



REPORT

Heritage Impact Assessment

Stone and South Condominiums, Town of Gananoque, Ontario

Submitted to:

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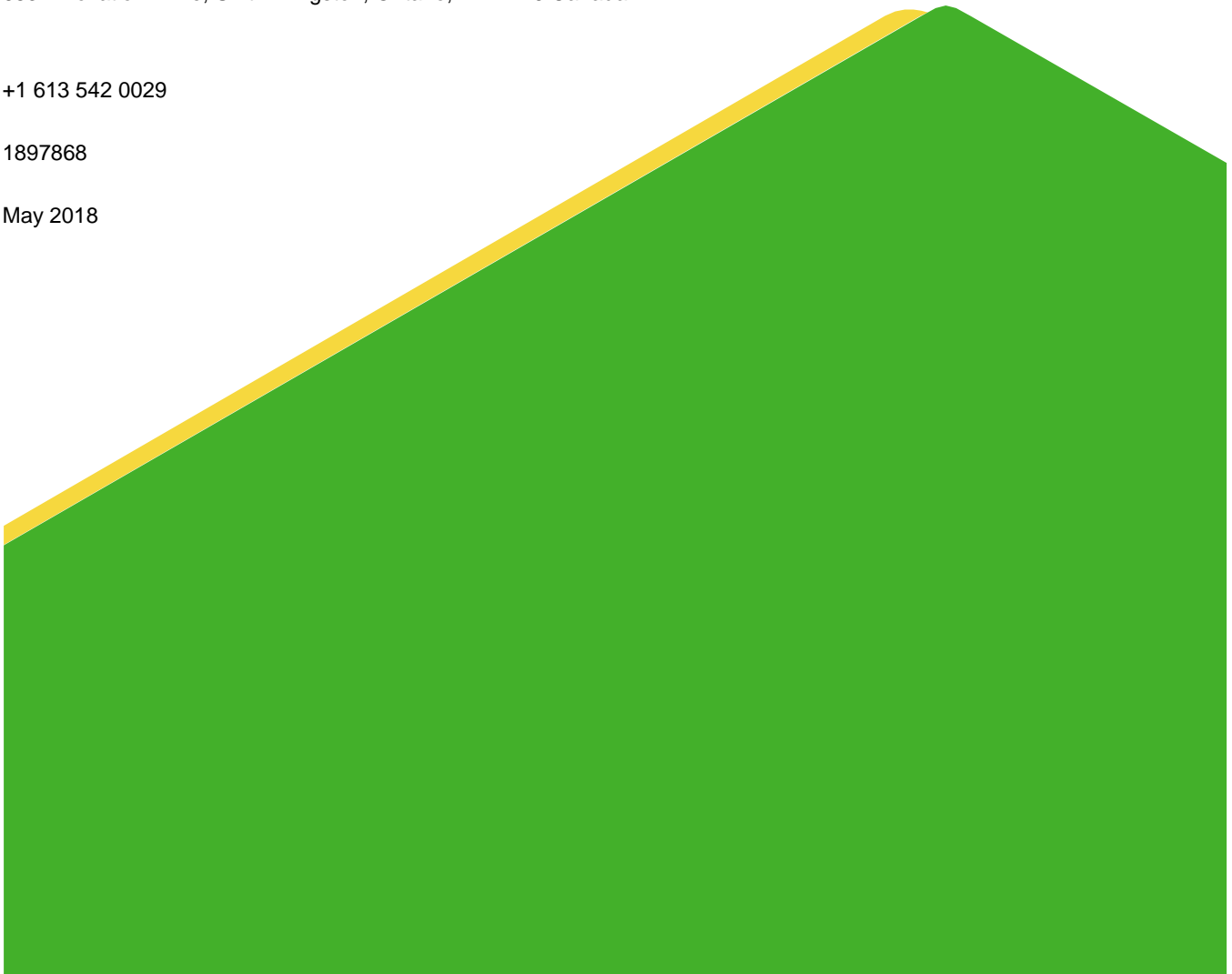
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Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as limitations, the reader should examine the complete report.

In 2013 CaraCo Development Corporation retained Golder Associates Ltd. to conduct a Heritage Impact Study as part of a condominium development on a parcel of amalgamated properties in the Town of Gananoque. The property includes seven former parcels, five of which have the civic addresses 101, 101a/b, 119, 129 and 171 South Street and is bounded by South Street to the north, the Thousand Island Playhouse at 185 South Street to the east, the St. Lawrence River to the south, and Stone Street South to the west. It was the site of Gordon Marine Limited and four residential properties; however, all of the buildings have been demolished.

In February 2018 CaraCo retained Golder to revise the Heritage Impact Study as a Heritage Impact Assessment (HIA) that addressed the demolitions and changes to the proposed development, known as the Stone and South Condominium Project.

Following guidelines provided by the Ministry of Tourism, Culture and Sport and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides: a background on the purpose and requirements of an HIA and the methods used to investigate and evaluate cultural heritage resources; an overview of the property's history and existing conditions; a description of the proposed development and assessment of potential adverse impacts; and recommendations for future action.

This HIA concludes that:

- ***The proposed development will not adversely impact any cultural heritage resources.***

There are no cultural heritage resources within or immediately adjacent to the proposed development, and it will not alter the current or desired heritage character of Lowertown, as set forth in the Gananoque Lowertown Study.

This HIA also found that the proposed development could benefit the heritage character of Lowertown. With appropriate setbacks, street trees, and grassed boulevards the proposed development could balance the South Street streetscape by providing a consistent pattern of built form and landscape elements on the south side of the street to complement the existing streetscape on the north side of the street. The proposed development could strengthen the visual association between the heritage character and urban form within Lowertown. The proposed materials, textures, colours, architectural form, and fenestration of the proposed development are also consistent with the built heritage characteristics of the neighbourhood.

Golder therefore recommends that with the conservation and mitigation measures recommended in this report:

- **The development application for the Stone and South Condominium Project be approved as proposed.**

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by CaraCo Development Corporation (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

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Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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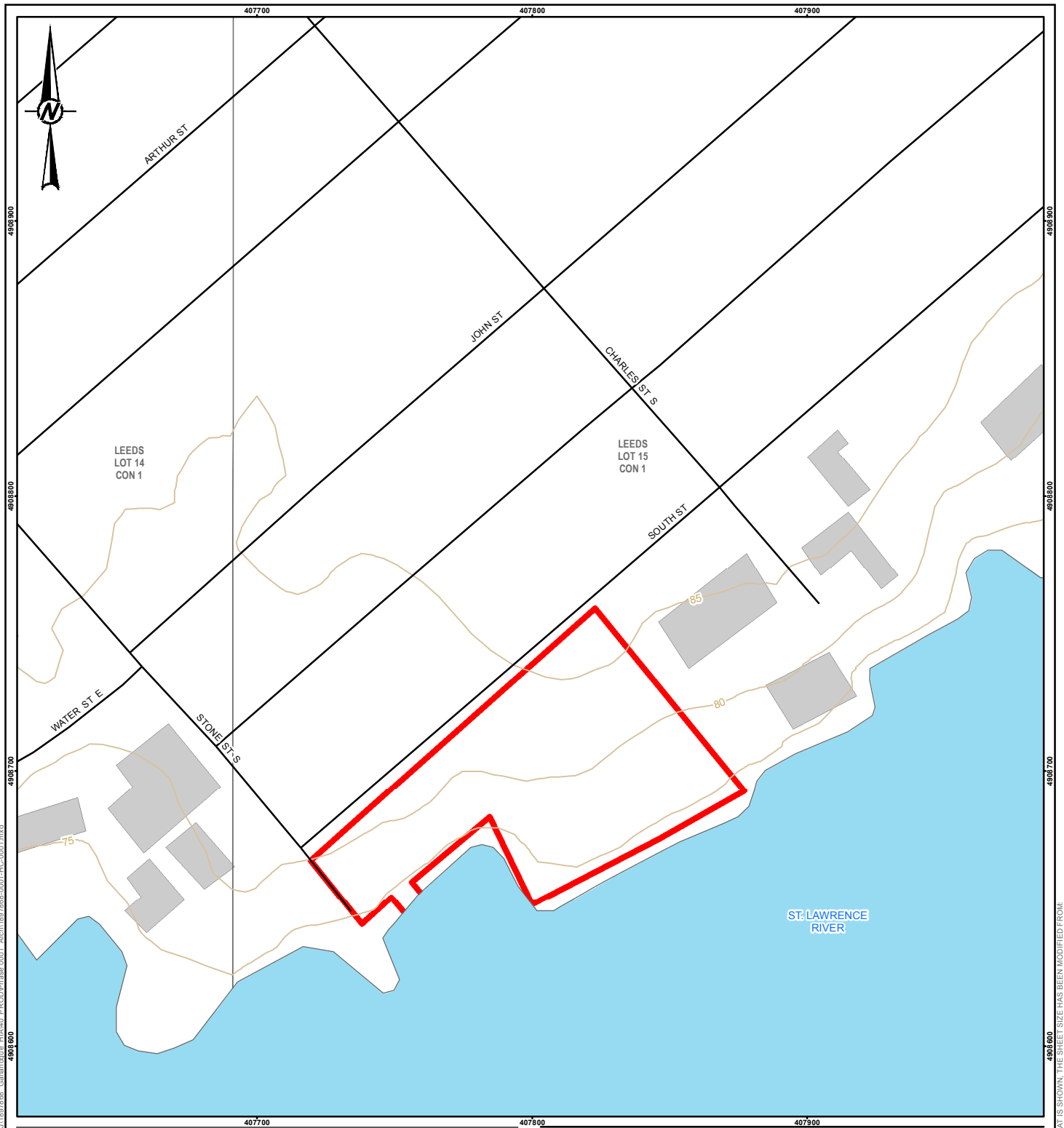
1.0 INTRODUCTION

In 2013 CaraCo Development Corporation (CaraCo) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Study as part of a condominium development on a parcel of amalgamated properties in the Town of Gananoque. The property includes seven former parcels, five of which have the civic addresses 101, 101a/b, 119, 129 and 171 South Street and is bounded by South Street to the north, the Thousand Island Playhouse at 185 South Street to the east, the St. Lawrence River to the south, and Stone Street South to the west (the Study Area). It was the site of Gordon Marine Limited and four residential properties; however, all of the buildings have been demolished.

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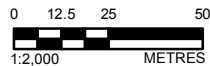
Following guidelines provided by the Ministry of Tourism, Culture and Sport and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

- A background on the purpose and requirements of an HIA, and the methods used to investigate and evaluate cultural heritage resources;
- An overview of the property's geographic context, and its documentary and structural history;
- A description of the proposed development and assessment of potential adverse impacts; and,
- Recommendations for future action.



LEGEND

- ROADWAY
- TOPOGRAPHIC CONTOUR, metres
- LOT FABRIC
- BUILDING FOOTPRINT
- WATERBODY
- APPROXIMATE SITE BOUNDARY



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2016
 2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
 COORDINATE SYSTEM: UTM ZONE 18 VERTICAL DATUM: CGVD28

CLIENT
 CORPORATION OF THE TOWN OF GANANOQUE

PROJECT
 101 SOUTH STREET HERITAGE IMPACT ASSESSMENT,
 GANANOQUE, ONTARIO

TITLE
LOCATION PLAN

CONSULTANT



YYYY-MM-DD 2018-04-24

DESIGNED ----

PREPARED ABD

REVIEWED BH

APPROVED BD

PROJECT NO.
 1897868

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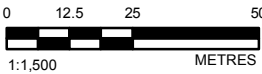
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

 APPROXIMATE SITE BOUNDARY



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2016
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CLIENT
CORPORATION OF THE TOWN OF GANANOQUE

PROJECT
101 SOUTH STREET HERITAGE IMPACT ASSESSMENT,
GANANOQUE, ONTARIO

TITLE
SITE PLAN

CONSULTANT	YYYY-MM-DD	2018-04-24
	DESIGNED	----
	PREPARED	ABD
	REVIEWED	BH
	APPROVED	BD



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2.0 SCOPE AND METHOD

2.1 Detailed Study Approach and Methodology

The following sources were used to prepare this HIA:

- *Provincial Policy Statement* (2014);
- Ministry of Tourism, Culture and Sport (MTCS), *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (2006), *Heritage Conservation Principles for Land Use Planning* (2007), and *Eight Guiding Principles in the Conservation of Historic Properties* (1988, revised 2003);
- Past Recovery Archaeological Services Inc, *Stage 1 Archaeological Assessment, 129 South Street, Part From Lot 15, Concession 1, Geographic Township of Leeds, Town of Gananoque, Ontario* (2013);
- *United Counties of Leeds and Grenville, Integrated Community Sustainability Plan* (2012); and,
- *Town of Gananoque Community Improvement Plan* (2012), *Economic Development Plan* (2011), *Cultural Plan* (2010); *Official Plan* (2009), and *Gananoque Lowertown Study: Masterplan and Implementation Strategy* (2005).

The MTCS, the Ontario Heritage Trust, and Infrastructure Ontario were contacted to identify any properties of interest, and the *Canadian Register* (Historicplaces.ca) was consulted to determine if the Study Area was adjacent or near any National Historic Sites or Federal Heritage Buildings. None of the provincial agencies or ministries expressed concern and there are no nearby properties listed on the *Canadian Register*.

Field investigations for the 2013 HIS was carried out in October 2013 and involved photographing the subject properties and surrounding area. On April 24, 2018, Cultural Heritage Specialist Benjamin Holthof returned to photograph the Study Area and its surrounding context.

2.2 Definitions

Adjacent: Those lands contiguous to a *protected heritage property* or as otherwise defined by the municipal official plan (*PPS* 2014).

Built heritage resources: A building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers (*PPS* 2014).

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes (Parks Canada 2011).

Conserved: 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 under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS* 2014).

Cultural heritage landscapes: 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 Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site) (*PPS 2014*).

Cultural Heritage Resource: A human work or a place that gives evidence of human activity or has spiritual or cultural meaning, and which has been determined to have historic value. Cultural heritage resources can include both physical and intangible heritage resources, heritage properties, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources, and both documentary and material heritage.

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of a cultural heritage resource is embodied in its character-defining elements, including its materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Governmental Approval Body: Any agency or division of a level of government that has the authority to approve works on a cultural heritage resource. This includes a Municipal Council, the Ontario Heritage Trust, Federal Heritage Building Review Office (FHBRO), and National Historic Sites and Monuments Board of Canada (HSMBC).

Heritage Attribute: 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; “attributs patrimoniaux” (*Ontario Heritage Act*, Section 1), (*for Ontario Heritage Act matters*).

Heritage Attribute: The principle features or elements that contribute to a *protected heritage property’s* cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including views or vistas to or from a *protected heritage property* (*PPS 2014*), (*for Planning Act matters*).

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value (Parks Canada 2011).

Protected Heritage Property: 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 (*PPS 2014*).

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Parks Canada 2011).

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Parks Canada 2011).

Reversible intervention: An intervention deliberately designed so that it would be removable or replaceable without damage to surrounding historic material.

Significant: Resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event or a people (*PPS 2014*).

3.0 POLICY FRAMEWORK

The property is subject to several Provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal level. Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

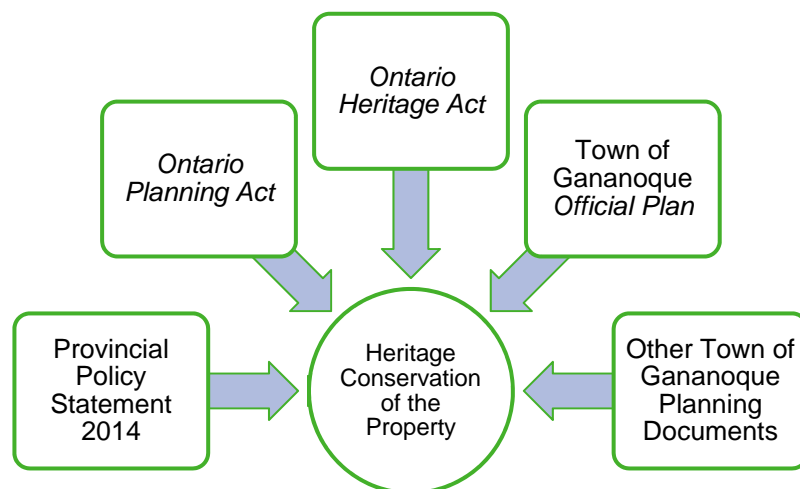


Figure 3: Provincial and Local policies relevant to heritage conservation in the Study Area.

3.1 Federal and International Policy Framework

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010). Drafted in response to several international and national agreements¹, the *Standards and Guidelines* define the three conservation treatments of preservation, rehabilitation, and restoration, and outlines the process, standards, and guidelines to meet the objectives for each treatment on a range of cultural heritage resources. More recently, the International Council on Monuments and Sites (ICOMOS) has also provided guidance for heritage impact assessments of world heritage properties, but which provide overall 'best practice' approaches to assessment of historic assets (ICOMOS, 2011).

3.2 Ontario Heritage Policy Framework

3.2.1 Ontario Planning Act and Provincial Policy Statement

In Ontario, the *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a Provincial interest, and PPS

¹ This includes the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (Venice Charter), 1979 *Australia ICOMOS Charter for Places of Cultural Significance* (Burra Charter, updated 2013), and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*.

2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

Two sections of the PPS 2014 address cultural heritage. Section 1.7 –on long term economic prosperity—recognizes cultural heritage as supporting long-term economic prosperity by:

- Section 1.7.1 d) – Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*.

Section 2.6 addresses cultural heritage and archaeology, the following statements indicate the importance of identifying and evaluating built heritage and cultural heritage landscapes:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved'; and,
- Section 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.'

For municipalities, PPS 2014 is implemented through an 'official plan', which may further outline heritage policies (see Section 3.3).

3.2.2 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables councils to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 1) The property has **design value or physical value** because it:
 - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii) Displays a high degree of craftsmanship or artistic merit; or
 - iii) Demonstrates a high degree of technical or scientific achievement.

2) The property has historic value or associative value because it:

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

3) The property has **contextual value** because it:

- i) Is important in defining, maintaining or supporting the character of an area;
- ii) Is physically, functionally, visually or historically linked to its surroundings; or
- iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described² and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The Town maintains a register of heritage properties that includes:

- Individual buildings or structures designated under Part IV of the *OHA*;
- Listed properties of potential CHVI.

At the Town, like most municipalities, heritage planning staff and municipal heritage committees report to Council on issues pertaining to the *OHA*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document also provides 'best practice' approaches for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application.

² The *OHA* defines 'heritage attributes' slightly differently than PPS 2014; in the former, heritage attributes 'means, 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'.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the MTCS developed a series of products called the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines an HIA as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7). The latter document also stresses the importance of identifying and gauging the cumulative effects of a development (MTCS 1992:8).

3.3 Municipal Heritage Policies

Although a single-tier municipality, the Town of Gananoque participated as part of the United Counties of Leeds and Grenville Regional *Integrated Community Sustainability Plan (ICSP)* (2012). Within this document, there are no heritage designation actions for the Town of Gananoque (although there are for other communities). The Gananoque heritage committee is referenced as a partner for *Natural Heritage and Recreation* priorities, but its role is not specified. However, the emphasis within this priority list is on trails development.

Many of Gananoque's municipal documents recognize the need to "preserve and enhance the Town's unique 'small town' heritage" (Town of Gananoque, 2011:2), but there is limited discussion on how to interpret "small town".

3.3.1.1 Official Plan

The Town's official plan title *Our Heritage, Our Town, Our Future* indicates the central role of heritage in the municipality's identity. As mentioned, the Town's vision is "to preserve and enhance the Town's unique 'small town' heritage" and also to 'preserve our historic and environmental character, and provide a high quality of life through a sustainable development pattern" (Town of Gananoque 2009:6).

Within Section 5.4.4 (Development Criteria) of the *Official Plan*, conservation of cultural heritage resources is identified as one of the development criteria to be considered when reviewing the compatibility and appropriateness of any new development or redevelopment requiring an amendment to the Zoning By-law and, where applicable, the requirements for site plan control under Section 41 of the *Planning Act*.

The policies in Section 5.4.9 (Complete Applications) indicate that specific studies or reports could be required in order for the Town to proceed with the processing of an application. This includes the possibility of a "Heritage Study" (also referred to by the municipality as a Heritage Impact Study or Heritage Impact Assessment) for development in Lowertown. This provides the authority to request this HIA.

Section 5.10.3 is devoted to heritage conservation. Of relevance to this project, the Town (2009:81) commits to:

- 1) Conserving heritage buildings, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;
- 2) Conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
- 3) Respecting the heritage resources identified, recognized or designated by federal and provincial agencies" (Town of Gananoque 2009:81).

There are also specific provisions in the Town's *Official Plan* concerning the development of Lowertown, which is identified as a "unique mixed use waterfront heritage district". This is further detailed in other documents, described below.

3.3.1.2 Gananoque Lowertown Study Master Plan and Implementation Strategy

The *Gananoque Lowertown Study: Master Plan and Implementation Strategy* (2005, the *Lowertown Study*) presents a vision for Lowertown to "create a vibrant, year-round, mixed-use Lowertown neighbourhood on an active waterfront where people live, work and play" (Town of Gananoque 2005:6).

The objectives outlined in the *Lowertown Study* are:

- To create an attractive, accessible and useable waterfront for both local residents and visitors;
- To maintain historical, architectural character and uniqueness in the Lowertown area;
- To establish a realistic planning framework and policies to guide future development;
- To meet the short and long term interests of the town, business, residents, visitors, etc.;
- To contribute to the legacy and quality of life associated with Gananoque; and,
- To recognize that the development of the Lowertown is of regional as well as local significance and will provide the financial basis for maintaining the vision.

To meet the second objective, the *Lowertown Study* identified three ‘focal areas’: a waterfront industrial heritage park along the Gananoque River; Mill Street as the “cultural heritage spine”; and a heritage waterfront park as part of the St. Lawrence River Waterfront Park (Figure 4). The *Lowertown Study* also identifies connections and significant viewpoints in the town. Figure 5 illustrates connections and viewpoints close to the Study Area.



Figure 4: Proposed improvements/features for Lowertown relating to cultural heritage resources (Town of Gananoque 2005).

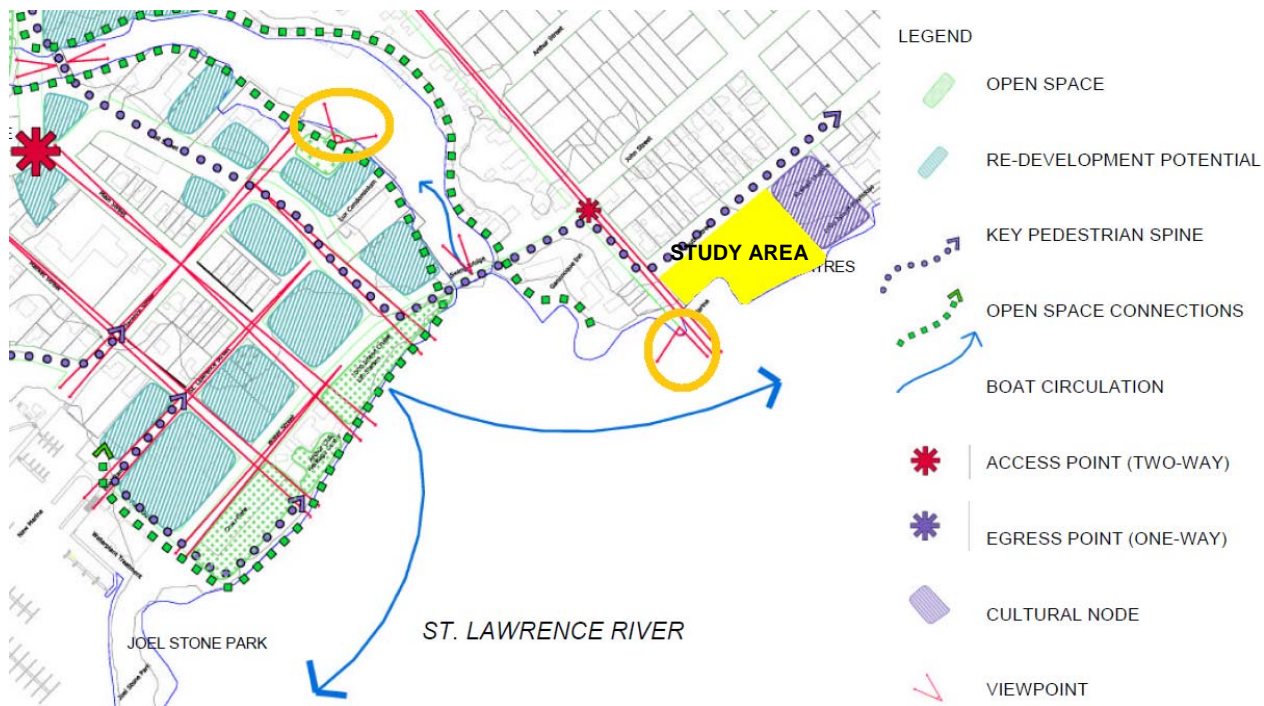


Figure 5: Detail from Figure 3 in the *Gananoque Lowertown Study* (Prepared by EDA December 2005). The Study Area is filled in yellow and the viewpoints south from King Street East and on the west side of Stone Street South are circled in orange (Town of Gananoque 2005:10).

3.3.1.3 Cultural Plan

The *Cultural Plan* (2010) presents a vision of a Town that celebrates its unique character and sense of place. It provides a brief history of the Town and introduces seven cultural heritage themes:

- Immigrant Entrepreneurs
 - The local economy was founded and sustained for almost a century by individuals with origins elsewhere.
- River People
 - Both rivers were important: the Gananoque for industry and the St. Lawrence for recreation.
- Gathering Places
 - Townspeople congregated in important public spaces and made use of the commercial core.
- Substantial Buildings
 - Key civic and private buildings were an essential element of the Town’s physical character, either as landmarks or as important representations of the community’s past.
- Philanthropy
 - Those who had made their fortunes in Town “gave back” through public service, local investments and donations of civic elements.
- Creative Industries
 - Local economy flourished when based on small businesses of fewer than 5 people.

- Small Town Atmosphere
 - The beautiful natural setting, lovely homes and tree-lined streets in a compact setting matched ideals of what a small town should be like.

The *Cultural Plan* also identifies *Substantial Buildings* which contribute to the Town's "sense of place." This includes key civic and private buildings as landmarks or as important representations of the community's past, such as:

- Town Hall;
- (Former) factories on Gananoque River;
- Mansions;
- Hotels;
- 19th and early 20th century main street buildings; and,
- (Former) blockhouse (demolished in the 1850s).

Finally, it identifies "Gathering Places" as another important contributor, including:

- Townspeople congregated in important public spaces and made use of the commercial core;
- King Street from Charles to the Town Hall;
- The King and Stone Street intersection (Provincial Hotel, former Post Office);
- Town Hall Park and bandstand;
- (former) Market Square;
- (former) International Square;
- (former) Canoe Club; and,
- (former) Armouries.

Many of these properties or buildings have never been formally evaluated and are not included on the Town's *Heritage Register*. However, the *Cultural Plan* identified the need to inventory and evaluate these buildings and cultural heritage landscapes, although this is recommended to focus "on the section along King Street between the Gananoque River and William Street" (Town of Gananoque, 2010, 44).

3.3.1.4 Community Improvement Plan

Under Section 28 of the *Planning Act*, the Town of Gananoque's *Official Plan* designates the entire municipality as a Community Improvement Area (Section 5.5.1). Relevant goals of the *Community Improvement Plan (CIP)* (2012) are "to preserve heritage resources of architectural and historical significance and encourage improvement in buildings consistent with the heritage character of the area" and "to create an attractive image of the Town that reflects the historic character and heritage of the community" (Town of Gananoque 2012:4).

The Study Area would appear to fall under the CIP area for brownfields redevelopment although the language used in the policy is outdated, and as written seems to refer to properties where the significance has already been determined.

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The Study Area is in eastern Ontario, on the shores and watershed of the St. Lawrence River and 28 km northeast of Lake Ontario. It is at the southern end of the Frontenac Arch Biosphere Reserve, a section of the Canadian Shield with granite bedrock that extends south to the St. Lawrence River and into northern New York State. The physiography of the area consists of shallow till and rock ridges.

The Study Area is also in the Lake Simcoe-Rideau Ecoregion, an area with a mild moist climate and diverse flora and fauna, as well as additional biodiversity due to the Frontenac Arch. Here the northern boreal forest of Ontario and the Appalachian and Adirondack Mountain forests intersect and, combined with the relatively narrow section of St. Lawrence River through the Thousand Islands, have created the conditions for one of the most biodiverse places in eastern North America (Frontenac Arch Biosphere 2017).

In reference to political boundaries, the Study Area is on Lot 15 Concession 1 of the Geographic Township of Leeds, now within the Town of Gananoque, a single-tier municipality approximately 125 km south of Ottawa, 28 km northeast of the City of Kingston, and 47 km southwest of the City of Brockville Ontario.

4.2 Historical Context

The historical overview provided below is based on the Past Recovery Archaeological Services Inc's *Stage 1 Archaeological Assessment* (2013), the Town's *Cultural Plan*, and additional research. For a complete account of the history of the region, refer to the *Stage 1 Archaeological Assessment*.

1.1.1 Indigenous Pre-Contact and Contact Period

Although the earliest human occupation of southern Ontario dates to approximately 11,000 years ago, the St. Lawrence Valley was at the margins and it is not until the Archaic period, sometime between 5,500 and 4,500 B.C., that there is evidence for hunter-gatherers moving into the area. This lifeway continued to the Woodland period (c.1000 B.C. to A.D. 1550), when ceramics were introduced and eventually domesticated plants. By the end of the late Woodland period, the St. Lawrence Iroquois had become established in the valley.

With the arrival of the French, Dutch and English settlements along the Atlantic seaboard between the late sixteenth and early seventeenth centuries came widespread political and economic upheaval among all First Nations peoples, with points of direct contact in the area including the French bases of Fort Frontenac (established in 1673 in Kingston), and Fort de La Présentation (established 1671 in Ogdensburg, New York).

During and after the American War of Independence (1775-1783), United Empire Loyalists (UEL) and disbanded soldiers moved north across the St. Lawrence to acquire land and settle, prompting the British colonial government make hurried negotiations with their Mississauga allies. On behalf of the British government Captain William Redford Crawford negotiated the "Crawford Purchase" which resulted in the Mississauga's releasing title to most of eastern Ontario, including what would become Leeds and Grenville Counties.

4.2.1 Town of Gananoque

In 1783, Governor in Chief of the Province of Quebec Sir Frederick Haldimand (1718-1791) sent Surveyor-General Samuel Holland (1728-1801) to report on settlement potential of the north side of the St. Lawrence River. Holland tasked Lieutenant Gersham French of (Jessup's) Loyal Rangers to explore the Ottawa River, the Rideau River, and the "River Ganancoué" (Gananoque River) down to the St. Lawrence River (McKenzie 1967:6). Although French suggested the land was too rocky to cultivate, he identified carrying places as good sites for mills.

Surveying began in earnest in 1784, with townships laid out along the river front being numbered, rather than named. The first laid out were Royal Townships One through Eight (east of Quebec), and Cataraqui Townships One through Four (west of the Cataraqui River). Loyalists then drew for land grants, favouring those along the waterfront and with river access. As land was taken up, additional townships were surveyed along the north shore of the St. Lawrence River. In 1788, the former Townships of Leeds, Landsdowne, and Escott were laid out, although the previous year Joel Stone, a Connecticut UEL, had petitioned the Crown for land at the mouth of the Gananoque River. Sir John Johnson petitioned for the same territory, and in 1792 was granted 1,000 acres on the east side of the Gananoque River, while Stone was granted 700 acres on the west side (Hawke 1974:8). Johnson immediately constructed a mill, which appears in a 1792 sketch by Elizabeth Simcoe of Gananoque's Lower Falls (Hawke 1974:8). Stone's mill was in operation in 1795, and combined with Johnson's operations provided the impetus for permanent settlement at the mouth of the Gananoque River.

Joel Stone is generally considered the founder of Gananoque and up to the War of 1812 his businesses included the first general store, an inn, an orchard, construction of a seventeen ton schooner, numerous dams and canals on the Gananoque River, and a Customs House (Hawke 1974:9,13-14, Akenson 1987:71). Stone also established a ferry service across the River in 1801, which was replaced by a permanent bridge in 1806, then later destroyed by an American raid during the War of 1812 (Hawke 1974:27) (this bridge was rebuilt, replaced again in 1876 and 1930, and again more recently). During this pre-war period Stone also served as Justice of the Peace and Colonel of the 2nd Leeds Militia (Hawke 1974, 14; Akenson 1987:71-72).

In 1811, Stone's daughter Mary, married Charles McDonald of New York. In 1823, Johnson sold his property in Gananoque to Mrs. Maria Johnson Bowes, who sold it in 1825 to John McDonald, the brother of Charles McDonald (McKenzie 1967:27).

Gananoque's strength was its availability of waterpower. Industries were located along the waterfront and up the Gananoque River to the Upper Falls and included milling, lumbering, shipbuilding, among other operations. Goods such as nails, hinges, shovels, and carriage springs and axels were being produced by the Leeds Foundry and Machine Works and the Street Company of Canada in Gananoque and coal from Pennsylvania was being used to fuel many of the lake vessels that came into the Town's port. In the mid-1820s, John and Charles McDonald, originally from New York, had bought Johnson's property and become major business proprietors in Gananoque. Charles McDonald built a sawmill and grist mill at the mouth of the river to ship large quantities of lumber to Quebec and Kingston (Leavitt 1879:126), and in 1826 started with his brothers the firm C. & J. McDonald & Brother. Among their many business interests was the largest flouring mill in the province, with a capacity of 250 barrels per day, that was supplying a quarter of all the flour received annually at the Port of Montreal. McDonald House, now the Gananoque Town Hall, was built in 1831-1832 as the home of the McDonald family. By then the Town's population had grown to 768 (Leavitt 1879:131), and by the 1850s there was so much industrial activity in the Town that it earned the moniker the "Birmingham of Canada", a title later applied to Hamilton (Nalon 1985).

Three decades later, however, the Town had become a popular tourist attraction as “Gateway to the Thousand Islands.” Construction of new roads after the War of 1812, combined with arrival of the Grand Trunk Railway in 1856 and the Gananoque & Rideau Railway extension in 1871, had greatly improved land access to the Town, but commercial and recreations boating remained vital. Many excursion lines were developed during this time period, and large hotels and holiday mansions were constructed throughout the Thousand Islands. Manufacturing nevertheless remained strong, though was being rapidly overtaken by other centres. At 1900 the population was 4,000, but seventeen years later had dropped to 3,307(NMC 151438 and NMC 9452).

In 1922, the Town of Gananoque formally separated from the United Counties of Leeds and Grenville, and during World War II it served as an important manufacturing centre for the Link Trainer, a flight simulator. Over 5,000 models were built for the Allied war effort, and Winston Churchill claimed it was critical to winning the Battle of Britain (Taylor 2012). The Link factory still stands today on the west bank of the Gananoque River mouth. In 1947, the Town’s population had increased to 4,294, yet has only grown to 5,194 as of 2011 (NMC 9453 and SC 2011).

4.2.2 Study Area

The following chronological history of the Study Area is excerpted from Past Recovery’s 2013 *Stage 1 Archaeological Assessment*.

A Surveyor’s Plan created in 1791 for Joel Stone includes the Study Area, and identifies an “Indian Burial Place” on two points along the east shore of the Gananoque River less than one hundred meters from the Study Area. A year after the map was produced the lands including the Study Area were granted to Sir John Johnson but he neither settled nor developed the property. Johnson sold the property to Mrs. Maria Johnson Bowes in 1823, who in turn sold it to Charles McDonald in 1825.

By 1862 the part of Gananoque around the Study Area is shown to have experienced growth, primarily as a warehouse area. The 1917 Fire Insurance Plan (FIP) for the Town of Gananoque shows numerous buildings on the property at this time. This mapping shows a rectangular three-storey structure that appears to be a small factory style building. Along the central portion of the waterfront, the mapping shows two buildings: a small single-storey storage shed and a large three-storey coal shed, with aerial imagery showing a ramp structure as well. The configuration of the dock and the nature of the structures indicate that these buildings were built to load goods onto large vessels through the use of the ramp and the third storey of the large warehouse. At the west end of the property along the waterfront the FIP and aerial images show two sizeable boathouses.

Away from the waterfront, the aerial images and FIP show a small two-storey structure of unknown function at the northeast corner of the property along South Street. Along the west end of South Street, three to four structures were present at this time.

The building at the corner of South and Stone streets is depicted as a two-and-one-half-storey dwelling which remains on the site to this day at 101 Stone Street. The property associated with this dwelling was purchased by Annie E. Bennett in 1907. The Bennett family commissioned Benjamin Dillon of Brockville, Ontario to design a house. The Bennett family were important merchants in Gananoque, operating a hardware store on King Street. Immediately east, there was a large two-storey structure with a River-facing veranda. The final of the four structures in this cluster along South Street is a two-storey residential-style building. This was likely an office building for the forwarding business using the wharf.

The 1917 FIP also shows a large area in the southeast corner of the property labeled “coal pile”; however, no large coal pipe is visible in the 1920 aerial image. All indications from the 1917 FIP appear to illustrate that a coal

company was operating on the property at that time. The two structures were removed from the Study Area between the 1917/1926 FIP and 1947 FIP, including the storage building along the waterfront, which was replaced with a similar building. A large two-storey structure along South Street was replaced with a one-storey garage and the dwelling at 171 South Street was built around that time. All buildings in the Study Area were removed after 2013.

An earlier 1853 map for W. S. and J. L. McDonald (Inst. 105) by Deputy Provincial Surveyor Michael Dean had divided the property into the seven parcels. The histories of these parcels are provided below.

4.2.2.1 Lot 670

Lot 670 was sold by John McDonald to James Turner in 1857. In 1887, the Corporation of the Village of Gananoque commissioned Public Land Surveyor Walter Beaty and B. J. Saunders to survey of plan for the property (Insts. 86). Part of the lot was owned by the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1897, Eugenie Turner granted the lot to The Queen (Inst. 10-3816).

In 1910, the Gananoque Canoe Club entered into a 21-year lease of a portion of the property and established itself on Gananoque's waterfront.

In 1963, the Gananoque Rotary Club acquired the property from the Crown for \$500 (Inst. 6537). An agreement between the Gananoque Rotary Club and the Thousand Islands Playhouse Ltd. was signed in 1982 (Inst. 132536). In 1986, the lot was transferred from the Thousand Islands Playhouse Ltd. to the Town of Gananoque, with the Thousand Island Playhouse Ltd. entering a lease agreement with the Town (Inst. 166793). This lease was renewed in 2000.

4.2.2.2 Lots 671 and 672

Following Dean's survey (1857), these lots were acquired by the Brophy family in 1883 (Inst. 7-1543). The property remained in the ownership of the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1904, H. C. J. Frontenac Loan & Investment Society foreclosed upon Turner's half-interest in the property (Inst. 11-4760). William J. Gibson acquired Turner's former half-interest of the property in 1911 and sold it in 1912 to the Citizens Coal and Forwarding Company Ltd for \$5,000 (Inst. 12-6253).

A 70-foot part of lots 671 and 672 was severed by Citizens Coal and Forwarding Company and sold to S. P. Shortall for \$650 (Inst. 14-8154). This parcel was sold to Frank S. Johnson in 1927 for \$700 (Inst. 14-8419) and Frank Wright in 1931 for \$150 (Inst. 15-9150). The property remained in the Wright family until 1969 when it was passed to Ida Mae White (Inst. 31377). The property passed to Merriel Tweedy in 1981, who sold it to Kenneth N. Gordon, owner of Gordon Marina, in 1983 for \$35,000 (Inst. 139908).

The remaining lots owned by the Citizens Coal and Forwarding Company were sold to Sampson Coal Co. Ltd in 1928 (Inst. 14-8536). The property was sold to Gordon T. Cuttle in 1964 for \$22,750 (Inst. 7109). Cuttle leased the property to Imperial Oil for a period of 10 years of 1965-1975. In 1976, Cuttle sold the property to Kenneth N. and Jean Gordon for \$275,000 (Inst. 82020). It was transferred to Gordon Marina in 1977 (Inst. 91238).

4.2.2.3 Lot 673 (Gordon Marine)

Following Dean's survey (1857) this lot was also acquired by the Brophy family in 1883 (Inst. 7-1543). The property remained in the ownership of the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1904, H. C. J. Frontenac Loan & Investment Society foreclosed upon Turner's half-interest in the property (Inst. 11-4760). William J. Gibson acquired Turner's former half-interest of the property in 1911 and sold it in 1912 to the Citizens Coal and Forwarding Company Ltd for \$5,000 (Inst. 12-6253).

The Citizens Coal and Forwarding Company property was sold to Sampson Coal Co. Ltd in 1928 (Inst. 14-8536), then to Gordon T. Cuttle in 1964 for \$22,750 (Inst. 7109). Cuttle leased the property to Imperial Oil for a period of 10 years of 1965-1975. In 1976, Cuttle sold the property to Kenneth N. and Jean Gordon for \$275,000 (Inst. 82020), and it was transferred to Gordon Marina in 1977 (Inst. 91238).

4.2.2.4 Lots 674 & 675

Following Dean's survey (1857), these lots entered the ownership of the Brophy family in 1883 (Inst. 7-1543). The property remained in the ownership of the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1904, H. C. J. Frontenac Loan & Investment Society foreclosed upon Turner's half-interest in the property (Inst. 11-4760). William J. Gibson acquired Turner's former half-interest of the property in 1911 and sold it in 1912 to the Citizens Coal and Forwarding Company Ltd for \$5,000 (Inst. 12-6253). The Citizens Coal and Forwarding Company property was sold to Sampson Coal Co. Ltd in 1928 (Inst. 14-8536).

The Sampson Coal Co. Ltd. sold the west part of Lot 674, with a right of way, to Harold B. and Eleanor Ferguson in 1960 for \$5,000 (Inst. 5699). This parcel was sold to John S. and Shirley M. Thomas in 1964 for \$60,000. It remained in the Thomas family until 2013.

The remaining portion of the Sampson Coal Co. Ltd property was sold to Gordon T. Cuttle in 1964 (Inst. 7109). Cuttle leased the property to Imperial Oil for a period of 10 years of 1965-1975. In 1976, Cuttle sold the property to Kenneth N. and Jean Gordon (Inst. 82020). It was transferred to Gordon Marina in 1977 (Inst. 91238).

4.2.2.5 Lot 676

Lot 676 was granted to Erastus Cooke in 1886 by Charles W. Taylor for \$1,000 (Inst. 8-1983). He sold the lot to John Kidd in 1887 for \$850 following the Corporation of the Town of Gananoque's survey plan completed by Walter Beaty, Public Land Surveyor (Inst. 8-2100). George Kidd took out a mortgage on the property; his default resulted in William Vernor Taylor acquiring the property in 1933 (Inst. 15-9260). He sold it within the year to Evelyn Bennett Johnston (Inst. 15-9283). She sold the property to William O. and Helen Pickthoren for \$24,000 in 1952 (Inst. 16-3364). They sold the property to Harold B. and Eleanor Ferguson in 1959 (Inst. 5320). In 1964, the Fergusons sold the property to John S. and Shirley M. Thomas for \$60,000. It remained in the Thomas family until 2013.

4.2.2.6 Lot 677

Lot 676 was granted to Erastus Cooke in 1886 by Charles W. Taylor for \$1,000 (Inst. 8-1983). He sold the lot to John Kidd in 1887 for \$850 following the Corporation of the Town of Gananoque's survey plan completed by Walter Beaty, Public Land Surveyor (Inst. 8-2100). The lot remained in the ownership of the Kidd family until part of Lot 677 was sold to Annie E. Bennett in 1907 for \$900 (Inst. 10-5515).

George Kidd took out a mortgage on his property in 1927; his default resulted in William Vernor Taylor acquiring the property in 1933 (Inst. 15-9260). He sold it within the year to Evelyn Bennett Johnston (Inst. 15-9283). She appears to have consolidated her property, including those inherited from Annie E. Bennett and those purchased from William Vernor Taylor, and sold them to William O. and Helen Pickthoren for \$24,000 in 1952 (Inst. 16-3364). They sold the property to Harold B. and Eleanor Ferguson in 1959 (Inst. 5320). In 1964, the Fergusons sold the property to John S. and Shirley M. Thomas for \$60,000. It remained in the Thomas family until 2013.

5.0 EXISTING CONDITIONS

The Study Area is bounded by South Street on the north and east, the St. Lawrence River on the south, and Stone Street South to the west. The general character of the neighbourhood is primarily residential and includes single detached houses on the north side of South Street (Figure 6) and on surrounding streets. The Thousand Island Playhouse at 185 South Street is directly east of the Study Area (Figure 7) and the Gananoque Inn and Spa is northwest (Figure 8).

A waterfront lot, the Study Area overlooks the St. Lawrence River and several islands in the Thousand Islands. The topography generally slopes from South Street at the north to the river at the south, and the Study Area is vacant with areas of pavement, gravel and grass (Figure 9 and Figure 10). Docks related to the former marina remain in the river adjacent to the Study Area (Figure 9), and the Study Area's current land-use is classified as Waterfront-Commercial in the *Official Plan*. The Study Area also lies at the south-eastern edge of Lowertown (Figure 11).



Figure 6: View facing north of the single detached houses across South Street from the Study Area.



Figure 7: View facing east-southeast, from the north side of South Street across from the northeast corner of the Study Area, of the Thousand Islands Playhouse.



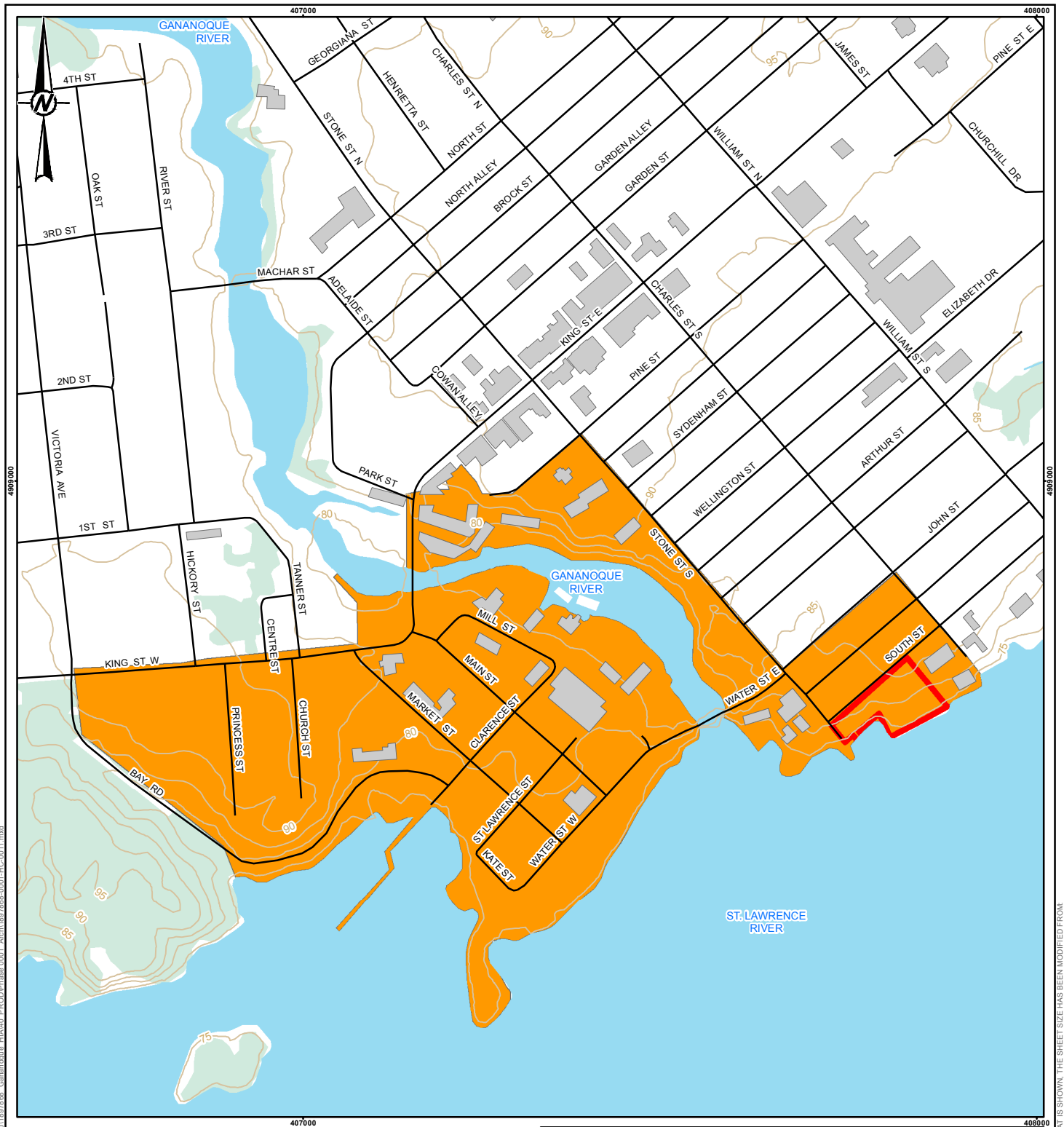
Figure 8: View facing northwest from the northwest corner of the Study Area of the Gananoque Inn and Spa.



Figure 9: View of the Study Area facing south from its northeast corner.

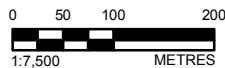


Figure 10: View facing northeast of the Study Area from across from Stone Street South.



LEGEND

- ROADWAY
- TOPOGRAPHIC CONTOUR, metres
- WATERCOURSE
- WATERBODY
- WOODED AREA
- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2016
2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 18 VERTICAL DATUM: CGVD28

CLIENT
CORPORATION OF THE TOWN OF GANANOQUE

PROJECT
**101 SOUTH STREET HERITAGE IMPACT ASSESSMENT,
GANANOQUE, ONTARIO**

TITLE
LOWERTOWN AREA

CONSULTANT
YYYY-MM-DD 2018-04-24

DESIGNED	----
PREPARED	ABD
REVIEWED	BH
APPROVED	BD

PROJECT NO. 1897868 CONTROL 0001 REV. A FIGURE 11



5.1 Known Cultural Heritage Resources

The Town's Heritage Register includes nineteen properties protected under Part IV, Section 29 of the *Ontario Heritage Act*. The Town also has eight non-designated properties identified under the authority of Section 27 of the *Ontario Heritage Act*.

Table 1: Town of Gananoque Designated Properties List

Property Name	Address
Town Hall	30 King Street East
Public Library	10 King Street East
Old Post Office	110 Stone Street South
Clock Tower	140 Stone Street South
Old Foundry	9-15 King Street East
Bandshell	30 King Street East
Christ Church	30 Church Street
Fernclyff Property	401 King Street West
Single Family Dwelling	11 Church Street
Single Family Dwelling	145 Stone Street South
Single Family Dwelling	120 King Street West
Skinner House (Sleepy Hollow Bed & Breakfast)	95 Kings Street West
St. Andrew's Presbyterian Church	175 Stone Street South
St. John the Evangelist	262 Stone Street South
Stone's Mills (Cliffe Craft)	185 Mill Street
Provincial Hotel	98 King Street East
Rogers' House	161 King Street East
Pumphouse	110 Kate Street
Water Street Swing Bridge	Water Street over Gananoque River

Table 2: Town of Gananoque Non-Designated Listed Properties on the Ontario Heritage Properties Database

Property Name	Address
Athlone Inn	250 King Street West
Prameter House	260 King Street West
Victoria Rose Inn	279 King Street West
Trinity House Inn	90 Stone Street South
King Street Bridge and Toll House	King Street over Gananoque River
Hudson Bridge	North Street to Machar Street over Gananoque River
Blink Bonnie	50 Main Street
Alma Villa	389 King Street East

None of these designated or listed properties are adjacent to the Study Area, but one Study Area property —101 South Street— was considered to have potential cultural heritage value or interest. Golder determined in 2013 that the property did not have cultural heritage value or interest and its building was demolished.

The *Official Plan* and the *Gananoque Lowertown Study* describe the Lowertown area as having a “historic appearance”, yet there are no details outlining what this entails. None of the three cultural heritage focal areas outlined in the *Lowertown Study* are within the Study Area, nor are they immediately adjacent (Figure 4), and none of the views identified in the *Lowertown Study* extend to the Study Area; a viewpoint located on the west side of Stone Street South below Water Street is directed out across the River and away from the Study Area (Figure 5).

6.0 IMPACT ASSESSMENT

6.1 Summary of Proposed Development

CaraCo Development Corporation has applied to develop the Study Area for a condominium (Figure 12 to Figure 16). The proposed development includes:

- Construction of two, six-storey condominium buildings with two levels of underground parking;
- Parking accessible via driveways from Stone Street and South Street;
- A circular entry drive for walk-up access from South Street;
- A private marina with boat slips for condominium residents; and,
- A public pathway along the waterfront.

The development is proposed for two phases, with the eastern building constructed in the first phase and the smaller western building erected in the second phase.

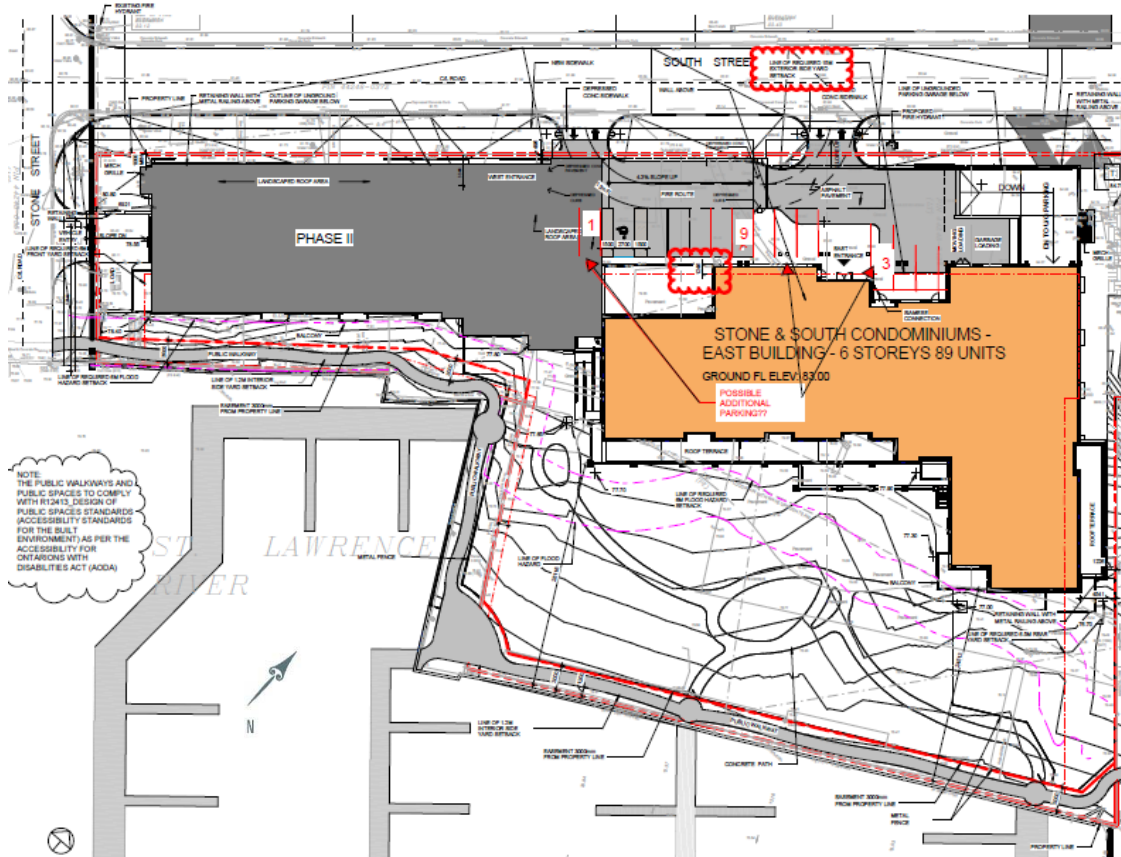


Figure 12: Site Plan for the Study Area. Phase I is depicted in orange and Phase II is shaded in dark grey (CaraCo Development Corporation).



Figure 13: North elevation (South Street) of the proposed development (CaraCo Development Corporation).



Figure 14: South elevation (waterfront) of the proposed development (CaraCo Development Corporation).

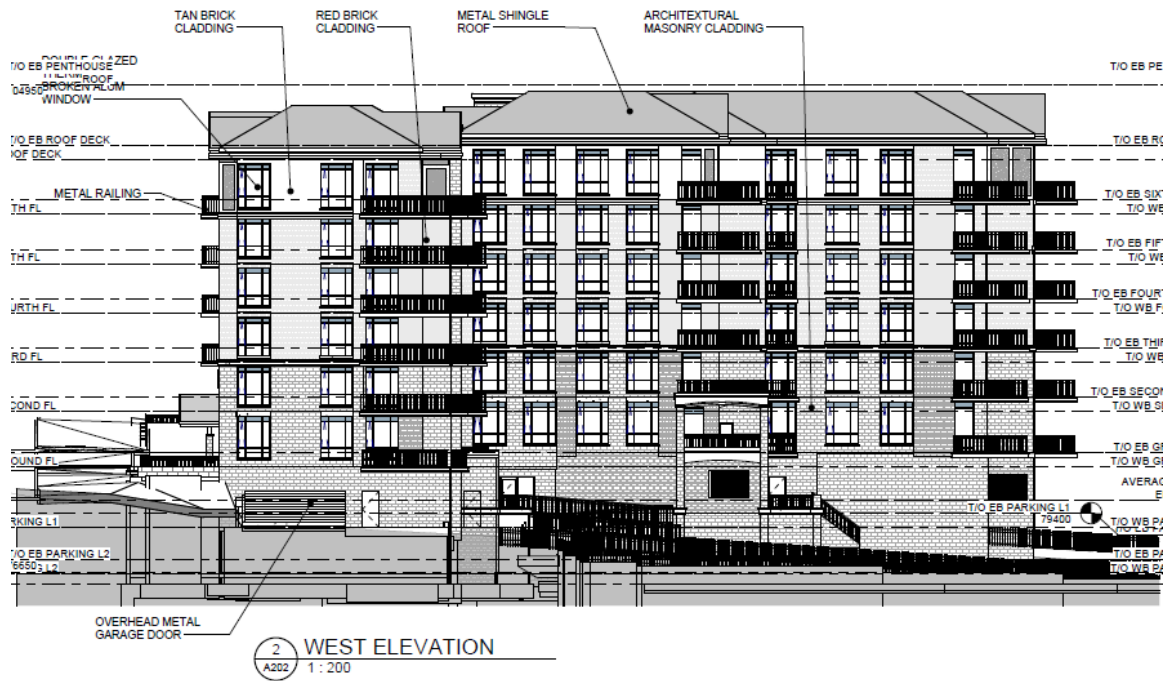


Figure 15: West elevation (Stone Street South) of the proposed development (CaraCo Development Corporation).

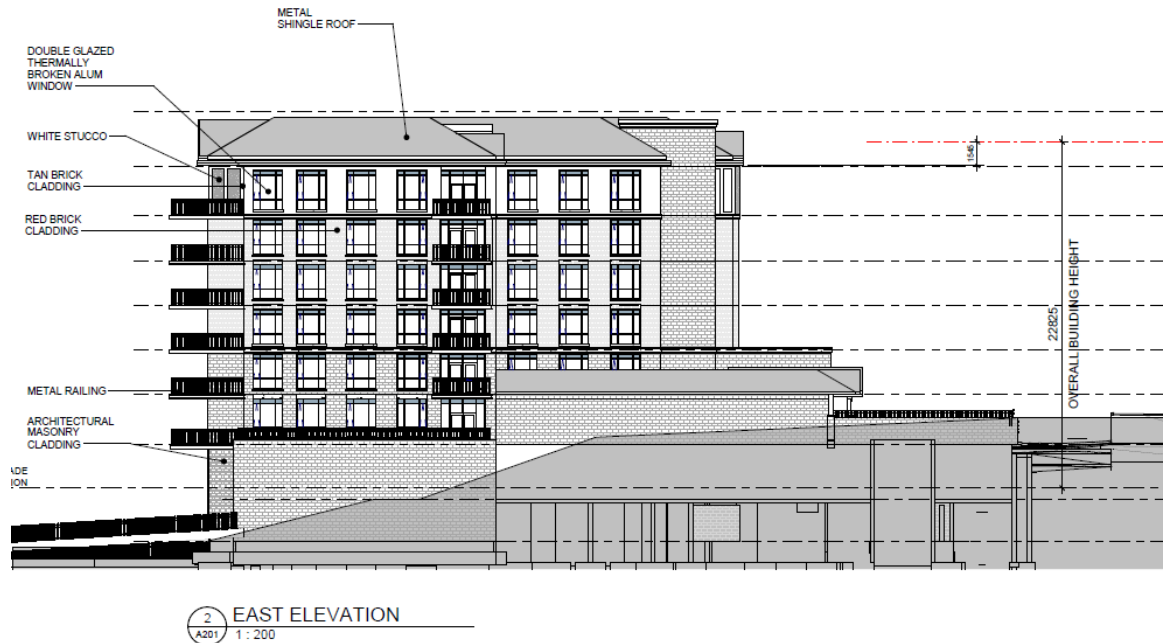


Figure 16: East elevation of the proposed development (CaraCo Development Corporation).

6.2 Impact Assessment

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
 - *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; or
 - *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.

Other potential impacts associated with the undertaking may also be considered. Historic structures, mostly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

6.2.1 Impacts of the Proposed Development on the Study Area and Designated Heritage Properties

Golder has determined that:

- ***The Study Area does not have cultural heritage value or interest, and there are no designated properties adjacent to the Study Area at risk of impact from the proposed development.***

The nearest designated heritage property, the Water Street Swing Bridge, is approximately 190 metres from the Study Area at the Gananoque River. The next closest properties designated under the *Ontario Heritage Act* are 185 Mill Street and 262 Stone Street South, both of which are over 300 metres away from the Study Area. None of these properties are visible from the Study Area, nor can the Study Area be seen from these properties.

6.2.2 Impacts of Proposed Development on Lowertown

Golder has determined that:

- ***The proposed development does not adversely impact the heritage attributes of the Lowertown neighborhood, nor the heritage character identified in the Gananoque Lowertown Study; and,***
- ***May positively impact the neighbourhood's heritage character.***

The proposed development replaces former residential and commercial marina use of the Study Area with residential intensification, and is consistent with the historic residential character of the surrounding area. It may provide a consistent urban form with uniform set back and street trees that will benefit and strengthen the general heritage character of Lowertown.

Other benefits to the “heritage character” of Lowertown could include economic vitality, intensification and sustainability. By intensifying the waterfront area, the proposed development will strengthen the economic vitality of Lowertown and Gananoque in general, and support local businesses and industries, including the heritage resources of the neighbourhood. This includes, but is not limited to, the Playhouse, local restaurants, cafes and pubs and commercial businesses.

6.3 Identified Views

Views of the immediate site and approaches were identified and assessed in October 2013 and revised based on the site visit in April 2018. Views of the Study Area include:

- 1) From the north and south on Stone Street South into the Study Area (Figure 17 through Figure 22);
- 2) Along South Street; and,
- 3) Views from watercraft on the St. Lawrence River.

Views would be from the public rights-of-way and from private property on the north side of South Street facing south. The Study Area is not easily visible from adjacent streets.

North and south along Stone Street South is a primarily a residential streetscape, though the Gananoque Inn and Spa provides a focal point to the west side of Stone Street South (Figure 18 and Figure 19). Views looking south along Stone Street include part of the Study Area next to the intersection of Stone Street South and South Street, but the view is drawn to the St. Lawrence River and Gananoque Inn and Spa buildings on the west side of the Street. Distant views are obscured by the road’s slope towards the river.

The east-west viewshed along South Street includes residences on the north side and the Thousand Islands Playhouse and open space on the south. This viewshed is enclosed on the north by houses and mature street trees while permitting views of the St. Lawrence River to the south (Figure 20 through Figure 22). These open views of the St. Lawrence over the Study Area were only created once the four residential buildings and marina buildings that used to be in the Study Area were demolished.



Characteristics of buildings in the area surrounding the study area include red and buff brick and other cladding, vertically oriented windows and roofs with a medium pitch. The views along the north side of South Street provide a typical enclosed streetscape with relatively uniform massing of residential units and street-trees. The south side consists of a mixed view that includes the open space in the Study Area and the parking lot and buildings at the Thousand Island Playhouse. The vegetation along the south side is not as continuous as the north side, and lacks mature street-trees and grassed boulevards as found on the north side.

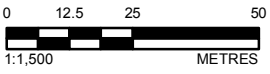
There are no listed or designated properties in view from the Study Area, with the exception of generic heritage character associated with Lowertown.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

-  PHOTO LOCATION AND DIRECTION
-  APPROXIMATE SITE BOUNDARY



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2016
2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 18 VERTICAL DATUM: CGVD28

CLIENT
CORPORATION OF THE TOWN OF GANANOQUE

PROJECT
101 SOUTH STREET HERITAGE IMPACT ASSESSMENT,
GANANOQUE, ONTARIO

TITLE
VISUAL ASSESSMENT PHOTO LOCATION MAP

CONSULTANT	YYYY-MM-DD	2018-04-24
	DESIGNED	----
	PREPARED	ABD
	REVIEWED	BH
	APPROVED	BD



PROJECT NO. 1897868	CONTROL 0001	REV. A	FIGURE 17
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm



Figure 18: Visual Assessment View A, view facing southeast down Stone Street South.



Figure 19: Visual Assessment View B, view facing northwest up Stone Street South.



Figure 20: Visual Assessment View C, view facing northeast along South Street.



Figure 21: Visual Assessment View D, view facing west northwest at the north side of South Street.



Figure 22: Visual Assessment View E, view facing southwest down South Street.

6.3.1 Visual Impacts to the Heritage Character

The proposed development will alter the viewshed from within the Study Area of the south side of South Street, running west of Stone Street South. This alteration is anticipated to be confined to the views from the north side of South Street looking south, and from Stone Street South near South Street facing west into the Study Area.

The proposed development will also create a grassed and treed boulevard that is consistent with the existing streetscape along the north side of South Street. Street trees added to the south side of South Street will frame the viewshed along the street and strengthen the streetscape's heritage character. Design elements in the proposed development includes cladding, roof pitch and window orientation that is similar to many other structures in the surrounding area.

Since the Study Area is not designated or eligible for designation under the *Ontario Heritage Act*, there will be no visual impacts on cultural heritage resources within the Study Area and adjacent properties. The consistent set back of the proposed building and landscaping that includes boulevard trees along the east side of South Street will not adversely impact the heritage characteristics on the west side of the street.

6.4 Results of Impact Assessment

This HIA concludes that the proposed development will not directly or indirectly adversely impact any cultural heritage resources, nor will it adversely impact the heritage character of the area. However:

- ***Vibration from construction in the Study Area could adversely impact on older buildings on surrounding properties.***

Mitigation measures to reduce this risk are provided in Section 7.2.

7.0 CONSIDERATION OF ALTERNATIVES AND RECOMMENDATIONS

7.1 Consideration of Alternatives

No cultural heritage resources will be adversely impacted by the proposed development. The development is consistent with the residential use of the surrounding area and opportunities for streetscape enhancements could have a beneficial impact on the heritage character of the area. Therefore, no alternatives have been considered for adverse impacts to cultural heritage resources or character.

However, the proposed development could be perceived by some members of the public as a significant departure from the character of the surrounding Lowertown area. To mitigate this perception, it should be considered to:

- Allow a building set-back and grassed boulevard features that are consistent with the heritage character of Lowertown and similar in scale to the residential character on the north-side of South Street;
- Include street trees adjacent to the proposed development of similar species and spacing as those of the north side of South Street to symmetrically frame related viewsheds and strengthen the streetscape character of South Street and Stone Street South; and,
- Any additional properties that the Town of Gananoque Council identifies to be of potential cultural heritage value or interest and may be impacted by the proposed development should be evaluated against *O. Reg. 9/06* in an addendum to this report.

7.2 Mitigation Measures

This HIA has determined that the proposed development will not directly impact any cultural heritage resources or the heritage character of the surrounding area. However, several older buildings near the Study Area could be indirectly affected by construction vibration. To mitigate this potential impact, Golder recommends to:

- **Monitor for vibration impact during adjacent construction**

Continuous ground vibration monitoring should be carried out near the foundations of a number of adjacent buildings using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.

The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

8.0 SUMMARY STATEMENT

From review of applicable legislation and policy, background research, and field investigations, this HIA has determined that the proposed development will not directly impact any cultural heritage resources. There are no cultural heritage resources within or immediately adjacent to the Study Area and the proposed development will not alter the current or desired heritage character of Lowertown, as outlined in the Gananoque Lowertown Study.

This HIA also found that the proposed development could benefit the heritage character of Lowertown. With appropriate setbacks, street trees, and grassed boulevards the proposed development could balance the South Street streetscape by providing a consistent pattern of built form and landscape elements on the south side of the street to complement the existing streetscape on the north side of the street. The proposed development could strengthen the visual association between the heritage character and urban form within Lowertown. The proposed materials, textures, colours, architectural form, and fenestration of the proposed development are also consistent with the built heritage characteristics of the neighbourhood.

Overall, Golder recommends that with the mitigation measures recommended in this report:

- **The Stone and South Condominium project be approved as proposed.**

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Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

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