

# Amherstburg Heritage Conservation District Study

**FINAL DRAFT**

Date:

**May 2024**

Prepared for:

**The Town of Amherstburg**

Prepared by:

**MacNaughton Hermsen Britton Clarkson  
Planning Limited (MHBC)**

200-540 Bingemans Centre Drive

Kitchener, ON N2B 3X9

T: 519 576 3650

Our File: '21382B



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

**DATE:**

May 27<sup>th</sup>, 2024

**PREPARED FOR:**

The Corporation of the Town of Amherstburg

**CONSULTING TEAM:**

MacNaughton Hermsen Britton Clarkson (MHBC) Planning Limited;



George Robb Architect;

**GEORGE ROBB** ARCHITECT

Wendy Shearer Landscape Architect & Cultural Heritage Specialist.

# Project Personnel

## **MHBC Planning Ltd.**

Dan Currie, MA, MCIP, RPP, CAHP	Partner & Managing Director of Cultural Heritage
Nicholas Bogaert, BES, MCIP, RPP, CAHP	Associate, Senior Heritage Planner
Rachel Neiser, MSc	Heritage Planner
Claire LaMarre, BES	Inventory Field Work
Jasmin Brinovcar, HBA, CPT	GIS/Planning Technician
Christine Fandrich, Hons. BA, CPT	GIS/Planning and Design Technician

## **George Robb Architect**

Donald F. Scott, B.Arch., OAA, CAHP, LEED	AP Principal & Partner
--	------------------------

## **Wendy Shearer Landscape Architect & Cultural Heritage Specialist**

Wendy Shearer, OALA, NuALA, FCCLA, ASLA, CAHP	Landscape Architect
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# Acknowledgement of Indigenous Communities

The Town of Amherstburg is situated on the traditional territories of the Three Fires Confederacy (comprising the Ojibway, the Odawa, and the Potawatomie Peoples), and of the Wendat (also known as Huron-Wendat) and Wyandot Peoples. We further acknowledge that this land is covered by Treaty 35 which was signed on August 13, 1833 by representatives of the Crown and the Wendat.

This Study takes into consideration the cultural heritage of Indigenous Communities, including their oral traditions and history when available and related to the scope of work.

## Other Acknowledgements

MHBC Planning Ltd. would like to thank the following organizations and individuals for their generous assistance in the completion of this document:

- The Amherstburg Branch of the Essex County Library;
- The Amherstburg Freedom Museum;
- The Amherstburg Heritage Committee;
- The Corporation of the Town of Amherstburg; and
- The Marsh Historical Collection.



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# 1.0 Introduction

## 1.1 Background

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) was retained by the Corporation of the Town of Amherstburg (“the Town”) to complete a Heritage Conservation District (HCD) Study for two areas within and surrounding the historic downtown of Amherstburg. The purpose of this HCD Study has been to complete a review of both the historic and current conditions of the Study Area (see **Figure 1** and **Appendix ‘A’**) through extensive research and site visits to determine (1) if there is rationale for establishing an HCD and (2) the recommended boundaries. Should it be determined that there is merit for the designation of an HCD, an HCD Plan would be produced (subject to authorization from the Town Council). This project has been guided by the legislative requirements of an HCD under Part V of the Ontario Heritage Act (OHA).



*Figure 1: Amherstburg HCD Study Area (Source: MHBC; Aerial: Town of Amherstburg).*

## 1.2 Purpose

The purpose of an HCD Study is to determine if an area or areas, or part thereof, warrants conservation, protection and enhancement of a collection of cultural heritage resources through designation under Part V of the OHA. The Study also considers and makes recommendations regarding the establishment of an HCD Plan to guide future change within the area. If the Study determines that there is justification for an HCD, the Council may approve the Study and proceed with the preparation of the HCD Plan which would be implemented through the approval of a designation by-law.

## 1.3 Terms of Reference

The HCD Study and related work plan are based on the Terms of Reference provided by the Town of Amherstburg in the Request for Proposals (RFP) for Contract 2023-005. The Terms of Reference address four “parts” for the scope of the project, as follows:

- Part 1: Background and Area Study;
- Part 2: Heritage Conservation District Plan;
- Part 3: Guidelines, Policies and Procedures; and
- Part 4: Supplementary Information.

This Study serves to address Part 1 of the Terms of Reference. The required report content, as provided for in the Terms of Reference for Part 1, is as follows:

- Identify latest legislative framework;
- Evaluate the initial goals for the HCD as outlined in the Terms of Reference;
- Document the historic background within the Study Area, including examination and documentation of the following:
  - Development within the Town;
  - Evolution of the Town and built environment;
  - Study Area themes, typology and building typology;
  - Heritage character analysis;
    - Visual and document survey of public realm, area context, significant historic view planes, streetscapes, landscape features, etc.;



- Architectural styles;
  - Visual and document survey of architectural styles and typologies in the area, building massing, materials, etc.;
- Documentation of individual heritage resources;
- Delineation of recommended HCD boundary; and
- Identification of opportunities and challenges.

The initial goals for the scope of the broader project, including the future HCD Plan (subject to Council authorization), are as follows:

- Goal 1: Recognize, protect and enhance cultural heritage resources and identify their valuable contribution to the community, including: structures, landmarks, gateways, landscapes and neighbourhood contextual characteristics.
- Goal 2: Regulate and guide the demolition and/or alteration of cultural heritage resources.
- Goal 3: Identify opportunities to maintain and enhance the built form of the HCD, including: the public realm, streetscaping, public open spaces, neighbourhood character and block patterns.
- Goal 4: Increase public awareness regarding the history of the Town and communicate the cultural, social and economic benefits that a unique sense of place contributes to the ongoing success of the Town.
- Goal 5: Manage change and guide opportunities for new construction and infill projects that will have regard for the existing architectural character, massing, siting and scale of existing cultural heritage resources.
- Goal 6: Ensure the plan, guidelines and processes are easily understood and streamlined, including: property owner requirements/responsibilities, administrative processes, development requirements and any guidelines.

The Town's initial goals, as outlined above, will be largely implemented in Parts 2 to 4 of the project. This Report will serve to inform the content of the subsequent Parts and will provide consideration for the Town's initial goals.

## **1.4 Methodology and Approach**

The designation of an HCD under Part V of the OHA is typically undertaken in two phases: (1) an HCD Study, then if warranted, (2) an HCD Plan (subject to Council

approval). This Report constitutes the first phase of the HCD designation process, being the HCD Study (referred to as Part 1 in the Terms of Reference). In light of this, it is important to note that this HCD Study does not include any guidelines, policies, or restrictions for properties within the Study Area as these matters would be addressed in an HCD Plan (Part 2 of the Terms of Reference) as per Section 41.1 (5) of the OHA.

A municipality or any defined area may be designated as an HCD through a by-law under Section 41 (1) of the OHA if at least twenty five percent of the properties within the defined area satisfy two or more of the criteria outlined in Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06). This Report is therefore mandated to use the criteria of O. Reg. 9/06 to determine whether the Study Area, or part(s) thereof, warrants designation under Part V of the OHA. The Statement of Cultural Heritage Value or Interest (CHVI) and associated heritage attributes are also guided by the documents of the Ontario Heritage Toolkit (OHTK) (Ministry of Citizenship and Multiculturalism (MCM)) and the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada).

In accordance with Section 40 (2) the OHA, the following is required as part of the scope for an HCD Study:

- (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;*
- (b) examine and make recommendations regarding the geographic boundaries of the area to be designated;*
- (c) consider and make recommendations regarding the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;*
- (d) make recommendations regarding any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.*

The following provides an overview of the approach of this Study in chronological order:

- Review of existing cultural heritage inventories and municipal heritage register;
- Review of existing policy framework and other related guidelines and programs;
- Understand the historical context and community values through public consultation and research, including the review of former related studies;

- Complete initial site visit for Study Area to understand context of Study Area and identify Character Areas;
- Collect data from municipality to develop digital database using a geographic information system (GIS) to complete on-site fieldwork;
- Complete on-site fieldwork and inventory each property located within the Study Area;
- Examine and analyze fieldwork and develop conclusions and recommendations based on the data collected;
- Evaluate the Study Area under O. Reg. 9/06 to determine if it warrants designation under the OHA;
- Examine and identify the potential HCD boundary;
- Develop a Statement of CHVI with heritage attributes (for each Character Area);
- Provide planning recommendations and other considerations related to the proposed HCD boundary in the form of an HCD Study Report; and
- Initiate public consultation, collect input and revise Study Report, as necessary.

Fieldwork related to the Study and inventory was undertaken between August 2023 and April 2024. The purpose of the fieldwork was to collect information regarding the potential cultural heritage resources and gain an understanding of heritage character and existing features within the Study Area. A further review of the approach to the analysis of the fieldwork data is provided in **Section 4.0** of this Report.

Information that was used in order to complete the Study includes, but is not limited to: the Municipal Heritage Register and designation by-laws, municipal heritage inventory research, alteration and work inquiries submitted to the municipality, research sheets prepared by Doris Gaspar and Meg Reiner (provided by the Town) and historic mapping and documentation provided the Marsh Historical Collection and Freedom Museum.

## **1.5 Study Area**

The Study Area (see **Figure 1**) is located within the Town of Amherstburg, within the County of Essex, in southwestern Ontario. The Study Area is located on the eastern side of the Detroit River, between Lake St. Clair and Lake Erie. Amherstburg is located along Highway 18 which generally follows the shoreline of the Detroit River and provides a connection to Windsor, a large urban centre to the north.

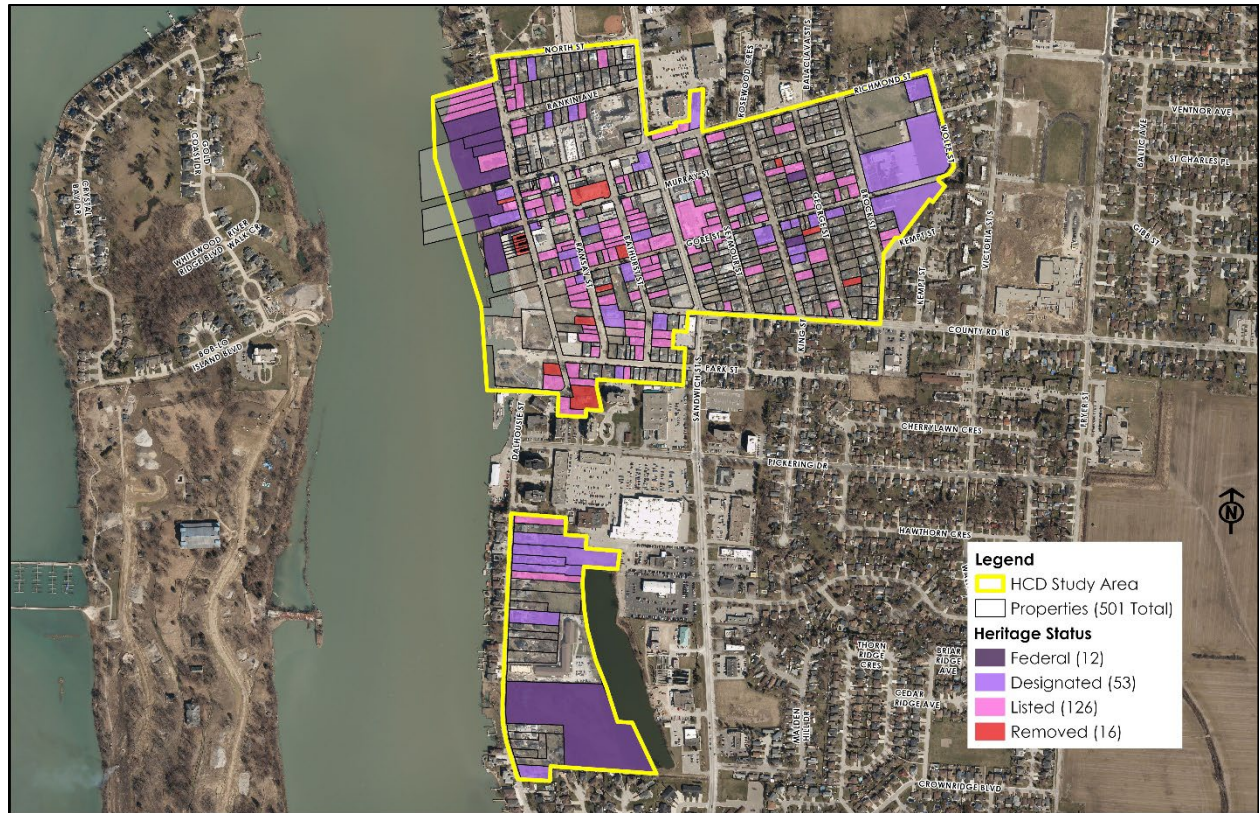
The Study Area includes a large portion of the settlement area of the Town of Amherstburg, including lands interacting with the Detroit River, the commercial core, and residential neighbourhoods surrounding the commercial core. The Study Area was generally selected by the Town because it encompasses the majority of the municipality's identified and potential cultural heritage resources (as discussed in **Section 1.6**).

## 1.6 Heritage Status

The OHA is the primary source of provincial legislation that enables municipalities to conserve, protect, and manage cultural heritage resources. There are two main parts to the OHA that concern the conservation of properties with CHVI. These are as follows:

- Part IV of the OHA enables a municipality to "list" or "designate" individual properties that are of CHVI. Properties that are listed (non-designated) are included on the Town's Municipal Heritage Register. Properties that are designated are recognized by way of a by-law registered on-title. The Study Area includes 53 municipally designated properties and 126 listed (non-designated) properties under Part IV of the OHA (see **Figure 2** and **Appendix 'B'**).
- Part V of the OHA enables a municipality to designate all or any part of a municipality as an HCD through a by-law. The Town currently does not have any HCDs designated under Part V.

The Study Area also includes one provincially recognized property and 12 federally recognized properties. These provincially and federally designated properties are also municipally designated.



*Figure 2: Heritage Status of properties within Study Area (Source: MHBC; Aerial, Property Fabric and Heritage Status: Town of Amherstburg).*

The Study Area furthermore abuts the Detroit River to the east which is designated in the Canadian Heritage River System and honoured as an American Heritage River. The Detroit River is recognized under the Canadian Heritage River System for its natural, cultural and recreational values and is managed by the Essex Region Conservation Authority.

## 1.7 Previous HCD Efforts

The Town has previously initiated HCD studies that overlap with portions of the current Study Area, including the following:

- An HCD Study, dated 1978, prepared by The Kleinfeldt Group, which generally considered the area south of Sandwich Street between Richmond Street and Park Street (including properties on either side of the street) to the waterfront as a potential HCD and recommended implementation of the same;
- Draft Urban Design and Heritage Guidelines, dated 2010, prepared by Zelinka Priamo Limited, which includes a proposed HCD boundary that generally included

properties on either side of Dalhousie Street between Rankin Street and Gore Street as well as Ramsay Street between Richmond Street and Gore Street; and

- A Dalhousie Street HCD Plan, dated 2011, prepared by Lassaline Planning Consultants Inc., which provides that the proposed HCD set forth by Zelinka Priamo Limited is deemed worthy of designation under Part V of the OHA and provides streetscape descriptions as well as guidelines and policy direction.

These studies did not result in the designation of an HCD by Council and were conducted under former legislation and OHA requirements (i.e. in advance of the More Homes Built Faster Act).

## 1.8 Overview of Contents

Based on the guidance provided by the Province and the municipality, this HCD Study specifically includes the following components as it relates to the HCD Study Area:

- Introduction, including methodology and approach;
- Review of policy context;
- Historic context information to review pre- and post-contact Indigenous and settler history<sup>1</sup> and identify key themes that shaped settlement and development in the Study Area;
- Examination and analysis of the character(s) of the Study Area, including buildings and other property features, to determine if the area should be conserved as an HCD;
- Identification of geographic boundaries of the area to be considered for designation under Part V of the OHA;
- Objectives of designation and the recommended contents of the HCD Plan; and,
- Recommendations as to any changes that may be required to the Town of Amherstburg Official Plan and to any municipal by-laws.

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<sup>1</sup> *This Study is completed with the understanding that Indigenous cultural heritage, particularly intangible, is not adequately represented in this Report and requires further reconciliation to be appropriately acknowledged.*



The conclusions and recommendations provided in this Report are based on a combination of historical research, the analysis of primary and secondary sources, the interpretation of maps and plans, fieldwork, and the inventory of features within the Study Area boundary as well as community input. Planning documents and information were also analyzed, including, but not limited to: the County of Essex Official Plan, Town of Amherstburg Official Plan, Town of Amherstburg Zoning By-law 1999-52, and the Municipal Heritage Register.

## 2.0 Policy Context

### 2.1 Standards and Guidelines for the Conservation of Historic Places in Canada

Parks Canada adopted the updated Standards and Guidelines for the Conservation of Historic Places in Canada (“Standards and Guidelines”) in 2010. Section 4.1 entitled “Guidelines for Cultural Landscapes Including Heritage Districts” of the Standards and Guidelines provides direction for the identification of the elements of a cultural heritage landscape and to the identification of spatial and visual relationships between elements. The Guidelines for Cultural Landscapes are divided into 11 sub-sections including: evidence of land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features and built features. These elements are discussed further in **Section 6** of this Report in the review of the proposed HCD boundaries.

### 2.2 Ontario Heritage Act and Ontario Regulation 9/06

The Ontario Heritage Act R.S.O. 1990, c. O. 18 (OHA) was first established in 1975 and was recently amended by the More Homes Built Faster Act (2022). The OHA, as amended, provides guidance for the process of designating an HCD as well as the required contents of an HCD Plan.

Subsection 40 (2) of the OHA provides requirements for the scope of an HCD study, as considered in **Section 1.4** of this Report. Section 41 (1) provides that a council may, by-law, designate the municipality or any defined area or areas of it as an HCD if the following is met:

*(a) there is in effect in the municipality an official plan that contains provisions relating to the establishment of heritage conservation districts; and*

*(b) where criteria for determining whether a municipality or an area of a municipality is of cultural heritage value or interest have been prescribed, the municipality or any defined area or areas of the municipality meets the prescribed criteria. 2022, c. 21, Sched. 6, s. 5 (1).*

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06), as amended by the More Homes Built Faster Act, provides the prescribed

criteria for determining CHVI. Section 3 of O. Reg. 9/06 prescribes the following criteria for the passing of a by-law to designate an HCD:

1. *At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:*
  - i. *The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.*
  - ii. *The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.*
  - iii. *The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.*
  - iv. *The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
  - v. *The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.*
  - vi. *The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
  - vii. *The properties have contextual value because they define, maintain or support the character of the district.*
  - viii. *The properties have contextual value because they are physically, functionally, visually or historically linked to each other.*
  - ix. *The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.*

Section 41.1 (5) of the OHA furthermore provides that an HCD plan shall include the following:

- a) *a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
- b) *a statement explaining the cultural heritage value or interest of the heritage conservation district;*
- c) *a description of the heritage attributes of the heritage conservation district and of properties in the district;*

- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6,s.31.*

Together, the OHA and O. Reg. 9/06 provide the legislative requirements and criteria for establishing an HCD.

## **2.3 Ontario Heritage Toolkit**

The Ministry of Citizenship and Multiculturalism (MCM) provides guidance for the OHA through the Ontario Heritage Toolkit (OHTK). The OHTK was published in 2006 and is currently being updated. One of the five guides of the OHTK is entitled: "Heritage Conservation Districts, A Guide to District Designation under the Ontario Heritage Act". In this aforementioned Guide, an HCD is described as follows:

*...[a Heritage Conservation District] may comprise an area with a group or complex of buildings, or a larger area with many buildings and properties. It may also comprise an entire municipality with a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings.*

The identification of a potential HCD requires the identification of clusters of cultural heritage resources which together form a distinctive place worthy of protection and management for the purpose of conserving its unique heritage character. According to the Guide, an HCD typically embodies the following characteristics:

- A concentration of heritage buildings, sites, structures, designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or uses;
- A framework of structured elements including major natural features such as: topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges;
- A sense of visual coherence through the use of elements including building scale, mass, height, material, proportion and color that convey a distinct sense of time or place; and

- A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighboring areas.

In part, the purpose of the identification and evaluation of the natural and built features located within in the Study Area is to determine whether or not a potential HCD boundary displays these characteristics listed above.

## **2.4 County of Essex Official Plan**

The County of Essex Official Plan was adopted by the Council of the County of Essex on February 19, 2014 and approved by the Ministry of Municipal Affairs and Housing on April 28, 2014. The Essex County Official Plan provides a policy framework for managing growth, protecting resources and providing direction for land use decisions. The County is currently in the process of conducting an Official Plan Review to update their policies to reflect current legislation.

The Study Area is within the Settlement Area of Amherstburg pursuant to Schedule A1 (Land Use Plan) of the County Official Plan and within a Primary Settlement Area pursuant to Schedule A2 (Settlement Structure Plan). Section 3.2 (Settlement Areas) of the Official Plan generally provides that Primary Settlement Areas are to be the focus of growth and investment in each municipality, that the character of downtown/uptown areas should be maintained and/or enhanced, and that land use patterns which may cause heritage preservation concerns shall be avoided. Moreover, Section 3.2.7 (Intensification & Redevelopment) provides that “new development in older established areas of historic, architectural, or landscape value shall be encouraged to develop in a manner consistent with the overall character of these areas” (51).

Related to cultural heritage, Section 1.3.4 (County Profile: Cultural Heritage) of the Official Plan provides the following regional-level description (10):

*The County of Essex has a rich cultural history that includes pre-European and First Nations settlements and activities, French/Jesuit settlements, military history, rail activities and ship building, shoreline development, the Underground Railway, pioneer settlements, agriculture, the rise of industry and commerce and development of urban settlement areas.*

*The County of Essex contains archaeological resources, built heritage resources and cultural heritage landscapes. The County and local municipalities will continue to identify, conserve, protect, restore, maintain, and enhance these resources.*

Further to the above, Section 1.5 (Goals for a Healthy County) of the Official Plan recognizes the importance of cultural heritage resources within the County by encouraging their identification, conservation, protection, restoration, maintenance and enhancement.

Moreover, Section 2.7 (Cultural Heritage and Archaeological Resources) of the Official Plan provides the County's specific policies related to cultural heritage resources. This Section provides that all new development or redevelopment shall be consistent with the Provincial Policy Statement on cultural heritage resources and provides the following policies that are pertinent to cultural heritage resources (25):

*a) Local Official Plans shall include policies to implement the identification, recognition and conservation of built heritage resources and cultural heritage landscapes of cultural heritage value or interest.*

*b) Where practical, those heritage resources that contribute to the identity and character of the County may be protected through heritage designations, planning policies, easements or incentives to convert and restore. The County will encourage restoration and enhancement of buildings, structures, areas or sites that are considered to be of cultural heritage value or interest. The County will encourage new development, redevelopment and public works to be sensitive to and in harmony with cultural heritage resources ...*

*f) The County may prepare a Cultural Heritage Management Plan, in consultation with First Nations, to assist in identifying sensitive cultural heritage resources, including cemeteries and burial sites. This Plan would provide comprehensive inventories of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and areas of archaeological potential.*

This Official Plan generally provides consideration for cultural heritage resources and provides direction for local municipalities to provide the same.

## **2.5 Town of Amherstburg Official Plan**

The Corporation of the Town of Amherstburg Official Plan was adopted by Council on April 14, 2009 and approved by the County of Essex on July 15, 2009. The Town is currently undertaking an Official Plan Review to update the policies set out in this Plan. The purpose of the Official Plan is to provide direction for land use and resource management throughout the municipality. Moreover, Section 1.6 (Purpose of the Plan) includes that the purpose of the Plan, in part, is to maintain and enhance cultural resources.



### *Growth and Development*

Section 1.7.4 (Growth and Development) of the Official Plan provides that the basis of the Plan, in part, is to address how much growth will occur and where the most appropriate locations are to accommodate this growth. Based on the population projections provided at the time of the preparation of the Plan, this Section provides that an average of 250 to 270 building lots are needed annually to accommodate the basic residential land needs of the community. This Section further provides that areas selected for new growth are those which are currently or readily available to be serviced with municipal sanitary and water services.

Section 1.7.5 (Identified Areas for Residential Development) provides that the main areas identified for residential development includes the old Town of Amherstburg and the lands immediately to the south of the old Town (up to the Big Creek fill regulation which is now known as the Limit of the Regulated Area). It is further provided that the old Town of Amherstburg has the greatest concentration of support services and that the areas to the north, south and east of the old Town represent the logical extension of the existing development pattern.

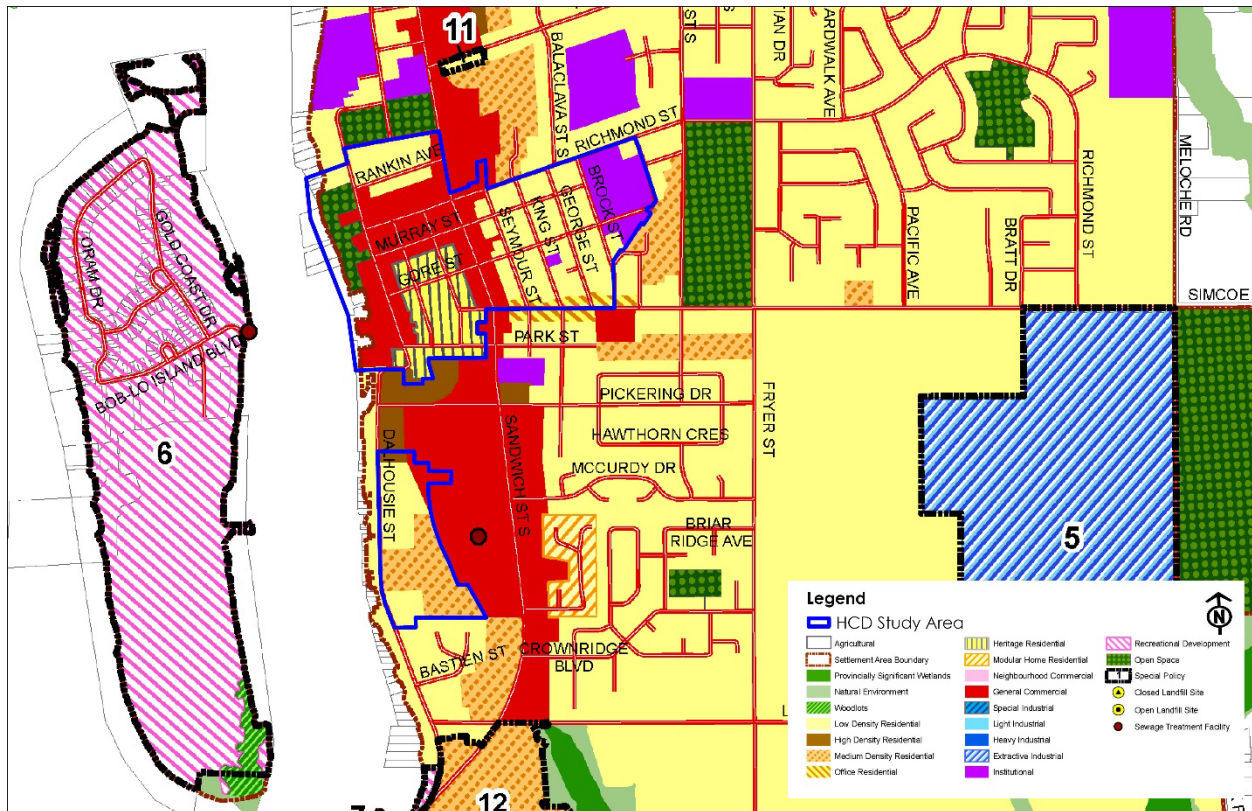
### *Land Use*

Schedule 'B-2' (Land Use Plan) of the Official Plan provides the land use plan of the Town. The Study Area largely consists of the following designations, as per Schedule 'B-2':

- Areas designated "Low Density Residential" to the south along Dalhousie Street, to the north along North Street and Ranking Avenue, and in the neighbourhood to the east of Sandwich Street;
- An area designated "Office Residential" along Simcoe Street, to the east of Sandwich Street;
- Two areas designated "Institutional" in the neighbourhood to the east of Sandwich Street, which includes the lands associated with the St. John the Baptist Catholic Church and the Amherstburg Freedom Museum;
- Areas designated "General Commercial" along Dalhousie Street (to the north of Park Street), Sandwich Street, and Murray Street as well as Richmond Street (to the west of Sandwich Street);
- An area designated "Medium Density Residential" along the southern portion of Dalhousie Street;

- An area designated “Heritage Residential” that is applicable to the lands generally bound by Bathurst Street to the east, Gore Street to the north, Ramsay Street to the west, and Park Street to the south (and includes lands on either side of these aforementioned streets); and
- An area designated “Open Space” along the Detroit River frontage.

**Figure 3**, below, provides an excerpt of Schedule ‘B-2’ with the Study Area outlined.



*Figure 3: Excerpt of Schedule ‘B-2’ of the Town Official Plan, with the Study Area outlined in blue (Town of Amherstburg / Monteith Brown Planning Consultants).*

Section 4.3 (Residential Land Use Designations) of the Official Plan provides policies for the Residential classifications of land use designations, which includes the Low Density Residential, Medium Density Residential, Office Residential and Heritage Residential designations. The following is generally provided for the Residential designations included within the Study Area:

- The Low Density Residential designation permits single detached, semi-detached, duplex or converted dwelling units, home occupation uses and public uses (Section 4.3.1);

- The Medium Density Residential designation permits single, duplex, triplex, conversions, and horizontal multiples, home occupation uses and public uses as well as low-rise apartment buildings with a maximum height of five stories. These uses are to provide adequate buffering and transition to surrounding lower density development and an Official Plan Amendment will be required if the proposed development will result in a change of character (Section 4.3.2);
- The Office Residential designation permits residential uses, offices, clinics, studios and service commercial establishments as well as minor institutional uses. This designation is intended to “preserve and utilize” existing residential buildings and intends for land to be developed in a manner that is compatible with adjacent residential areas (Section 4.3.4, page 60); and
- The Heritage Residential designation permits single detached, semi-detached, duplex and converted dwellings as well as rooming and boarding houses, bed and breakfast establishments, existing churches and public uses. The height and setback of such uses must be sensitive to adjacent properties. Section 4.3.5 of the Official Plan further provides that this designation applies to lands that are adjacent to the Central Business District in an area where many of the homes date to 1850 and is characterized by “small frame homes” on narrow streets (Section 4.3.5, page 61).

Further to the above, Section 4.2.3 (Policies – Applicable to All Residential Designations) provides that development proposals shall ensure that the residential character of the area will be maintained in established low density residential areas and that the conservation and rehabilitation of the existing housing stock will be encouraged to preserve the physical, social and economic character of stable residential areas.

The General Commercial designation permits various service and commercial uses that serve the municipality’s market area and it permits residential uses above the ground level of such uses. Multi-level residential development is contemplated in this designation with a maximum height of five storeys, provided residential units do not occupy the first floor for lands abutting Richmond Street or Dalhousie Street. The height of development within this designation is further limited to three storeys on the east side of Dalhousie Street and/or the south side of Murray Street to ensure compatibility with the Heritage Residential area to the south. The General Commercial designation furthermore directs select large-format and automobile oriented to uses to the Sandwich Street area and provides parking requirement exemptions in part of the downtown area (Section 4.4.2).

The Institutional designation permits uses that exist for the benefit of the residents, including educational, civic and institutional uses such as a fire hall or library (Section 4.6). The Open Space designation permits select parks, open space and recreation uses and provides policies for the same (Section 4.8).

### *Downtown Revitalization and Community Improvement*

Section 6.2 (Policies for Downtown Revitalization) provides direction for future development within the Central Business Area. The Central Business Area comprises the lands adjacent to Richmond Street to the west of Sandwich Street and it includes Dalhousie Street between Rankin and Gore Street. This area is intended to be characterized by an intensive use of land and is intended to be a focal point of activity. This Section provides that development shall serve a pedestrian function and encourage social interaction. This Section further provides that Council should support the directives for this area by improving the environment and encouraging merchants and property owners to do the same with their storefronts and signage.

Section 6.3 (Policies for Community Improvement) provides direction for the development of Community Improvement Plans to guide conservation, rehabilitation, redevelopment, renovations, revitalization and/or environmental remediation for selected areas. Pursuant to Section 6.3.2 (Conservation, Rehabilitation, and Redevelopment), Council is directed to institute programs to ensure the conservation and rehabilitation of buildings, both through encouragement and regulation, in areas of conservation and rehabilitation.

### *Heritage Conservation*

Section 2 (Land Use Management Strategy for Development) provides various provisions to effectively plan for growth and development. Specifically, Section 2.12 (Heritage Conservation) of the Official Plan provides the following:

- That the Plan “encourage[s]” the restoration, protection, conservation, and maintenance of the Town’s archaeological and heritage resources, including buildings and structures of historical and/or architectural value and the natural heritage landscape (18);
- Development “shall have regard for the conservation of heritage resources” (18);
- The Town shall use relevant legislation and programs to “encourage” the preservation and enhancement of heritage resources and to develop a greater awareness of the value of heritage conservation in the community (18);

- The Plan will use the “Wetland” and “Natural Environment” designations to assist in preserving natural heritage features, which may include visual landscape corridors (18); and
- The Town will work with the County to identify any potential archeological sites and lands of archaeological potential and development shall avoid the destruction and alteration of these resources.

Section 6.4 (Policies for Heritage Conservation) of the Official Plan provides the Town’s policies for heritage conservation, including direction for the implementation of HCDs. Moreover, Section 6.4.1 (General) provides that the Central Business Area possesses many structures that warrant preservation and restoration. It further provides that all new development within this “Heritage Area” will be required to respect the existing historical character and that every effort will be made to preserve the overall character within the area (92). This aforementioned Section defines “heritage” as those sites, structures, buildings, and environments which are of historical and architectural significance and interest to the Town.

Specific to HCDs, Section 6.4.4 (Criteria for Heritage Districts – Background) provides that there is merit for heritage and planning within the Town to focus on areas with a unique character for heritage programs. This Section provides that an HCD Plan shall be prepared for an area designated as an HCD, and that the Plan shall contain the location, historical or architectural significance of the area in the development of the community, justification for the designation, and policies and guidelines for development, redevelopment and alterations. Furthermore, the following criteria is provided for evaluating the historical or architectural heritage of a proposed HCD (93):

*(1) A significant number of buildings should reflect an aspect of the historical heritage of a community by nature of its historical location and significance of setting.*

*(2) A significant number of buildings should exhibit an architectural style of construction which is significant historically or architecturally to the community, Province, or Country.*

*(3) The area may contain other notable physical, environmental, and aesthetic characteristics which in themselves do not constitute sufficient grounds for the designation of a district, but which lend support when evaluating the criteria for designation.*

*(4) The district may be in an area surrounding several individually designated buildings, sites, and structures, or a more extensive area such as a neighbourhood or several town blocks.*

*(5) The boundaries should be clearly differing factors such as changes in land use, building, or environmental character, topography, or traffic corridors.*

Section 6.4.5 (Criteria for Individual Buildings – Background) provides direction for the designation of individual properties. Section 6.4.6 (Policies) provides additional policies for heritage conservation, including direction for encouraging the preservation of buildings and sites having historical and/or architectural value, the methods to implement preservation and conservation initiatives, and provisions for increasing public awareness concerning heritage.

### *Summary*

The Official Plan generally provides for growth and development within the Study Area, particularly within the Central Business Area where intensification is encouraged. The Official Plan furthermore recognizes that select areas within the Town may have heritage value and a distinctive character worthy of conservation, including that of the Central Business Area. While there are development pressures within the Study Area, the Official Plan provides general direction for compatible development and conservation of heritage features.

Further review of the Town Official Plan would be included in the scope of an HCD Plan (if pursued) in order to ensure this policy document is compatible and consistent with the proposed HCD policies and guidelines (Part 2 of Project Scope). As a component of Part 3 of the Project Scope (Guidelines, Policies and Procedures), MHBC may provide additional guidance on the consistency of the cultural heritage policies of the Official Plan with the provincial policy framework and current best practices.

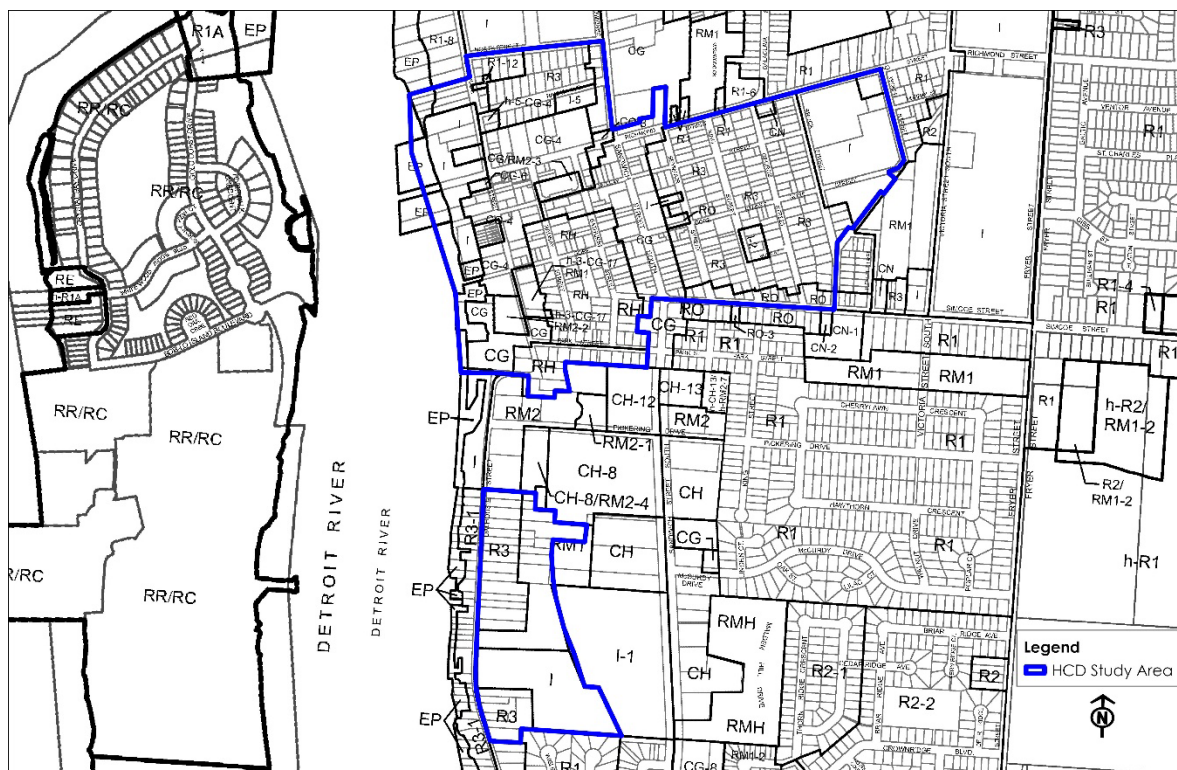
## **2.6 Town of Amherstburg Zoning By-Law**

Zoning By-law 1999-52 (“Zoning By-law”), as amended, applies to the Study Area. The Zoning By-law provides regulations and provisions for the use of lands, buildings and structures. The Zoning By-law implements the policies of the Official Plan and is a tool to ensure that development and/or use of land is appropriate for its context.

The Study Area is primarily zoned for low-rise residential, institutional, and commercial uses (see **Figure 4**, below). Commercial uses are generally concentrated to the west of



Sandwich Street, to the south of Richmond Street, to the east of the Detroit River, and to the north of Murray Street. The areas directly to the north, east and south of the aforementioned commercial area are primarily zoned for low-rise residential uses. The most southerly portion of the Study Area along Dalhousie Street is zoned for low and medium-rise residential uses and institutional uses.



*Figure 4: Excerpt of Town Zoning By-law mapping, with the Study Area outlined in blue (Town of Amherstburg).*

### *Residential Zoning*

The parent residential zones within the Study Area include: Residential First Density (R1), Residential Third Density (R3), Residential Multiple First Density (RM1), Residential Multiple Second Density (RM2), Residential Heritage (RH) and Residential Office (RO) Zone.

The R1 and R3 Zones generally permit various low-density residential uses, including single detached and duplex dwellings with a maximum building height of 8.5 metres. The R1 Zone requires a front yard depth of 7.5 metres while the R3 Zone requires a front yard depth of 6 metres. These Zones generally surround the commercial core to the north and east and encompass the majority of the lots fronting Dalhousie Street in the most southerly part of the Study Area.

The RM1 and RM2 Zones permit the greatest variety of residential uses in the Zoning By-law, including row houses (RM1), fourplexes (RM1), multiple residential (RM2) and continuing care facilities (RM2). The RM1 Zone permits a maximum building height of 10 metres and the RM2 Zone permits a maximum height of 22 metres. These Zones are sporadically placed around the commercial core and include one property fronting Dalhousie Street in the southern portion of the Study Area.

The RH Zone applies to properties along Ramsay Street and Bathurst Street between Murray Street and Park Street and well as properties fronting Park Street to the west of Sandwich Street and those fronting Gore Street between Bathurst Street and Ramsay Street. The RH Zone provides for various residential uses, including single detached dwellings, semi-detached dwellings and bed and breakfast establishments. This Zone does not have a minimum lot area or frontage requirement. The front yard depth and permitted height of structures in this Zone are variable and dependent on that of adjacent development. This Zone also prohibits additions to be constructed in front or exterior side yards and provides that new construction must be of the same height, volume, floor area, general form, mass and external design as the original building if a heritage building is demolished, removed or destroyed.

The RO Zone primarily applies to lands fronting Simcoe Street, to the east of Sandwich Street. This Zone permits those uses permitted in the RH Zone as well as select office and service uses with a maximum building height of 8.5 metres.

### *Institutional Zoning*

The Institutional (I) Zone is sporadically placed throughout the Study Area and includes various large properties that are currently occupied by spiritual uses as well as several properties along the Detroit River that are currently used for public recreational space. The "I" Zone generally permits the use of cemeteries, places of worship, marinas, schools, and select service and care facilities with a maximum building height of 10 metres.

### *Commercial Zoning*

The Commercial General (CG) Zone is primarily located in the commercial core of Amherstburg and includes lands fronting onto Sandwich Street, Richmond Street and Murray Street to the west of Sandwich Street, and Dalhousie Street to the north of Park Street. The CG Zone permits a range of retail uses, restaurants, service uses, institutional uses, hotels, offices, recreational uses and dwelling units above the first floor. The maximum building height in this Zone is 10 metres and the provisions of this

Zone further provide that if a structure that is designated as a Heritage Building is demolished, removed or destroyed, that any new building on the lot must be of the same height, volume, floor area, general form, mass, and external design as the original structure.

The Commercial Neighbourhood (CN) Zone applies to lands on the southeast corner of the intersection of George Street and Richmond Street within the Study Area. This Zone permits small-scale commercial and service uses, including the use of a convenience store.

### *Environmental Protection Zoning*

Select lands along the Detroit River are zoned Environmental Protection (EP). This Zone permits a limited range of uses, including a boat dock and/or ramp and public uses.

### *Summary*

A further review of the Zoning By-law would be included in the scope of an HCD Plan (if pursued) in order to ensure this policy document is compatible and consistent with the proposed HCD policies and guidelines (Part 2 of Project Scope). As a component of Part 3 of the Project Scope (Guidelines, Policies and Procedures), MHBC may provide additional guidance on the consistency of the Zoning By-law with the provincial policy framework and current best practices as it relates to heritage resources.

## **2.7 Town of Amherstburg Community Strategic Plan**

The Town of Amherstburg Community Based Strategic Plan 2016-2021 (MDB Insight) provides a vision for the community and is intended to guide municipal decision-making. As provided in Section 4.1 (Our Vision), the long-term goals of the Town includes the promotion of its historic character. Namely, this Plan directs action on the following:

- That an Economic Development Strategy be prepared with recognition of the cultural, natural and heritage assets;
- Support for the adaptive re-use of heritage and cultural assets;
- That Urban Design Guidelines be introduced which promotes and preserves heritage in the downtown core; and
- That financial support be available for the development of a stronger economic presence related to heritage.

The Town recently approved an Economic Development Community Improvement Plan that serves to implement the directives of the Community Strategic Plan (reviewed subsequently in this Report).

## **2.8 Town of Amherstburg Economic Development Community Improvement Plan**

The Town of Amherstburg Economic Development Community Improvement Plan was approved by Council in 2023. The Economic Development Community Improvement Project Area encompasses the entirety of the Study Area. The purpose of this Plan is to support the local economy by attracting new investment and development, stimulate job creation, invest and assist with the redevelopment of industrial and commercial lands, facilitate the re-use and revitalization of underutilized employment and commercial districts and provide financial incentives to address these priorities.

A further review of the Community Improvement Plan would be included in the scope of an HCD Plan (if pursued) in order to ensure this document is compatible and consistent with the proposed HCD policies and guidelines (Part 2 of Project Scope). As a component of Part 3 of the Project Scope (Guidelines, Policies and Procedures), MHBC may provide additional guidance on the contents of this Plan and the potential to support best practices related to heritage conservation.

## **2.9 Downtown Amherstburg Draft Urban Design Guidelines**

Monteith Brown Planning Consultants was retained by the Town in 2017 to prepare the Downtown Amherstburg Urban Design Guidelines. Once fully implemented, these Guidelines will apply to lands on either side of Sandwich Street (referred to as “Central Sandwich”) and to the commercial core of the Town that is located to the west of Sandwich Street and includes Richmond Street, Murray Street and part of Dalhousie Street (referred to as “Historic Core”). The draft document includes three sets of Guidelines, as follows: Façade Guidelines, Building Guidelines and Pedestrian Areas, Parking and Streetscape Guidelines.

A further review of the Draft Urban Design Guidelines would be included in the scope of an HCD Plan (if pursued) in order to ensure this document is compatible and consistent with the proposed HCD policies and guidelines (Part 2 of Project Scope). Some of the guidance in this document may also warrant inclusion in the District Plan guidance and

would be reviewed. As a component of Part 3 of the Project Scope (Guidelines, Policies and Procedures), MHBC may provide additional guidance on the contents of this Plan and the potential to support best practices related to heritage conservation.

## **2.10 Interim Control By-law**

The Council of the Town of Amherstburg did not apply an Interim Control By-law to the Study Area. An Interim Control By-law would direct Town staff to undertake an HCD Study in accordance with the requirements of the OHA. During the one year period implemented by the by-law, property owners within the identified Study Area would be prohibited to alter their properties, including the erection, demolition and removal of legally existing buildings or structures, with some exceptions.

## **2.11 Site Plan Control**

Pursuant to By-law Number 2022-073, the entire municipality of the Town of Amherstburg is designated as a site plan control area. Site plan control is a development approvals process which allows a municipality to review and provide feedback and guidance on development projects. The intent of the mechanism is to address matters such as landscaping, location of parking, drainage, building location, design and other individual site-level matters.

Due to recent changes in provincial legislation as a result of the More Homes Built Faster Act, the Town is currently working to update various development application processes, including the site plan control process. Should this project progress to an HCD Plan, it may be appropriate for the HCD Plan to further investigate the site plan process to determine if there are refinements and efficiencies that could be implemented with respect to overlapping review of heritage permits and site plan applications.

## **2.12 Property Standards**

The Town of Amherstburg currently has a Property Standards By-law (By-law 1999-28) in place which serves to set out the minimum standards for building and property maintenance within the Town. This By-law provides provisions for the repair and maintenance of properties, including provisions for structural soundness of dwellings, superstructure maintenance, exterior repair and securing vacant buildings.

The By-law does not provide specific requirements that apply to properties designated under Part IV or Part V of the OHA. It may be appropriate to further investigate this matter as part of the HCD Plan process (if pursued), to ensure the requirements and obligations of the by-laws remain consistent with the direction of a future HCD Plan. It may be necessary to include additional protection mechanisms or recommend updates to the By-law.

### **2.13 Tree Preservation**

The Town of Amherstburg By-law 2016-94 serves as a by-law to regulate the planting, preservation, maintenance and removal of public trees. This By-law does not provide consideration for privately owned trees.

Trees are often significant features within landscapes as they contribute to the mature character of neighbourhoods. Trees and landscape features are considered “property” under the OHA and may be protected pursuant to recognition in a designation. Furthermore, the Municipal Act enables Councils to pass by-laws for the preservation of non-invasive historically planted trees. It is common for HCD plans to identify mature vegetation as an attribute. As such, the future HCD Plan (if prepared) may explore amending By-law 2016-94 to include preservation of mature vegetation, consistent with the direction of the HCD designation (if applicable).

### **2.14 Financial Incentive Programs**

The Town’s Heritage Rebate Program pursuant to By-law 2012-122 allows owners of properties that are designated under Part IV of the OHA to apply for a 40% rebate on property taxes provided they have an easement agreement on the property or a preservation and maintenance agreement with the Town (subject to exceptions). This Rebate may only be granted once every three years for qualifying properties.

The Town’s Heritage Rebate Program is currently being reviewed. The Town’s standard development charge exemptions may represent another potential financial incentive for heritage conservation that applies to properties within the Study Area. Should this project advance to the HCD Plan stage, a component of the implementation measures examined is expected to be financial incentives. This may include recommendations for changes to the current financial incentive programs.

## **2.15 HCD Plan Guidance**

In order to ensure that there is no conflict between planning and development objectives and the pursuit of sound heritage conservation and management, the HCD Plan (if pursued) should identify appropriate changes to Town policies and by-laws, as well as outline any new measures to be pursued. These could include the following matters:

- Potential changes to the Official Plan or Zoning By-law provisions applicable to the Study Area;
- Potential revisions to approaches for Site Plan Control for the area within the potential HCD;
- Review of tree preservation provisions to ensure that provisions are meeting the needs of the area;
- Review of additional guidelines or policies that could apply to the potential HCD; and
- Examination of financial incentives and applicable recommendations for updates.

As previously noted in this Report, the Town of Amherstburg's Official Plan provides the legislated framework for undertaking the potential designation process of an HCD, in addition to the OHA, as amended.

## 3.0 Historical Context

The Study Area has a history that contains associations with both pre-contact and post-contact time periods. The following section provides a broad summary of how the Study Area was utilized over time and how it developed into part of what is today known as the Town of Amherstburg.

### 3.1 Pre-Contact History<sup>2</sup>

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period before the arrival of Europeans and the “contact” period in the 16<sup>th</sup> and 17<sup>th</sup> centuries.

The Town of Amherstburg is situated on the traditional territories of the Three Fires Confederacy (comprising the Ojibway, the Odawa, and the Potawatomi Peoples) and of the Wendat (also known as the Huron-Wendat) and Wyandot (also known as Wyandotte) Peoples.

The Anishinaabe (including the Ojibway [who were also known as Chippewas], Odawas [also known as Ottawas] and the Potawatomi) inhabited vast territories in central Canada and the United States. In the 1600s, the Anishinaabe battled with the Haudenosaunee (also known as the Iroquois) and pushed them out of the southern Ontario region. During this century, the Anishinaabe also allied with the arriving French and participated in the French fur trade (KFL & A, Aboriginal Peoples in Ontario). At the time of contact, the Ojibway and Odawas lived in small migratory groups while the Potawatomi lived in villages (Lio, 6-10). The Anishinaabe hunted, trapped and traded throughout their traditional territories at the time of contact (KFL & A, Aboriginal Peoples in Ontario).

The Wendat (also known as the Huron-Wendat) were met by Samuel de Champlain (French) in approximately 1615, to the southeast of Georgian Bay (Stailey, Historical

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<sup>2</sup> This Study is completed with the understanding that Indigenous cultural heritage, particularly intangible, is not adequately represented in this Report and requires further reconciliation to be appropriately acknowledged.



Timeline: 1600s). At the time of contact, the Wendat were practicing agriculture, trapping and hunting and were settled in villages (Stailey, Historical Timeline: 1600s). During the 1600s, the Wendat faced a small-pox epidemic and a war against the Iroquois which scattered the Nation (Stailey, Historical Timeline: 1600s). Parts of the Wendat Nation sought refuge with the Petun which led to the formation of the Wyandot that established villages near Anderdon (present-day Amherstburg) (Stailey, Historical Timeline: 1600s).

Samuel de Champlain (the “Father of New France”) accompanied the Wendats and Algonquins in their battles against the Iroquois in 1609 and 1615 (Lajeunesse, xxix). The involvement of Champlain in these battles resulted in the French explorers being unable to follow the St. Lawrence River and Lake Ontario in their travels westward through areas held by the Iroquois in the early 17<sup>th</sup> century (Lajeunesse, xxix). This phenomenon resulted in the Lake Erie area being explored relatively later by the Europeans (Lajeunesse, xxx). Nonetheless, the Lake Erie and Detroit River area was described by missionaries as early as 1641 and mapped by Sanson d’Abbeville, a geographer to the King, in 1656 (Lajeunesse, xxxi).



*Figure 5: Map of “Le Canada – Nouvelle France”, by Sanson d’Abbeville, dated 1656 (courtesy of the Marsh Historical Collection).*

Nearing the turn of the 17<sup>th</sup> century, Antoine de Lamothe Cadillac (the “Founder of Detroit” from the French Regime) advocated for the development of Detroit as a French stronghold which attracted nearby Indigenous nations that were displaced by the Iroquois (Drouillard, 2). The defeat of the French in the Seven Years’ War (1756 to 1763) resulted in the fall of New France and conquest by the British (Drouillard, 3).

The first Europeans to settle in Essex County were of French descent from Fort Pontchartrain or Fort Detroit in the mid-1700s (County of Essex, Early Settlement History). At this time, the Wyandots were located near present-day Amherstburg and the Ottawas were near present day Windsor (County of Essex, Early Settlement History).

In 1784, Indigenous nations of the Detroit area gave a tract seven square miles of land at the mouth of the Detroit River to a group of nine officers who they were associated with during the War of Independence, being Alexander McKee, William Caldwell, Charles McCormack, Robin Eurphleet, Anthony St. Martin, Matthew Elliot, Henry Bird, Thomas McKee and Simon Girty (James, 5). The lands held by Bird comprise what is now the old settlement of Amherstburg (James, 5).

The McKee Treaty of 1790 (Treaty 2) resulted in the lands south of the Thames River being ceded and two reserves being established in the region, including one that became known as Anderdon and one near Huron Church (Drouillard, 4). In 1833, Treaty 35 was established between the Wyandot and the Crown to cover the lands encompassing Amherstburg (Berk, 3).

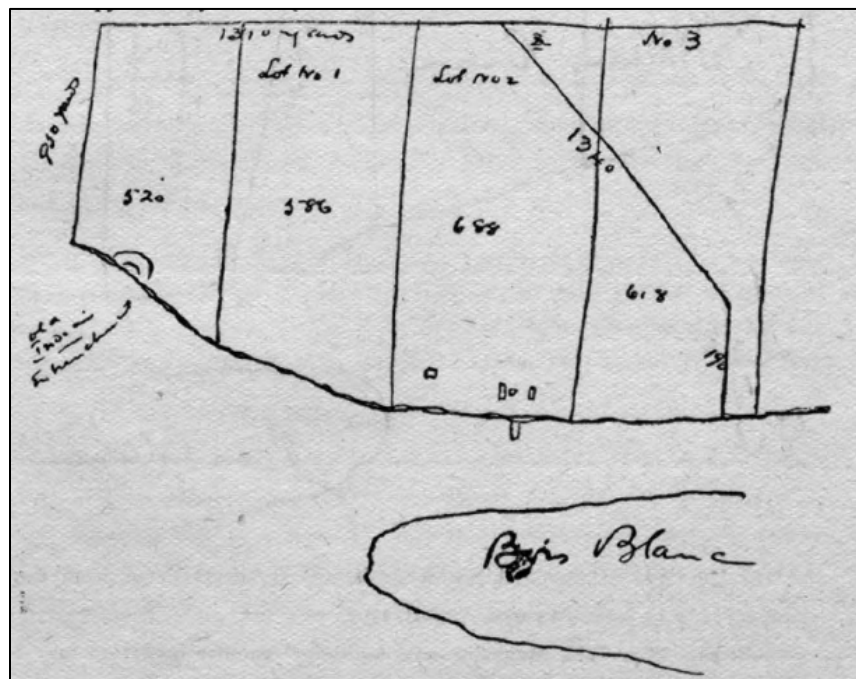
### **3.2 Post-Contact History**

In 1784, a group of British officers, including Henry Bird, received lands in the vicinity of present-day Amherstburg from the Indigenous nations situated near the Detroit River (Gaspar, 1996, 48). Bird, a former commander at Fort Detroit, arranged for the clearing of the land which now composes the part of the Town and Fort Malden for use as farmland (Botsford, 15). Shortly thereafter receiving the land, Bird left Canada for England and left the land on the east side of the Detroit River, opposite the Isle Bois Blanc, to Agnes Hazel and Judith Hicks (Gaspar, 1996, 49).

In 1783, the War of American Independence concluded and the British remained posted at Detroit until their evacuation in 1796 (James, 5). In 1796, Detroit was ceded to the Americans in accordance with the Jay Treaty and a military post was established on the eastern side of the Detroit River, across from Bois Blanc Island in Malden Township, by the British as a result (Reiner, 10). The Crown possessed this land in 1796 for Fort

Amherstburg (Botsford, 15; James, 15). This site was chosen for the Fort due to its strategic position whereas at the head of the Bois Blanc Island there was only one deep water channel and that channel was close enough to the mainland that it could be commanded by cannons (Botsford, 14).

**Figure 6**, below, provides an excerpt of the 1797 Plan by A. Iredell, copied by William Chewett, depicting the site of the military post in Amherstburg, on Lot 2, formerly claimed by Captain Bird (James, 13).



*Figure 6: 1797 Plan by A. Iredell, copied by William Chewett (James, 13).*

In early 1798, 21 lots along the top of the riverbank to the south of the garrison grounds became available for building on while remaining under the ownership of the Crown (Gaspar, 1996, 50). These lots were assigned by a draw with a requirement that the lots be built upon within one year (Gaspar, 1996, 50). These lots were located along First Street (now known as Dalhousie Street) and were primarily occupied by traders and merchants who built one to two storey frame-construction shops, storehouses and wharves (on lots fronting onto the Detroit River) (Gaspar, 1996, 51). In order of succession, Second Street (now known as Ramsay Street) and Third Street (now known as Bathurst Street) were laid out with building lots and a burying ground shortly thereafter (Gaspar, 1996, 51). The early citizens of Amherstburg were primarily former residents of Detroit, being Loyalists and French, who had followed the British troops from Detroit (Botsford, 14). Within 3 years, there were 75 dwellings within the Town, many were constructed of log and some were constructed with brick (Botsford, 14).

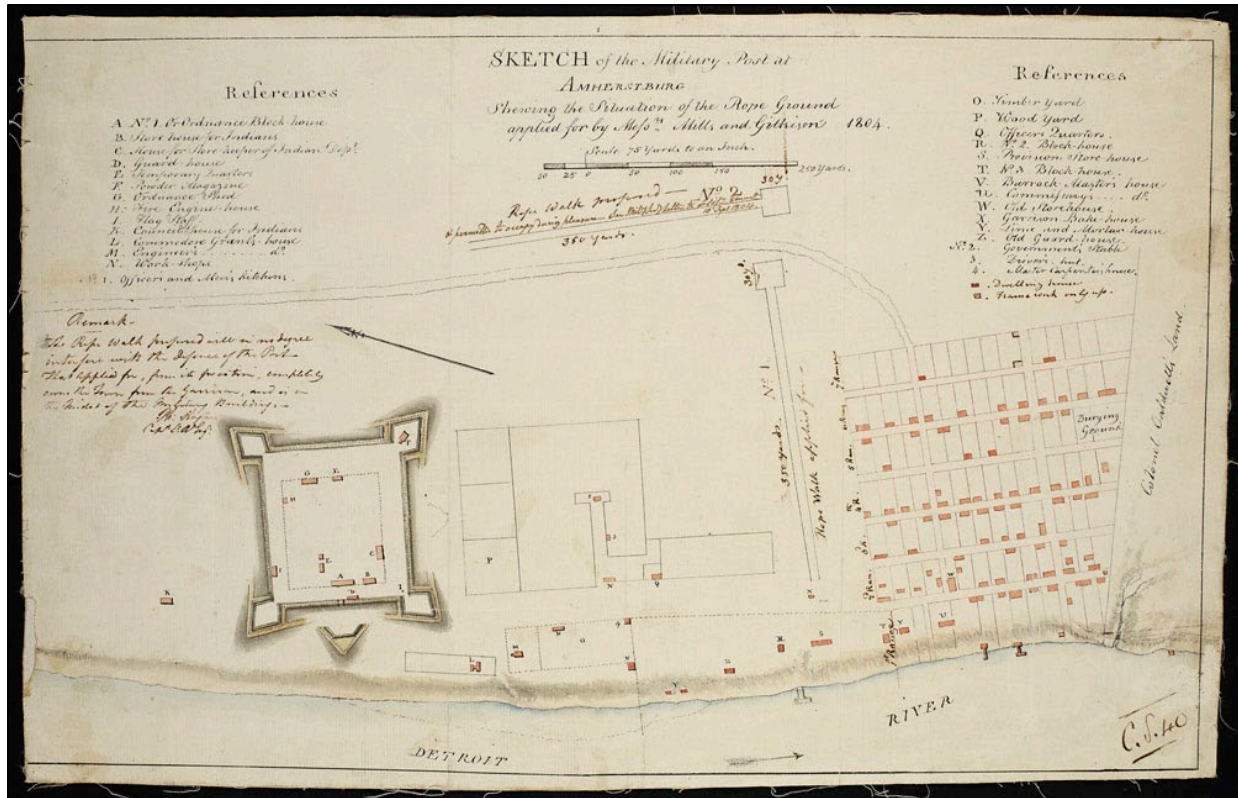


Figure 7: Sketch of the Military Post at Amherstburg, dated 1804 (National Archives of Canada, C-52252).

The "Reference to the Holders of the Lots", dated 1799, provides that the original portion of the Town was laid out with lots that are 60 feet wide with a depth of 120 and that main streets were 50 feet wide while cross streets and back streets were 30 feet wide (Lajeunesse, cxxvii).



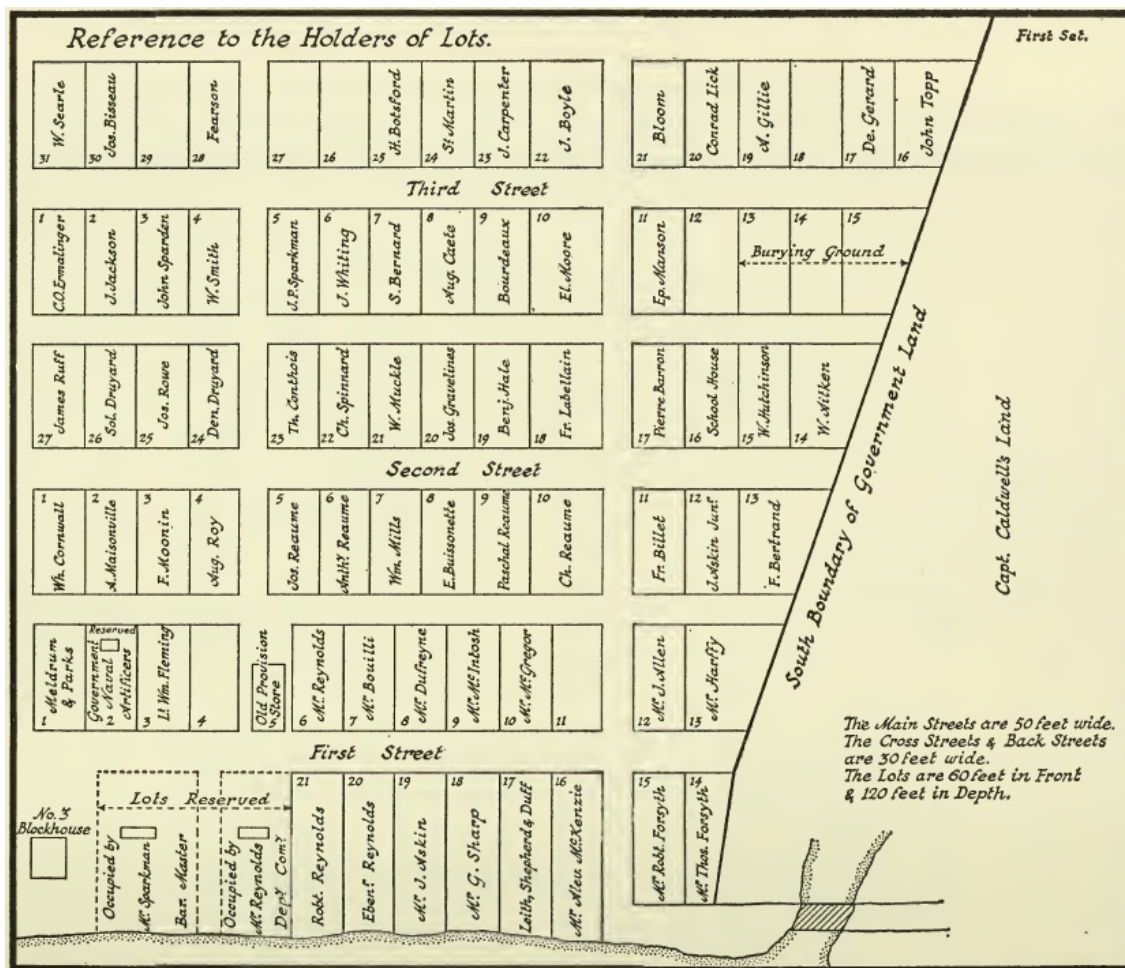


Figure 8: Reference to Holders of the Lots, dated 1799 (Lajeunesse, cxxviii).

Fourth Street (now known as Sandwich Street) became available for development in 1804 and by 1812, Fifth Street (now known as Seymour Street) was being developed, presumably as a result of all the lots on Fourth Street being developed by this time (Gaspar, 1996, 53).

In the War of 1812, Amherstburg was the principal point that the British conducted the defense of the western section of Upper Canada (Botsford, 5). At this time Amherstburg was referred to as "Malden" and the Fort eventually became known as "Fort Malden" as a result (Botsford, 5). During the War of 1812, any development in the Town which may have proven useful to the invading American army, including the Navy Yard, was destroyed by the British during their retreat and substantial damage was incurred to any remaining assets during the occupation by the Americans (Gaspar, 1996, 55). Once the Americans evacuated in 1815, the Town was re-built (Gaspar, 1996, 55).

The Great Sauk Trail, which was established on a network of Indigenous routes, brought British allies to Fort Malden where they participated in gift-giving ceremonies to

re-affirm their alliance after the War of 1812 (Ontario Heritage Trust, Great Sauk Trail). The Trail extended from Rock Island in present-day Illinois to the Detroit River and played a significant role in the communications between local Indigenous nations and the British, particularly following the American Revolution (Ontario Heritage Trust, Great Sauk Trail). These exchanges were terminated by the British in the late 1830s (Ontario Heritage Trust, Great Sauk Trail). The Trail is now part of Interstate 94 in Michigan and Highway 18 from Windsor to Amherstburg.

In the early 19<sup>th</sup> century, Amherstburg was described as a “cosmopolitan town” where aristocratic British Army officers, Indigenous peoples, and the French, Scottish, and English merchants engaged in extensive “Indian trade” (Botsford, 15). The “View of Amherstburg 1813”, by Margaret Reynolds, depicts the Navy Yard of the Town, including the construction of vessels, from Elliott’s Point (**Figure 9**, below). During this time, the Parliament of Upper Canada encouraged the growing of hemp to support the ship-building industry and hardwood was harvested from surrounding areas to support the same (Botsford, 11). The primary sector of employment in the Town was in shipbuilding at the King’s Navy Yard in the first decade of the 1800s (Gaspar, 1996, 52). The Navy Yard was active at this location until 1813 (Botsford, 15).



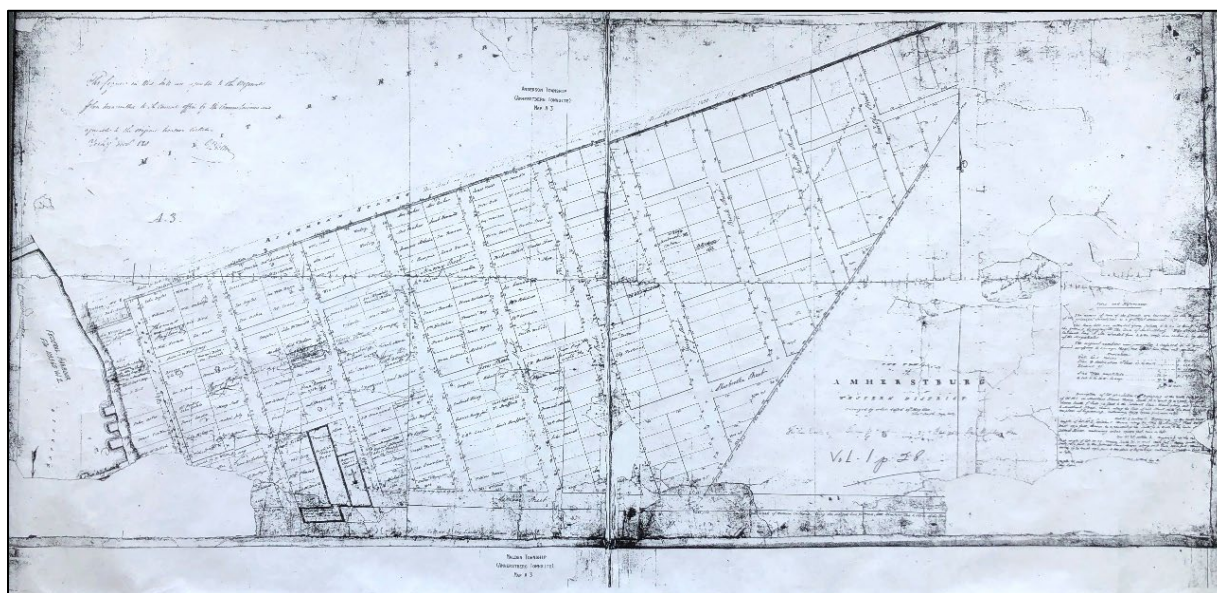
*Figure 9: Painting of "View of Amherstburg 1813" by Margaret Reynolds.*

In 1813, the Americans defeated the British in the Battle of Lake Erie which resulted in the British retreat (Botsford, 7). The Americans held Amherstburg until the end of the

War in 1815 when they evacuated under the terms of the Treaty of Ghent (Botsford, 10). During the retreat of the British during the War of 1812, the Kings Navy Yard was burnt and was not re-built following the evacuation of the Americans and the end of the War (Gaspar, 1996, 55).

Following the War of 1812, the Town was re-established as a frontier town with exports (including agricultural goods and whitefish from the River) and imports occurring at the docks (Gaspar, 1996, 55, 66). Hotels, taverns, saloons, billiards and distilleries operated near the Detroit River into at least the mid-19<sup>th</sup> century, including William Horseman's Whitehorse Hotel on the northeast corner of the intersection of Dalhousie Street and Murray Street, to accommodate mariners and ships' passengers (Gaspar, 1996, 83). The lots in the Downtown continued to be owned by the Crown until 1819 when lot holders petitioned and were able to apply for Land Patents (Gaspar, 1996, 58).

In 1820, the Town was surveyed and depicted that the boundaries of the settlement spanned between Richmond Street to the north, Simcoe Street to the south, the River to the west and the Second Concession (now Fryer Street) to the east (Reiner, 10). By 1832, Amherstburg contained nearly 200 houses, a church, goods shops and a population of over 1,200 people (James, 23). Merchants, tradesmen and skilled artisans were attracted to the Town to meet the demand for supplies and services of the troops stationed at Fort Malden (Marsh Collection Society, 30). By the end of the 1830s, development had reached Brock Street but there were still many vacant lots along King and George Streets (Gaspar, 1996, 65).



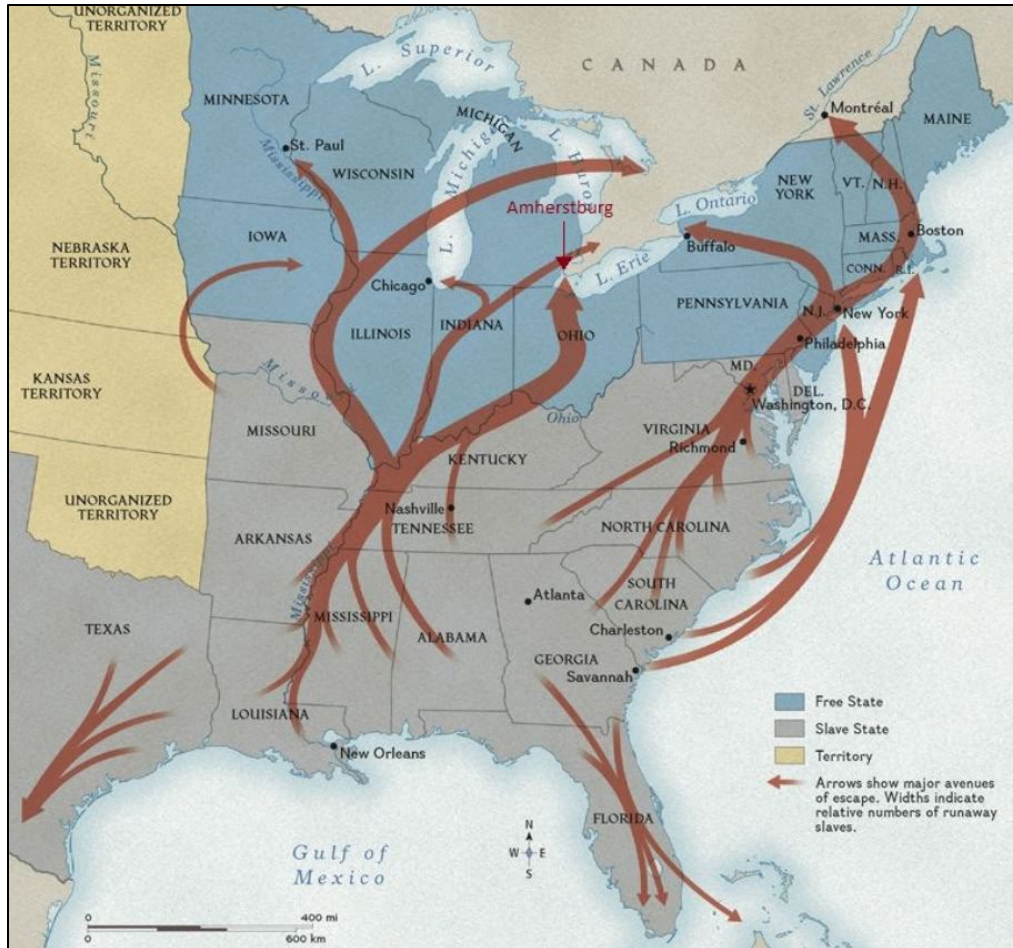
**Figure 10:** Plan of Amherstburg, dated 1820 (Courtesy of the Marsh Historical Collection).

In January of 1838, the Patriot Army attacks began on the western frontier which resulted in Fort Malden being re-staffed and fortified (Carter, Patriot Chronicles). Reportedly, 1,500 to 2,000 British troops were immediately sent to the frontier between Amherstburg and Lake St. Clair which eventually resulted in the retreat of the Patriots after several attacks and the temporary occupation of Bois Blanc Island (Carter, Patriot Chronicles).

In 1850, the United States passed the Fugitive Slave Act which required authorities to seek out and capture Freedom Seekers (Kochaniec, Beyond the Underground Railroad). In 1833, the British Empire passed the Slavery Abolition Act (Kochaniec, Beyond the Underground Railroad). As a result of the differing legislative framework between the two countries, the number of Freedom Seekers searching for asylum in Canada increased in the 1850s (Kochaniec, Beyond the Underground Railroad). In the 1850s, the population of Black people in the Town was between 400 and 500 and by 1860 this population had increased to approximately 800 out of a total of 2000 residents (Marsh, Amherstburg).

Freedom Seekers often travelled to Canada across the Detroit River where it narrowed abutting Amherstburg (Kochaniec, Beyond the Underground Railroad). The influx of Freedom Seekers into the Town in the 1800s resulted in pockets of settlement within Amherstburg and Windsor-Essex more broadly (Kochaniec, Beyond the Underground Railroad). One of these pockets of settlement has become known as the George-King-Seymour (GKS) Settlement and was located between Richmond Street and Simcoe Street on George, King and Seymour Streets (Kochaniec, Beyond the Underground Railroad). The GKS Settlement was centered around the Amherstburg First Baptist Church, the Nazrey African Methodist Episcopal Church, and the King Street School (Kochaniec, Beyond the Underground Railroad). The two aforementioned churches functioned as final stations for the Underground Railroad (Kochaniec, Beyond the Underground Railroad). Various Black-owned businesses were established in Amherstburg adjacent to the GKS Settlement and within the downtown business area (Kochaniec, Beyond the Underground Railroad).



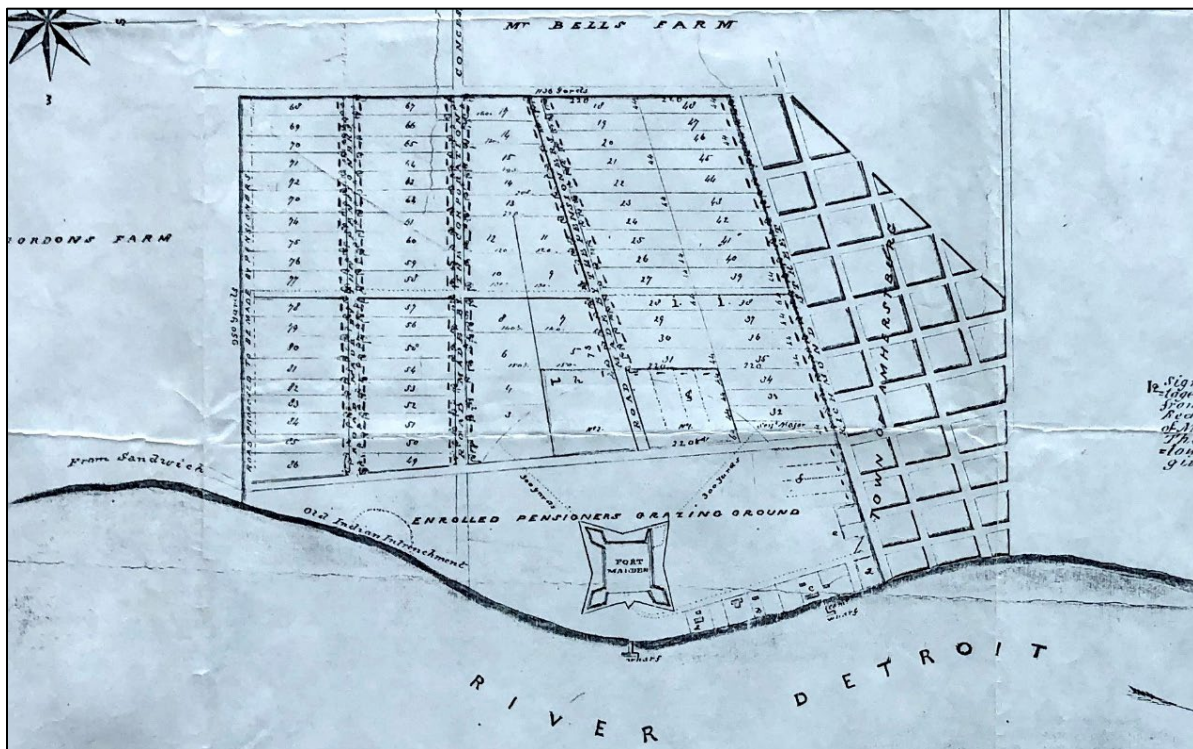


*Figure 11: Map of the Underground Railroad routes (Courtesy of Essex County).*

In 1848, Thomas Park purchased land to the south of the existing development of the Town and subdivided the land into 57 lots accessed by Park Street (Gaspar, 1996, 76). Within 10 years, approximately half of these lots were sold (Gaspar, 1996, 76). The sale and development of the pre-existing subdivision that abuts the Park Street lands to the north, known as the Bercsy Block, was accelerated as a result of the growing interest in the area with the Park Street subdivision (Gaspar, 1996, 76).

Amherstburg was declared a separate municipality from Malden Township in 1850 and at this time, the northern limit of the Town extended to William Street (Reiner, 10). In 1851, Enrolled Pensioners, being retired British soldiers, arrived to the Town and were to reside in designated "cottages" that were to be laid out in the northeast quarter of the settlement (Reiner, 10). The Regulars were withdrawn from Fort Malden at this time and the Fort was to be guarded by the Reserve Force known as "Enrolled Pensioners" (Botsford, 16). In 1851, streets and lots were laid out to the northeast of the intersection of Richmond Street and Sandwich Street and by 1852 there were 88 houses constructed for the Pensioners (Botsford, 16). The initial group of Pensioners totaled

approximately 350 people, representing more than 10 percent of the Town's population at this time (Marsh Collection Society, 33). The Pensioners were primarily Irish Catholics whose presence resulted in economic spinoffs for local merchants and tradesmen (Marsh Collection Society, 33).



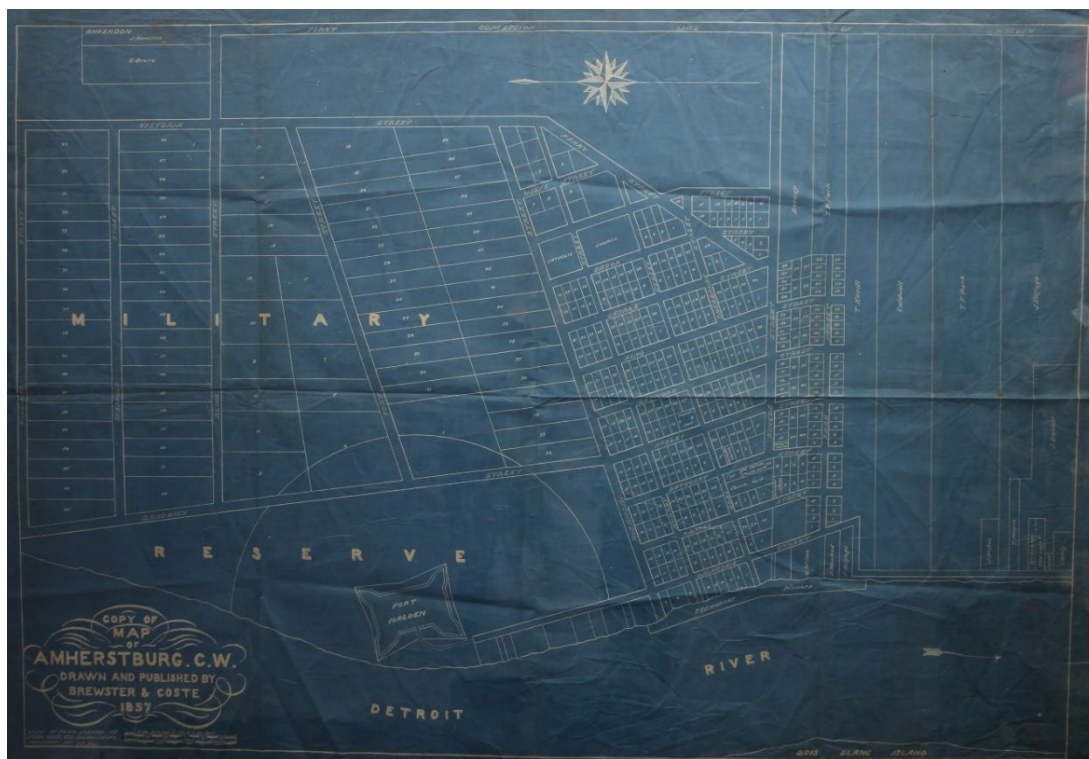
*Figure 12: Excerpt of the "Amherstburg Canada West: Cottage Lots of Enrolled Pensioners on Military Reserve", dated 1852 (Courtesy of the Marsh Historical Collection).*

In the 1850s, Amherstburg was an established shipping centre for the surrounding areas via waterways (Botsford, 17) and was a growing Town (Botsford, 99). The Town Port provided direct service by steam-boat to Montreal by the locally-owned "Earl Cathcart" vessel during the open-water seasons (Botsford, 99).

The Town lobbied to establish a railroad into the settlement in the 1850s; however, the same was not established as a result of bureaucracy (Botsford, 17). In the 1870s, the Michigan Central Railway was brought to one mile north of the Town, located at the Gordon Station (Botsford, 99). Economic development in the area was largely focused around the railroad at this time (Botsford, 99). In the 1890s, an extension of the Michigan Central Railway was provided from the Gordon Station to the Town; however, this extension only functioned as a terminus of a branch line (Botsford, 17).

By the late 1850s, the settlement of the Town was extended to the south side of Simcoe Street (see **Figure 13**, below).





*Figure 13: Copy of Map of Amherstburg, dated 1857 (Brewster and Coste, courtesy of the Town of Amherstburg).*

In 1859, Fort Malden was disarmed and more of the reserved garrison lands became available for development (Reiner, 11). Between the Fort and Sandwich Street, the lands were described as the "Park" and were sold to Arthur Rankin by the government in 1866 (included lands bound by North Street, Dalhousie Street, Sandwich Street and abutting the properties fronting onto Richmond Street) (Gaspar, 1996, 85). Rankin Street was laid out running east to west through the development and the remaining land was divided into 45 lots with 15 lots on the south side of North Street and 15 lots on either side of Rankin Street (Gaspar, 1996, 85). By 1867, Rankin had sold approximately half the lots and had 24 lots remaining for sale (Gaspar, 1996, 85).

Following its closure, the barracks of the Fort were re-purposed for use by the Provincial Lunatic Asylum in 1859 (James, 23) but by the 1870s, the institution moved its services to London (Marsh Collection Society, 35). During its establishment and operation, prosperity was brought to the Town by the industry related to construction works and by the employment of attendants, many of whom were former Pensioner families (Botsford, 99).

Amherstburg had a population of 2,146 peoples by 1861 and was known as the urban centre of Essex County (Reiner, 10). Amherstburg was officially incorporated as a Town in 1878 and had a population of over 2,400 people at this time (Reiner, 11).

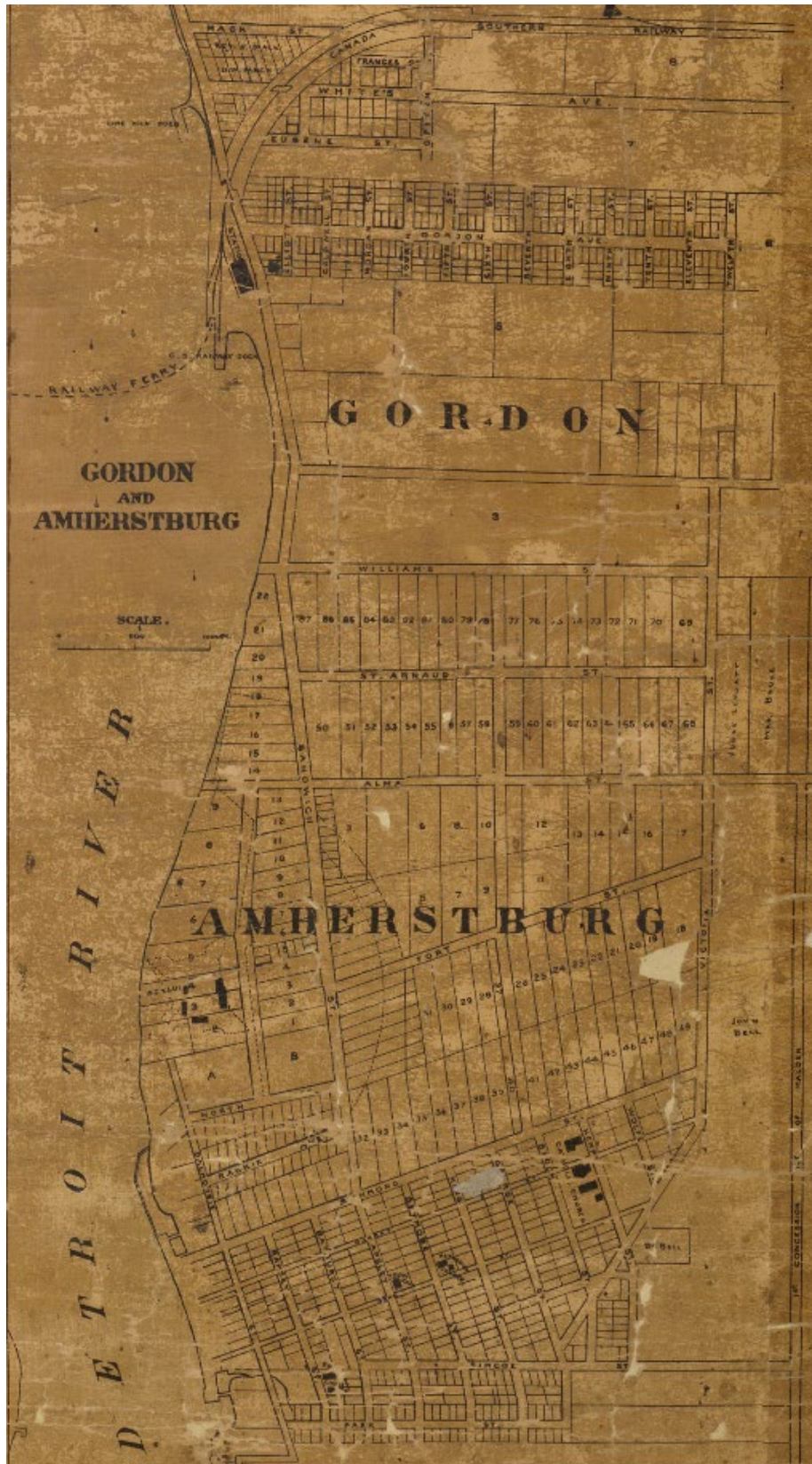


Figure 14: Excerpt of Tremaine's Map of Essex County, dated 1877  
(courtesy of University of Toronto).



From the 1870s to approximately the 1930s, work was undertaken in the area to deepen and widen the Detroit River channel nearing Amherstburg to accommodate the increasingly larger size of ships in the area (Botsford, 100). This phenomenon provided significant employment for the people of Amherstburg (Botsford, 100).

In the early 20<sup>th</sup> century, there were various sizable industries in and nearing the Town, including steam-powered saw mills, planing mills, spoke and stave factories which were reflective of the use and availability of wood in the immediate area (Botsford, 100). The Anderdon Stone Quarry, originally operated by the Wyandots for chert, was acquired by the Solvay Process Company of Detroit for the extraction of lime (Botsford, 100). Large-scale industries became established locally in the 20<sup>th</sup> century, including Brunner Mond Canada (produced crude soda ash with the use of Solvay process), the Church and Dwight plant (baking and washing soda manufacturers), and the Calvert plant (industrial alcohol), primarily to the north of the old settlement area. Brunner-Mond was the single largest employer in Amherstburg for a large part of the 20<sup>th</sup> century (Botsford, 100). The below image, dated 1951, depicts the settlement of the Town with the industries located nearby.



*Figure 15: Excerpt of aerial image, dated 1951, facing north towards the Town (Wigle, courtesy of the Marsh Historical Collection).*

### **3.3 Historical Themes**

Historical themes related to the context of the Town can be derived based on the review of the evolution of the Town. These themes aid in the creation of a heritage character statement and the identification of heritage attributes. The historical themes include the following:

- The use of the landscape by Indigenous communities;
- Military or shipbuilding in Amherstburg;
- The Underground Railroad and/or early Black history of Amherstburg;
- Euro-Canadian settlement of Amherstburg which began in the late 1700s;
- Euro-Canadian commercial development; and
- Euro-Canadian residential development.

The themes listed above were utilized in the evaluation of the properties located within the Study Area. These themes are associated with the criteria of O. Reg. 9/06 as it relates to HCDs.

# 4.0 Fieldwork, Local Data Collection & Engagement

## 4.1 Introduction

Fieldwork was undertaken between August 2023 and April 2024 to gain a contextual understanding of the Study Area and compile an inventory of all the properties within the Study Area. The purpose of the fieldwork was to record physical and contextual information for each property within the Study Area. On-site fieldwork was undertaken primarily on-foot and photographs were taken of each property, including built and natural features visible from the public realm. The information compiled for each property within the Study Area was entered into a geographical information system (GIS) to inform the analysis of this Study.

Local historic institutions, including the Marsh Historical Collection, the Amherstburg Freedom Museum and the Essex County Library (Amherstburg Branch) were visited by MHBC staff in April of 2024 to review archival material related to the Town and speak with local historians. Information obtained from these institutions included general historic development information, historic mapping and information on the Underground Railroad.

Public engagement and consultation has been built into this HCD Study methodology to aid in the identification of community values related to cultural heritage resources and community interest in the benefits of an HCD Plan. A range of engagement opportunities occurred during the HCD Study phase which has been considered herein. The feedback obtained from public outreach has been considered by the consultants to contribute to the conclusions of this Report.

## 4.2 Overview of Fieldwork

### 4.2.1 Initial Site Visit

An initial site visit was completed on August 10, 2023 to gain an understanding of the general constitution and context of the Study Area. The initial site visit concluded that there are well-maintained historic properties within the Study Area and that there were areas with distinct characters within the Study Area. This initial site visit was completed

by MHBC staff alongside Donald Scott (George Robb Architect) and Wendy Shearer (Wendy Shearer Landscape Architect & Cultural Heritage Specialist) to derive a multi-disciplinary initial understanding of the features of the Study Area.

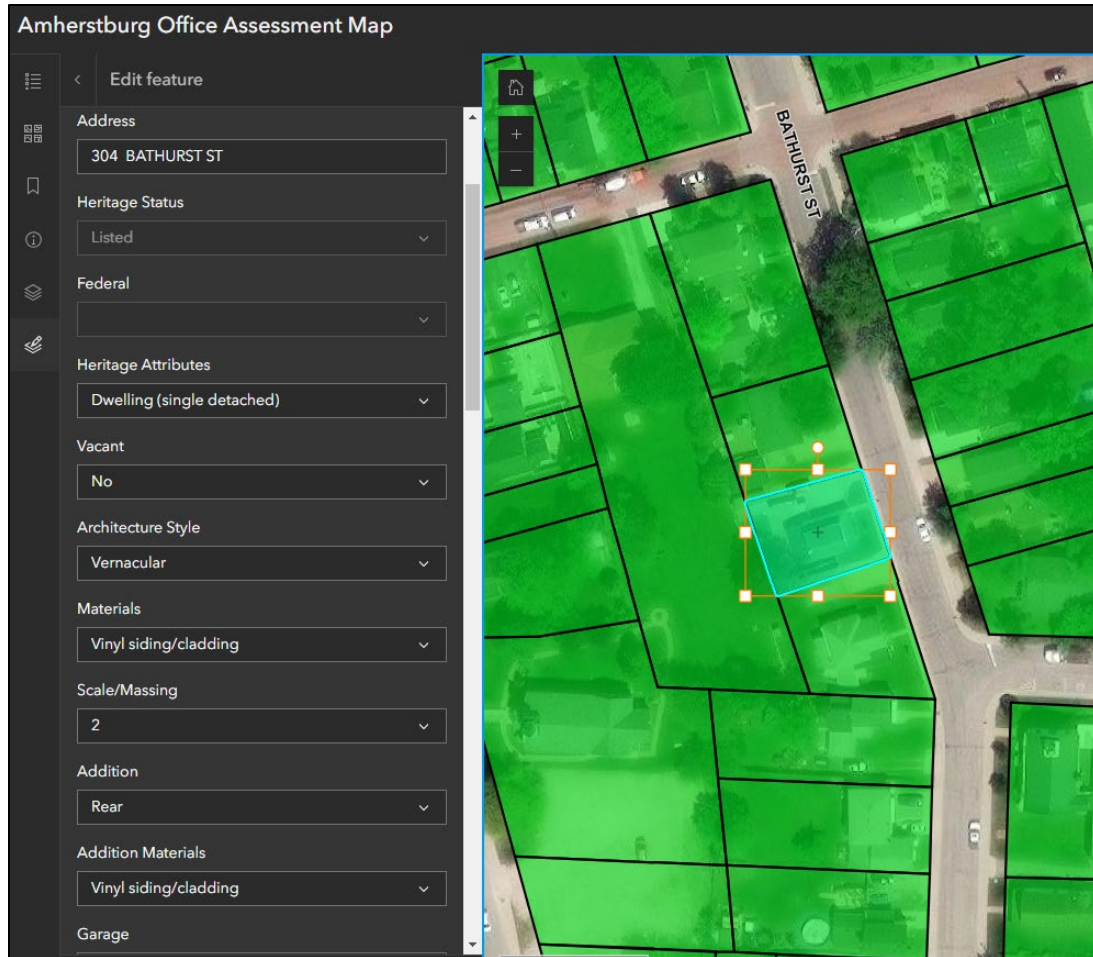
#### 4.2.2 On-Site Fieldwork and Inventory

Fieldwork related to compiling the inventory of properties was undertaken in October 2023. Fieldwork was completed using mobile devices to directly record property-specific information in a GIS database. Property fabrics, addresses, heritage statuses and zoning information was pre-populated into the GIS database prior to fieldwork by information provided by the Town. The collection of fieldwork data included the identification of the following for each property:

- Photographs of each property from the public realm;
- Address (pre-populated municipal addresses);
- Heritage status (pre-populated based on Town's Heritage Register and inventories);
- Heritage attributes (i.e. built landscape features, dwelling, etc.);
- Property status (i.e. vacant);
- Land use (i.e. residential, commercial, etc.);
- Architectural style (i.e. Vernacular, Edwardian, etc.);
- Materials (i.e. vinyl siding, brick, etc.);
- Scale/massing (i.e. one storey, etc.);
- Addition (i.e. rear, multiple, etc.) and addition materials;
- Garage (i.e. attached, detached);
- Integrity (i.e. excellent, fair, poor);
- Date constructed (if known);
- Date range (i.e. early 19<sup>th</sup> century, etc.);
- Site visit status; and
- Additional notes (as needed).

An excerpt of a property profile entry within the GIS system is shown below.





*Figure 16: Sample view of property profile (304 Bathurst Street) in the GIS database  
(Source: Esri, 2024).*

After the completion of the initial field-survey for each property, additional fields related to the evaluation of the CHVI were completed for each property based on a desktop review. These fields are as follows:

#### *Physical/Design Value*

- The property has design/physical value as it includes a building which is considered representative of an architectural style;
- The property includes a building which is considered early for the community of Amherstburg, being constructed prior to 1857;
- The property includes a building which is considered rare, or unique within the context of the community of Amherstburg.

#### *Historical/Associative Value*

- Direct association with a theme;

- Direct association with an event;
- Direct association with a belief, activity, organization or institution;
- Direct association with a person;
- Yields, or has the potential to yield information that contributes to an understanding of a community or culture;
- Demonstrates the work or ideas of an architect, artist, builder, designer or theorist.

### *Themes*

- The property is directly associated with the theme of the use of the landscape by Indigenous communities;
- The property is directly associated with the theme of military or shipbuilding in Amherstburg;
- The property is directly associated with the Underground Railroad and/or early Black history of Amherstburg;
- The property is directly associated with the Euro-Canadian settlement of Amherstburg which began in the late 1700s;
- The property is directly associated with the theme of Euro-Canadian commercial development of the Amherstburg community.

### *Contextual Value*

- Important in defining, maintaining, or supporting the character of the area;
- Physically, functionally linked to its surroundings;
- Historically linked to its surroundings;
- Visually linked to its surroundings;
- Landmark.

### *Statement of Significance*

- The property includes a building which is representative of an architectural style. This architectural style contributes to the range of architectural styles which make up the unique sense of place within Amherstburg from the early 19th - mid 20th century;
- The property is physically and historically linked to its surroundings, being located on part of the original Plan of Amherstburg as per the 1857 Town Plan;
- The property is visually linked to its surroundings, being part of an important view or vista which contributes to the character and scenic beauty of the area;

- The property is physically and visually linked to its surroundings, being part of an established grouping of structures which creates an identifiable streetscape, streetwall or view;
- The property is historically and physically associated with the core commercial business area of Amherstburg in the 19th and early 20th centuries;
- The property is historically and physically associated with the residential development of Amherstburg in the 19th and early 20th centuries;
- The property is historically, visually, and physically linked to its surroundings given its landmark status and contribution to the scenic qualities and unique sense of place of the area.

The GIS database is intended to be transferred to the Town.

### 4.2.3 Secondary Site Visit

Once a general understanding of the composition of the Study Area and potential Character Areas within the Study Area was derived, a secondary site visit was conducted in April of 2024 to take photographs that capture the essence of each area and to confirm the boundaries of these areas (Character Areas discussed in **Section 5** of this Report).

## 4.3 Local Institutions

On April 15, 2024, MHBC staff attended the Marsh Historical Collection, Essex County Library (Amherstburg Branch) and the Amherstburg Freedom Museum. The purpose of these visits with local institutions was to review local historic resources and ascertain historic-related community values. Resources obtained from these institutions have been referenced throughout this Report, including the “Beyond the Underground Railroad” exhibit which includes information on the history of Black settlement in Amherstburg.

## 4.4 Public Engagement

### 4.4.1 Community Open House

A public open house was held on April 15, 2024 at the Libro Centre in Amherstburg which was attended by approximately 70 people (58 people signed-in). The public was notified of the meeting via mail-outs and local media platforms (including Talk the Burg, social media and broadcasts/radio).

At the open house, MHBC provided 13 information panels that included:

- A land acknowledgement (additional land acknowledgement board was also provided by the Town);
- Project background information (including an outline of the Study Area, the process and scope of work);
- Historical mapping;
- An overview of fieldwork analysis (architectural styles, construction dates, etc.);
- An overview of the identified Character Areas; and
- Information on next steps and methods to provide feedback.

Comment and survey sheets (hard-copies) were provided by the Town and MHBC (respectively) at the open house (survey template and comment form attached as **Appendix 'C'** to this Report). Comment and survey sheets were collected at the open house, dropped off to Town Hall, and completed virtually (as discussed in the next subsection of this Report).

During the open house, attendees had the opportunity to have one-on-one conversations with staff members of MHBC and the Town as they viewed the presentation panels. A collective question-and-answer period was also led by MHBC and Town staff at the open house (pictured below).



*Photo 1: Image of open house (MHBC).*

#### 4.4.2 Website and Virtual Survey

During the duration of the Study, a project webpage was maintained on “Talk the Burg” by the Town. This webpage provided general project updates, including the project

process, project status, and engagement opportunities. The website provided a link to the "HCD Opening Survey" which remained open until May 14, 2024. This survey received 84 responses, of which 98.8% of respondents lived within the Town. Local media outlets notified residents of the webpage resource and survey.

#### 4.4.3 Community Feedback

Quantifiable and qualitative feedback was received via the Open House (discussions and comment sheets) and the virtual survey. The following highlights the results of the community feedback received:

- The Town's history and cultural heritage resources contribute to the Town's distinctiveness and sense of community;
- That heritage conservation is an "urgent" matter that needs to be addressed by the Town and that infill needs to be guided to be compatible with the character of the Study Area;
- Removing minimum parking requirements and maintaining height limitations may help to conserve the character of the Study Area;
- Acknowledgement of the social and economic benefits of having an HCD, including directives for revitalization within the Study Area;
- Interest in financial incentives to maintain and conserve buildings;
- Property specific comments (i.e. for segments of Murray Street to be within the Downtown Character Area); and
- Concerns related to property rights (i.e. restrictions/ability to construct a new building or addition, costs to maintain properties to standards, property values, etc.).

## 5.0 Analysis

The purpose of this section is to describe the heritage character and attributes of the Study Area based on the evaluation of historical research and fieldwork.

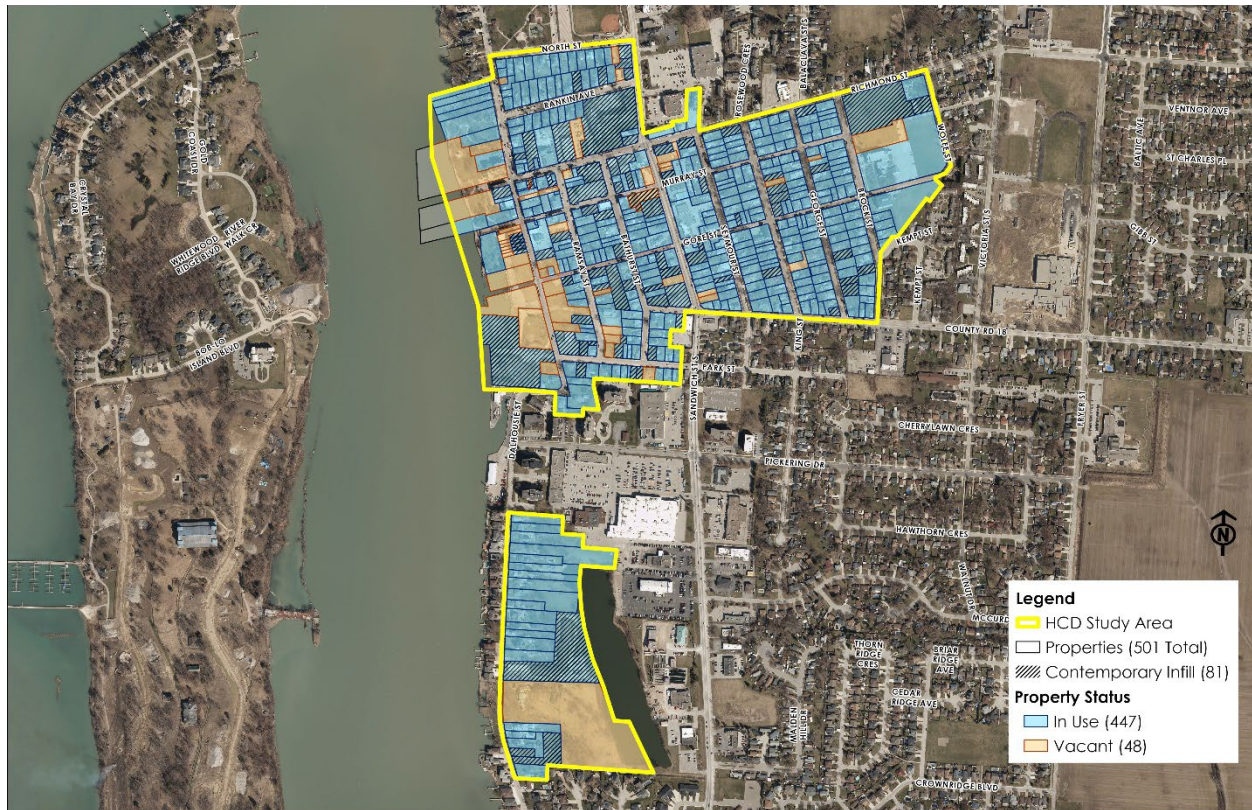
### 5.1 Fieldwork Findings

#### 5.1.1 Property Status and Contemporary Infill

As a part of the Study, properties that do not contain any buildings or structures and are not formally utilized (i.e. lots not utilized for public park space, commercialized or public parking lot, etc.) were identified as “Vacant”. Vacant properties generally do not contribute to the character of the Study Area and may be subject to future infill development. The majority of the vacant properties are located along the Detroit River (Dalhousie Street) and Sandwich Street (see **Figure X**, below).

Buildings or structures that were generally constructed during or after 1984 were identified as contemporary infill for the purpose of understanding the presence of newer development within the Study Area. A 40-year threshold was utilized based on the provincial checklist for the Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes. In instances where an exact date of construction is unknown, contemporary infill was identified with the inclusion of the late 20<sup>th</sup> century (i.e. 1970s, 1980s and 1990s) and early 21<sup>st</sup> century (i.e. 2000s and 2010s) construction date ranges. The analysis has determined that 81 properties were identified as being constructed after 1984 and/or within the late 20<sup>th</sup> or early 21<sup>st</sup> century, which constitutes approximately 16% of the properties within the Study Area. These properties are generally scattered throughout the Study Area (see **Figure 17**, below) and are primarily of a contemporary design that does not contribute to the character of the Study Area.





*Figure 17: Property status map depicting vacant and infill lots within the Study Area (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).*

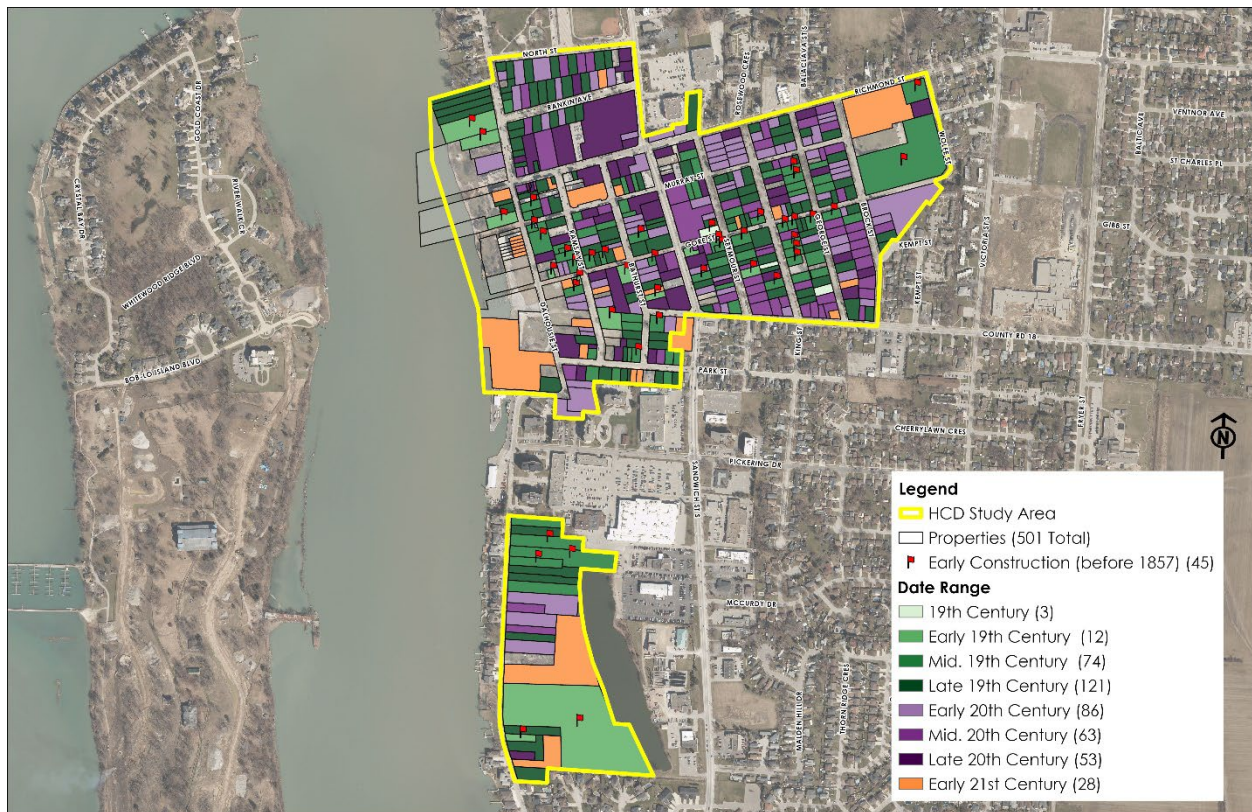
### 5.1.2 Construction Date

Through a combination of fieldwork and research, a construction date and/or range was provided for each property to facilitate a review of the development of the Study Area. Properties with a construction date that is classified as “N/A” are those that are landscaped/open space, formal parking, and/or currently vacant. The ranges of construction dates were divided as follows:

- Early century: includes the first three decades of a century (i.e. 1900s, 1910s and 1920s);
- Mid-century: includes the middle four decades of a century (i.e. 1930s, 1940s, 1950s and 1960s); and
- Late century: includes the last three decades of a century (i.e. 1970s, 1980s, 1990s).

In review of the data, the majority of buildings in the Study Area were constructed between 1830 and 1930 ( $\pm 56\%$ ). Within the Study Area, there are 45 buildings

identified as being constructed prior to 1857 which represents approximately 9% of the total properties.



*Figure 18: Construction date range map for properties within Study Area (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).*

### 5.1.3 Architectural Style

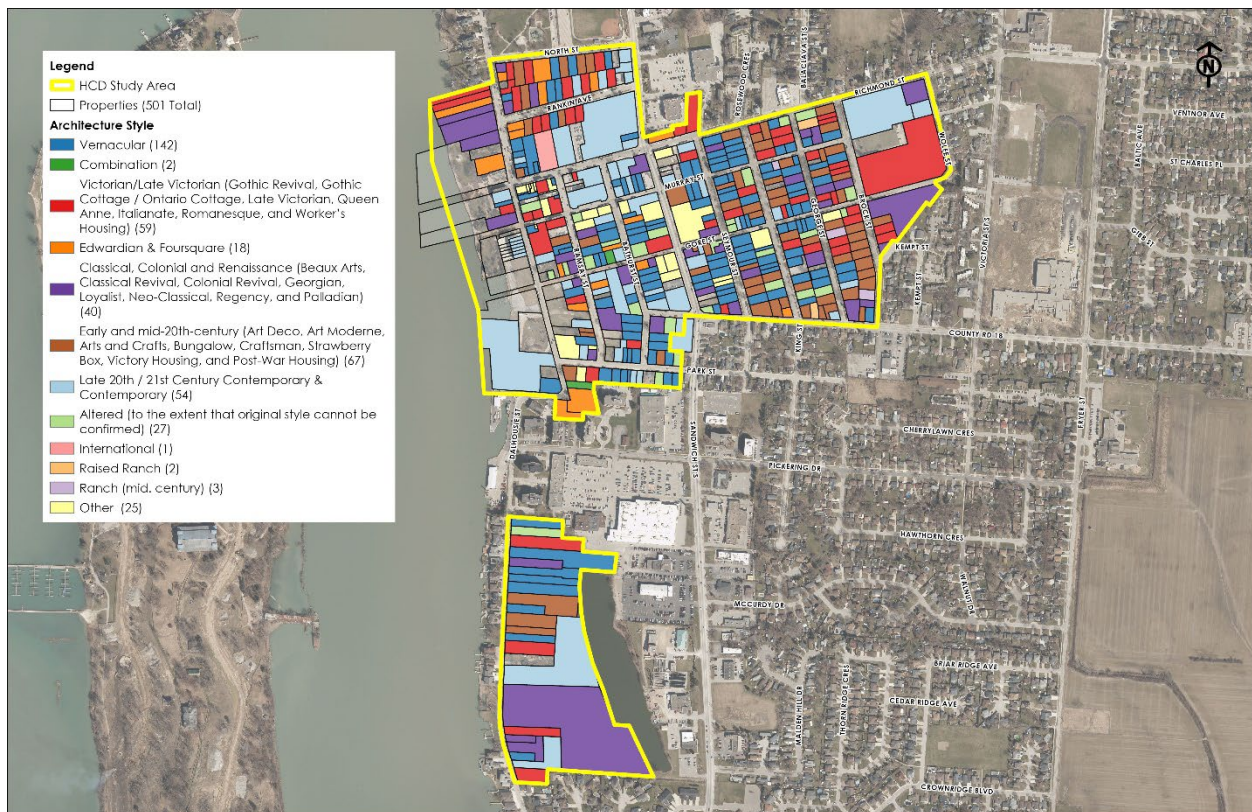
A range of architectural styles were identified within the Study Area (see **Figure 19**, below). The identification of a style on a property means that the property expresses a style (as visible from the public street) and generally has a date of construction that coincides with the prevalence of the style. The following styles were the most prevalent within the Study Area:

- Vernacular, comprising 142 of the 501 properties (±28%);
- Early and Mid-20<sup>th</sup> Century type styles (includes Art Deco, Art Moderne, Arts and Crafts, Bungalow, Craftsman, Strawberry Box, Victory Housing and Post-War Housing), comprising 67 of the 501 properties (±13%);
- Victorian and Late Victorian type styles (includes Gothic Revival, Gothic Cottage/Ontario Cottage, Late Victorian, Queen Anne, Italianate, Romanesque and Worker’s Housing), comprising 59 of the 501 properties (±12%);



- Late 20<sup>th</sup>/21<sup>st</sup> Century Contemporary, comprising 54 of the 501 properties ( $\pm 11\%$ ); and
- Classical, Colonial and Renaissance type styles (including Beaux Arts, Classical Revival, Colonial Revival, Georgian, Loyalist, Neo-Classical, Regency and Palladian), comprising 40 of the 501 properties ( $\pm 8\%$ ).

The concentration of these styles generally coincides with the predominant period of construction, being 1830 to 1930, as previously discussed. Properties identified as “Altered” are those that contain a building that has been changed over time to the extent of no longer expressing a particular style. The “Other” category represents buildings that do not resemble a traditional architectural form and/or do not resemble one of the prescribed categories of the inventory (example: Schoolhouse architecture).



**Figure 19:** Architectural style map for properties within the Study Area (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).

The table on the following page provides a review of the general characteristics of the most prevalent styles within the Study Area.

## Vernacular



*Photo 2: Image of dwelling located at 299 Bathurst Street, an example of a Vernacular style of building, constructed circa 1880 (MHBC).*

The term 'vernacular' means architecture that is typically modest in design and specific to a place and period of time. Within the Study Area, many Vernacular buildings have Colonial and Late Victorian influences, were constructed between the mid 19<sup>th</sup> and early 20<sup>th</sup> century, have a gabled roof (often front facing), a one to two storey mass, a shallow setback, tall and narrow rectangular window openings and a functional design. Vernacular architecture is constructed with local materials and expertise and is generally not overseen by a professional architect.

## Early and Mid-20<sup>th</sup> Century Styles



*Photo 3: Image of dwelling located at 262 Brock Street, an example of Victory Housing (MHBC).*

The "Early and Mid-20<sup>th</sup> Century" type styles includes the Art Deco, Art Moderne, Arts and Crafts, Bungalow, Craftsman, Strawberry Box, Victory Housing and Post-War Housing styles identified in the inventory. The Craftsman, Bungalow and Arts and Crafts styles often included a combination of natural materials, a one to one and a half storey mass, a low pitched roof and a front porch. Art Deco and Art Moderne styles typically have a concrete or stucco exterior, flat roofs and modern-type details (including motifs and corner windows). Strawberry Box, Victory Housing and Post-War Housing styles typically have a one to one and a half storey form, a simple and rectangular massing, and were often products of mass production.



### Victorian and Late Victorian



*Photo 4: Image of dwelling located at 46 Rankin Avenue, an example of the Queen Anne architectural style (MHBC).*

Victorian and Late Victorian architectural styles were most prevalent in the mid to late 19<sup>th</sup> century, with some Late Victorian styles also overlapping with the early 20<sup>th</sup> century. The Victorian and Late Victorian grouping of architectural styles includes the Gothic Revival, Gothic Cottage/Ontario Cottage, Late Victorian, Queen Anne, Italianate, Romanesque and Worker’s Housing styles identified in the inventory. These architectural styles are often characterized by asymmetrical facades, irregular and steeply pitched rooflines (sometimes including a centre gable), wrap around porches (particularly with the Late Victorian styles), and ornamentation.

### Late 20<sup>th</sup> and 21<sup>st</sup> Century Contemporary



*Photo 5: Image of building located at 106 Gore Street, an example of contemporary architecture (MHBC).*

Contemporary architecture does not have a dominant expression and may include several influences and interpretations of other styles. These styles often use modern building materials and may employ advanced technology in their design. Contemporary architecture is characteristic of buildings constructed in the late 20<sup>th</sup> and early 21<sup>st</sup> century.

### Classical, Colonial and Renaissance



*Photo 6: Image of dwelling located at 296 Ramsay Street, an example of a Regency style building, constructed in the mid-19<sup>th</sup> century (MHBC).*

The Classical, Colonial and Renaissance grouping of architectural styles includes the Beaux Arts, Classical Revival, Colonial Revival, Georgian, Loyalist, Neo-Classical, Regency and Palladian styles identified in the inventory. These styles were generally most prevalent in the early and mid 19<sup>th</sup> century, have a rectangular form, have three or five bays with a symmetrical front elevation, have tall and narrow window openings, and sometimes have shutters.

### 5.1.4 Integrity

Each property was assessed for its integrity during the fieldwork inventory based on a visual assessment from the public realm (street). Properties were classified as either having poor, fair or excellent integrity. Properties that were classified as “N/A” under the integrity section were either considered to be recent infill or vacant. Although the prescribed criteria in O. Reg. 9/06 does not take into account the integrity of the built form, it is an aspect that is considered in the Ontario Heritage Toolkit (OHTK) as it relates to evaluating candidacy for designation and identifying heritage attributes. The following provides the description of ‘integrity’ as per the Ontario Heritage Toolkit.

*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.... (OHTK, Heritage Property Evaluation, 26).*

*Integrity: A building, or structure, together with its site, should retain a large part of its integrity – its relation to its earlier state(s) – in the maintenance of its original or early materials and craftsmanship (OHTK, Heritage Conservation Districts, 22).*

Based on the above, the following provides the degrees of integrity that were utilized to determine the overall integrity of the Study Area:

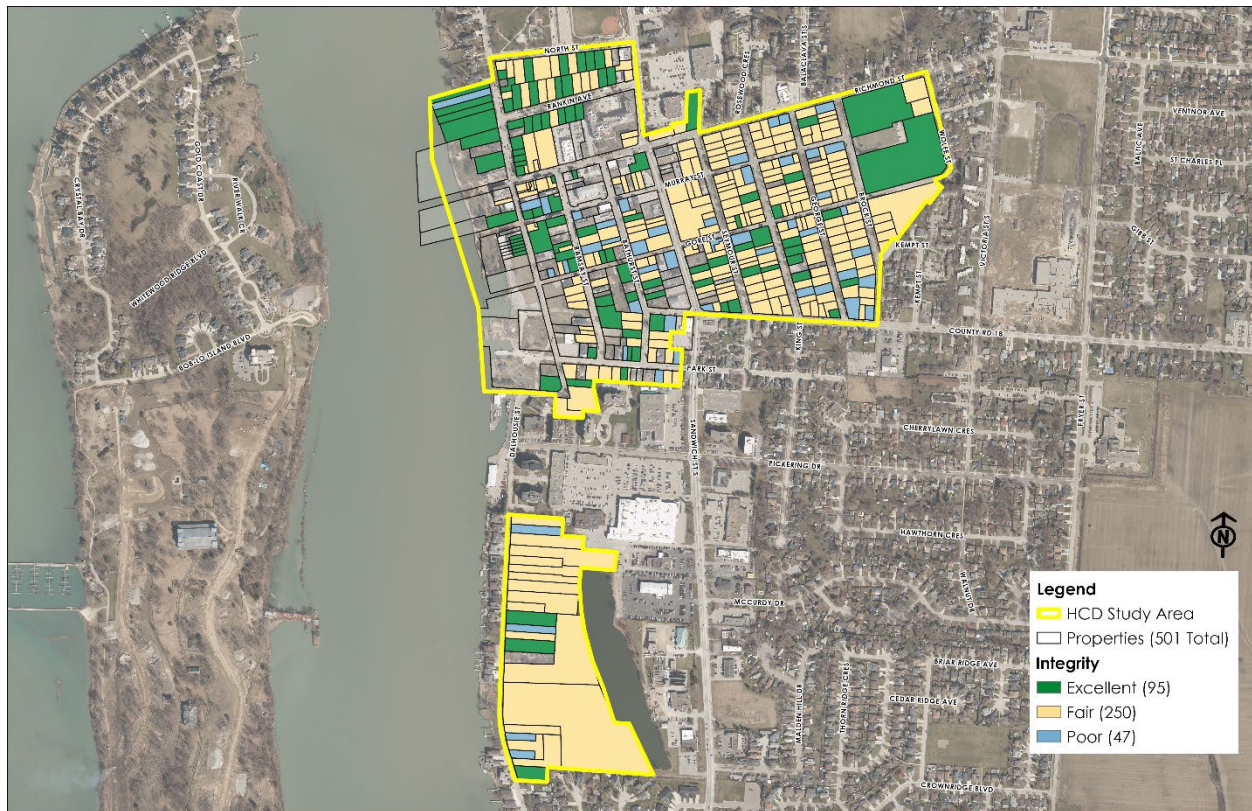
- Excellent (Preserved/Intact): Properties identified as excellent are those in the Study Area that retain the majority of their original features including original or early window openings and craftsmanship.
- Fair (Modified): Properties that have been classified as fair include buildings and structures that have had some original features removed or replaced; this includes moderate unsympathetic alterations that have concealed original features, particularly in instances where the reversibility is unknown.
- Poor (Compromised): Properties that have been classified as poor are those that have been heavily altered unsympathetically and in an irreversible manner in so much that the majority or all of the original features have been removed/ replaced.

The following provides the breakdown of the application of the aforementioned integrity categories to properties within the Study Area (also see **Figure 20**, below):

- 95 of 501 properties classified as having excellent integrity (±19%);

- 250 of 501 properties classified as having fair integrity ( $\pm 50\%$ ); and
- 47 of 501 properties classified as having poor integrity ( $\pm 9\%$ ).

The remaining percentage is generally attributed to the infill, altered, vacant, and in-use properties without buildings (identified as "N/A";  $\pm 22\%$ ).



*Figure 20: Integrity classification map for properties within the Study Area (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).*

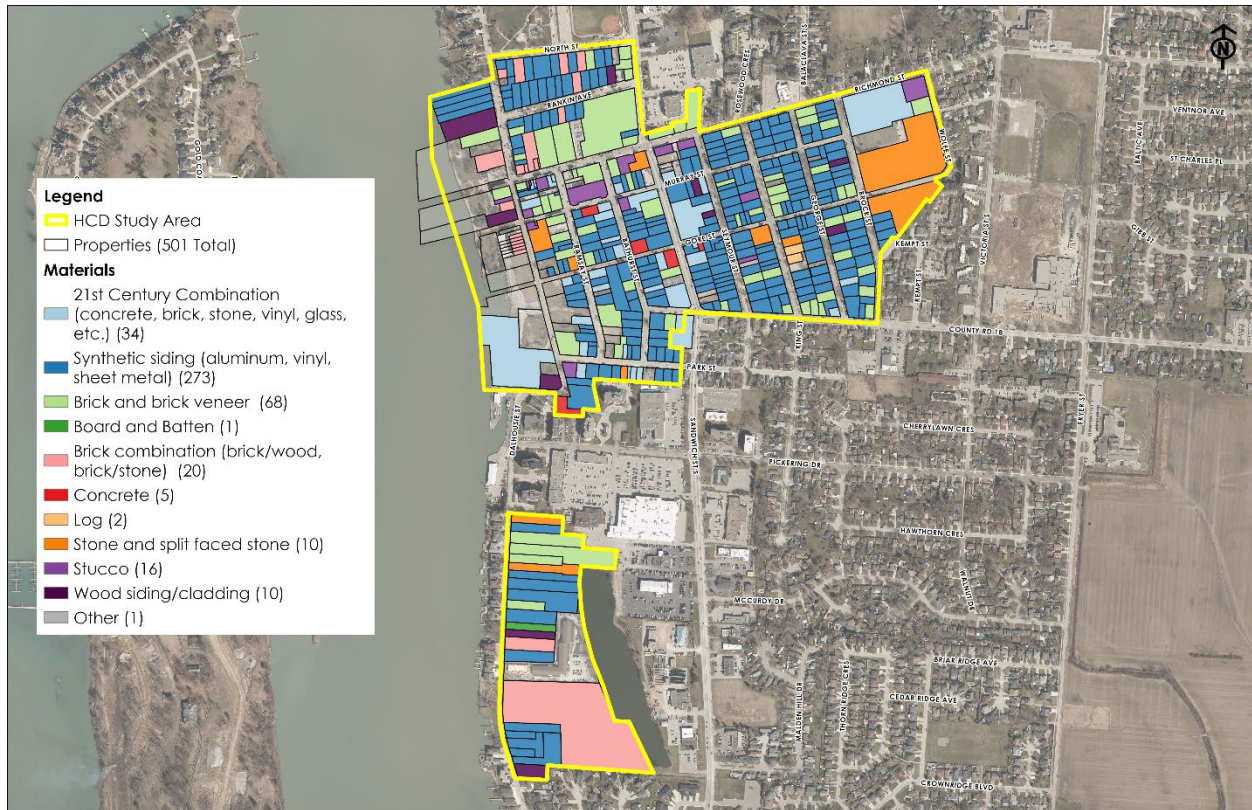
### 5.1.5 Material

The fieldwork for the inventory included the identification of the most prominent building materials for each property. The most prevalent building cladding materials that were identified throughout the Study Area are as follows (also see **Figure 21**, below):

- Synthetic siding, comprising 273 of the 501 properties ( $\pm 54\%$ ); and
- Brick and brick veneer, comprising 68 of the 501 properties ( $\pm 14\%$ ).



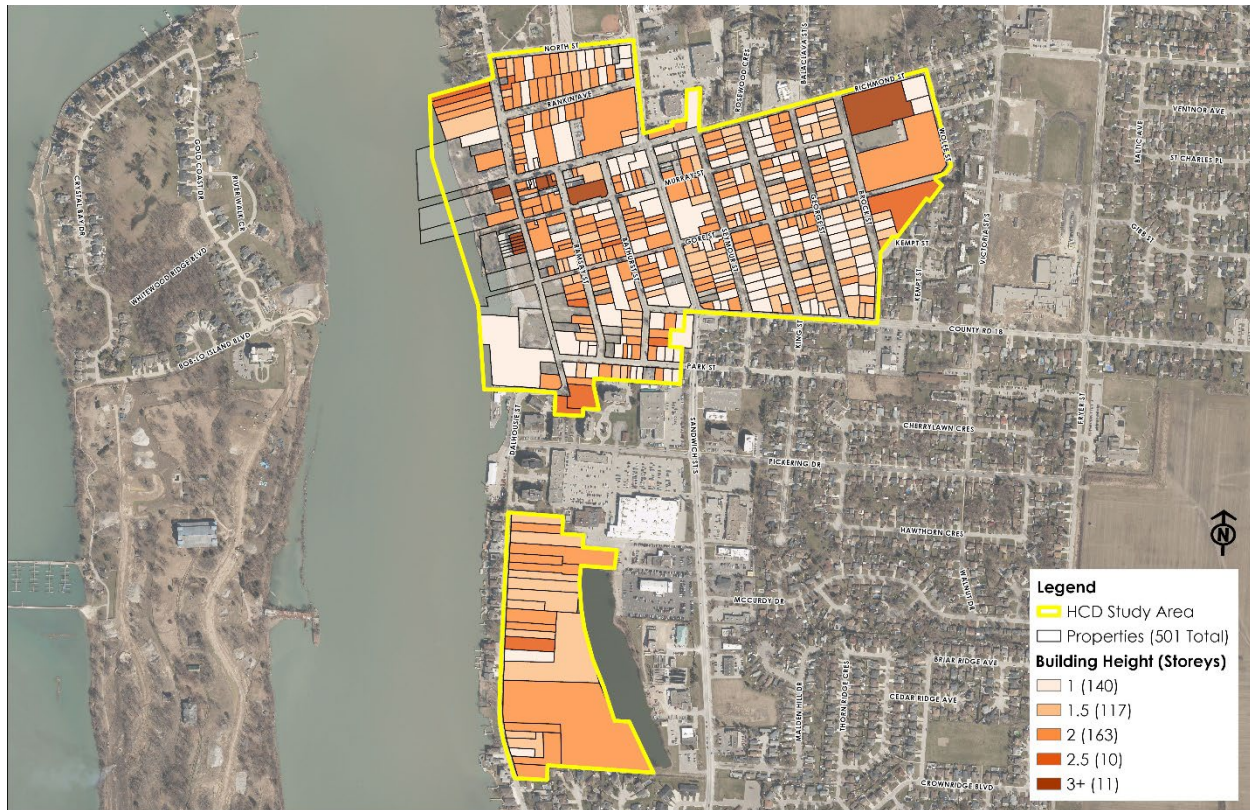
During the fieldwork, it was noted that the original exterior material of many buildings and structures was not original. The most common material used to replace original exterior materials was synthetic siding.



*Figure 21: Materials map for Study Area (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).*

### 5.1.6 Scale/Massing

The Study Area primarily comprises low-rise (one to three storey) buildings (see **Figure 22**, below). Moreover, the residential neighbourhoods predominantly have one to two and a half storey masses while the downtown commercial area has buildings with heights that range up to four storeys. The four storey buildings within the Downtown are infill development; however, there is a three storey building within the Downtown that has a three storey mass and was constructed in the late 19<sup>th</sup> century (addressed as 61 Richmond Street).



*Figure 22: Building scale map for properties within the Study Area (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).*

## 5.2 Landscape Features

Cultural heritage landscapes can include streetscapes (series of buildings built in the same time period, trees, etc.) and historical settlements (groupings of two or more structures). Landscape features also can have CHVI independently and could include heritage trees, statues, memorials/ plaques, installations, and fencing.

The following landscape features have been identified in the Study Area:

- Historical settlement patterns in the Study Area are reflected in the circulation pattern of streets, lot fabrics, built forms, and land use patterns;
- Residential streetscapes which include treed boulevards:
  - North Street;
  - Rankin Avenue;
  - Dalhousie Street between Richmond Street and North Street;
  - King Street; and
  - George Street.

- Commercial streetscapes which include consistent street walls:
  - Richmond Street to the west of Ramsay Street;
  - Murray Street to the west of Ramsay Street; and
  - Dalhousie Street between Richmond Street and Murray Street.
- Residential streetscapes that include a concentration of Vernacular dwellings with street-facing gables:
  - Segments of Park Street;
  - Segments of Bathurst Street;
  - Segments of Seymour Street;
  - Segments of King Street; and
  - Segments of George Street.
- Vacant and open space (including public commemoration features) abutting the Detroit River.

Additional recognition of landscape elements and views is provided in **Section 5.4** of this Report in relation to Character Areas.

## 5.3 Landmarks

Landmarks include recognizable natural or human-made features that are significant within their context and can be used as a point of reference for orientation. The following landmarks have been identified within the Study Area:

- St. John the Baptist Catholic Church (225 Brock Street);
- The Lighthouse Church (226 King Street);
- Christ Church Amherstburg (317 Ramsay Street);
- St. Andrew's Presbyterian Church (129 Simcoe Street);
- First Baptist Church (232 George Street);
- Mount Beulah Church (246 King Street);
- Amherstburg Freedom Museum and the Nazrey African Methodist Episcopal Church (271-273 King Street);
- St. Anthony School (247 Brock Street);
- Belle Vue National Historic Site (525 Dalhousie Street);
- The Gordon House (266 Dalhousie Street); and
- King's Navy Park, including the Commissariat Office, Park House and Pensioners Cottage (west side of Richmond Street).



## 5.4 Views and Vistas

The Standards and Guidelines for the Conservation of Historic Places (Second Edition) defines “Visual Relationships” in Section 4.1.5 as part of a character-defining element of a historic place and provides that it relates to an observer and their relationship with a landscape or landscape feature or between the relative dimensions of landscape features (scale). The Ontario Heritage Toolkit acknowledges that views of heritage attributes can be components of significant CHVI. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens.

Views can be either static or dynamic. Static views are those which have a fixed vantage point and view termination. Dynamic views are those related to a route (such as a road or walking trail) which includes a series of views of an object or vista. The vantage point of a view is the place in which a person is standing. The termination of the view includes the landscape or buildings which is the purpose of the view. The space between the vantage point and the termination (or object(s) being viewed) includes a foreground, middle-ground, and background. Views can also be ‘framed’ by buildings or features.

While there may be many vantage points providing views and vistas of a property, landscape, building or feature, these must be evaluated to determine whether they make an important contribution to the understanding of the identified CHVI of the Study Area. Pursuant to the above, the Study has identified the following views:

### **View 1: View from the intersection of Richmond Street and Ramsay Street towards the King’s Navy Park**



*Photo 7: View from intersection of Richmond Street and Ramsay Street, facing west (MHBC).*

This view begins at the intersection of Richmond Street and Ramsay Street and continues as one travels west towards the Detroit River. The view is framed by a consistent street wall on either side and terminates at the King’s Navy Yard Park that includes a clock post, flag posts and a mature coniferous trees surrounded by public space with the Detroit River in the background.

**View 2: View from the intersection of Murray Street and Ramsay Street towards the King’s Navy Park**



*Photo 8: View from intersection of Murray Street and Ramsay Street, facing west (MHBC).*

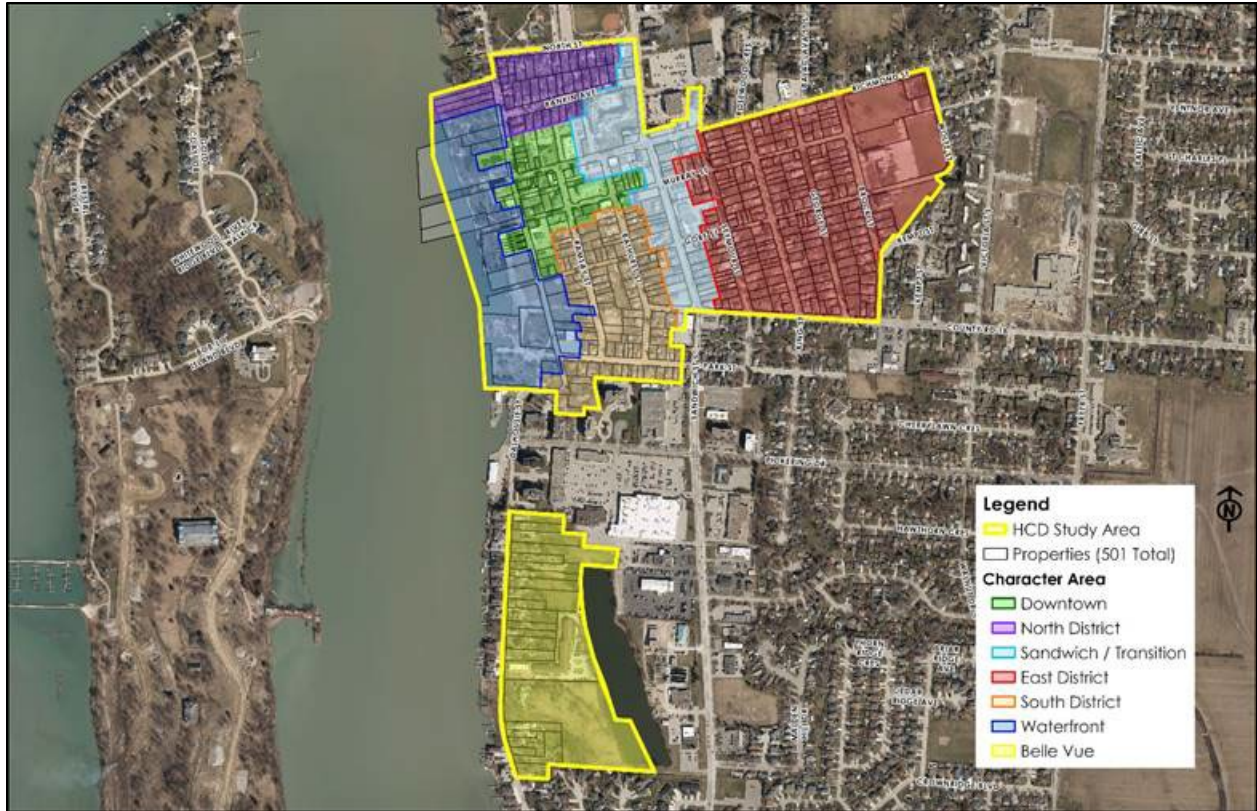
This view begins at the intersection of Murray Street and Ramsay Street and continues as one travels west towards the Detroit River. The view is generally framed by a consistent street wall of two storey Italianate buildings on either side and terminates at an entrance to the King’s Navy Park with the Detroit River in the background.

Further recognition of these views is provided in relation to the Character Areas discussed in the subsequent section of this Report.

## **5.5 Heritage Character and Attributes (Character Areas)**

The heritage character and attributes within the Study Area generally vary by location. As such, the following “Character Areas” have been identified (see **Figure 23**, below):

1. North District;
2. Downtown;
3. South District;
4. Waterfront;
5. Sandwich Street / Transition;
6. East District; and
7. Belle Vue.



*Figure 23: Map of the Study Area noting Character Areas (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).*

The following sub-sections of this Report provide an overview of the aforementioned Character Areas.

### 5.5.1 North District

The “North District” Character Area is generally located to the north of the Downtown and generally comprises a late 19<sup>th</sup> and early 20<sup>th</sup> century residential neighbourhood.

Following the disarming of Fort Malden in 1859, the reserve lands surrounding the Fort were sold in various configurations. Moreover, the majority of the lands comprising the North District Character Area were described as the “Park” and were sold to Arthur Rankin by the government in 1866 (included lands bound by North Street, Dalhousie Street, Sandwich Street and abutting the properties fronting onto Richmond Street) (Gaspar, 1996, 85). Rankin Street was laid out running east to west through the development and the remaining land was divided into 45 lots with 15 lots on the south side of North Street and 15 lots on either side of Rankin Street (Gaspar, 1996, 85). By 1867, Rankin had sold approximately half the lots and had 24 lots remaining for sale (Gaspar, 1996, 85). As per Tremaine’s Map of Essex County, dated 1877 (below), the



lots were generally rectangular in shape with approximately 60 feet of frontage and varying depths based on the configuration of the blocks.



*Figure 24: Excerpt of Tremaine's Map of Essex County, dated 1877 (courtesy of University of Toronto) with the location of the North District Character Area outlined in red.*

The North District Character Area was generally developed in the late 19<sup>th</sup> and early 20<sup>th</sup> century with single detached dwellings. The original dwellings in this Area have a one to two and a half storey mass, generally have generous setbacks from the streets, and were primarily constructed in Late Victorian and Edwardian architectural styles with some Colonial-influenced buildings throughout. The streets in this Area are generally wide (accommodating traffic in either direction, street parking and sidewalks) and lined with mature trees.

The existing built fabric in this Area generally continues to express the original use (low-rise residential), lot pattern (i.e. lot width, setbacks), street pattern (i.e. wide right-of-way) and contains buildings and architectural styles that date to the late 19<sup>th</sup> and early 20<sup>th</sup> century.

- Attributes:
  - Low-rise residential use and scale of development;
  - Rectangular lots of similar sizes generally reflecting the original subdivision of land that occurred in the 1860s;
  - Consistent generous building setbacks;
  - Construction dates of original buildings ranging between the late 19<sup>th</sup> century to the early 20<sup>th</sup> century;

- Architectural styles typical of those dating to the late 19<sup>th</sup> and early 20<sup>th</sup> century, with a high proportion of Late Victorian, Queen Anne and Edwardian buildings; and
- Residential streetscapes with mature trees on public and private lands visible from the streets (including North Street, Rankin Avenue, and Dalhousie Street between Richmond Street and North Street).

The below images provide visual samples of the setting of the Character Area.



*Photos 9 & 10: Images of streetscape on Rankin Avenue: (1) from the eastern segment facing west (left) and (2) from the western segment facing northwest (MHBC).*



*Photos 11 & 12: Images of streetscape on North Street: (1) from the eastern segment facing west (left) and (2) from the western segment facing southeast (MHBC).*





*Photos 13 & 14: Images of Dalhousie Street: (1) from the intersection with Rankin Avenue facing north (left) and (2) from the intersection with North Street facing southeast (right) (MHBC).*

## 5.5.2 Downtown

The “Downtown” Character Area generally includes commercial and mixed-use (commercial/residential) buildings adjacent to the waterfront area and surrounded by residential neighbourhoods. The Downtown contains the most intensive uses of the Study Area, with building heights ranging up to four storeys.

In early 1798, 21 lots along the top of the riverbank to the south of the garrison grounds abutting William Caldwell’s land became available for building on while remaining under the ownership of the Crown (Gaspar, 1996, 50). These lots were assigned by a draw with a requirement that the lots be built upon within one year (Gaspar, 1996, 50). These lots were located along First Street (now known as Dalhousie Street) and were primarily occupied by traders and merchants who built one to two storey frame-construction shops, storehouses and wharves (on lots fronting onto the Detroit River) (Gaspar, 1996, 51). In order of succession, Second Street (now known as Ramsay Street) and Third Street (now known as Bathurst Street) were laid out with building lots and a burying ground shortly thereafter (Gaspar, 1996, 51).

The “Reference to the Holders of the Lots”, dated 1799, provides that the original portion of the Town was laid out with lots that are 60 feet wide with a depth of 120 and that main streets were 50 feet wide while cross streets and back streets were 30 feet wide (Lajeunesse, cxxvii).





**Figure 25:** Reference to Holders of the Lots, dated 1799 (Lajeunesse, cxxviii), with the area to the south of Richmond Street within the Downtown Character Area highlighted in red.

During the War of 1812, any development in the Town which may have proven useful to the invading American army was destroyed by the British during their retreat and substantial damage was incurred to any remaining assets during the occupation by the Americans (Gaspar, 1996, 55). Once the Americans evacuated in 1815, the Town was re-built (Gaspar, 1996, 55). The lots in the Downtown continued to be owned by the Crown until 1819 when lot holders petitioned and were able to apply for Land Patents (Gaspar, 1996, 58).

The 1906 Fire Insurance Plan for Amherstburg (courtesy of the Library and Archives Canada) depicts that the Downtown Character Area was generally developed as follows:

- One to two storey dwellings constructed of wood and a livery generally occupied the north side of Richmond Street, with a Telephone Office located at the intersection with Dalhousie Street;
- Stores, hotels, banks, offices, warehouses and other commercial uses generally occupied the blocks and either side of the streets bound by Richmond Street, Dalhousie Street, Ramsey Street and Aspley Street (now known as Sandwich Street). The buildings were constructed of a combination of brick, stone and

wood, had a scale that was generally between two and three storeys, and buildings were generally constructed at the street line; and

- To the south of the buildings fronting onto Murray Street, the Downtown Character Area was generally developed with single detached dwellings that were constructed of wood.

The existing built fabric in this Area generally continues to express the original use (largely commercial), street pattern (i.e. grid with narrow rights-of-way), street-orientation of development (i.e. street walls) and contains buildings and architectural styles that date to the 19<sup>th</sup> century.

- Attributes
  - Predominant commercial and/or mixed-use (commercial/residential);
  - Low-rise form of development;
  - Linear and grid street patterns with narrow rights-of-ways;
  - Construction dates of buildings from the 19<sup>th</sup> century;
  - Architectural styles typical of those dating to the 19<sup>th</sup> and early 20<sup>th</sup> century, including a concentration of Italianate buildings along Murray Street and a high proportion of commercial Vernacular buildings;
  - Commercial streetscapes with consistent street walls, including:
    - Along Murray Street to the west of Ramsay Street;
    - Along Richmond Street to the west of Ramsay Street; and
    - Dalhousie Street between Richmond Street and Murray Street;
  - Views to the Kings Navy Park and Detroit River from Murray Street and Richmond Street, from the intersections with Ramsay Street and to the west of Ramsay Street; and
  - The Gordon House (266 Dalhousie Street) as a landmark.

The below images provide visual samples of the setting of the Character Area.



*Photos 15 & 16: Images of Murray Street facing west: (1) from the intersection with Ramsay Street (left) and (2) from mid-block between Ramsay Street and Dalhousie Street (MHBC).*



*Photos 17 & 18: Image of Richmond Street from the intersection with Ramsay Street, facing west (left) and image of Dalhousie Street facing south near the intersection with Dalhousie Street (MHBC).*

### 5.5.3 South District

The South District Character Area generally composes a low-rise residential neighbourhood dating to the mid-19<sup>th</sup> century and is located to the south of the Downtown.

In 1848, Thomas Park purchased land to the south of the existing development of the Town and subdivided the land into 57 lots accessed by Park Street (Gaspar, 1996, 76). Within 10 years, approximately half of these lots were sold (Gaspar, 1996, 76). The sale and development of the pre-existing subdivision that abuts the Park Street lands to the north, known as the Bercsy Block, was accelerated as a result of the growing interest in the area with the Park Street subdivision (Gaspar, 1996, 76).



*Figure 26: Excerpt of Map of Amherstburg, dated 1857 (Brewster and Coste, courtesy of the Town of Amherstburg), oriented to the east, with the South District Character Area outlined in red.*

The 1917 Fire Insurance Plan (courtesy of Library and Archives Canada) generally depicts the development of the Character Area with single detached dwellings constructed of wood with a one to two and a half storey mass and predominant gable roofs.

The existing built fabric in this Area generally continues to express the original use (low-rise residential), lot pattern (i.e. consistent lot widths with consistent setbacks), and contains buildings and architectural styles that date to the mid to late 19<sup>th</sup> century.

- Heritage Attributes:
  - Low-rise residential use and scale of development;
  - Rectangular lots of similar sizes generally reflecting the original subdivision of land;
  - Consistent building setbacks;
  - Construction dates of original buildings ranging between the mid to late 19<sup>th</sup> century and early 20<sup>th</sup> century;
  - Architectural styles typical of those dating to the mid to late 19<sup>th</sup> century and early 20<sup>th</sup> century, with a high proportion of Vernacular dwellings;
  - Residential streetscapes defined by buildings with a consistent setback, scale and style, including a concentration and groupings of Vernacular dwellings with street-facing gables along segments of Park Street and Bathurst Street;
  - Local landmarks, including: Christ Church Amherstburg (317 Ramsay Street) and St. Andrew's Presbyterian Church (129 Simcoe Street)



The below images provide visual samples of the setting of the Character Area.



*Photos 19 & 20: Image of dwellings on Park Street to the west of Bathurst Street, facing southwest (left) and image of intersection Gore Street and Ramsay Street, facing northwest (right) (MHBC).*

#### 5.5.4 Waterfront

The Waterfront Character Area is generally located along the frontage of the Detroit River. This Character Area contains a mix of public (park) open space uses and vacant former industrial-type land.

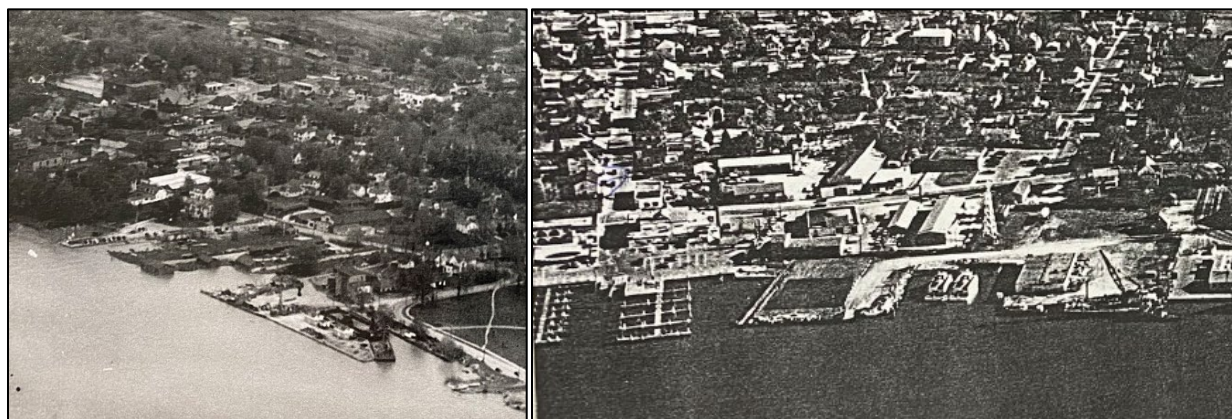
In early 1798, 21 lots along the top of the riverbank to the south of the garrison grounds abutting William Caldwell's land became available for building on while remaining under the ownership of the Crown (Gaspar, 1996, 50). These lots had frontage on First Street (now known as Dalhousie Street) and included wharves built by merchants on lots fronting onto the Detroit River (Gaspar, 1996, 51). Utilizing the merchants' wharves, schooners were able to dock and unload trade goods (including furs) from the East (including Montreal) and from Canada West for local storefronts (Gaspar, 1996, 51-53).

The primary sector of employment in the Town was in shipbuilding for the Provincial Navy at the King's Navy Yard in the first decade of the 1800s (Gaspar, 1996, 52). During the retreat of the British during the War of 1812, the Kings Navy Yard was burnt and was not re-built following the evacuation of the Americans and the end of the War (Gaspar, 1996, 55). The Navy Yard Park, a National Historic Site, now generally occupies the location of the former Yard.

Following the War of 1812, the Town was re-established as a frontier town with exports (including agricultural goods and whitefish from the River) and imports occurring at the docks (Gaspar, 1996, 55, 66). Hotels, taverns, saloons, billiards and distilleries operated

near the Detroit River into at least the mid-19<sup>th</sup> century, including William Horseman's Whitehorse Hotel on the northeast corner of the intersection of Dalhousie Street and Murray Street, to accommodate mariners and ships' passengers (Gaspar, 1996, 83).

To the south of Richmond Street, the 1906 Fire Insurance Plan (courtesy of Library and Archives Canada) depicts wharves to the rear of stores and dwellings on Dalhousie Street and depicts mills and industries along either side of Dalhousie Street to the south of Gore Street. The 1951 and 1990 aerial images of the area generally continue to depict docks and industry along the waterfront in this area.



*Photos 21 & 22: Images of waterfront, generally between Gore Street and Park Street: (1) image dated 1951 (left) and (2) image dated 1990 (right) (courtesy of Marsh Historical Collection).*

The existing fabric of the Waterfront Character Area is generally in a state of transition to the south with the absence of current industrial-type activities. The lands to the south include vacant properties (former industrial lands) and a public lot that provides access to the ferry to Bois Blanc Island. To the north, the Navy Yard Park spans along the waterfront and includes plaques and installations that commemorate the former uses of the land.

#### Attributes:

- Its location adjacent to the original town site;
- The siting on the Detroit River and interaction with the Detroit River (docks);
- Landscaped open space for public use and commemoration;
- Local landmarks, including: the King's Navy Park, Commissariat Office, Park House and Pensioner's Cottage (west side of Richmond Street).

The below images provide visual samples of the setting of the Character Area.





*Photos 23 & 24: Image of former industrial land between Gore Street and Park Street along the waterfront (left) and image of Kings Navy Yard Park (right) (MHBC).*

### 5.5.5 Sandwich Street

Sandwich Street generally contains a mix of low-rise commercial and institutional uses with pockets of pre-existing residential development. This Character Area is located between the Downtown and a residential neighbourhood to the east. Sandwich Street functions as the primary arterial road through the Town, connecting Amherstburg to Windsor to the north.

Fourth Street (now known as Sandwich Street) became available for development in 1804 and by 1812, Fifth Street (now known as Seymour Street) was being developed, presumably as a result of all the lots on Fourth Street being developed by this time (Gaspar, 1996, 53). The 1906 and 1917 Fire Insurance Plans (courtesy of Library and Archives Canada) generally depict Aspley Street (now Sandwich Street) within the Study Area as being developed with single detached dwellings with a wood construction and one to two storey mass. These Fire Insurance Plans also capture stores at the intersection with Murray Street, a Town Hall and Fire Station at the intersection with Gore Street and a public library at the intersection with Richmond Street.

Into the latter half of the 20<sup>th</sup> century, Sandwich Street and some of the surrounding lands largely were redeveloped with large-format commercial and service uses. The existing buildings along Sandwich Street, with the exception of the remaining dwellings from the 19<sup>th</sup> and early 20<sup>th</sup> century, do not have a consistent form or setback and are often separated from the street with surface parking. This Area does not have a consistent character due to its transitional nature.

The below images provide visual samples of the Sandwich Street Character Area.

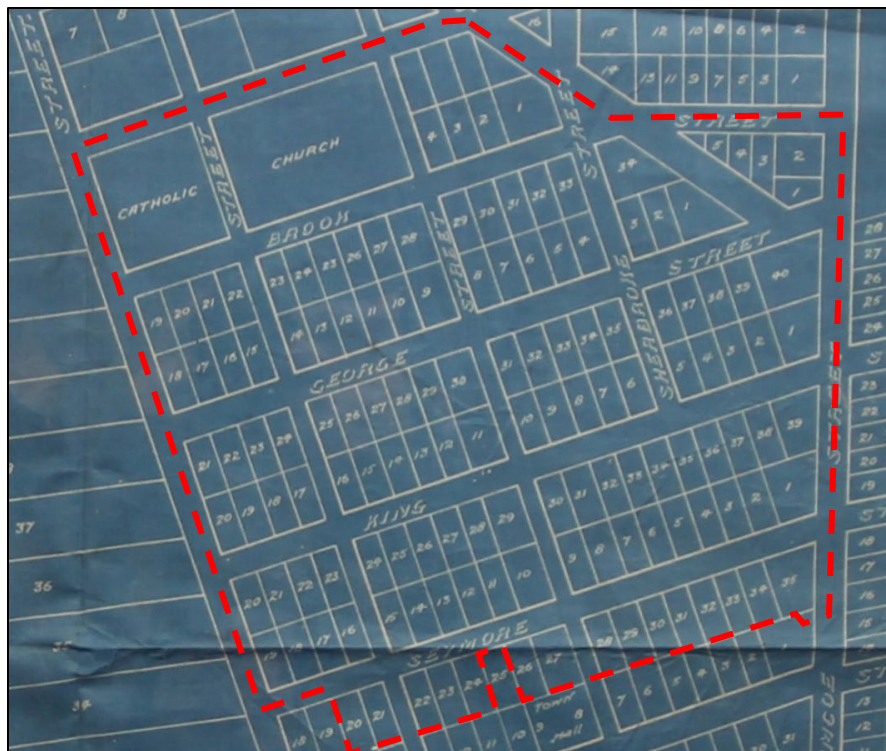


*Photos 25 & 26: Images of Sandwich Street: (1) near Simcoe Street facing north (left) and (2) at the intersection with Gore Street facing north (right) (MHBC).*

### 5.5.6 East District

The East District Character Area generally comprises a low-rise residential neighbourhood dating to the mid-19<sup>th</sup> century that is located to the east of Sandwich Street, to the east of Downtown.

In 1820, the existing town site was surveyed and extended by an additional four blocks to the east of George Street; however, these lots were not occupied for two decades following their survey (Gaspar, 1996, 58). By the end of the 1830s, development had reached Brock Street but there were still many vacant lots along King and George Streets (Gaspar, 1996, 65). As per the Map of Amherstburg (**Figure 27**, below), dated 1857, two of the most easterly blocks in the Study Area were reserved for the Catholic Church.



*Figure 27: Excerpt of Map of Amherstburg, dated 1857 (Brewster and Coste, courtesy of the Town of Amherstburg), oriented to the east, with the East District Character Area outlined in red.*

The East District Character Area contained a pocket of settlement of Freedom Seekers in the mid to late 19<sup>th</sup> century, known as the George-King-Seymour (GKS) Settlement which was located between Richmond Street and Simcoe Street on George, King and Seymour Streets (Kochaniec, *Beyond the Underground Railroad*). The GKS Settlement was centered around the Amherstburg First Baptist Church, the Nazrey African Methodist Episcopal Church, and the King Street School (Kochaniec, *Beyond the Underground Railroad*). The two aforementioned churches functioned as final stations for the Underground Railroad (Kochaniec, *Beyond the Underground Railroad*).

The 1906 Fire Insurance Plan (courtesy of the Library and Archives Canada) provides that the majority of the Character Area was developed with single detached dwellings constructed of wood, that there were some commercial uses located near the intersection of Gore Street and Seymore Street, that there were three institutional buildings (Methodist Church, school, and St. Jean Baptist Hall) located on King Street, a Baptist church on George Street, and that there were various institutional uses on the east side of Brock Street (St. Jean Baptiste Church, Presbyterian Church and St. Joseph's Academy).



The existing built fabric in this Area generally continues to express the original use (low-rise residential), lot pattern (i.e. consistent lot widths with consistent setbacks), and contains buildings and architectural styles that date to the mid to late 19<sup>th</sup> century.

- Heritage Attributes:
  - Low-rise residential use and scale of development;
  - Rectangular lots of similar sizes generally reflecting the original subdivision of land;
  - Construction dates of original buildings ranging between the mid-19<sup>th</sup> century and early 20<sup>th</sup> century;
  - Architectural styles typical of those dating to the mid-19<sup>th</sup> century and early 20<sup>th</sup> century, with a high proportion of Vernacular, Georgian, Worker’s Housing and Victory Housing styles;
  - Properties associated with the Underground Railroad and/or early Black history of Amherstburg, including the Nazrey African Methodist Episcopal Church (now the location of the Amherstburg Freedom Museum) and the Amherstburg First Baptist Church;
  - Residential streetscapes defined by mature trees, buildings with a consistent setback, scale and style, including a concentration and groupings of Vernacular dwellings with street-facing gables along Seymour Street, King Street and George Street; and
  - Local landmarks, including: St. John the Baptist Catholic Church (225 Brock Street), the Lighthouse Church (226 King Street), First Baptist Church (232 George Street), Mount Beulah Church (246 King Street), Amherstburg Freedom Museum and the Nazrey African Methodist Episcopal Church (271-273 King Street), and St. Anthony School (247 Brock Street).

The below images provide visual samples of the setting of the Character Area.



*Photos 27 & 28: Image of group of Vernacular dwellings on George Street (left) and image of streetscape of George Street (right) (MHBC).*



- Construction dates of original buildings ranging between the mid-19<sup>th</sup> century and early 20<sup>th</sup> century;
- A range of architectural styles typical of those dating to the mid-19<sup>th</sup> century and early 20<sup>th</sup> century;
- The local landmark of Belle Vue, a National Historic Site (525 Dalhousie Street)

The below images provide visual samples of the setting of the Character Area.



*Photos 29 & 30: Image of Belle Vue site from street (left, MHBC) and image of streetscape from northern portion of Character Area, facing southeast (right, Google Street View).*

## 5.6 Contributing Properties

### 5.6.1 Overview of Analysis Method

The information collected through the inventory and evaluation exercise can be used to determine which properties are “contributing” and which properties are “non-contributing” to the character of the Study Area. The analysis of contributing and non-contributing properties has been used to determine if the criteria of O. Reg. 9/06 has been met, as discussed in **Section 6** of this Report (O. Reg. 9/06 criteria is listed in **Section 2.2** of this Report).

The following depicts the criteria used to determine if a property is assigned a contributing status:

- Expresses or represents an architectural style listed below AND has fair or excellent integrity;
  - Architectural styles may include Vernacular; Combination; Other; Victorian/Late Victorian (Gothic Revival, Gothic Cottage/Ontario Cottage, Late Victorian, Queen Anne, Italianate, Romanesque and Worker’s Housing); Edwardian (Edwardian and Four Square); Classical, Colonial and



Renaissance styles (Beaux Arts, Classical Revival, Colonial Revival, Dutch Colonial, Georgian, Loyalist, Neo-Classical, Regency, Palladian, Period Revival); or Early and Mid-20<sup>th</sup> Century (Art Deco, Art Moderne, Arts and Crafts, Bungalow, Craftsman, Strawberry Box, Victory Housing, Post-War Housing).

- OR contributes to a theme, including:
  - The use of the landscape by Indigenous communities;
  - Military or shipbuilding in Amherstburg;
  - The Underground Railroad and/or early Black history of Amherstburg;
  - Euro-Canadian settlement of Amherstburg which began in the late 1700s;
  - Euro-Canadian commercial development; and
  - Euro-Canadian residential development.
- AND is not infill;
- AND/OR is listed or designated under Part IV of the OHA;
- AND/OR includes a landmark;
- AND defines, maintains or supports the character of the area.

Properties not captured by the above criteria were identified as non-contributing.

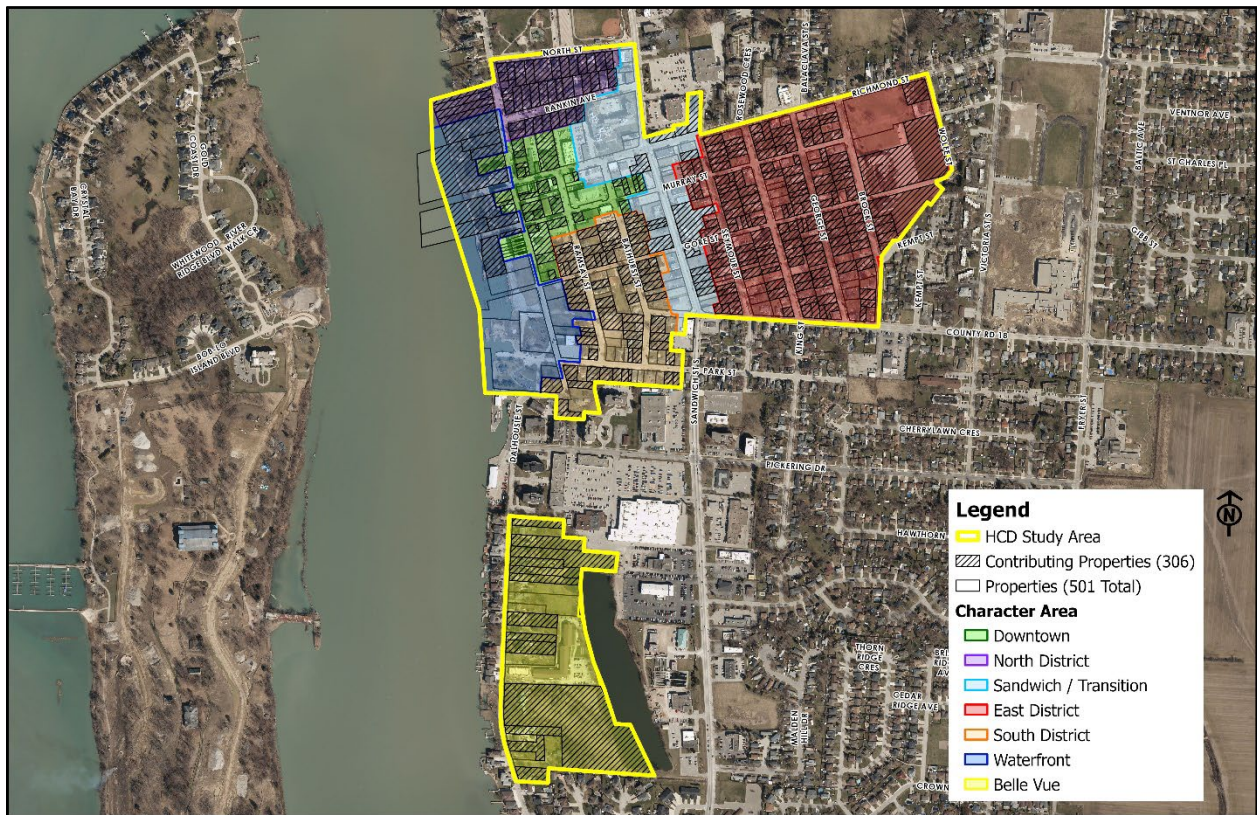
Pursuant to the above, the properties which have been identified as contributing have met, at a minimum, two criteria of O. Reg. 9/06. Furthermore, properties which met two criteria of O. Reg. 9/06 were not automatically identified as contributing properties. While O. Reg. 9/06 does not provide consideration for integrity, the Ontario Heritage Toolkit generally provides that buildings which have lost their integrity, including those which have been irreversibly altered without consideration for design, may not be worthy of long-term protection for their physical quality. As such, a property with poor integrity may not have been identified as a contributing property.

### 5.6.2 Findings of Contributing Analysis

Pursuant to the above, the analysis of contributing properties has identified that 306 of the 501 properties within the Study Area were “contributing” (equating to approximately 61%) (see **Figure 29**, below). The breakdown of contributing properties by Character Area is as follows:

- North District: 39 of 43 properties assigned a contributing status (±91%);
- Downtown: 31 of 70 properties assigned a contributing status (±44%);
- South District: 63 of 94 properties assigned a contributing status (±67%);
- Sandwich Street: 14 of 48 properties assigned a contributing status (±29%);
- East District: 137 of 197 properties assigned a contributing status (±70%);

- Waterfront: 9 of 19 properties assigned a contributing status ( $\pm 47\%$ ); and
- Belle Vue: 13 of 23 properties assigned a contributing status ( $\pm 57\%$ ).



*Figure 29: Map of contributing and non-contributing properties within the Study Area (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).*

# 6.0 HCD Boundary Identification and Guidance

## 6.1 Evaluation under Ontario Regulation 9/06- Criteria for Determining Cultural Heritage Value or Interest

Since the More Homes Built Faster Act, 2022 has come into force, a municipality or any defined area or area of it may be designated as an HCD through a by-law under sub-section 41 (1) of the OHA if at least twenty five percent of the properties within the defined area satisfy two or more of the criteria outlined in O. Reg. 9/06 as amended by O. Reg. 569/22. In order to complete this mandated evaluation, the approach of assigning a “contributing” or “non-contributing” status to properties was utilized in addition to background historical research and community input. As described in **Section 5.6** of this Report, a property would be required to meet two of the criteria of O. Reg. 9/06, at a minimum, to be identified as contributing.

The evaluations of each property within the inventory considered all of the criteria pursuant to O. Reg. 9/06. The criteria evaluated for each property, including that of O. Reg. 9/06, are listed in **Section 4.2.2** of this Report. The criteria explicitly provided in O. Reg. 9/06 are furthermore listed in **Section 2.2** of this Report. As a result of the evaluation of each property, a total of 306 properties (out of 501), or 61% of the properties are identified as ‘contributing’ (see **Figure X**). Therefore, the Study Area has demonstrated that it warrants designation under Part V of the OHA. The review of Character Areas, including the overview of heritage character and associated heritage attributes has been guided by the Ontario Heritage Toolkit.

## 6.2 Statement of Cultural Heritage Value or Interest/ Character Statement

The Study Area is located in the Town of Amherstburg and within the County of Essex (Ontario) and consists of 501 properties. Within the Study Area, the following Character Areas have been identified: North District, Downtown, South District, Waterfront, Sandwich Street, East District and Belle Vue Area.

Generally, the Study Area represents and reflects an early to mid-19<sup>th</sup> century commercial core established along a waterway (Detroit River) with mid to late 19<sup>th</sup> century residential neighbourhoods surrounding the core. The character and CHVI of the Study Area varies dependent on the Character Area, and as such, **Section 5.5** of this Report provides a description, overview of physical/design value, historical/associative value, contextual value and heritage attributes applicable to each Character Area.

## **6.3 Heritage Conservation District Boundary Methodology and Approach**

One of the key components of a HCD Study as required by the OHA is the identification of a recommended boundary. Section 40(1)(b) of the OHA specifies the following as it relates to identifying a recommended boundary as part of a HCD study:

*(b) examine and make recommendations as to the geographic boundaries of the area to be designated.*

The Ontario Heritage Toolkit notes that while all HCDs are unique, they generally share a set of common characteristics. These characteristics are listed in the Toolkit as follows:

*"A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use;*

*A framework of structured elements including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges;*

*A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place;*

*A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas."*

## **6.4 Identification of the HCD Boundary Options**

The recommended boundaries for the proposed Amherstburg HCD were identified based on several factors, including:

- The identification of contributing and non-contributing properties in each Character Area based on the data collected during fieldwork which demonstrates a concentration of heritage buildings, structures and landscapes that are linked;
- The framework of structured elements such as: street patterns, geographic features, and major transportation routes;
- The sense of visual coherence which is demonstrated by the similarity in building scale and mass, material, proportion and age of construction that conveys a distinct sense of time or place; and,
- Character Area-specific evaluation and classification of heritage resources.

Through the inventory and research completed by the project team, it became apparent that some of the identified Character Areas were more cohesive in terms of the built and streetscape character. As such, it was logical to address certain areas (i.e. Belle Vue and Sandwich Street / Transition) differently in the final HCD recommendation.

Given the results of the evaluation undertaken, two options are presented for consideration related to the potential implementation of the findings of this HCD Study. Both options have the same recommended boundary limits, with the distinction being how the Sandwich Street / Transition character area is addressed through the proposed District designation and subsequent implementation by the Town.

The recommended boundary options include properties with uses being a mix of residential and non-residential land uses (depending on the Character Area), as well as open spaces generally associated with the waterfront area.

## **6.5 Review of the HCD Boundary Options**

As noted above, the project team has determined there are two boundary options. The options are characterized as follows:

- Option 1: Town of Amherstburg Council support designation of one HCD, which would include most of the Study Area (except the Belle Vue Character Area).
- Option 2: Town of Amherstburg Council support designation of two HCDs which would be split across Sandwich Street, with one to the east and one to the west (excludes the Sandwich Street Character Area and Belle Vue Character Area).



Through the analysis undertaken, the Belle Vue Character Area was determined to have a less cohesive character than other areas. It is also physically separated from the balance of the HCD Study Area and is located outside of the traditional settlement area of the Town. While the Area contains a collection of resources, some of which are currently designated or warrant conservation, the area does not have a streetscape that is similar to other portions of the HCD Study Area. Rather, it can be described as a number of homes (resources) that happen to be beside each other. As such, it is recommended that the Belle Vue area resources be conserved through potential individual designation under the OHA.

The Sandwich Street / Transition Character Area has been modified and redeveloped through past activities, such that the character has evolved into a more modern car-oriented character. While there are some concentrations of heritage resources, the Area does not have a consistent feel. The Area is however contiguous to the balance of the HCD Study Area; therefore, there are two conceivable options to address the Character Area through potential HCD designation:

- HCD Option 1 would see much of the Study Area designated as one HCD, which would include all Character Areas except for the Belle Vue Character Area. This would have the benefit of the entire area recommended for designation being managed through implementation of one HCD Plan. Different Character Areas would likely have slightly different guidance to manage change, to be determined through development of the HCD Plan.
- HCD Option 2 would share the same boundaries and number of properties, except that the Sandwich Street / Transition Character Area would not be designated as part of a future HCD. This would result in two HCD Plans being prepared, since there would be two separate HCD areas. The Town could then develop future urban design guidelines or policies through other processes which would manage change and guide future development within the areas excluded.

For both options, the Study team recommends that the Town undertake future efforts to designate properties of interest under Part IV of the OHA. This would ensure that any important resources not part of a HCD can still be conserved.

The following figures outline the two potential boundary options identified by the project team for consideration by the Town. The two options are also shown in **Appendix 'D'**.

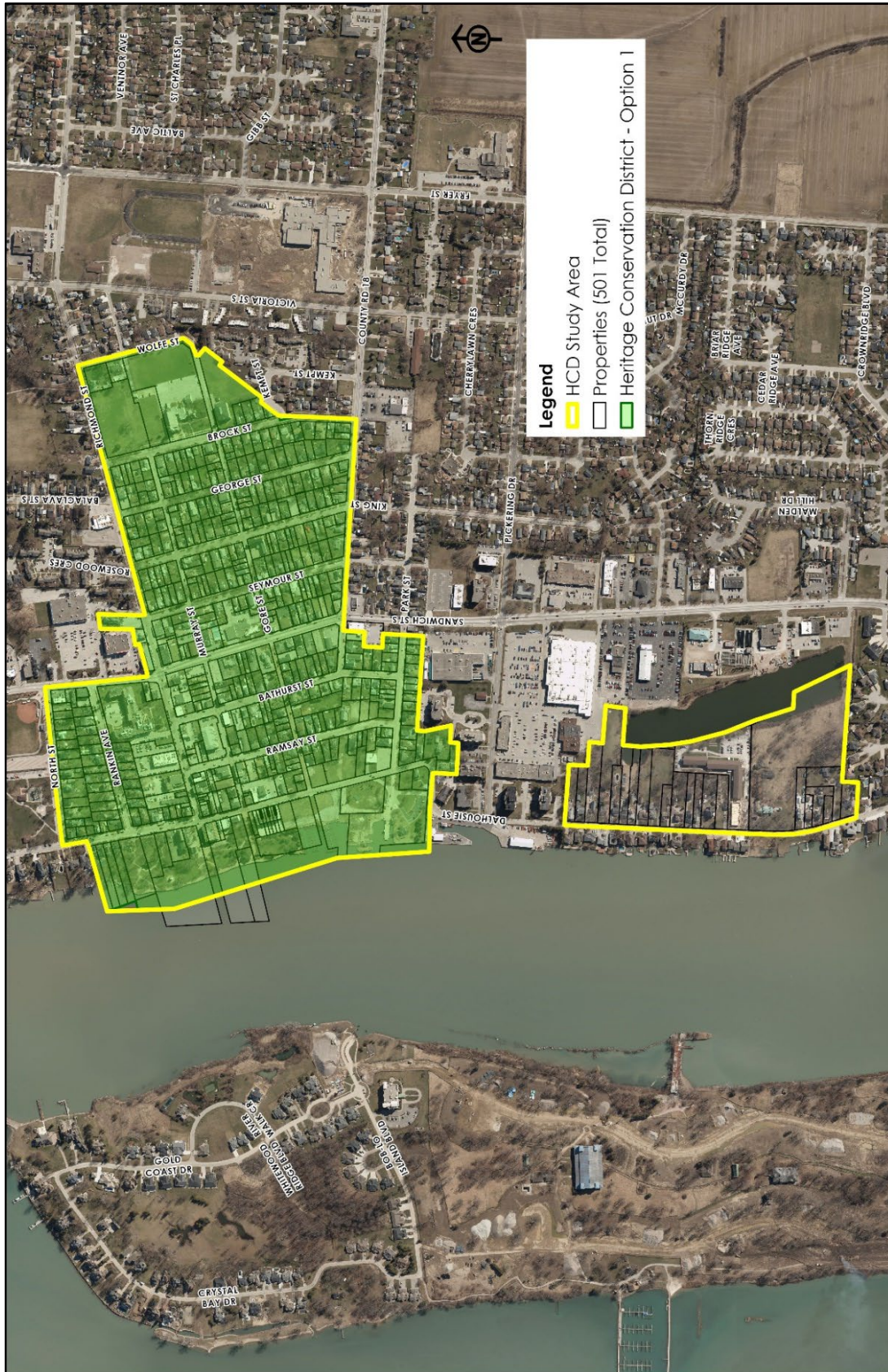


Figure 30: Option 1 HCD boundary (Source: MHBC; Aerial and Property Fabric: Town of Amherstburg).





## **6.6 District Boundary Recommendation**

Both options presented would result in the conservation of significant cultural heritage resources within the Town. The difference between Option 1 and Option 2 is how the 48 properties (14 contributing / 34 non-contributing) within the Sandwich Street / Transition Character Area are managed in the future. Further consultation with the Municipal Heritage Committee and Town staff is planned in order to obtain input on the final recommendation regarding the boundary of a future HCD.

# 7.0 Recommended Objectives of District Designation

## 7.1 Introduction

Section 40 (2)(c) of the OHA identifies that a HCD Study shall consider and make recommendations as to the objectives of designation of the area as an HCD. The purpose of the HCD Study is to identify the heritage character and attributes of an area and provide a rationale for designation and an appropriate boundary. The purpose of the HCD Plan is to manage change within the District while ensuring the identified cultural heritage resources are conserved and protected. Most HCD Plans provide both policies and guidelines which are tailored to suit the unique character of the area. Policies are prescriptive and direct what 'must' occur, while guidelines are intended to provide direction on a particular course of action and describe what 'should' occur.

Given the various and diverse interests and values that may exist within the recommended HCD area, it is important to recognize the assumptions and objectives that are to be sought in managing and overseeing it. The following sections should form the HCD Plan if a decision is made to proceed with this phase of the process.

## 7.2 Objectives of Designation of HCD

The primary objective of the proposed designation of the Amherstburg HCD Study Area as an HCD is to manage change in a manner that results in the conservation of its unique cultural heritage character and heritage attributes.

The term "conservation" is defined by the *Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada* as follows:

*All actions or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes.*

The purpose of an HCD is not to "freeze" or restore the physical components of a historic place to a particular period of time. Instead, the goal of conservation (through



the HCD Plan) is to maintain the identified character as described in this Study; this is achieved through providing policies and guidelines for appropriate change management of a designed cultural heritage landscape, which continues to evolve.

In designating the Study Area, or a portion thereof, under Part V of the OHA, several key objectives are sought as follows:

- To maintain and conserve the cultural heritage character and heritage attributes of the identified Character Areas within the Amherstburg HCD Study Area;
- To ensure the continued appreciation, enhancement and interpretation of the heritage resources located within the recommended boundary;
- To avoid the loss or removal of heritage buildings and landscape features and encourage only those changes that are undertaken in a manner that if such alterations were removed in the future, impacts to the essential form and integrity of the heritage property and materials would be minimized or avoided;
- To encourage building and property owners to make repairs and undertake maintenance of property in order to conserve the overall character and appearance of the District and preserve authentic heritage fabric;
- To maintain the low-profile built form within the District, which is generally that of a 1-2.5-storey building height, and to permit greater heights where it is compatible with the District objectives;
- To support existing uses and the appropriate adaptive re-use of heritage buildings;
- To prevent the establishment of those land uses and associated built forms which would be out of keeping with or have adverse effects on the identified character of the District;
- To prevent the demolition of existing buildings, natural features, or structures which are contributing to the identified heritage character, unless necessary for matters related to public safety;
- To facilitate appropriate new development, infill and alterations (such as Accessory Dwelling Units), that is sensitive to, compatible with, and distinguishable from the character of the District;
- To support the continuing care, conservation and maintenance of heritage properties wherever appropriate by providing guidance on sound conservation practice and encouraging applications for funding for eligible work; and,

- To examine available financial incentive programs and finding sources, and support the adoption of other appropriate funding programs within the Town's capability to provide ongoing support to District property owners for applicable projects.

### **7.3 Recommended HCD Plan Content**

Policies and guidelines for contributing cultural heritage resources would be intended to conserve authentic heritage fabric and manage change appropriately. Policies and guidelines for non-contributing properties would be intended to allow for compatible new development which minimizes or avoids impacts. The policies and guidelines of the HCD Plan would consider the type of tangible cultural heritage resource, being either built heritage structures or natural heritage resources, and those which are intangible, such as views.

It is expected that the Amherstburg HCD Plan will contain a number of provisions that satisfy the requirements of Subsection 41.1(5) of the OHA including the following:

- A statement of the objectives to be achieved in designating the area as an HCD;
- A statement explaining the cultural heritage value or interest of the HCD;
- A description of the heritage attributes of the HCD and of properties within the District;
- Policies for both contributing and non-contributing resources in order to provide a balance between the conservation of the heritage character of the area, while guiding compatible new development (including infill, redevelopment and Accessory Dwelling Units (ADUs));
- Design guidelines for alterations and additions to contributing buildings and structures;
- Design guidelines for alterations and additions to non-contributing buildings and structures;
- Policies regarding the demolition and removal of buildings and structures;
- Landscape conservation guidelines for both public and private property;
- Funding initiatives;
- Recommended changes to municipal planning and administrative procedures; and

- Descriptions of alterations or classes of alterations that can be carried out without obtaining a heritage permit under section 42 of the OHA.

The above items should be carried forward to future work on the recommended HCD Plan.

## **7.4 Other Considerations for District Plan Phase**

Through the completion of work on the Heritage Conservation District study, there were several other matters which arose and should be addressed through the future HCD Plan process. These matters are as follows:

- Town of Amherstburg Official Plan: The Town is in the midst of an Official Plan review process, which is expected to include updated policy guidance related to a number of topic areas. It will be important for future policy direction to take into account the heritage attributes of the HCD Study Area as identified through this work, to ensure the heritage character of the core area is conserved.
- Town of Amherstburg Zoning By-law: Through the work undertaken to develop a District Plan, further review of the Zoning By-law is recommended to ensure this document is compatible and consistent with the proposed HCD policies and guidelines. This will be further explored through the HCD Plan phase.
- Town of Amherstburg Economic Development Community Improvement Plan: A further review of this document is recommended as work on the HCD Plan is undertaken, in order to ensure this document is compatible and consistent with the proposed HCD policies and guidelines.
- Site Plan Control: It is recommended that a component of the implementation measures examined include further review of the site plan process, to ensure that the Town's review of proposals within the future HCD are efficient and that heritage permit review can be undertaken in parallel with site plan review (and vice versa).
- Tree preservation: Through the work undertaken to develop a District Plan, further review of the Town's existing tree preservation by-law is recommended, in order to ensure the by-law is consistent with the proposed HCD Plan direction.

- Financial incentives: It is recommended that a component of the implementation measures examined include financial incentives. This may include changes to the Town's current program and funding.
- Other heritage properties: While the proposed HCD boundaries incorporate a large portion of the Town's identified heritage properties, there are some resources located outside of the recommended Districts. As such, Town staff and the Municipal Heritage Committee should undertake further review of 'contributing' properties within the Belle Vue Character Area and Sandwich Street / Transition Character Area (should it not be included in District designation), to ensure applicable measures are put in place to conserve important resources.

The above items should be carried forward to future work on the recommended HCD Plan(s).

## 8.0 Conclusion

The Amherstburg Heritage Conservation District Study has followed the requirements of the Ontario Heritage Act as it relates to the required components of a Heritage Conservation District Study. The research, field work, inventory work and community consultation has resulted in the formulation of the recommended HCD boundary options as provided for in this report. The recommended boundary is based on and is consistent with the criteria to be evaluated when considering an area for designation, as set out in the Ontario Heritage Toolkit, which includes a framework of structured elements, a concentration of cultural heritage resources, distinctive character and visual coherence or features as detailed in this report. The area also meets the test of the Ontario Heritage Act as amended through Reg. 569/22.

The area within the proposed HCD boundary meets the definition of a significant cultural heritage landscape under the PPS 2020, the Ontario Heritage Toolkit and the Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada. The lands within the recommended boundary can be further defined as a designed and evolved (dynamic) cultural heritage landscape which warrants conservation under the Ontario Heritage Act.

The identified Character Areas and recommended boundary options were provided to the community, Town staff and the Municipal Heritage Committee for consultation and comment. The comments received have been considered in determination of the proposed district boundary recommendations. Based on the feedback received, a final boundary recommendation (one HCD vs. two HCDs) will be determined.

Based on work undertaken as part of this HCD Study, there is merit in proceeding to the second phase of the HCD project, namely the preparation of an HCD Plan(s). Therefore, it is recommended that Town of Amherstburg Council authorize the preparation of an HCD Plan(s) reflective of the recommended HCD boundaries.



## 9.0 Bibliography

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Parks Canada. "Guidelines for Cultural Landscapes Including Heritage Districts." *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2010.

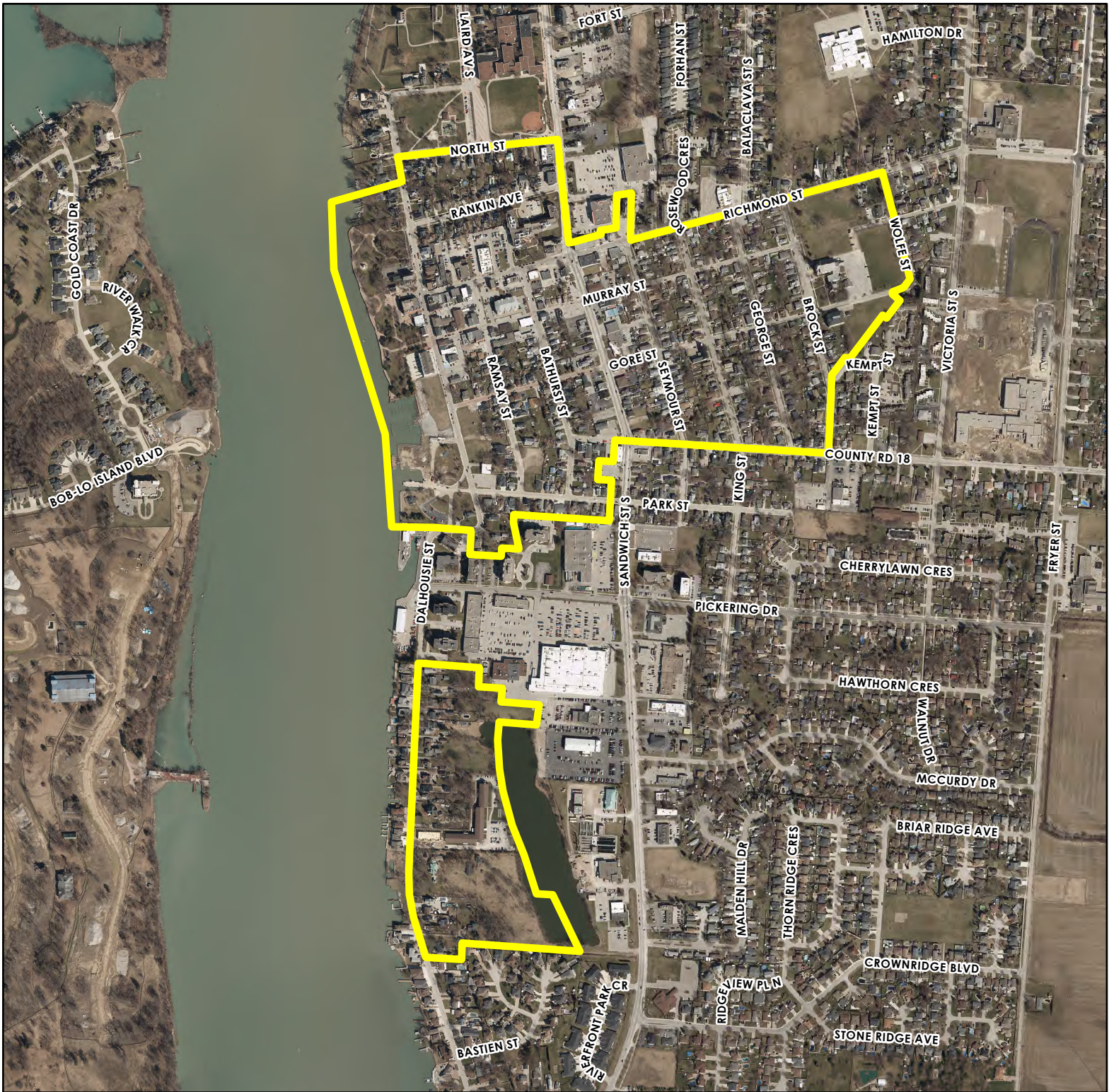
Reiner, Meg. *Heritage Buildings of Amherstburg*. Windsor ON, Walkerville Publishing Inc., 2022.

*Topographic Map: Ontario Amherstburg Sheet No. 49.* Department of Militia and Defence, 1910.

# Appendix A

HCD Study Area





## Appendix A HCD Study Area

### Legend

 HCD Study Area

Date: 22 May 2024

Scale: 1:10,000

File: 21382B

Drawn: CCF



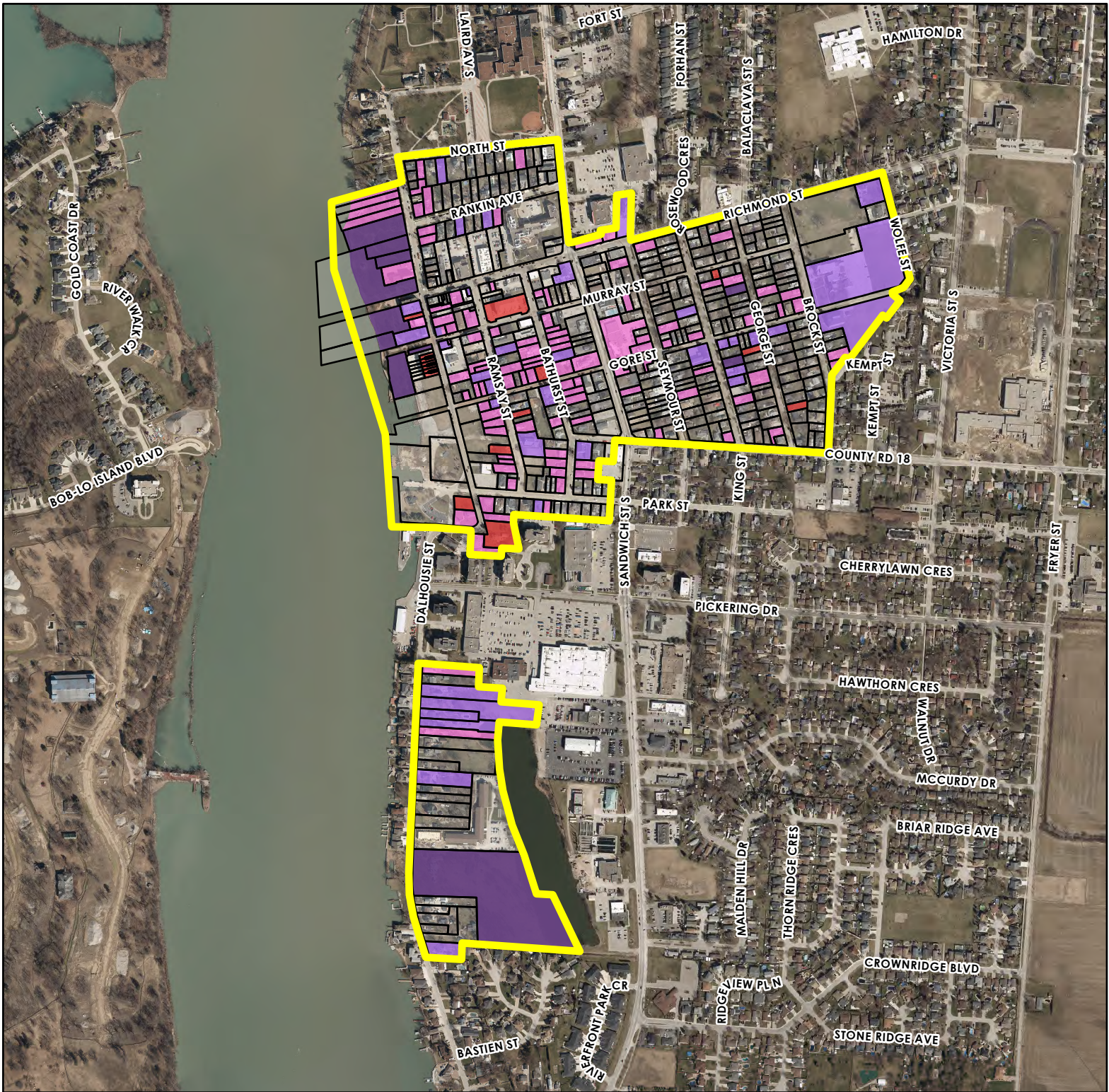
Document Path: C:\Users\Christine\Fandrich\Documents\ArcGIS\Projects\21382B\_Amherstburg\_HCD\Amherstburg\_HCD Mapping.aprx



# Appendix B

Property map











## Appendix B Property Map

Town of Amherstburg  
County of Essex

### Legend

-  HCD Study Area
-  Properties (501 Total)

### Heritage Status

-  Federal (12)
-  Designated (53)
-  Listed (126)
-  Removed (16)

Source: County of Essex (c) 2022, Town of Amherstburg (c) 2023

Date: 22 May 2024

Scale: 1:10,000

File: 21382B

Drawn: CCF

Document Path: C:\Users\Christine\Fandrich\Documents\ArcGIS\Projects\21382B\_Amherstburg\_HCD\Amherstburg\_HCD Mapping.aprx





# Appendix C

Community comment sheet and survey

# Town of Amherstburg Amherstburg HCD Study

Project Feedback Form—Community Consultation Meeting #1



## We want to hear from you...

What do you consider to be the important cultural heritage features of Amherstburg?

Do you think there is merit in establishing a heritage conservation district in parts of Amherstburg?

Do you agree with the preliminary character areas identified by the project team? Why or why not?

Is there anything we have missed?

Do you have any additional information, questions or concerns to share with the team?

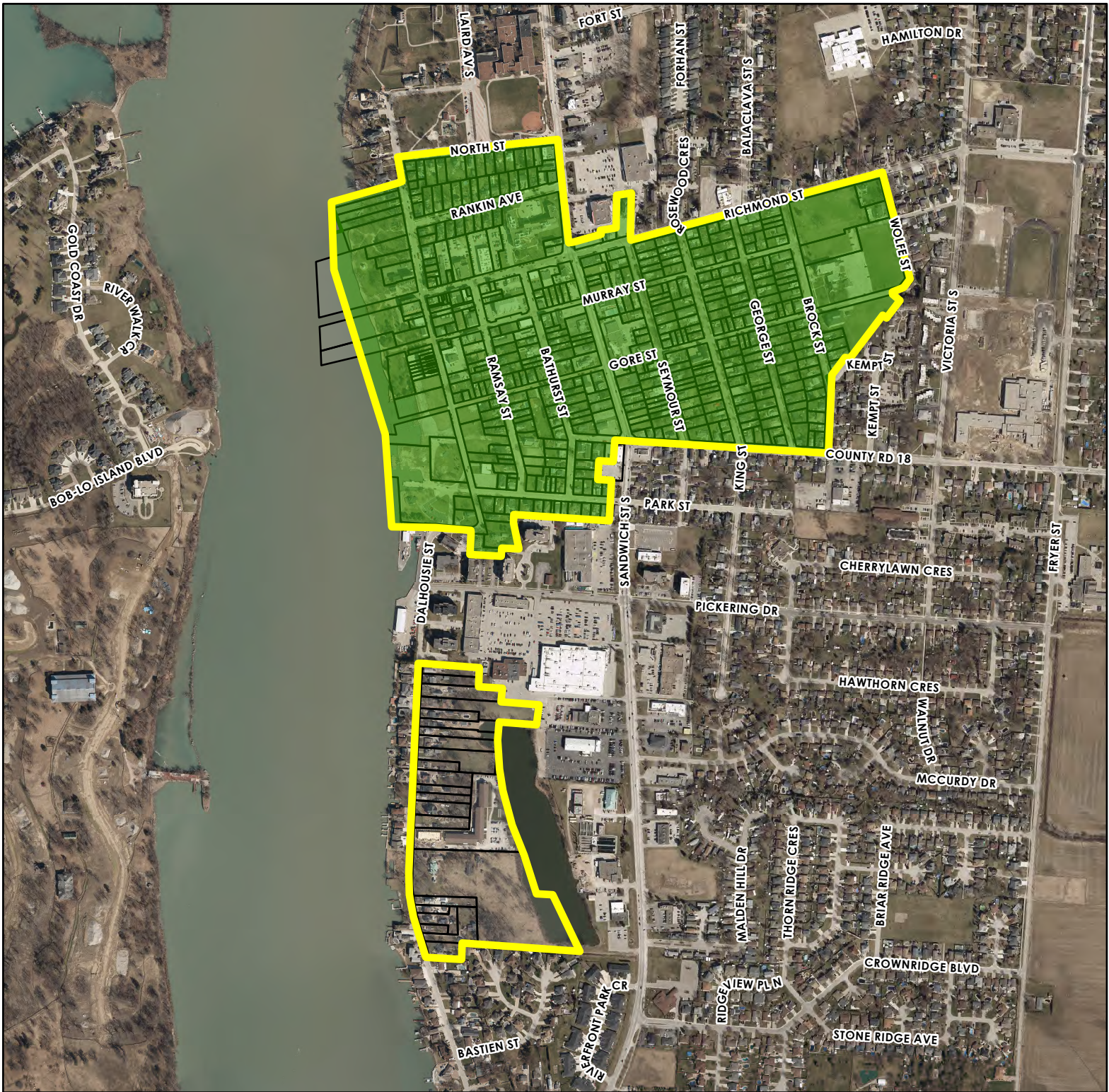
Please email this form to **Adam Coates**, Planner—Heritage | Planning Services at: [acoates@amherstburg.ca](mailto:acoates@amherstburg.ca), or mail / drop it off at the Town of Amherstburg offices at: **271 Sandwich Street South, Amherstburg, Ontario N9V 2A5**, and we will ensure your feedback gets to the project team.

The project team is requesting comments be submitted by May 14<sup>th</sup>, 2024, so that they may be incorporated into the Draft HCD Study report.

# Appendix D

HCD boundary options








# Appendix D HCD Boundary -Option 1

Town of Amherstburg  
County of Essex

## Legend

-  HCD Study Area
-  Heritage Conservation District - Option 1 Boundary
-  Properties (501 Total)

Source: County of Essex (c) 2022, Town of Amherstburg (c) 2023

Date: 22 May 2024

Scale: 1:10,000

File: 21382B

Drawn: CCF

Document Path: C:\Users\Christine\Fandrich\Documents\ArcGIS\Projects\21382B\_Amherstburg\_HCD\Amherstburg\_HCD Mapping.aprx









