

# **APPENDIX E**

## **Heritage Impact Assessment**





October 14, 2014

## HERITAGE IMPACT ASSESSMENT

**Municipal Class Environmental Assessment Study  
Sidney Street Corridor Improvements  
(Bell Boulevard to Tracey Street)  
City of Belleville, Ontario**

**Submitted to:**

City of Belleville  
169 Front Street  
Belleville, Ontario  
K8N 2Y8

Attn: Deanna O'Leary

REPORT



**Report Number: 1403140-5000-R01**

**Distribution:**

1 Copy - City of Belleville  
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2 Copies - Golder Associates







## **Executive Summary**

Golder Associates Ltd. (Golder) was retained by CIMA+ on behalf of the City of Belleville to undertake a Heritage Impact Assessment (HIA) as part of the Class Environmental Assessment for Sidney Street corridor improvements (Bell Boulevard to Tracey Street), in the City of Belleville, Ontario (Figures 1 and 2). The Study Area consists of an approximately 1 km long corridor along Sidney Street from south of Tracey Street to Hwy 401. The proposed undertaking is for reconstruction and widening, and intersection improvements along Sidney Street.

This HIA follows the Ontario Ministry of Transportation (MTO) *Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Environmental Guide)* and the Ministry of Tourism, Culture, and Sport's (MTCS) *Ontario Heritage Toolkit* methodology. A land use history of the Study Area was prepared to identify heritage themes and place the Study Area within a regional context. A field investigation was conducted on July 9, 2014 to identify structures 40 years of age or older, and cultural heritage landscapes. Those resources which could be evaluated under the criteria defined in Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) were identified as potential cultural heritage resources.

This HIA concludes that four Victory houses located along Sidney Street were identified for their architectural style and age. Consultation with City Staff has indicated that the City of Belleville does not consider the four houses to be of cultural heritage value or interest. Therefore, no heritage resources are expected to be affected as a result of the road reconstruction and widening plan.

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



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**HERITAGE IMPACT ASSESSMENT  
SIDNEY STREET CLASS ENVIRONMENTAL ASSESSMENT**

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#### APPENDIX A

Study Area Inventory





## Personnel

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## Acknowledgments

<b>Proponent Contact</b>	Deanna O'Leary, City of Belleville
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## **1.0 STUDY PURPOSE AND METHOD**

Golder Associates Ltd. (Golder) was retained by CIMA+ on behalf of the City of Belleville to undertake a Heritage Impact Assessment (HIA) as part of the Class Environmental Assessment for Sidney Street corridor improvements (Bell Boulevard to Tracey Street), in the City of Belleville, Ontario (Figures 1 and 2). The Study Area consists of an approximately 1 km long corridor along Sidney Street from south of Tracey Street to Hwy 401. The proposed undertaking is for reconstruction and widening, and intersection improvements along Sidney Street.

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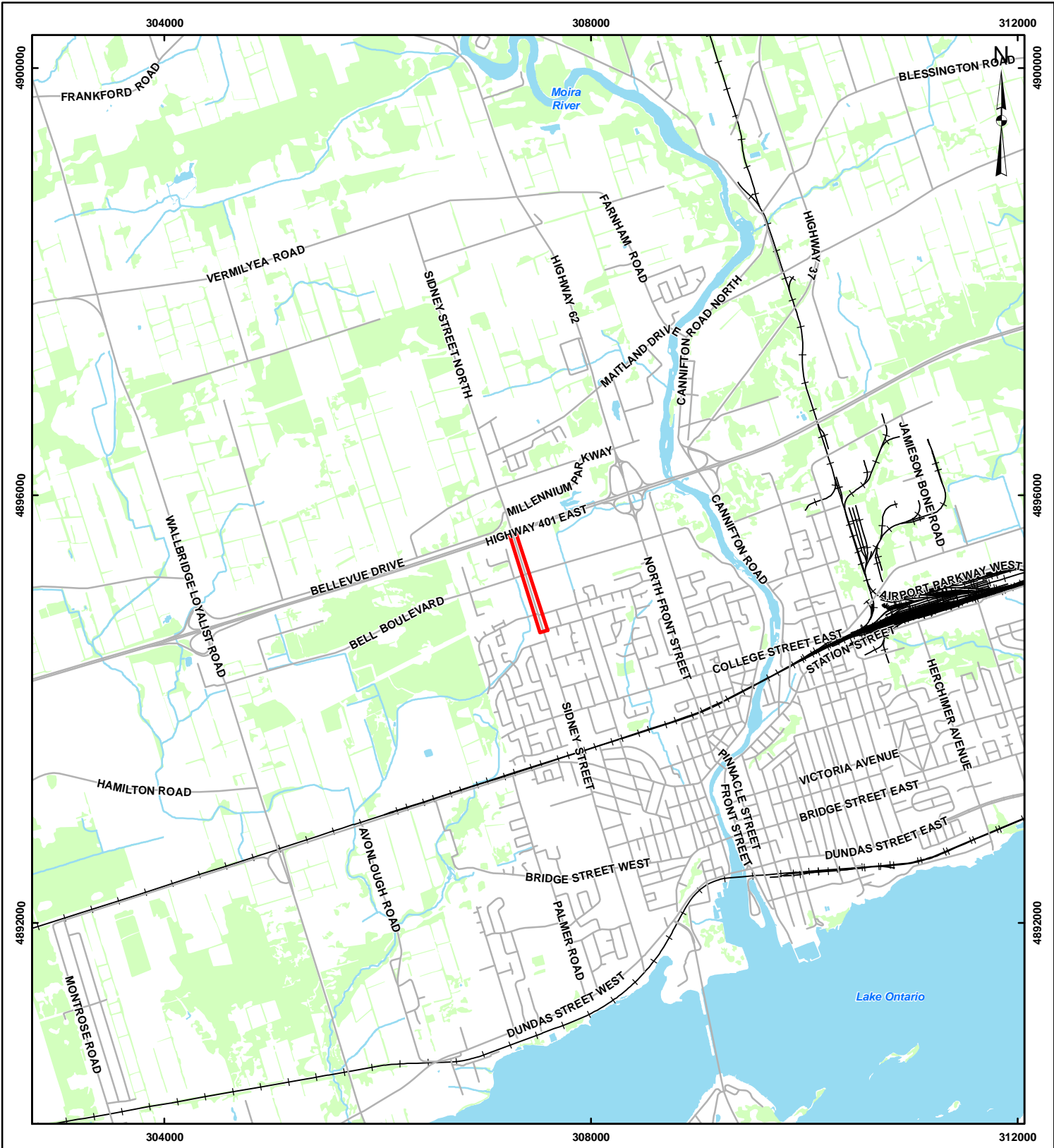


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SIDNEY STREET CLASS ENVIRONMENTAL ASSESSMENT**

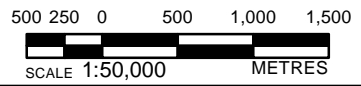
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**LEGEND**

- Road
- Railways
- Watercourse
- Waterbody
- Wooded Area
- Approximate Study Area



**REFERENCE**

Base Data - MNR LIO, obtained 2013  
 Produced by Golder Associates Ltd under licence from  
 Ontario Ministry of Natural Resources, © Queens Printer 2013  
 Projection: Transverse Mercator Datum: NAD 83 Coordinate System: UTM Zone 18



PROJECT SIDNEY STREET CORRIDOR IMPROVEMENTS  
 (BELL BOULEVARD TO TRACEY STREET)  
 MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

TITLE **KEY PLAN**

PROJECT NO. 1403140	SCALE AS SHOWN	REV. 0.0
DESIGN ME 19 Aug. 2014		
GIS ME 19 Aug. 2014		
CHECK MG 19 Aug. 2014		
REVIEW CA 22 Aug. 2014		

**FIGURE: 1**

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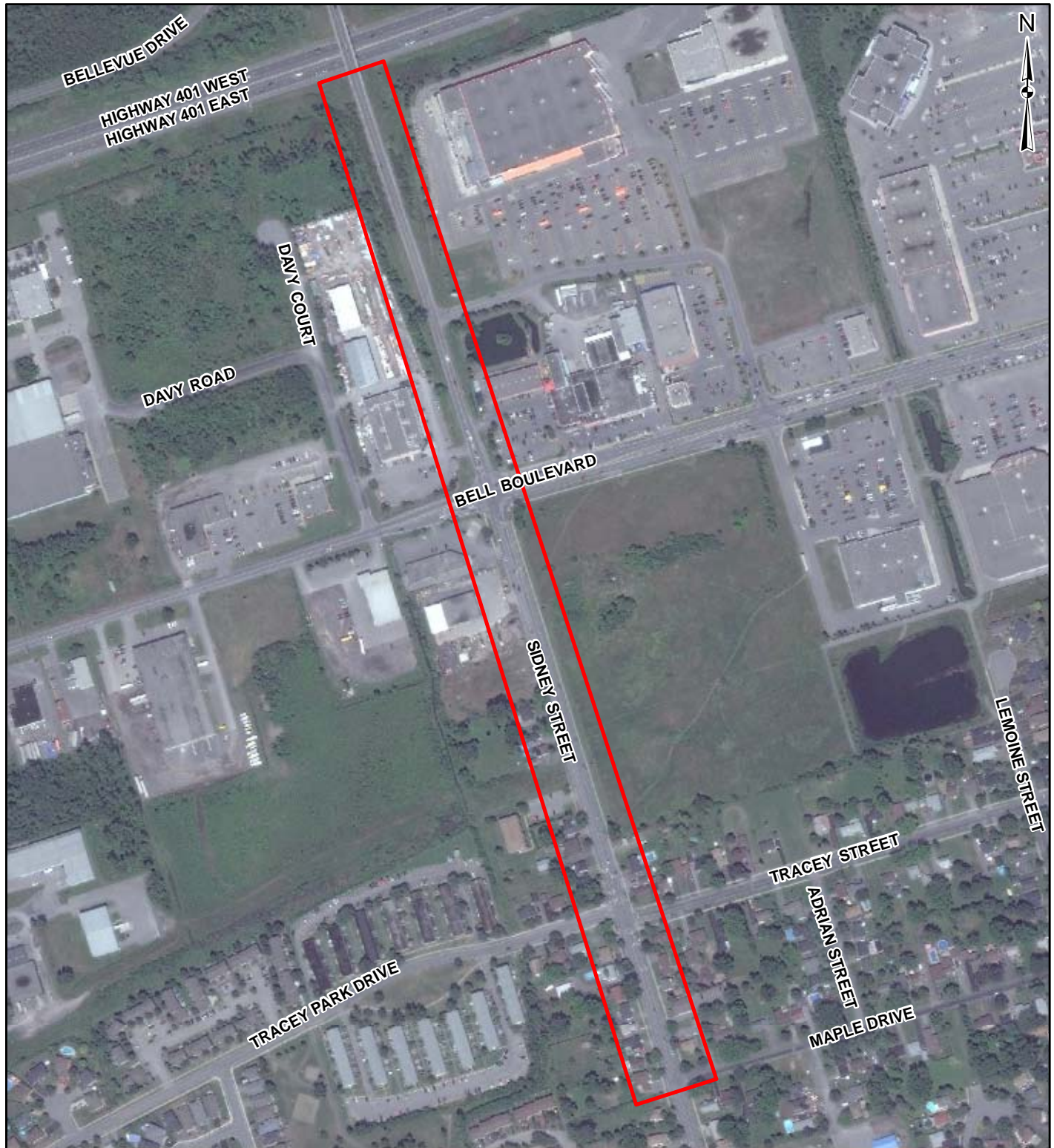


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**HERITAGE IMPACT ASSESSMENT  
SIDNEY STREET CLASS ENVIRONMENTAL ASSESSMENT**

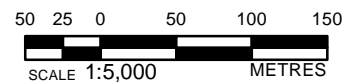
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**LEGEND**

 Approximate Study Area



PROJECT SIDNEY STREET CORRIDOR IMPROVEMENTS  
(BELL BOULEVARD TO TRACEY STREET)  
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

TITLE **SITE PLAN**

**REFERENCE**  
Base Data - MNR LIO, obtained 2013  
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Imagery - ESRI World Imagery, 2014  
Projection: Transverse Mercator Datum: NAD 83 Coordinate System: UTM Zone 18

 **Golder Associates**  
Mississauga, Ontario

PROJECT NO. 1403140	SCALE AS SHOWN	REV. 0.0
DESIGN ME 19 Aug. 2014	<b>FIGURE: 2</b>	
GIS ME 19 Aug. 2014		
CHECK MG 19 Aug. 2014		
REVIEW CA 22 Aug. 2014		



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**HERITAGE IMPACT ASSESSMENT  
SIDNEY STREET CLASS ENVIRONMENTAL ASSESSMENT**

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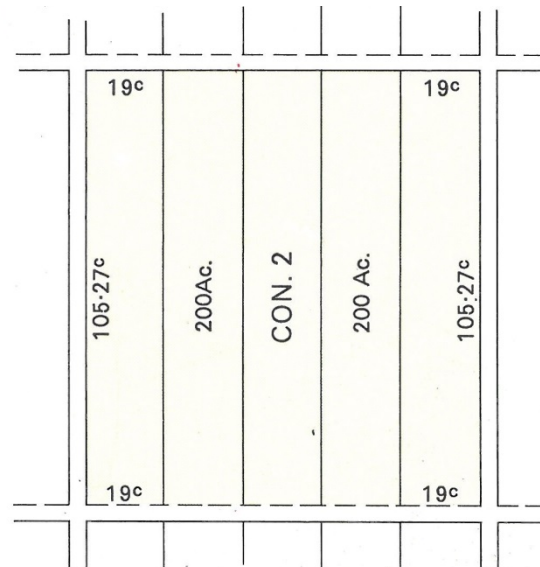




## 2.0 BACKGROUND HISTORY

The Study Area is located along an approximately 1 km corridor of Sidney Street (from south of Tracey Street, north to Highway 401) in the City of Belleville, Ontario. Originally, the Study Area formed the road allowance boundary between Sidney Township and Thurlow Township in Hastings County. The area was later amalgamated into the boundaries of the City of Belleville.

Sidney Street was created as a part of the original Crown surveys of Sidney and Thurlow Townships that were undertaken in the 1780s. Settlement began in Hastings County with the arrival of the United Empire Loyalists following the American Revolution. The first few townships were confined to the shores of the Bay of Quinte, and the Trent and Moira Rivers.



*Plate 1: Single Front Survey System, 1783-1818*

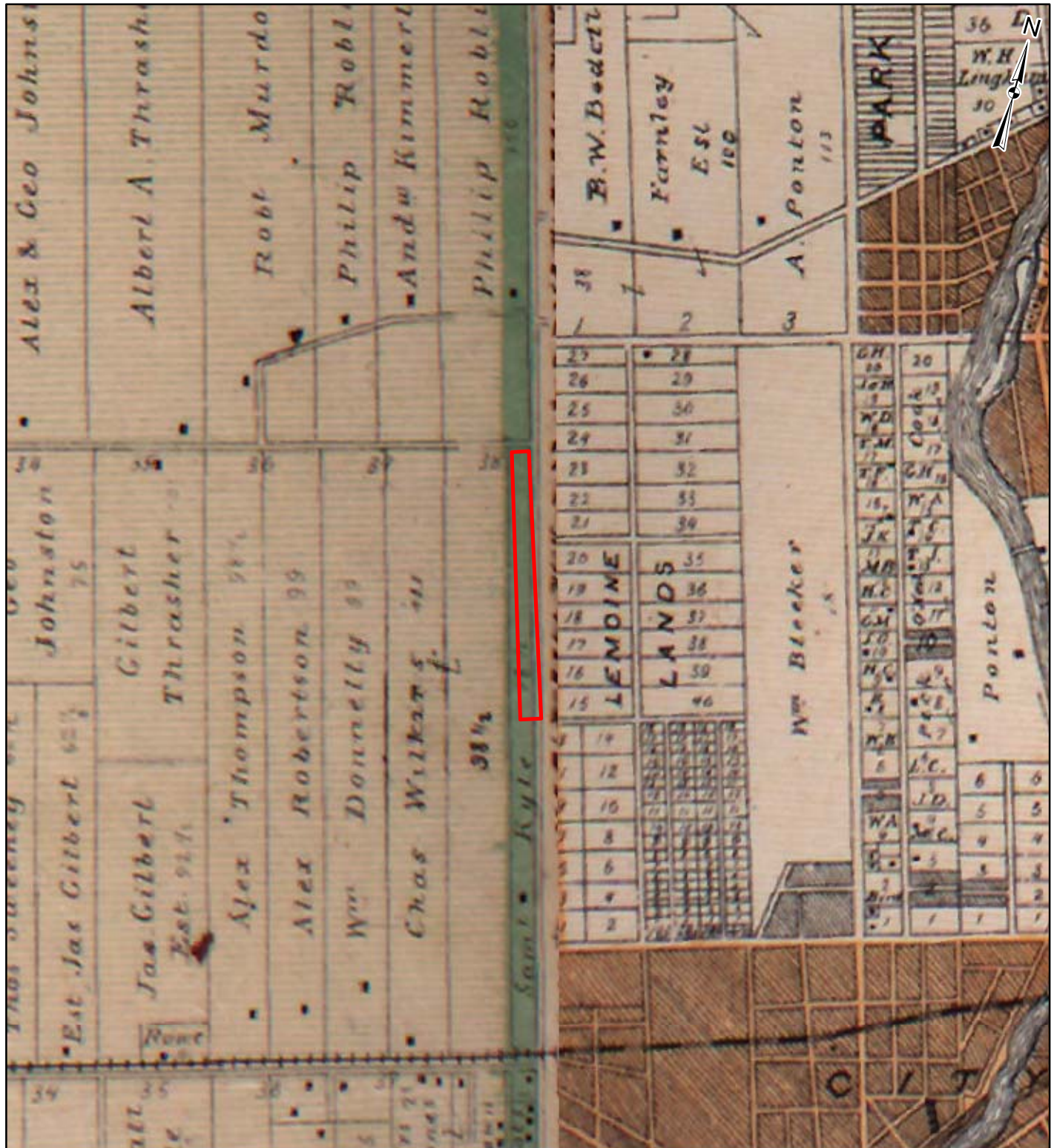
Crown Surveys commenced in Sidney and Thurlow Townships in 1787. The first few concessions in the southern portion of the townships were laid out. These surveys established the road, lot, and boundary patterns that would follow in subsequent surveys. The survey used a Single Front survey system, used between 1783 and 1818. The system produced a square pattern of five-200 acre lots bounded on all four sides by road allowances (Plate 1). The resulting survey created the modern farm landscape and road pattern that is still visible today.



Settlement proceeded quickly along the waterfront townships and by 1830, the population of Hastings County had grown to 5,819. Sidney and Thurlow Townships were two of the largest within the county. By 1852 population in Sidney Township was 4,574, and population in Thurlow Township was 4,469. Despite the area's population and industrial growth, and the construction of the Grand Trunk Railway through the Township, the Study Area was still relatively undeveloped by the 1870s.

The Study Area was originally located along the road allowance between Lot 38, Concession 2, Sidney Township and Lot 1, Concession 2, Thurlow Township. In 1878, the property located on the west side of what is now Sidney Street, (Lot 38, Concession 2, Sidney Township) belonged to Samuel Kyle. Only one structure was noted on the map; however, it was located south of the Study Area. On the east side of the street, Lot 1, Concession 2 was known in 1877 as a part of the "Lemoine Lands", a survey lot that was subdivided into many smaller lots (Figure 3). It appears that one structure was previously located at what is now the intersection of Sidney Street and Maple Drive.

By 1900, the population of both townships had peaked and began to decline. In 1900, both Sidney and Thurlow Townships each had a population of approximately 4,000. The 1930s indicates the area was relatively unchanged from its late-nineteenth century pattern. Hydroelectric power corridors were in place just south of the Study Area. The subdivided "Lemoine Lands" did not appear to be developed. Two shorts subdivision roads (Lemoine Street and Gilbert Street) that ran parallel to Sidney Street appear to be open by 1933; however no substantial development had taken place by 1938 (Figure 4). The Study Area became annexed into the City of Belleville in 1959. The residential subdivision on the southern end of the Study Area likely developed in the post-war period. Highway 401 at the northern end of the Study Area was completed in the 1960s.



**LEGEND**

Approximate Study Area



PROJECT SIDNEY STREET CORRIDOR IMPROVEMENTS  
(BELL BOULEVARD TO TRACEY STREET)  
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

TITLE **STUDY AREA, 1878**

**REFERENCE**

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PROJECT NO. 1403140	TO TO SCALE	REV. 0.0
DESIGN ME 19 Aug. 2014		
GIS ME 19 Aug. 2014		
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REVIEW CA 22 Aug. 2014		

**FIGURE: 3**



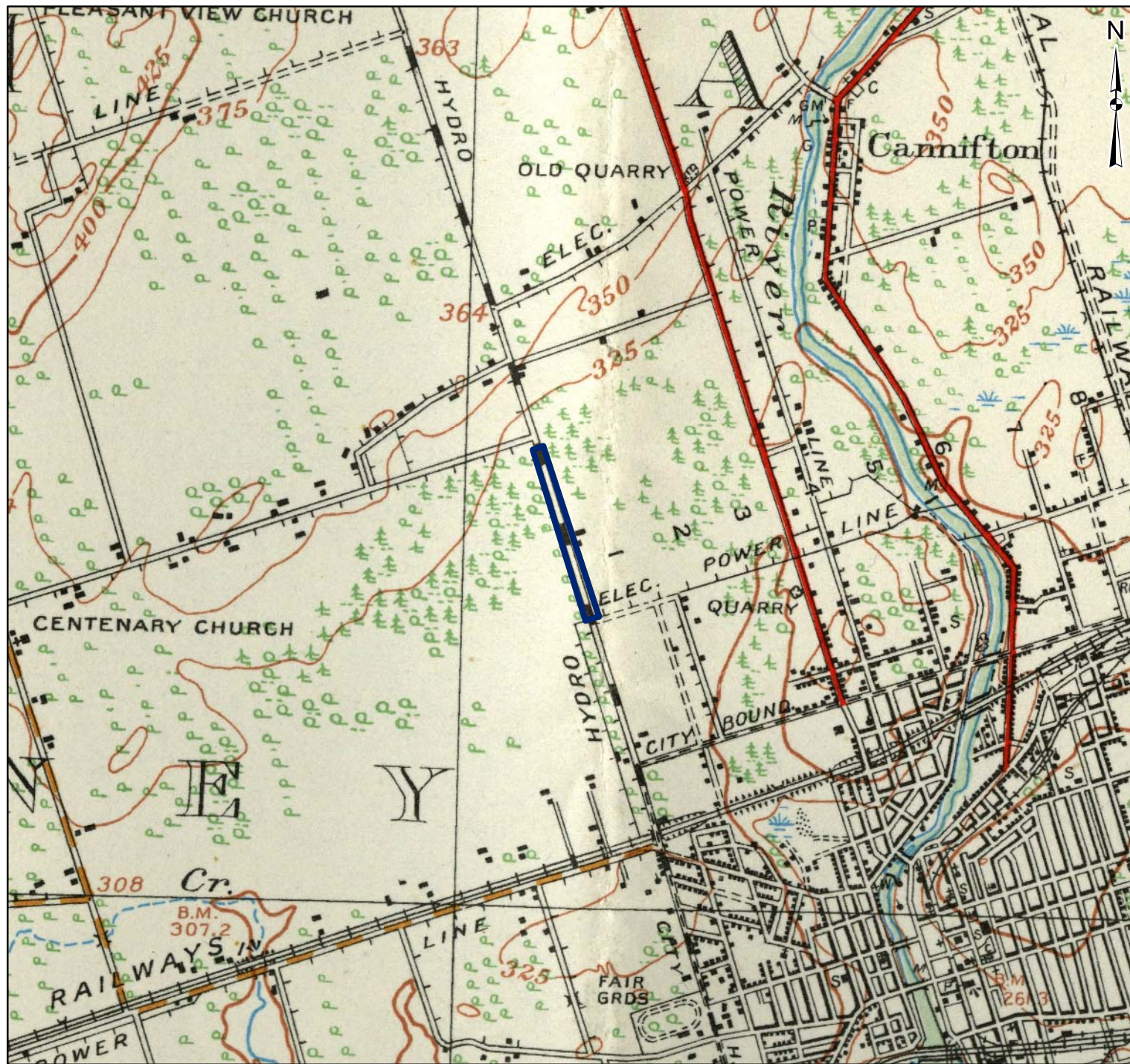
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SIDNEY STREET CLASS ENVIRONMENTAL ASSESSMENT**

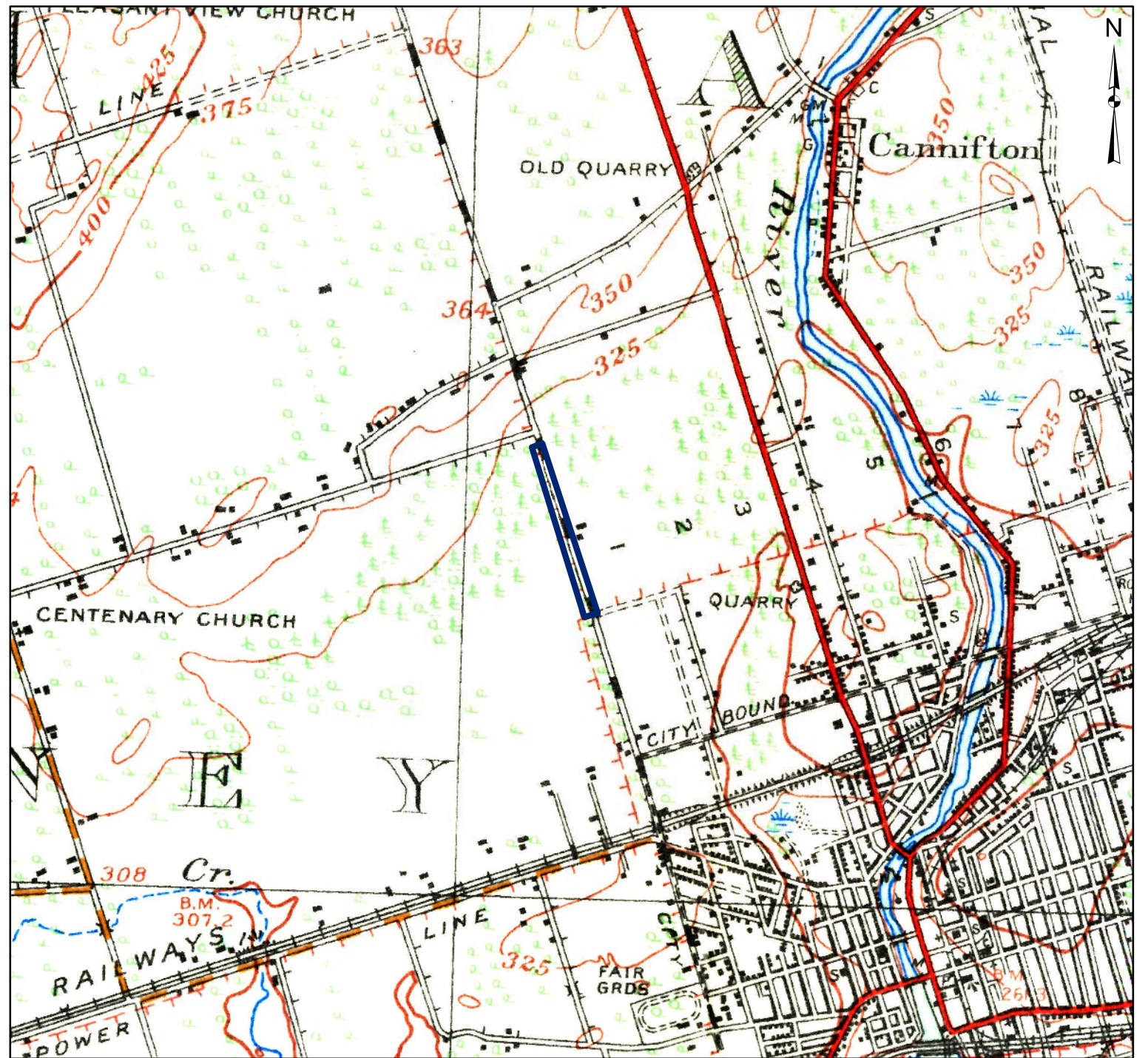
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1933



1938



**LEGEND**

 Approximate Study Area

**REFERENCE**

Base Data - MNR LIO, obtained 2013  
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 Projection: Transverse Mercator Datum: NAD 83 Coordinate System: UTM Zone 18

PROJECT SIDNEY STREET CORRIDOR IMPROVEMENTS  
 (BELL BOULEVARD TO TRACEY STREET)  
 MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

TITLE  
**TOPOGRAPHIC SERIES**



PROJECT NO.	1403140	SCALE AS SHOWN	REV. 0.0
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REVIEW	CA 22 Aug. 2014		

**FIGURE: 4**





### **3.0 SITE DESCRIPTION**

The Study Area extends along Sidney Street from south of Tracey Street north to just south of Highway 401. Sidney Street is mostly a four-lane road (two lanes in each direction) with the exception of the north end of the Study Area where the road narrows to two lanes with occasional turning lanes.

The north end of the Study Area is predominantly commercial/industrial areas with modern commercial properties located along the right-of-way. At the southeast corner of Sidney Street and Bell Boulevard is a stone foundation located approximately 50 metres from the existing road allowance.

Residential properties begin just north of Sidney Street's intersection with Tracey Park Drive, and continue to border the road allowance until the terminus of the Study Area. Most of the residential properties appear to have been built during the post-war period based on analysis of their building materials and architectural style.

The field assessment identified 21 structures 40 years of age or older that may contain potential cultural heritage value or interest (see Appendix A). No properties were identified that are listed or designated under Part IV of the *Ontario Heritage Act*.



*Plate 2: Looking north from the intersection of Bell Boulevard showing modern commercial/industrial properties and lanes narrowing to two lanes as approaching the 401 overpass*



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*Plate 3: Looking west at north section of the Study Area showing modern industrial/commercial property*



*Plate 4: Looking east at undeveloped lot containing stone foundation, possibly remnants of a former house or barn foundation*





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*Plate 5: Looking south at intersection of Sidney Street and Tracey Park Drive showing four lanes of traffic, narrow sidewalk, and Victory House at left*



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## 4.0 EVALUATION

### 4.1 Ontario Regulation 9/06

Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) provides *criteria for determining cultural heritage value or interest*. If a property meets one or more of the following criteria it may be designated under Section 29 of the *Ontario Heritage Act*.

The criteria for determining cultural heritage value or interest according to Ontario Regulation 9/06 are as follows:

- 1) The property has **design value or physical value** because it:
  - Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - Displays a high degree of craftsmanship or artistic merit; or
  - Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic value or associative value** because it:
  - Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
  - Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
  - 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:
  - Is important in defining, maintaining or supporting the character of an area;
  - Is physically, functionally, visually or historically linked to its surroundings; or
  - Is a landmark.

Once cultural heritage value is identified, the resource is assigned an overall statement of significance. As defined by the Provincial Policy Statement, 2014, significant means cultural heritage resources that are valued for the important contribution they make to our understanding of the history of a place, an event or people.

A visual evaluation to identify attributes of cultural heritage value or interest was undertaken using the Ontario Regulation 9/06 criteria. This evaluation was not intended to determine if any properties were eligible for listing or designation but to provide a basis from which to identify potential cultural heritage resources that are located within the Study Area.



## **4.2 Assessment**

### **4.2.1 Design/Physical Value**

Four structures exhibit cultural heritage value or interest as good, representative examples of vernacular architectural styles or construction from the mid-20<sup>th</sup> century. A description of these structures is included in Appendix A.

- Inventory # 4 - 656 Sidney Street: representative example of vernacular Victory Housing
- Inventory # 8 - 639 Sidney Street: representative example of vernacular Victory Housing
- Inventory # 15 - 617 Sidney Street: representative example of vernacular Victory Housing
- Inventory # 18 - 612 Sidney Street: representative example of vernacular Victory Housing

### **4.2.2 Historical/Associative Value**

None of the built heritage resources or cultural heritage landscapes assessed possess cultural heritage value or interest due to historical/associative value.

### **4.2.3 Contextual Value**

None of the built heritage resources or cultural heritage landscape assessed possess cultural heritage value or interest due to contextual value.

### **4.2.4 Conclusions**

The Ministry of Transportation *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* and the Ministry of Tourism, Culture, and Sport *Screening for Impact to Built Heritage and Cultural Heritage Landscapes* uses a rolling 40-year rule to identify potential properties of cultural heritage value or interest as part of the Environmental Assessment process.

The four structures identified as representing cultural heritage value or interest on Sidney Street were identified for their pre-1974 construction date, and according to their architectural style as vernacular examples of Victory Housing. However, the *Ontario Heritage Act* allows individual municipalities to designate properties and districts as being of cultural heritage value or interest through the use of designating by-laws, and municipal heritage registers that are administered by municipal heritage planners and municipal heritage committees. The four structures identified in this report have not been identified by the City of Belleville as being of cultural heritage value or interest.



## 5.0 PROPOSED UNDERTAKING, AND IMPACTS

### 5.1 Description of Undertaking

The City of Belleville is assessing alternatives for road reconstruction and widening of Sidney Street in order to improve traffic conditions. The initiative includes the reconstruction and widening of the Bell Boulevard and Sidney Street intersection to include dedicated left and right turning lanes for northbound traffic on Sidney Street. Alternative considerations also include auxiliary lanes to address operational and traffic volume needs. The undertaking also considers the potential realignment of the Tracey Street and Tracey Park Drive intersections with Sidney Street. The existing intersections do not intersect Sidney Street at the same location. Consideration is also given to a centre turn lane a future signalized intersection on Sidney Street to facilitate site access to a large tract of undeveloped property with potential for commercial development.

### 5.2 Potential Impacts

The MTCS *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process* identifies six potential direct or indirect impacts that an undertaking may have on a built heritage resource or cultural heritage landscape. Subject to confirmation of the detailed design for the Sidney Street reconstruction, the following assessment assumes that all of the undertaking will occur within the existing right-of-way or just beyond and will not result in extensive demolitions of the structures located along Sidney Street.

Two potential impacts to that may be anticipated to occur as a result of the Sidney Street reconstruction include:

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

Four potential impacts that are not anticipated to occur as a result of the Sidney Street reconstruction are:

- **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.



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## **6.0 RECOMMENDATIONS**

Four Victory houses located along Sidney Street were identified for their architectural style and age. Consultation with City Staff has indicated that the City of Belleville does not consider the four houses to be of cultural heritage value or interest. Therefore, no heritage resources are expected to be affected as a result of the road reconstruction and widening plan.



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SIDNEY STREET CLASS ENVIRONMENTAL ASSESSMENT**

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## **7.0 SOURCES**

Boyce, Gerry. *Belleville: A Popular History*. Toronto: Dundurn, 2009.

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*. Toronto: Fitzhenry and Whiteside, 1990.

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Dean, W.G. *Economic Atlas of Ontario*. Toronto: University of Toronto Press, 1969.

Illustrated Historical Atlas of the Counties of Hastings and Prince Edward. Toronto: H. Belden and Co., 1878.

Ontario Agricultural Commission. *Report of the Commissioners (and Appendices A to S)*. Toronto: Blackett Robinson, 1880.



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## **8.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT**

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Transportation, and the Ontario Ministry of Tourism, Culture, and Sport, Programs and Services Branch, Cultural Division, 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 CIMA+ and the City of Belleville (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.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

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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## 9.0 CLOSURE

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.

### **GOLDER ASSOCIATES LTD.**

Michael Greguol, M.A.  
Junior Cultural Heritage Specialist

Christopher Andreae, Ph.D.  
Associate, Senior Built Heritage Specialist

MG/CAA/slc

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# **APPENDIX A**

## **Study Area Inventory**













**APPENDIX A**  
**Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment**

**Table 1: Study Area Inventory - Heritage Resources within Sidney Street, Municipal Class EA Study Area**

Photograph	Inventory No.	Type	Use	Address	Description/Features
	1	Built Heritage Resource	Ruin	Sidney Street/Bell Boulevard	Stone foundation, remnant of farmhouse or barn
	2	Built Heritage Resource	Residential	664 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, hipped roof
	3	Built Heritage Resource	Residential	660 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, cross-gable roof



**APPENDIX A**  
Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment

Photograph	Inventory No.	Type	Use	Address	Description/Features
	4	Built Heritage Resource	Residential	656 Sidney Street	Victory House
	5	Built Heritage Resource	Residential	644 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, gable roof
	6	Built Heritage Resource	Residential	642 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, hipped roof



**APPENDIX A**  
Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment

Photograph	Inventory No.	Type	Use	Address	Description/Features
	7	Built Heritage Resource	Residential	640 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, gable roof, cottage style
	8	Built Heritage Resource	Residential	639 Sidney Street	Victory House with front addition
	9	Built Heritage Resource	Residential	638 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, gable roof



## APPENDIX A




### Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment

Photograph	Inventory No.	Type	Use	Address	Description/Features
N/A <sup>1</sup>	10	Built Heritage Resource	Residential	637 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, cross gable roof, Ranch style
	11	Built Heritage Resource	Residential	633 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, gable roof
	12	Built Heritage Resource	Residential	624 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, gable roof

<sup>1</sup> The homeowner of 637 Sidney Street requested that Golder not photograph their house for inclusion in this inventory.






**APPENDIX A**  
Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment

Photograph	Inventory No.	Type	Use	Address	Description/Features
	13	Built Heritage Resource	Residential	620 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, gable roof
	14	Built Heritage Resource	Residential	619 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, hipped roof
	15	Built Heritage Resource	Residential	617 Sidney Street	Victory House



**APPENDIX A**  
Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment

Photograph	Inventory No.	Type	Use	Address	Description/Features
	16	Built Heritage Resource	Residential	616 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, hipped roof
	17	Built Heritage Resource	Residential	614 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, cross gable
	18	Built Heritage Resource	Residential	612 Sidney Street	Victory House




**APPENDIX A**  
Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment

Photograph	Inventory No.	Type	Use	Address	Description/Features
	19	Built Heritage Resource	Residential	610 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, gable roof
	20	Built Heritage Resource	Residential	606 Sidney Street	Mid-20 <sup>th</sup> century, 1 storey, intersecting hipped roof
	21	Built Heritage Resource	Residential	2 Maple Drive	Mid-20 <sup>th</sup> century, 1 storey, hipped roof



**APPENDIX A**  
**Heritage Impact Assessment - Heritage Inventory - Sidney Street Class Environmental Assessment**

Photograph	Inventory No.	Type	Use	Address	Description/Features
	22	Built Heritage Resource	Residential	3 Maple Drive	Mid-20 <sup>th</sup> century, 1 storey, gable roof

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