

REGION OF WATERLOO

# CULTURAL HERITAGE EVALUATION REPORT

69 AINSLIE STREET SOUTH

JANUARY 11, 2021

FINAL





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## 69 AINSLIE STREET SOUTH

REGION OF WATERLOO

FINAL

PROJECT NO.: 161-07859-01.

DATE: JANUARY 11, 2021

WSP

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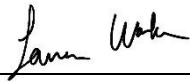
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January 11, 2021

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# EXECUTIVE SUMMARY

WSP Canada Inc. was retained by the Region of Waterloo to complete a Cultural Heritage Evaluation Report for 69 Ainslie Street South in the City of Cambridge as part of the Transit Project Assessment (TPA) Process for Stage 2 of the proposed Cambridge Stage 2 ION Light Rail Transit (LRT).

This report has been completed in partial fulfillment of the cultural heritage requirements of the Ministry of Heritage, Tourism, Sport and Cultural Industries and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 Transit Projects and Metrolinx Undertakings (O. Reg. 231/08) under the *Environmental Assessment Act*. According to the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest. The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The property located at 69 Ainslie Street South was identified in the Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report: Stage 2 ION LRT from Kitchener to Cambridge (February 2020) as being a directly impacted, potential cultural heritage property. The Cultural Heritage Report was completed as part of the TPA Process for Stage 2 of the proposed rapid transit system.

The purpose of this report is to evaluate the property using Ontario Regulation 9/06 (O. Reg. 9/06) to determine if the property retains cultural heritage value or interest.

The property at 69 Ainslie Street South consists of a former stone industrial vernacular milling complex built in 1878. Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 it was determined that 69 Ainslie Street South does retain cultural heritage value or interest. The milling complex as it exists today has been significantly altered and does not fully represent its milling history between 1878 to 1966. The integrity of the site has been compromised due to this derelict condition and removal of most of the main building, however, the remnant landscape still retains some cultural heritage value or interest. Accordingly, a Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design. The completion of this study has resulted in the following recommendations:

- 1 The property at 69 Ainslie Street South was determined to have cultural heritage value or interest. A Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design.**

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# 1 INTRODUCTION

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## 1.1 OBJECTIVES

WSP Canada Inc. (WSP) was retained to complete a Cultural Heritage Evaluation Report (CHER) as part of the Transit Project Assessment (TPA) Process for Stage 2 of the proposed Cambridge Stage 2 ION Light Rail Transit (LRT) system to determine the cultural heritage value of the property at 69 Ainslie Street South in the city of Cambridge. (Figure 1).

The purpose of this report is to fulfil the cultural heritage requirements of the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 Transit Projects and Metrolinx Undertakings (O. Reg. 231/08) under the Environmental Assessment Act (EAA). Under the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest (CHVI). The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The property located at 69 Ainslie Street South was identified in the Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report: Stage 2 ION LRT from Kitchener to Cambridge (WSP, 2020) as being a directly impacted, potential cultural heritage property. The Cultural Heritage Report was completed as part of the TPA Process for Stage 2 of the proposed rapid transit system.

The purpose of this report is to evaluate the property using Ontario Regulation 9/06 (O. Reg. 9/06) and evaluation criteria outlined by the City of Cambridge to determine if the property retains cultural heritage value or interest.

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## 1.2 PROJECT DESCRIPTION

WSP was retained by the Region of Waterloo to conduct a Cultural Heritage Existing Conditions and Preliminary Impact Assessment as part of the TPA Process for Stage 2 of the proposed Cambridge Stage 2 ION LRT. The study area consists of the proposed preferred route for the Stage 2 ION LRT that falls within the municipal boundaries of the City of Kitchener and the City of Cambridge (Figure 1).

The Cultural Heritage Report was completed as a component of the Environmental Project Report (EPR) in support of the TPA Process, specifically addressing the cultural heritage component of the EPR. This CHER has been completed based on the recommendations of the Cultural Heritage Report and to fulfill the requirements of MHSTCI 2019 TPA Process Draft Guidance.

Stage 1 of the rapid transit project in the Region of Waterloo consisted of the completion of LRT infrastructure between Conestoga Mall in the City of Waterloo and Fairview Park Mall in the City of Kitchener (19 km), as well as bus rapid transit (BRT) between Fairview Park Mall in the City of Kitchener and Ainslie Street Terminal in the City of Cambridge (17 km). The TPA Process for Stage 1 was completed in 2012 and BRT service opened in late 2015. The LRT opened in June of 2019.

Stage 2 of the rapid transit project will consist of the replacement of the current BRT with LRT along a modified route alignment. Once finished, passengers will have the ability to travel between the Cities of Waterloo, Kitchener and Cambridge's urban centres.

# 2 LEGISLATION AND POLICY CONTEXT

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## 2.1 PROVINCIAL AND MUNICIPAL CONTEXT AND POLICIES

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### 2.1.1 ENVIRONMENTAL ASSESSMENT ACT AND THE TRANSIT PROJECT ASSESSMENT PROCESS

The purpose of the EAA is “the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management, in Ontario, of the environment” (EAA 2009, Part I-Section 2). The EAA defines environment broadly to include built environment and cultural environment. The EAA outlines a planning and decision-making process to ensure that potential environmental effects are considered before a project begins. The EAA applies to provincial ministries and agencies, municipalities, and other public bodies. Certain “classes” of projects can follow streamlined EA processes, such as the TPA Process, as defined in O. Reg. 231/08 under the EAA.

The TPA Process is a focused impact assessment process that includes consultation and engagement, an assessment of potential positive and negative effects, a recommendation of measures to mitigate negative effects, and documentation of the process. The proponent must complete the prescribed steps of the TPA Process within a pre-determined time limit.

Transit projects, including the construction of new stations and facilities as well as widening or expansion of linear components of the transit system, can directly or indirectly affect cultural heritage resources. The TPA Process identifies CHVI as a matter of provincial importance and ensures that steps must be taken to consider the effects to these resources. As such, part of the TPA Process is to identify and assess impacts to cultural heritage resources and provide mitigation recommendations.

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### 2.1.2 GUIDE TO ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR TRANSIT PROJECTS

The MECP’s Guide to Environmental Assessment Requirements for Transit Projects (Transit Guide) provides direction to proponents on how to meet the requirements of O. Reg 231/08. The Transit Guide encourages proponents to obtain information and input from appropriate government agency technical representatives before starting the TPA Process to assist in meeting the timelines specified in the regulation, including the submission of a draft EPR for review and comment prior to issuing a Notice of Commencement.

Among the pre-planning activities outlined in Section 4.1 of the Transit Guide, a proponent is advised to conduct studies to:

- identify existing baseline environmental conditions;
  - identify project-specific location or alignment (including construction staging, land requirements); and,
  - identify expected environmental impacts and proposed measures to mitigate potential negative impacts.
- 

### 2.1.3 ONTARIO HERITAGE ACT (2005)

The Ontario Heritage Act (OHA) gives municipalities and the provincial government powers to conserve Ontario’s cultural heritage, with a focus on protecting heritage properties and archaeological sites. The OHA grants the authority to municipalities and to the province to identify and designate properties of

CHVI, provide standards and guidelines for the preservation of heritage properties, and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

The protection of heritage properties is achieved through designation, using Sections 33, 34 and 42 of the OHA that prohibit the owner of the property from altering, demolishing or removing a building or structure on the property unless an application to the council of the municipality is filed and written consent received to proceed with the alteration, demolition or removal. Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (HCD) (Part V of the OHA).

The OHA recommends municipalities maintain a Heritage Register with both designated properties and properties that have potential CHVI. In the Region of Waterloo, Listed properties are those for which the Municipal Council has adopted a resolution for inclusion on the Register as a non-designated property. This makes Listed properties subject to Section 27 of the OHA. An owner of a Listed heritage property must provide the municipality with 60 days' notice of their intention to demolish buildings on the property.

Pursuant to the OHA, the Ontario Heritage Trust (OHT) was established as the trustee and steward of heritage resources in Ontario and has a broad, province-wide mandate to identify, protect, promote and conserve Ontario's heritage in all its forms. In this capacity, it is empowered to conserve provincially significant cultural and natural heritage, to interpret Ontario's history, to educate Ontarians of its importance in our society, and to celebrate the province's diversity.

The MHSTCI is charged under Section 2 of the OHA with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario and has published guidelines to assist in assessing cultural heritage resources as part of an environmental assessment. The following guidelines have informed the preparation of this Report:

- Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)
- The Ontario Heritage Toolkit (2006)
- MHSTCI Standards & Guidelines for Conservation of Provincial Heritage Properties (2010)
- Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

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#### 2.1.4 ONTARIO REGULATION 9/06

O. Reg. 9/06 outlines the criteria for determining Cultural Heritage Value or Interest under the OHA. This regulation was created to ensure a consistent approach to the designation of heritage properties under Ontario under the act. All designations under the Ontario Heritage Act after 2006 must meet the minimum criteria outlined in the regulation.

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

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 historical 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.

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### 2.1.5 THE PLANNING ACT AND PROVINCIAL POLICY STATEMENT

Additionally, the Planning Act (1990) and related Provincial Policy Statement (PPS) (2020) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

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

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### 2.1.6 MUNICIPAL OFFICIAL PLAN POLICIES

The Region of Waterloo’s *Official Plan* (OP – 2015), as approved with modifications by the Ontario Municipal Board on June 18, 2015, contains policies that support a regional transit system in Chapter 5, including policy 5.A.6 that states, “The Regional transit system will be improved on an on-going basis through the addition of rapid transit service and the preparation and implementation of the Transit Business Plan.” The Region of Waterloo’s *Official Plan* also contains policies that support the retention of significant cultural heritage resources such as policy 3.G.1 that states, “The Region and Area Municipalities will ensure that cultural heritage resources are conserved using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act.”

Objective 2.2. j) of the City of Cambridge’s *Official Plan* (2018) encourages “the development of a range of existing and proposed corridors in this Plan to serve as key transportation linkages with areas both within and outside the city...One of the corridors will delineate the general alignment of the rapid transit system linking Cambridge with Kitchener and Waterloo...Stage 2 provides the opportunity for the BRT technology to be converted to LRT technology when funding is available and/or when warranted by ridership.” Policies encouraging the retention of cultural heritage resources are included in Chapter 4 including policy that the probable impact of road improvement and other public works projects on-site and abutting cultural heritage resources should be mitigated. Additionally, Policy 4.4.1 a) identifies criteria unique to the City of Cambridge for identifying CHVI of a property:

- a) A property shall be considered to have cultural heritage value or interest if the property has been designated by the Province to be of architectural or historical significance pursuant to the Ontario Heritage Act or, in the opinion of the City, satisfies at least two of the following criteria:
  - i. it dates from an early period in the development of the city’s communities;
  - ii. it is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and is well preserved or may be rehabilitated;
  - iii. it is associated with a person who is recognized as having made an important contribution to the city’s social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;

- iv. it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;
- v. it is a representative example and illustration of the city's social, cultural, political, economic or technological development history;
- vi. it is a representative example of a method of construction now rarely used;
- vii. it is a representative example of its architectural style or period of building;
- viii. it is a representative example of architectural design;
- ix. it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;
- x. it is generally recognized as an important landmark;
- xi. it is a representative example of outstanding interior design; or
- xii. it is an example of a rare or otherwise important feature of good urban design or streetscaping.

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### 2.1.7 GRAND RIVER – CANADIAN HERITAGE RIVERS SYSTEM

The Grand River and its major tributaries – the Conestogo, Eramosa, Nith and Speed rivers – were designated as a Canadian Heritage River under the Canadian Heritage Rivers System in 1994. The Canadian Heritage Rivers System is Canada's national river conservation program. It provides national recognition of outstanding Canadian rivers and encourages long term maintenance of these resources to conserve and protect their natural, cultural and recreational value. The designation itself does not impart any restrictions on use of the rivers but relies on existing by-laws, regulations and conservation authorities for conservation.

The Grand River watershed is protected by the Grand River Conservation Authority (GRCA) across 39 municipalities. The GRCA's mandate is to provide flood control, protect environmentally important areas, provide recreational opportunities and promote environmental stewardship.

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## 2.2 METHODOLOGY

The recommendations of this CHER are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social and physical context, comparisons with similar properties and mapping.

This CHER is guided by key documents such as the Ontario Heritage Toolkit (MHSTCI, 2006) and the Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (MHSTCI, 1992).

A CHER examines a property in its entirety, including its relationship to its surroundings, as well as its individual elements – engineering works, landscape etc. This report will include:

- A summary of the history of the immediate context informed by a review of archival sources and historical maps;
- A summary of the land-use history of the property including key transfers of land and milestones informed by Land Registry records and additional archival research into prominent owners of tenants such as tax assessments or City Directories;
- Thorough photographic documentation of the subject property and context;
- A written description of the existing conditions and immediate context;
- A discussion of consultation with local communities;

- A comparative analysis, using buildings of a similar age, style, typology, context and history to inform the evaluation of CHVI;
- An evaluation of whether the property satisfies criteria under O. Reg. 9/06;
- Discussion of the integrity of the property; and
- A draft statement of CHVI if appropriate.

## 2.3 CONSULTATION

The Region of Waterloo and the City of Cambridge were consulted as a part of this project for information regarding potential cultural heritage resources. Details regarding the scope and timing of this consultation have been provided in Table 1.

**Table 1 – Consultation Record**

CONTACT	CONTACT DETAILS	RESPONSE RECEIVED	RESPONSE
Shannon Noonan City of Cambridge NoonanS@cambridge.ca	By email on March 9, 2020	By email on April 24, 2020	Shannon provided research and contemporary photos.
Bridget Coady Region of Waterloo BCoady@regionofwaterloo.ca	By email on March 9, 2020	By email on March 19, 2020	Provided a construction date, the former company name and a link to a newspaper article.

### 2.3.1 STAGE 2 ION PUBLIC CONSULTATION CENTRES

Public Consultation Centres (PCCs) for Stage 2 ION are being held throughout the preliminary stages of the project. PCCs often consist of multiple meetings and are used to present details about the project to the public and facilitate conversation, answer inquiries, and record suggestions the public may have about the project. PCC No. 1 was undertaken in November 2015 and included more than 100 community members who took part in two events, providing their input on the alternative routes for the network.

PCC No. 2 was held between February – March 2017 and consisted of more than 350 residents attending three events to provide feedback on the preliminary preferred route. Many comments were received from the public at these events, including several suggested alternative routes.

PCC No. 3 was held from November 2017 – January 2018 at which time the Region presented localized route alternatives and refinements to the preliminary preferred route and a methodology for evaluating the routes. PCC No. 4 presented the evaluation results of the new localized route alternatives and refinements and the resulting Project Team Preliminary Proposed Route.

In June 2018, Region of Waterloo Council endorsed the Project Team Preliminary Proposed Route (Preferred Route) for the Stage 2 ION project, subject to further evaluation of the portion of the route between Shantz Hill Road and Eagle Street North at William Street. The Region has further considered local route and station location options between Hamilton Street and the Eagle Street Canadian Pacific Rail crossing. The evaluated refinements were presented to the public at PCC No. 4b in March 2019 along with the evaluation results, and the Project Team Preferred Refinement based on these results.

# 3 HISTORICAL CONTEXT

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## 3.1 LOCAL CONTEXT AND SETTLEMENT HISTORY

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### 3.1.1 *PHYSIOGRAPHIC CONTEXT*

The study area is in the Waterloo Hill physiographic region which is located within the centre of the Grand River Watershed. It occupies approximately 192,000 acres predominantly across the Region of Waterloo and extends into both Brant and Perth counties. The surface of this region is composed primarily of sandy hills and kames. The sandy soils of these hills and kames provide areas of good drainage and consist of grey-brown podzolic sands (Chapman and Putnam 1984). The study area contains the Grand River, Speed River and Mill Creek of the Grand River Watershed. The Grand River is one of the oldest in Ontario; the present river and its valley began with the retreat of the Wisconsin ice approximately 12,000 before present (BP) (Heritage Resources Centre, 1989: 8). In the central basin which encompasses the study area, hummocky interlobate and recessional or retreat moraines provide evidence of the effects of ancient ice advance and retreat (Heritage Resources Centre, 1989: 8).

The study area lies in the Mixed-wood Plains Ecozone, within the Lake Simcoe-Rideau Ecoregion (Ecoregion 6E). Lake Simcoe-Ecoregion encompasses 6.4% of Ontario (6, 311, 957 ha) of Ontario. The climate is mild and moist, with a mean annual temperature range of 4.9 to 7.8 degrees Celsius. The land cover is/was predominantly cropland, pasture and abandoned fields. Forested areas include deciduous, coniferous and mixed forest types (Crins et al., 2009).

The study area is also within the Great Lakes-St. Lawrence Forest Region. The deciduous trees characterizing this region include sugar maple, beech, red maple, yellow birch, basswood, white ash, large-toothed aspen, red and burr oak, white eastern hemlock, eastern white pine, white spruce and balsam fir are among the coniferous species (Rowe, 1972).

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### 3.1.2 *INDIGENOUS CONTEXT*

Paleoindian period populations were the first to occupy what is now southern Ontario, moving into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years BP. The first Paleoindian period populations to occupy southern Ontario are referred to by archaeologists as Early Paleoindians (Ellis and Deller, 1990).

Early Paleoindian period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism (method of attaching the point to a wooden stick). These Early Paleoindian group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700), and Crowfield (ca. 10,500) (Ellis and Deller, 1990). By approximately 10,400 BP, Paleoindian projectile points transitioned to various unfluted varieties such as Holcombe (ca. 10,300 BP), Hi Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleoindian period groups (Ellis and Deller, 1990). Both Early and Late Paleoindian period populations were highly mobile, participating in the hunting of large game animals. Paleoindian period sites often functioned as small campsites where stone tool production and maintenance occurred (Ellis and Deller, 1990).

Climatic warming, approximately 8,000 BP, was accompanied by the arrival of the deciduous forest in southern Ontario. With this shift in flora came new faunal resources, resulting in a change in cultural adaptations in the region. This change is reflected in new tool-kits and associated subsistence strategies referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is divided into

three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP), and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al. 1990).

The Archaic period is differentiated from earlier Paleoindian populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point morphologies, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks, and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as chisels, adzes (a tool similar to an axe with an arched blade, used for cutting or shaping large pieces of wood), and axes (Ellis et al., 1990). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period, populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more encampments that are seasonal. From spring to fall, the archaeological record shows populations were shifting their settlement patterns on a regular, seasonal basis. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior sites where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis et al. 1990:114). The steady increase in population size and adoption of a localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

The beginning of the Woodland period is identified by archaeologists by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 2,800 to 2,000 BP), the Middle Woodland (approximately 2,000 to 1,200 BP), and the Late Woodland (approximately 1,200 to 350 BP) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 2,900 to 2,500 BP), and the Middlesex Complex (ca. 2,500 to 2,000 BP). During this period, the life ways of Early Woodland populations differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

While evidence of both complexes are present, the Meadowood complex is more prominent within Southern Ontario, and consequently within the study area. It is characterised by Meadowood cache blades, Meadowood side notched points, trapezoidal gorgets and a marked preference for Onondaga chert (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool morphologies (e.g. projectile points, expedient tools) and the increased elaboration of ceramic vessels (Spence et al., 1990). In southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Clair, and the Saugeen Complex throughout the remainder of southern Ontario. These groups can be identified by their use of either dentate or pseudo scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the rudimentary use of maize (corn) horticulture (Warrick, 2000).

The Saugeen Complex lies in south-central Ontario, but is best known for material culture found along the east shores of Lake Huron. Vinette 2 ceramics are characterized by their thick walls, wide necks, coil construction, poorly defined shoulders and conoidal bases. Typically, the majority of the vessel is decorated with pseudo-scallop stamps or dentate impressions, with the latter occurring more frequently at later dates (Spence et al., 1990).

Early contact with European settlers at the end of the Late Woodland period resulted in an extensive change to the traditional lifestyles of most populations inhabiting southern Ontario. Trade with the Europeans led to dependency on European goods and incited conflict between the Indigenous

communities in southern Ontario (Warrick, 2000). Neutral Territory was situated between the Wendat (Huron) territory to the north, and the League of the Haudenosaunee (Five Nations Iroquois) to the south. Their unfortunate placement between these two territories resulted in their disbandment as a distinct nation when the Haudenosaunee began their campaign against the Wendat from 1649-1650. This disbandment was largely a product of intensification of the fur trade, resource scarcity, and European rivalries that carried out by their Indigenous trade partners.

The League of the Haudenosaunee continued their offensive northward to Anishinabek territory where they were faced with fierce opposition by the Mississauga and their allies (Six Nations of the Grand River, 2015). The Mississauga were able to drive the Haudenosaunee back south of Lake Ontario and inhabited the newly vacant territory including the Grand River area. After the American Revolutionary War, Haudenosaunee loyal to the British Crown lost their homes fighting against the newly established American republic. Land around the Grand River was granted to these loyalists through the Haldimand Treaty of 1784. On the 5th February 1798, Col. Joseph Brant, acting for the Six Nations as their legal attorney, sold Block No. 1, comprising 94,305 acres which became known as the Township of Dumfries to Philip Stedman of the Niagara district and Sold Block 2, comprising 94,012 acres which became known as the Township of Waterloo to Richard Beasley, James Wilson, and Jean Baptiste Rosseaux.

Today the study area is located within the traditional territories of the Six Nations (Haudenosaunee), as well as the Mississauga's of the Credit, part of the Anishinaabe peoples, and is within lands included the Crown Grant to the Six Nations. These communities are represented today by Reserve 40, belonging to Six Nations of the Grand River and Reserve 40A, belonging to the Mississaugas of the Credit, both located in Brant County.

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## 3.2 EURO-CANADIAN CONTEXT

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### 3.2.1 WATERLOO COUNTY

In 1788 the Province of Quebec created the first districts to serve administrative needs at the local level – Hesse, Nassau, Mecklenburg and Lunenburg. The study area was in the Nassau District that included as far south as the current Fort Erie and Thunder Bay to the north. After the creation of Upper Canada in 1791, The Nassau District was renamed the Home District. By way of an Act of Parliament in 1798 the Home and Western Districts were realigned with a portion of these districts becoming London and Niagara Districts. The study area remained part of the Home District.

At the turn of the nineteenth century, Crown Land was granted to arriving settlers on conditions, such as the requirement to clear at least 2.02 ha of their lot and the adjacent road allowance as well as to build a house and shingle it within 18 months.

In 1816 the Home District was divided and the majority of what would become Waterloo County was reorganized into the Gore District (Pope, 1877:76). The first settlers of the Gore District were almost exclusively United Empire Loyalists (Pope, 1877: 76). Initially Halton County included the Townships of Beverley, Dumfries, Esquesing, Flamboro West and Flamboro East, Nassagaweya, Nelson and Trafalgar (Pope, 1877:76) and was expanded to include the townships of Guelph, Puslinch, Nassagaweya, Esquesing, Eramosa, Erin and Garafraxa in 1822 (Cumming, 1971:2).

The District of Wellington was created in 1837/1838 and included the counties of Wellington, Waterloo, Grey and parts of Dufferin County (Archives of Ontario, 2011; Wellington County, n.d.). The United Counties of Waterloo, Wellington and Grey was formed in 1852, but only two years later Wellington County became its own entity and consisted of the Townships and Towns of Amarantha, Arthur, Eramosa, Erin, Guelph, Garafraxa, Maryborough, Nichol, Peel, Pilkington, and Puslinch (Wellington County, n.d.).

On February 1841 Wellington District became part of Canada West in the new United Province of Ontario. Only eight years later in 1849, the District system was eliminated. Wellington District was divided into Grey, Wellington, Perth and Waterloo Counties. Waterloo County included the Townships of Waterloo, Woolwich, Wilmot, Wellesley and North Dumfries. Waterloo County was dissolved in 1973 and replaced with the Region of Waterloo.

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### 3.2.2 TOWNSHIP OF NORTH DUMFRIES

Originally united and known simply as Dumfries, the township was split between Waterloo County and Brant County when the District system was eliminated in 1849 creating North and South Dumfries.

European settlement began in North Dumfries with Joseph Brant's sale of Block 1 of the Haldimand Tract to Philip Stedman on February 5, 1798. Stedman died shortly after and the land passed to his sister, Mrs. John Sparkman who sold it to Thomas Clarke of Stamford, Lincoln County. On July 3, 1816 Clarke sold Block 1 to William Dickson who named the area the Township of Dumfries (Smith 1846:48)

At Dickson's request the Deputy Provincial Surveyor Adrian Marlett divided the township into lots. Absalom Shade arrived in 1816 and established a grist mill at the intersection of Mill Creek and the Grand River which was later to become the Town of Galt. By 1818 the population was 1673, and in the 1820s Dickson invited fellow Scotsmen to purchase land. Early Scottish families included the surnames Webster, Rankin, Wyllie and Dalgleish (Janusas, 1988a:31).

The larger settlement areas in the Township were the Towns of Ayr and Galt, and the smaller communities included the towns of Nithvale, Jedburgh, Wrigley's Corners, Branchton, Clyde, Riverview, Greenfield (formerly Greenfield Mills), Reidsville, Black Horse Corners, Roseville, Whistlebare and Orr's Lake (Janusas, 1988a:31).

The Town of Galt was amalgamated to form the City of Cambridge in 1973. In 1973, the Township of North Dumfries' current municipal limits were established.

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### 3.2.3 CITY OF CAMBRIDGE

The City of Cambridge was created in 1973 by the amalgamation of the Towns of Preston, Hespeler and Galt. The study area is located in the former Town of Galt.

#### **Galt**

In 1816, William Dickson, a lawyer from Niagara, purchased land along the Grand River from Thomas Clarke, naming the land Settlement of Dumfries after his birthplace in Dumfries, Scotland (Beers & Co. 1883: 433). He then hired Absalom Shade to develop the area, who in turn founded Shade's Mills. Shade and Dickson had met when Dickson was a prisoner of war during the War of 1812. Shade, a Pennsylvanian, helped manage Dickson's escape from the Americans (Beers & Co., 1883: 434).

Absalom Shade repaired and opened the mill in 1816 and the community grew around it, reaching 163 people in 1817. By 1820 there were also three mills, a distillery and a blacksmith shop. The area was named Galt in 1827 after John Galt the Scottish novelist and Commissioner of the Canada Company (Mika & Mika, 1981).

Dickson commissioned John Telfer to recruit settlers from Scotland and the resulting influx in population during the 1830s was substantial. By 1851 the population had reached 2,213 (Janusas, 1988a:135-139). The arrival of the Galt & Guelph Railway in 1855, later taken over by the Great Western Railway brought additional industrial growth. Galt was incorporated as a Town in 1857, and in 1861 had a population of 3041, a population of 4737 in 1875 and a population of 5000 in 1880.

In 1908 a by-law was passed in favor of purchasing power from Ontario Hydro, ending the reliance on water power. This facilitated new roads and precipitated the automobile industry to locate away from

railway lines and waterways (Janusas 1988a:139-141). Galt was incorporated as a city in 1915 with a population of 11,852 (Bray 2008).

In 1973 the City of Galt and Towns of Preston and Hespeler were amalgamated to form the City of Cambridge. Shortly after amalgamation many of the industrial buildings along the river in the former City of Galt were lost due to remediation efforts that followed the floods of 1974 (Bray, 2008).

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### 3.3 LAND USE HISTORY: 69 AINSLIE STREET SOUTH

Euro-canadian land use for 69 Ainslie Street South, Cambridge was produced using census returns, land registry records, city directories, assessment and/or collector rolls, historical mapping, and other primary and secondary sources, where available. The following land use history was completed during the COVID-19 pandemic when local area archives were closed to the public. Accordingly, research was limited to online resources. This section has generally been divided into periods of property ownership, separated by significant changes in tenure. The subject property is located within part of Lot 8 Concession 11, in the former geographic Township of North Dumfries in the City of Cambridge.

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#### 3.3.1 1784 - 1811

The Township of Dumfries, in which the Town of Galt is situated, was originally part of the lands granted by the British Crown to the Iroquois or 'Six Nation Indians', properly named Haudenosaunee, after the American Revolutionary War (Young, 1880). After the American Revolution (1775–83), the Haudenosaunee lost much of their ancestral homeland in upper New York, an area now formally recognized as American territory. Mohawk leader Thayendanegea (Joseph Brant), and representatives of the Six Nations Confederacy pressured the Crown to provide them with a land grant in Canada to replace the territory that they had lost as a result of the war. Thayendanegea selected the valley of the Grand in 1784, and the governor of Québec, Frederick Haldimand, agreed to Thayendanegea's request and made arrangements for the land grant (Filice, 2016).

Land around the Grand River was granted to these loyalists through the Haldimand Treaty of 1784. From the start, the Haudenosaunee and the British Crown disagreed over the meaning of the Haldimand Proclamation and who held title to the Haldimand Tract (Filice, 2016). The Crown understood the Haldimand Proclamation as prohibiting the Haudenosaunee from leasing or selling the land to anyone but the Crown. In 1791 surveyor Augustus Jones completed a survey of the Haldimand Tract.

By 1796, the Haudenosaunee began selling and leasing land to settlers, despite the Crown's initial objections. Thayendanegea reached a compromise agreement with Simcoe's successor, Peter Russell, whereby the Haudenosaunee could sell and lease the land, so long as they offered it to the Crown first (Filice, 2016). Thayendanegea sold approximately 350,000 acres of land to the Crown, who then distributed it to private owners, according to arrangements made by Thayendanegea. On 5 February 1798, this land was parcelled out in six large blocks to specific purchasers.

On February 5, 1798, Colonel Brant, on behalf of the Six Nations, and acting as their legal attorney, sold to one Philip Stedman of the Niagara district, that portion of their lands known as Block number one, comprising 94,305 acres, and which, by an Act of the Legislature of the Province, became known as the Township of Dumfries (Young, 1880). The stipulated price was £8,841.

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#### 3.3.2 1811 - 1878

Shortly after his purchase of Block No. 1, Phillip Stedman passed away and his sister, Susannah Stackman, inherited the property (Capron, 1866). In 1811 she sold the property to the Honourable Thomas Clarke, who was, in 1816, unable to continue payments. In 1816 the land was bought by Honourable William Dickson for £24,000 pounds.

William Dickson, who immigrated to Niagara from Dumfries, Scotland in 1792, intended to use the land to build a settlement community. He hired Absalom Shade, a carpenter from Upstate New York to help him establish the community, including surveying the land, building mills, and building bridges. (Waterloo Region Generations, n.d.). In payment for his services, William Dickson transferred a substantial amount of land to Absalom Shade, including the subject property. Shade was born c. 1793 in Wyoming County, Pennsylvania and trained as a carpenter in Buffalo, N.Y., until 1816. In that year he submitted a tender for the contract to build a court house and jail at Niagara-on-the-Lake, Upper Canada. Although Shade's tender was rejected, he impressed William Dickson, who was overseeing the tender as a member of the Legislative Council.

When Shade arrived in Dumfries Township he owned \$100 and a chest of carpenter's tools. He soon amassed a large fortune. Due to his friendship with Dickson, he enjoyed a monopoly over a wide spectrum of business activities (Waterloo Region Generations, n.d.). With Dickson's financial backing, Shade built up a large credit business at his store, where he charged a mark-up of 50 to 100 per cent on credit sales. When Dickson built the "Dumfries Mill" in 1818, Shade became its manager. In 1820 Shade built a distillery adjacent to this mill and operated both businesses.

Dickson's successful campaigns to recruit settlers in Scotland and the United States resulted in an influx of people to the area (Waterloo Region Generations, n.d.). As the population grew Shade's many businesses flourished. In 1824, he erected a large general store and grain handling depot on the banks of the Grand River. In 1827 when a post office was established at Shade's Mills, the village was renamed Galt. Shade became the postmaster and retained that position for 25 years.

As Shade's fortunes grew and his business interests broadened, he became associated with the Hamilton business community through the founding of the Gore Bank in 1835. In 1852, in company with his Hamilton associates, he became an incorporator and shareholder in the Galt and Guelph Railway. He was also an active promoter of both the Preston and Berlin Railway and the Berlin and Stratford Gravel Road Company (Waterloo Region Generations, n.d.).

During the rebellion of 1837 he acted on the local Commission of the Peace to examine suspected rebels and helped organize a detachment of militia for service on the Niagara frontier (Waterloo Region Generations, n.d.). After local government was organized in Dumfries Township in 1819, Shade frequently served as chairman of the township meetings, as well as holding such offices as pound keeper and assessor. In 1828 he was named a magistrate for Gore District and ably represented Dumfries' interests at the Gore District quarter sessions. When elective municipal government was established in 1841, Shade was elected a township councillor, and in 1852 was elected as the second reeve of the newly incorporated village of Galt. After his tenure as reeve he retired from public life and devoted his time to managing his estate and numerous local charities. He died in 1862 after a short illness.

In the *Map of the Town of Galt, County of Waterloo* (1867) (Figure 4) the subject property is identified as being owned by the Estate of Absalom Shade. There are no structures indicated on the subject property.

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### 3.3.3 1878 -1899

According to the Jubilee Souvenir of Galt (1897) a mill structure was built on the subject property in 1878 by a "Glasgow firm". The name of this firm cannot be confirmed, however, the 1884-1885 Waterloo County Gazetteer and City Directory indicated that the mill property, known as the Stockwell Steam Mill, was owned by A. Hume and Co. The mill contained six sets of rollers and six suns of milling stones, capable of producing 250 barrels of flour a day. Alexander Hume was the son of Gavin Hume, who ran the Dumfries Mill in Galt between 1859 and 1884. Alexander was born in Galt in 1855.

In 1886 the subject property was sold to Thomas Todd, Martin Todd and John Scott, who ran the mill as The Todd Milling Company. According to Industries of Canada Historical and Commercial Sketches Hamilton and Environs (1886) they "*entirely overhauled the building, and took out all the old machinery and runs of stone, and entirely refitted it*". In 1886 the property included "*a substantially-built structure of stone, five stories in height, with basement, engine and boiler house; also a large store house for grain,*

*fitted up with nine large hopper bins...*" The capacity of the mill was 350 barrels per day. The head miller was Mr. Anthony Marshall, who was previously responsible for a flour mill in Blenheim, Ontario. According to the Jubilee Souvenir of Galt (1897) "Mr. Thos. Todd is president of the Street Railway and Mr. John Scott is one of the largest and most extensive cattle exporters in Canada."

An 1886 illustration of the subject property (Figure 2) consists of a six-storey milling building with a large smoke stack. The illustration places the Grand Trunk Railway line at the side of the property, along Bruce Street, as opposed to the rear of the property.



**Figure 2: Todd's Milling Company Galt, Industries of Canada Historical and Commercial Sketches Hamilton and Environs 1886**

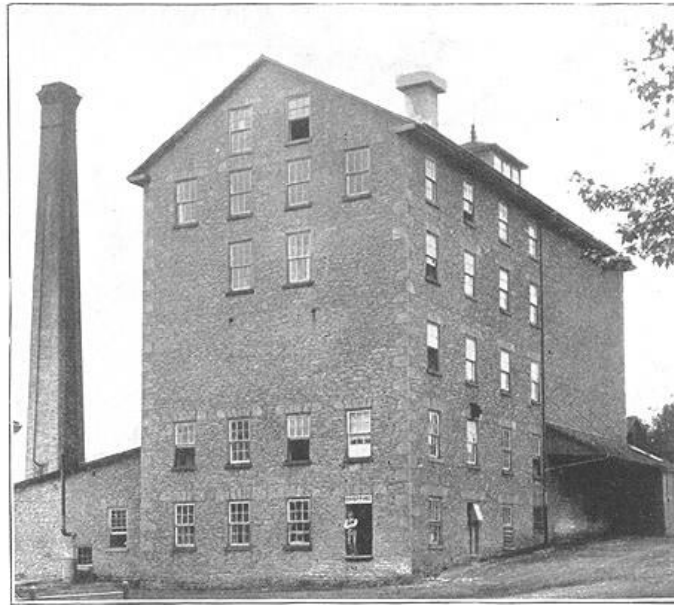
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### 3.3.4 1899 – 1910

According to the Abstract Index for the subject property, Thomas Todd, Martin Todd and John Scott sold the property to Goldie Milling Company in 1899. The Goldie family was a prominent industrial family in the Grand River valley in the nineteenth century. The Goldie Milling Company was owned by James Goldie. Born in Ayrshire, Scotland in 1824, James Goldie emigrated to the United States as a young man with his family in 1842. In Paterson, New Jersey, he was the manager of a small paper mill. Later James Goldie moved to Utica, New York, where he went into the flour and lumber business as part of a partnership, processing grain and logs brought to the city by way of the Erie Canal (Fear, 2013).

James Goldie moved to Canada in 1860. He settled in Guelph and built the Speed Valley Mill. In 1866, after fire destroyed the People's Mills, he bought the ruins and rebuilt the facility into a modern and efficient operation. He continued this pattern of purchasing and re-equipping mills several times. By 1880, James Goldie was one of the leaders of the milling industry in Ontario. His firm shipped flour to the Maritimes and overseas. Goldie served as president of the Canadian Millers Association and was one of the organizers of the Millers and Manufacturers Insurance Company.

A 1902 photograph of the subject mill structure appears to reflect the 1886 drawing, as a six-storey stone building, with smoke stack (Figure 3). In the 1904 Fire Insurance Plan for Galt, Ontario, the subject property includes two structures, a large stone mill structure to the rear of the property, and a smaller brick office building to the front of the property (Figure 4).



STOCKWELL MILL, GALT.

**Figure 3: Stockwell Mill, Galt Picturesque and Industrial Galt, Jaffray Bros., 1902**

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### 3.3.5 1910 – 1922

According to the Abstract Index for the subject property, the Goldie Milling Company sold the property to the Canadian Cereal and Milling Company on May 28<sup>th</sup>, 1910. The Canadian Cereal and Milling Company was organized on Bay Street, Toronto in 1909. The firm intended to consolidate the small-town milling industry in southern Ontario, and it began to do so in 1910, acquiring, in short order, mills in London, Ayr, Fergus, Galt, Owen Sound, and other towns through out the province. During the first decade of the 20th century Canadian business experienced a period of consolidation, where large established firms purchased competitors to limit competition. New conglomerates, often established by stock brokers, were also established to buy up small businesses in one industry or another. Such new firms were typically over-capitalized, and their owners hoped to profit from the sale of capital stock rather than the products of the firms (Thorning, n.d.).

The Canadian Cereal and Milling Company offered substantial buy-out prices to small family millers, many of whom were the second and third generation of their families in the business. Many of the millers accepted stock in the new company, rather than cash. In most cases they remained as local managers of the mills. The Canadian Cereal and Milling Company turned out to be a losing prospect for most of these small investors, and was ultimately short-lived.

On the 1916 Department of Militia and Defense topographic map (Figure 7) the subject property is identified as being within the downtown urban core of Galt. No structure is identified on the map in the current location of the subject property and CPR line appears to the rear of the property.

According to the Abstract Index for the subject property, the Trustees of Canadian Cereal sold the property to Frederick K Warren on February 27<sup>th</sup>, 1922. A review of archival documents, including census

records, City Directories, birth, marriage and death records did not uncover any additional information regarding Frederick K Warren.

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### 3.3.6 1922 – 1966

According to the Abstract Index for the subject property, Frederick K Warren sold the property to The Galt Flour Mills Limited on June 1<sup>st</sup>, 1922. Four years later, The Galt Flour Mills Limited sold the property to The Standard Milling Company of Canada Ltd on August 16<sup>th</sup>, 1926. According to the Abstract Index for the subject property, Standard Milling Company of Canada Ltd sold the property back to The Galt Flour Mills Limited on October 22<sup>nd</sup>, 1930. Then The Galt Flour Mills Limited sold the property to Hecker H-O Company of Canada Ltd on March 31, 1931.

On the 1938 Department of Militia and Defense topographic map (Figure 8) the subject property is identified as being within the downtown urban core of Galt. A structure is identified on the map, in the location of the subject property. The CPR line still appears to the rear of the property.

According to the Abstract Index for the subject property, Hecker H-O Company of Canada Ltd sold the property to Gerard Phenix on December 23<sup>rd</sup>, 1943. Gerard Phenix sold the property to Theodore Phenix on June 12<sup>th</sup>, 1944. Then, Theodore Phenix sold the property to Phenix Milling Corp Limited on November 13<sup>th</sup>, 1944. The Phenix Milling Corp Limited also had mills in Montreal and Upton, Quebec. Three Phenix family members worked in Galt, Gerard, Theodore and Roland Phenix (Fear, 2012). On the 1954 Aerial Imagery (Figure 9) and the 1968 Department of Energy, Mines, and Resources topographic map (Figure 10), the subject property is identified as being within the downtown urban core of Galt.

On October 9<sup>th</sup>, 1963 a Material Copy of Letters Patent was filed by Phenix Milling Corp Limited to change the firm's name to Grand River Milling Ltd. Roland Phenix was in charge until the mill closed in 1964.



**Figure 4: Photograph of Phenix Milling Corp Limited, 1947**

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### 3.3.7 1966 - PRESENT

According to the Abstract Index for the subject property, Grand River Milling Ltd. sold the property to Turnbull Fuel and Building Supply Limited on March 10<sup>th</sup>, 1966. City directories from this period indicate commercial businesses at this location include: Ok Used Auto Sales, Barlow's Cartage and Storage, Galt Plumbing and Miracle Water, Quinian Produce, and Cambridge Produce.

According to the Abstract Index for the subject property, Turnbull Fuel and Building Supply Limited sold the property to Dobos Enterprises Ltd. on September 13<sup>th</sup>, 1977. City directories from this period indicate a bowling alley and commercial businesses at this location called Dickson Bowl as well as Pete's Corner Flea Market, Dr. Junk, and Bateman Service and Auto Sales.

According to the Abstract Index for the subject property, Dobos Enterprises Ltd. sold the property to 2538139 Ontario Limited on October 3<sup>rd</sup>, 2016. On October 22<sup>nd</sup>, 2019, Ontario Superior Court of Justice Commercial List transferred the property to the current owner, 2699380 Ontario Limited, by APL Court Order.

# 4 EXISTING CONDITIONS

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## 4.1 DESCRIPTION OF STUDY AREA AND LANDSCAPE CONTEXT

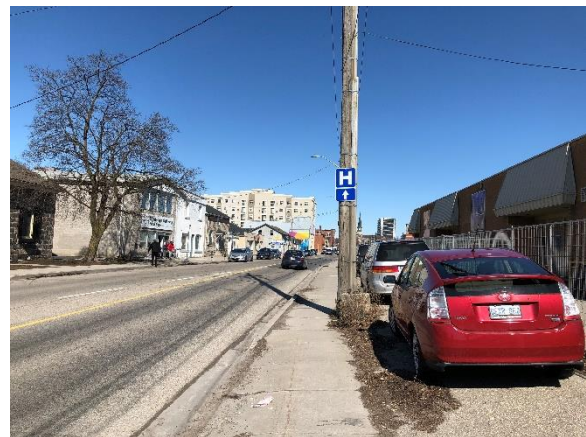
The following descriptions of the subject property are based on a site visit conducted on Tuesday March 3<sup>rd</sup>, 2020 by Lauren Walker, Cultural Heritage Specialist. Observations have been made from the public-right-of-way. Access to the interior of the property and building was not provided.

The property at 69 Ainslie Street South is located in the City of Cambridge, Waterloo Region, Ontario. The study area consists of the property's legal boundaries. Ainslie Street consists of a two lane-divided urban road with turning lanes, and sidewalks in either direction (Image 1, 2). Ainslie Street South runs north to south diagonally through downtown Galt, between the former rail line and the Grand River. The property is located south of the former route of Mill Creek (Figure 2).

The area surrounding the property consists of one- to two-storey nineteenth-century residential and commercial properties, with few street trees. Above ground powerlines line the street. The property backs onto Wellington South, which was originally the location of the Great Western Railway line.



**Image 1: Views of Ainslie Street, looking south from Bruce Street intersection**



**Image 2: Views of Ainslie Street, looking north from Bruce Street intersection**

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## 4.2 ARCHITECTURAL DESCRIPTION

The subject property contains a one storey hipped roof, brick former office structure, a long red brick rear addition, and the ruins of a former flour mill. The mill building was constructed as six storey, stone steam mill structure built circa 1878 (Region of Waterloo – MPAC) at the edge of urban Galt. The buildings are vacant and boarded up, and security fencing has been installed around the property.

### 4.2.1 AINSLIE STREET SOUTH (FRONT) ELEVATION

The front elevation of the office building along Ainslie Street South (Images 3, 4) consists of a one storey hipped roof vernacular cottage with a painted brick elevation. This component of the mill complex fronts onto Ainslie Street. The elevation consists of three windows, all of which have been boarded up. A red

brick chimney is visible through the hipped roof. The soffit and fascia are comprised of wood. The elevation is obscured by extensive vines growing on the exterior of the building. The foundation has been parged with concrete.

The front elevation of the mill building has been largely demolished and is not visible on the property.



**Image 3: Front elevation, 69 Ainslie Street South, Cambridge, ON.**



**Image 4: Front and south side elevation, 69 Ainslie Street South, Cambridge, ON.**

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#### **4.2.2 REAR ELEVATION**

The original rear elevation has largely been demolished, what remains consists of the interior of the first storey of the former mill building (Image 5-8). It consists of a limestone interior foundation, with four window openings which have been boarded up, and a shallow rear gable wood roof. This wall comprises the rear wall of the single storey rear addition which formerly connected the office building to the mill building. The original rear elevation of the mill building has been largely demolished except for its foundation and the former mill footprint has been paved with asphalt paving (Image 9).



**Image 5: Looking west towards the remains of the interior of the first storey of the former mill building at 69 Ainslie Street South from street.**



**Image 6: Looking northwest towards the remains of the rear elevation of 69 Ainslie Street South from street.**



**Image 7: Looking west towards the remains of the interior of the first storey of the former mill building at 69 Ainslie Street South from the street.**



**Image 8: Detail looking northwest towards the remains of the interior of the former mill building at 69 Ainslie Street South from the street.**



**Image 9: View of the former mill footprint paved in asphalt.**

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### ***4.2.3 BRUCE STREET (SOUTH SIDE) ELEVATION***

The south side elevation along Bruce Street (Image 10-13) consists of the one storey hipped roof office building and the one storey rear addition, which formerly connected the office to the mill building.

The hipped roof office building appears to front onto Bruce Street. It consists of a symmetrical façade with a central entranceway, which protrudes from the front elevation with an enclosed entranceway, with a wood classical revival pediment with cornice returns (Image 12). A single window opening flanks either side of the entranceway, which have both been boarded up. The brick has been painted and the foundation has been parged.

The single storey rear addition consists of a very shallow gable roof. The brick has been partially painted and is red where exposed (Image 13). The rear addition side elevation consists of four window openings, which have been boarded up, and two wide industrial access doors which have also been boarded up.



**Image 10: View of the south side elevation, 69 Ainslie Street South, looking north.**



**Image 11: Detail view window opening on the south side elevation, 69 Ainslie Street South, looking north.**



**Image 12: Detail view window opening and cornice return on the south side elevation, 69 Ainslie Street South, looking northeast.**



**Image 13: View of the south side elevation, 69 Ainslie Street South, looking north.**

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#### **4.2.4 NORTH SIDE ELEVATION**

The north side elevation (Image 14-15) consists of the one storey hipped roof office building and the one storey rear addition, which formerly connected the office to the mill building.

The hipped roof office building side elevation consists of two window openings, which have both been boarded up. The brick has been painted and the foundation has been parged. The connection between the hipped roof building and rear addition appears to have a boomtown front.

The single storey rear addition consists of a very shallow gable roof. The brick has been partially painted and is red where exposed. The rear addition side elevation consists of four window openings, which have been boarded up, and two wide industrial access doors which have also been boarded up, mirroring the south side elevation.



**Image 14: View of the north side elevation, looking south.**



**Image 15: View of the side gable, looking southeast.**

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#### **4.2.5 BOWLING ALLEY**

A square footprint building, formerly a bowling alley is located on north end of the subject property. It is a single storey tall with a flat roof. The front elevation faces Ainslie Street South, is clad in a brown-brick and has three entrances protected by awnings. The side elevations have no window openings are finished with brown brick near the front of the building and concrete block towards the rear.

# 5 CULTURAL HERITAGE EVALUATION

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## 5.1 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the city, and to determine if the property “is a rare, unique, representative or early example of a style, type, expression, material or construction method” as described in O. Reg. 9/06.

Comparative examples were drawn from Part IV and Part V designated properties along with Listed properties within the City of Cambridge. Mill buildings were selected from this data set, with a preference for buildings of similar age, style, typology and material.

Five comparable properties with cultural heritage status were identified. However, this sample does not represent all available properties, and is rather intended to be representative (Table 2).

Of these buildings, all are stone mill buildings, with one building limited to a stone foundation. The buildings all display similar design elements and architectural features as the former mill at 69 Ainslie Street South, such as the symmetrical façade, and simple unornamented design. The buildings all have been built between the 1830s and 1870s. All are of a simple Georgian industrial design.

This comparative analysis suggests that the subject property is not an early or rare example of a stone Mill building in the City of Cambridge, and that this style is well represented on the heritage inventory. Due to the fact that 69 Ainslie Street South is a ruin, the subject property is not a representative example of this style or typology.

**Table 2 - Comparative analysis of Part IV or Part V properties of a similar age, style and/or typography**

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
4 Park Hill Road West	Listed on the Cambridge Heritage Register		1844	Limestone	Three-and-a-half storey limestone mill. The original wooden building was constructed in 1842 by Robert Dickson. The dam provided enough power for a flourmill, sawmill and a wool factory. Soon after the wooden buildings were constructed, they were destroyed by fire, and in 1844, these buildings were replaced by the existing building, a limestone gristmill.
927 King Street East	Designated Part IV		Circa 1839	Limestone	Three-storey Georgian style limestone grist mill. Constructed by Jacob Hespeler and converted into a carriage works in 1875.
91 Old Mill Road	Designated Part V		Foundation 1846; Upper levels c.1932	Limestone foundation, steel cladding.	Two-storey grist mill, within the Blair Village HCD, known as the Carlisle Mill.

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
1740 Blair Road	Designated Part IV		Circa 1874	Limestone	One-storey limestone sawmill, former hydro plant, known as the Henry Bechtel Sawmill in the Blair Village HCD.
19 Guelph Avenue	Listed on the Cambridge Heritage Register		1847-61	Limestone	Hespeler Mills limestone mill building complex, including four storey limestone mill and two-and-a half storey stone outbuilding.

## 5.2 ONTARIO REGULATION 9/06 EVALUATION

O. Reg. 9/06 of the OHA provides criteria for determining whether a property has cultural heritage value or interest. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA. Table 3 presents the evaluation of the subject property using O. Reg. 9/06.

**Table 3 – Ontario Regulation 9/06 Evaluation**

CATEGORY	CRITERIA	Y/N	COMMENTS
<b>Design/Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	N	The subject property consists of a former mill complex, including the ruins of an industrial stone mill building built circa 1878, a hipped roof office building and a single storey addition which used to connect the office to the mill building. The comparative analysis suggests that the subject property is not an early or rare example of an industrial stone mill complex in the City of Cambridge. Due to the fact that 69 Ainslie Street South is a ruin, the subject property is not a representative example of this style or typology. Therefore, the property does not meet this criterion.
	Displays a high degree of craftsmanship or artistic merit	N	The property consists of a former mill complex, including the ruins of an industrial stone mill building built circa 1878, a hipped roof office building and a single storey addition which used to connect the office to the mill building. The building is constructed using era typical methods, and due to the condition of the building does not display a high degree of craftsmanship. Therefore, the property does not meet this criterion.
	Demonstrates a high degree of technical or scientific achievement	N	The building does not reflect a high degree of technical or scientific achievement. Therefore, the property does not meet this criterion.
<b>Historical/Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Y	The mill structure was built on the subject property in 1878 by a “Glasgow firm” and was known as the Stockwell Steam Mill. The subject property operated as a mill from 1878 to 1966, supporting the farming industry in the Cambridge area. The property is associated with the Goldie Family, a prominent Cambridge-area industrialist family. Therefore, the property meets this criterion.

	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The building has not been associated with any notable communities or cultures, and is not known to potentially yield information regarding its neighborhood community context. Therefore, the property does not meet this criterion.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The building is not associated with a known architect, artist, builder, designer or theorist, and therefore the property does not meet this criterion.
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area	N	While the remnant mill complex is consistent with the one- to two- storey nineteenth-century residential and commercial character of Ainslie Street South, it is not important in defining or maintaining this character. Therefore, the property does not meet this criterion.
	Is physically, functionally, visually or historically linked to its surroundings	N	While the subject building is located within its historical context, due to the complex being a ruin, it is not significantly physically, functionally, visually or historically linked to the surrounding Ainslie Street South and Bruce Street. Therefore, the property does not meet this criterion.
	Is it a landmark	N	The building has not been identified as a landmark. No significant views into the property distinguish the building as a notable or distinct property. Therefore, the property does not meet this criterion.

## 5.3 EVALUATION UNDER THE CITY OF CAMBRIDGE'S CRITERIA

Under Section 4.4(1) of the City of Cambridge's Official Plan, the City adopted specific own evaluation criteria to determine whether a property has cultural heritage value or interest. If a property satisfies at least two of the criteria it shall be considered to have cultural heritage value or interest. Table 4 identifies how the subject property is evaluated in accordance with the City's criteria.

**Table 4 – Evaluation under the City of Cambridge's Criteria for Cultural Heritage Value or Interest**

CRITERIA	Y/N	COMMENTS
i) it dates from an early period in the development of the city's communities;	Y	The mill structure was built on the subject property in 1878 by a "Glasgow firm" and was known as the Stockwell Steam Mill. The subject property was in use as a mill from 1878 to 1966, supporting the Cambridge area farming industry. Therefore, the property meets this criterion.
ii) it is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and is well preserved or may be rehabilitated;	N	The subject mill complex is not associated with the design of any architect, builder or designer. Therefore, the property does not meet this criterion.
iii) it is associated with a person who is recognized as having made an important contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;	Y	The property is associated with the Goldie Family, a prominent Cambridge-area industrialist family. Therefore, the property meets this criterion.
iv) it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;	N	The subject property is not associated with any recognized historic event. Therefore, the property does not meet this criterion.
v) it is a representative example and illustration of the city's social, cultural, political, economic or technological development history;	Y	The subject property represents the milling industry in the City of Cambridge. Therefore, the property meets this criterion.

vi) it is a representative example of a method of construction now rarely used;	Y	The milling complex is a ruin of a stone industrial vernacular construction, typical for its era, but one that is no longer used to construct contemporary buildings. Therefore, the property meets this criterion.
vii) it is a representative example of its architectural style or period of building;	N	The milling complex does not appear to demonstrate a specific architectural style, and is of vernacular industrial design. Therefore, the property does not meet this criterion.
viii) it is a representative example of architectural design;	N	The milling complex on the subject property is not known to be of a specific architectural style, and as a ruin, does not represent its typology. Therefore, the property does not meet this criterion.
ix) it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;	N	While the milling complex is consistent with the one- to two-storey nineteenth century residential and commercial character of Ainslie Street South, it is not important in defining or maintaining this character. Therefore, the property does not meet this criterion.
x) it is generally recognized as an important landmark;	N	The subject property is not known as a landmark. Therefore, the property does not meet this criterion.
xi) it is a representative example of outstanding interior design; or	N	The subject property is not considered an outstanding example of interior design. Therefore, the property does not meet this criterion.
xii) it is an example of a rare or otherwise important feature of good urban design or streetscaping.	N	The subject property is not considered a rare or important feature of good urban design or streetscaping. Therefore, the property does not meet this criterion.

## 5.4 DISCUSSION OF INTEGRITY

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MHSTCI2006), “*Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*” The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building, or the overall condition of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by a qualified heritage engineer, building scientist, or architect.

The subject property retains a vernacular industrial stone milling complex built circa 1878. The milling complex built form is in a state of significant deterioration and has been identified by the City of Cambridge as derelict. The stone building is largely gone except for part of its basement and a portion of the first-floor walls. The remaining buildings have been boarded, secured, and fenced off. Due to this deteriorated state, very few heritage attributes that effectively communicate the cultural heritage value or interest of the site remain. While the office building constructed before 1904 and the brick portion of the mill remain largely unaltered, the milling complex as it exists today has been significantly altered and

does not fully represent its milling history between 1878 to 1966. The integrity of the site has been compromised due to this derelict condition, however, the remnant landscape still retains some CHVI.

# 6 CONCLUSIONS

Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 and the City of Cambridge criteria identified in their official plan, the property at 69 Ainslie Street South was found to have historical or associative value as a former mill complex built in 1878, which operated as a mill from 1878 to 1966, supporting the Cambridge area farming industry. The property is also associated with the Goldie Family, a prominent Cambridge-area industrialist family.

However, due to the deteriorated state of the built form, any heritage attributes that would have effectively communicated the cultural heritage value or interest of the site have been lost. The milling complex as it exists today has been significantly altered and does not represent its milling history between 1878 to 1966. The integrity of the site has been compromised due to the derelict condition of the associated milling complex, and few heritage attributes remain which represent or support the cultural heritage value or interest. However, the remnant landscape still retains some CHVI, and accordingly, a Statement of Cultural Heritage Value or Interest and list of heritage attributes has been prepared for these remaining elements.

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## 6.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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### 6.1.1 DESCRIPTION OF PROPERTY

The property at 69 Ainslie Street South, located in the City of Cambridge, Waterloo Region, Ontario, consists of a former stone milling complex, built circa 1878. The subject property contains a one storey hipped roof, brick former office structure, a long red brick rear addition, and the ruins of a former flour mill. The mill building was constructed as six storey, stone steam mill structure built circa 1878 at the edge of urban Galt.

Ainslie Street consists of a two lane-divided urban road with turning lanes, and sidewalks in either direction. Ainslie Street South runs north to south diagonally through downtown Galt, between the former rail line and the Grand River. The property is located south of the former route of Mill Creek. The area surrounding the property consists of one- to two-storey nineteenth-century residential and commercial properties, with few street trees. Above ground powerlines line the street. The property backs onto Wellington South which was originally the location of the Great Western Railway line.

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### 6.1.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has historical/contextual value through its direct associations with the milling industry of Galt. The mill structure was built on the subject property in 1878 by a “Glasgow firm” and was known as the Stockwell Steam Mill.

The subject property operated as a mill from 1878 to 1966, supporting the farming industry in the Cambridge area. In 1884-1885 the mill property was known as the Stockwell Steam Mill and was owned by A. Hume and Co. The mill contained six sets of rollers and six suns of milling stones, capable of producing 250 barrels of flour a day. In 1886 the subject property was sold to Thomas Todd, Martin Todd and John Scott, who ran the mill as The Todd Milling Company. The property was then sold to Goldie Milling Company in 1899. The Goldie Milling Company sold the property to the Canadian Cereal and Milling Company in 1910.

The Canadian Cereal and Milling Company was organized on Bay Street, Toronto in 1909. The firm consolidated the small-town milling industry in southern Ontario by acquiring mills in London, Ayr, Fergus, Galt, Owen Sound. The property was sold to the Galt Flour Mills Limited on 1922. Four years later, The Galt Flour Mills Limited sold the property to Hecker H-O Company of Canada Ltd. Then, in 1944 the property was sold to the Phenix Milling Corp Limited. The Phenix Milling Corp Limited also had mills in Montreal and Upton, Quebec. Three Phenix family members worked in Galt, Gerard, Theodore and Roland Phenix. The Phenix Milling Corp Limited changed the mills name to Grand River Milling Ltd in 1963, until the mill closed in 1964.

The property is also associated with the Goldie Family, a prominent Cambridge-area industrialist family in the Grand River valley in the nineteenth century. The Goldie Milling Company was owned by James Goldie, who moved to Canada in 1860. He settled in Guelph and built the Speed Valley Mill. In 1866, after fire destroyed the People's Mills, he bought the ruins and rebuilt the facility into a modern and efficient operation. He continued this pattern of purchasing and re-equipping mills several times. By 1880, James Goldie was one of the leaders of the milling industry in Ontario. His firm shipped flour to the Maritimes and overseas. Goldie served as president of the Canadian Millers Association and was one of the organizers of the Millers and Manufacturers Insurance Company.

The property also has value according to City of Cambridge's Criteria for Cultural Heritage Value or Interest under Section 4.4(1) of the City of Cambridge's Official Plan, through its associations with the Goldie family, a prominent Cambridge-area industrialist family and as a representation of the milling industry in the City of Cambridge. The milling complex is a ruin of a stone industrial vernacular construction, typical for its era, but one that is no longer used to construct contemporary buildings.

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### ***6.1.3 DESCRIPTION OF HERITAGE ATTRIBUTES***

The heritage attributes that reflect the cultural heritage value or interest of 69 Ainslie Street South, Cambridge, include:

- Scale and massing of the nineteenth century stone industrial milling complex, including the remnant building envelope and footprint; and
- Stone mill foundation.

# 7 RECOMMENDATIONS

The property at 69 Ainslie Street South consists of a former stone industrial vernacular milling complex built in 1878. Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 it was determined that 69 Ainslie Street South does retain cultural heritage value or interest. Accordingly, a Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design.

The completion of this study has resulted in the following recommendations:

- 1 The property at 69 Ainslie Street South was determined to have cultural heritage value or interest. A Heritage Impact Assessment (HIA) should be completed prior to the completion of detailed design.

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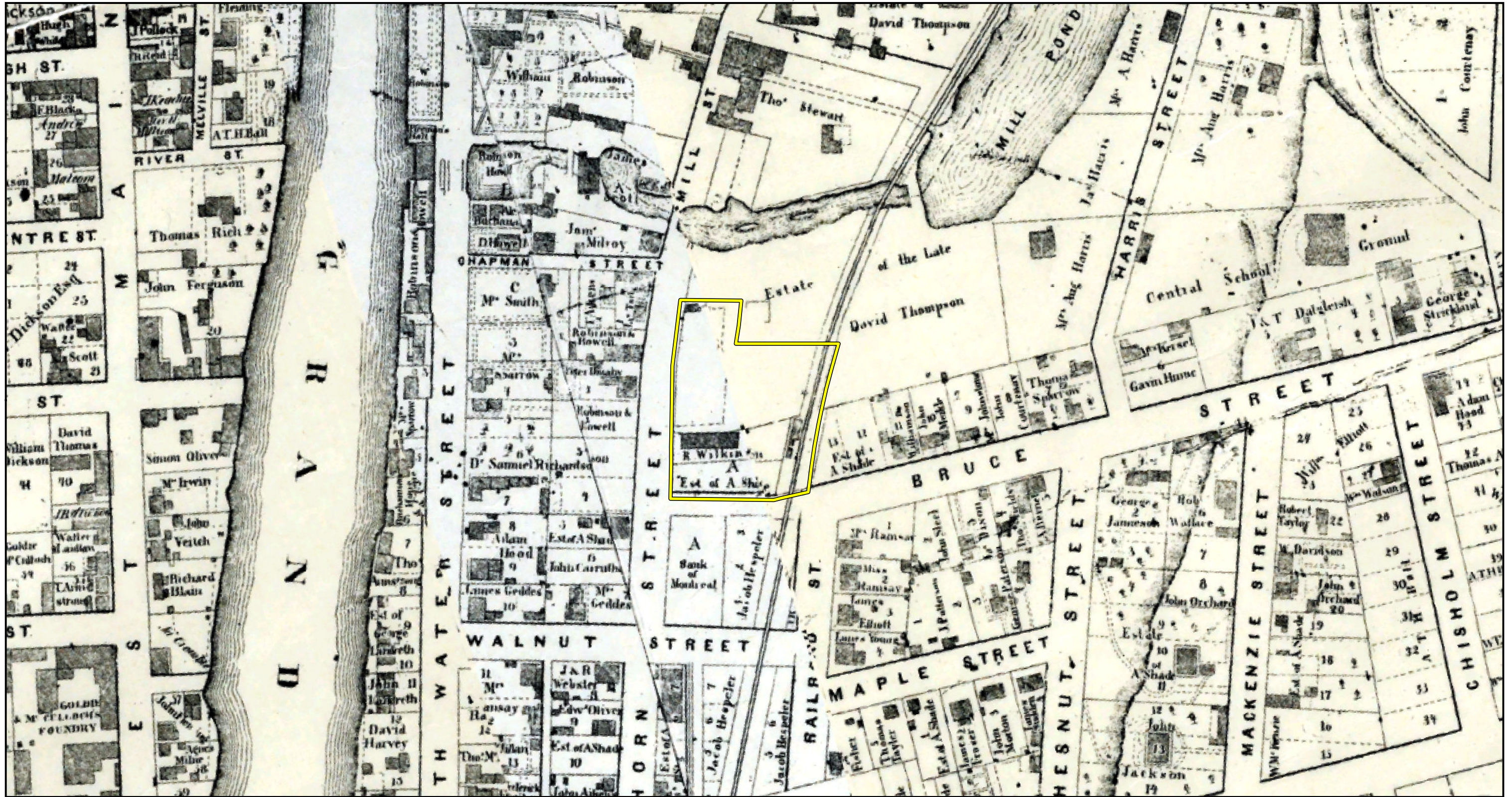
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# APPENDIX

## A HISTORICAL MAPPING





**LEGEND**

 Study Area

TITLE:

FIGURE 2: 1867 HISTORICAL MAPPING

SCALE:

1:2,000

PROJECT NO:

161-07859-01

DATE:

MAY 2020

DRAWN BY:

AST

CLIENT:

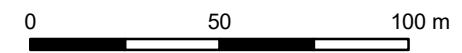
REGIONAL MUNICIPALITY OF WATERLOO

PROJECT:

69 AINSLIE STREET SOUTH CHER


CREDITS:

TOWN OF GALT, COUNTY OF WATERLOO (JAMES POLLOCK, 1867)  
UNIVERSITY OF WATERLOO GEOSPATIAL CENTRE





**LEGEND**

 Study Area

TITLE: FIGURE 3: 1881 HISTORICAL MAPPING	SCALE: 1:7,500	PROJECT NO: 161-07859-01	DATE: MAY 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 69 AINSLIE STREET SOUTH CHER		CREDITS: TOWNSHIP OF WATERLOO FROM THE ILLUSTRATED ATLAS OF THE COUNTY OF WATERLOO (H. PARSELL & CO., 1881)	
0 200 400 m		N	



**LEGEND**  
 Study Area

TITLE:  
 FIGURE 4: 1885 REVISED 1904 FIRE INSURANCE PLAN, GALT


PROJECT:  
 69 AINSLIE STREET SOUTH CHER

0 25 50 m

SCALE: 1:1,000	PROJECT NO: 161-07859-01	DATE: MAY 2020
DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
CREDITS: UNDERWRITERS SURVEY BUREAU LIMITED, RETRIEVED FROM MILLCREEKGALT.CA		



**LEGEND**

 Study Area

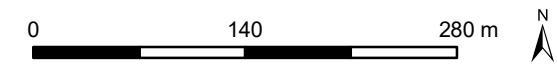
TITLE:  
FIGURE 5: 1916 TOPOGRAPHIC MAP, GALT

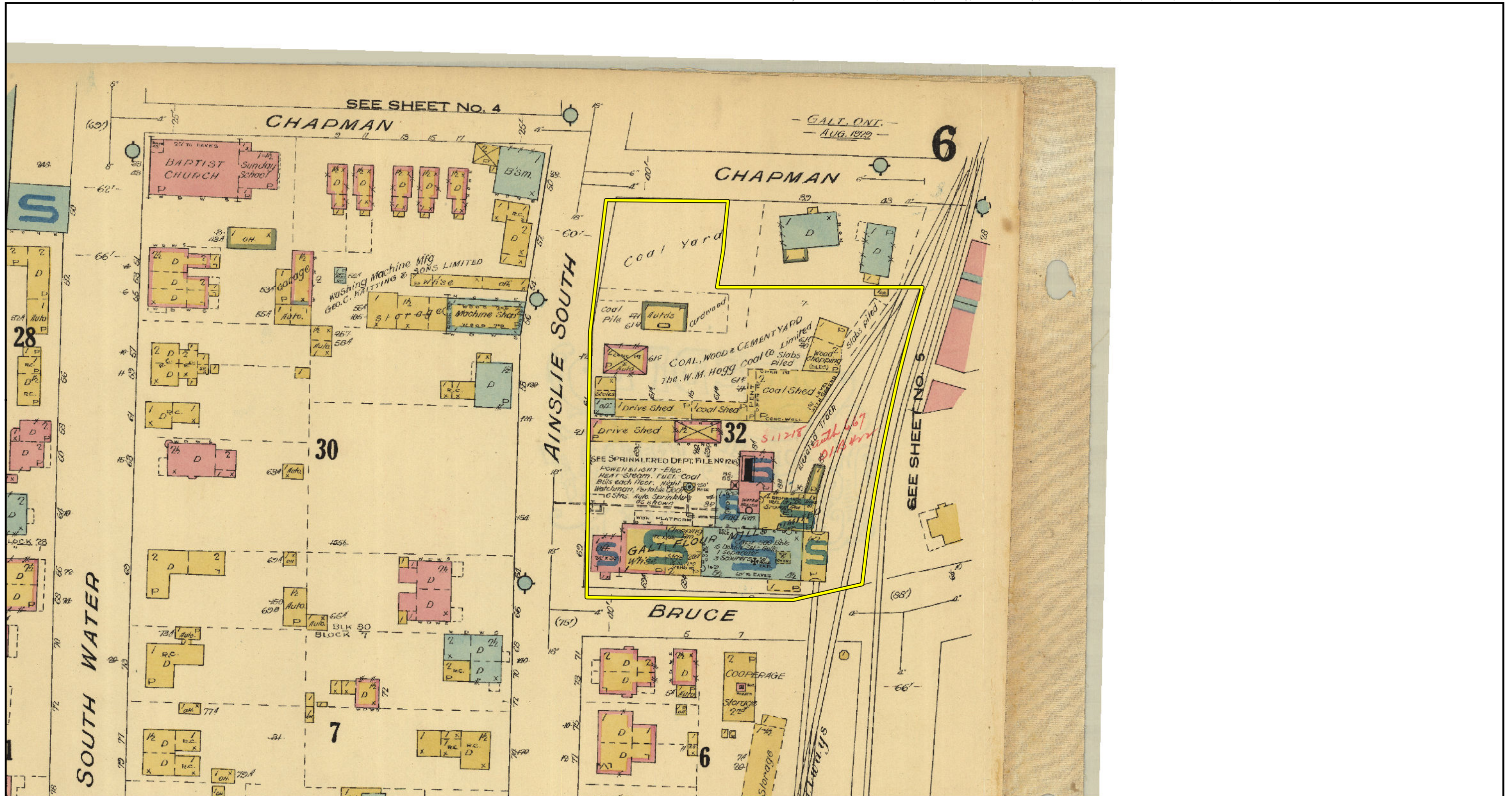
SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MAY 2020
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DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO
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PROJECT:  
69 AINSLIE STREET SOUTH CHER

CREDITS:  
DEPARTMENT OF MILITIA AND  
DEFENCE 1916, SHEET 040P08  
ONTARIO COUNCIL OF UNIVERSITY  
LIBRARIES






**LEGEND**

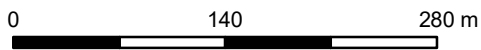

Study Area

TITLE: <b>FIGURE 6: 1929 FIRE INSURANCE PLAN, GALT</b>	SCALE: 1:1,000	PROJECT NO: 161-07859-01	DATE: MAY 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT:  <b>69 AINSLIE STREET SOUTH CHER</b>	CREDITS:  <b>UNDERWRITERS SURVEY BUREAU LIMITED, SHEET 06, UNIVERSITY OF MCMASTER LIBRARY</b>		
0  50 m		N	




**LEGEND**


 Study Area

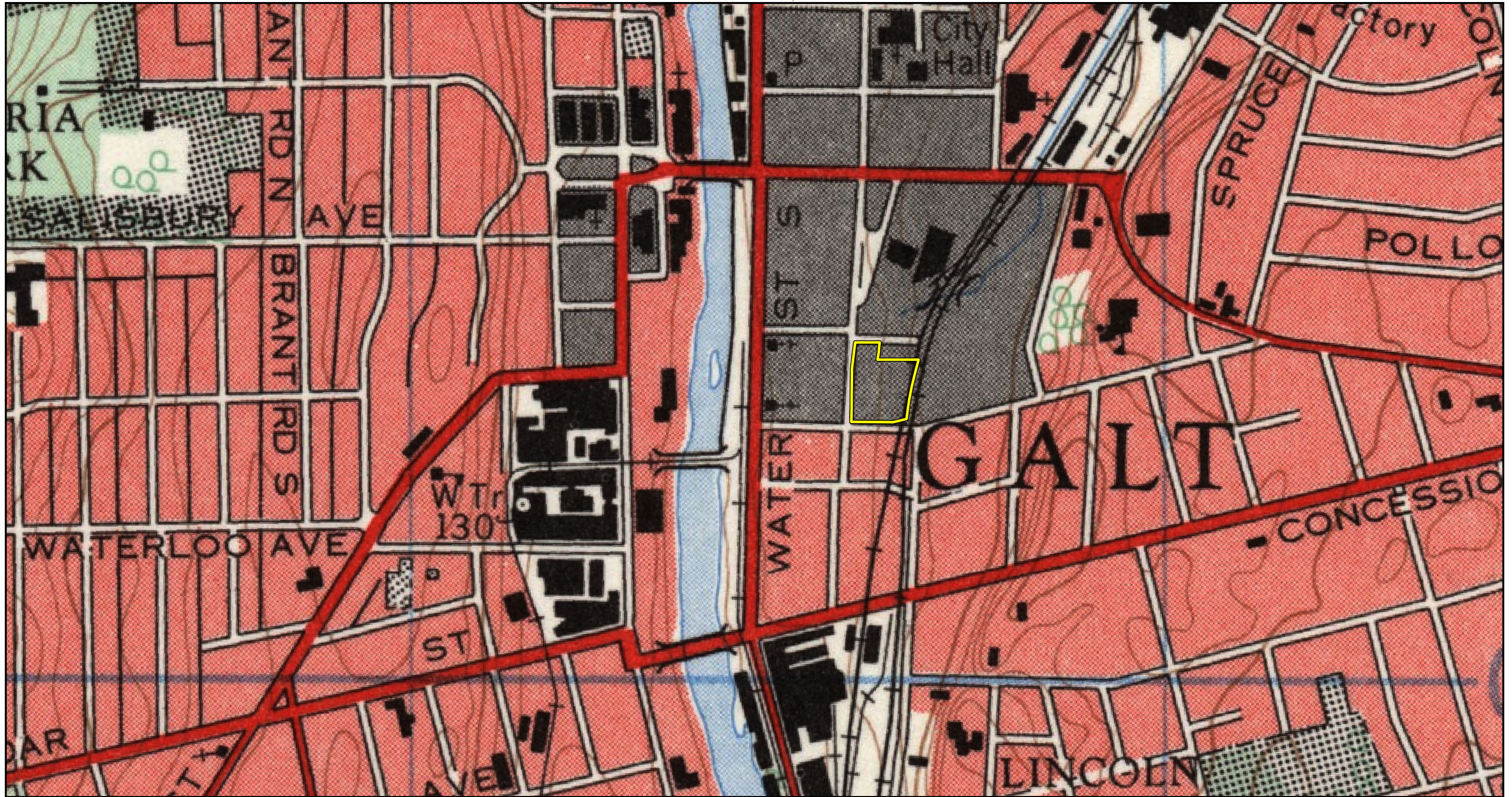
TITLE: FIGURE 7: 1938 TOPOGRAPHIC MAP, GALT	SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MAY 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 69 AINSLIE STREET SOUTH CHER		CREDITS: DEPARTMENT OF MILITIA AND DEFENCE 1938, SHEET 040P08 ONTARIO COUNCIL OF UNIVERSITY LIBRARIES	
			




**LEGEND**

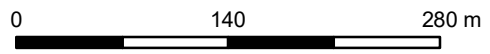

 Study Area

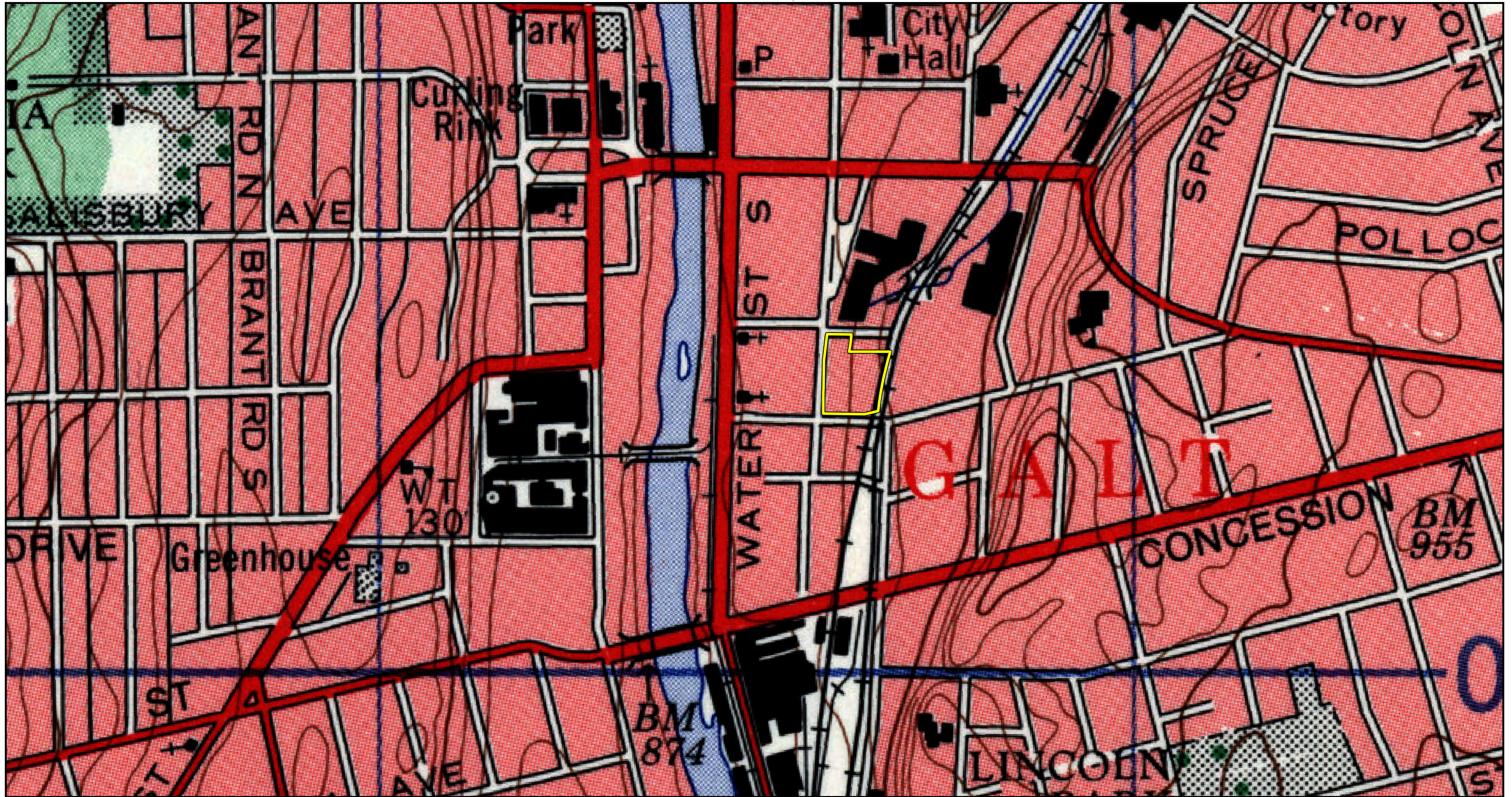
TITLE: <b>FIGURE 8: 1954 AERIAL IMAGERY</b>	SCALE: 1:2,500	PROJECT NO: 161-07859-01	DATE: MARCH 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT:  69 AINSLIE STREET SOUTH CHER	CREDITS:  1954 AIR PHOTOS OF SOUTHERN ONTARIO, UNIVERSITY OF TORONTO LIBRARIES		
0 70 140 m 			




**LEGEND**

 Study Area

TITLE: FIGURE 9: 1968 TOPOGRAPHIC MAP, KITCHENER EAST	SCALE: 1:5,000	PROJECT NO: 161-07859-01	DATE: MAY 2020
	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
PROJECT: 69 AINSLIE STREET SOUTH CHER		CREDITS: DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1968, SHEET 040P08C, ONTARIO COUNCIL OF UNIVERSITY LIBRARIES	
			



**LEGEND**

 Study Area

TITLE:

FIGURE 10: 1975 TOPOGRAPHIC MAP, GALT

SCALE:  
1:5,000

PROJECT NO:  
161-07859-01

DATE:  
MAY 2020

PROJECT:

69 AINSLIE STREET SOUTH CHER

DRAWN BY:  
AST

CLIENT: REGIONAL  
MUNICIPALITY OF WATERLOO

CREDITS:

DEPARTMENT OF ENERGY, MINES,  
AND RESOURCES, 1975, SHEET  
040P08C, ONTARIO COUNCIL OF  
UNIVERSITY LIBRARIES

