

Scoped Heritage Impact Assessment **Report**

Proposed Knight's Harbour
Mixed-Use Development
Municipality of Meaford

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Prepared for:

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1.0 Introduction

MHBC has been retained to conduct a review of the proposed development to determine the potential for impacts on the adjacent Downtown Meaford Heritage Conservation District. The requirement to consider potential impacts on adjacent lands was identified by Municipality of Meaford staff in undertaking their review of the supporting materials regarding the proposed development. Accordingly, the purpose of this correspondence is to summarize the review undertaken by MHBC and provide applicable commentary.

Based on the review undertaken, there are no cultural heritage resources located on the subject lands but the subject lands are adjacent to the Downtown Meaford Heritage Conservation District. Our conclusion is that there are no adverse impacts of the proposed development on resources within the Downtown Meaford Heritage Conservation District.

2.0 Background

The subject lands are located at the northeast intersection of Fuller Street and Boucher Street East in the Town of Meaford (see below). The lands are generally triangular in shape and face the harbour area.

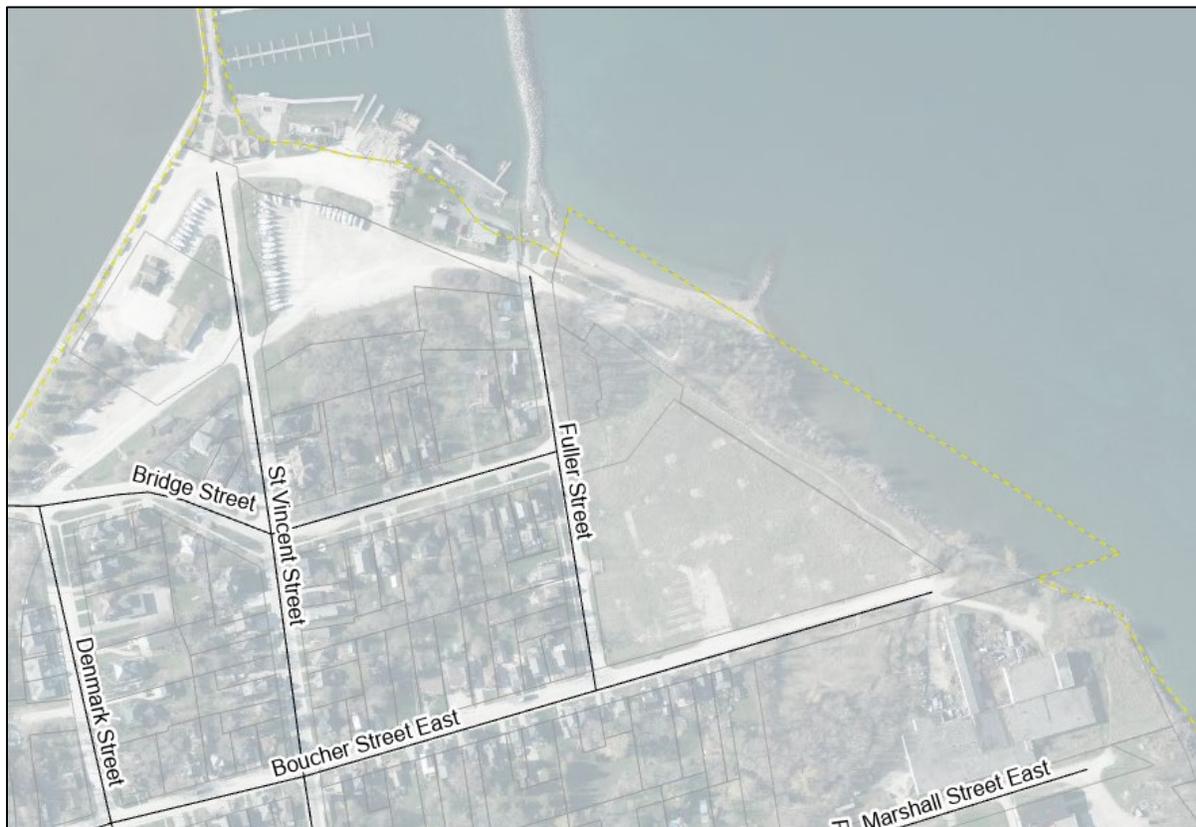


Figure 1: Site context (Source: Grey County)

The lands are presently vacant, containing an informal trail meandering along the property line and vegetation near the shoreline of Georgian Bay. The property has frontage on both Fuller Street and Boucher Street East.

3.0 Policy context

The following provides a context for the various planning policies applicable to the consideration of the proposed development.

3.1 The Planning Act

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

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

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

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

3.2 Ontario Heritage Act and Ontario Heritage Toolkit

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

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

The documents contained within the Heritage Resources in the Land Use Planning Process compilation have specifically been referenced in the preparation of this letter report, to ensure consistency with best practices.

3.3 Provincial Policy Statement

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

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

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

Significant: means...

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

Built heritage resource: 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. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

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

have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

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

Adjacent: means...

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

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

With respect to 2.6.1, the subject lands are not considered to be a *protected heritage property* for the purposes of the PPS, as they are not designated under any part of the *Ontario Heritage Act* or subject to conservation easement, and have not been identified by provincial, federal or UNESCO bodies. The subject lands are also not identified within any municipal heritage register as having potential cultural heritage value.

With respect to 2.6.3, adjacent lands are designated as a heritage conservation district and are therefore considered to be a protected heritage. The subject lands are adjacent to the heritage conservation district per the PPS definition and as further defined in the Municipality of Meaford Official Plan (see below).

3.4 Municipality of Meaford Official Plan

The Municipality of Meaford Official Plan provides the overall land use planning direction for the Municipality of Meaford, and addresses a wide range of planning considerations. Policies with respect to cultural heritage resources are found within Section D3 of the Official Plan, and speak to the maintenance of heritage resources in order to preserve the Municipality's character. Section D3.2.1.1 contains direction related to potential impacts of development on cultural

heritage resources. It is noted that an assessment of impacts will be required for development in close proximity to identified cultural heritage resources. It is noted further study is required within 50 metres of a protected heritage property. As noted, a heritage conservation district is considered protected heritage property.

3.5 Downtown Meaford Heritage Conservation District

The Downtown Meaford Heritage Conservation District was designated by the Municipality of Meaford in 2014, having been endorsed by Council and then further approved through the settlement of an appeal related to a property within the proposed District. The HCD Plan contains policies and guidelines which provide for the conservation of the heritage character of downtown Meaford and the surrounding area.

The subject lands are not located within the Downtown Meaford HCD, however they are adjacent to the District. A portion of the lands associated with the marina are adjacent to the northern part of the parcel.

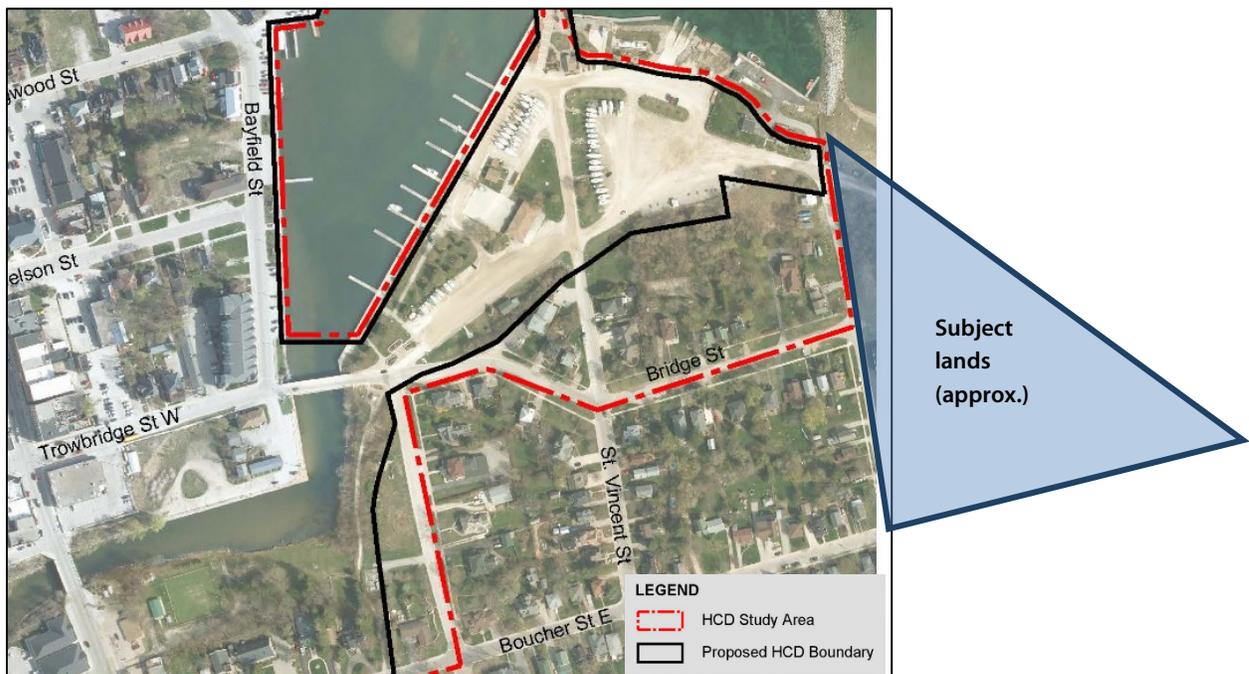


Figure 2: Excerpt from Meaford HCD Plan – HCD boundary in black (Source: Municipality of Meaford)

The portion of the Downtown Meaford HCD located adjacent to the subject lands (i.e. within 50 metres) is not contained within the inventory of “heritage” and “not heritage” properties, since it does not contain any built features. The open space inventory discusses lands abutting, including the Fuller Street streetscape as well as the parking area associated with the marina. With respect

to the streetscape it is noted the street has a residential character and retains open views to the north and south. With respect to the marina lands, the linear nature of the area is noted, as well as the open views to the water.

The Downtown Meaford HCD speaks to adjacent development in the conservation principles found within Section 3.2, which states: *"o) New construction composing freestanding buildings will be encouraged to be of contemporary design and shall respect the prevailing character of adjacent properties, the streetscape, landscaping and existing grades. New construction shall be compatible in location, size, height, setback, street orientation, materials, colour, roof and rooflines, and patterns of fenestration and entranceways."*

4.0 Proposed development

The proposal consists of a mixed-use development containing a variety of residential building types, landscaping, outdoor amenity areas, and parking / private roads. The built form is proposed to be a mix of 2-storey townhomes, 4-storey stacked townhomes, a 5-storey apartment building, and a 5-storey hotel and spa building. Pedestrian connections are proposed across the site, including connecting Bridge Street to the waterfront through a pedestrian esplanade. The proposed site concept is shown below.

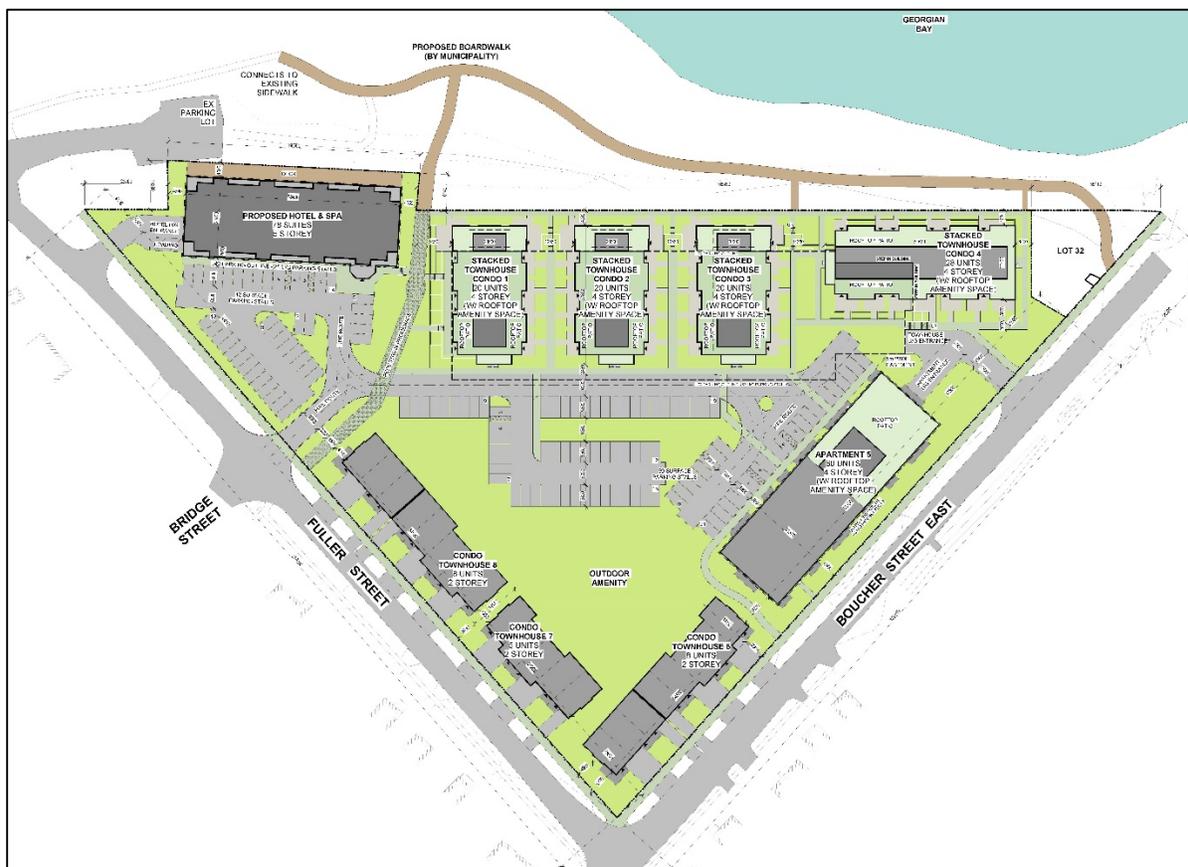


Figure 3: Proposed development concept (Source: SRM Architects)

5.0 Potential for impacts

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

The following table outlines potential indirect impacts as a result of the proposed development:

Impact	Degree of Impact (None, Unknown, Negligible, Minor, Moderate, Major)	Comment
Destruction	None	The proposed development will not destroy any heritage attribute associated with the Downtown Meaford HCD.
Alteration	None	The proposed development will not alter any cultural heritage resources.
Shadows	None	The proposed buildings are located and oriented such that there would be no impact of shadows on the District.
Isolation	None	The proposed site development will alter the broader surrounding area, but will not result in isolation of the attributes of the Downtown Meaford HCD from their historic context.
Direct or indirect obstruction of significant views	None	The proposed development will not obstruct significant views of, or from, the District. Important views identified in the District Plan are generally those from vantage points within the public realm (e.g.

		parks and streets) towards the waterfront and river. The subject lands are located outside of the District and therefore do not obstruct views of the waterfront from public spaces within the District.
A change in land use	None	Land use will remain the same directly abutting the District (i.e. street). Within the subject lands, land use will change to residential / mixed use as it continues to evolve from industrial use to vacant to developed once again. There is no impact on heritage resources as a result of this change.
Land disturbance	None	Land disturbances are not planned which would impact the Downtown Meaford HCD.

The potential for direct and indirect impacts has been reviewed in accordance with guidance provided by the Province. A range of matters were reviewed, including potential destruction or alteration to heritage resources, shadows that may impact heritage resources, isolation of a heritage resource, direct or indirect obstruction of significant views, a change in land use that impacts a heritage resource, and land disturbance.

Given the nature of the proposed development it is considered that there is no potential for impacts on nearby cultural heritage resources. Therefore, the policy direction that significant built heritage resources be conserved has been satisfied.

6.0 Alternative approaches and mitigation recommendations

Consideration of alternative development approaches is routinely undertaken through the assessment of heritage impacts as a form of mitigation related to potential impacts on cultural heritage resources. Alternatives can include ‘do nothing’, proceed with proposed development, or proceed with an alternate form of development.

Proceeding with the proposed development is recommended, as it has been shown to not result in negative impacts to adjacent cultural heritage resources. This option also conforms to the Provincial Policy Statement requirement that development and site alteration not be permitted on adjacent lands to cultural heritage resources unless it has been demonstrated that the heritage attributes will be conserved.

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

7.0 Closing

Based on the review undertaken by MHBC, it is concluded the proposed development will not have any negative impacts on the adjacent Downtown Meaford Heritage Conservation District. The proposal is of a scale and built form that is found within the Heritage Conservation District, and the design of the site is such that it integrates with the surrounding community and conforms with the policy direction in the HCD Plan regarding adjacent development. Accordingly, no mitigation is recommended or required.

Respectfully submitted



Dan Currie, MA, MCIP, RPP, CAHP
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