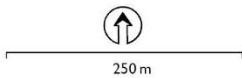
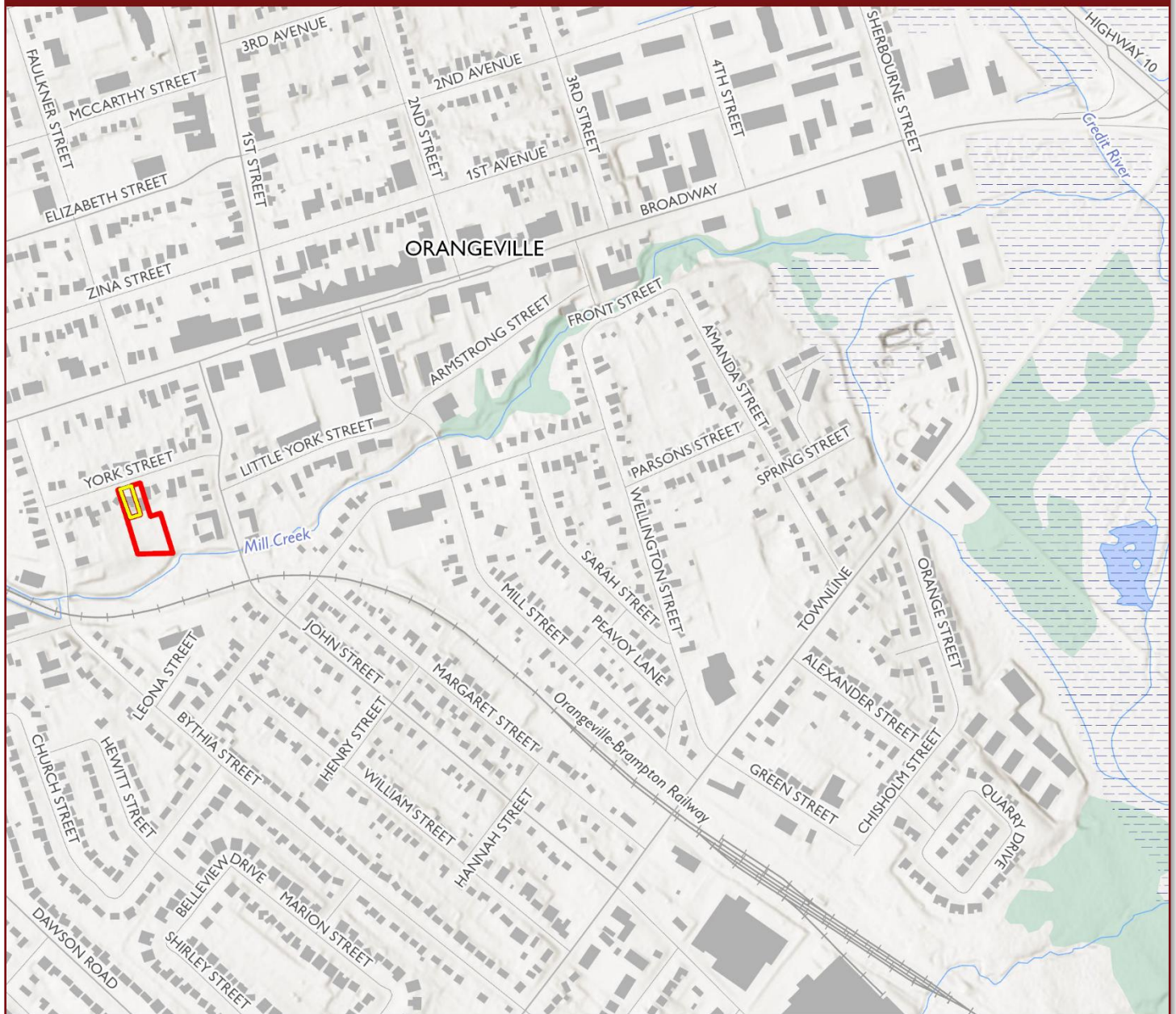
³ Library and Archives Canada 1907

⁴ Town of Orangeville 2020:43

⁵ Town of Orangeville 2024a

⁶ Town of Orangeville 2018

SUBJECT PROPERTY LOCATION

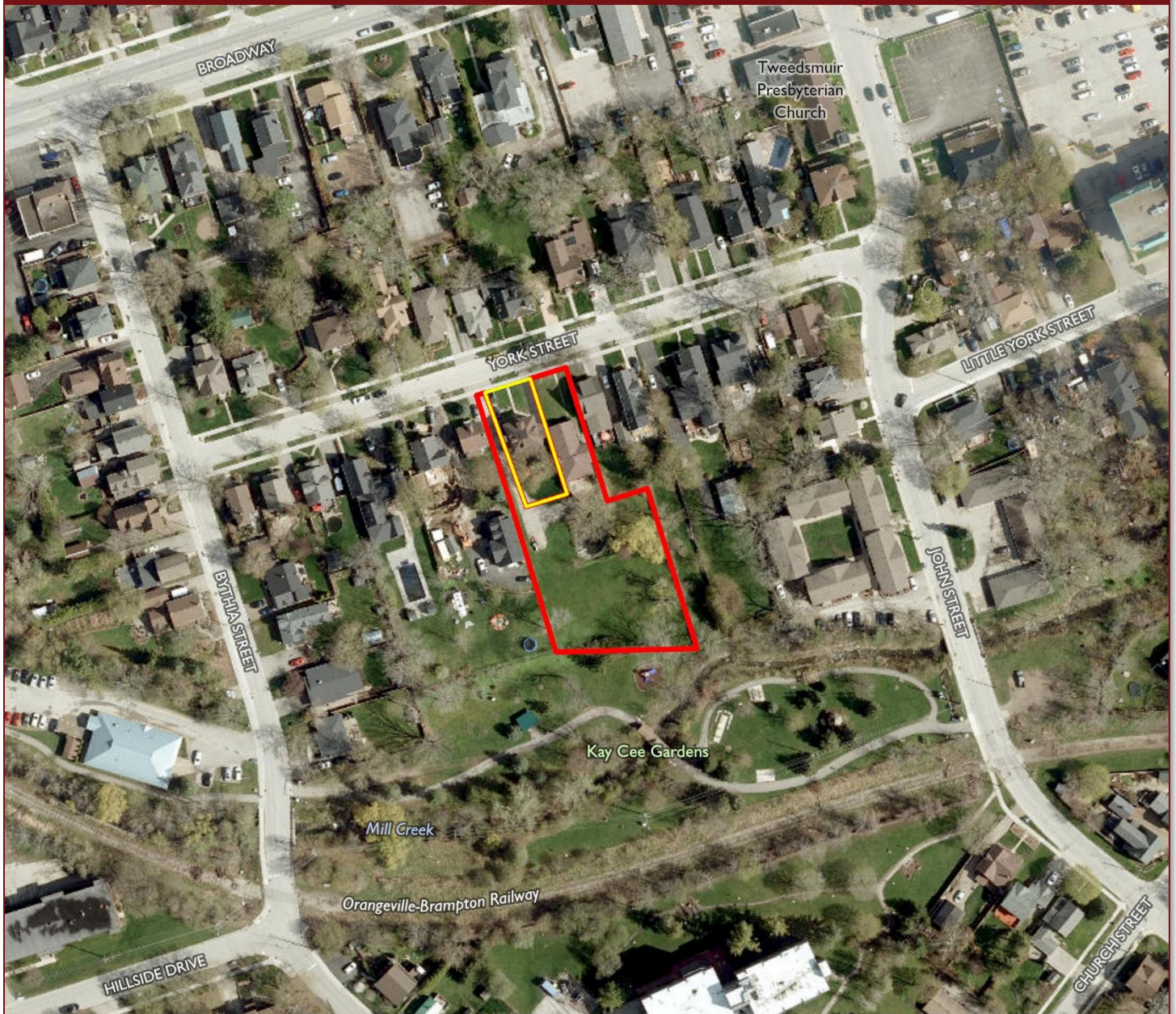


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 Licence - Ontario

- Subject Property
- Listed Property: 11 York Street
- Major Road
- Minor Road
- Railway
- Utility Line
- Building
- Watercourse
- Waterbody
- Wooded Area

Map I: Location Map Showing Subject Property at IIA York Street and Adjacent Listed Property at 11 York Street

SUBJECT PROPERTY LOCATION
 ESRI WORLD IMAGERY (2023)



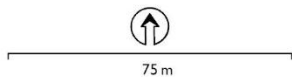
75 m

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 Licence - Ontario

- Subject Property
- Listed Property: 11 York Street

Map 2: Location Map Showing Subject Property at 11A York Street and Adjacent Listed Property at 11 York Street

EXISTING FEATURES
 ESRI WORLD IMAGERY (2023)



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 Licence - Ontario

- Subject Property
- Property Parcel
- Kay Cee Gardens

Adjacent Heritage Designations

- Listed
- Designated Part IV

Map 3: Existing Features and Properties Adjacent to the Subject Property at 11A York Street



3 DESCRIPTION AND PURPOSE OF PROPOSED ACTIVITIES

The Subject Property at 11A York Street is the site of a proposed redevelopment that consists of the demolition of the extant house and the construction of a townhouse complex. This proposed demolition will allow for direct vehicular access from York Street to the townhouses. The new driveway will be situated 500 mm east of the shared property line with 11 York Street, as required by the municipality, and it will be flanked along its eastern edge by a sidewalk.

Conceptual designs of the proposed redevelopment show a five-unit eastern townhouse complex and a seven-unit western townhouse complex, both oriented on a north-south axis and separated by a shared landscaped laneway that extends north to York Street. The main (western and eastern) elevations of the proposed three-storey buildings display a varied façade composed of alternating applications of red brick with buff brick quoins and horizontal siding. The front entrance of each unit is covered by a portico supported by Tuscan columns. Window placement is symmetrical with arched buff brick detailing above. The pitched roofline is accented by a series of pedimented gables and decorative bargeboard.

The eastern townhouse complex will be situated approximately 24.4 m south of the house at 9 York Street, and 2.4 m south of the shared property line. The building complex will also be located 5.66 m west of the boundary line that is shared with the southern portion of the adjacent property at 7 York Street

The western townhouse complex will be situated approximately 18.6 m to the south of the house at 11 York Street, and 1.5 m south of the shared property line. It will also be located 5.06 m east of the boundary line that is shared with the southern portion of the adjacent property at 15/17 York Street. Mature trees adjacent to the extant house at 11 York Street and on parts of the properties at 7 York Street and 15/17 York Street will provide a visual buffer for the proposed project.

The proposed redevelopment will be located in the southern portion of the property where the land descends towards Kay Cee Gardens. Because of this decrease in elevation, the proposed three-storey buildings are still respectful of established neighbourhood building heights, which primarily include two-storey and two-and-a-half storey buildings. In the use of dichromatic brickwork, the proposed development reflects elements found in 19th century buildings on York Street.

Image 1: Conceptual Site Plan for the Proposed Development

D+H Architects Inc.

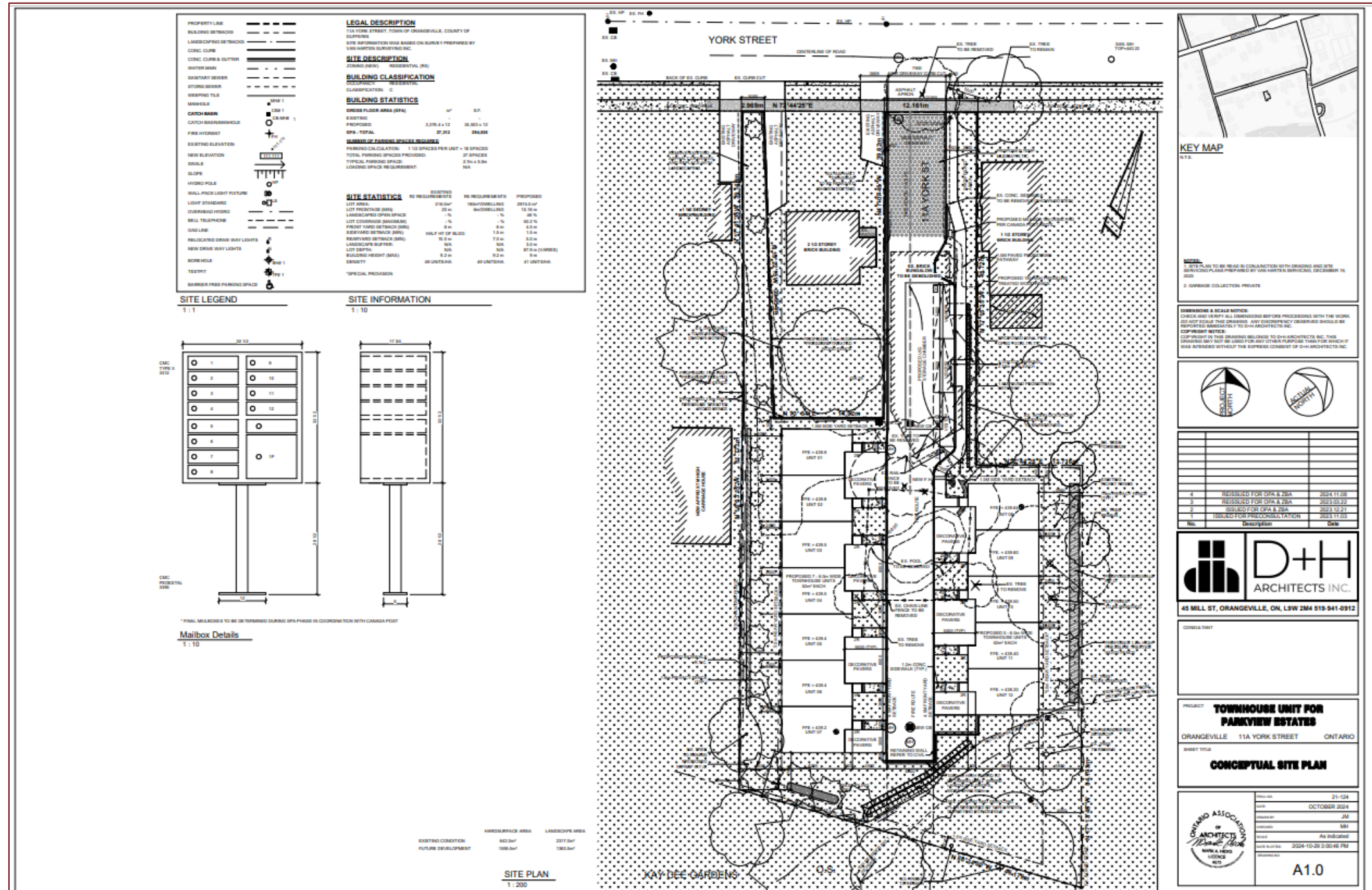


Image 2: Landscaping Plan for the Proposed Development

D+H Architects Inc.

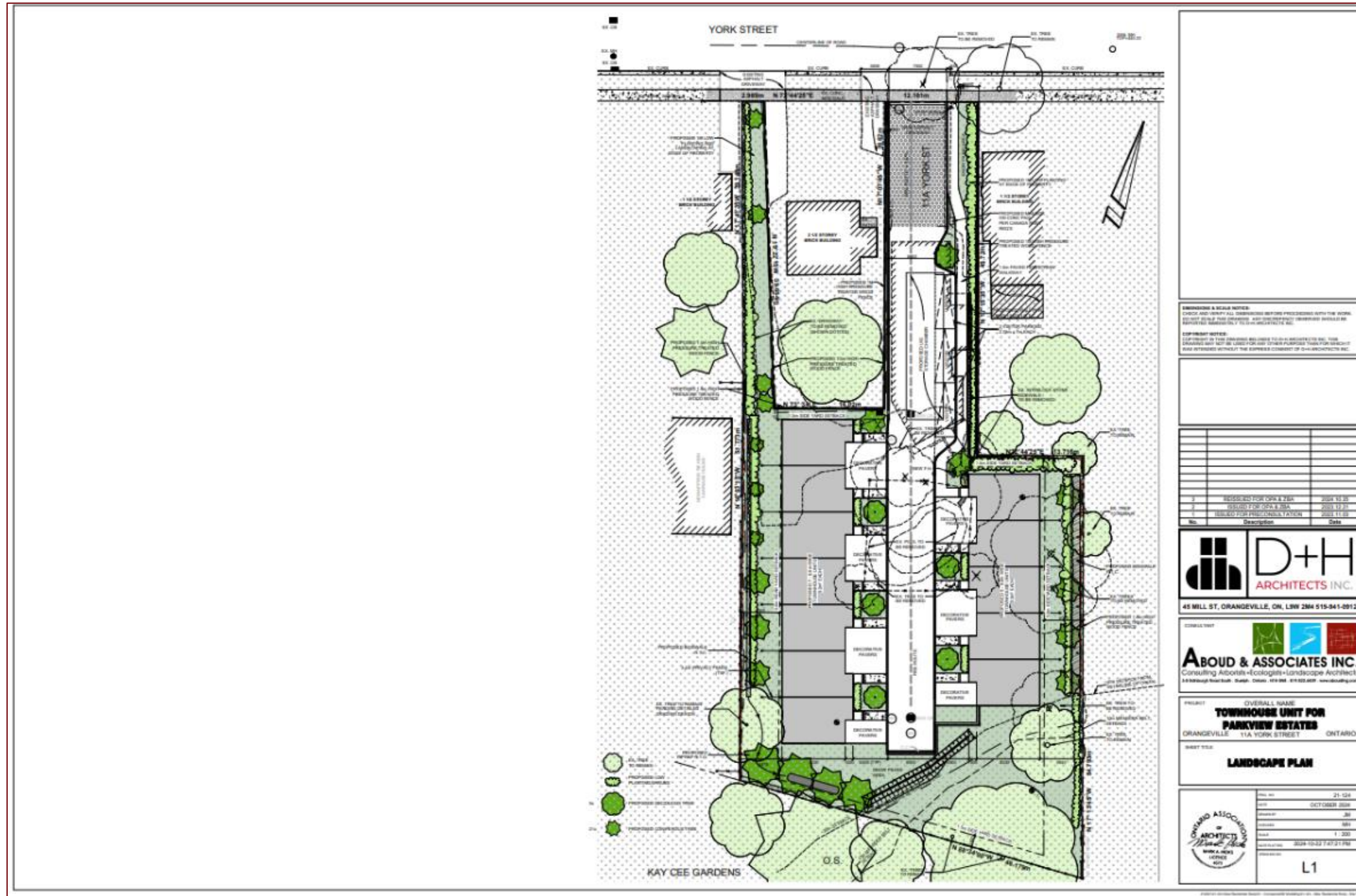


Image 3: Conceptual Elevations of the Proposed Development

D+H Architects Inc.



CONCEPTUAL PERSPECTIVE RENDERING



CONCEPTUAL END ELEVATION



CONCEPTUAL SECTIONAL ELEVATION

11A YORK STREET

45 MILL ST, ORANGEVILLE, ON, L9W 2M4



p. 519-941-0912 | f. 519-941-9142 | www.dharchitects.ca

CONCEPTUAL ELEVATIONS

Image 4: Existing and Conceptual Street Views of the Proposed Development

D+H Architects Inc.



4 ASSESSMENT OF EXISTING CONDITIONS

A visit to the Subject Property was undertaken by TMHC staff on September 26, 2024. The following photographs document the current conditions of the Subject Property and the surrounding area.

4.1 Subject Property

The Subject Property is situated on the south side of York Street between Bythia Street and John Street and contains a detached mid-20th century back-split house clad in red brick. Currently, the building is in good repair. The main (north) elevation of the house features widely separated flat-headed window openings under a gabled roof with return eaves. The gable end is clad in horizontal siding. The main entrance is located on the east elevation (Images 5-6). A driveway located between the properties at 11 York Street and 13 York Street connects the western elevation of the Subject Property to York Street (Images 7-8).

The basement-level walkout opens in a southerly direction towards a patio and a landscaped rear garden (Images 9-13). Above is a rooftop patio, also oriented to the south (Image 14). The backyard contains an in-ground pool and mature trees including a sugar maple and willow trees (Images 15-19). The southern property line is bounded by dense foliage and is demarcated by a chain-link fence (Images 20-21).

The approximate location of the proposed development is a large, open area currently containing some small plantings and trees. A large contemporary carriage house on the property at 15/17 York Street is situated immediately west of the property line, adjacent to the proposed seven-unit townhouse complex (Image 22).

Image 5: 11A York Street, North Elevation

Looking South



Image 7: Setback of 11A York Street

Looking Southeast



Image 9: Driveway at Rear of 11A York Street

Looking Northeast



Image 6: 11A York Street and 11 York Street

Looking Southwest



Image 8: Driveway Between 11 York Street and 13 York Street

Looking South



Image 10: West Elevation, 11A York Street

Looking East



Image 11: South Elevation, 11A York Street
Looking North



Image 13: Back Yard, 11A York Street
Looking South



Image 15: Pool, 11A York Street
Looking East



Image 12: Brick Patio, 11A York Street
Looking West



Image 14: Backyard from Second Storey Patio, 11A York Street
Looking South



Image 16: Mature Sugar Maple, 11A York Street
Looking Northwest



Image 17: Northeast Corner of Property, 11A York Street
Looking Northeast



Image 19: Mature Willow Trees, 11A York Street
Looking East



Image 21: Southern Property Line, 11A York Street
Looking West



Image 18: Mature Willow Trees, 11A York Street
Looking East

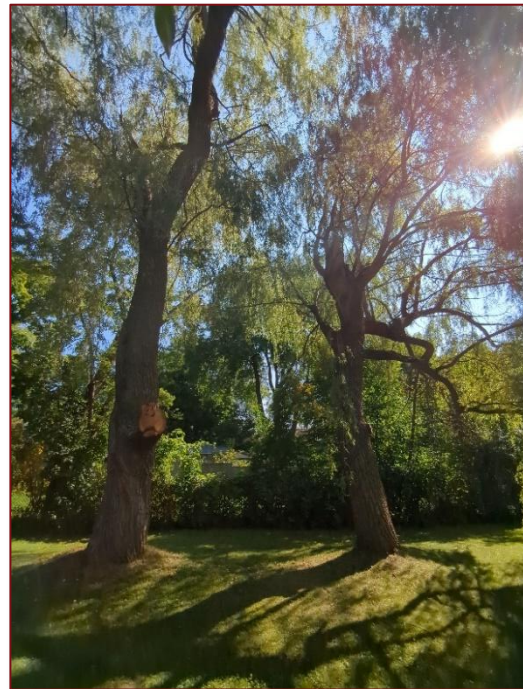


Image 20: View from Southeast Corner of Property, 11A York Street
Looking Northwest



Image 22: Carriage House at Rear of 15/17 York Street
Looking Northwest



4.2 Adjacent Properties (7, 11, and 15/17 York Street)

4.2.1 7 York Street

Situated to the east of the Subject Property, the listed property at 7 York Street contains a two-storey red brick building in a vernacular style that reflects elements of the Gothic Revival style (Image 23).

The building has an L-shaped plan and is set on a raised buff brick foundation. The main (north) elevation has a two-storey bay containing a semi-subterranean basement window, a large ground floor window opening, and a large upper story window opening. All are highlighted by buff brick voussoirs. The gable contains decorative bargeboard. To the east is a one-storey raised entry porch with turned detailing and a recessed main door with a glazed transom (Image 24). To the south of this porch is a contemporary one-storey addition. The western elevation contains a variety of irregularly spaced window openings and the rear elevation has a small one-storey addition. Gabled roofs cover the various portions of the building. The rear of the property is heavily treed and is not visible from the southern portion of the Subject Property (Image 25).

Image 23: 7 York Street

Source: Google Maps



Image 24: 7 York Street

Source: Google Maps



Image 25: Proposed Project Area from Southwest Corner of Property, 11A York Street

Looking Northeast



4.2.2 11 York Street

Situated to the west of the Subject Property (Image 26), the adjacent listed heritage property at 11 York Street contains a two-and-a-half storey red brick house featuring elements of Edwardian Classicism. Set on a raised basement clad in cast stone, the main (north) elevation contains three bays, flanked by cast stone quoins that extend to the cornice level. The centrally situated doorcase is raised and features a glazed transom surmounted by a cast stone lintel. It is flanked to the east and west by single large window openings with glazed transoms and cast stone lintels. Original windows have been replaced. The upper floor contains sash windows, also with cast stone sills and lintels. Gabled dormers project from the hipped roof on the north, east and west elevations, and a brick chimney rises from the western roofline (Image 27).

The eastern elevation, fronting onto the Subject Property, has a raised verandah with a secondary entrance and above, a second storey enclosed sunroom containing three-over-one sash windows which are damaged. This section is clad in contemporary siding that is in compromised condition and is covered by a shed roof that requires re-shingling and new gutters (Image 28). A single-storey addition on the rear (south) elevation is clad in failing contemporary siding and is obscured by trees and plantings that are growing in close proximity to the building foundations (Image 29). The backyard overlooks the driveway and parking area for 11A York Street (Image 30).

Image 26: 11 York Street and 11A York Street

Looking South



Image 27: North Elevation, 11 York Street

Looking South



Image 28: East Elevation, 11 York Street

Looking Southeast



Image 29: South Elevation and Backyard, 11 York Street

Looking North



Image 30: Backyard, 11 York Street

Looking South



4.2.3 15/17 York Street

The property at 15/17 York Street is located to the west of the Subject Property and contains a two-storey red brick building that has an L-shaped plan and a vernacular design featuring elements of the Gothic Revival style (Image 31). The main (north) elevation is symmetrically organized, with a western one-storey bay containing three large window openings with stone sills and surmounted by segmental arches of buff brick. To the east is a single window opening with similar detailing. At the second storey are two symmetrically spaced window openings with similar detailing and containing sash windows. The gable contains decorative bargeboard.

The eastern elevation has a raised one-storey entry porch with turned detailing and a bellcast roof. Behind is the main entrance. To the south of the porch is a one-storey bay containing three window openings with buff brick detailing (Image 32). Above is a single window and a gable with decorative bargeboard. The southern elevation features a two-storey contemporary addition, clad in dark grey siding. Gabled roofs cover the various portions of the building and a buff and red brick chimney rises from the northern ridge of the roof.

The deep lot extends south to Kay Cee Gardens and it shares the southern portion of its eastern property line with the Subject Property. A contemporary two-and-a-half-storey carriage house, clad in dark grey siding, is situated south of the main house and immediately adjacent to the property line. Because of the location of trees, the house at 15/17 York Street cannot be seen from the southern portion of the Subject Property (Image 33). As there are no plantings to buffer the carriage house from the property line, it overlooks the Subject Property and represents a prominent visible example of rear lot intensification in the area.

Image 31: 15/17 York Street

Looking South

Source: Google Maps



Image 32: 15/17 York Street

Looking Southwest



Image 33: Western Property Line, 11A York Street

Looking North





4.3 Contextual Landscape

The Subject Property is situated on the south side of York Street between Bythia Street and John Street. York Street is characterized by late-19th and early 20th century houses which are set back from the street behind contemporary sidewalks (Images 34-35).

Seventeen properties on York Street are listed on the Town of Orangeville's *Municipal Heritage Register* and one property (20 York Street) is designated under Part IV of the *OHA*.⁷ The street has a preponderance of red two-storey and two-and-a-half storey brick buildings, many with buff brick detailing. There are a variety of building styles, including the Italianate, Gothic Revival, Craftsman, and Edwardian Classicism (Images 36-39). Many of the properties have been heavily restored in recent years and, in some cases, this work has extended to the construction of contemporary additions, including large rear additions and carriage houses (Images 40-41). A number of these two-storey additions are clad in black contemporary siding and do not visually conform to the architectural characteristics of the established neighbourhood. Infill houses dating from the early part of the 20th century to the mid-20th century are also found along the street (Images 42-43).

The southern portion of the Subject Property slopes in a southerly direction towards Kay Cee Gardens, a public park, which contains paved walking trails and recreational activities (Image 44). Mill Creek travels in an easterly direction through the park. While today it is a minor tributary, in the 19th century it ran with sufficient velocity to power several local mills before joining the Credit River in the east.⁸

⁷ Town of Orangeville n.d.

⁸ Town of Orangeville 2020

Image 34: York Street East
Looking East



Image 36: 4 York Street (Italianate)
Looking Northeast



Image 38: 9 York Street (Craftsman)
Looking South



Image 35: York Street West
Looking West



Image 37: 16 York Street (Gothic Revival)
Looking North



Image 39: 23 York Street (Edwardian Classicism)
Looking Southwest



Image 40: 7 York Street (Rear Addition)
Looking Southeast



Image 42: 14 York Street
Looking North



Image 44: Kay Cee Gardens from Southern Property Line, 11A York Street
Looking Southwest



Image 41: 15-17 York Street (Rear Addition)
Looking Southwest



Image 43: 13 York Street
Looking Southeast
Source: Google Maps



5 POLICY CONTEXT

5.1 Ontario Heritage Act (2005)

The *OHA* provides a framework for municipalities in Ontario to ensure the conservation of properties with cultural heritage value or interest, including through the capacity to designate heritage properties:

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if:

- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and
- (b) the designation is made in accordance with the process set out in this section.

Under the *OHA*, O.Reg. 9/06 (as amended by O.Reg. 596/22) provides the criteria for determining a property's cultural heritage value or interest:

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2).

Designated properties appear on a municipality's register of heritage properties:

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest.

This register also may include so-called listed properties:

27(3) In addition to the property listed in the register under subsection (2) [designated properties], the register may include property that has not been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria.

According to Part V of the *OHA*, a municipality may also undertake studies regarding (*OHA* s.40), designate (*OHA* s.40), and develop plans for (*OHA* s.41) heritage conservation districts (HCDs). These are areas of heritage significance composed of multiple properties.

Part VI of the *OHA* addresses the protection of archaeological resources.

As of January 2023, at least 25% of properties within the proposed HCD must meet two or more of the O.Reg. 9/06 criteria (as amended under O.Reg. 569/22).



Under the *OHA*, O.Reg. 10/06 provides the criteria for determining if a property has provincial heritage significance:

- (2) A property may be designated under Section 34.5 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest of provincial significance.

5.2 The Planning Act (1990)

The *Planning Act* is a piece of provincial legislation that provides stipulations for the land use planning process in Ontario, such as the identification of provincial interests and tools for the responsible management of resources including cultural heritage and archaeological resources:

2. The minister, the council of a municipality, a local board, a planning board and the Tribunal, 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.

Section 3 of the *Planning Act* indicates that all decisions affecting land use planning matters “shall be consistent with” the *Provincial Planning Statement (PPS)*, a document that identifies matters of provincial interest to be considered during land use planning.

5.3 Provincial Planning Statement (PPS 2024)

The sections of the *PPS 2024* that are relevant to the Project and the Study Area are itemized below.

Section 4.6 identifies the following relevant policies related to cultural heritage and archaeology:

4.6.1 *Protected heritage property*, which may contain *built heritage resources* or *cultural heritage landscapes*, shall be conserved.

4.6.2. 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.

4.6.3. 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.

4.6.4. 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*.

4.6.5. 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*.



Section 8.0 provides the following definitions relevant to the Study Area:

Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

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

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the Drainage Act.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Protected heritage property: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.



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

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

5.4 The Town of Orangeville Official Plan (2020)

The *Town of Orangeville Official Plan* was consolidated in 2020. Section D4 of the *Official Plan* outlines the following relevant heritage objectives:

- D4.3.1:** Council will seek to ensure that heritage resources are maintained and enhanced within a compatible context. Council will address this objective as part of its consideration of any application for development approval that affects the property occupied by a heritage resource, or an adjoining property.
- D4.3.8:** As a condition of approval of a proposed development involving the retention of a heritage feature, Council may require the owner to enter into an agreement that safeguards the future of the heritage feature. This agreement may require the owner to provide a financial security to the Town to ensure compliance with the agreement.
- D4.3.10:** Council may designate heritage resources under Part IV of the *Ontario Heritage Act* where such a resource is considered to be of a historical significance and meets one or more of the following criteria:
- a) Represents a unique or rare example, or is one of the only remaining examples of its architectural style;
 - b) Is a work of exceptional quality in terms of its plan, design, construction, materials or details;
 - c) Represents a significant example of the work of a celebrated designer, architect or builder;
 - d) Represents an aspect of the early development of the Town;
 - e) Is associated with a person or persons who became prominent locally, provincially or nationally; or,
 - f) Is associated with an historically significant event in the development of the Town, the county, or the province.
- D4.3.13:** Development and site alteration on lands adjacent to protected heritage properties may be permitted where it has been demonstrated that the identified heritage attributes will be conserved and protected, wherever possible. Mitigative measures and/or alternative development approaches may be required to conserve those heritage attributes.



6 IMPACT ASSESSMENT

According to the MCM's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*:

Any impact (direct or indirect, physical or aesthetic) of the proposed development or site alteration on a cultural heritage resource must be identified. The effectiveness of any proposed conservation or mitigative or avoidance measures must be evaluated on the basis of established principles, standards and guidelines for heritage conservation.

The following table includes an assessment of the proposed development against the types of potential impacts identified in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*. Any identified potential impacts should be addressed by mitigation measures, as discussed below.

The following types of potential impacts are outlined in *InfoSheet #5*:

- **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; and
- **Other** potential impacts.



Table I: IIA York Street Impact Assessment

Negative impact on a heritage resource	Assessment for the Subject Property
<p>Destruction of any, or part of any, significant heritage attributes or features;</p>	<p>No; the proposed development on the Subject Property will not destroy or have any impact on the heritage attributes or features on the adjacent listed properties. The proposed construction activities will be confined to the Subject Property.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</p>	<p>No; the proposed development on the Subject Property is for the construction of two three-storey townhouse buildings containing five and seven units each and will not impact the adjacent listed properties.</p> <p>Set on land that slopes towards the southern end of the lot, the proposed development is set well back from York Street and is expected to have little visual impact on the general streetscape. Another two-storey townhouse development, Parkland Village, is located to the east of the Subject Property fronting John Street. Relative to those townhouses, the proposed development to the rear of the Subject Property will have much less visual presence from the street. The proposed project also reflects a thoughtful and increasingly common and accepted response to generating much needed housing units in heritage neighbourhoods using rear additions and infill to maintain heritage streetscapes.</p> <p>The development also respects the established heights of the neighbourhood as the proposed townhouses are set below the level of York Street. In addition, the proposed designs include materials and architectural elements that are compatible with the established neighbourhood.</p>
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</p>	<p>No; the proposed development on the Subject Property will not create shadows that alter the appearance of potential heritage attributes on the adjacent listed properties along York Street, nor will it impact the viability of natural features or plantings situated on the adjacent properties.</p>



Negative impact on a heritage resource	Assessment for the Subject Property
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	<p>No; the proposed development on the Subject Property will not isolate any potential heritage attribute on the adjacent listed heritage properties from their surrounding environment or significant relationships.</p> <p>While the properties at 7, 11 and 15/17 York Street are historically linked to the late 19th and early 20th century residential development of York Street, which primarily contains single-family houses, there has been ongoing diversification of the built form on that street since the mid-20th century, with the introduction of small infill houses.</p> <p>In the late 20th and early 21st centuries, this diversification and intensification has continued with the introduction of large rear additions and detached rear garages and carriage houses throughout the neighbourhood including on the adjacent properties of 7 and 15/17 York Street. In some cases, the rear additions include the extensive use of contemporary siding in dark grey or black, which does not reflect the established architectural designs of the neighbourhood.</p> <p>As such, the setback, scale, and rear positioning of the proposed development will not impact the context of the listed heritage properties and, in terms of design and materials, will complement other historical and contemporary structures in the neighbourhood.</p>



Negative impact on a heritage resource	Assessment for the Subject Property
<p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;</p>	<p>Yes; while the removal of the extant house at 11A York Street, and the redevelopment of the lot to provide a southerly vista along a landscaped avenue between the western and eastern townhouse complexes will establish a connectivity with Kay Cee Gardens, the proposed development on the property may indirectly impact the southern viewshed from the property at 11 York Street and some western views from the southern portion of the property at 7 York Street during the winter months.</p> <p>The proposed western townhouse complex will be situated approximately 18.6 m to the south of the listed property at 11 York Street, and 1.5 m south of the shared property line. In the summer months, the southern view from the listed property will not be impacted due to the presence of mature trees adjacent to the heritage building. During the winter season, indirect obstruction of parts of the southern viewshed is to be expected.</p> <p>The proposed eastern townhouse complex will be located 5.66 m west of the boundary line that is shared with the southern portion of the listed property at 7 York Street. Although plantings and mature trees will obscure the view of the proposed development from the southern portion of the property during the summer months, it is likely that some western views will be indirectly impacted during the winter months. It is unlikely that views will be significantly impacted from the house on that property.</p> <p>The proposed western townhouse complex will be situated 5.06 m east of the boundary line that is shared with the southern portion of the listed property at 15/17 York Street. Due to an extant contemporary carriage house situated immediately west of the property line, and extant mature trees on that lot, it is unlikely that the viewshed from the house at 15/17 York Street will be directly or indirectly impacted.</p>
<p>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;</p>	<p>No; no change in land use will occur on the Subject Property that will impact the adjacent listed heritage properties. The land will continue to be used for residential purposes.</p>



Negative impact on a heritage resource	Assessment for the Subject Property
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource; or	No; the proposed development on the Subject Property is not known to cause land disturbances that will result in a change of grade that will alter the soil and drainage patterns that will adversely affect an archaeological resource.
Other potential impacts.	Yes; there may be indirect impacts to the adjacent “listed” heritage properties during construction. Potential Indirect impacts include noise and vibration if these activities are not monitored or staging areas placed appropriately.

7 CONSIDERED ALTERNATIVES AND MITIGATION STRATEGIES

7.1 Mitigation Strategies for Potential Impacts

As detailed in Section 3, the proponent has proposed a development that consists of the demolition of the extant house at 11A York Street and the construction of a townhouse complex in the southern portion of the lot. Conceptual designs of the proposed three-storey development show a five-unit and a seven-unit townhouse complex, oriented on a north-south axis and separated by a shared laneway and landscaping that extends north to York Street.

The HIA determined that there are no known direct impacts to the listed heritage properties arising from the proposed development project on the Subject Property and, as such, only mitigation measures relating to potential indirect impacts are required. Additionally, opportunities to positively enhance the proposed designs of the development to ensure integration into the historic character of the York Street streetscape were also identified. Accordingly, the following strategies identified below are recommended.

7.1.1 Architectural Design Elements

The proposed development, located in the southern portion of the Subject Property where the land descends towards Kay Cee Gardens, is respectful of established neighbourhood building heights (two storey and two-and-a-half storeys) and the use of red and buff brick cladding reflects the late 19th century characteristics of existing buildings along York Street. Additional sympathetic design features that could be incorporated include buff brick banding along the northern elevations of both townhouse complexes, after the manner demonstrated in the building at 22 York Street (Image 45). Additional sympathetic elements may also include the replacement of the light grey siding with siding in a medium-to-dark grey or taupe colour, as used on the newly constructed carriage house at 15/17 York Street (Image 46). For additional visual interest, gable ends (particularly those facing York Street) could be highlighted with the addition of shingles or shakes in a medium-to-dark grey or taupe colour as seen in the gable ends of the building at 6 York Street (Image 47).

7.1.2 Tree Protection or Replacement

In addition to the removal of a young tree in the right-of way, adjacent to the sidewalk, several extant mature sugar maple and willow trees on the Subject Property are identified for removal prior to the commencement of construction activities.

Under the guidance of an arborist or landscape specialist, the remaining trees on or adjacent to the Subject Property should be monitored to prevent direct and indirect impacts from construction activities. Trees that have been identified for removal as part of this development should be replaced by similar species following the completion of the proposed project. While the removal of mature trees from the southern portion of the Subject Property will not directly impact the York Street streetscape, the trees contribute to the “historic aesthetic and scenic quality” of the neighbourhood. The willow and sugar maple species are found throughout the landscape adjacent to Mill Creek, and are essential to the continued conservation of the surrounding natural environment.

7.1.3 Construction Staging Area Setback and Construction Monitoring

The proposed development will take place in proximity to the listed properties at 7, 11, and 15/17 York Street. The driveway is proposed to be located 500 mm to the east of the shared property line with 11 York Street (as per the request of the Municipality), and the western townhouse complex will be constructed approximately 18.6 m to the south of the listed building at 11 York Street, and 1.5 m from the shared southern property line. The western townhouse complex is also planned to be located 5.06 m east of the boundary line that is shared with the southern portion of the listed property at 15/17 York Street.

The proposed eastern townhouse complex will be situated approximately 24.4 m south of the house at 9 York Street, and 2.4 m south of the shared property line. This complex will also be located 5.66 m west of the boundary line that is shared with the southern portion of the listed property at 7 York Street. To mitigate any potential indirect impacts to the listed properties, noise and vibration should be monitored during construction activities by the Project Supervisor or their on-site representative.

In addition, a designated construction staging area, set back from the identified heritage building at 11 York Street, should be agreed upon prior to the commencement of construction activities. Ongoing monitoring of construction activities is also recommended to ensure adequate practices for the safety of neighbouring heritage resources.

Image 45: 22 York Street

Looking North



Image 46: 15/17 York Street (Carriage House)

Looking Northwest



Image 47: 6 York Street

Looking North



8 CONCLUSION

D+H Architects, on behalf of their clients Terry and Brenda Giles, have engaged TMHC to produce a Scoped HIA for the property at 11A York Street in the Town of Orangeville, Ontario as part of the OPA and ZBA application process for the redevelopment of the property. The plans for redevelopment consist of the demolition of the extant house and the construction of a three-storey five-unit and seven-unit townhouse complex. The requirement for the HIA stems from the Subject Property's adjacency to the property at 11 York Street, which is listed on the Town of Orangeville's *Municipal Heritage Register*. Additional adjacent listed properties include 7 York Street and 15/17 York Street whose rear portions abut the rear of the Subject Property. Located on the south side of York Street between Bythia Street and John Street, the 0.3 ha Subject Property is a deep lot that backs onto Kay Cee Gardens, a public park. The design drawings have not been finalized.

This scoped HIA is intended to provide an assessment of the proposed development's potential impacts on the heritage attributes of the adjacent listed property at 11 York Street, and to provide strategies for mitigation, if necessary. The adjacent listed properties at 7 York Street and 15/17 York Street were also considered. The HIA subsequently determined that there are no known direct impacts to the listed heritage properties arising from the proposed development project on the Subject Property and, as such, only mitigation measures relating to potential indirect impacts are required.

As part of the assessment, opportunities to positively align the proposed development on the Subject Property with the overall heritage character of the neighbourhood were identified. Accordingly, the following strategies are recommended:

1. The proposed design respects the established building heights of the neighbourhood and the selection of red and buff brick cladding reflects the established architectural materials and colours of adjacent buildings. Additional sympathetic design elements that may be incorporated into the project include buff brick banding on the northern elevations of both townhouse complexes; the replacement of the proposed light grey horizontal siding with siding in a medium-to-dark grey or taupe colour; and the installation of shingles or shakes in a medium-to-dark grey or taupe colour on all gable ends.
2. If the removal of mature trees as part of this project cannot be avoided, these trees, including willows that are at the end of their natural lifespans, should be replaced with similar species under the guidance of an arborist or landscape professional following the completion of the proposed project. The willow and sugar maple species on the Subject Property are found throughout the landscape adjacent to Mill Creek and are essential to the continued conservation of the surrounding natural environment. In addition, they also contribute to the historic aesthetic and scenic quality of the York Street neighbourhood.
3. That a designated construction staging area, set back from the listed heritage properties' identified heritage buildings, should be agreed upon prior to the commencement of construction activities. Monitoring of construction activities is also recommended to mitigate any potential direct and indirect impacts to the listed property by noise and/or vibration caused by construction activities.



The strategies outlined in this report should be confirmed with the Planning and Development Department, Town of Orangeville, and referenced as part of subsequent site preparation and construction planning.



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