

Agenda Including Addeds

Community Advisory Committee on Planning

2nd Meeting of the Community Advisory Committee on Planning

February 14, 2024, 5:30 PM

Committee Room #5

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact advisorycommittee@london.ca.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
3. Consent	
3.1 1st Report of the Community Advisory Committee on Planning	3
3.2 Notice of Planning Application - Intent to Remove Holding Provision - 447 Ashland Avenue	5
3.3 Notice of Planning Application and Notice of Public Meeting - Zoning By-law Amendment - 192-196 Central Avenue	8
3.4 2023 Annual Heritage Report	151
4. Sub-Committees and Working Groups	
4.1 Stewardship Sub-Committee Report	160
5. Items for Discussion	
5.1 Heritage Easement Agreement for the property located at 39 Carfrae Street	162
a. M. Greguol, Heritage Planner	
5.2 Updates on Bill 23 Implementation and the Heritage Register - Discussion	
a. <i>(ADDED) Proposed Amendment to the Ontario Heritage Act with Respect to the Removal of Listed Properties from Municipal Heritage Registers</i>	189
5.3 Heritage Planners' Report	

6. **Adjournment**

Community Advisory Committee on Planning Report

1st Meeting of the Community Advisory Committee on Planning
January 10, 2024

Attendance PRESENT: S. Bergman (Chair), J. Dent, J. Gard, A. Johnson, S. Jory, J. Metrailler, M. Rice, M. Wallace, K. Waud, M. Whalley and M. Wojtak and J. Bunn (Committee Clerk)

ABSENT: M. Ambrogio, M. Bloxam, I. Connidis and S. Singh Dohil

ALSO PRESENT: M. Clark, A. Curtis, L. Dent, K. Gonyou, K. Mitchener, B. Page, A. Patel, B. Somers and A. Spahiu

The meeting was called to order at 5:30 PM; it being noted that S. Jory was in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice Chair

That S. Bergman and S. Jory BE ELECTED Chair and Vice Chair, respectively, for the term ending November 30, 2024.

2. Scheduled Items

2.1 Draft Byron Gravel Pits Secondary Plan

That it BE NOTED that the Draft Byron Gravel Pits Secondary Plan presentation, dated January 10, 2024, from M. Clark, Planner, was received.

3. Consent

3.1 12th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 12th Report of the Community Advisory Committee on Planning, dated November 8, 2023, was received.

3.2 Notice of Planning Application and Notice of Public Meeting - Official Plan and Zoning By-law Amendments - 300 and 306 Princess Avenue

That it BE NOTED that the Community Advisory Committee on Planning (CACP) has reviewed the Notice of Planning Application and Notice of Public Meeting, dated December 15, 2023, from C. Maton, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 300 and 306 Princess Avenue and the Heritage Impact Assessment (HIA), dated December 12, 2023, from Stantec, with respect to the property located at 300 and 306 Princess Avenue, and the CACP is supportive of the application, proposed development and the recommendations of the HIA.

3.3 Notice of Study Completion - Kensington Bridge Environmental Assessment

That it BE NOTED that the Notice of Study Completion, dated December 21, 2023, with respect to the Kensington Bridge Environmental Assessment, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from the meeting held on December 7, 2023, was received.

4.2 (ADDED) Planning and Policy Sub-Committee Report

That it BE NOTED that the sub-committees of the Community Advisory Committee on Planning (CACP) are subject to the policies and procedures outlined in the November 21, 2023 report of the Planning and Policy Sub-Committee and will make the policies, procedures and terms of reference available to members of the CACP; it being noted that the CACP maintains the ability to create ad-hoc sub-committees and/or working groups, as needed; it being further noted that the above-noted Planning and Policy Sub-Committee Report was received.

5. Items for Discussion

5.1 Demolition Request for the Heritage Listed Properties Located at 16 Wellington Road and 26-28-30 Wellington Road

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated January 10, 2024, with respect to a Demolition Request for the Heritage Listed Properties Located at 16 Wellington Road and 26-28-30 Wellington Road and the CACP supports the staff recommendation; it being noted that the CACP discussed concerns with the placement and type of commemoration for the property located at 16 Wellington Road, as outlined in the Stewardship Sub-Committee Report, dated December 7, 2023, as appended to the Agenda; it being further noted that the CACP expressed regrets with respect to the loss of the property located at 16 Wellington Road.

5.2 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated January 10, 2024, was received.

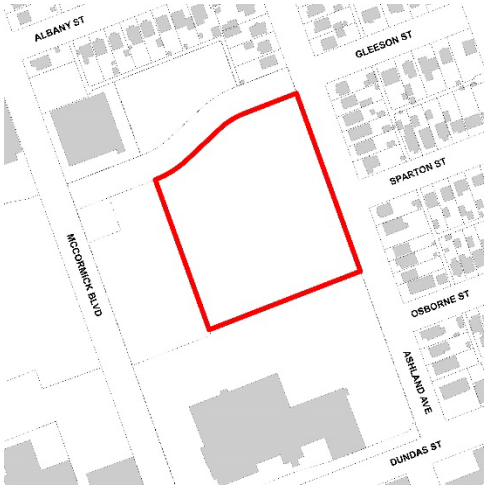
6. Adjournment

The meeting adjourned at 7:15 PM.

NOTICE OF PLANNING APPLICATION

Intent to Remove Holding Provision

447 Ashland Avenue



File: H-9694

Applicant: Extendicare Inc.

What is Proposed?

Removal of Holding Provision(s) regarding:

- Regarding compatible development with adjacent land uses
- Regarding addressing concerns of site contamination
- To ensure the orderly development of lands:
Traffic Impact Study
- To ensure the orderly development of the lands:
Stormwater and Sanitary
- To encourage high quality urban design
- To ensure the orderly development of lands and
Land Use Compatibility

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 12, 2024**

Archi Patel

apatel@london.ca & bpage@london.ca

519-661-CITY (2489) ext. 5069

City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: H-9694

You may also discuss any concerns you have with your Ward Councillor:

Susan Stevenson

519-661-CITY (2489) ext. 4004

Application Details

Request to Remove Holding Provision(s)

Possible change to Zoning By-law Z.-1 by deleting the of Holding h-5, h-67, h-120, h-149, h-203, h-204 and h-205 Provisions from the subject lands. The removal of the holding provision(s) is contingent on:

h-5: Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. Permitted Interim Uses: Existing uses. (Z.-1-94236)

h-67: Purpose: To address concerns of site contamination, a Record of Site Condition shall be carried out by a qualified professional and submitted to the Ministry of the Environment. The City of London will remove the "h-67" holding provision once the Ministry is satisfied that the Record of Site Condition is satisfactory.

h-120: Purpose: To ensure the orderly development of lands, the "h-120" symbol shall not be deleted until a Traffic Impact Study has been completed and the accepted recommendations have been implemented through a development agreement all to the satisfaction of the City Engineer and the General Manager of Planning and Development.

h-149: Purpose: To ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

h-203: Purpose: To ensure the orderly development of lands, the "h-203" symbol shall not be deleted until a development agreement associated with plan of subdivision provides for the dedication and construction of Gleeson Street to municipal standards, between Ashland Avenue and McCormick Boulevard, as proposed in the Concept Plan, attached as Schedule "1" of the amending by-law, as part of a future development proposal.

h-204: Purpose: To encourage high quality urban design for the redevelopment of the former McCormick factory site, a development which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is consistent with the conceptual site plan attached as Schedule "1" to the amending by-law and with the Urban Design Guidelines, attached as Schedule "2" of the amending by-law, will be assessed during the site plan approval/review process and a development agreement is entered into with the City of London prior to the removal of the "h-204" symbol.

h-205: Purpose: To ensure the orderly development of lands, the "h-205" symbol shall not be deleted until a Land Use Compatibility report associated with a site plan is undertaken which provides direction on how the proposed sensitive land uses can be appropriately designed, buffered and/or separated from the existing major facilities to prevent or mitigate potential adverse effects.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries and comments regarding the amendment may be made by contacting the City's Planner listed on the first page of this Notice. The Delegated Authority for the City of London will consider removing the holding provision as it applies to the lands described above, no earlier than February 12, 2024.

Notice of Collection of Personal Information

Personal information collected through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from this Notice, will be made available to the public, including publishing on the City's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendment

192-196 Central Avenue



File: Z-9695

Applicant: Fahri Holdings Corporation

What is Proposed?

Zoning amendment to allow:

- Proposed 13-storey (48m) residential development with a 3-storey podium with stepbacks at levels 4 and 10;
- A total of 126 units, including 6 townhouse dwellings on the ground floor;
- A total of 68 underground parking spaces and 114 bicycle parking spaces; and
- A density of 678 units per hectare.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, March 19, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

Please provide any comments by **February 5, 2024**

For more information contact:

Isaac de Ceuster
ideceust@london.ca
519-661-CITY (2489) ext. 3835
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9695

london.ca/planapps

To speak to your Ward Councillor:

David Ferreira
dferreira@london.ca
519-661-CITY (2489) ext. 4013

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Date of Notice: January 12, 2024

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential (R10-4*H26); and an Office Residential (OR5*D303*H26); and a Temporary T-70 Zone to a Residential R10 Special Provisions (R10-4(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R10 (R10-4*H26) and Office Residential OR5 (OR5*D303*H26) and Temporary T-70 Zone

Permitted Uses: R10: Apartment buildings; Lodging House class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities. OR5: Office-apartment buildings, Group Home Type 2; Lodging Class 2; Offices; Medical/dental offices; Clinics; Day care centres; Emergency care establishments; Medical/dental laboratories; Studios; Convenience Stores; Pharmacies; Financial institutions; Personal service establishments; Restaurants eat-in; Business service establishments; Retail stores. T-70: Commercial surface parking lot for a temporary period not exceeding three years.

Residential Density: The D303 allows for a density of 303 units per hectare

Height: The H26 allows for a height of 26 metres of building height.

Requested Zoning

Zone: Residential R10 Special Provision (R10-4(_)) Zone

Permitted Uses: R10: Apartment buildings; Lodging House class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities.

Special Provision(s): A height of 47.8 metres whereas 26.0 metres is the maximum permitted; a maximum density of 678 uph whereas 303 uph is the maximum permitted; a front yard setback of 3.0 metres whereas 10.48 metres is the minimum required; a west exterior side yard setback of 3.0 metres whereas 10.48 metres is the minimum required; an east interior side yard of 3.1 metres whereas 19.12 metres is the minimum required; a rear yard setback of 3.4 metres whereas 19.12m is the minimum required; a landscaped open space of 14.7% whereas 20% is the minimum required; a lot coverage of 70.5% whereas 45% is the maximum permitted; a long-term bicycle parking rate of 0.8 spaces per unit whereas 0.9 spaces per unit are the minimum required; and removal of the existing Temporary T-70 Use zone.

Residential Density: 678 units per hectare

Height: 47.8 metres/13-storeys

The City may also consider a different base zone, the use of holding provisions, and/or additional special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document.

The subject lands are in the Neighbourhoods Place Type fronting a Neighbourhood Connector. This Place Type permits a range of residential uses including single detached, semi-detached, duplex, converted dwellings, townhouses, additional residential units, home occupations, group homes, triplexes, small-scale community facilities, stacked townhouses, fourplexes and low-rise apartments. The subject lands are also within the High Density Overlay Area, designated in the previous Official Plan and shown on Map 2 of The London Plan. The High Density Overlay permits up to 14 storeys in height within the Primary Transit Area.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Notice of Collection of Personal Information

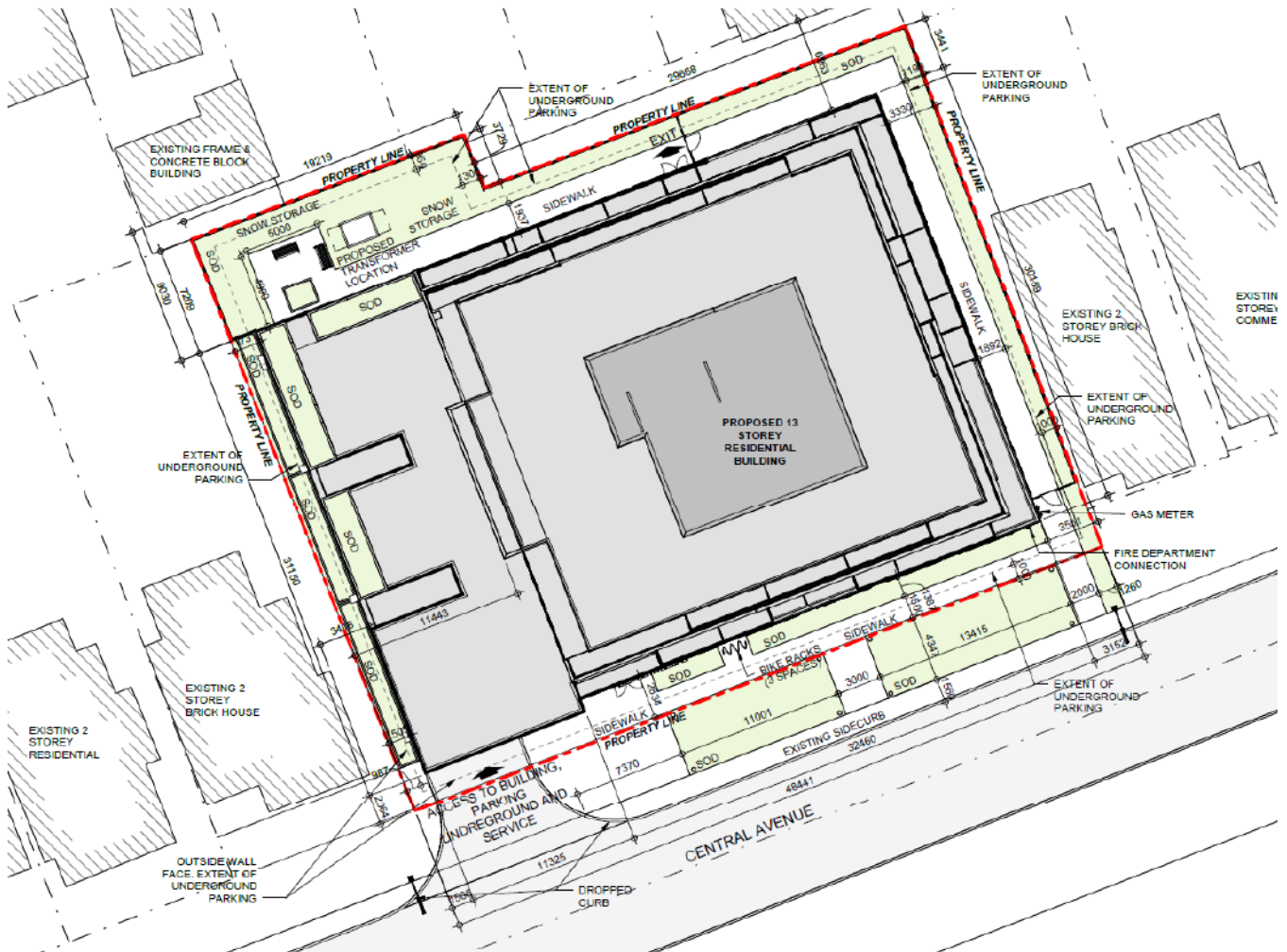
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of

London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by March 12, 2024 to request any of these services.

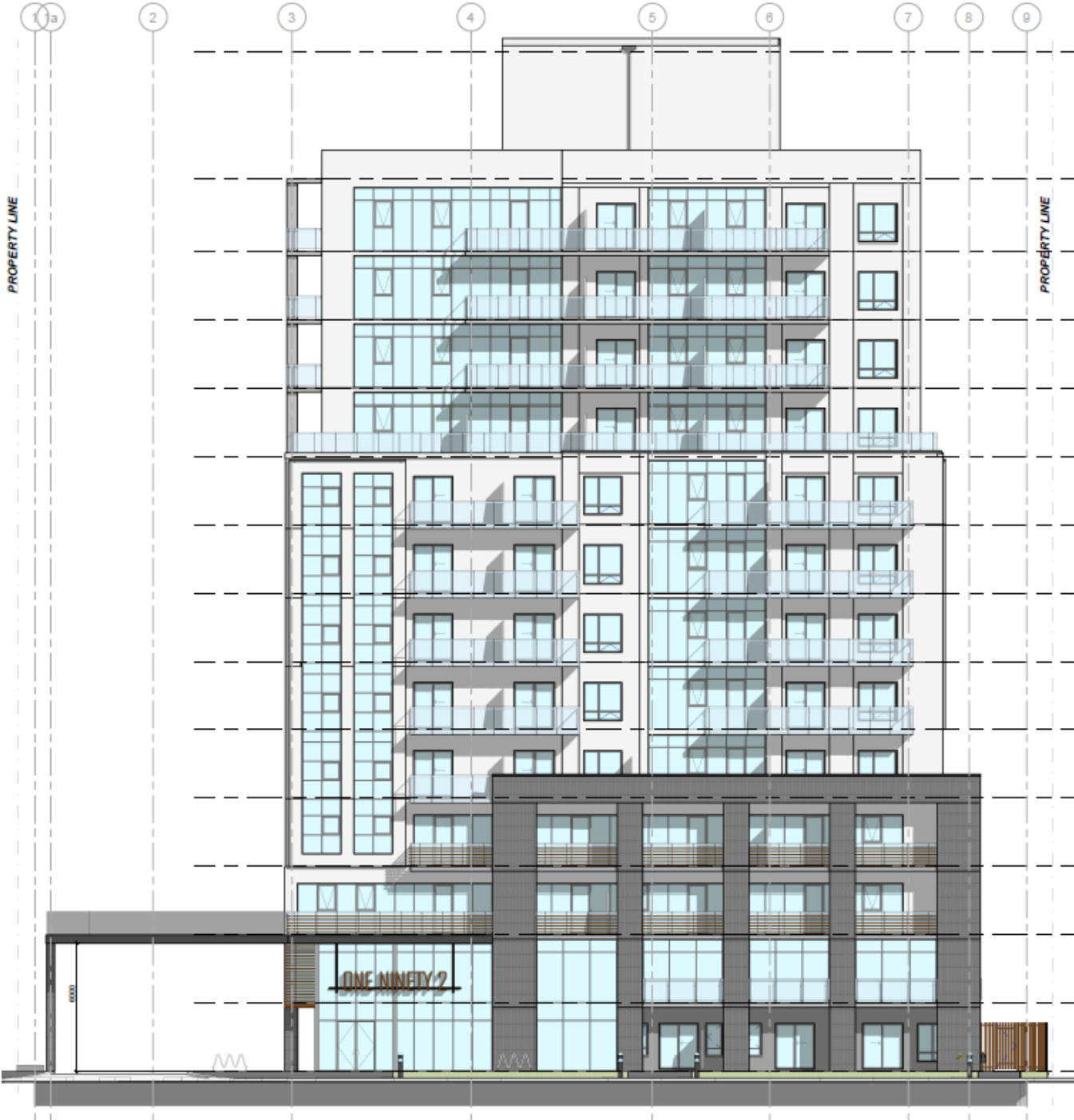
Site Concept



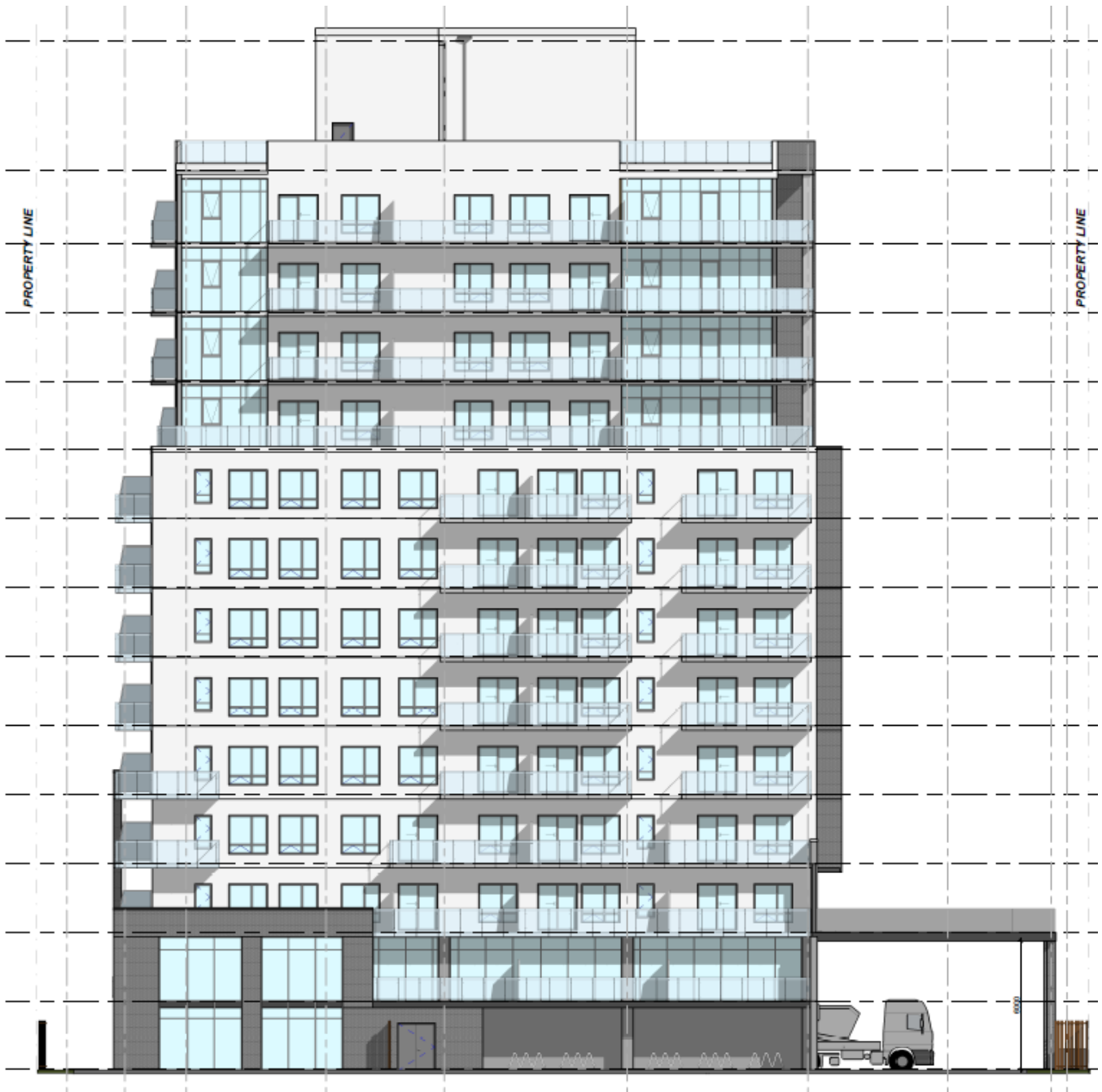
Site concept – January 2024

The above image represents the applicant's proposal as submitted and may change.

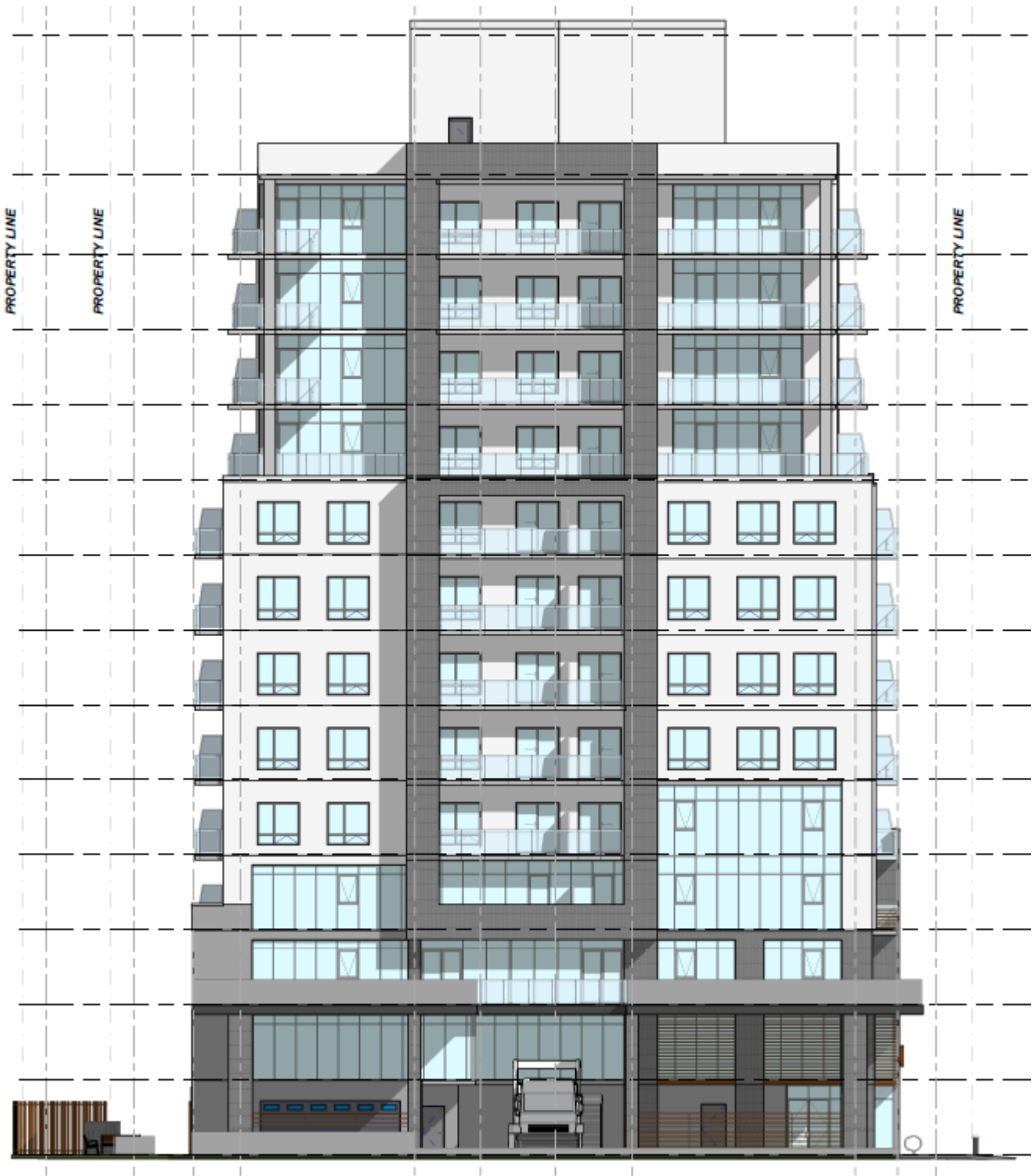
Building Renderings



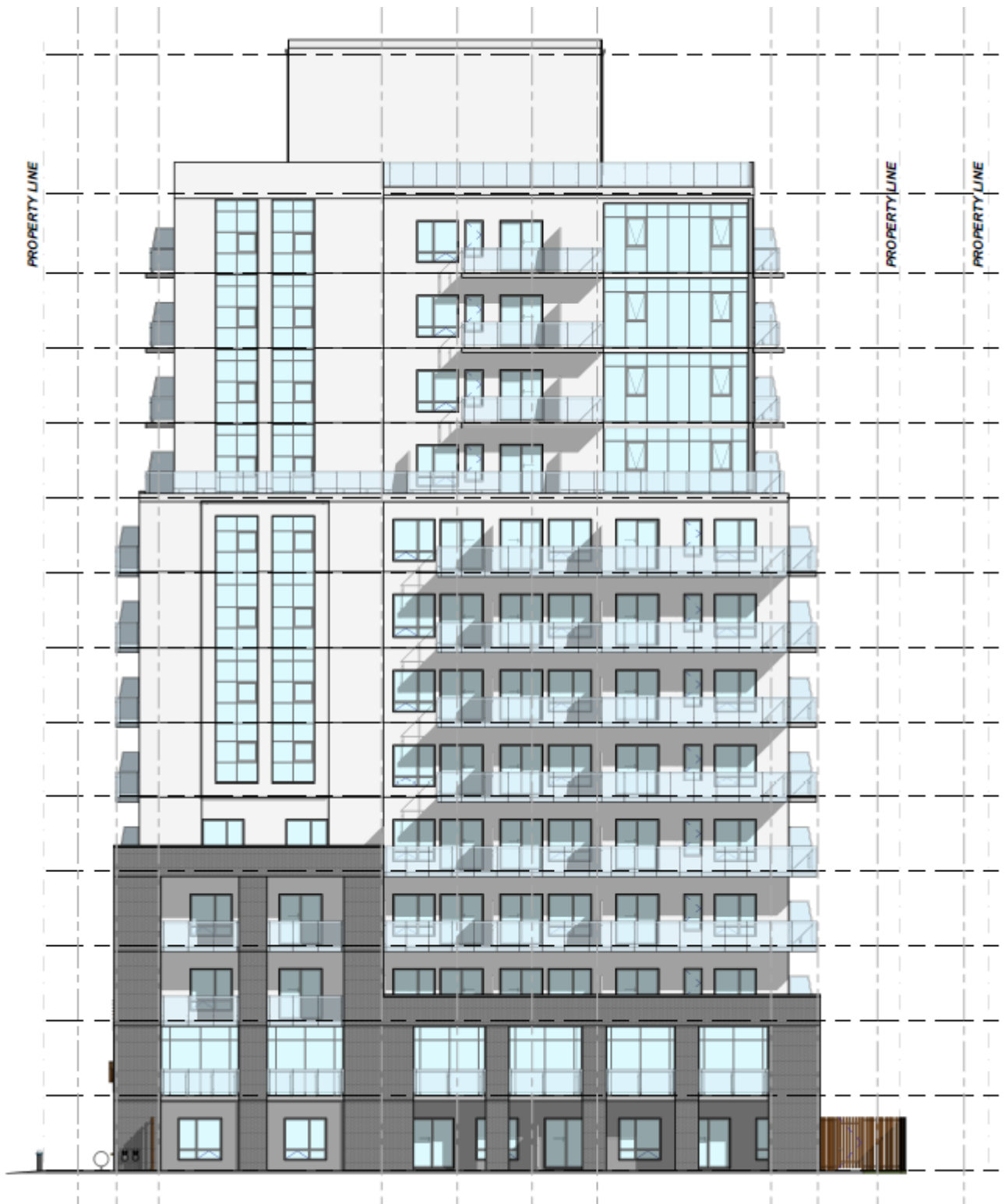
Building Elevation South Façade



Building Elevation North Façade



Building Elevation West Façade



Building Elevation East Façade

The above images represent the applicant's proposal as submitted and may change.

Heritage Impact Assessment

192-194 Central Avenue,
London, Ontario

Date:
July 24, 2023

Prepared for:
Farhi Holdings Corporation

Prepared by:
**MacNaughton Hermsen Britton Clarkson
Planning Limited (MHBC)**
200-540 Bingham Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

File no. 18159AN



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Table of Contents

Project Personnel.....	3
Glossary of Abbreviations.....	3
Acknowledgement of Indigenous Communities.....	4
Other Acknowledgements	4
Executive Summary	5
1.0 Introduction	7
1.1 Description of Subject Lands	7
1.2 Description of Surrounding Area.....	10
1.3 Heritage Status.....	11
1.4 Land Use and Zoning	13
2.0 Policy Context.....	14
2.1 The Ontario Planning Act	14
2.2 Provincial Policy Statement (2020)	14
2.3 Ontario Heritage Act	15
2.4 City of London Official Plan	15
3.0 Historical Background	17
3.1 Indigenous Communities and Pre-Contact History.....	17
3.2 Brief Historical Overview of the City of London	17
3.3 Overview of Historical Context of Subject Lands and Surrounding Area	18
4.0 Existing Conditions	30
4.1 192-194 Central Avenue.....	30
4.2 Adjacent Properties	32
4.2.1 190 Central Avenue	32
4.2.2 191 Central Avenue	33

4.2.3 204 Central Avenue	34
4.2.4 205 Central Avenue/ 599-601 Richmond Street	35
4.2.5 195 Hyman Street	36
4.2.6 197 Hyman Street	37
4.2.7 199 Hyman Street (the Carriage House)	38
5.0 Evaluation of Cultural Heritage Resources.....	40
5.1 Evaluation Criteria.....	40
5.2 Statement of CHVI for 205 Central Avenue/ 599-601 Richmond Street.....	41
5.3 Evaluation of Adjacent, Listed Properties	42
6.0 Description of Proposed Development	49
7.0 Impact Analysis	53
7.1 Introduction	53
7.2 Impact Analysis for Adjacent Cultural Heritage Resources.....	54
7.2.1 Impact of Isolation	56
7.2.2 Impact of Obstruction of Views	57
7.2.3 Impact of Land Disturbances.....	58
8.0 Alternative Development Options, Mitigation and Conservation Measures	61
8.1 Alternative Development Options	61
8.2 Mitigation and Conservation Measures.....	61
9.0 Conclusions & Recommendations.....	63
10.0 Bibliography	65
Appendix A.....	69
Maps.....	69
Appendix B.....	70
Site Plan, Elevations and Renderings.....	70
Appendix C	71
North Talbot Cultural Heritage Landscape Property Profiles	71
Appendix D.....	72
Curriculum Vitae	72

Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Redshaw, MA, HE Dipl., CAHP	<i>Senior Heritage Planner</i>	Author, Research, Fieldwork
Paul Lee	<i>Technician</i>	Map Figures

Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
DHCD	<i>Downtown (London) Heritage Conservation District</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MCM	<i>Ministry of Citizenship and Multiculturalism</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for Determining Cultural Heritage Value or Interest</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 192- 194 Central Avenue, City of London, Ontario which is situated within territory of the Mississauga, Attiwonderonk and Anishinabewaki ᐱᐅᓂᓂᐱᐅᐅᐅ. These lands are acknowledged as being associated with the following treaties (accessed from Ministry of Indigenous Affairs):

- *London Township Purchase, Treaty 6 signed on September 7, 1796*

This document 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

This HIA also acknowledges the City of London, and Western University for providing information required to complete this report as well as the North Talbot Cultural Heritage Inventory.

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in March 2022 by Farhi Holdings Corporation to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 192- 194 Central Avenue, City of London, Ontario (the “subject lands”) (see Appendix ‘A’). The proposed redevelopment of the subject property includes the construction of a 12 storey apartment building. This Heritage Impact Assessment determined that the properties located at 190, 191 and 204 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street and 195, 197 and 199 Hyman Street have Cultural Heritage Value or Interest as per O. Reg. 9/06 (see Section 5.0 for the Statements of cultural heritage value or interest). Furthermore, this impact assessment has concluded the following adverse impacts:

- Negligible impact of indirect obstruction of views as it relates to the kinetic views of the properties located at 190 and 204 Central Avenue and the background view of the properties along Hyman Street; and,
- Potential impact as a result of land disturbances as it relates to construction activities, particularly the two level underground parking garage which is within close proximity (2-6 metres) of excavation. There is also potential impact as a result of changes to grade and accidental damage from construction activities, equipment and material.

Alternative design options were explored including developing an increased buffer zone which results in increased setbacks, however, due to constraints of the site are not feasible. Therefore, the following mitigation and conservation measures have been provided to mitigate identified adverse impacts:

- In order to mitigate the impact on kinetic views it is recommended that there be increased step backs on the front (south) and step back along the east elevation, particularly as it relates to the building located at 204 Central Avenue;
- Completion of a Landscape Plan; the landscaping should be used as a transitional buffer between the new development and surrounding area to integrate the new building into the mature neighbourhood and conserve views. The use of tree plantings and pedestrian pathways can allow for a well-circulated and presentable environment for the new building. Vegetative wall are encourage over fencing such as board on board as it creates a softer visual transition along the north-west and east property boundaries and should be of a type that would not directly obstruct views;

- It is recommended that a Temporary Protection Plan be completed that is specific to the construction period for the properties located at 190 and 204 Central Avenue and 199 Hyman Street. This Plan is recommended to include:
 - A Vibration Monitoring Plan to determine the Zone of Influence (ZOI) and implementation thereof if warranted through the completion of the Plan;
 - A certification from a structural engineer that the footings and shoring will not damage adjacent cultural heritage resources specifically located at Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue;
 - Implementation measures to ensure that construction equipment and material not be stored a\within the immediate vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties;
 - Pre-condition assessment of buildings including the Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue, as visible from the subject lands unless otherwise authorized by adjacent land owners;
 - Hoarding Plan; and,
 - Risk Management Plan.

1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in March 2022 by Farhi Holdings to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 192- 194 Central Avenue, City of London, Ontario (the “subject lands”) (see Appendix ‘A’). The proposed redevelopment of the subject property includes the construction of a 12 storey apartment building with a two level parking garage. The subject lands currently consist of a public parking lot.

The subject lands are not identified on the *City of London’s Register of Cultural Heritage Resources* (2019) as containing a “listed” property or designated under Part IV or V of the *Ontario Heritage Act* (“OHA”). The subject lands are, however, adjacent to seven (7) ‘listed’ (non-designated) properties on the *City of London’s Register of Cultural Heritage Resources* (2019) located at: 190, 191, 204 and 205 Central Avenue/ 599-601 Richmond Street, 195, 197, 199 Hyman Street, London, Ontario. These properties were included in the North Talbot Cultural Heritage Inventory, London, Ontario (see Appendix ‘C’).

As per Policy 565 of the *London Plan*, the City of London requests that a Heritage Impact Assessment be completed to form part of complete planning applications required for the redevelopment of the site. The City requires that the assessment for the adjacent (both contiguous and non-contiguous) properties; the scope of work confirmed by Heritage Planning Staff.

1.1 Description of Subject Lands

The subject lands are located at 192- 194 Central Avenue, London, Ontario shown in Figure 1 and Appendix ‘A’ of this report. The site is located north of Central Avenue, south of Hyman Street, west of Richmond Street and east of St. George Street. Legally, the subject lands are described as Parcel 27-1, Section 33-I-328 (w) Pt Lt 27 & All Lots 28, 29 & A Plan 238 (w), Pts 1 & 5, 33r10101; T/w Row W 13470 London.


The site is currently vacant and is used to facilitate a surface parking lot and there are two vehicular entry ways to the subject lands via Central Avenue (see Photos 1 & 2).



Figure 1
Location Plan

192-200 Central Avenue
 City of London
 Ontario

LEGEND

 Subject Lands

Source:
 City of London 2022 Aerial Imagery

Date: July 2023

Scale: 1:1,500

File: 18159AN

Drawn: PL



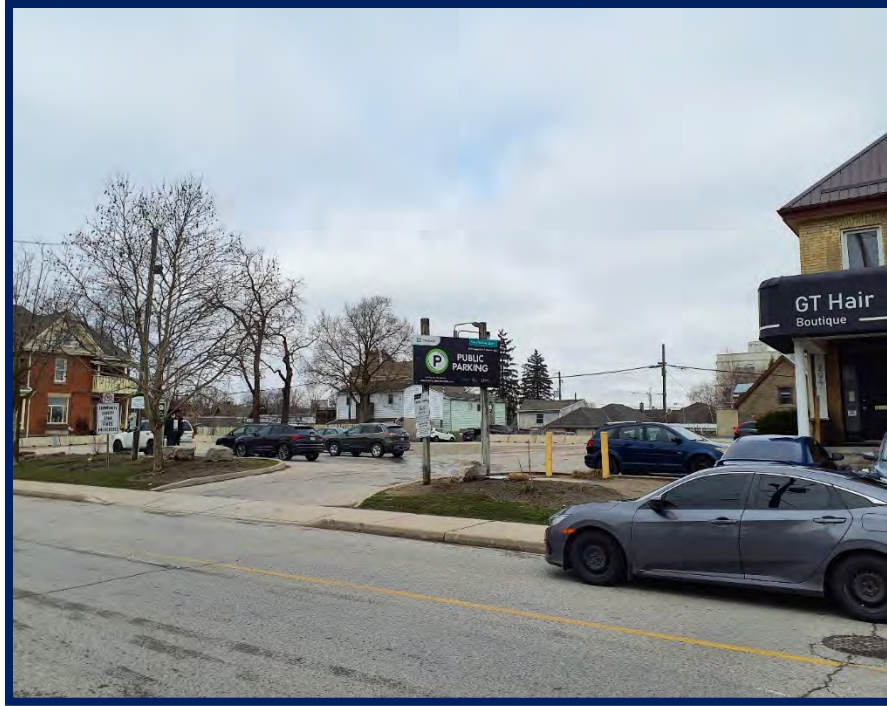
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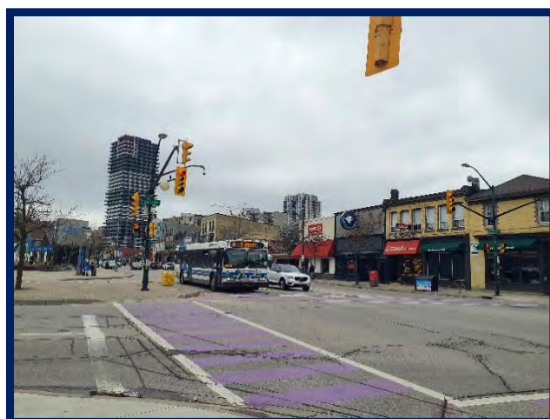
Figure 1: An aerial view of the subject lands and surrounding area; the subject lands are identifying by the red dotted line (MHBC, 2023).



Photos 1 & 2: (above) View of the subject lands looking north west from south side of Central Avenue; (below) View of subject lands looking south-east from western property line of subject lands (MHBC, 2023).

1.2 Description of Surrounding Area

The surrounding area includes a variety of uses ranging from commercial to residential. To the east is the commercial corridor of Richmond Street which primarily includes 2-3 storey historic commercial buildings in the immediate vicinity. The size and scale of buildings ranges from low to high-rise along this corridor which is intended for intensification. Central Avenue is mainly characterized by two storey buildings, however, is interspersed with contemporary buildings of larger scale and massing, including a 10 storey multi-residential apartment building which is to the west of the subject lands. Hyman Street to the north is primarily 1-3 storey buildings with shallow setbacks; similar to Central Avenue it includes several contemporary infill properties that contrast with the original historic character of the streetscape.



Photos 3-6: (above left) View of Central Avenue Streetscape looking eastward towards intersection of Central Avenue of Richmond Street; (above right) View of Central Avenue looking eastward towards Talbot Street; (below left) View of Hyman Street looking westwards; (below right) View of Richmond Street looking southwards with 205 Central Avenue/ 599-601 Richmond Street on the right (MHBC, 2023).

1.3 Heritage Status

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: *City of London's Register of Cultural Heritage Resources* (2019), *City of London's Official Plan*, *the Ontario Heritage Act Register* (Ontario Heritage Trust), *the Canadian Register of Historic Places*. Based on the review of the above mentioned databases, it was confirmed that the subject lands are adjacent to seven (7) 'listed' (non-designated) properties on the *City of London's Register of Cultural Heritage Resources* (2019) located at: 190, 191, 204 and 205 Central Avenue/ 599-601 Richmond Street, 195, 197, 199 Hyman Street, London, Ontario (see Figure 2 and Table 1.0). The property is north-west of the Downtown London Heritage Conservation District, however, the subject lands are located in the Cultural Heritage Inventory for the North Talbot Study Area which has been completed in advance of a Heritage Conservation District Study (see Appendix 'C' for inventory profiles). Section 4.0 of this report reviews the existing conditions of the adjacent listed properties and Section 5.0 provides photographs and an evaluation under the prescribed O. Reg. 9/06 to determine the properties' CHVI.

Table 1.0- Adjacent Listed Properties

No. in Figure 2	Address	Description from Municipal Heritage Register
No. 1	191 Central Avenue	1881, Italianate, added to the register on December 20, 2010
No. 2	205 Central Avenue/ 599-601 Richmond Street	N/A/, added to the register on March 27, 2018
No. 3	190 Central Avenue	c. 1907, added to the register on October 27, 2020
No. 4	204 Central Avenue	c. 1901, Queen Anne, added to the register on October 27, 2020
No. 5	195 Hyman Street	c. 1922, added to the register on October 27, 2020
No. 6	197 Hyman Street	c. 1922, added to the register on October 27, 2020
No. 7	199 Hyman Street	c. 1888, Victorian, Carriage House, added to the register on March 27, 2018



Figure 2
Heritage Map

192-200 Central Avenue
 City of London
 Ontario

LEGEND

-  Subject Lands
-  Heritage Conservation Districts
-  Listed on the City of London Register of Cultural Heritage Resources
-  191 Central Ave
-  205 Central Ave
-  190 Central Ave
-  204 Central Ave
-  195 Hyman St
-  197 Hyman St
-  199 Hyman St

Source: City of London 2022 Aerial Imagery

Date: July 2023

Scale: 1:1,500

File: 18159AN

Drawn: PL



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1.4 Land Use and Zoning

The subject property is zoned R10-4, H26, OR5, D303, H26, T-70 and is intended for a variety of uses. Currently, the property is used as a surface parking lot.

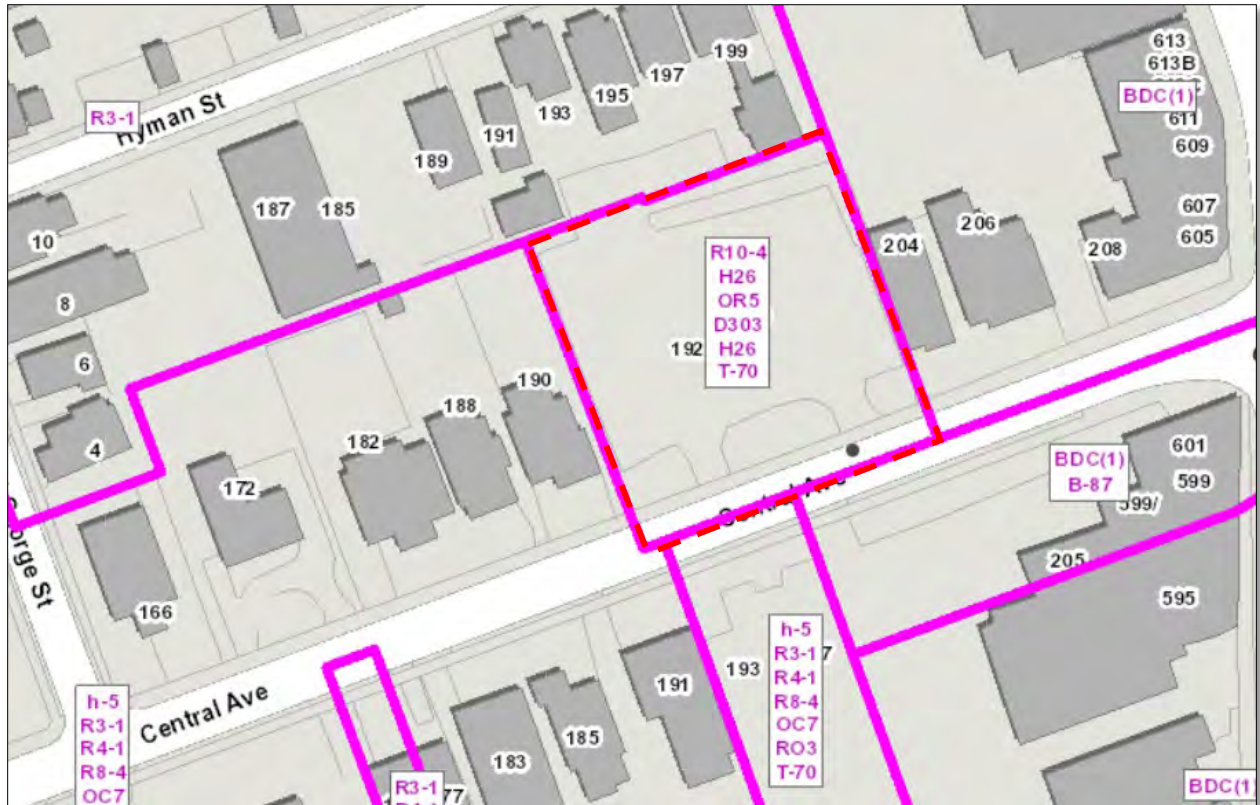


Figure 3: Excerpt from the City of London Interactive Zoning City Map; red box identifies the subject property (Source: City of London Interactive Mapping, 2023).

2.0 Policy Context

2.1 The Ontario Planning Act

The *Planning Act* includes direction relating to a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

2.2 Provincial Policy Statement (2020)

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

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been

demonstrated that the heritage attributes of the protected heritage property will be conserved.

The PPS defines the following terms

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

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

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

2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA acknowledges the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest.

2.4 City of London Official Plan

The Official Plan states that new development on or adjacent to heritage properties will require a heritage impact assessment. The London Plan identifies adjacent as follows:

Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual

character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

Policy 152 discusses the importance of urban regeneration in the City which includes the protection of built and cultural heritage resources while “facilitating intensification within [the City’s] urban neighbourhoods, where it is deemed to be appropriate and in a form that fits well within the existing neighbourhood” (Policy 152, 8). Policy 554, reinforces the importance of the protection and conservation of built and heritage resources within the City and in particular, in the respect to development. As part of this initiative the City states in Policy 586, that,

The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.

Thus, it is the purpose of this report to analyze the potential impact(s) to the subject property and adjacent properties located at: 190, 191, 204 and 205 Central Avenue/ 599-601 Richmond Street, 195, 197, 199 Hyman Street, London, Ontario.

2.5 City of London Terms of Reference

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the *Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5* which are as follows:

- Historical Research, Site Analysis and Evaluation;
- Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource;
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

The above-noted categories will be the method to determine the overall impact to the adjacent listed properties and their associated heritage attributes as it relates to the proposed development.

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

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 approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)). The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations (City of London, 2020).

On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km² and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermillion” (Ministry of Indigenous Affairs, Government of Ontario).

Today, the neighbouring First Nations communities including the Chippewas of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames, identify the City of London and area as traditional territory (The London Plan, 2019, 137).

3.2 Brief Historical Overview of the City of London

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). Thomas Talbot who accompanied Simcoe immigrated to Upper Canada upon receiving a land grant in the newly established London District in 1800 (Historic Places Canada).

It was not until more than three decades later, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020). The town expanded and by 1834 there were 1,000 residents (City of London, 2020). The Mackenzie Rebellion was the catalyst to establishing a garrison in the town which served as a military base between 1838 and 1869 in what is presently Victoria Park which is just west of the subject lands (City of London, 2020). Leading merchants such as John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).

Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town's centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running through the town, allowing for businesses to flourish with the ability to import and export more goods. In 1855, the Town of London was officially incorporated as a City (Whebell & Goodden, 2020).

In the latter half of the 19th century, many of London's neighbouring communities were annexed including London South in 1890 into Westminster Township, which at the time was one of the largest townships within Middlesex County (Whebell & Goodden, 2020). The Council for the Westminster Township was first established in March of 1817 (Brock and Moon, 84). By the mid-1800s, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the City's boundaries.

By the First World War, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City growth slowed due to challenges posed by the Great Depression. The year 1961 marked the great annexation of London which increased its population by 60,000 residents and included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

3.3 Overview of Historical Context of Subject Lands and Surrounding Area

This sub-section is intended to provide a brief overview of the evolution of the historical context of the subject lands and the surrounding area. Section 5.0 of this report will provide more detailed review of the histories of each of the adjacent 'listed' (non-designated) properties.

The subject lands and the surrounding area were originally part of John Kent Farm of 1824 which is identified in the “Features of North Central London in the 1840s” map. To the immediate east of the area was the military reserve of 1838 and the reserve infantry barracks; the military reserve became the location of Crystal Palace and the fairgrounds.



Figure 4: Excerpt of an 1865 historical map showing military barracks; red circle indicates approximate location of subject lands and adjacent listed properties (Courtesy of Western University).

In 1855, the subject lands and adjacent properties were located in Ward 2 and were not surveyed into lots; the properties on the north side of Central Avenue were considered part of John Kent's Esquire's estate (see Figure 5). At the time, Central Avenue was called "Lichfield Street", although there are variations in the spelling of the street in historic records. By 1875, immediately to the east were the fairgrounds and just south of the properties, the military barracks. Also, Raglan Street was established traversing north and south between John Street and Central Avenue (formerly Lichfield Street) (Raglan Street is now a continuation of St. George Street).



Figures 5 & 6: (above) Excerpt of the 1855 Map of the City of London Canada West; (below) Excerpt of the 1875 Plan of London, Middlesex County, Ontario Map; red boxes identify approximate location of subject lands and adjacent listed properties (Courtesy of Western University).

By 1872, a Bird's Eye View depicts buildings concentrated along Richmond Street and the south side of Central Avenue (formerly Lichfield Street). The buildings along the north side of Central Avenue and in the area of current Hyman Street are limited and sporadic (see Figure 7). In the 1878 Map of the City of London and Surburbs, the subject lands are not included in a numbered lot; lots along Richmond Street and Raglan Street are represented by Lot 1-6, 12-16 (Lot 12 is currently in the ROW of Hyman Street) (see Figure 8).

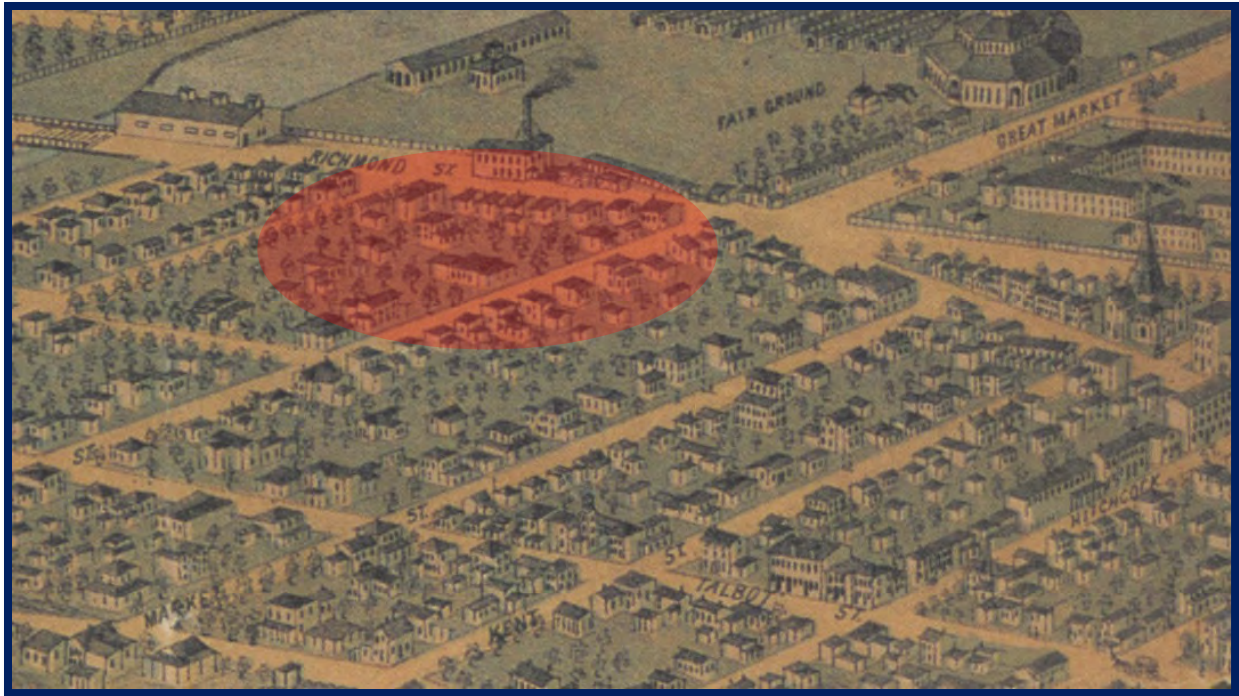


Figure 7: Excerpt from the 1872 Bird's Eye View of London, Ontario; red circle indicates the area in which the subject property are located (Courtesy of Western University Libraries).

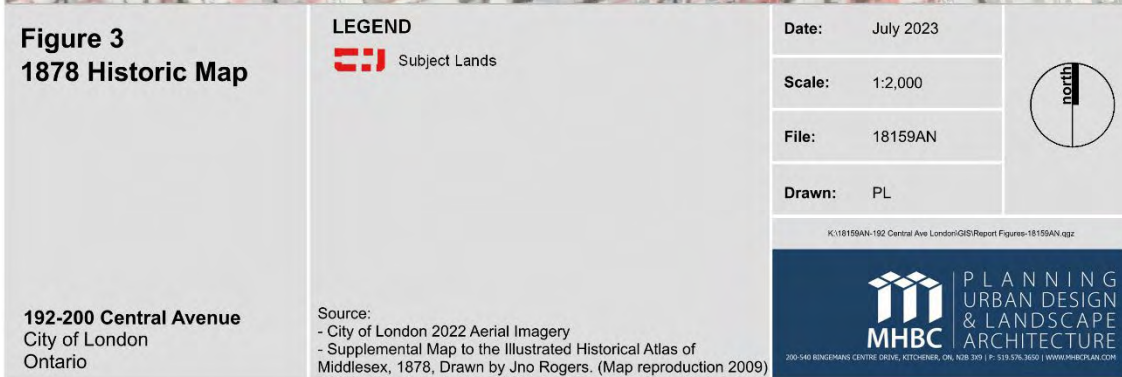
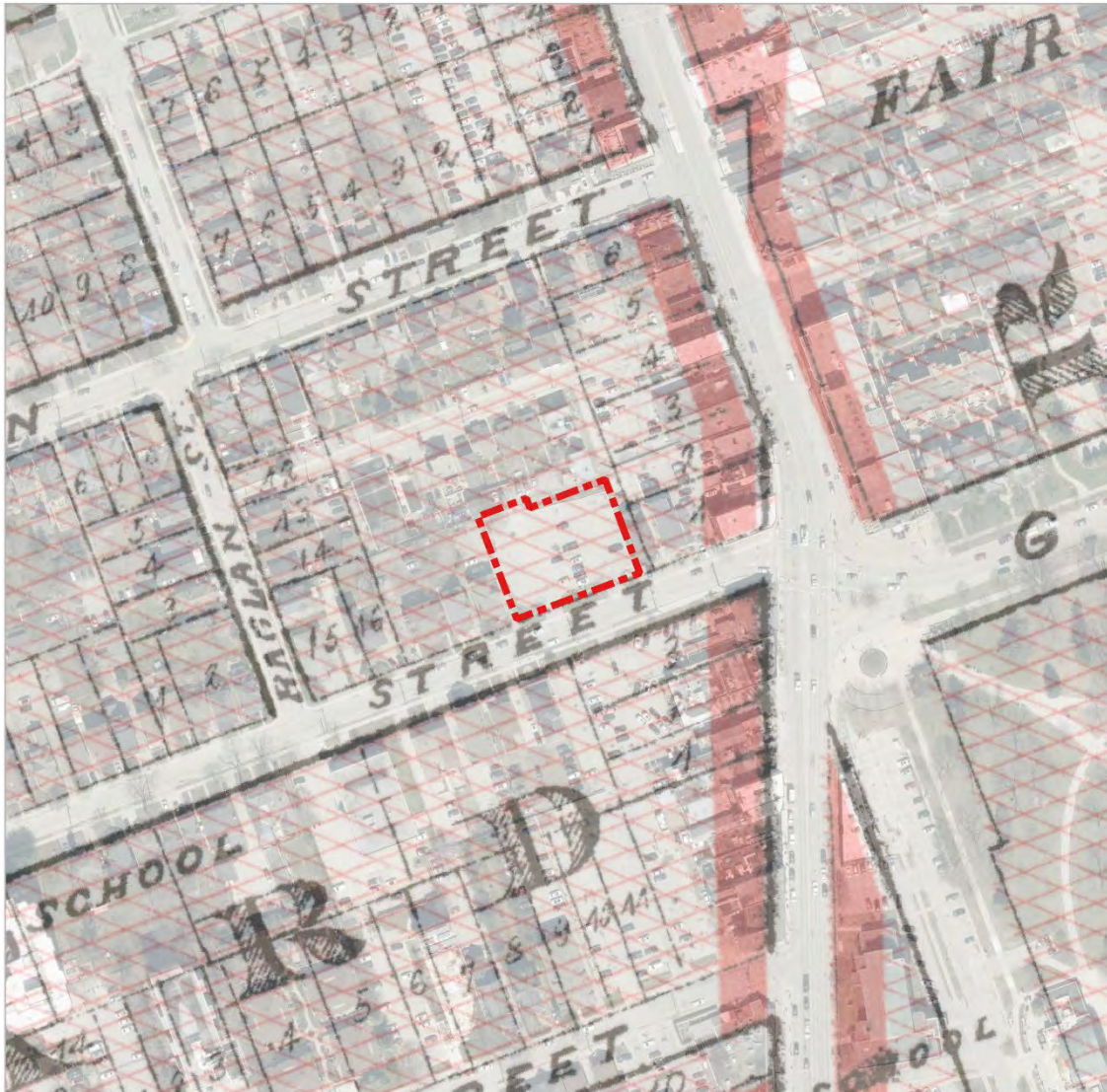
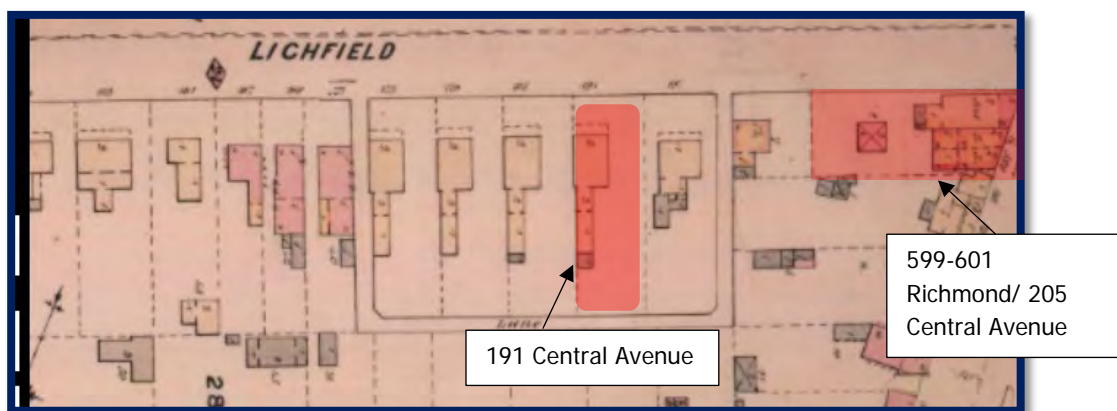


Figure 8: Overlay of Map of London and Suburbs from 1878; red dotted line identifies the subject lands (MHBC, 2023 & Courtesy of Western University Libraries).

The 1881 (revised 1888) Fire Insurance Plan demonstrates that at the time, Hyman Street had not yet been established on the west side of Richmond Street. It also demonstrates that the adjacent listed properties listed at 191 and 204 Central Avenue and 195, 197 and 199 Hyman Street were not yet constructed. A wood frame building with stone addition appears in the location of the existing Carriage House and brick buildings appear in the location of the subject lands (there are wood frame buildings in the location of 191 and 204 Central Avenue).



Figures 9 & 10: Excerpt of the 1881 revised 1888 Fire Insurance Plan; red shading identifies the presence of 191 Central Avenue and 205 Central Avenue/ 599-601 Richmond Street (Courtesy of Western University Libraries).

In the 1890 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts a concentration of buildings along Central Avenue (formerly Lichfield Street) which vary in size and massing, particularly on the north side of the street (see Figure 11). At this time, Raglan Road transitioned into George Street. The buildings located at 191 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street and possibly the Carriage House at 199 Hyman Street appear to be represented in this illustration.

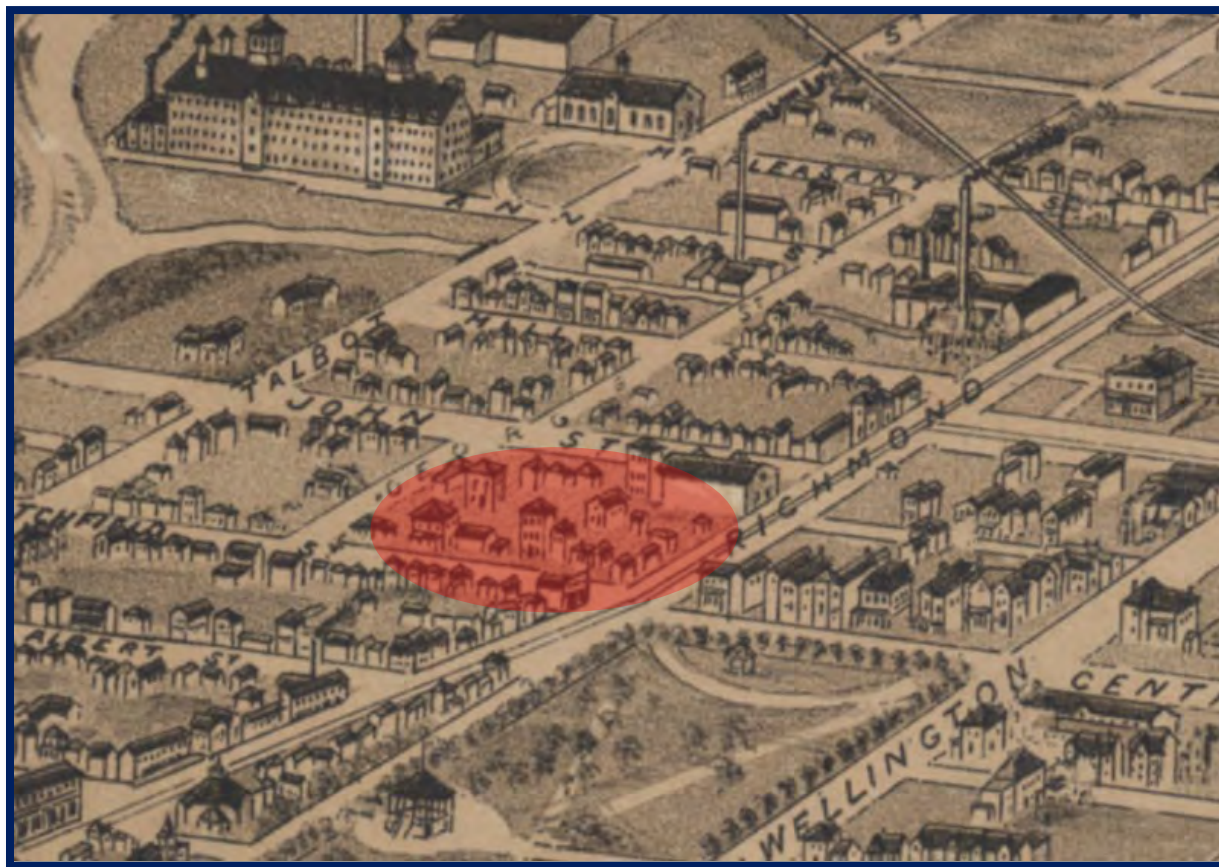


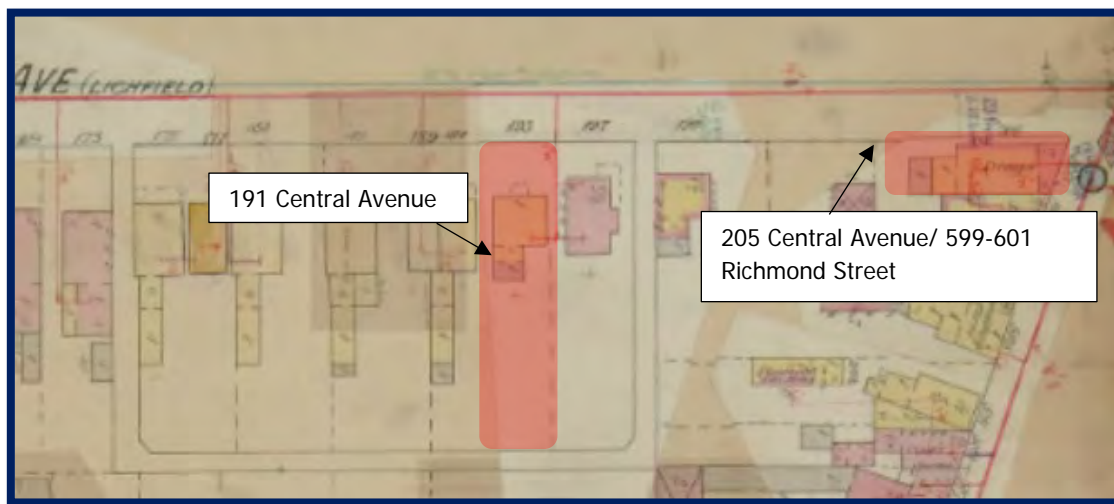
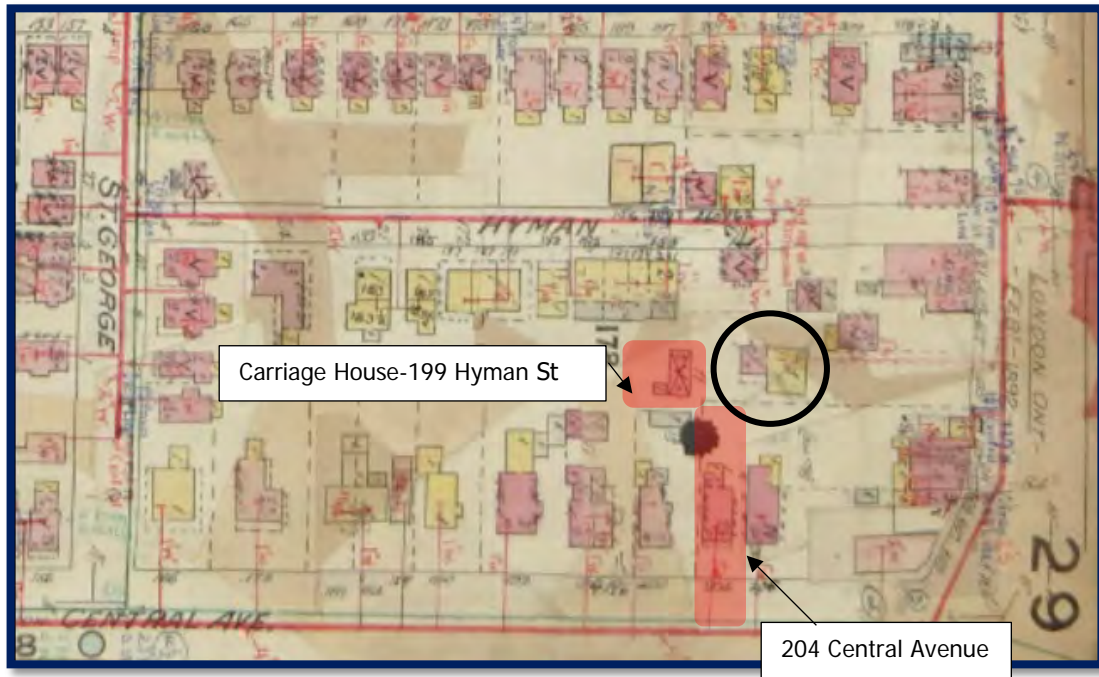
Figure 11: Excerpt of the 1893 *Bird's Eye View of London, Ontario, Canada* (Courtesy of Western University Libraries).

In the 1893 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts a concentration of buildings along either side of Central Avenue (formerly Lichfield Street). Hyman Street appears to the east which eventually extends westwards, traversing the block that includes the subject lands.

In 1898, "Lichfield Street" was replaced as an extension of Central Avenue and Hyman Street was extended westward between Richmond Street and George Street.

The 1892 (revised 1907) Fire Insurance Plan shows the existing Carriage House which is identified as a brick stable (located at 199 Hyman Street associated with 615 Richmond

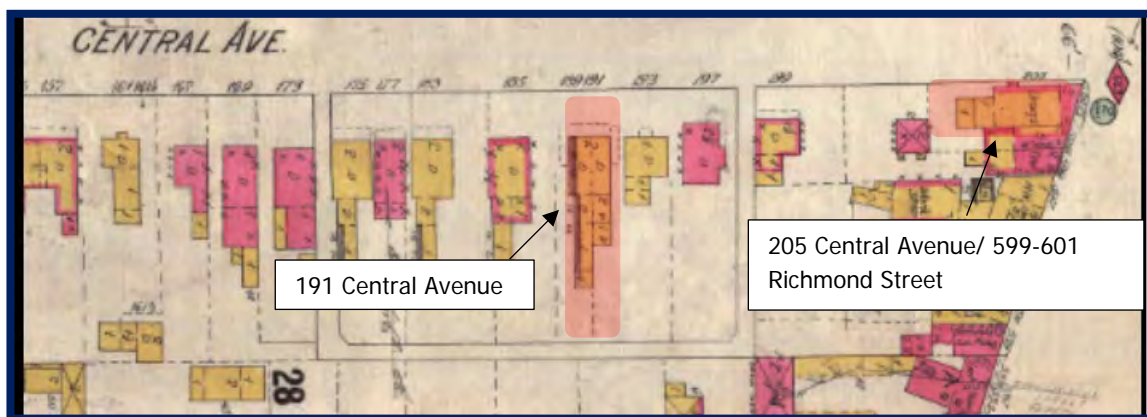
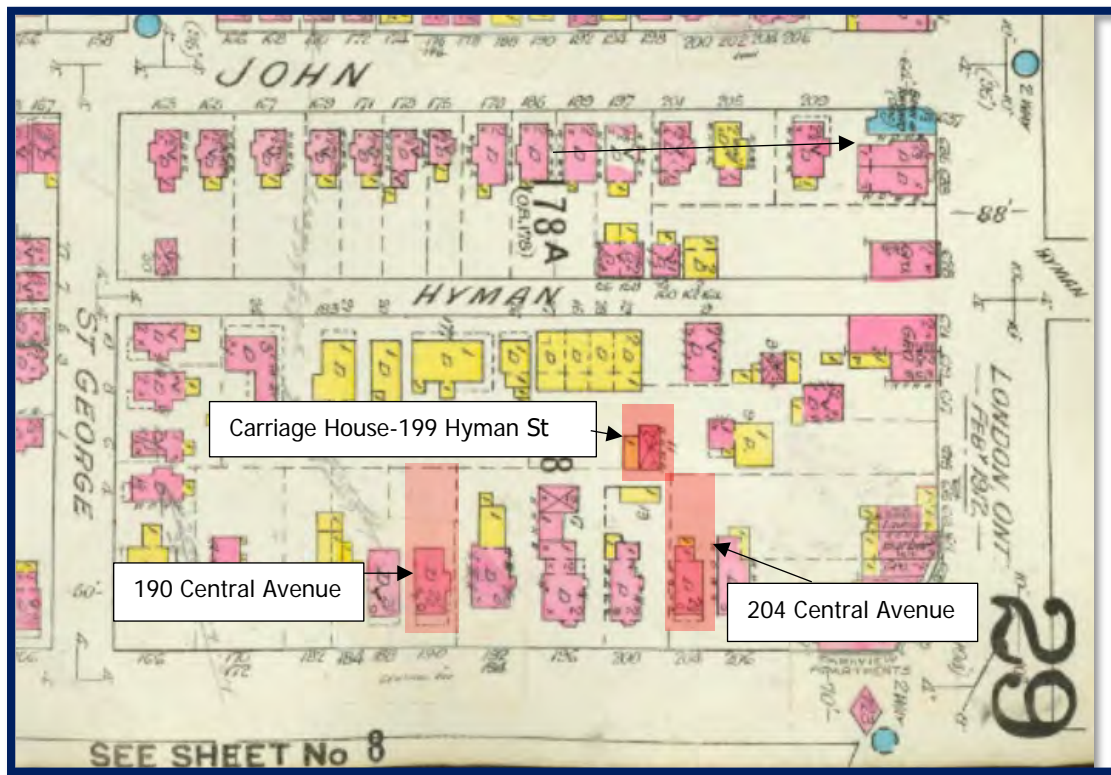
Street identified by the black circle in Figure 12), and the buildings located at 191 and 204 Central Avenue and 205 Central Avenue/ 599-601 Richmond Street are also present. Hyman Street is also represented in this Plan. A row of wood frame townhouses appear in the location of the existing 195 and 197 Hyman Street.



Figures 12 & 13: Excerpts of the 1892 revised 1907 Fire Insurance Plan; red indicates location of adjacent listed properties (Courtesy of Western University Libraries).

The 1912 (revised 1915) Fire Insurance Plan shows that between 1907 when the preceding Fire Insurance Plan was completed, and 1915, the two storey brick dwelling located at 190 Central Avenue was constructed (see Figures 14-15). By 1922, the building located at

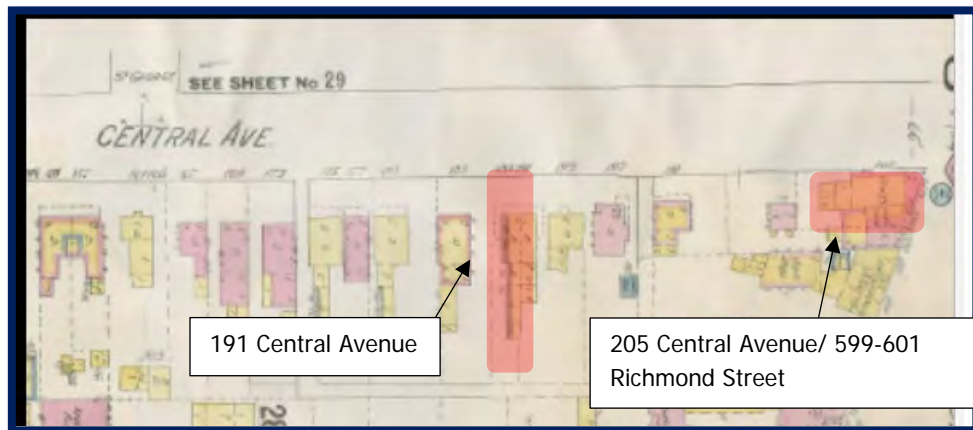
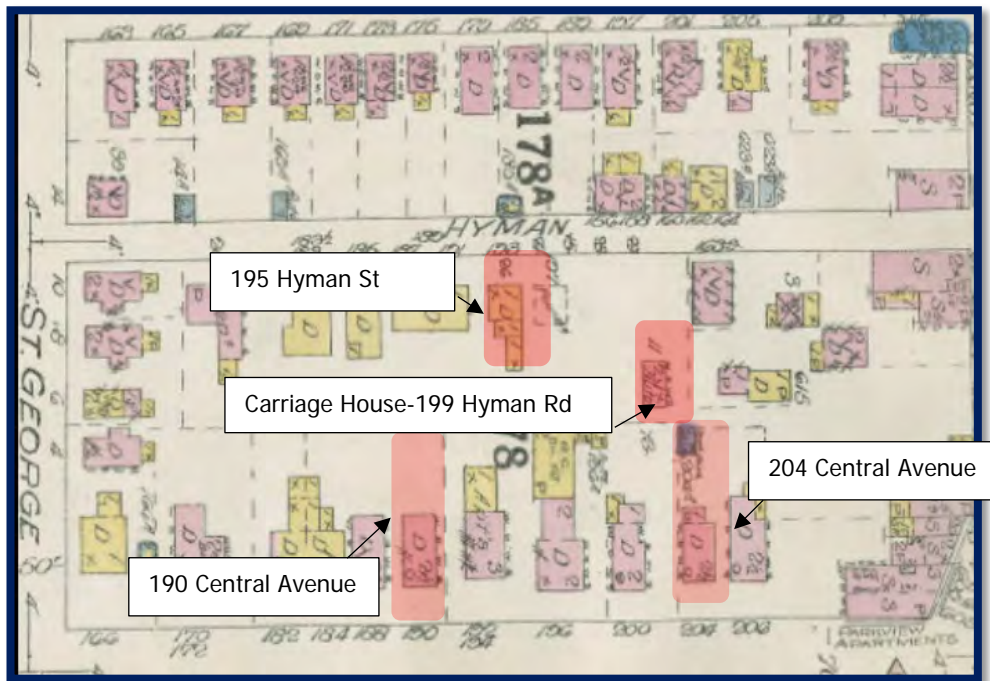
195 Hyman Street is present and the building located at 197 Hyman Street is shown undergoing construction (see Figure 14).



Figures 14 & 15: Excerpts of the 1912 revised 1915 Fire Insurance Plan; red outlined indicates location of adjacent listed properties (Courtesy of Western University Libraries).

The 1912 (revised 1922) Fire Insurance Plan shows that in 1922 the existing dwelling at 195 Hyman Street was constructed and that the existing house at 197 Hyman Street was in the process of being constructed after the removal of a row of wood frame townhouses. At

the time, Hyman Street had limited buildings on the north side. Both the north and south side of Central Avenue were developed.



Figures 16 & 17: Excerpts of the 1912 revised 1922 Fire Insurance Plan; red outlined indicates location of adjacent listed properties (Courtesy of Western University Libraries).

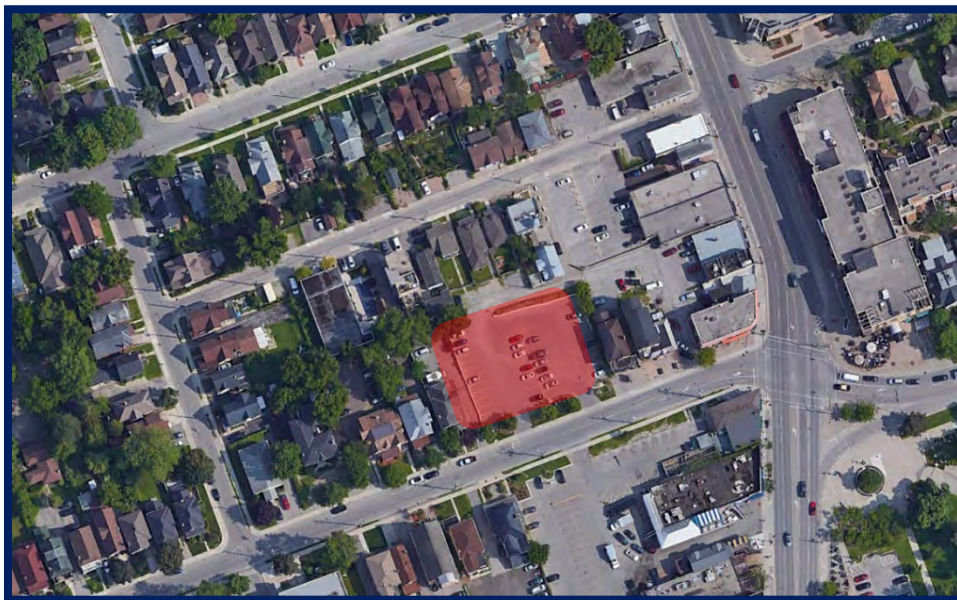
Historic aerial from 1922 and 1945 show that there was a consistent streetscape along both sides of Central Avenue. The north side of Hyman Street was limited in development as it mostly containing the rear of properties fronting John Street (which is consistent with the current streetscape). By 1945, there appears to have been trees along Central Avenue in the vicinity of the subject lands which no longer exists.



Figure 18 & 19: (above) Historical aerial from 1922 showing subject lands and surrounding area; (below) Historical aerial from 1945 showing subject lands and surrounding area; red box indicates approximate location of subject lands (Courtesy of London Air Photo Collection, Western Libraries).

In the latter half of the 20th century, there were several changes to the subject lands and surrounding area. Several buildings were removed, including the former dwellings on the subject lands (the remaining dwelling was removed between 2006 and 2015) and dwelling

associated with 199 Hyman Street (615 Richmond Street) which was removed in the 1940s-1950s.



Figures 20 & 21: (above) Aerial photograph from 2006 showing subject lands and surrounding area; (below) Aerial photograph from 2015 showing subject lands and surrounding area; red box indicates approximate location of subject lands (Source: Google Earth Pro).

4.0 Existing Conditions

The following sub-section will describe the built features and landscape features on the subject lands and adjacent properties. A site visit was conducted by MHBC Cultural Heritage Staff on April 27, 2023.

4.1 192-194 Central Avenue

The subject lands are vacant and primarily comprised of asphalt surface parking and minimal vegetation. There are two vehicular entries to the subject lands off of Central Avenue. The rear of the property slopes in grade towards the rear of the properties located at 195-199 Hyman Street.



Figure 22: Aerial photograph of subject lands outlined by the red box (MHBC, 2023).



Photos 7 & 8: (above) View of subject lands looking south-east towards Central Avenue
(below) View of subject lands looking southwards towards Central Avenue (MHBC, 2023).

4.2 Adjacent Properties

4.2.1 190 Central Avenue

The property includes a 2 ½ storey brick building with stone foundation and a cross-hipped asphalt shingled roof with prominent chimney shaft. The building includes gabled roof pitches, shingling, stone lintels and sills, a verandah with pediment roofline above the entryway. Several original features, including windows and doors, appear to be present. There is limited landscape features on-site which include a board on board fence and some low-lying plantings and coniferous trees in the front yard.



Photos 9 & 12: (above left) View of front (south) and east elevation of the building; (above right) View of front façade from the north side of Central Avenue; (below left) View of east elevation from subject lands; (below right) View of rear (north) elevation of building (MHBC, 2023).

4.2.2 191 Central Avenue

The property includes a two storey building which is clad in synthetic siding with a low-pitched hipped roof clad in standing seam metal with extended eaves and original brick chimney shaft. A modern, one storey addition has been added to the front (north) and a portion of the west and east elevation; the extent of reversibility is unknown. There a landing and egress added to the west elevation and two addition on the rear (south) elevation. There are minor neo-classical details that appear to have added in the form of windows surrounds. All windows and door appear to have been replaced. There is limited landscaping with the exception of low-lying plantings along the front elevation; the remainder of the property includes surface asphalt parking.



Photos 13-15: (above left) View of front (north) of the building; (above right) View of east elevation of the building; (below) View of rear (south) elevation of building (MHBC, 2023).

4.2.3 204 Central Avenue

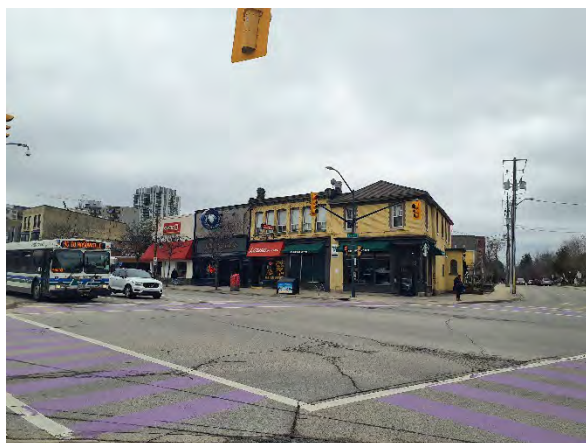
The property includes a 2 ½ storey brick building with a metal standing seam hipped roof and brick chimneys. The front elevation includes an open gabled roofline with decorative fascia and eaves. The majority of the original door and window openings appear to be present as well as some original window frames. The front elevation includes a modern addition that conceals the majority of the front elevation. There is also an original/ early addition to the rear of the building with a wood porch. There is limited landscaping elements with the exception of some low-lying planting along the east elevation; the remainder of the site is asphalt paving.



Photos 16-19: (above left) View of front (north) of the building; (above right) View of east elevation of the building; (below left) View of rear (north) elevation of the building (below right) View of rear (north) and east elevation of the building (MHBC, 2023).

4.2.4 205 Central Avenue/ 599-601 Richmond Street

The property includes a two storey masonry building with dichromatic painted brick detailing. The building has a low-pitched hipped roofline with asphalt shingles. There are additions to the rear (west) of the building and a storefront along the first storey of the front of the building at the intersection of Central Avenue and Richmond Street which includes deep corncicing, dentil moulding and panelling. There is an enclosed portico entryway with platform roofline along the north elevation which includes a unique semi-arched window opening. Some of the original window and door openings remain, however, the majority of the window and door frames have been replaced. There is limited landscape features on-site with the exception of one planting by the enclosed portico on the north elevation.



Photos 20-23: (above left) Perspective view of north elevation of original building footprint; (above right) View of north elevation and storefront fronting intersection of Richmond Street and Central Avenue (below left) View of north and east elevation of the building; (below right) View of rear elevation (west) elevation of building (MHBC, 2023).

4.2.5 195 Hyman Street

The property includes a one storey dwelling with low-pitched hipped roof with central hipped dormer characteristic of the American Foursquare cottage. The building includes a front porch with lean-to/ extended roofline, supported by Ionic columns. The front façade is characterized by a symmetrical entryway flanked by windows on either side of the door opening. There is limited landscaping on-site with the exception of some low-lying planting along the porch, open green space, board and board fencing.



Photo 24: View of front (north) elevation of the building (MHBC, 2023).

4.2.6 197 Hyman Street

The property includes a one storey dwelling with low-pitched hipped roof with central hipped dormer characteristic of the American Foursquare cottage and brick chimney shaft. The building includes a front porch with lean-to/ extended roofline, supported by columns and stone/ pre-cast support piers and enclosed with wood. The front façade is characterized by a symmetrical entryway flanked by windows on either side of the door opening. There is limited landscaping on-site with the exception of some low-lying planting along the porch, open green space, board and board fencing.



Photo 25: View of front (north) elevation of the building (MHBC, 2023).

4.2.7 199 Hyman Street (the Carriage House)

The property includes a contemporary building that was constructed c. 2005 which removed the original dwelling that was associated with the brick coach house to the rear of the property (see Figure x). The property includes a 2 ½ storey brick building which has a high-pitched gable roofline which is currently clad in metal; the roof also includes two dormers on the west elevation. There are window openings along the eastern elevation and larger opening along the first storey; the former window openings along the first storey have been filled. There is a unique chamfered corner on the south-east corner of the building. There is a human door entry on the north elevation on the second storey and larger opening on the lower storey. There is limited landscape features with the exception of a laneway that runs along the south and east elevation.



Photos 26 & 27: (left) Perspective view of south and east elevation of the Carriage House (MHBC, 2023); (right) Aerial view of location of Carriage House on 199 Hyman Street (Google Earth Pro, 2021).



Photos 28-30: (above left) Perspective view of north elevation; (above right) View of south and east elevation (below) View of south and west elevation (MHBC, 2023).

5.0 Evaluation of Cultural Heritage

Resources

5.1 Evaluation Criteria

The determination of CHVI for potential cultural heritage resources is mandated by the provincial government through the prescribed *Ontario Regulation 9/06* ("O. Reg 9/06") which is as follows:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.'
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

Since the *More Homes Built Faster Act, 2022* has come into force, the former sub-criteria (physical/ design, historical/ associative, contextual) have been removed, however, please note that this is used in the evaluation as requested by City of London Heritage Planning

Staff. If the property meets one or more of the criteria, it may be included in the Municipal Heritage Register, however, must meet two or more criteria to be designated under the OHA.

The properties located at 190, 191, 204 Central Avenue and 195, 197, 199 Hyman Street, London, Ontario will be evaluated in this section of the report to determine Cultural Heritage Value or Interest. Please note that the property located at 205 Central Avenue/ 599-601 Richmond Street was determined to have Cultural Heritage Value or Interest ("CHVI") in a Heritage Impact Assessment completed by MHBC (December 2020 revised October 2022) and is reviewed in the following sub-section.

5.2 Statement of CHVI for 205 Central Avenue/ 599-601 Richmond Street

The property includes a building which is representative of the Italianate architectural style popular in the Victorian area c. 1870. Characteristics of this style include: the overhanging eaves, decorative brick window surrounds, portico with flat roof and corncicing including Roman arched window opening on eastern side of this feature.

The property can yield information as it relates to the commercial development of Richmond Row as well as the development of early circulation patterns as it relates to the trajectory of Central Avenue (formerly Litchfield) and Richmond Street. The property has been used for commercial businesses since c. 1870 and continues to operate as a commercial business today. The building can yield information as it relates to the commercial development of Richmond Row over the past 150 years. The building originally was used as a hotel, a saloon and later a grocer and exemplifies the diversity of commercial business on Richmond Row.

The property is important in defining, maintaining and supporting the character of the area and is physically linked to 599 Richmond Street, functionally linked as a commercial building, visually linked to the corner of Central Avenue and Richmond Street and historically linked to its surroundings including neighbouring commercial buildings along Richmond Row and adjacency to Victoria Park. The building is important in maintaining the character of the area. It is physically linked to 599 Richmond Street, functionally linked as a commercial business along Richmond Row and visually linked as a gateway between Richmond Street and Central Avenue. The building is historically linked to its surroundings, in particular, the Black Friar's Bridge; Central Avenue to the west of the property (formerly Litchfield Street) originally ran directly eastward from the bridge into the City's commercial area, upon which this building would have been a gateway. The building was used as a hotel between approximately 1884 and 1891 which historically suited its context with neighbouring hotels such as the hotel owned by Thomas Morkin at 587 Richmond Street and the "Western Hotel" c. 1854 formerly at 463 Richmond Street to the south in addition to its use as a grocer.

Below are the heritage attributes identified at 601 Richmond Street:

- Original massing and scale of building;
- Original exterior brick veneer on north and east elevations;
- Original window openings with brick voussoirs, stone sills and headers;
- Enclosed portico on north elevation including door opening, door surround and door;
- Original roofline; and
- Unique location at the corner of the intersection of Richmond Street and Central Avenue

5.3 Evaluation of Adjacent, Listed Properties

The following pages include evaluation profiles for the properties located at 190, 191 and 204 Central Avenue and 195, 197 and 199 Hyman Street which provide a Statement of Cultural Heritage Value or Interest and associated heritage attributes.

191 Central Ave

London, Ontario



Location



Historical Images



1890 Bird's Eye View Courtesy of Western University



Fire Insurance Plan 1881 revised 1888
Courtesy of Western University

Ontario Regulation 9/06

Physical/ Design Value

The property includes a two storey wood frame building clad in siding constructed c. 1884. The building has a low-pitched hipped roof with extended eaves. The building appears to have originally been of the Italianate architectural style, however, it has lost a significant amount of its heritage integrity by the removal of original features and other alterations. Details include: extended eaves, deep cornicing, low-pitched hipped roofline and original footprint. Several alterations have been made which have removed original features; the original verandah has been altered/ partially enclosed.

Integrity: Fair

Historical/ Associative Value

The property's first occupant in 1884 is identified as James Reid (1884-1886) who was followed by several other occupants. Other occupants of the 19th century included: Hugh McKay (1887-1890), William Crone (1891), Mrs. Barbara Owens (1892), John Robertson (1894), John Robertson (1895-1901), Hugh McKay, who occupied the property for approximately 3 years, was a cigar manufacturer in the 19th century and founder of the McKay & Company. Later residents include the surnames: Tarn, Down, Sussex and Jakubiak

Contextual Value

The building on the property was constructed along with three other similar building footprints and Italianate architectural styles; two of these still remain including 175-177 and 185 Central Avenue. Although the building has lost heritage integrity, the general massing, scale and form supports these adjacent buildings.

Heritage Attributes

Original footprint, extended eaves and deep cornicing and low-pitched hipped roofline, remaining original window and door openings.

Statement of CHVI

The property has historical associations with Hugh McKay who was a major cigar manufacturer in the City of London and the founder of the McKay & Company. The property has contextual value as it supports the character of the area, particularly due to its massing, scale and form as it relates to the buildings currently at 175-177 and 185 Central Avenue which are representative of the Italianate architectural style.

References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Downtown London: Layer's of Time, p 118.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	191 Central Avenue
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	Yes.
viii. Physically, functionally, visually, or historically linked to its surroundings	No.
ix. Is a landmark	No.



190 Central Ave

London, Ontario

Ontario Regulation 9/06

Location



Historical Images



Fire Insurance Plan 1912 revised 1915
Courtesy of Western University



Fire Insurance Plan 1912 revised 1922
Courtesy of Western University

Physical/ Design Value

The property includes a two and half storey, red brick former dwelling with a cross-hipped roof and front gable. The building includes a verandah with a low hipped roof and pediment roof detail above the entryway. The building was constructed between 1907 and 1915. The building is representative of a blend of the Queen Anne Revival and Edwardian Classicism architectural styles.

Integrity: Excellent

Historical/ Associative Value

The building was first occupied by the Cartwright Family followed by the Grant Family. By 1928, the building was used as two units; one of which was more consistently used by Clara Kilbourne into the 1930s. Clara began her career as a nurse before becoming a doctor by 1921; this may yield information as it relates to women's involvement in the medical field in the early 20th century. By the 1940s, the building had been used for multiple renters including: David Morrisson, David E Kime, Ernest Harlick, Andrew Gunesch, J. French.

Contextual Value

The property is supportive of the late Victorian and early Edwardian architecture that is within the surrounding area.

Heritage Attributes

Brick elevations including voussoirs, verandah with pediment detail, hipped roofline with gables including decorative shingling.

Statement of CHVI

The property includes a building which is representative of the Queen Anne architectural style with influences of Edwardian Classicism. The property has potential to yield information as it relates to the involvement of women in the medical field due to its association with Clara Kilbourne who was a practicing medical doctor in London by 1921 and occupied a unit for her practice on the property. The property is important in supporting the character of the area as it supports the Late Victorian and Edwardian architecture in the surrounding area.

References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	190 Central Avenue
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	Yes.
viii. Physically, functionally, visually, or historically linked to its surroundings	No.
ix. Is a landmark	No.

204 Central Ave

London, Ontario



Location



Historical Images



BFire Insurance Plan 1912 revised 1915
Courtesy of Western University



Fire Insurance Plan 1912 revised 1922
Courtesy of Western University

Ontario Regulation 9/06

Physical/ Design Value

The property includes a two and half storey buff brick former dwelling with a hipped roof and front open gable with decorative bargeboard, shingles, paired windows with arched transom window and brick voussoirs. Other details include the front entryway with transom and sidelight. The original verandah has been altered to accommodate a storefront. The building is representative of the Queen Anne Revival architectural style. The house was constructed between 1901 and 1907.

Integrity: Fair

Historical/ Associative Value

The building on the property was constructed between 1901 and 1907 and appears in the 1907 Fire insurance Plan. In 1908, the first occupant of the property includes Mrs. C. Wren. By 1928, the property was owned by the Ward Family who owned the property into the 1950s.

Contextual Value

The property has been disjointed from the surrounding area due to the removal of adjacent historic building stalk.

Heritage Attributes

Brick elevations including voussoirs, decorative wood bargeboard and shingles, original window and door opening, including front entryway with transom and sidelights.

Statement of CHVI

The property includes a building that is representative of the Queen Anne Revival architectural style.

References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	204 Central Avenue
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	No.
viii. Physically, functionally, visually, or historically linked to its surroundings	No.
ix. Is a landmark	No.

195 Hyman St

London, Ontario

Located on north side of Ontario Street on the eastern corner of Queen Street and Ontario Street.



Location



Historical Images



Fire Insurance Plan 1912 revised 1922
Courtesy of Western University



Example of Sears Catalogue Kit Home from 1921 providing a similar plan and design as property.

Ontario Regulation 9/06

Physical/ Design Value

The property includes a one storey wood frame dwelling clad in siding with a hipped roof and centrally placed hipped dormer constructed in 1922. The building includes a front porch with lean-to roofline as extension of the main roof structure. The building is representative of a worker's cottage (inspired by the American Foursquare architectural style). This particular house appears to be an example of a Sears Catalogue Home Kit.

Integrity: Fair

Historical/ Associative Value

The property originally contained wood frame rowhouses which were removed and replaced by the existing house on the property among other buildings. The first resident is identified as Donald Robinson (identified as a labourer in the censuses) followed by Fred Chantler in 1924. By 1928, the owner is listed as Joseph Howes who had worked in liveries but was retired when he resided at the home. The property had several occupants throughout the years; by the late 1940s, the property was owned by the Miller Family.

Contextual Value

The property is visually linked to the adjacent building at 197 Hyman Road which was built soon after the existing building on-site. The existing buildings on both of these property are mirrored and have a visual connection albeit alterations have been made.

Heritage Attributes

Original building footprint, low-pitched hipped roofline, symmetrical facade and central hipped roof dormer.

Statement of CHVI

The property includes a building that is representative of a worker's cottage with influences of the American foursquare architectural style. The property is visually linked to the adjacent building at 197 Hyman Road which was constructed around the same time as the existing building and in the same architectural style.

References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	195 Hyman Road
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	No.
viii. Physically, functionally, <u>visually</u> , or historically linked to its surroundings	Yes.
ix. Is a landmark	No.

197 Hyman St

London, Ontario



Location



Historical Images



Fire Insurance Plan 1912 revised 1922
Courtesy of Western University



Example of Sears Catalogue Kit Home from 1921 providing a similar plan and design as property.

Ontario Regulation 9/06

Physical/ Design Value

The property includes a one storey wood frame dwelling clad in siding with a hipped roof and centrally placed hipped dormer constructed in 1922. The building includes a front porch with lean-to roofline as extension of the main roof structure. The building is representative of a worker's cottage (inspired by the American foursquare architectural style). This particular house appears to be an example of a Sears Catalogue Home Kit.

Integrity: Fair

Historical/ Associative Value

The property originally contained a segment of wood frame rowhouses which were removed and replaced by the existing house on the property among other buildings. The first resident was Edward Johnson (identified as a labourer in the censuses). Following Johnson were several residents including: Fred Conquer, Harold Noakes and Peter Gray. By 1949, the property had two residents George Payne and Frank Aristone, who resided on the property into the 1950s.

Contextual Value

The property is visually linked to the adjacent building at 195 Hyman Road which was built soon after the existing building on-site. The existing buildings on both of these property are mirrored and have a visual connection albeit alterations have been made.

Heritage Attributes

Original building footprint, low-pitched hipped roofline, symmetrical facade and central hipped roof dormer.

Statement of CHVI

The property includes a building that is representative of a worker's cottage with influences of the American foursquare architectural style. The property is visually linked to the adjacent building at 195 Hyman Road which was constructed around the same time as the existing building and in the same architectural style.

References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada.

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	197 Hyman Road
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	No.
viii. Physically, functionally, <u>visually</u> , or historically linked to its surroundings	Yes.
ix. Is a landmark	No.

199 Hyman St

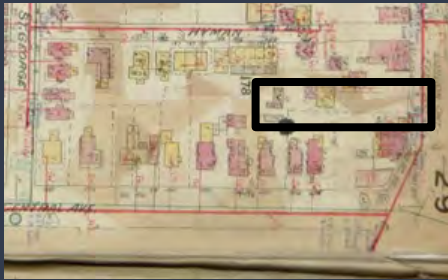
London, Ontario (Carriage House)



Location



Historical Images



Fire Insurance Plan 1881 revised 1888
 Courtesy of Western University



Fire Insurance Plan 1912 revised 1922
 Courtesy of Western University

Ontario Regulation 9/06

Physical/ Design Value

The property includes a 2 1/2 storey buff brick late Victorian Carriage House which has an open gabled roofline, a row of window openings on the second storey, including an arched window opening in the northern gable. The building is a rare example of a late Victorian Carriage House.

Integrity: Good

Historical/ Associative Value

The property includes a Carriage House that was constructed circa 1888 and believed to be associated with a building formerly located at 615 Richmond Street which was a wood frame house with brick addition set back off of Richmond Street. The former dwelling was owned by Mrs. Mary Christie until 1907/1908 when it is identified as vacant. Other owners include: P. Howard, Thomas Allen, Thomas Beasley and Leonard Burgess. By 1924, the directories no longer list the address. The FIP of 1881 and 1888 do not show the Carriage House (only a wood frame outbuilding with stone addition is shown in the locale), however it does appear in the later 1892 revised 1907 FIP where it is identified as a stable and later as an automobile garage in the 1912 revised 1922 FIP.

Contextual Value

The property is historically linked to the area and is one of the only remaining Victorian buildings along Hyman Road and in the immediate surrounding area.

Heritage Attributes

Buff brick elevations, original footprint, gabled roof, remaining original window and door openings, arched window opening in the gable.

Statement of CHVI

The property includes a building that is representative of Late Victorian architecture particularly as it relates to equestrian architecture as this is a rare example of a late Victorian carriage house in the immediate locale. The property is associated with the theme of the 19th century development of the neighbourhood and has potential to yield information as it relates to the community in the latter half of the 19th century and the evolution of transportation. The property is historically associated with the surrounding community.

References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	199 Hyman Road
i. <u>Rare</u> , unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a <u>theme</u> , event, belief, person, activity, organization, institution that is significant	Yes.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	Yes.
viii. Physically, functionally, visually, or <u>historically</u> linked to its surroundings	Yes.
ix. Is a landmark	No.

6.0 Description of Proposed Development

The proposed development includes the construction of a 13 storey multi-residential building with a total of 120 units. There are 77 parking spaces proposed within a two level underground parking garage and 458m² of landscaped area. The parking garage will be accessed off of Central Avenue on the western side of the subject lands. See Appendix 'B' of this report for larger versions of the site plan, elevations and renderings. The proposed building includes step backs at the 3rd and 10th floor with a variety of materials (see Figures 24-25). There is a rooftop terrace/ amenity area on the third floor above the two storey porte-cochère adjacent to 190 Central Avenue.

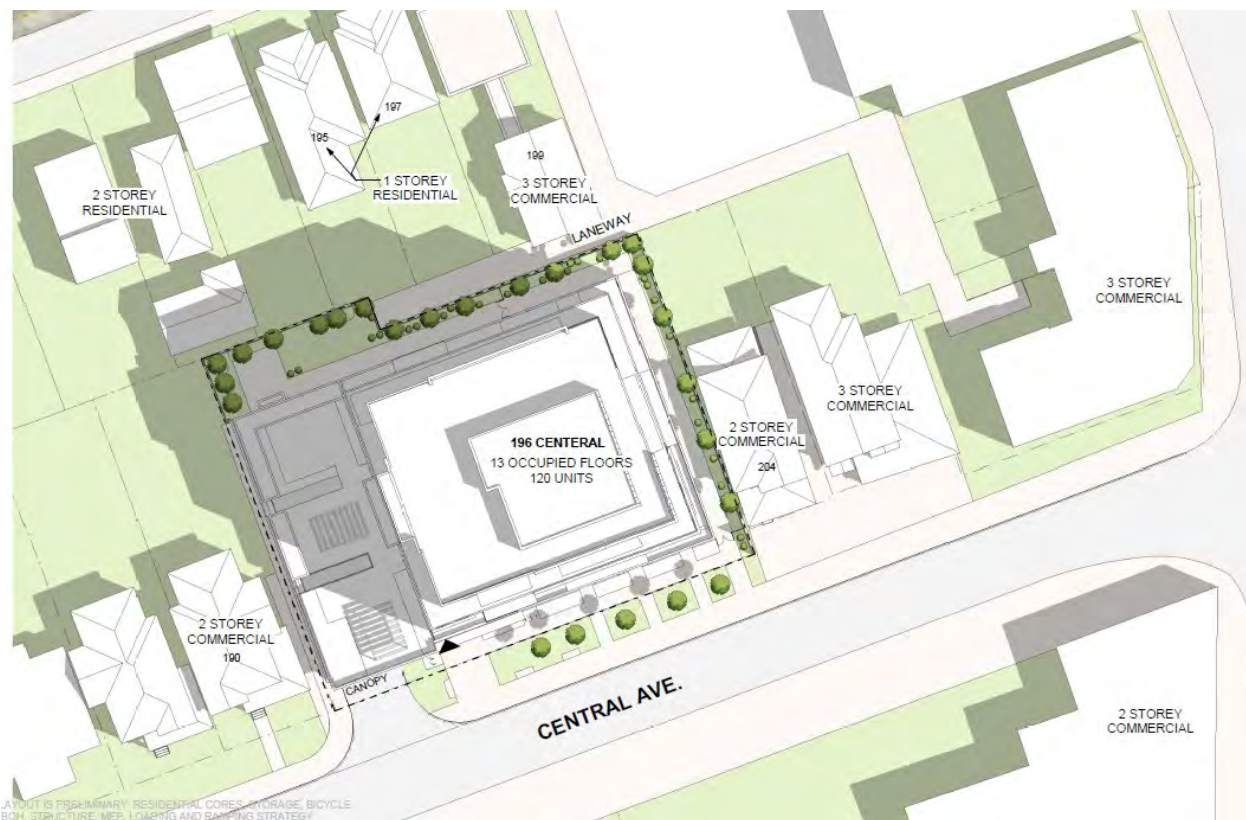
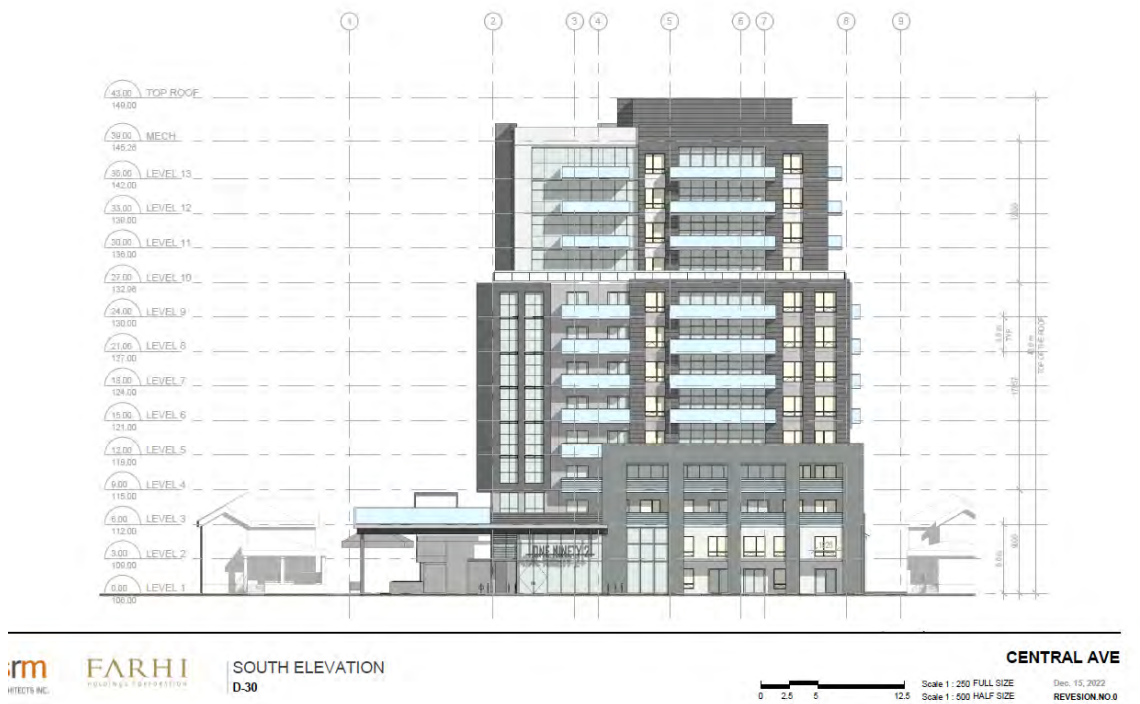


Figure 23: Proposed site plan (Source: SRM Architects Inc., 2023).



Figures 24 & 25: (above) North (rear) elevation of proposed development; (below) South (front) elevation of proposed development (SRM Architects Inc., 2023).



SRM ARCHITECTS INC. FARHI HOLDINGS CORPORATION
 EAST ELEVATION
 D-34

CENTRAL AVE
 Dec 15, 2022
 REVISION NO. 6
 Scale 1 : 250 FULL SIZE
 Scale 1 : 500 HALF SIZE



SRM ARCHITECTS INC. FARHI HOLDINGS CORPORATION
 WEST ELEVATION
 D-33

CENTRAL AVE
 Dec 15, 2022
 REVISION NO. 6
 Scale 1 : 250 FULL SIZE
 Scale 1 : 500 HALF SIZE

Figures 26 & 27: (above) East elevation of proposed development; (below) West elevation of proposed development (SRM Architects Inc., 2023).



Figure 28: Coloured rendering of the proposed development (Source: SRM Architects Inc., 2023).

The following Table 2.0 identifies the proposed setbacks for the proposed redevelopment:

Table 2.0- Proposed Setbacks (Podium)

Setback	Proposed
Front Yard Setback	3m from property line 1.5m from road widening
Rear Yard Setback	3.43m
Interior Side Yard	
<i>West</i>	12.43m
<i>East</i>	3.16m

The setbacks reviewed above do not include the two storey port-cocherè structure which is approximately 2.0 metres from the building at 191 Central Avenue.

7.0 Impact Analysis

7.1 Introduction

The impacts of a proposed development or change to a cultural heritage resource may occur over a short, medium or long-term. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of impact which may be direct or indirect, beneficial or adverse. According to the Ontario Heritage Tool Kit, the following constitutes adverse impacts which may result from a proposed development:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

The impacts of a proposed development or change to a cultural heritage resource may be direct (demolition or alteration) or indirect (shadows, isolation, obstruction of significant views, a change in land use and land disturbances). Impacts may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase (medium-term). Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. Severity of impacts used in this report derives from *ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)*.

Table 3.0- ICOMOS Scale and Severity of Change/ Impact

Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource of significantly modified. Changes to the setting an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is it noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

7.2 Impact Analysis for Adjacent Cultural Heritage Resources

The assessment of the impact of the proposed development on the adjacent properties at 190, 191, 204 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street, 195, 197 and 199 Hyman Street is addressed in Table 4.0 below.

Table 4.0 – Impact Analysis for Adjacent Cultural Heritage Resources

Impact	Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)	Analysis
Demolition of any, or part of any, heritage attributes or features;	None.	The redevelopment of the subject lands does not propose to demolish identified heritage attributes of the adjacent cultural heritage resources.

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.	The redevelopment of the subject lands does not propose to alter identified heritage attributes of the adjacent cultural heritage resources.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	The proposed development will result in shadows, however, they will not change the viability of identified landscape features or viability of the use of interior spaces of adjacent cultural heritage resources.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	Currently the subject lands are used as a parking lot and there is a variety of buildings, including uses and massing and scale, along the streetscape. See sub-section 7.2.1.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	Negligible.	The new construction does obstruct the kinetic view of 190 and 204 Central Avenue along Central Avenue. The close proximity to this building detracts from the three dimensional form of the buildings. The proposed development will alter the background views of properties along Hyman Street. See sub-section 7.2.2.
A change in land use where the change affects the property's cultural heritage value; and	None.	Currently the subject lands are vacant which creates a void in the streetscape. The use of the property for residential and commercial use is better suited with the surrounding historical and current land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns	Moderate.	There is potential for land disturbances for the built heritage resources located at 190 and 204 Central Avenue and the

that adversely affect a cultural heritage resource.		Carriage House located at 199 Hyman Street. See sub-section 7.2.3.
---	--	--

7.2.1 Impact of Isolation

There is some variation in massing, scale and architectural style in the immediate area of the subject lands particularly as it relates to infill properties both on Central Avenue and Hyman Street. The establishment of the surface parking lot to the west and to the south, subsequent to the removal of historic residential buildings, and contrasting commercial context of Richmond Street to the east, has isolated the property at 204 Central Avenue from its former context (see Figures 29). The historic character of the residential area commences moving westwards from 190 and 191 Central Avenue; the massing and scale of the proposed development, although significant larger in height, does not isolate the existing historic housing stalk along this stretch of Central Avenue from one another (see Figure 30). The removal of the residential building associated with the Carriage House of 199 Hyman Street (formerly associated with 615 Richmond Street) and construction of the 21st century building to the north and the establishment of the parking lot on the subject lands to the south and contrasting commercial context to the east has isolated this building from its former context, therefore, the new construction will not isolate it from its existing environment which has significantly evolved over time.

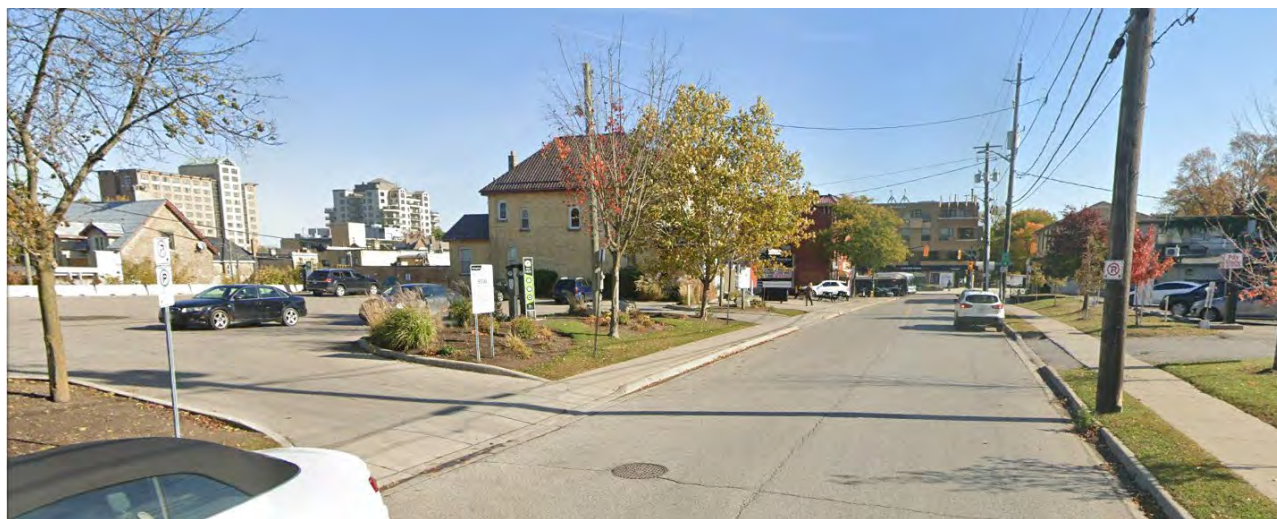


Figure 29: View of 204 Central Avenue looking eastwards towards Richmond Street in current context (Source: Google Earth Pro, 2023).

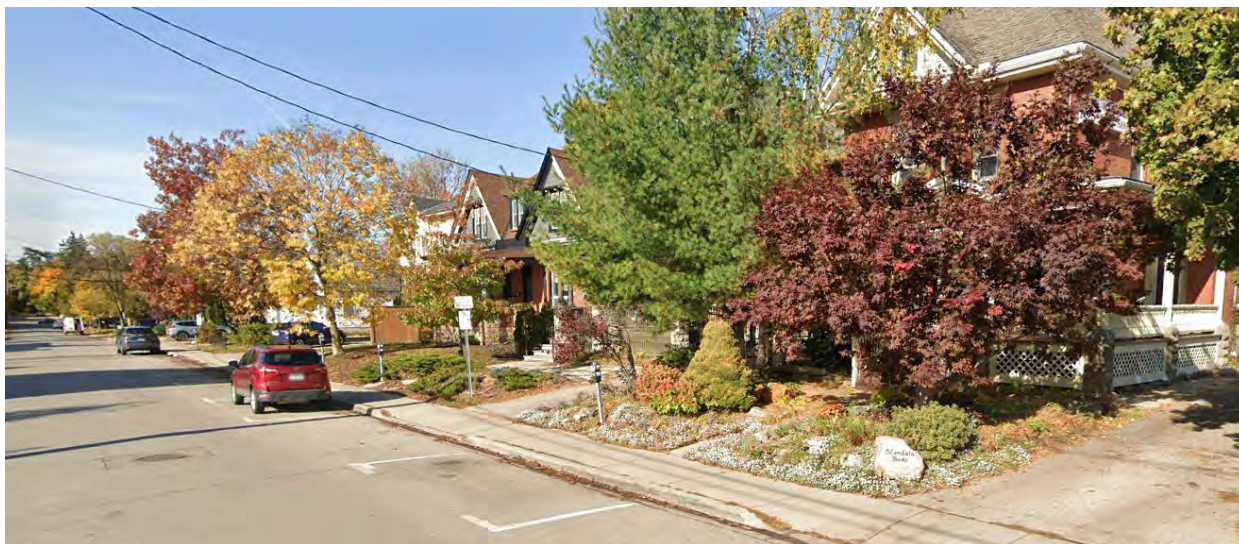


Figure 30: View of 190 Central Avenue and similar housing moving westward along Central Avenue (Source: Google Earth Pro, 2023).

7.2.2 Impact of Obstruction of Views

The Ontario Heritage Toolkit (2006) provided by the Ministry of Citizenship and Multiculturalism (“MCM”) acknowledges that views of heritage attributes can be components of its significant cultural heritage value. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example. A view describes a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field. Views can be either static or kinetic. Static views are those which have a fixed vantage point and view termination while kinetic views are those related to a route (such as a road or walking trail). Contrarily, a vista means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.

Due to the setbacks of the proposed development, the new construction will indirectly obstruct portions of the kinetic views of both 191 and 204 Central Avenue, particularly the east elevation of 190 Central Avenue and west elevation of 204 Central Avenue, which detract from the three dimensional form of these buildings. Although this is identified, it is considered a negligible impact as it does not negate these views. There will also be changes to the background view of 195, 197 and 199 Hyman Street, although this is not considered an obstruction of views.



Figure 31: Coloured rendering of the proposed development; red arrows identify views
(Source: SRM Architects Inc., 2023).

7.2.3 Impact of Land Disturbances


The proposed two level underground garage is within close proximity of 190 Central Avenue (approximately 2.9 metres), 204 Central Avenue (approximately 1.5 metres) and the Carriage House at 199 Hyman Street (approximately 3.3 metres) (see Figure 32); these calculations do not include the space required for shoring. There is a change in grade to the rear of the property which will be altered for the development. There is potential that construction activity, including excavation and changes to grade, could adversely impact the above-mentioned adjacent properties.



Figure
Distances between
the Adjacent
Buildings and the
U/G Parking

192-200 Central Avenue
 City of London
 Ontario

LEGEND

 Subject Lands

Notes:

- Aerial Imagery: City of London Ortho Basemap - 2022
- Site Plan: Design Presentation, SRM Architects INC. Jul. 4, 2023

DATE: July, 2023

SCALE: 1:500

FILE: 18159AN

DRAWN: PL



K:18159AN-192 CENTRAL AVE LONDONRPTVDISTANCES-UGP
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Figure 32: Overlay of parking garage on subject lands and approximate distance between the limits of the parking garage and the existing adjacent buildings and structures (Source: MHBC, 2023).

Summary

The summary of adverse impacts include:

1. Negligible impact of indirect obstruction of views as it relates to the kinetic views of the properties located at 190 and 204 Central Avenue and the background view of the properties along Hyman Street; and,
2. Potential impact as a result of land disturbances as it relates to construction activities, particularly the two level underground parking garage which is within close proximity (2-6 metres) of excavation. There is also potential impact as a result of changes to grade and accidental damage from construction activities, equipment and material.

8.0 Alternative Development Options, Mitigation and Conservation Measures

8.1 Alternative Development Options

Consideration of alternative development approaches is routinely undertaken through the assessment of heritage impacts when significant adverse impacts are identified.

Alternatives can include 'do nothing' or proceed with an alternate form of development. Since impacts have been identified, the following alternative development options have been assessed:

1. Do Nothing

This would result in no development on-site and no impacts to the cultural heritage resource. This option is not encouraged as the redevelopment of the site allows for a continuous streetscape and mitigation measures can be implemented to reduce impact.

2. Develop increased buffer zone

This option explored an increased front yard setback (currently proposed at 3.0 metres), side yard and rear yard setbacks to be set back from the built heritage features located at 190 and 204 Central Avenue and the Carriage House located at 199 Hyman Street to reduce impacts on kinetic views and land disturbances. Due to constraints of the site, increased setbacks could not be pursued and therefore, mitigation measures have been provided in the following sub-section to reduce/ mitigate identified impacts.

8.2 Mitigation and Conservation Measures

The following sub-section provides mitigation and conservation measures as it relates to the proposed development:

- In order to mitigate the impact on kinetic views it is recommended that there be increased step backs on the front (south) and step back along the east elevation, particularly as it relates to the building located at 204 Central Avenue;
- Completion of a Landscape Plan; the landscaping should be used as a transitional buffer between the new development and surrounding area to integrate the new

building into the mature neighbourhood and conserve views. The use of tree plantings and pedestrian pathways can allow for a well-circulated and presentable environment for the new building. Vegetative wall are encourage over fencing such as board on board as it creates a softer visual transition along the north-west and east property boundaries and should be of a type that would not directly obstruct views; and,

- It is recommended that a Temporary Protection Plan be completed that is specific to the construction period for the properties located at 190 and 204 Central Avenue and 199 Hyman Street. This Plan is recommended to include:
 - A Vibration Monitoring Plan to determine the Zone of Influence (ZOI) and implementation thereof if warranted through the completion of the Plan;
 - A certification from a structural engineer that the footings and shoring will not damage adjacent cultural heritage resources specifically located at Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue;
 - Implementation measures to ensure that construction equipment and material not be stored a\within the immediate vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties;
 - Pre-condition assessment of buildings including the Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue, as visible from the subject lands unless otherwise authorized by adjacent land owners;
 - Hoarding Plan; and,
 - Risk Management Plan.

9.0 Conclusions & Recommendations

This Heritage Impact Assessment determined that the properties located at 190, 191 and 204 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street and 195, 197 and 199 Hyman Street have Cultural Heritage Value or Interest as per O. Reg. 9/06 (see Section 5.0 for the Statements of cultural heritage value or interest). Furthermore, this impact assessment has concluded the following adverse impacts:

- Negligible impact of indirect obstruction of views as it relates to the kinetic views of the properties located at 190 and 204 Central Avenue and the background view of the properties along Hyman Street; and,
- Potential impact as a result of land disturbances as it relates to construction activities, particularly the two level underground parking garage which is within close proximity (2-6 metres) of excavation. There is also potential impact as a result of changes to grade and accidental damage from construction activities, equipment and material.

Alternative design options were explored including developing an increased buffer zone which results in increased setbacks, however, due to constraints of the site are not feasible. Therefore, the following mitigation and conservation measures have been provided to mitigate identified adverse impacts:

- In order to mitigate the impact on kinetic views it is recommended that there be increased step backs on the front (south) and step back along the east elevation, particularly as it relates to the building located at 204 Central Avenue;
- Completion of a Landscape Plan; the landscaping should be used as a transitional buffer between the new development and surrounding area to integrate the new building into the mature neighbourhood and conserve views. The use of tree plantings and pedestrian pathways can allow for a well-circulated and presentable environment for the new building. Vegetative wall are encourage over fencing such as board on board as it creates a softer visual transition along the north-west and east property boundaries and should be of a type that would not directly obstruct views; and,

- It is recommended that a Temporary Protection Plan be completed that is specific to the construction period for the properties located at 190 and 204 Central Avenue and 199 Hyman Street. This Plan is recommended to include:
 - A Vibration Monitoring Plan to determine the Zone of Influence (ZOI) and implementation thereof if warranted through the completion of the Plan;
 - A certification from a structural engineer that the footings and shoring will not damage adjacent cultural heritage resources specifically located at Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue;
 - Implementation measures to ensure that construction equipment and material not be stored a\within the immediate vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties;
 - Pre-condition assessment of buildings including the Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue, as visible from the subject lands unless otherwise authorized by adjacent land owners;
 - Hoarding Plan; and,
 - Risk Management Plan.

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Appendix A

Maps



**Figure 1
Location Plan**

LEGEND

 Subject Lands

Date: July 2023

Scale: 1:1,500

File: 18159AN

Drawn: PL



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192-200 Central Avenue
City of London
Ontario

Source: **92**
City of London 2022 Aerial Imagery



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**Figure 2
Heritage Map**

LEGEND

-  Subject Lands
-  Heritage Conservation Districts
-  Listed on the City of London Register of Cultural Heritage Resources
-  191 Central Ave
-  205 Central Ave
-  190 Central Ave
-  204 Central Ave
-  195 Hyman St
-  197 Hyman St
-  199 Hyman St

Date: July 2023

Scale: 1:1,500

File: 18159AN

Drawn: PL



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192-200 Central Avenue
City of London
Ontario



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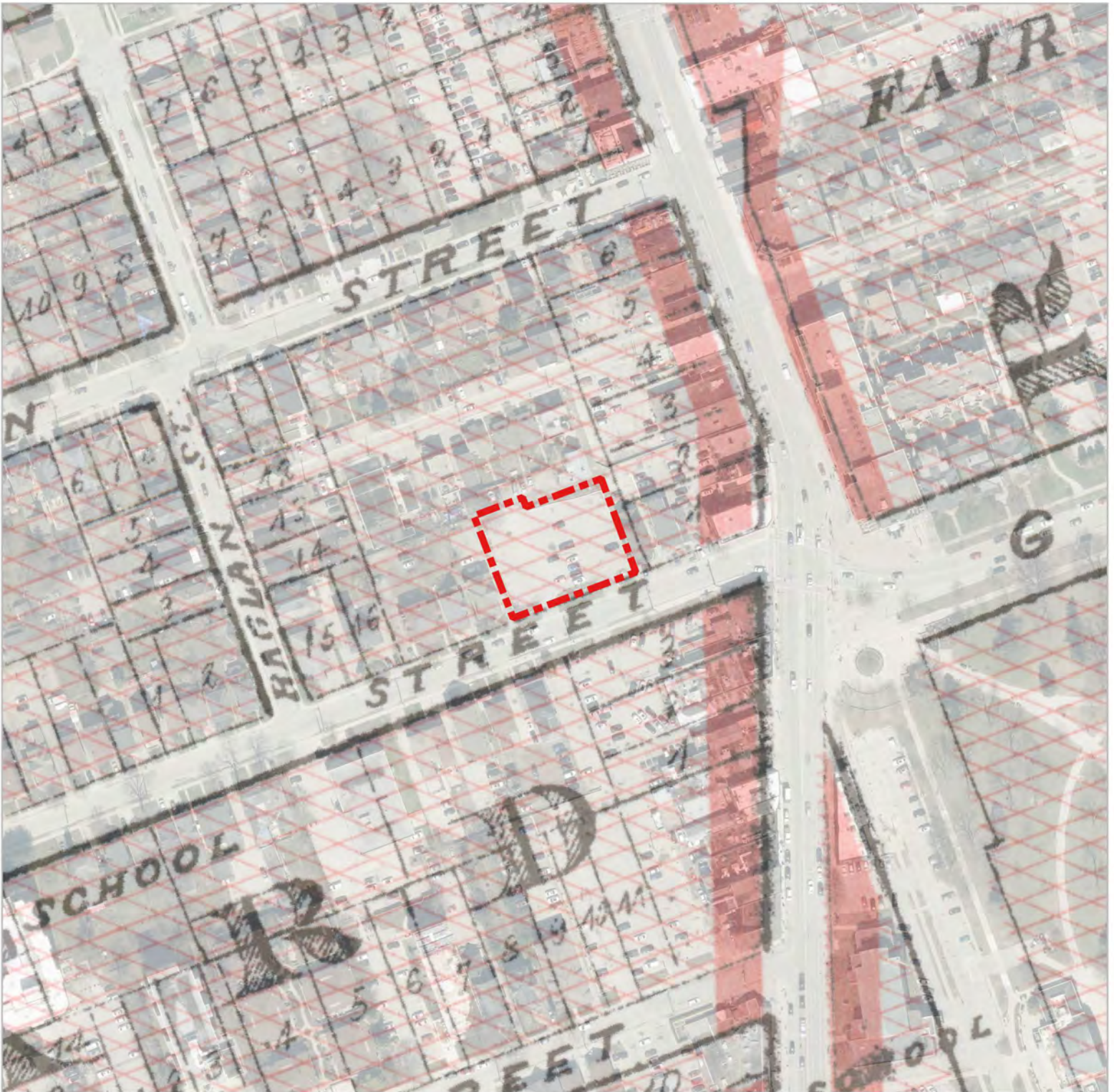



Figure 3
1878 Historic Map

LEGEND

 Subject Lands

Date: July 2023

Scale: 1:2,000

File: 18159AN

Drawn: PL



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192-200 Central Avenue
City of London
Ontario

Source:
- City of London 2022 Aerial Imagery
- Supplemental Map to the Illustrated Historical Atlas of Middlesex, 1878, Drawn by Jno Rogers. (Map reproduction 2009)



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NOTES: PRELIMINARY RESIDENTIAL CORES, STORAGE, BICYCLE HOV STRUCTURE, MEP, LOADING AND RAMPING STRATEGY FOR ANALYSIS AND DEVELOPMENT

Figure Site Plan

LEGEND

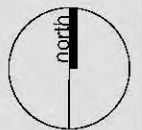
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DATE: April, 2023

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192-200 Central Avenue
City of London
Ontario

Notes:

- Aerial Imagery: City of London Ortho Base Map - 2022
- Site Plan: Design Presentation, SRM Architects INC. Dec. 15, 2022


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Figure
Distances between
the Adjacent
Buildings and the
U/G Parking

LEGEND

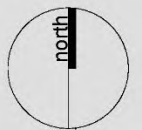
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DATE: July, 2023

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FILE: 18159AN

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192-200 Central Avenue
 City of London
 Ontario

Notes:

- Aerial Imagery: City of London Ortho Base Map - 2022
- Site Plan: Design Presentation, SRM Architects INC. Jul. 4, 2023

Appendix B

Site Plan, Elevations and Renderings



DRAWING LIST		
Sheet Number	Sheet Name	Current Revision
SP0-00	COVER PAGE	
SP0-01	TOPOGRAPHIC SURVEY PLAN	1
SP0-02	PERSPECTIVE VIEWS	1
SP0-03	PERSPECTIVE VIEWS	1
SP0-04	CONTEXT PLAN	1
SP0-05	BUILDING STATISTICS SUMMARY	1
SP0-07	SITE PLAN	1
SP0-09	LEVEL 01 WITH SITE	1
SP0-10	TRUCK MANEUVERING PLAN	1
SP1-01	LEVEL 01 FLOOR PLAN	1
SP1-02	LEVEL 02 FLOOR PLAN	1
SP1-03	LEVEL 03 FLOOR PLAN	1
SP1-04	LEVEL 04 FLOOR PLAN	1
SP1-05	LEVEL 05 FLOOR PLAN	1
SP1-06	LEVEL 06 FLOOR PLAN	1
SP1-08	LEVEL 10 FLOOR PLAN	1
SP1-09	LEVEL 11-13 FLOOR PLAN	1
SP1-10	MECHANICAL FLOOR PLAN	1
SP1-11	ROOF PLAN	1
SP1-P1	LEVEL P1 FLOOR PLAN	1
SP1-P2	LEVEL P2 FLOOR PLAN	1
SP4-00	BUILDING ELEVATION EAST	1
SP4-01	BUILDING ELEVATION NORTH	1
SP4-02	BUILDING ELEVATION SOUTH	1
SP4-03	BUILDING ELEVATION WEST	1
SP4-04	BUILDING SECTION 1	1
SP4-05	BUILDING SECTION 2	1
SP4-06	BUILDING SECTION 3	1
SP4-07	BUILDING SECTION 4	1
SP4-08	BUILDING SECTION 5	1

192-196 Central ave., London, Ontario

ISSUED FOR REZONING SUBMISSION

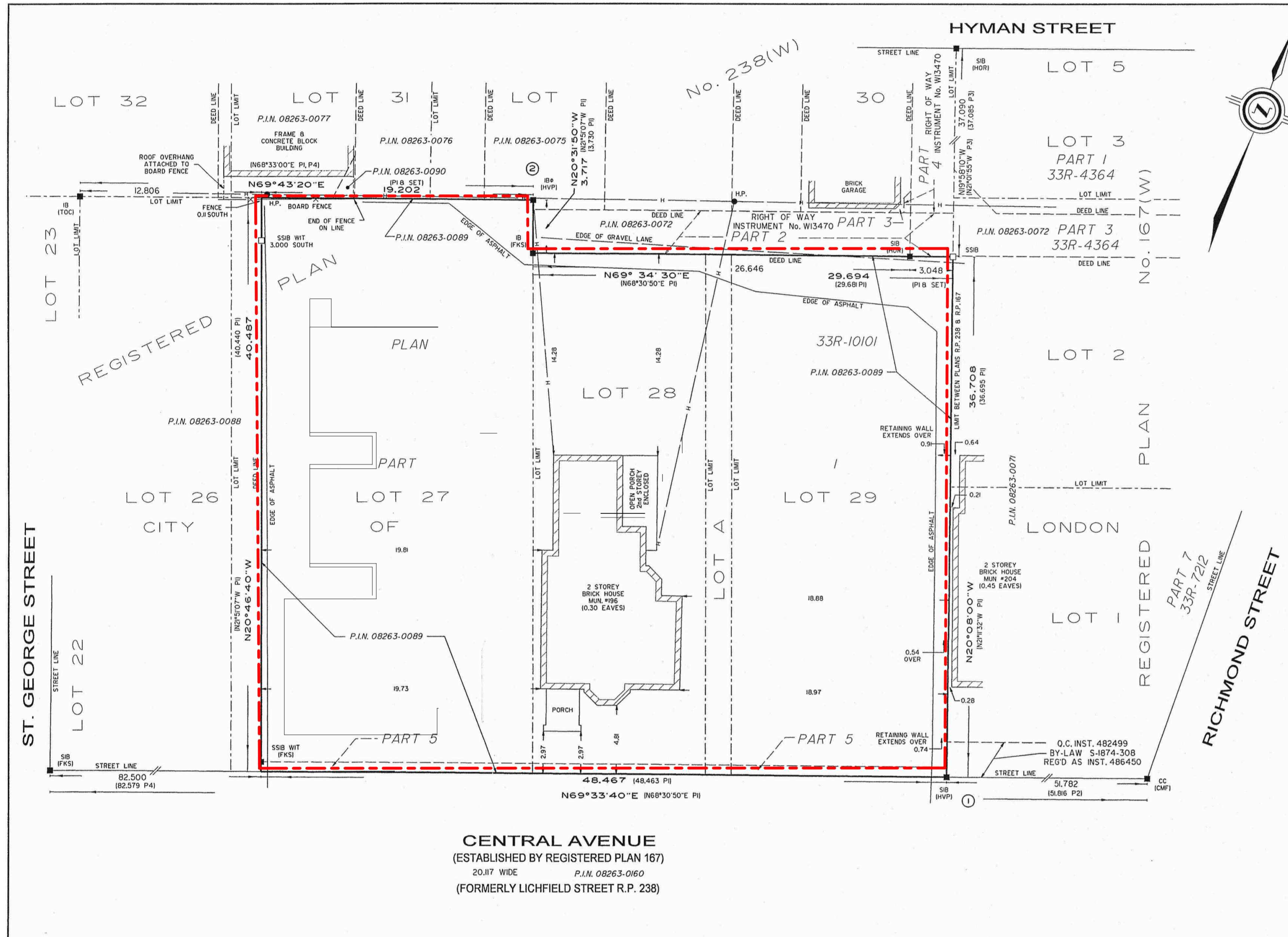
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ARCHITECT

SRM Architects Inc.
39 Advance Rd
Toronto, Ontario, M8Z 2S6
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Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation and is not to be relied upon as a basis for any action. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. C:\Users\AGregori\Desktop\22084 - Construction Drawings_01.dwg



METRIC. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM STATION No. 028942060 AND STATION No. 028941070 AND ARE REFERRED TO CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

U.T.M. CO-ORDINATES (NAD 83)			
STATION	NORTHING	EASTING	
028942060	4759997.674	48020117	
028941070	4758931.597	47950173	
1	4759789.428	479495.483	
2	4759816.999	479453.735	

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999565. THIS DIGITAL FILE IS PREPARED USING GRID CO-ORDINATES.

DIGITAL SCALING OF THIS PLAN IS TO GROUND LEVEL AND CONFORMS TO THE GRID COORDINATES AT THE POINT LABELLED ON THE DRAWING AS ① TO CONVERT THE PLAN TO GRID SCALE, THE DRAWING MUST BE SCALED BY A FACTOR OF 0.999565 ABOUT POINT ①.

PART B

SURVEY REPORT
DATE: November 20, 2005 David Bianchi

- THIS REPORT DOES NOT CERTIFY ZONING COMPLIANCE.
- SITUATE ON THE PARCEL IS A 2 STOREY BRICK HOUSE.
- NOTE THE LOCATION OF THE FENCE ALONG THE NORTH LIMIT OF THE PARCEL.
- THE PARCEL IS TOGETHER WITH A RIGHT OF WAY IN INSTRUMENT No. W13470 OVER PARTS 2, 3 AND 4, PLAN 33R-10101.
- NOTE THE POSITION OF THE AIR CONDITIONER ALONG THE EASTERLY LIMIT. THE AIR CONDITIONER EXTENDS OVER THE PROPERTY LIMIT BY 0.54m.
- NOTE THE POSITION OF THE RETAINING WALL ALONG THE EAST LIMIT WHICH EXTENDS OVER THE EAST PROPERTY LINE 0.91m TO THE NORTH AND 0.74m TO THE SOUTH.
- NOTE THE POSITION OF THE EAVES ALONG THE EAST LIMIT WHICH EXTEND OVER THE PROPERTY LIMIT BY 0.24m AT THE NORTH BUILDING CORNER AND 0.17m AT THE SOUTH BUILDING CORNER.
- NOTE THE POSITION OF THE GRAVEL LANE AT THE NORTHEAST CORNER OF THE PROPERTY.
- NOTE THE LOCATION OF THE AERIAL UTILITY WIRE CROSSING THE PARCEL ALONG THE NORTH LIMIT.

SURVEYOR'S REAL PROPERTY REPORT

PART A
PLAN OF PART OF LOT 27 AND ALL OF LOTS 28, A & 29 REGISTERED PLAN No. 238(W) BEING PARTS 1 & 5, PLAN 33R-10101 IN THE CITY OF LONDON COUNTY OF MIDDLESEX SCALE 1:200

2005 ARCHIBALD, GRAY & MCKAY LTD. ONTARIO LAND SURVEYORS

NOTES & LEGEND

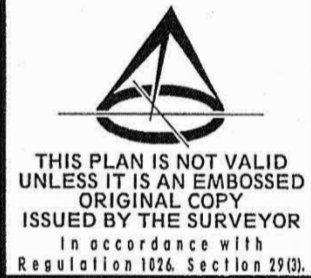
- DENOTES MONUMENTATION FOUND
- DENOTES MONUMENTATION PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IB* DENOTES ROUND IRON BAR
- CC DENOTES CUT GROSS
- (WIT) DENOTES WITNESS
- (AGM) DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
- (HORI) DENOTES HOLSTEAD & REDMOND LTD., O.L.S.'s
- (FKS) DENOTES FARCOMB, KIRKPATRICK & STIRLING SURVEYING LTD., O.L.S.'s
- (HVP) DENOTES H.L. VAN PELT, O.L.S.'s
- (CMF) DENOTES MURRAY FRASER LTD., O.L.S.'s
- (TOC) DENOTES T.O. CALLON, O.L.S.'s
- (P1) DENOTES PLAN 33R-10101
- (P2) DENOTES PLAN 33R-7212
- (P3) DENOTES PLAN 33R-4364
- (P4) DENOTES PLAN OF SURVEY BY T.O. CALLON, DATED JULY 5th, 1988

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
I) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 23rd DAY OF NOVEMBER, 2005.

REVISED TO SHOW REVISION TO SURVEY REPORT.
November 20, 2005 David Bianchi
DAVID BIANCHI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM. 1618412



ARCHIBALD, GRAY & MCKAY LTD. ONTARIO LAND SURVEYORS & ENGINEERS 553 SOUTHDALE ROAD EAST, LONDON, ONTARIO, N6E 1A2 PHONE: (519) 885-5300 FAX: (519) 885-5303 web: www.agm.on.ca email: agm@agm.on.ca

DRAWN BY: M.R.P.	DIGITAL FILE: L050501	PLAN No:
CHECKED BY: D.B.	COGO FILE: L050501	3-A-2850-A
PLOT DATE: 10/01/2006	FILE No: LC-0238(W)-01-3	

THIS REPORT WAS PREPARED FOR OFFCAMPUS CONTRACTORS INC.

GENERAL NOTES

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client: **FARHI HOLDINGS CORPORATION**

Project Name / Address: **FARHI 192-196 CENTRAL AVE.**

Project No: 22084
Drawing Date: 07/04/23
Drawn by: AG
Checked by: ZK
Office Location: TORONTO
Plot Date / Time: 28-Jul-23 3:03:21 PM

TOPOGRAPHIC SURVEY PLAN

Drawing Scale: 1:200
Status: ISSUED FOR REZONING SUBMISSION
Revision No.: r1
Drawing No.: SP0-01



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FARHI
192-196 CENTRAL AVE.

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 2:59:31 PM

PERSPECTIVE VIEWS

Drawing Name:

Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	

SP0-02

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 C:\Users\A\Gregori\Desktop\22084 - Construction drawings_01.rvt



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No.	Date	Revision

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FARHI
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Project Name / Address:

FARHI
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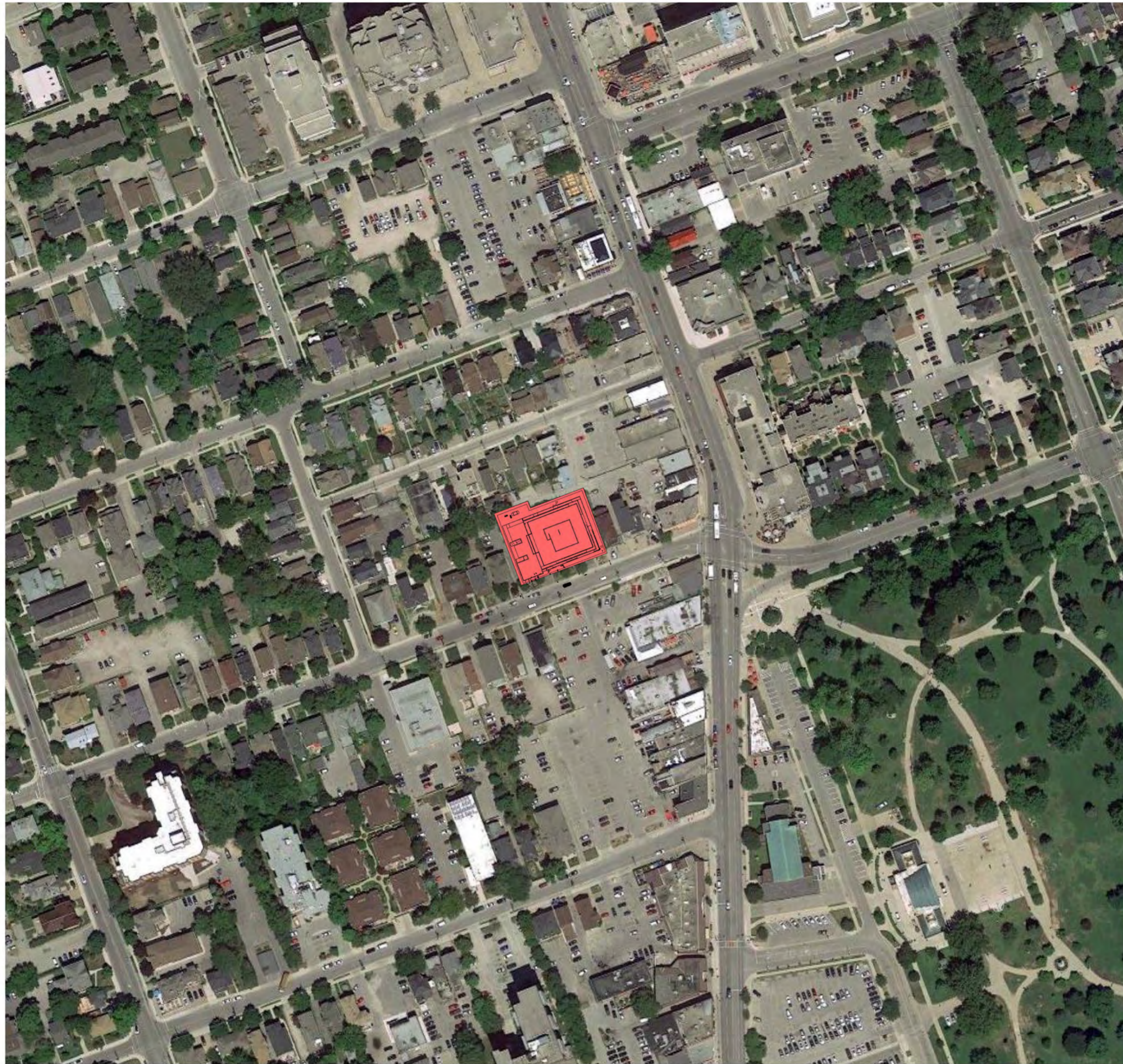
SRM[↑]
 architects+
 urban*designers

Project No:	22084
Drawing Date:	07/04/23
Drawn by:	AG
Checked by:	ZK
Office Location:	TORONTO
Plot Date / Time:	28-Jul-23 2:59:32 PM

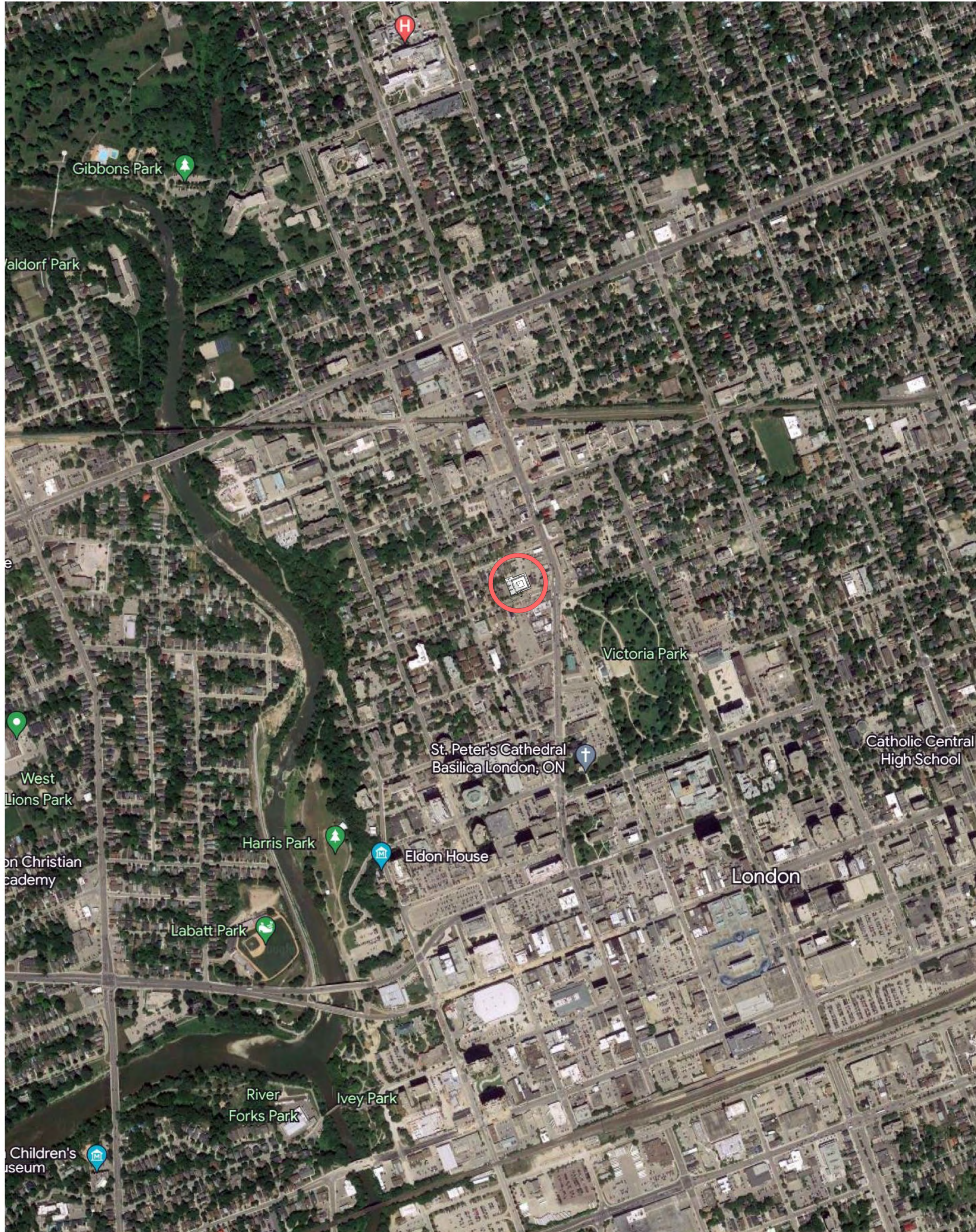
PERSPECTIVE VIEWS

Drawing Scale:	
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	

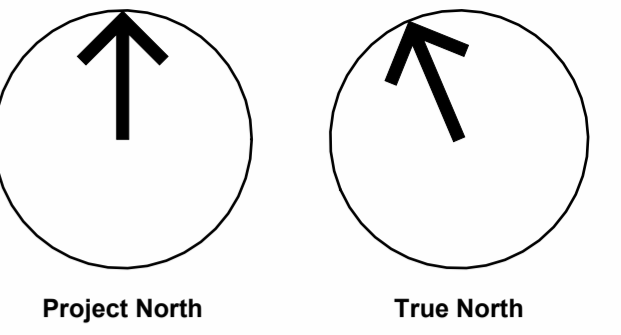
SP0-03



2 CONTEXT 1-2000



1 CONTEXT 1-5000



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No.	Date	Revision

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Project Name / Address:

FARHI
192-196 CENTRAL AVE.

SRM
architects+
urban*designers

Project No: 22084
Drawing Date: 07/04/23
Drawn by: AG
Checked by: ZK
Office Location: TORONTO
Plot Date / Time: 28-Jul-23 2:59:40 PM

Drawing Name:

CONTEXT PLAN

Drawing Scale: As indicated
Status: ISSUED FOR REZONING SUBMISSION
Revision No.: r1
Drawing No.:

SP0-04

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GENERAL SITE DESCRIPTION	
NAME OF PROJECT	192-196 CENTRAL AVE, LONDON, ON
MUNICIPAL ADDRESS	192-196 CENTRAL AVE
ZONING	R10-4, H26, OR5, D303, T-70
LOT AREA (m2)	1,861.80m ²
EAST BOUNDARY	40.47m
NORTH BOUNDARY	45.84m
WEST BOUNDARY	36.70m
SOUTH BOUNDARY (LOT FRONTAGE)	46.46m

BUILDING DATA	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
BUILDING AREA		1,312.38m ²		
BUILDING COVERAGE AREA		45% max	70.48%	156.22%
BUILDING HEIGHT (m)*		26m max	42.9m	183.84%
TOTAL NUMBER OF RESIDENTIAL UNITS		126		
DENSITY		55.74 units (300 units per hectare)	126 units (678 units per hectare)	226.04%
TOTAL GROSS FLOOR AREA (m ²)			10,632m ²	
RESIDENTIAL AREA (m ²)			9,494m ²	
COMMERCIAL AREA (m ²)				
SETBACKS			PODIUM	TOWER
FRONT YARD (m)		6m+1m per 10m building height above first 3m	3m from property line 1.5m from road widening	4m (4 to 9 floors) 5.7m (10 to 13 floors)
INTERIOR WEST SIDE YARD (m)		1.2m per 3m of building height Not less than 4.5m	12.43m	12.74m (4 to 9 floors) 14.47m (10 to 13 floors)
INTERIOR EAST SIDE YARD (m)		1.2m per 3m of building height Not less than 4.5m	3.16m	5m (4 to 9 floors) 6m (10 to 13 floors)
REAR YARD (m)		1.2m per 3m of building height Not less than 7m	3.43m	4.80m (4 to 9 floors) 6.28m (10 to 13 floors)

*Mech penthouse excluded from building height

AUTOMOBILE INFRASTRUCTURE	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF RESIDENTIAL PARKING SPACES	0.5 per unit	63	68	
NUMBER OF BARRIER FREE PARKING SPACES	4% of TOTAL REQUIRED	TYPE A TYPE B	TYPE A TYPE B	
NUMBER OF VISITOR PARKING SPACES*	10% of PARKING SPACES	6	6	
NUMBER OF COMMERCIAL PARKING SPACES				
TOTAL PARKING SPACES		63	68	107.93%

*Site Plan Control By-Law 1455-541 section 6.2: visitor parking can be included within total required parking

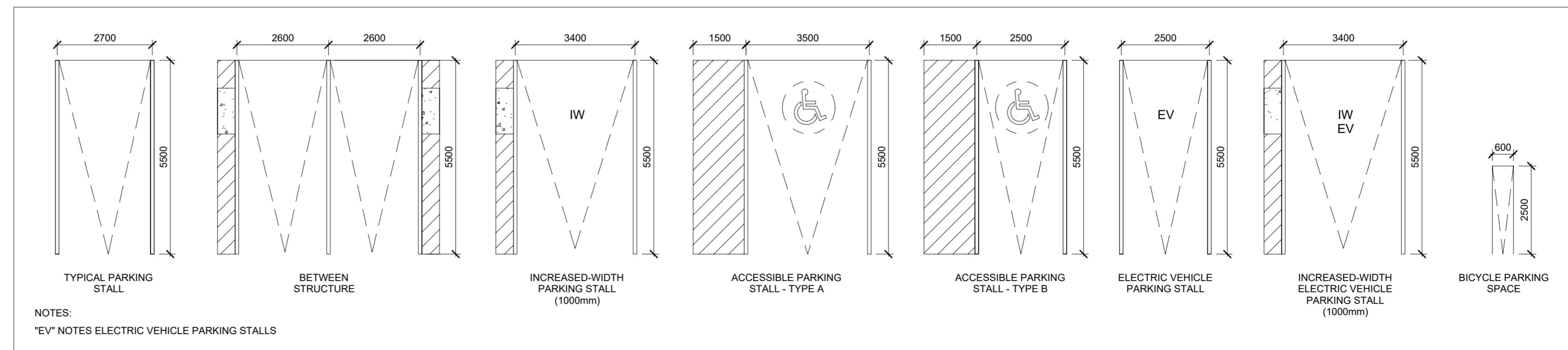
CYCLING INFRASTRUCTURE	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF LONG-TERM BICYCLE PARKING SPACES	1 per UNIT: 0.9x126 units	113	101	
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES	1 per UNIT: 0.1x126 units	13	13	
TOTAL PARKING SPACES		126	114	90.47%

LANDSCAPING DATA	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
LANDSCAPED AREA (m2)	20%	372.36m ²	273.76m ²	73.52%

LOADING REQUIREMENTS	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
RESIDENTIAL	n/a		LAY-DY AREA at GROUND FLOOR ENTRANCE	

AMENITY AREA REQUIREMENTS	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
REQUIRED AMENITY AREA				n/a
PROPOSED INDOOR AMENITY AREA AT LEVELS 02 & 03			239.50m ² (02); 57.60m ² (03)	
PROPOSED OUTDOOR AMENITY AREA AT LEVEL 03			271.61m ²	
TOTAL PROPOSED			568.71m ²	

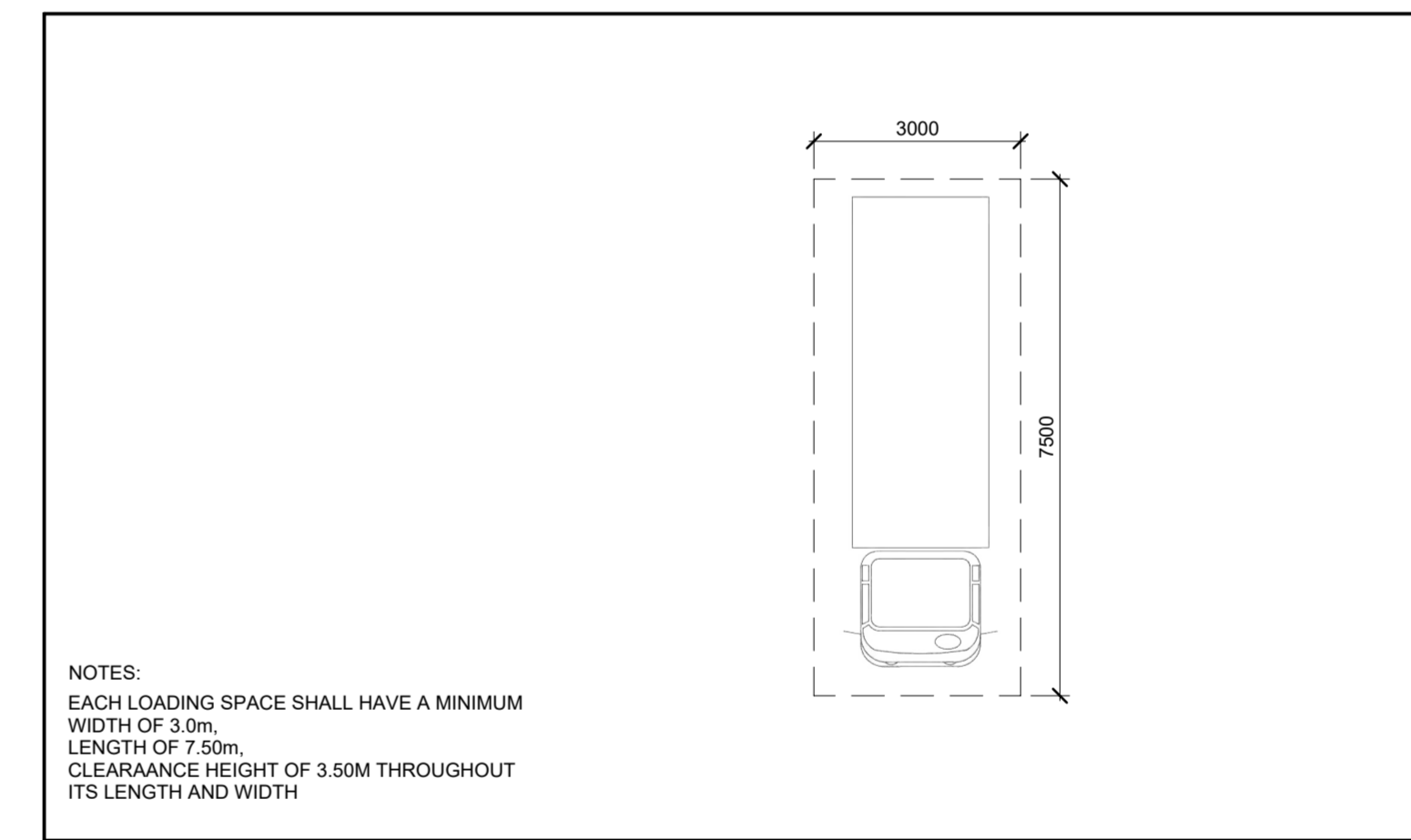
2 SITE AND ZONING STATISTICS



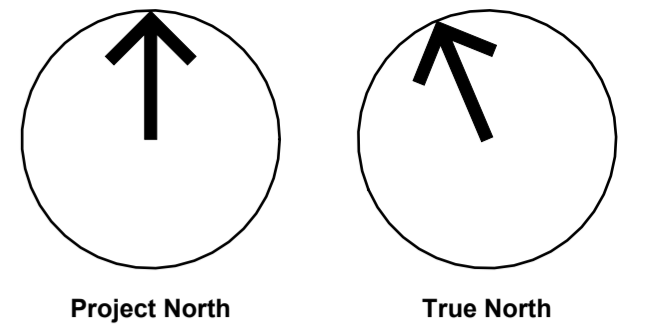
1 PARKING STALL DIMENSIONS

BUILDING STATISTICS								
AMENITY FLOOR	LEVEL DESIGNATION	RESIDENTIAL AREA		AMENITY (EXCL. BALCONIES)		GFA		# OF PARKING
		m2	ft2	m2	ft2	m2	ft2	
ROOF	ROOF	0.0	0.0	0.0	0.0	0.0	0.0	0
MECHANICAL	LEVEL 14	0.0	0.0	0.0	0.0	124.5	1340.7	0
	LEVEL 13	673.3	7790.9	0.0	0.0	691.0	7437.8	0
TOWER	LEVEL 12	673.3	7790.9	0.0	0.0	691.0	7437.8	0
	LEVEL 11	673.3	7790.9	0.0	0.0	691.0	7437.8	0
	LEVEL 10	723.7	7790.9	0.0	0.0	691.0	7437.8	0
	LEVEL 9	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 8	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 7	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 6	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 5	844.6	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 4	850.1	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 3	786.6	8480.8	57.6x271.6m ² 329.2	3543.4	854.1	9193.4	0
LEVEL 2	596.5	6417.4	239.5	2577.9	928.5	9994.2	0	
GROUND FLOOR	LEVEL 1	455.5	4923.4	0.0	0.0	838.8	9028.7	0
UNDERGROUND PARKING	LEVEL P1	0.0	0.0	0.0	0.0	1673.9	18017.7	33
	LEVEL P2	0.0	0.0	0.0	0.0	1673.9	18017.7	35
TOTALS		9494.9	102202.3	568.7	6121.4	13979.9	150478.4	68

3 BUILDING STATISTICS



4 LOADING DOCK DIMENSIONS



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Client:

FARHI
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Project Name / Address:

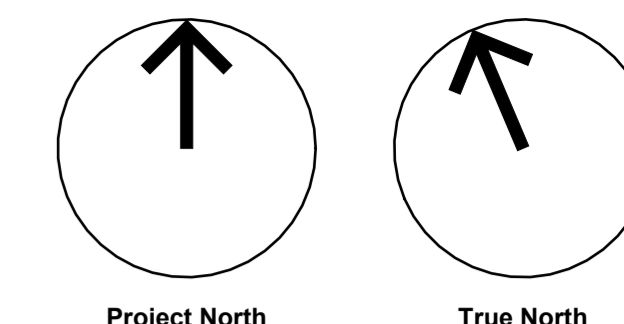
FARHI
192-196 CENTRAL AVE.

Project No:	22084
Drawing Date:	07/04/23
Drawn by:	AG
Checked by:	ZK
Office Location:	TORONTO
Plot Date / Time:	28-Jul-23 2:59:41 PM

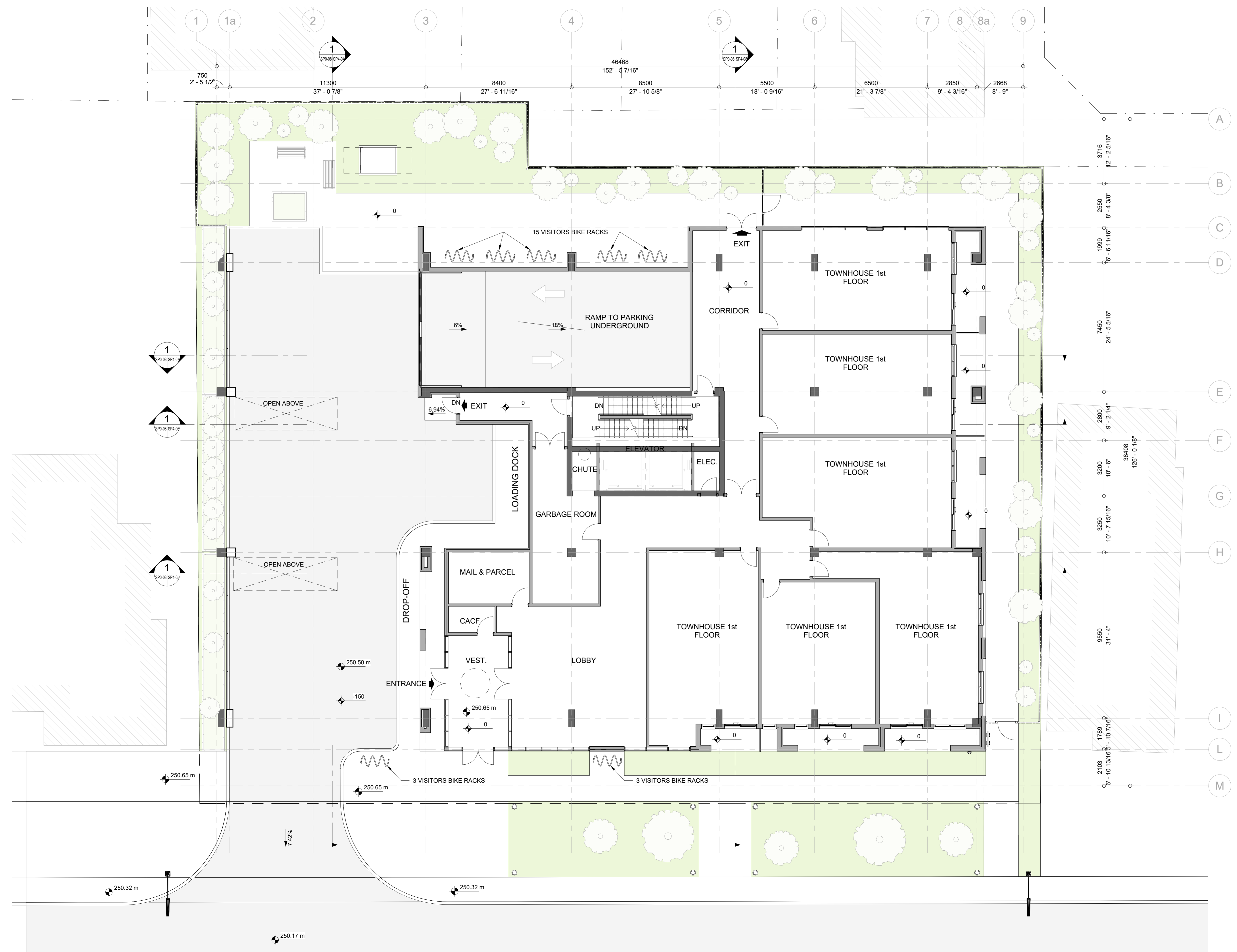
BUILDING STATISTICS SUMMARY

Drawing Scale:	As indicated
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP0-05

SP0-05



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Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 2:59:48 PM

Drawing Name:

LEVEL 01 WITH SITE

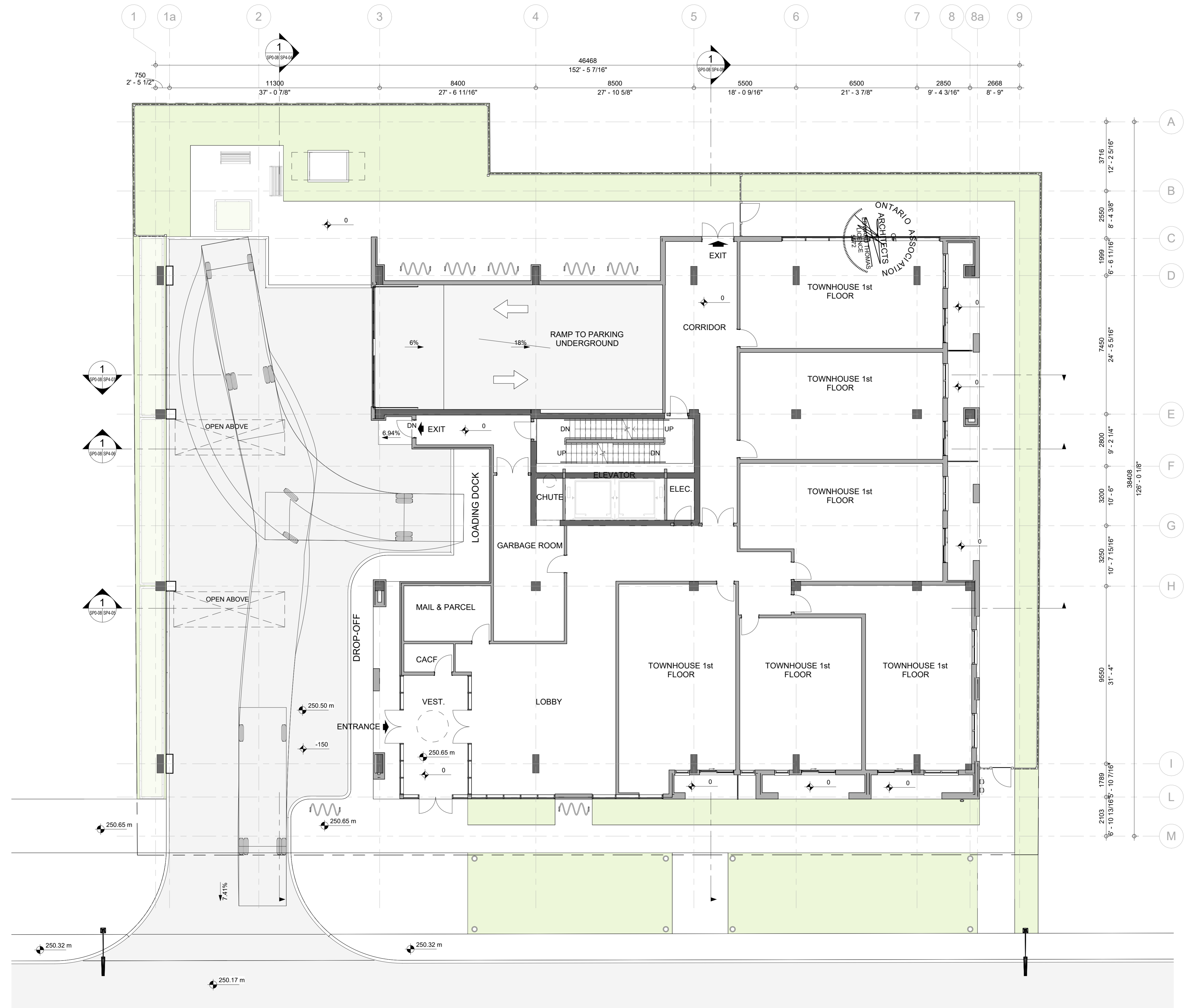
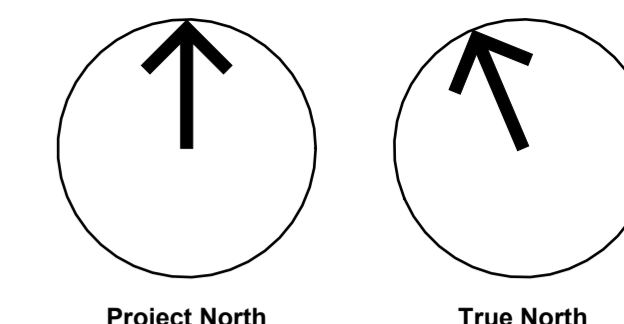
Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

Revision No.: r1

Drawing No.: SP0-09

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 C:\Users\AGregori\Desktop\22084 - Construction Drawings_01.rvt



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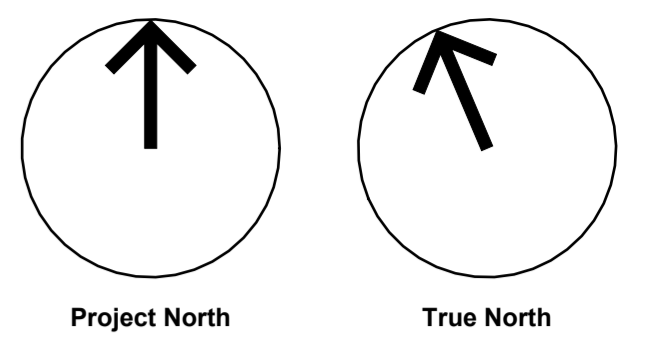
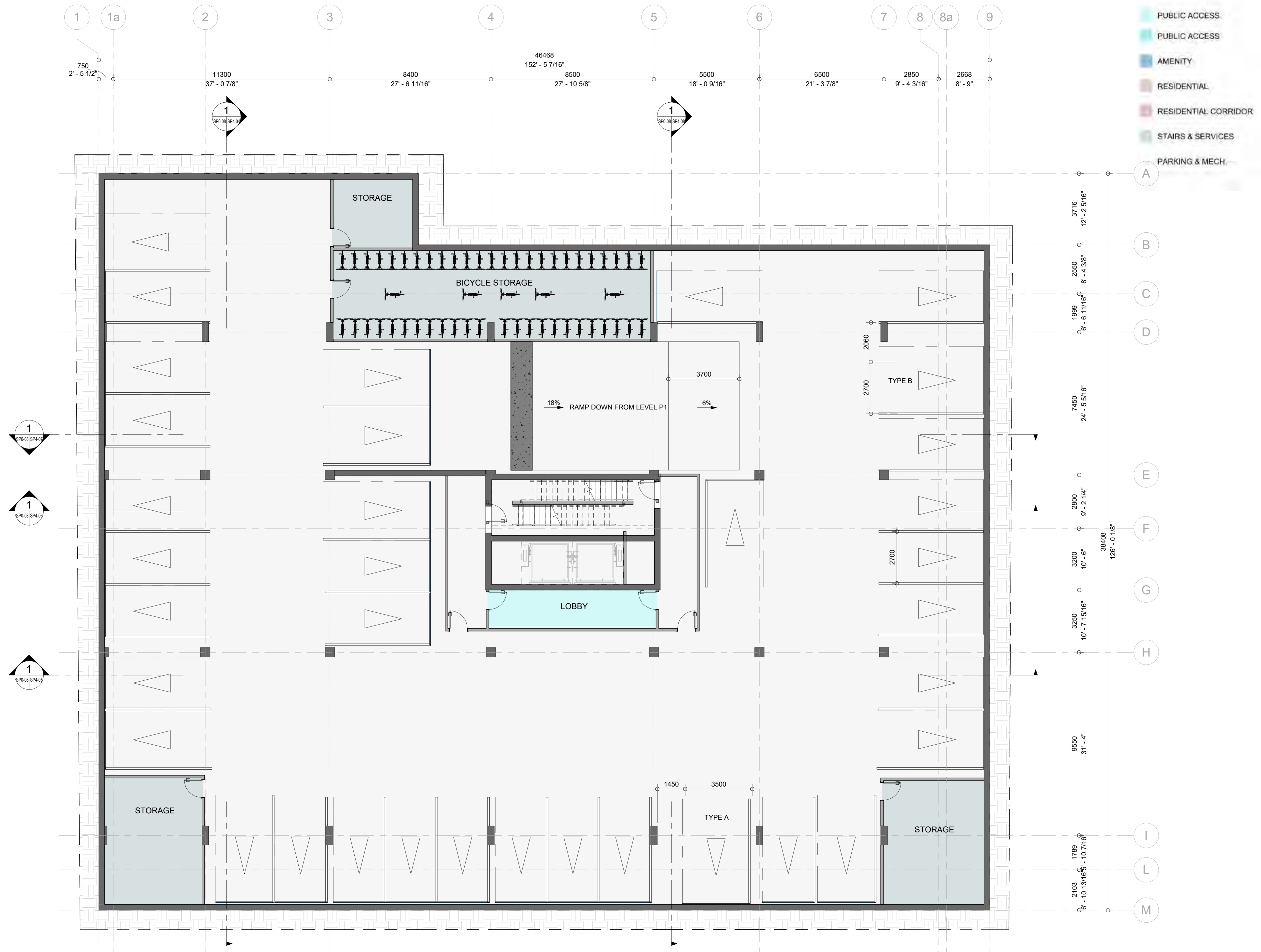
TRUCK MANEUVERING PLAN

Drawing Name:
 Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: r1
 Drawing No.:

SP0-10

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SRM
 architects+
 urban*designers

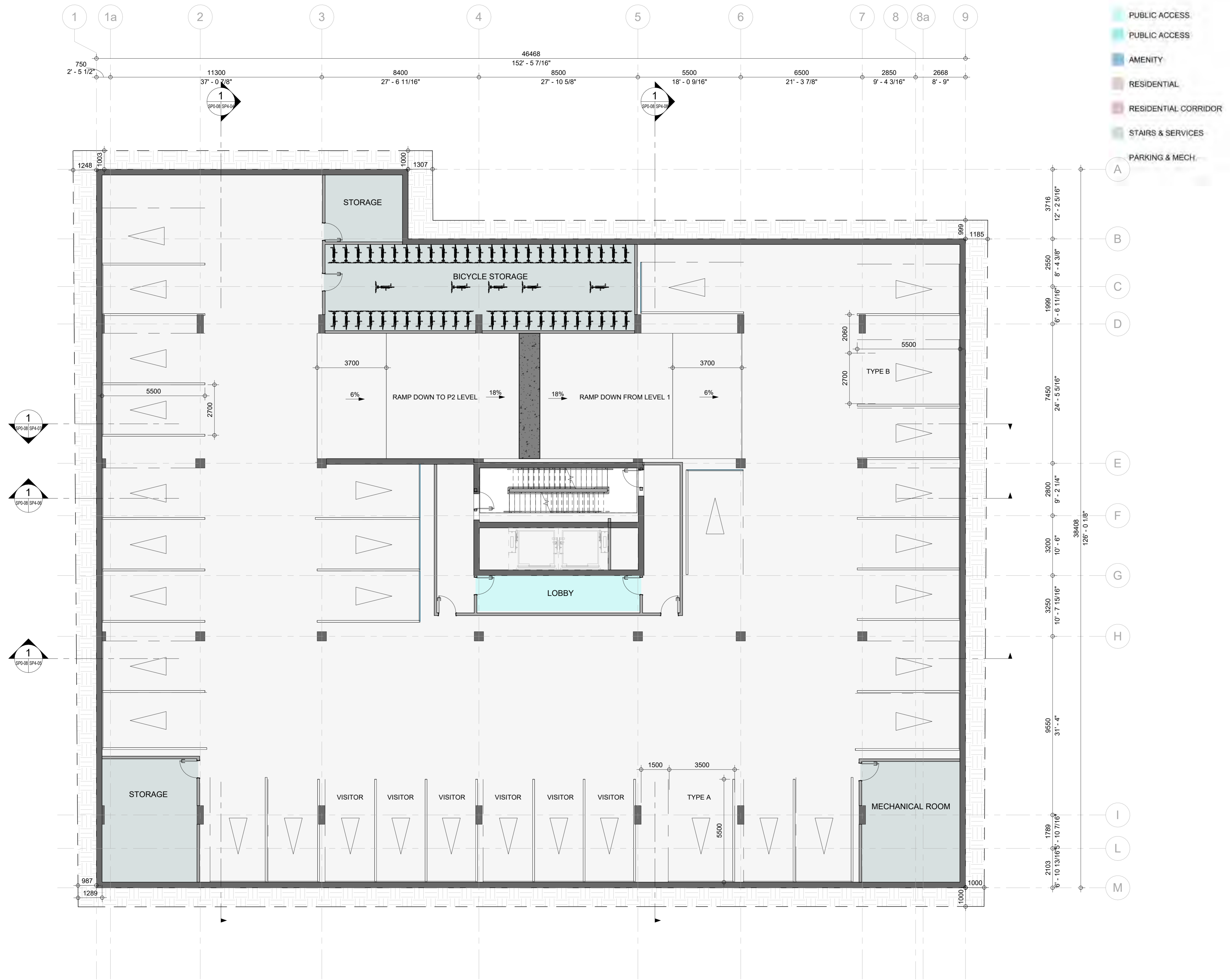
Project No: 22084
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 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 2:59:57 PM

LEVEL P2 FLOOR PLAN

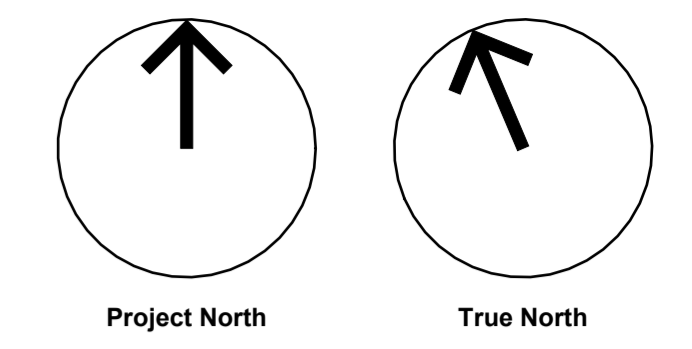
Drawing Scale: 1 : 100

Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-P2

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- PUBLIC ACCESS
- PUBLIC ACCESS
- AMENITY
- RESIDENTIAL
- RESIDENTIAL CORRIDOR
- STAIRS & SERVICES
- PARKING & MECH



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192-196 CENTRAL AVE.

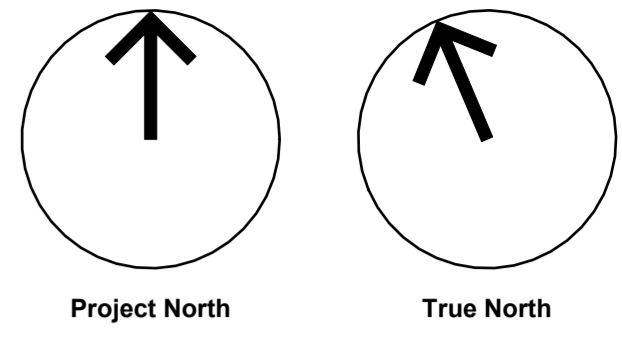
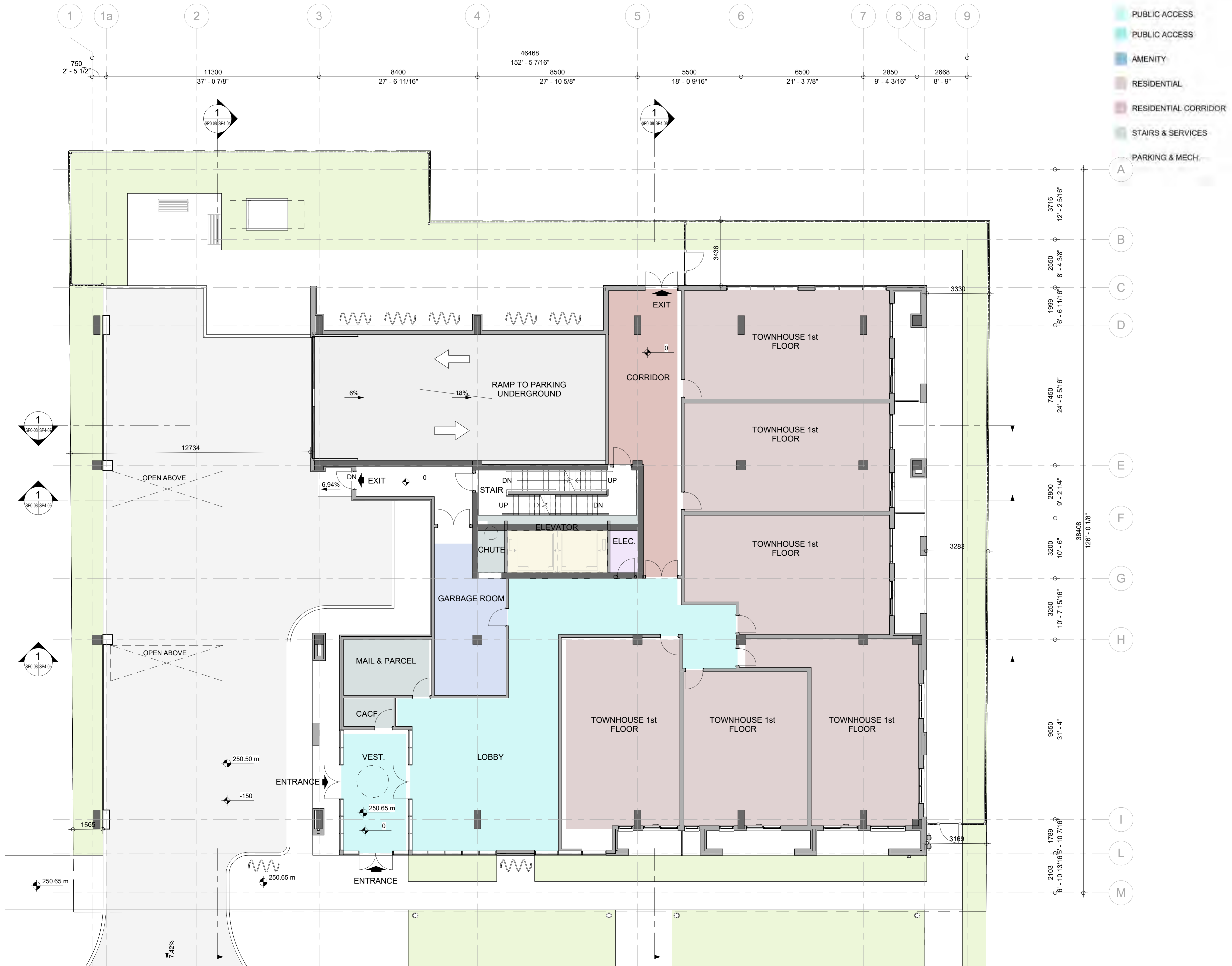
SRM
 architects+
 urban*designers

Project No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:00:05 PM

LEVEL P1 FLOOR PLAN

Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: r1
 Drawing No.: SP1-P1

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision



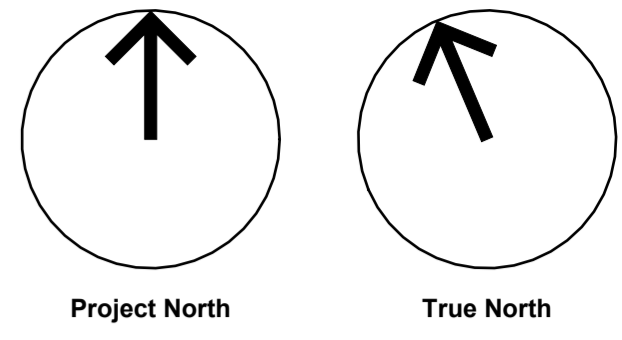
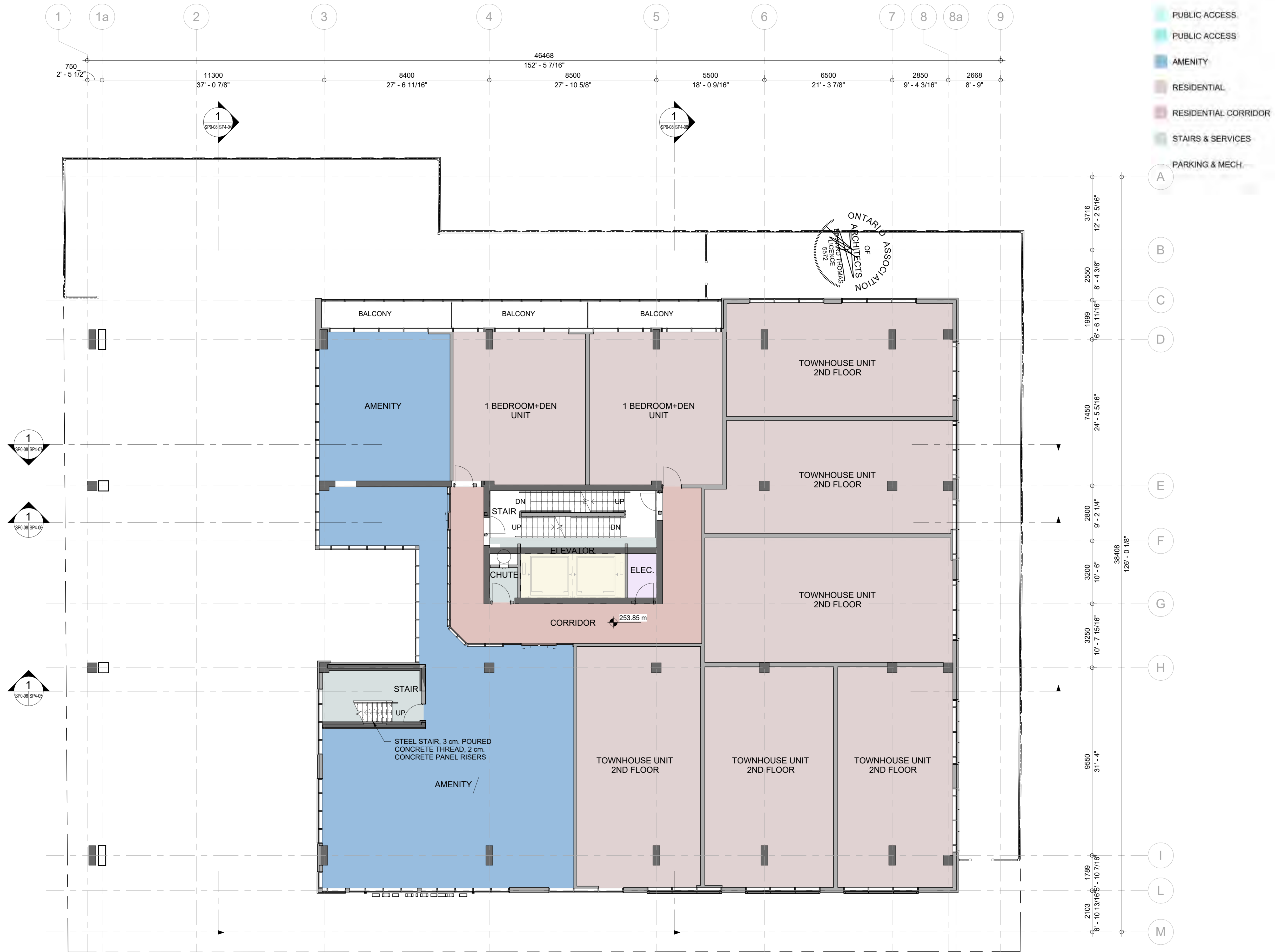
Project Name / Address:
FARHI
192-196 CENTRAL AVE.

Project No:	22084
Drawing Date:	07/04/23
Drawn by:	AG
Checked by:	ZK
Office Location:	TORONTO
Plot Date / Time:	28-Jul-23 3:00:07 PM

LEVEL 01 FLOOR PLAN

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-01

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:

FARHI
HOLDINGS CORPORATION

Project Name / Address:

FARHI
192-196 CENTRAL AVE.

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:00:08 PM

LEVEL 02 FLOOR PLAN

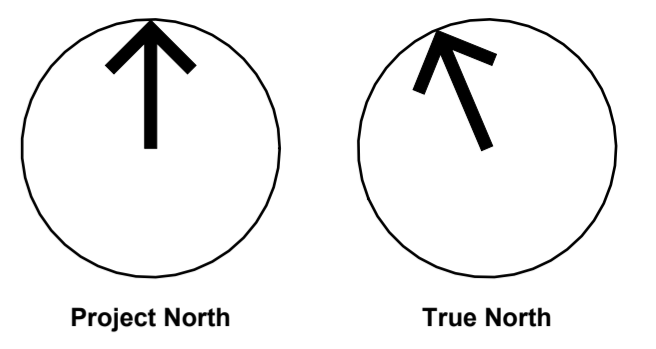
Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

Revision No.: r1

Drawing No.: SP1-02

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1	28 JULY 2023	ISSUED FOR REZONING

Client:

FARHI
HOLDINGS CORPORATION

Project Name / Address:

FARHI
192-196 CENTRAL AVE.

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:00:09 PM

LEVEL 03 FLOOR PLAN

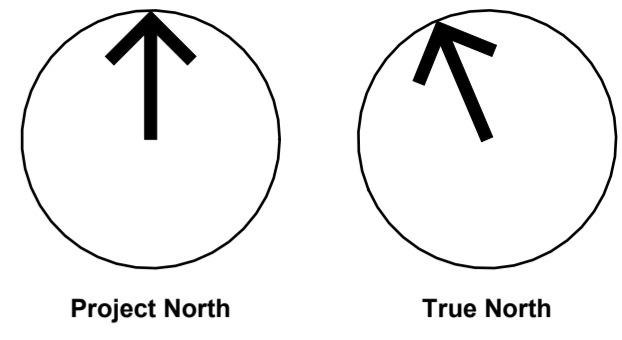
Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

Revision No.: r1

Drawing No.: SP1-03

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Client:
FARHI
192-196 CENTRAL AVE.

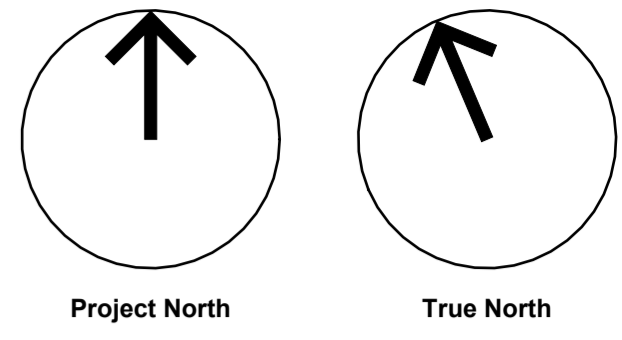
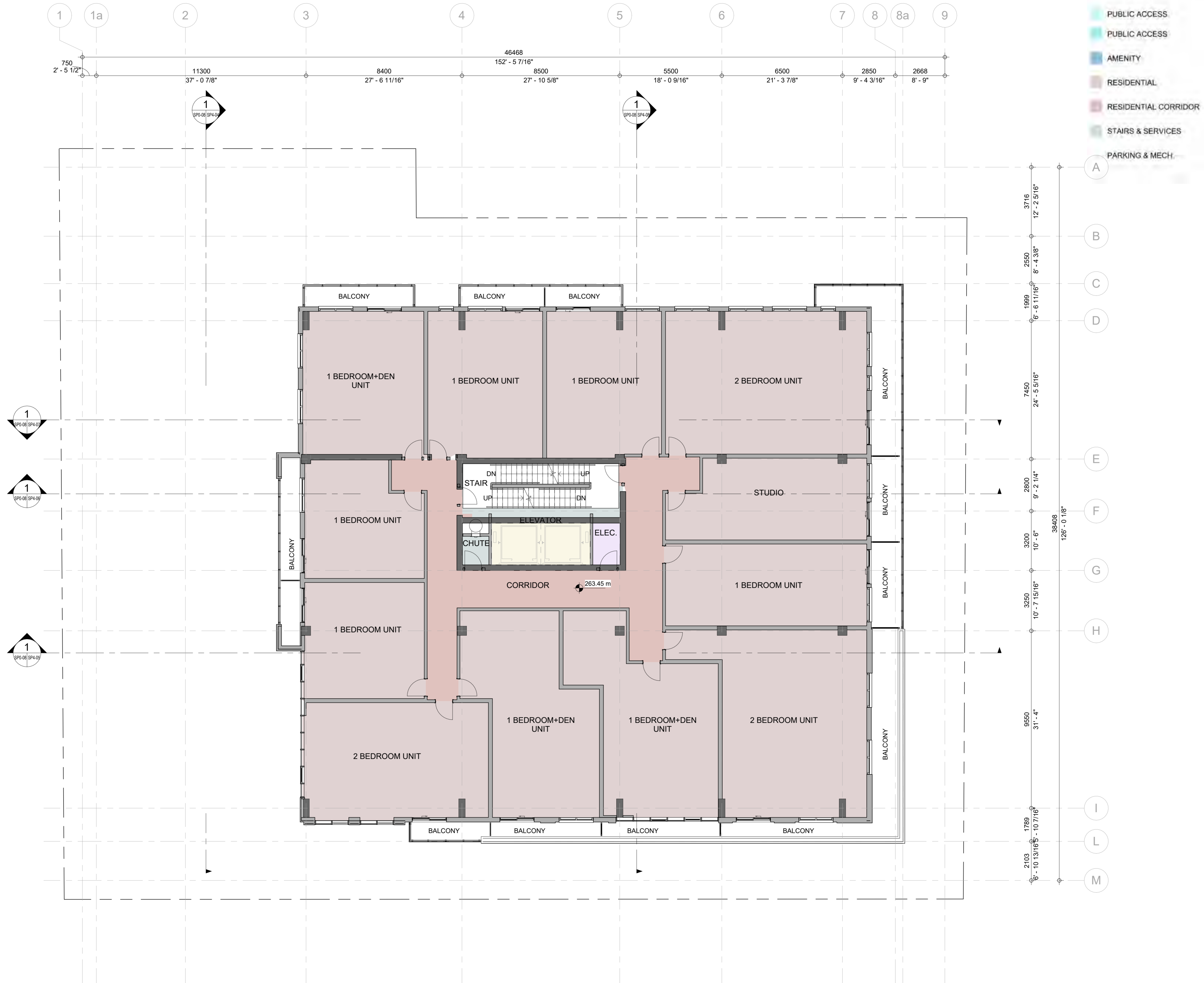
Project Name / Address:
FARHI
192-196 CENTRAL AVE.

Project No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:00:10 PM

LEVEL 04 FLOOR PLAN

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-04

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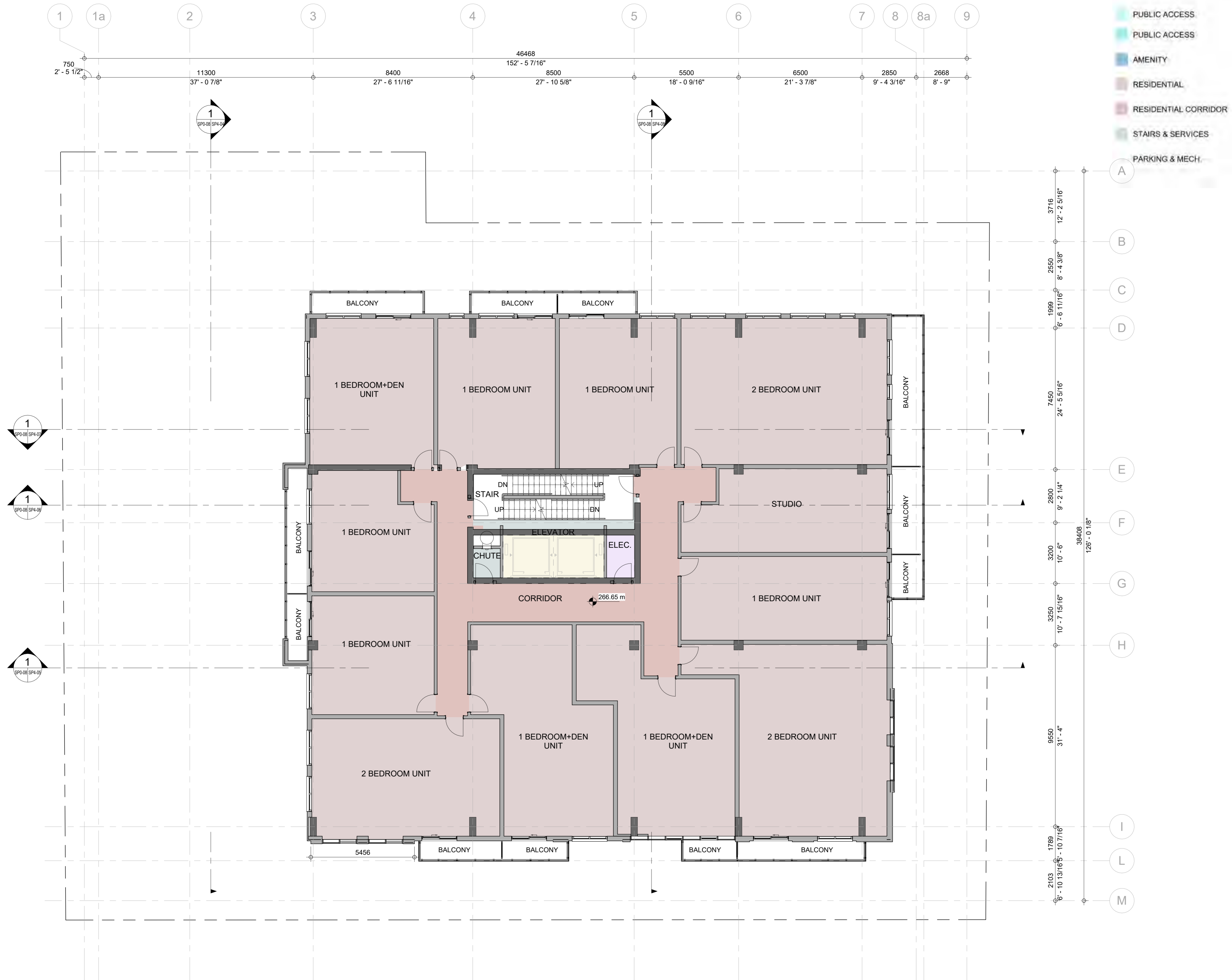
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FARHI
192-196 CENTRAL AVE.

Project No:	22084
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Drawn by:	AG
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Plot Date / Time:	28-Jul-23 3:00:11 PM

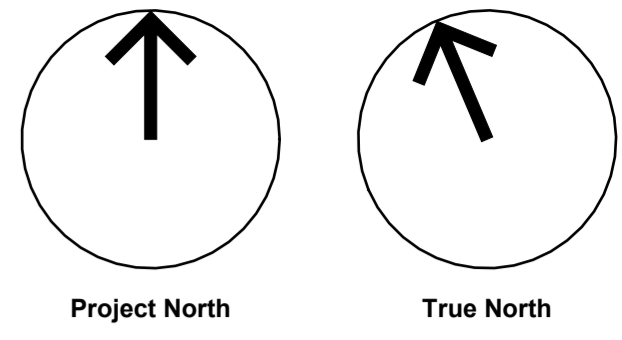
LEVEL 05 FLOOR PLAN

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-05

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- RESIDENTIAL
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- STAIRS & SERVICES
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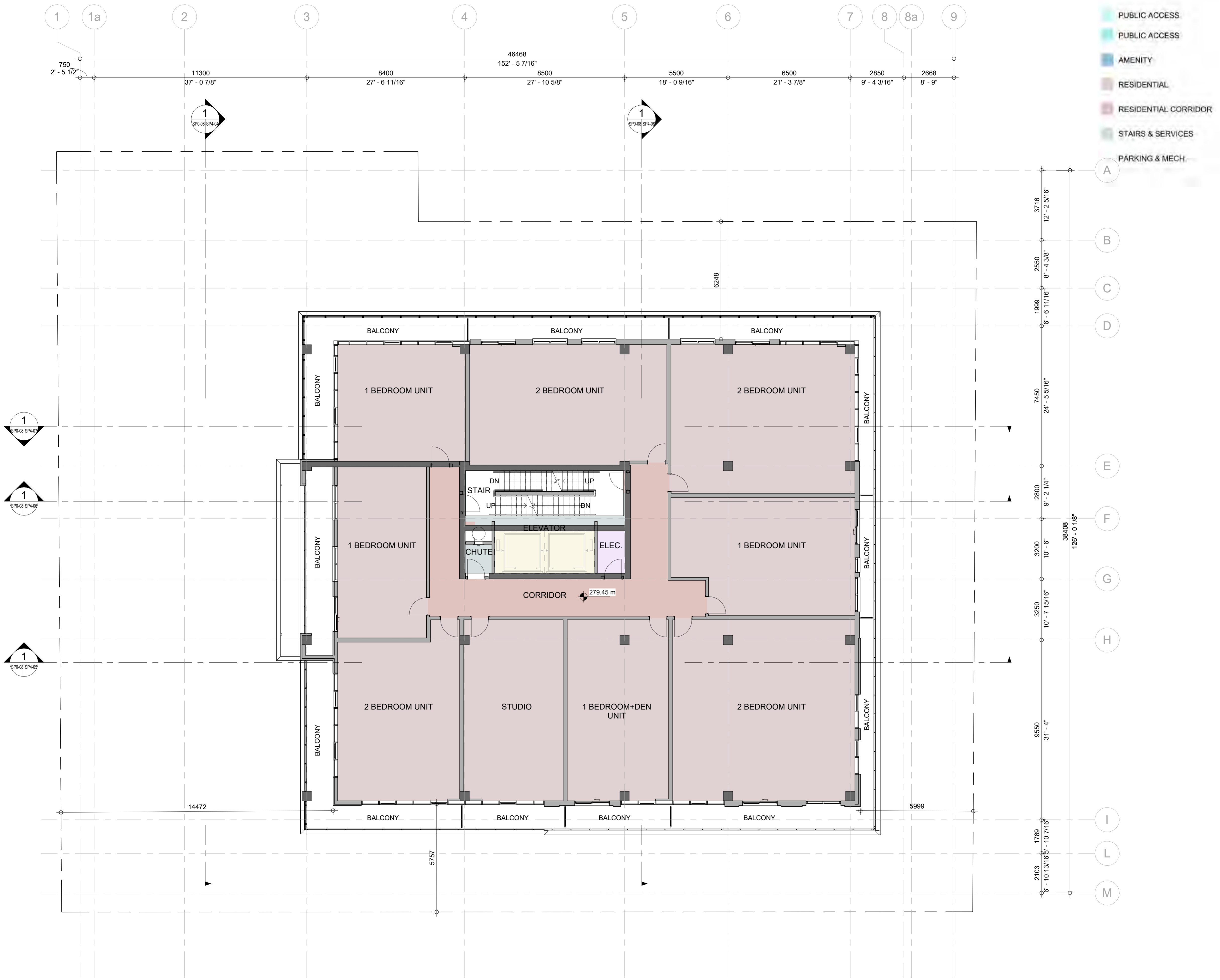
Project Name / Address:
FARHI
192-196 CENTRAL AVE.

Project No:	22084
Drawing Date:	07/04/23
Drawn by:	AG
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Plot Date / Time:	28-Jul-23 3:00:12 PM

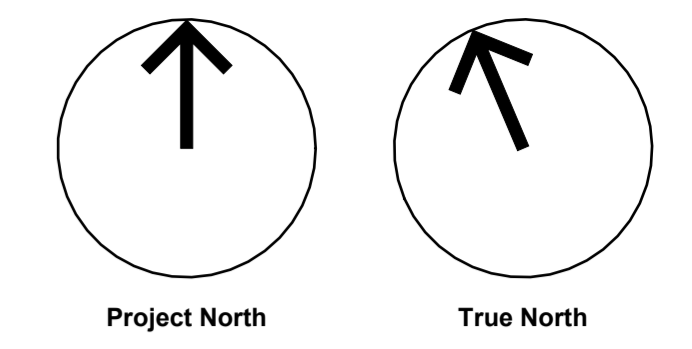
LEVEL 06 FLOOR PLAN

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-06

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FARHI
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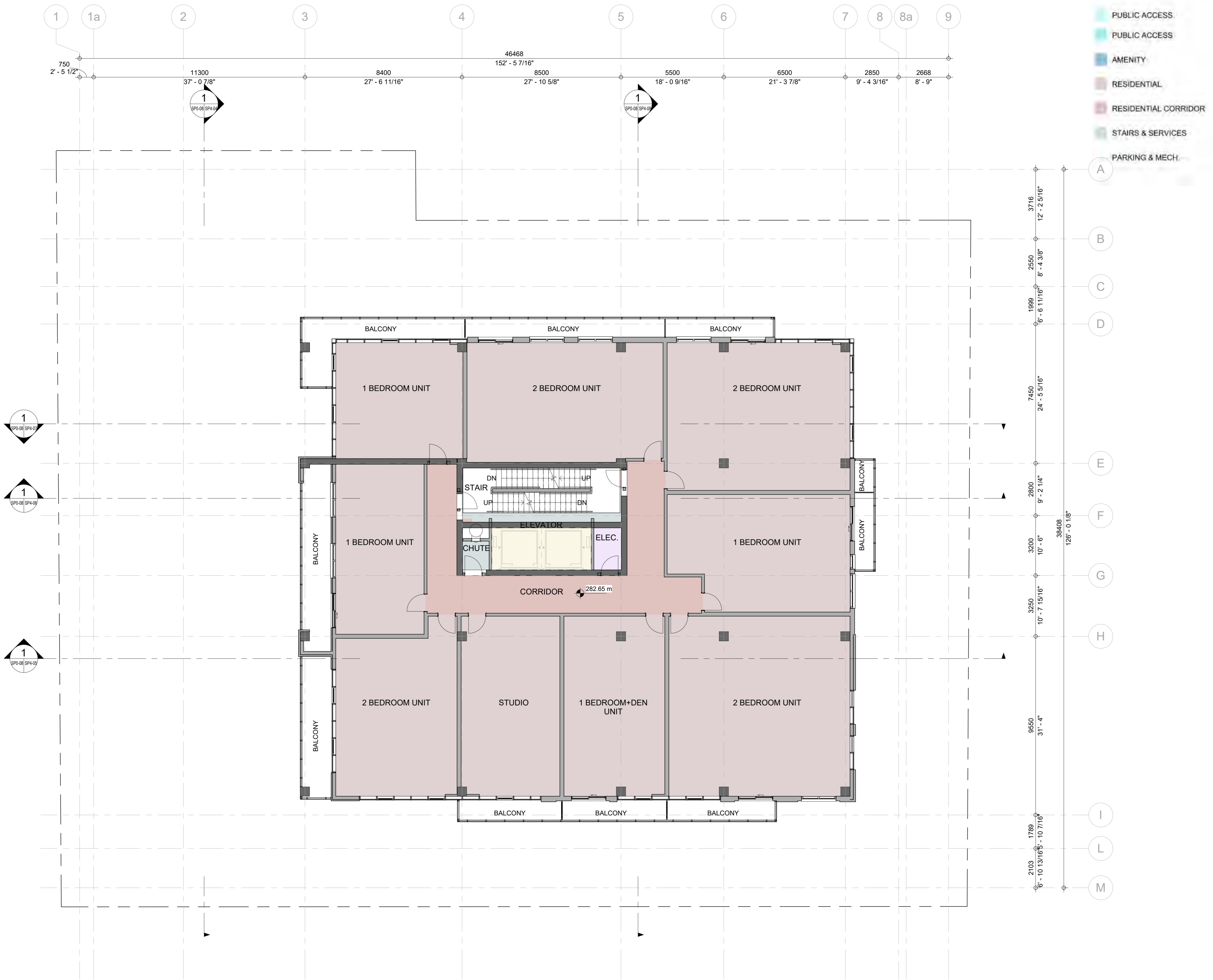
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Project No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
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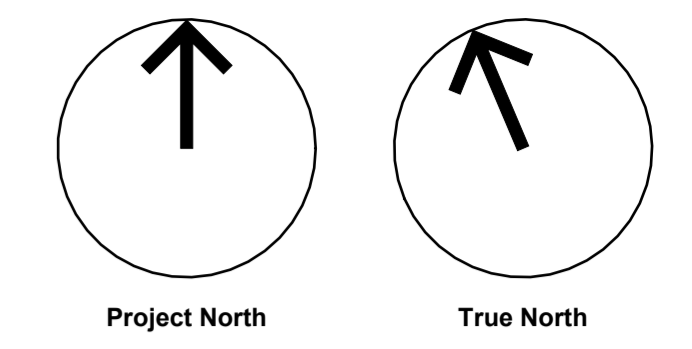
LEVEL 10 FLOOR PLAN

Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: **r1**
 Drawing No.: **SP1-08**

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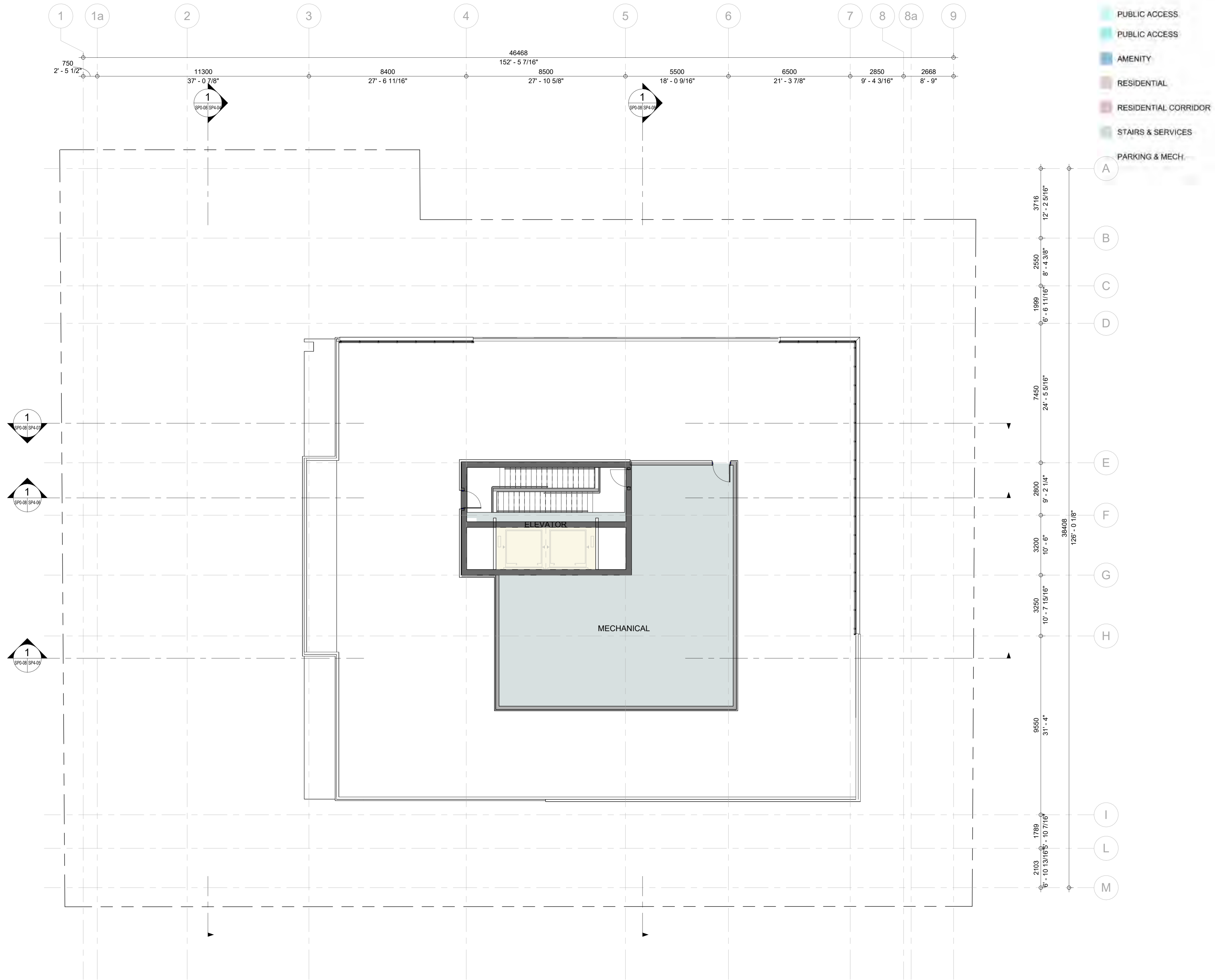
Project Name / Address:
FARHI
192-196 CENTRAL AVE.

Project No:	22084
Drawing Date:	07/04/23
Drawn by:	AG
Checked by:	ZK
Office Location:	TORONTO
Plot Date / Time:	28-Jul-23 3:00:14 PM

LEVEL 11-13 FLOOR PLAN

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-09

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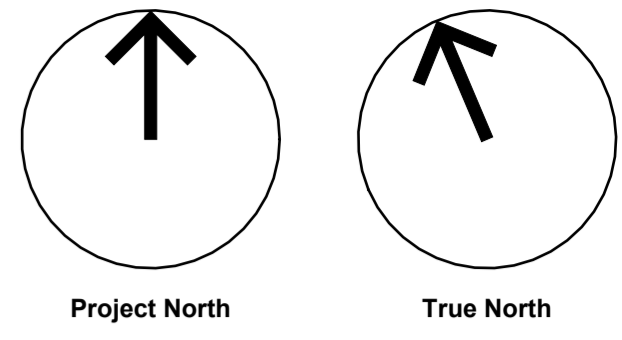
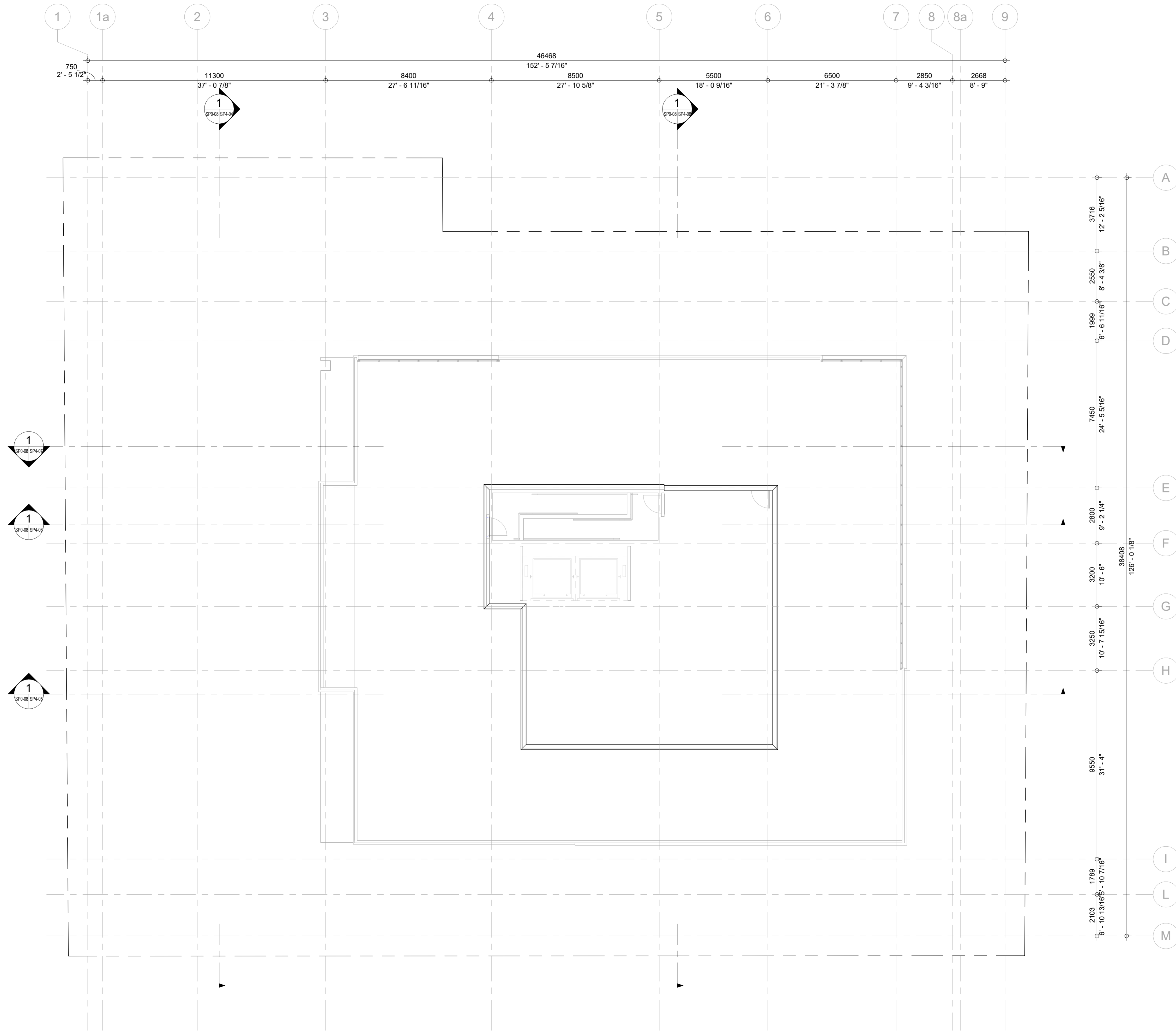
Client:
FARHI
192-196 CENTRAL AVE.

Project No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:00:15 PM

Drawing Name:
MECHANICAL FLOOR PLAN

Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: r1
 Drawing No.: SP1-10

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No.	Date	Revision

Client:

FARHI
HOLDINGS CORPORATION

Project Name / Address:

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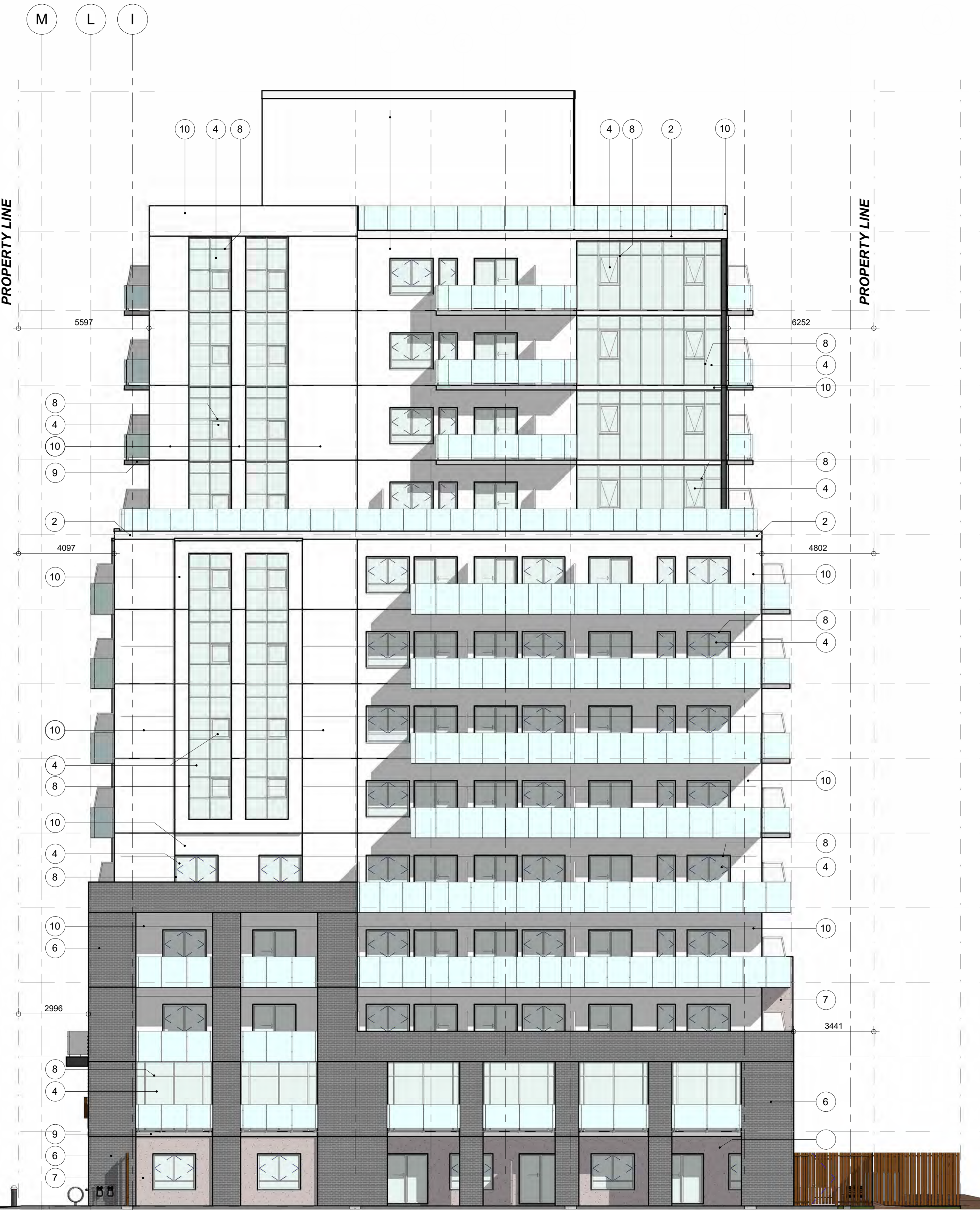
SRM
architects+
urban*designers

Project No: 22084
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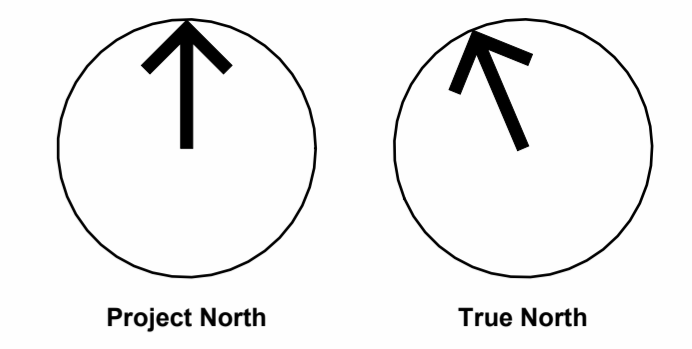
ROOF PLAN

Drawing Scale: 1 : 100
Status: ISSUED FOR REZONING SUBMISSION
Revision No.: r1
Drawing No.: **SP1-11**

MATERIAL LEGEND		
#	Name	Description
2	Aluminum white	Aluminum 6061
4	Glazing - Window Glazing	Window Glazing
5	Aluminum dark grey	Aluminum 6061
6	Bricks black	BLACK BRICKS
7	Concrete, Precast	Precast concrete
8	Aluminum mid grey	Aluminum 6061
9	Concrete - Cast In Place	R1
10	Metal - Panel light grey tile	
13	Wood	



ROOF TOSS	298450	47.80
MECHANICAL TOSS	292450	41.80
Level 13 TOFF	289050	38.40
Level 12 TOFF	285850	35.20
Level 11 TOFF	282650	32.00
Level 10 TOFF	279450	28.80
Level 09 TOFF	276250	25.60
Level 08 TOFF	273050	22.40
Level 07 TOFF	269850	19.20
Level 06 TOFF	266650	16.00
Level 05 TOFF	263450	12.80
Level 04 TOFF	260250	9.60
Level 03 TOFF	257050	6.40
Level 02 TOFF	253850	3.20
Level 01 TOFF	250650	0.00



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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING



Client:

FARHI
192-196 CENTRAL AVE.

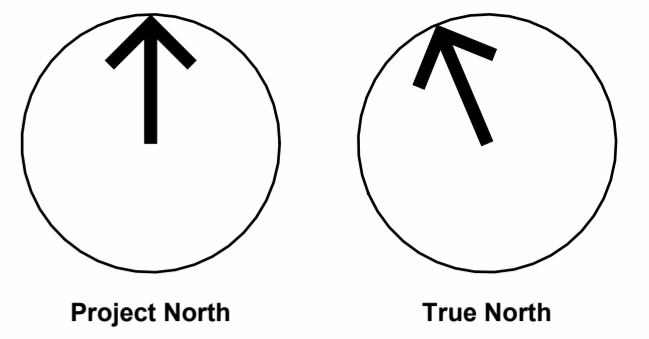
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Drawing Date:	07/04/23
Drawn by:	AG
Checked by:	ZK
Office Location:	TORONTO
Plot Date / Time:	28-Jul-23 3:00:30 PM

Drawing Name:
BUILDING ELEVATION EAST

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	

SP4-00

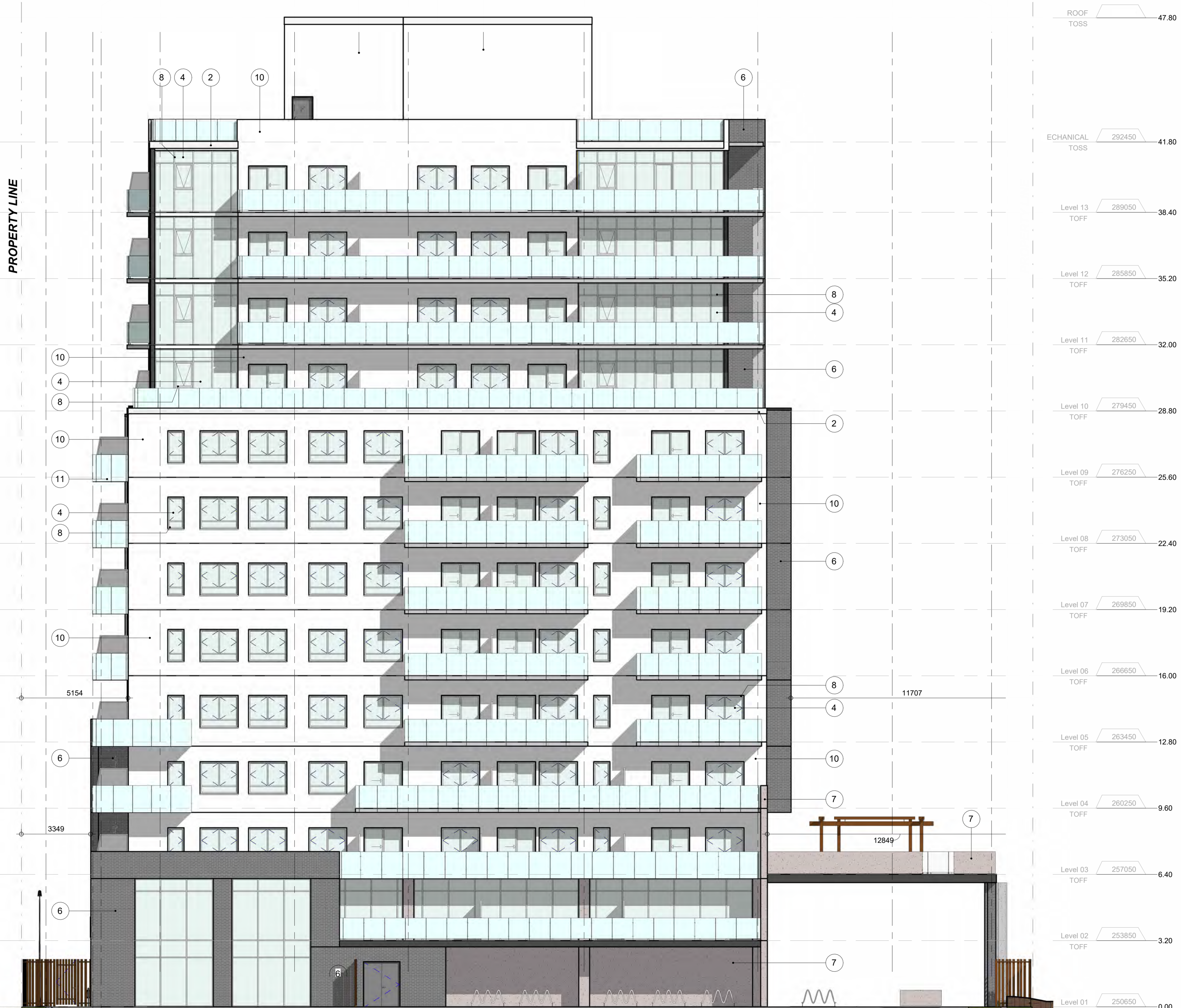
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4	Glazing - Window Glazing	Window Glazing
5	Aluminum dark grey	Aluminum 6061
6	Bricks black	BLACK BRICKS
7	Concrete, Precast	Precast concrete
8	Aluminum mid grey	Aluminum 6061
9	Concrete - Cast In Place	R1
10	Metal - Panel light grey tile	
13	Wood	



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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING

Client:
FARHI HOLDINGS CORPORATION
 Project Name / Address:

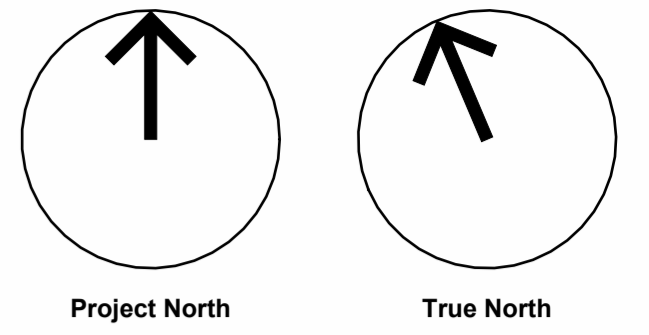
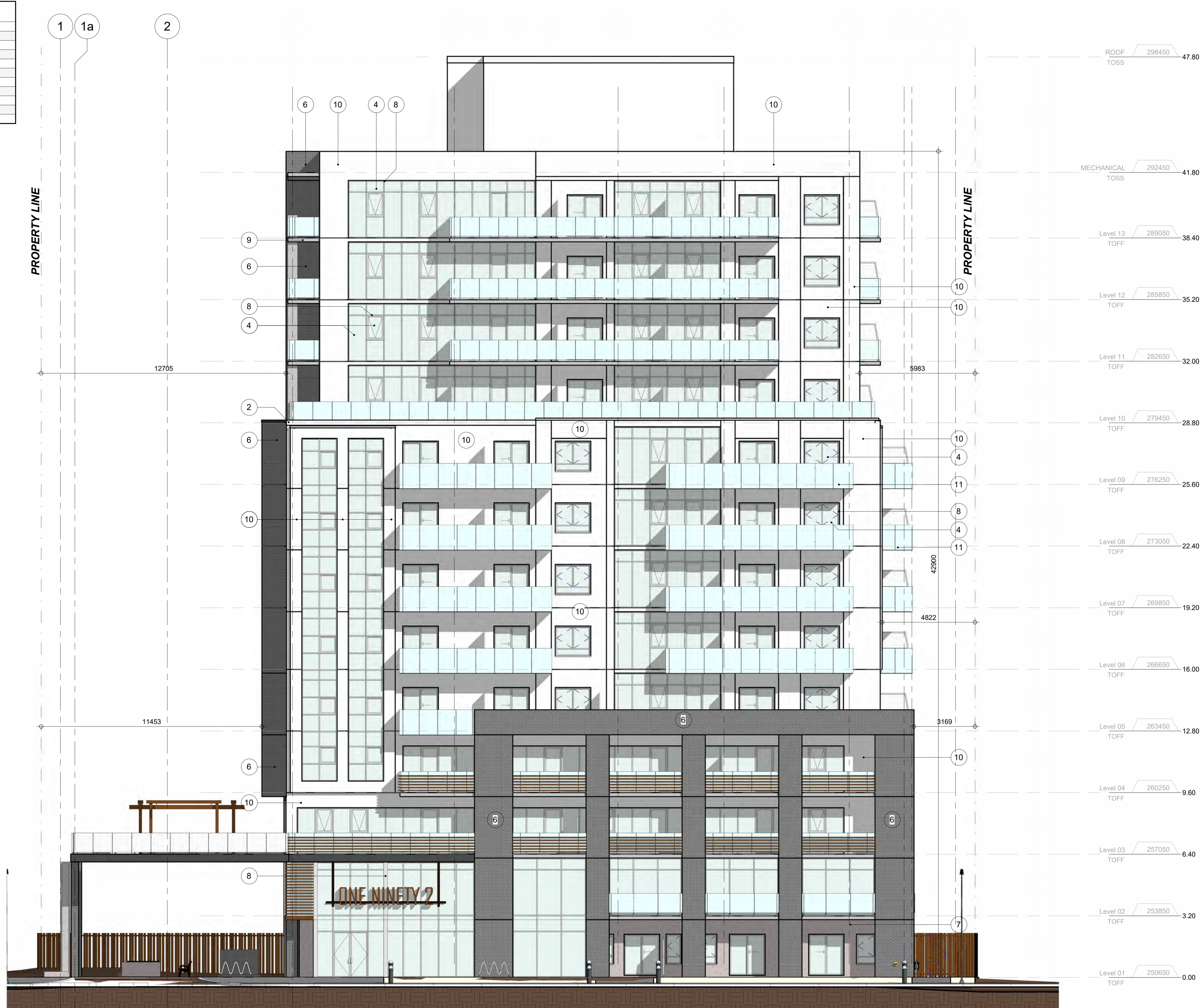
FARHI
192-196 CENTRAL AVE.

Project No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:00:48 PM

BUILDING ELEVATION NORTH

Drawing Name:
 Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: r1
 Drawing No.: **SP4-01**

MATERIAL LEGEND		
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4	Glazing - Window Glazing	Window Glazing
5	Aluminum dark grey	Aluminum 6061
6	Bricks black	BLACK BRICKS
7	Concrete, Precast	Precast concrete
8	Aluminum mid grey	Aluminum 6061
9	Concrete - Cast In Place	R1
10	Metal - Panel light grey tile	
13	Wood	



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Client:

FARHI
HOLDINGS CORPORATION

Project Name / Address:

FARHI
192-196 CENTRAL AVE.

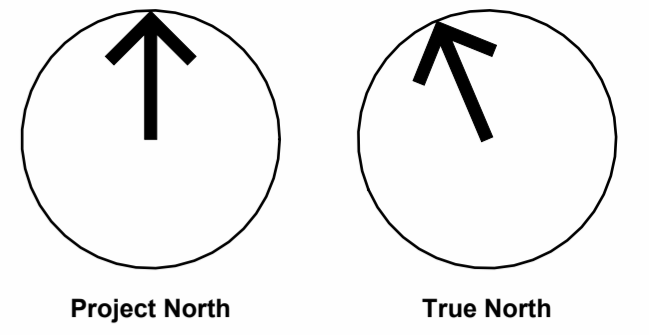
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 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:01:08 PM

Drawing Name:
BUILDING ELEVATION SOUTH

Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: r1
 Drawing No.: SP4-02

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 C:\Users\AGregori\Desktop\22084 - Construction Drawings_01.rvt

MATERIAL LEGEND		
#	Name	Description
2	Aluminum white	Aluminum 6061
4	Glazing - Window Glazing	Window Glazing
5	Aluminum dark grey	Aluminum 6061
6	Bricks black	BLACK BRICKS
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1	28 JULY 2023	ISSUED FOR REZONING

Client:

FARHI
HOLDINGS CORPORATION

Project Name / Address:

FARHI
192-196 CENTRAL AVE.

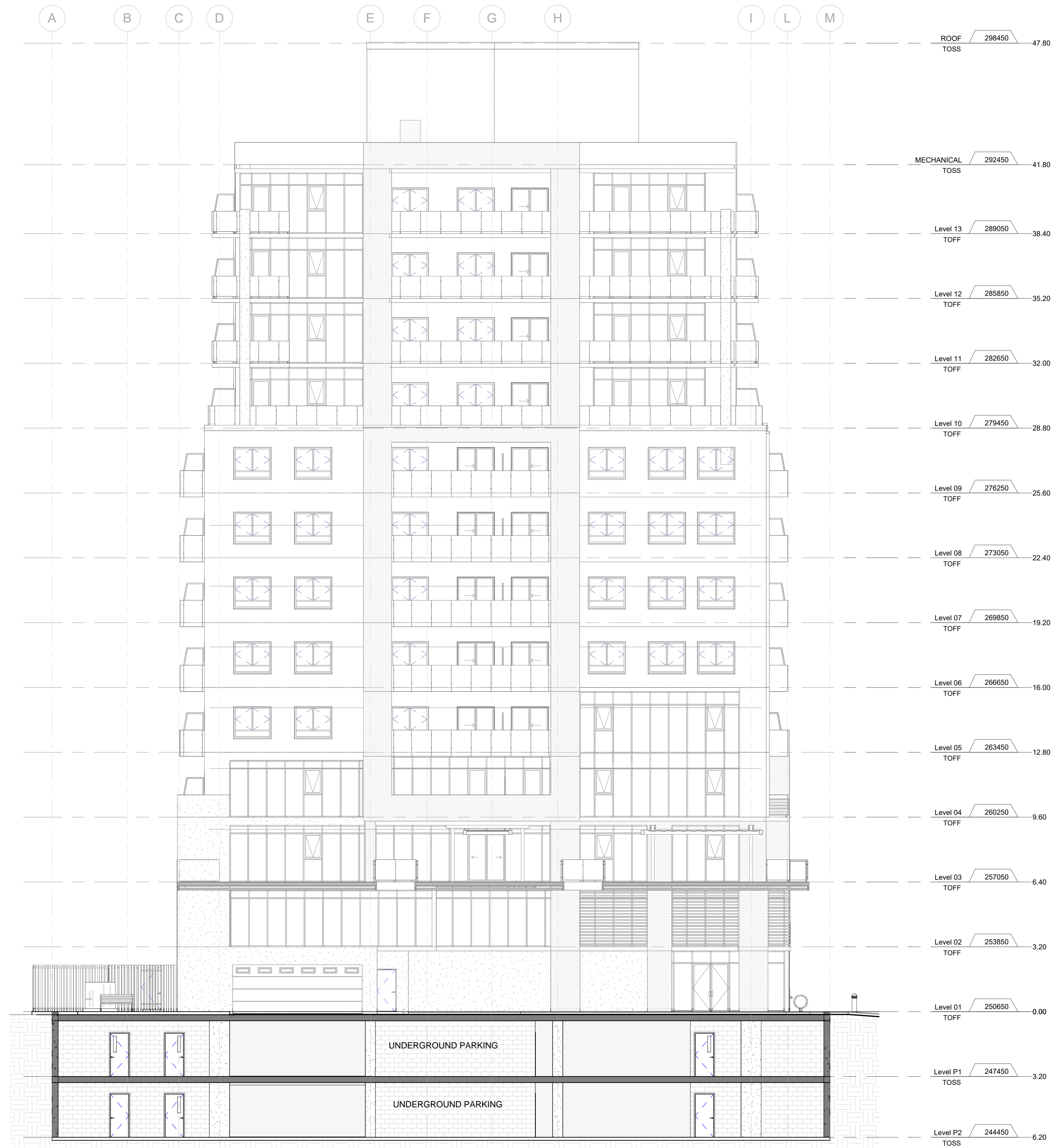
Project No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:01:24 PM

Drawing Name:
BUILDING ELEVATION WEST

Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: r1
 Drawing No.: SP4-03

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultants best judgement in light of the information available to him at the time of preparation and any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
 C:\Users\A\Gregory\Desktop\22084 - Construction drawings_01.rvt

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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING

Client:



Project Name / Address:

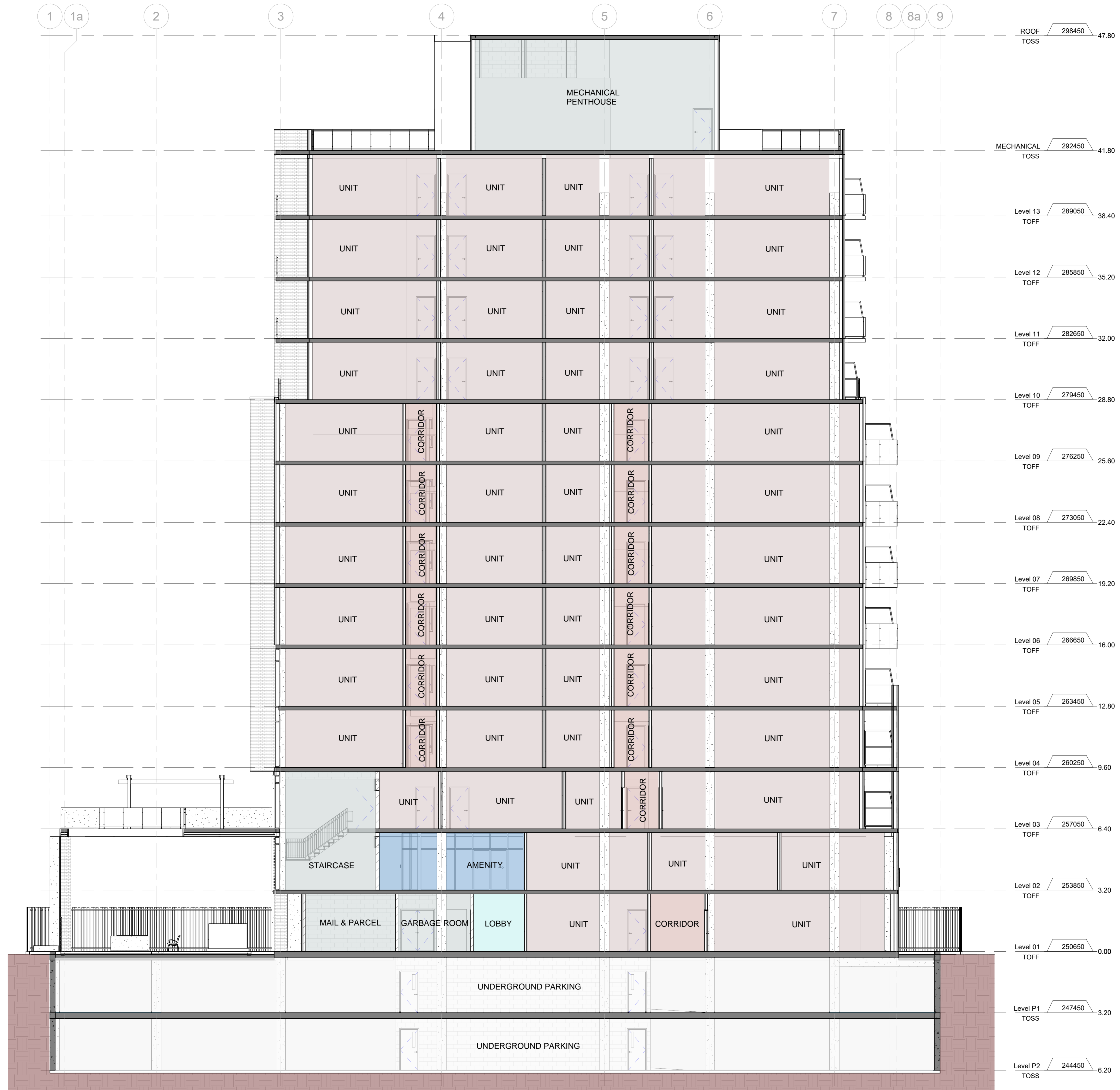
FARHI
192-196 CENTRAL AVE.

Project No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:01:31 PM

BUILDING SECTION 1

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP4-04

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- PUBLIC ACCESS
- PUBLIC ACCESS
- AMENITY
- RESIDENTIAL
- RESIDENTIAL CORRIDOR
- STAIRS & SERVICES
- PARKING & MECH.

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Client:

FARHI
HOLDINGS CORPORATION

Project Name / Address:

FARHI
192-196 CENTRAL AVE.

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

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Drawing Name: **BUILDING SECTION 2**

Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

Revision No.: **r1**

Drawing No.: **SP4-05**



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No.	Date	Revision

Client:

FARHI
HOLDINGS CORPORATION

Project Name / Address:

FARHI
192-196 CENTRAL AVE.

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG

Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:01:40 PM

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BUILDING SECTION 3

Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

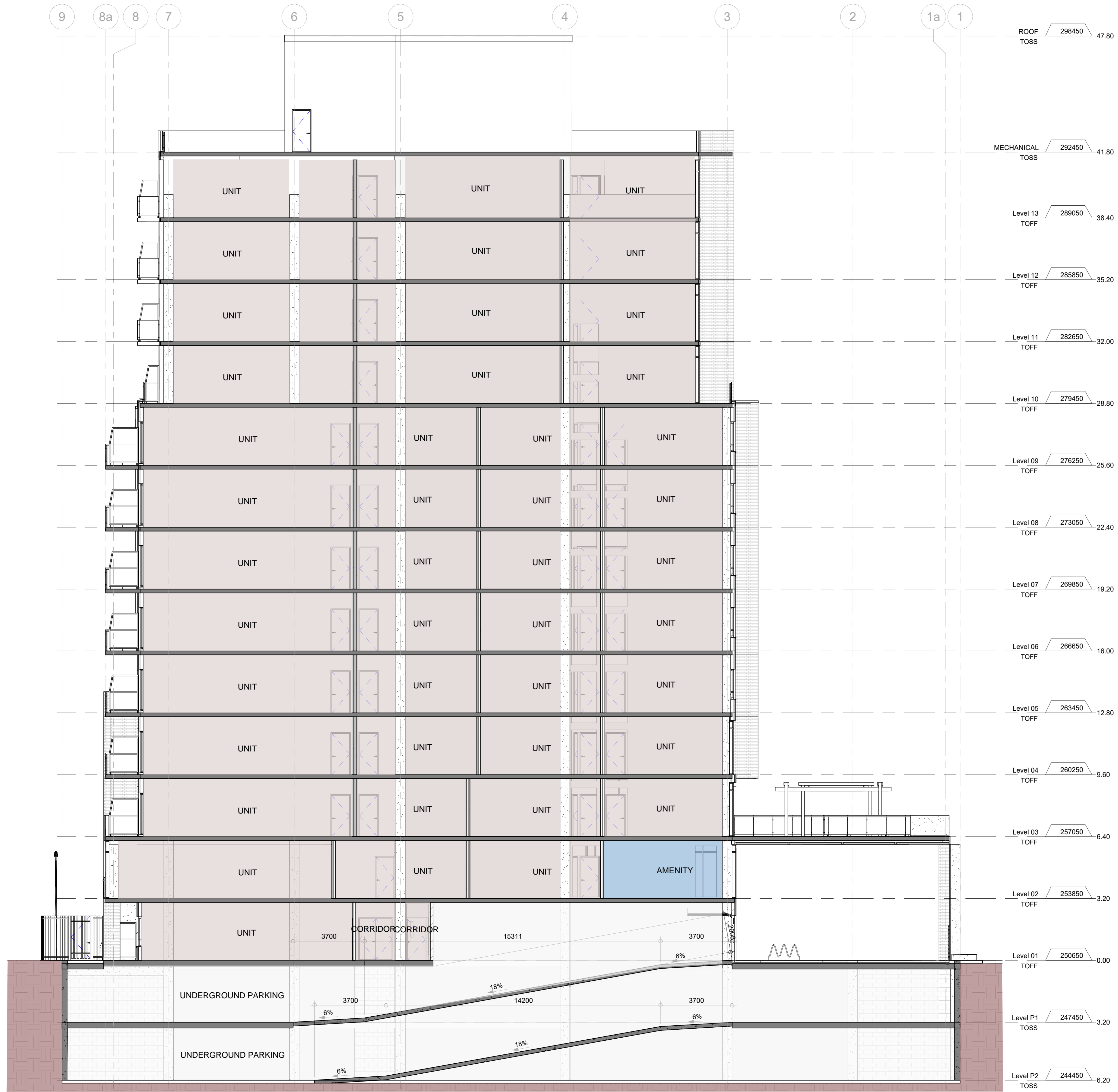
Revision No.: **r1**

Drawing No.: **SP4-06**

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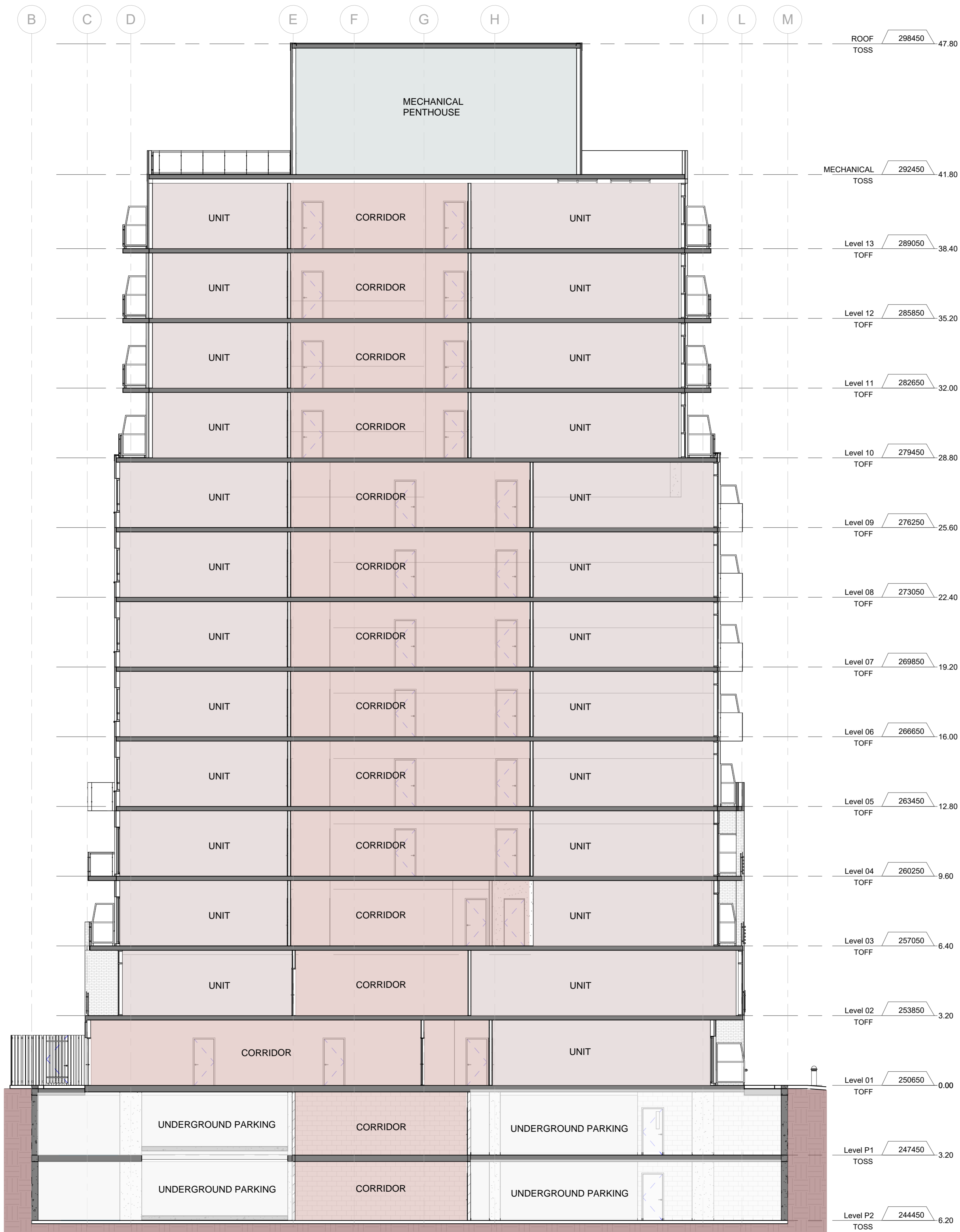
Project Name / Address:
FARHI
192-196 CENTRAL AVE.

Drawing No: 22084
 Drawing Date: 07/04/23
 Drawn by: AG
 Checked by: ZK
 Office Location: TORONTO
 Plot Date / Time: 28-Jul-23 3:01:43 PM

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BUILDING SECTION 4

Drawing Scale: 1 : 100
 Status: ISSUED FOR REZONING SUBMISSION
 Revision No.: **r1**
 Drawing No.: **SP4-07**



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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING



Project Name / Address:

FARHI
192-196 CENTRAL AVE.

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:01:44 PM

Drawing Name:

BUILDING SECTION 5

Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

Revision No.: **r1**

Drawing No.: **SP4-08**

Appendix C

North Talbot Cultural Heritage Landscape Property Profiles

190 Central Avenue

Cultural Heritage Status: None

Date of Construction: c. 1907 - 1915

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half storey, red brick residential structure with a cross-hipped roof with a front gable, a raised, covered entry beneath a pediment, a wraparound verandah with a low hipped roof, double-hung windows with transoms on the second storey, and a glazed front doors. It is located on the north side of Central Avenue between St. George Street and Richmond Street, adjacent to a surface parking lot.

Property History: A wood framed structure appears up to the 1907 FIP and is replaced sometime before the 1915 FIP. Interestingly, it appears that the Cartwright family occupied both the original and the new building. The occupation of residents J.P. Cartwright, and Mrs. L. Cartwright are not provided.

	Potential CHV	Rationale
Design/Physical Value		As an early-20th-century residential property that does not seem to be representative of a style or typology, the property does not appear to hold significant design/physical value.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



191 Central Avenue

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1884

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey former residential structure with a hipped roof with projecting eaves, horizontal siding, double-hung windows with exterior shutters and fabric awnings at the second storey, an enclosed wrap-around verandah with fabric awnings, and a side hall plan with a recessed front door. The property has been converted to commercial use, and a storefront now occupies the enclosed verandah. It is located on the south side of Central Avenue, west of Richmond Street.

Property History: Although the *Register of Cultural Heritage Resources* provides a construction date of 1881, the property is not listed in City Directories until 1884. James Reid is identified as the first occupant. On the 1907, 1915, and 1922 FIPs the structure is shown as a duplex, with the address numbers of 189 and 191. The 1887-1890 directories lists cigar manufacturer Hugh McKay at this address. McKay & Company was a major cigar manufacturing firm in 19th century London. Goodspeed's History of Middlesex County notes that at that time (1889) the company employed over 100 people and manufactured over 3.5 million cigars annually.

	Potential CHV	Rationale
Design/Physical Value		This adaptively reused late-19th-century residence does not seem representative of a style or typology, and does not appear to hold significant design/physical value.
Historical/Associative Value	✓	This property is associated with Cigar manufacturer Hugh McKay.



Contextual Value	✓	As a former late-19th-century residence that has been converted to commercial use, located where a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences meets Richmond Street, the property reflects patterns of commercial development, contributing to an eclectic, historic commercial streetscape that continues around the corner on Richmond Street.
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Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; A History of Middlesex County, Goodspeed, 1889.



192-196 Central Ave

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: n/a

Sub-Area: First Suburb



Property Description: This property consists of a surface parking lot on the north side of Central Avenue, west of Richmond Street.

Property History: FIPs show that the property at 192 and 196 Central Avenue originally contained two detached brick houses, constructed sometime prior to 1888. These houses remained on the property until around 2006 when they were replaced with the present parking lot.

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Google Earth.



193-197 Central Avenue

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a surface parking lot, where the former structures were demolished in c.2005. It is located on the south side of Central Avenue, west of Richmond Street.

Property History: The 1922 FIP shows that this property originally contained two structures. 193 Central Avenue was single-storey wood frame house, and 197 Central Avenue was a two-and-a-half storey brick house. These were demolished around 2005.

Sources: FIP:1912 Rev. 1922, Sheet 8; Google Earth



204 Central Avenue

Cultural Heritage Status: None

Date of Construction: c. 1901-1907

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey, Queen Anne-style, buff brick former residential structure with a hipped roof, a projecting front gable with carved wood bargeboards, shingle imbrication, and a pair of windows in the gable, a single-pane window on the second storey with a splayed brick window head, a pair of windows with an arched transom and brick voussoirs on the second storey, a side hall plan, and a front door with a transom window and a sidelight. A front verandah with wood columns has been modified to house a storefront, with a large storefront window and a wraparound awning. The property is located on the north side of Central Avenue, west of Richmond Street.

Property History: The 1888 FIP shows that wood framed structure was originally located on this property. This address is listed in City Directories up to 1899, and disappears in 1900. The current house was constructed sometime between 1901 and 1907, as it is not listed in the 1901 Directory, but is shown on the 1907 FIP. The 1908 Directory lists Mrs. C. Wren at this location, but does not provide details of her occupation.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a Queen Anne-style former residence that has been adapted to commercial reuse. It is notable for its hipped roof, front gable with carved wood bargeboards and shingle imbrication, windows on the second storey with splayed brick window head and brick voussoirs, respectively, front door with transom window and sidelight, and wood verandah that has been modified to house a commercial storefront.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.



Contextual Value	✓	As a former late-19th-century residence that has been converted to commercial use, located where a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences meets Richmond Street, the property reflects later patterns of commercial development, contributing to an eclectic, historic commercial streetscape that continues around the corner on Richmond Street.
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Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



195 Hyman Street

Cultural Heritage Status: None

Date of Construction: 1922

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey residential structure with horizontal siding, a hipped roof, a central hipped-roof dormer, a front verandah with a shed roof and wood posts, a central hall plan, and a six-over-six window to each side of the central front door. It is located on the south side of Hyman Street, west of Richmond Street.

Property History: The 1907 FIP shows that a block of four wood framed rowhouses were once located at 195-201 Hyman Street. These structures were very short-lived, having been demolished by the time the 1922 FIP was published. MPAC notes that the current structure was constructed in 1922, and the foundation of 197 Hyman Street is shown on the 1922 FIP.

	Potential CHV	Rationale
Design/Physical Value	✓	The property is a representative example of an early-20th-century worker's cottage, notable for its hipped roof, central hipped-roof dormer, front verandah with a shed roof, central hall plan, and symmetrically placed windows.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	Along with an adjacent former worker's cottage at 195 Hyman Street that has a similar form and massing, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.



Sources: MPAC; FIP (1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29)



197 Hyman Street

Cultural Heritage Status: None

Date of Construction: 1922

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, painted brick residential structure with a hipped roof, a central hipped-roof dormer, a front verandah with a shed roof and brick and wood posts, a central hall plan, and a double-hung window to each side of the central front door. It is located on the south side of Hyman Street, west of Richmond Street.

Property History: The 1907 FIP shows that a block of four wood framed rowhouses were once located at 195-201 Hyman Street. These structures were very short-lived, having been demolished by the time the 1922 FIP was published. MPAC notes that the current structure was constructed in 1922, and a foundation is shown on the 1922 FIP.

	Potential CHV	Rationale
Design/Physical Value	✓	The property is a representative example of an early-20th-century worker's cottage, notable for its hipped roof, central hipped-roof dormer, front verandah with a shed roof, central hall plan, and symmetrically placed double-hung windows.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	Along with an adjacent former worker's cottage at 195 Hyman Street that has a similar form and massing, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

Sources: MPAC; FIP (1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29)



199 Hyman Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1888

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of two structures located on the south side of Hyman Street, west of Richmond Street. At the rear is a two-and-a-half-storey, buff brick Victorian carriage house. It features a gabled roof, several blind windows on the ground storey, with clerestory windows above, a second-storey entryway with a porch, and two stacked windows with an arched transom in the gable. The street-facing structure is a much later two-storey, multi-unit residential building with a partial above-ground basement, a stucco or concrete panel exterior, a flat roof, and a symmetrical façade with a central entry accessed by a stair from the sidewalk.

Property History: Constructed in 1888 according to the *Register of Cultural Heritage Resources*, this property appears to be associated with a residential structure which was formerly located at 615 Richmond Street. Based on the 1907 FIP it was used as a garage/carriage house at the rear of the property. In the 1880s, Mrs. Mary Christie was the occupant of 615 Richmond Street, although her occupation is not listed in either the street or alphabetical section of the City Directories. The 1922 FIP labels this structure as an automobile garage. Aerial photos and geodetic mapping suggest that the house at 615 Richmond Street was demolished during the 1940s or 1950s.

The street-facing structure was constructed sometime after 1965, and replaced a single detached house. Geodetic mapping indicates that this house was likely of the same/similar design to the houses at 195 and 197 Hyman.

	Potential CHV	Rationale
Design/Physical Value	✓	The structure to the rear of the property is a rare example of a Victorian-era carriage house, notable for its gabled form, windows with an arched transom in the gable, and clerestory windows along the side. The street-facing structure is a typical late-20th-century multi-unit residence that lacks design/physical value.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.



Contextual Value	✓	While it does not contribute to a cohesive streetscape, with a large surface parking lot to the east and residences reflecting a variety of eras and styles elsewhere on the street, this property is historically linked to its context. It is one of the only remaining early buildings on Hyman Street.
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Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; London Air Photo Collection, 1945-1965; Geodetic Survey of London, 1957.



Appendix D

Curriculum Vitae



EDUCATION

2006
Masters of Arts (Planning)
University of Waterloo

1998
Bachelor of Environmental Studies
University of Waterloo

1998
Bachelor of Arts (Art History)
University of Saskatchewan

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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Stouffville Heritage Conservation District Study
Alton Heritage Conservation District Study, Caledon
Port Stanley Heritage Conservation District Plan
Port Credit Heritage Conservation District Plan, Mississauga
Town of Cobourg Heritage Conservation District Plan updates
Rondeau Heritage Conservation District Study & Plan, Chatham Kent,
Barriefield Heritage Conservation District Plan Update, Kingston
Victoria Square Heritage Conservation District Study, Markham
Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes
Downtown Meaford Heritage Conservation District Study and Plan
Brooklyn and College Hill Heritage Conservation District Plan, Guelph
Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

Town of Aurora Municipal Heritage Register Update
City of Guelph Cultural Heritage Action Plan
Town of Cobourg Heritage Master Plan
Burlington Heights Heritage Lands Management Plan
City of London Western Counties Cultural Heritage Plan

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

Morningstar Mill, St Catherines
MacDonald Mowatt House, University of Toronto
City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

Redevelopment of 217 King Street, Waterloo (OLT)
 Redevelopment of 12 Pearl Street, Burlington (OLT)
 Designation of 30 Ontario Street, St Catharines (CRB)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB)
 Redevelopment of Langmaids Island, Lake of Bays (LPAT)
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (OMB)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Downtown Meaford HCD Plan (OMB)
 Designation of St Johns Church, Norwich (CRB - underway)

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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EDUCATION

2011

Higher Education Diploma
Cultural Development/ Gaelic
Studies
University of the Highlands and
Islands

2012

Bachelor of Arts
Joint Advanced Major in Celtic
Studies and Anthropology
Saint Francis Xavier University

2014

Master of Arts
World Heritage and Cultural
Projects for Development
UNESCO, University of Turin, the
International Training Centre of the
ILO

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel is a Senior Heritage Planner with MHBC and joined the firm in 2018. She holds a Master's degree from the University of Turin in collaboration with the International Training Centre of the ILO and *UNESCO* in World Heritage and Cultural Projects for Development. Rachel has experience in research and report writing for both public and private sector clients. She has experience in historical research, inventory work and evaluation on a variety of projects, including heritage conservation districts, cultural heritage evaluation reports and cultural heritage impact assessments.

Prior to joining MHBC, Rachel gained experience working for Municipal Development Services in rural settings. Rachel's B.A. has a Bachelor's degree (Joint Advanced Major with Honours) in Anthropology and Celtic Studies from Saint Francis Xavier University and Higher Education Diploma from the University of the Highlands and Islands which allowed her to work with tangible and intangible cultural heritage resources in Nova Scotia and Scotland.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)
Professional Member, International Council on Monuments and Sites (ICOMOS)
Candidate, Ontario Professional Planners Institute

PROFESSIONAL HISTORY

2022 - Present	Senior Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018 - 2022	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2018-2019	Member of Publications Committee, Waterloo Historical Society
2018	Member, Architectural Conservancy of Ontario- Cambridge
2016 - 2019	Secretary, Toronto Gaelic Society
2012 - 2021	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee

AWARDS / PUBLICATIONS / RECOGNITION

2008-2012	Historical Columnist for the Ayr News
2018	Waterloo Historical Society, "Old Shaw: The Story of a Kindly Waterloo County Roamer"
2012	Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
2014	The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
2012	Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

PROFESSIONAL DEVELOPMENT COURSES

2021	Indigenous Relations Program (University of Calgary)
2018	Building Officials and the Law (OBOA Course)
2017	AMCTO Map Unit 1
2010	Irish Archaeological Field School Certificate

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- Middlesex County Court House, National Historic Site, for development at 50 King Street
 - McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
 - City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
 - Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
 - 82 Weber Street and 87 Scott Street, City of Kitchener
 - 39 Wellington Street West, City of Brampton
 - 543 Ridout Street North, City of London
 - 34 Manley Street, Village of Ayr, Township of North Dumfries
 - Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
 - 174 St. Paul Street, Town of Collingwood (OLT)
 - 45 Duke Street, City of Kitchener
 - 383-385 Pearl Street, City of Burlington
 - St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
 - 250 Allendale Road, City of Cambridge
 - 249 Clarence Street, City of Vaughan
- Specific for Relocation of Heritage Buildings*
- 1395 Main Street, City of Kitchener
 - 10379 & 10411 Kennedy Road, City of Markham

CULTURAL HERITAGE SCREENING REPORT

Kelso Conservation Area, Halton County
 5th Side Road, County Road 53, Simcoe County
 Waterdown Trunk Watermain Twinning Project, City of Hamilton

CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (OLT)
- 6170 Fallsview Boulevard, City of Niagara Falls

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CURRICULUM VITAE

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CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener
- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)

- 16-20 Queen Street North, Kitchener (included Stabilization, Demolition and Risk Management Plan)
- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener
- 660 Sunningdale Road, London

DOCUMENTATION AND SALVAGE REPORTS

- 16-20 Queen Street North, City of Kitchener
- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 16-20 Queen Street North, Kitchener
- 50 King Street, London
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

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CURRICULUM VITAE

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HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/
HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington
- Stouffville Heritage Conservation District Study (Project Lead 2021-2022)
- Town of Aurora Heritage Register Update

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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Report to Community Advisory Committee on Planning

To: Chair and Members
Planning and Environment Committee
From: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design
Subject: 2023 Annual Heritage Report
Date: February 14, 2024

Recommendation

That this report be received for information.

Executive Summary

The purpose of this report is to provide the Community Advisory Committee on Planning with information regarding activities in 2023 on the heritage planning program, including information regarding archaeology, the Register of Cultural Heritage Resources, heritage property designations, Heritage Alteration Permits, demolition requests, and municipally owned heritage properties.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Annual Heritage Reports have been prepared since 2015 and submitted to the London Advisory Committee on Heritage/Community Advisory Committee on Planning:

- Memo to Community Advisory Committee on Planning, 2022 Heritage Planning Program: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=96964>
- Memo to London Advisory Committee on Heritage, 2021 Heritage Planning Program: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=89707>
- Memo to London Advisory Committee on Heritage, 2020 Heritage Planning Program: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=82837>

2.0 Discussion and Considerations

2.1 Legislative Changes

Amendments to the *Ontario Heritage Act* in Bill 23, *More Homes Built Faster Act*, were proclaimed on January 1, 2023. These amendments included, but are not limited to:

- Requiring a property to meet two or more of the prescribed criteria of O. Reg. 9/06 to merit designation under the *Ontario Heritage Act*
- Prescribing the evaluation criteria for the designation of a Heritage Conservation District
- Limiting the designation of a property under Section 29, *Ontario Heritage Act*, during a “prescribed event” to those listed on a municipal register
- Limiting the inclusion of a property on a municipal register to only two-years, followed by a five-year prohibition on re-listing a property

During 2023, staff have worked to implement the new legislative framework. For example, there were four (4) planning applications that were “Prescribed Events” under the new legislative framework. This required consideration of the potential cultural heritage value of a resource on those properties within the first 90-days of the planning application, resulting in staff recommendations to designate two of those properties; one property was ultimately designated under the *Ontario Heritage Act*.

Proposed amendments to the *Ontario Heritage Act* in Bill 139, *Less Red Tape, More Common Sense Act*, which would affect heritage designated places of worship was not proclaimed in 2023.

Staff will continue to monitor the status of the amendments for modifications to the City's Register of Cultural Heritage Resources or other processes, as applicable.

2.2 Archaeology

In 2023, 111 archaeological assessments were received and updated on the archaeological potential model. Most of these archaeological assessments were received as part of a planning application and are used to continuously update the archaeological potential model.

Additionally, an archaeological consultant was retained to undertake a review of archaeological integrity mapping in targeted areas. This project continued work completed during the development of the *Archaeological Management Plan* (2018) that focused on the historic urban core of London. This detailed analysis confirmed which areas retain integrity, from an archaeological perspective, to focus any requirements for an archaeological assessment during a planning application. The detailed analysis resulted in a reduction of 1,123.5 hectares (2,776 acres) of areas identified as formerly having archaeological potential within the City of London. Further review of specified areas can be considered as budget allows.

2.3 Register of Cultural Heritage Resources

The Register of Cultural Heritage Resources is an important reference tool – identifying the cultural heritage status of properties in London, including all heritage designated properties and heritage listed (non-designated) properties. The proactive identification of resources of potential cultural heritage value (non-designated properties) acts as an important flag to ensure those resources are further studied and evaluated prior to a major change like redevelopment or a demolition.

At the end of 2023, the City of London has:

- 3,954 heritage designated properties, including:
 - 3,611 properties in one of London's seven Heritage Conservation Districts designated pursuant to Part V, *Ontario Heritage Act*
 - 103 properties designated pursuant to both Parts IV and V, *Ontario Heritage Act*
 - 240 properties designated pursuant to Part IV, *Ontario Heritage Act*
- 2,201 heritage listed properties, including:
 - One cultural heritage landscape.

In total, there are 6,155 heritage listed properties and heritage designated properties are included on the City of London's Register of Cultural Heritage Resources.

No properties were added to the Register of Cultural Heritage Resources in 2023. In 2023, 8 properties were removed from the Register of Cultural Heritage Resources (see Section 2.7).

2.4 Individually Designated Heritage Properties

In 2023, three properties were individually designated under the *Ontario Heritage Act*:

- 81 Wilson Avenue (see Image 1)
- 1350 Wharncliffe Road South
- 634 Commissioners Road West^a

These properties were included on the Register of Cultural Heritage Resources prior to their heritage designation.

^a The property at 634 Commissioners Road West was also noted in the 2022 Annual Report. The heritage designating by-law for the property at 634 Commissioners Road West was passed in 2022 but registered (after no appeals were received) in 2023.



Image 1: Installation of the blue City of London Heritage Property plaque on the heritage designated property at 81 Wilson Avenue on November 22, 2023.

The appeal regarding the heritage designation of the properties at 183 Ann Street and 197 Ann Street is still before the Ontario Land Tribunal (OLT).

The appeal regarding the heritage designation of the property at 247 Halls Mill Road is still before the Conservation Review Board (CRB).

2.5 Heritage Conservation Districts

There are seven Heritage Conservation Districts in London designated pursuant to Part V, *Ontario Heritage Act*. No new Heritage Conservation Districts were designated in 2023.

2.6 Heritage Alteration Permits

The decision-making process enabled through the Heritage Alteration Permit application works to ensure that the heritage attributes of a heritage designated property are appropriately protected and conserved during the process of change. Heritage Alteration Permit approval is required for an alteration to an individually designated heritage property if it is “likely to affect” any of the property’s heritage attributes or as determined by the Classes of Alterations defined in the applicable Heritage Conservation District plan.

In 2023, 105 Heritage Alteration Permits (HAPs) applications pursuant to the *Ontario Heritage Act* were processed. Of these, 92% (97/105 Heritage Alteration Permits) were processed administratively pursuant to the Delegated Authority By-law (see Table 1 and Figures 1-2). The Delegated Authority By-law enables staff to approve, or approve with terms and conditions, Heritage Alteration Permit application that comply with applicable policies and guidelines. Staff are not able to refuse a Heritage Alteration Permit application under the Delegated Authority By-law.

Table 1: Summary of Heritage Alteration Permits (HAP) by review type and year.

	Delegated Authority HAPs	Municipal Council HAPs	Total HAPs
HAP applications (2023)	97	8	105
HAP applications (2022)	89	14	103
HAP applications (2021)	70	16	86
HAP applications (2020)	64	16	80
HAP applications (2019)	111	16	127

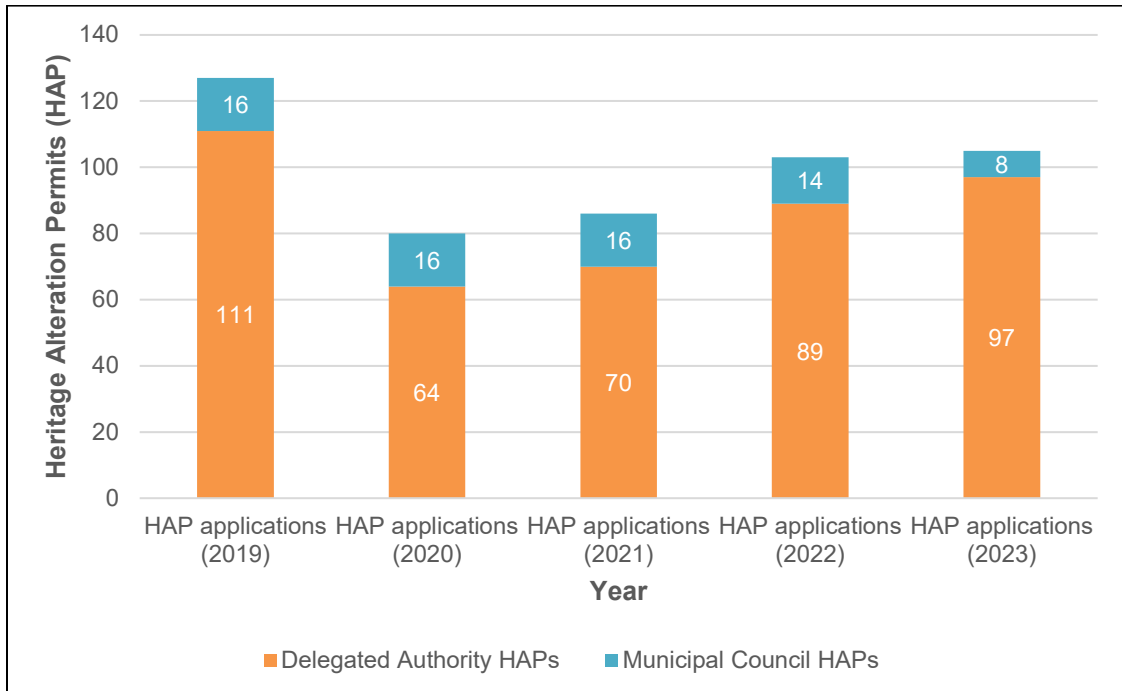


Figure 1: Stacked bar chart showing the proportion of Heritage Alteration Permit applications processed through the Delegated Authority By-law and those Heritage Alteration Permit applications requiring consultation with the CACP and a decision by Municipal Council since 2019.

The remaining eight (8) Heritage Alteration Permit applications met at least one of the “Conditions for Referral” in the Delegated Authority By-law, thus requiring consultation with the Community Advisory Committee on Planning (CACP) and a decision of Municipal Council to approve, approve with terms and conditions, or refuse the application. Of the eight Heritage Alteration Permit applications referred to the CACP and Municipal Council for a decision, only one (1) Heritage Alteration Permit application was recommended for refusal by staff. All eight Heritage Alteration Permits referred to the CACP and Municipal Council were approved or approved with terms and conditions in 2023.

The review of 100% of these Heritage Alteration Permit applications was completed within the provincially mandated timeline. See Appendix A for a list of Heritage Alteration Permits processed in 2023.

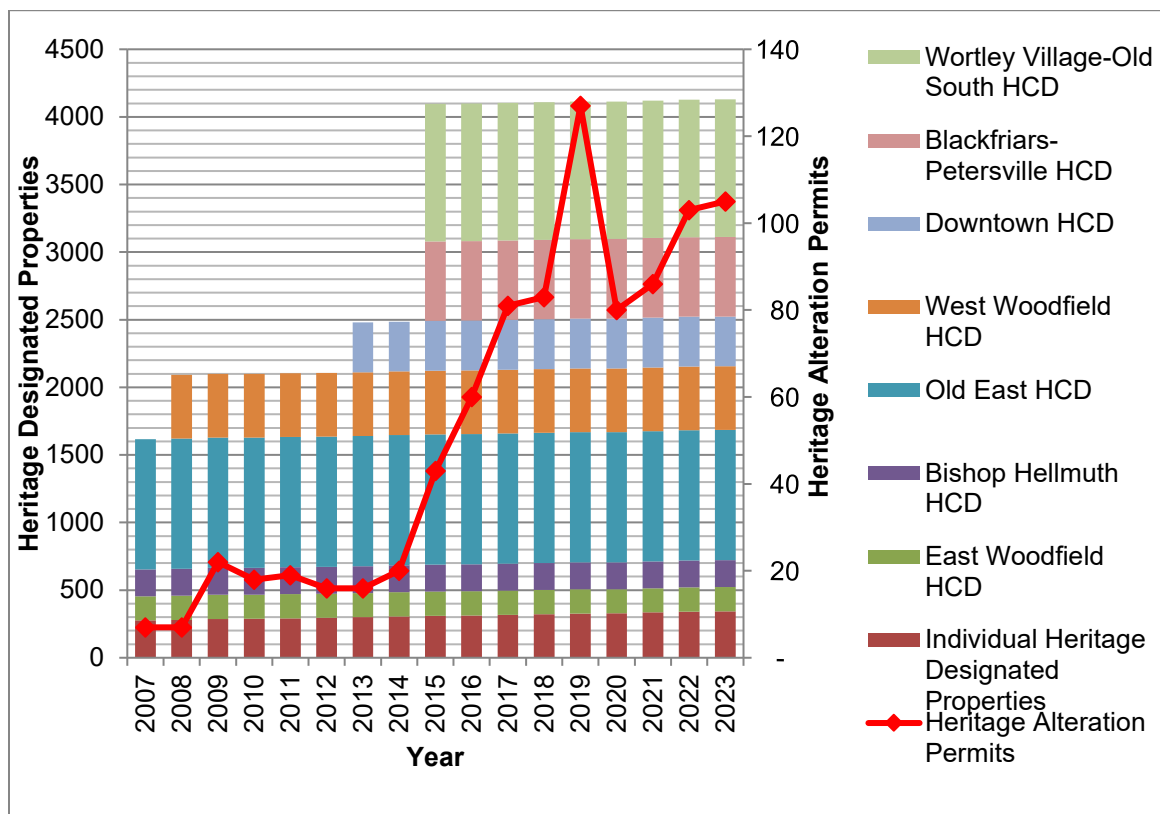


Figure 2: Chart showing the number of heritage designated properties in London and the number of Heritage Alteration Permits by year.

Enforcing the requirements of the *Ontario Heritage Act* with respect to heritage designating by-laws and Heritage Alteration Permits for properties continues to be a challenge.

Approval pursuant to a Heritage Easement Agreement was sought for one property in 2023: 39 Carfrae Street.

2.7 Demolition Requests

In 2023, there were eleven (11) demolition requests for heritage listed properties and heritage designated properties. Each of these demolition requests required consultation with the CACP, a public participation meeting at Planning and Environment Committee, and a decision of Municipal Council.

Of the 11 demolition requests, 8 request were for non-designated properties listed on the Register of Cultural Heritage Resources. All 8 of those requests resulted in the removal of the property from the Register of Cultural Heritage Resources, which allowed the demolition to proceed. The following properties were removed from the Register of Cultural Heritage Resources by resolution of Municipal Council in 2023:

- 2 Kennon Place
- 3 Kennon Place
- 689 Hamilton Road
- 763-769 Dundas Street
- 1588 Clarke Road
- 176 Piccadilly Street
- 5200 Wellington Road South
- 7056 Pack Road

One demolition request was considered for an individually designated heritage property at 247 Halls Mill Road. The demolition request for this property was restricted to the removal of debris on the former accessory structure, a process that was required to continue proceedings with the Conservation Review Board.

Two demolition requests were accompanied by Heritage Alteration Permit applications for proposed new buildings within two different Heritage Conservation Districts:

- 320 King Street, Downtown Heritage Conservation District
- 187 Wharnclyffe Road North, Blackfriars/Petersville Heritage Conservation District

In 2023, the Ontario Land Tribunal (OLT) closed the appeal regarding Municipal Council's refusal of the demolition request for the heritage designated property at 183 King Street, Downtown Heritage Conservation District.

Additionally, the Heritage Planners completed 109 Required Clearances for Demolition Permit forms in 2023.

2.2 Municipally Owned Heritage Properties

In cooperation with Facilities, Heritage Planning staff continued to support the lifecycle renewal of municipally owned heritage properties in 2023. Highlights include:

- Repair and partial replacement of the cedar roof at Park Farm
- Construction of an accessible pathway at Eldon House (see Image 2)
- Replacement of the wood fence at Eldon House
- Restoration of the gate and fence at Elsie Perrin Williams Estate
- Removal of asbestos flooring at Grosvenor Lodge



Image 2: The new accessible pathway on the east side of Eldon House. This project was completed with the assistance of the City of London's AODA budget.

In December 2021, the City of London made an application to the Historic Sites and Monuments Board of Canada to recognize Labatt Memorial Park as a National Historic Site of Canada. A decision on the application is still pending.

Conclusion

The purpose of this report is to provide the CACP with information regarding activities in 2023 on the heritage planning program, including information regarding archaeology, the Register of Cultural Heritage Resources, heritage property designations, Heritage Alteration Permits, demolition requests, and municipally owned heritage properties (see Figure 3).

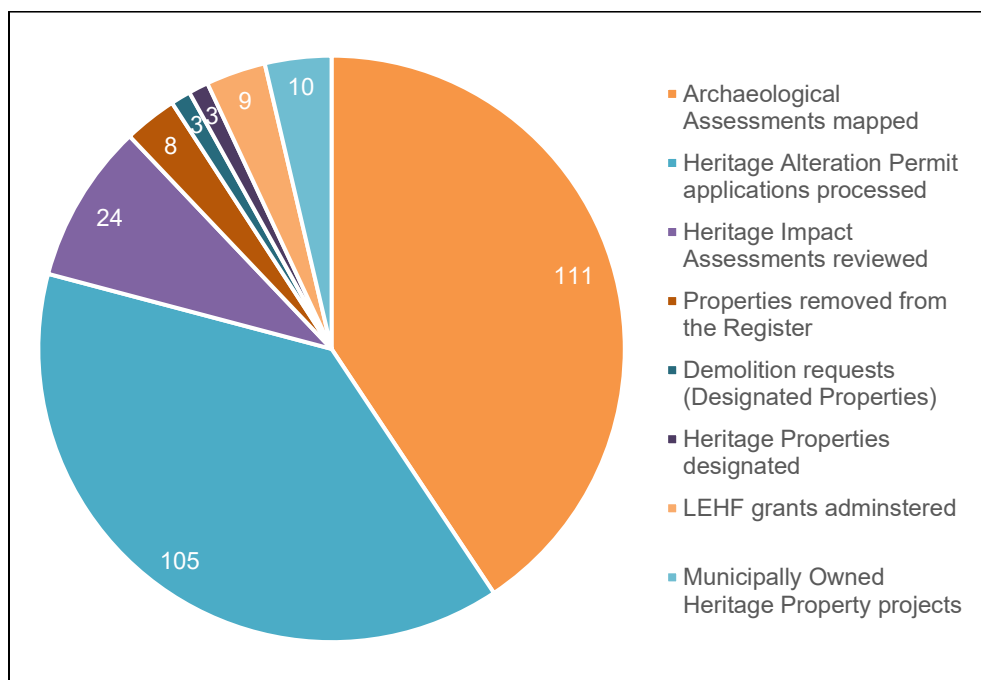


Figure 3: Summary highlight of the heritage planning program in 2023.

**Submitted by: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design**

Copy:
Laura Dent, Heritage Planner
Michael Greguol, Heritage Planner
Konner Mitchener, Heritage Planner

Appendix A Heritage Alteration Permit applications in 2023 by Review Type

Appendix A – Heritage Alteration Permits

Heritage Alteration Permit applications processed in 2023 by review type:

Municipal Council

- HAP23-001-L, 54 Duchess Avenue, Wortley Village-Old South HCD
- HAP23-011-L, 19 Blackfriars Street, Blackfriars/Petersville HCD
- HAP23-015-L, 27 Bruce Street, Wortley Village-Old South HCD
- HAP23-036-L, 1 Cathcart Street/115 Bruce Street, Wortley Village-Old South HCD
- HAP23-040-L, 320 King Street, Downtown HCD
- HAP23-042-L, 520 Ontario Street, Old East HCD
- HAP23-047-L, 134 Wortley Road, Wortley Village-Old South HCD
- HAP23-074-L, 187 Wharncliffe Road North, Blackfriars/Petersville HCD

Delegated Authority

- HAP23-002-L, 209-213 King Street, Downtown HCD
- HAP22-082-D-a, 790 Queens Avenue, Old East HCD
- HAP23-003-D, 824 Lorne Avenue, Old East HCD
- HAP23-004-D, 294 Central Avenue, West Woodfield HCD
- HAP23-005-D, 178 Wharncliffe Road North, Blackfriars/Petersville HCD
- HAP23-006-D, 42 Albion Street, Blackfriars/Petersville HCD
- HAP23-007-D, 532 Dufferin Avenue, East Woodfield HCD
- HAP23-008-D, 82 Albion Street, Blackfriars/Petersville HCD
- HAP23-009-D, 28 Palace Street, East Woodfield HCD
- HAP23-010-D, 116 Wilson Avenue, Blackfriars/Petersville HCD
- HAP22-082-D-b, 790 Queens Avenue, Old East HCD
- HAP23-012-D, 83 Elmwood Avenue East, Wortley Village-Old South HCD
- HAP23-013-D, 16 Blackfriars Street, Blackfriars/Petersville HCD
- HAP23-014-D, 553 Dufferin Avenue, East Woodfield HCD
- HAP22-001-D-a, 808 Waterloo Street, Bishop Hellmuth HCD
- HAP22-083-D-a, 4402 Colonel Talbot Road
- HAP23-016-D, 820 Queens Avenue, Old East HCD
- HAP23-017-D, 140 Dundas Street, Downtown HCD
- HAP23-018-D, 892 Princess Avenue, Old East HCD
- HAP23-019-D, 854 Wellington Street, Bishop Hellmuth HCD
- HAP23-020-D, 141 Wortley Road, Wortley Village-Old South HCD
- HAP23-021-D, 560 English Street, Old East HCD
- HAP23-022-D, 74 Albion Street, Blackfriars/Petersville HCD
- HAP23-023-D, 29 Elmwood Avenue East, Wortley Village-Old South HCD
- HAP23-024-D, 363 Central Avenue, West Woodfield HCD
- HAP23-025-D, 514 Pall Mall Street
- HAP16-046-D-a, 188-190 Dundas Street, Downtown HCD
- HAP23-026-D, 312 Grosvenor Street, Bishop Hellmuth HCD
- HAP23-027-D, 89 King Street, Downtown HCD
- HAP21-080-D-b, 473 Colborne Street, West Woodfield HCD
- HAP23-028-D, 227 Wharncliffe Road North, Blackfriars/Petersville HCD
- HAP20-064-D-a, 6 Napier Street, Blackfriars/Petersville HCD
- HAP23-029-D, 496 Waterloo Street
- HAP23-030-D, 332 St James Street, Bishop Hellmuth HCD
- HAP23-031-D, 186 Dundas Street, Downtown HCD
- HAP22-070-D-a, 41 Cathcart Street, Wortley Village-Old South HCD
- HAP23-032-D, 625 Elizabeth Street, Old East HCD
- HAP23-033-D, 545 Ontario Street, Old East HCD
- HAP23-020-D-a, 141 Wortley Road, Wortley Village-Old South HCD
- HAP23-034-D, 261 Wortley Road, Wortley Village-Old South HCD
- HAP23-035-D, 201 Queens Avenue, Downtown HCD
- HAP23-037-D, 332 Central Avenue, West Woodfield HCD

- HAP23-038-D, 40 Oxford Street West, Blackfriars/Petersville HCD
- HAP23-039-D, 248 Hyman Street, West Woodfield HCD
- HAP23-041-D, 60 Bruce Street, Wortley Village-Old South HCD
- HAP23-043-D, 163 Oxford Street East
- HAP23-044-D, 6 Ingleside Place, Wortley Village-Old South HCD
- HAP23-045-D, 30 Victor Street, Wortley Village-Old South HCD
- HAP23-020-D-b, 141 Wortley Road, Wortley Village-Old South HCD
- HAP23-046-D, 447 Quebec Street, Old East HCD
- HAP23-048-D, 36 Askin Street, Wortley Village-Old South HCD*
- HAP22-026-D-c, 119 Elmwood Avenue East, Wortley Village-Old South HCD
- HAP23-049-D, 647 Elias Street, Old East HCD
- HAP23-050-D, 129-131 Wellington Street
- HAP23-051-D, 8 Cherry Street, Blackfriars/Petersville HCD
- HAP23-052-D, 338 St James Street
- HAP22-026-D-d, 119 Elmwood Avenue East, Wortley Village-Old South HCD
- HAP23-053-D, 174-184 York Street, Downtown HCD
- HAP23-054-D, 472 Elizabeth Street, Old East HCD
- HAP22-088-D-a, 920 Dufferin Avenue, Old East HCD
- HAP23-055-D, 415-417 Richmond Street, Downtown HCD
- HAP23-056-d, 89 Elmwood Avenue East, Wortley Village-Old South HCD
- HAP23-057-D, 94 Bruce Street, Wortley Village-Old South HCD
- HAP23-058-D, 169 Wortley Road, Wortley Village-Old South HCD
- HAP23-059-D, 189 Dundas Street, Downtown HCD
- HAP23-060-D, 141 Duchess Avenue, Wortley Village-Old South HCD
- HAP23-061-D, 527 Princess Avenue
- HAP23-062-D, 226 Dundas Street, Downtown HCD
- HAP23-063-D, 225 Queens Avenue, Downtown HCD
- HAP23-064-D, 316 Grosvenor Street, Bishop Hellmuth HCD
- HAP23-065-D, 802 Waterloo Street, Bishop Hellmuth HCD
- HAP23-066-D, 148 York Street, Downtown HCD
- HAP23-067-D, 140 Wortley Road, Wortley Village-Old South HCD
- HAP23-068-D, 122 Wharncliffe Road South, Wortley Village-Old South HCD
- HAP23-069-D, 68 Albion Street, Blackfriars/Petersville HCD
- HAP23-070-D, 189 Dundas Street, Downtown HCD
- HAP23-071-D, 171 Wortley Road, Wortley Village-Old South HCD
- HAP23-072-D, 34 Empress Avenue, Blackfriars/Petersville HCD
- HAP23-073-D, 27 Victor Street, Wortley Village-Old South HCD
- HAP23-075-D, 785 Wellington Street, Bishop Hellmuth HCD
- HAP23-034-D-a, 261 Wortley Road, Wortley Village-Old South HCD
- HAP23-076-D, 57 Askin Street, Wortley Village-Old South HCD
- HAP22-086-D-a, 173 Duchess Avenue, Wortley Village-Old South HCD
- HAP23-077-D, 139 Duchess Avenue, Wortley Village-Old South HCD
- HAP23-078-D, 129 Wharncliffe Road North, Wortley Village-Old South HCD
- HAP22-001-D-b, 808 Waterloo Street
- HAP23-079-D, 795 Lorne Avenue, Old East HCD
- HAP23-080-D, 330 Clarence Street, Downtown HCD
- HAP23-069-D-a, 68 Albion Street, Blackfriars/Petersville HCD
- HAP23-081-D, 421 Ridout Street North, Downtown HCD
- HAP23-082-D, 4 Brighton Street, Wortley Village-Old South HCD
- HAP23-083-D, 15 Ingleside Place, Wortley Village-Old South HCD
- HAP23-084-D, 195 Dundas Street, Downtown HCD
- HAP23-085-D, 538 Colborne Street, West Woodfield HCD
- HAP23-086-D, 506 Ontario Street, Old East HCD
- HAP23-087-D, 47 Bruce Street, Wortley Village-Old South HCD
- HAP23-077-D-a, 139 Duchess Avenue, Wortley Village-Old South HCD

SSC (Revised)

Stewardship Sub-Committee of the CACP

Jan 2024

To make recommendations to CACP on the following:

Scope/Actions:

- To assess the reports i.e. Heritage Impact Statements that accompany requests for development and/or demolition proposals, for their historical, architectural and evaluative accuracy, and their depth and breadth of coverage and analysis.
- To evaluate the potential of properties submitted for Designation and provide additional independent research materials or resources (including people) if suitable and/or required.
- To assess and comment on Designation proposals.
- To evaluate and comment on requests for demolition.
- To recommend properties for consideration to Designate.
- To recommend the addition or the removal of properties from the *Register of Cultural Heritage Resources*.
- Other related matters.

Terms of Reference:

- The Stewardship Sub-Committee will meet when items for their consideration appear.
- The Sub-Committee will meet to consider Designation, Demolition and associated issues.
- All members, including resource members of the Stewardship Sub Committee of the Community Advisory Committee on Planning, shall act accordingly in keeping with Council Policy and Respectful Workplace Policy.

Composition of the Sub-Committee:

- Chair must be a current member of CACP.
- Other current members of CACP.
- Resource members, subject to CACP approval, who have knowledge and expertise in historical research and/or architectural history.
- Occasional guests, on an ad hoc basis and subject to CACP approval, with special knowledge or expertise on particular issues may join in the Sub-Committee discussions and their input will be noted in the Minutes.
- City Heritage Planning staff may attend as resource members.
- All resource members and occasional guests will be non-voting.
- The Sub-Committee works on a consensus model. If necessary, only CACP members can make a motion and vote.
- The Sub-Committee Chair will maintain an email list of sub-committee members (and/or guests) and other interested members of CACP. All members of CACP are entitled to be on sub-committee email lists and receive agendas if requested.

Overall purpose:

- To add value to the discussion of the above issues at the CACP meetings.
- To synthesize and focus the information provided to the CACP to guide their deliberations on these issues.
- To make recommendations to the CACP.

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning
From: Kevin Edwards, RPP, MCIP
Manager, Community Planning
Subject: Heritage Easement Agreement for 39 Carfrae Street, Ward 11
Date: Wednesday, February 14, 2024

Summary of Recommendation

Approval of the proposed updated Schedule “C” and Schedule “D” for the Heritage Easement Agreement pursuant to Section 37 of the *Ontario Heritage Act* for the property at 39 Carfrae Street is being recommended. It being noted that the Owner is requesting to resolve outstanding concerns with the remainder of the Heritage Easement Agreement, with the intent to bring forward that portion of the easement agreement at a later date.

Executive Summary

The property at 39 Carfrae Street is a very significant cultural heritage resource designated pursuant to Part IV of the Ontario Heritage Act and protected by a Heritage Easement Agreement.

In July 2023, Council directed staff to work with the owner of the property to resolve concerns with Schedule “C” and Schedule “D” of the Heritage Easement Agreement. Since then, staff have met and collaborated with the owner to provide further clarity on the heritage attributes that demonstrate the cultural heritage value of the property, and have updated site photographs, documenting the existing conditions of Carfrae Cottage. These updates are attached as Appendix C to this report.

Analysis

1.0 Background Information

1.1 Property Location

The property at 39 Carfrae Street, known as Carfrae Cottage, is located on the south side of Carfrae Street between Ridout Street South and Carfrae Crescent (Appendix A).

1.2 Cultural Heritage Status

The property is designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-2978-65 passed in 1988. It was designated for its “historical and architectural value” per the requirements of the *Ontario Heritage Act* at the time of designation.

In 2021, a Heritage Easement Agreement was entered into to protect the significant cultural heritage value of Carfrae Cottage. Heritage Easement Agreements are intended to provide the highest level of protection for significant cultural heritage resources under the *Ontario Heritage Act*. The agreement is registered on the title of the property and is binding on future owners.

Heritage easement agreements establish requirements for maintaining a property, or specific features or attributes of a property. Pursuant to Section 37(5) of the *Ontario Heritage Act*, in the event of a conflict between a heritage easement agreement and a heritage designating by-law, a heritage easement agreement prevails.

1.3 Description

In 1834, Robert Carfrae received a grant of 24 acres of land along the south branch of the Thames River off Wortley Road in Westminster Township in compensation for his

assistance in the construction of the London District Court House (399 Ridout Street North). While he continued to reside north of the Thames River, Robert Carfrae and his family eventually moved to this plot of land. The existing house, Carfrae Cottage, was constructed in circa 1848.

Over time, portions of the property were sold. The Carfrae Cottage property remained in the ownership of the Carfrae family (and their descendants) until 1944. The property has been owned by several subsequent owners since its sale in 1944.

Carfrae Cottage is an early example of traditional Ontario Cottage architecture in both style and type. It demonstrates elements of the Gothic Revival architectural style with a high degree of craftsmanship that reflects the property's historical value.

1.4 Previous Reports Related to this Matter

March 10, 2021, Report to London Advisory Committee on Heritage, Heritage Easement Agreement, 39 Carfrae Street: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=78271>.

July 17, 2023, Report to Planning and Environment Committee, Application Pursuant to the Heritage Easement Agreement, 39 Carfrae Street, Ward 11: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=100685>

At its July 25, 2023 meeting Municipal Council resolved the following:

- a) *the Civic Administration BE DIRECTED to work with the applicant to resolve outstanding concerns with Schedule "C" and Schedule "D" of the Heritage Easement Agreement and bring back an update within 6 months on the status; it being noted that staff are directed to suspend enforcement measures on the existing fireplace matters until further direction from Council on the Heritage Easement Agreement.*

As such, this report is focused on the outcomes of addressing the outstanding concerns with Schedule "C" and Schedule "D" of the Heritage Easement Agreement for the property at 39 Carfrae Street. Noting, the Owner has requested a to resolve concerns associated with the remainder of the agreement.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan*.

2.1.1 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2020) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" (Policy 2.6.1, *Provincial Policy Statement* 2020).

"Significant" is defined in the *Provincial Policy Statement* (2020) as, "resources that have been determined to have cultural heritage value or interest." Further, "processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*."

Additionally, "conserved" means, "the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained."

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the Ontario Heritage Act are based on real property, not just buildings.

The *Ontario Heritage Act* also enables other tools to protect and conserve cultural heritage resources, including Heritage Easement Agreements.

Section 37 of the *Ontario Heritage Act* states,

37(1) Despite subsection 36(1), after consultation with its municipal heritage committee, if one is established, the council of a municipality may pass by-laws providing for the entering into of easements or covenants with owners of real property or interests in real property, for the conservation of property of cultural heritage value or interest. 2002, c. 18, Sched. F, s. 2 (19).

(2) Any easement or covenant entered into by a council of a municipality may be registered, against the real property affected, in the proper land registry office. R. S. O. 1990, c. O. 18, s. 37 (2).

(3) Where an easement or covenant is registered against real property under subsection (2), the easement or covenant shall run with the real property and the council of the municipality may enforce such easement or covenant, whether positive or negative in nature, against the owner or any subsequent owners of the real property, and the council of the municipality may enforce such easement or covenant even where it owns no other land which would be accommodated or benefitted by such easement or covenant. R. S.O. 1990, c. O. 18, s. 37 (3).

(4) Any assignment or covenant entered into by the council of the municipality under subsection (2) may be assigned to any person and such easement or covenant shall continue to run with the real property and the assignee may enforce the easement or covenant as if it were the council of the municipality and it owned no other land which would be accommodated or benefitted by such easement or covenant. R. S.O. 1990, c. O. 18, s. 37 (4).

(5) Where there is conflict between an easement or covenant entered into by a council of a municipality under subsection (1) and section 33 or 34, the easement or covenant shall prevail. R. S.O. 1990, c. O. 18, s. 37 (5).

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in."

554_2 In all of the planning and development we do, and the initiatives we take as a municipality we will: conserve London's cultural heritage resources so they can be passed on to our future generations.

570_5 For the purposes of cultural heritage protection and conservation, City Council may adopt a number of specific strategies and programs including: Heritage easements.

583_ To ensure a greater degree of protection to designated properties of cultural heritage value or interest, City Council may enter into agreements with property owners or may attempt to secure conservation easements in order to protect those features deemed to have heritage value. Council may also consider the application of zoning that includes regulations to further protect the property.

587_ *Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the Ontario Heritage Act.*

589_ *A property owner may apply to alter the cultural heritage attributes of a property designated under the Ontario Heritage Act. The City may, pursuant to the Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the municipality may delegate approvals for such permits to an authority.*

2.1.4 Management of Heritage Easement Agreements

Heritage Easement Agreements provide the ability to set out requirements for maintaining a property, or heritage attributes for a property. In addition, the agreement provides the opportunity identify a specific process for contemplating changes or alterations to the property or its heritage attributes. Much like a heritage designating by-law, the intention of a Heritage Easement Agreement is to protect and conserve the cultural heritage value of a property but also to manage change to a property over time.

Importantly, for both heritage-designated properties and for properties subject to a Heritage Easement Agreement, heritage attributes are not frozen in time. For heritage-designated properties, the Heritage Alteration Permit (HAP) process is an application process by which the City manages change – or alterations – to properties in a manner that protects the overall cultural heritage value of the property.

Though the HAP process is not directly used for change management processes for Heritage Easement Agreements, a similar process is used for alterations sought pursuant to a Heritage Easement Agreement. In general, best practice principles and standards for heritage conservation are used for contemplating and reviewing approvals sought under the Heritage Easement Agreement. This may include but not be limited to review of best practice documents such as Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the Province of Ontario's *Eight Guiding Principles in the Conservation of Built Heritage Properties*, and the *Ontario Heritage Toolkit*. Together, these documents provide a framework for heritage conservation and change management.

Heritage Easement Agreements may vary based on the content included within the agreement. Where alterations or changes to the property are contemplated for future developments or alterations, it is possible to include and incorporate a Conservation Plan or conservation strategy into a Heritage Easement Agreement. This approach provides the opportunity to effectively “pre-approve” alterations.

Heritage Easement Agreements, and decisions made pursuant to easement agreements are not appealable to the Ontario Land Tribunal.

3.0 Key Issues and Considerations

3.1 Management of Heritage Easement Agreement for 39 Carfrae Street

Under the current ownership, the City has received numerous requests for alterations to the property at 39 Carfrae Street. The requests have included landscaping for the property as well as alterations to the building.

As set out in Section 2.1 (Normal Repairs and Alterations) of the Heritage Easement Agreement, alterations have primarily been sought by the owner in the form of written requests to the City, with the City required to reply within timelines set out in the agreement. When requests are supported by staff, written approval has been provided administratively by the Manager of Heritage and Urban Design, or Manager of Community Planning, similar to HAP approvals processed pursuant to the Delegated Authority By-Law.

Where approval has not been recommended by staff, a similar process to the HAP process has been followed in bringing the request to the Community Advisory Committee on Planning (CACP), Planning and Environment Committee (PEC), and to Council for decision.

3.2 Alterations to Property Since 2021

Following the registration of the Heritage Easement Agreement in 2021, and subsequent purchase by the current owner, the property has been subject to various alterations. See below for a summary of the alterations. These include, but are not limited to:

- Installation of a new perimeter fence around the property (approved by Staff);
- Removal of Scotch Thistle from gable peak (for repair; re-installed in Fall 2023);
- Removal/alteration of interior fireplaces in east and west room;
- Replacement of roofing material (approved by Council);
- Removal of plantings in front yard of the property (approved administratively);
- Removal of storm-windows (replaced in kind);
- Exterior painting of wood trim and detailing (not subject to easement);
- Exterior painting of stucco (not subject to easement);
- Removal of shutters.

3.3 Review of Heritage Attributes in Schedule C and Schedule D of HEA

The owner of the property at 39 Carfrae Street has identified concerns associated with the content of the Heritage Easement Agreement for the property. In July 2023, Council directed staff to “work with the applicant to resolve outstanding concerns with Schedule ‘C’ and Schedule ‘D’ of the Heritage Easement Agreement.”

- Schedule “C” includes the Statement of Cultural Heritage Value of Interest for 39 Carfrae Street,
- Schedule “D” includes the accompanying photographs.

Since the July 2023 Council resolution, staff have met on several occasions and worked collaboratively with the owner to revise these Schedules.

Many of the concerns identified by the property owner with Schedule “C” are focused on the “Heritage Attributes” of the property. A heritage attribute, as defined by the Provincial Policy Statement (2020) “means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).”

It is important to note that heritage attributes do not need to be original building elements to be identified as heritage attributes. As noted within the *Ontario Heritage Toolkit (Heritage Property Evaluation)*: “A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. 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.” For instance, exterior physical features or elements (heritage attributes) such as porch details, exterior cladding, or roofing materials often have finite lifespans, especially in climates with varying conditions or extremes such as ours. It is understandable that these features may need to be replaced or altered over time. Provided that the replacement or altered element continues to support the cultural heritage value of the property, the replacement item can continue to be identified as a heritage attribute. Alteration processes such as the HAP process play an important role in managing the changes or alterations, so that the cultural heritage value of the property is conserved.

This perspective has been important in reviewing and considering the heritage attributes included in Schedule “C” of the Heritage Easement Agreement for 39 Carfrae Street.

While it is inevitable that many of the materials have been replaced or altered since the construction of Carfrae Cottage around 1848, the important consideration is whether the heritage attribute in question continues to support the cultural heritage value of the property.

Heritage staff have worked closely with the property owner to revise the list of Heritage Attributes included in Schedule “C” and have revised Schedule “D” with updated site photographs that document the existing conditions of Carfrae Cottage. Appendix B includes the proposed updated Schedules “C” and “D” for the Heritage Easement Agreement for 39 Carfrae Street. Mutual agreement between the City and the owner may be required to amend or enter into a new agreement for the purposes of implementing the proposed updated Schedules.

These updates would resolve outstanding concerns the Owner has with Schedules “C” and “D”.

For next steps, the Owner has requested to work with staff to resolve outstanding concerns associated with the remainder of the Heritage Easement Agreement. Staff will continue to work with the Owner regarding this request and anticipate bringing forward any amendments for Council approval at a future date.

Conclusion

The property at 39 Carfrae Street is a significant cultural heritage resource designated pursuant to Part IV of the Ontario Heritage Act and protected by a Heritage Easement Agreement

In July 2023, Council directed staff to work with the owner of the property to resolve concerns with Schedule “C” and Schedule “D” of the Heritage Easement Agreement. Since then, staff have met and collaborated with the owner on an update to Schedule “C” and “D” of the Heritage Easement Agreement, attached as Appendix B to this report. Staff recommend that the updated Schedule “C” and Schedule “D” be approved.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Submitted by: Kevin Edwards, RPP, MCIP
Manager, Community Planning

Appendices

Appendix A Property Location
Appendix B Proposed Updates to Schedule “C” and Schedule “D”

Sources

Corporation of the City of London. *2023-2027 Strategic Plan*.
Corporation of the City of London. Property file.
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.
Corporation of the City of London. *The London Plan*. 2022 (consolidated).

Appendix A – Property Location

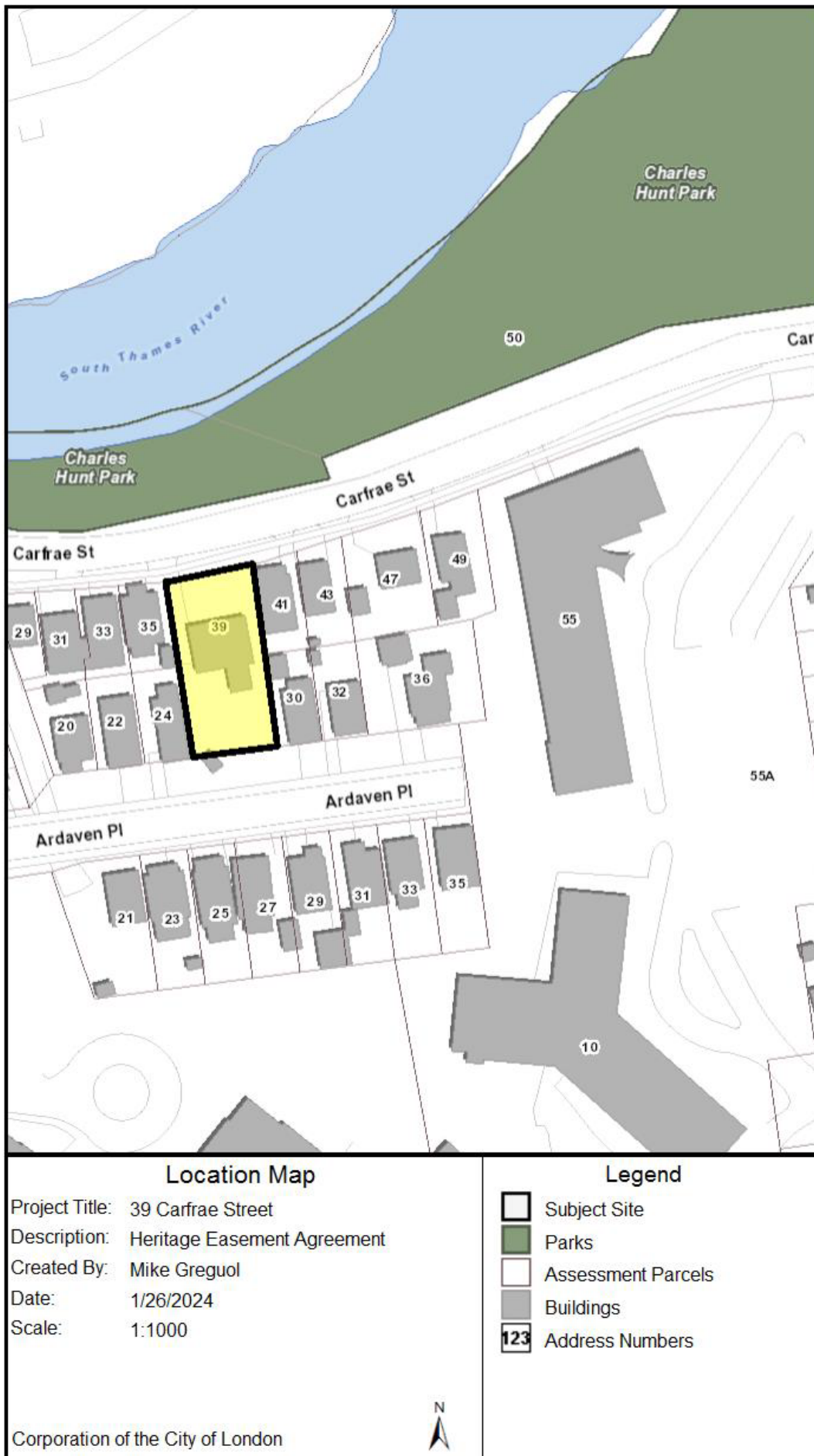


Figure 1: Location Map showing the property located at 39 Carfrae Street.

Appendix B – Proposed Updates to Schedule “C” and “D” of HEA

SCHEDULE “C” – Cultural Heritage Value or Interest

Description

The property at 39 Carfrae Street, the Building known as Carfrae Cottage, is located on the south side of Carfrae Street between Ridout Street South and Carfrae Crescent. Carfrae Street is the first street south of the South Branch of the Thames River, with views of the river from the property’s doorstep. The rear of the property fronts Ardaven Place.

The property is located in the former Westminster Township, now City of London. The property is in the Old South neighbourhood.

Statement of Cultural Heritage Value or Interest

Carfrae Cottage property, 39 Carfrae Street, is of significant cultural heritage value or interest for its physical or design values, its historical and associative values, and its contextual values.

Built circa 1848, Carfrae Cottage is an early example of traditional Ontario Cottage architecture in both style and type. The Ontario Cottage type is demonstrated in the well proportioned, balanced composition of the building with its central doorway flanked by evenly spaced windows, a hipped roof accented by a gable dormer over the front doorway. The classic simplicity of the three-bay design is a type that is replicated throughout southern Ontario but well executed at Carfrae Cottage. Carfrae Cottage demonstrates elements of the Gothic Revival architectural style, in a modest and subdued way reflecting its context and period, particularly in the window labels, pierced decorative bargeboard, and primitive pointed attic window. These elements demonstrate a high degree of craftsmanship reflective of the property’s historical or associative values.

Carfrae Cottage was built by Robert Carfrae (1804-1881), who was born in Leith, Scotland and trained as a carpenter. He came to London from Toronto (York) in 1827 to help build the old London District (Middlesex County) Court House. In 1834, Robert Carfrae received a grant of 24 acres on the east side of Wortley Road, which included much of the area of present Carfrae Street and Carfrae Crescent, from the Crown. At the time of his death, Robert Carfrae was the oldest inhabitant of London. The property went to his wife, Sara, who lived there until her death in 1902. Although the size of the property was much reduced, the house remained with the family descendants until 1944. The property has direct associations with Robert Carfrae, who is significant to the early building and development of London. The property also demonstrates the work of Robert Carfrae, a builder, who is significant to London through his role in the construction of the Court House.

As one of the earliest extant buildings in the area, Carfrae Cottage is important in defining the character of the area. The original land grant to Robert Carfrae provide the namesake of Carfrae Street, Carfrae Crescent, and Carfrae Park - East which demonstrate the historical links of the property to its surroundings. As an early building, it differs from nearby and adjacent structures in material, form, style and siting on the property which distinguishes the heritage character of the property.

Heritage attributes which contribute to the cultural heritage value or interest of the property at 39 Carfrae Street, Carfrae Cottage are:

- The form, scale, and massing of the one-and-a-half storey cottage building
- The location of the building on the property, contrasting to adjacent properties and emphasizing the setback of the north façade from Carfrae Street
- Rectangular in footprint of the dwelling with a rear kitchen wing or ell
- Rubble stone foundation
- Hipped roof
- Sloped, painted soffit of the roof
- Pair of reconstructed chimneys with parged finish; one on the east slope and one on the west slope of the roof
- Traditional stucco parging (cementitious smooth textured exterior ‘stucco’ finish) over double brick wall construction
- On the north façade,
 - Symmetrical arrangement of the front (north) façade, with a central doorway flanked by two windows
 - Single leaf, altered painted wood door with two long panels, set in a rectangular opening with rectangular sidelights to both sides, a panelled dado below, and a

rectangular transom. The sidelights and transom feature a reconstructed leaded stained glass window in repetitive geometric patterns with coloured and textured glass. The doorway is recessed in the façade with a plain reveal. The door opening is framed by pilasters with entablature supporting the architectural framework of the doorway

- The simple form of the painted wood porch over the front doorway, a later addition
- The porch base that connects to a path which leads to the sidewalk of Carfrae Street and is flanked to both sides by lawn/garden and parallel to the single width driveway along the westerly property line
- The painted wood double hung front (north) façade windows with six-over-six glazing pattern
- The painted wood labels over the front (north) façade windows and wood sills
- Central gable dormer on the front (north) façade with a primitive Gothic pointed wood window
- Replicated decorative wood bargeboard on the central gable dormer
- The Scotch thistle, affixed at the top of the gable
- On the west façade
 - The painted wood French doors and painted wood storm doors in the western opening of the former verandah of Carfrae Cottage.
 - The painted wood six-over-six single hung window
- On the east façade
 - Six-over-six double hung painted wood window
 - Six-over-six double hung painted wood window with wood sill
- On the interior,
 - The plan of the Centre hallway with equally proportioned east and west rooms
 - The hallway, accessed via the front doorway, with painted wood baseboards, painted wood casing, and crown moulding
 - The east room with fireplace, painted wood baseboard, painted wood window and door casings, and painted wood panelling below the windows
 - The west room with fireplace, painted wood baseboard, painted wood window and door casings, and painted wood panelling below the window
- Paint colour is not regulated.

SCHEDULE "D" – Photographs

Photographs



Image 1: Photograph of Carfrae Cottage in 1988 at the time of its designation pursuant to Section 29 of the Ontario Heritage Act.



Image 2: Photograph of Carfrae Cottage on July 21, 2015.



Image 3: Photograph of Carfrae Cottage on November 29, 2023.



Image 4: View of the property at 39 Carfrae Street, looking south to the front (north) facade of Carfrae Cottage (2021).



Image 5: View of Carfrae Cottage, looking southeast from the northwest corner of the property at 39 Carfrae Street (2021).



Image 6: View of Carfrae Cottage, looking southeast from the northwest corner of the property at 39 Carfrae Street (2023).



Image 7: View to the east of the property at 39 Carfrae Street, showing the properties at 41 Carfrae Street and 43 Carfrae Street (2021).



Image 8: View to the west of the property at 39 Carfrae Street, showing the property at 35 Carfrae Street (2021).



Image 9: Photograph showing an example of the rubble stone foundation construction of Carfrae Cottage, as seen in the basement (2021).



Image 10: Photograph of the west chimney, as seen from Carfrae Street (2021).



Image 11: Photograph of the east chimney, as seen from Carfrae Street (2021).



Image 12: Photograph showing the sloped soffit of the roofline (2021).



Image 13: Photograph showing the sloped soffit of the roofline (2023).



Image 14: Photograph, showing a representative example, of the traditional stucco parging (cementitious smooth textured exterior 'stucco' finish) over the double brick construction of Carfrae Cottage (2021).



Image 15: Photograph showing the front doorway with single leaf, painted wood door with two long panels, set in a rectangular opening with rectangular sidelights to both sides, a panelled dado below, and a rectangular transom. The sidelights and transom feature reconstructed leaded and stained glass in repetitive geometric patterns with coloured and textured glass. The doorway is recessed in the façade with a plain reveal. The door opening is framed by pilasters, with entablature supporting the architectural framework of the doorway (2021).



Image 16: Photograph showing the front doorway with single leaf, painted wood door with two long panels, set in a rectangular opening with rectangular sidelights to both sides, a panelled dado below, and a rectangular transom. The sidelights and transom feature reconstructed leaded and stained glass in repetitive geometric patterns with coloured and textured glass. The doorway is recessed in the façade with a plain reveal. The door opening is framed by pilasters, with entablature supporting the architectural framework of the doorway (2023).



Image 17: Detail photograph showing the entablature of the doorway with pilaster, as well as a detail of the stained glass transom (2021).



Image 18: Detail photograph showing the entablature of the doorway with pilaster, as well as a detail of the stained glass transom (2023).



Image 19: Photograph showing the simple form of the painted wood porch over the front doorway with a shingle gable roof, supported by a plain frieze and boxed piers with simple capital and base details (2021).



Image 20: Photograph showing the simple form of the painted wood porch over the front doorway with a shingle gable roof, supported by a plain frieze and boxed piers with simple capital and base details (2023).



Image 21: View showing the easterly window, sill, and label on the front (north) façade of Carfrae Cottage (2021).



Image 22: View showing the easterly window, sill, and label on the front (north) façade of Carfrae Cottage (2023).



Image 23: Photograph showing the westerly front window, label, and sill of the front (north) façade of Carfrae Cottage (2021).



Image 24: Photograph showing the westerly front window, label, and sill of the front (north) façade of Carfrae Cottage (2023).



Image 25: View of the central gable dormer on the front (north) facade of Carfrae Cottage with a primitive Gothic pointed wood window. The decorative wood bargeboard of the central gable dormer is also shown, as well as the Scotch thistle (2021).



Image 26: View of the central gable dormer on the front (north) facade of Carfrae Cottage with a primitive Gothic pointed wood window. The decorative wood bargeboard of the central gable dormer is also shown, as well as the Scotch thistle (2023).



Image 27: View of the west and south facades of Carfrae Cottage, and showing the driveway along the westerly property boundary (2021).



Image 28: Photograph of the painted wood French doors and painted wood storm doors in the opening of the west façade, sill as an indication of the former verandah of Carfrae Cottage (2021).



Image 29: Photograph of the painted wood French doors and painted wood storm doors in the opening of the west façade, sill as an indication of the former verandah of Carfrae Cottage (2023).



Image 30: Photograph of the painted wood six-over-six shingle hung wood window on west façade (2021).



Image 31: Photograph of the painted wood six-over-six shingle hung wood window on west façade (2023).



Image 32: Photograph of the six-over-six painted wood window on east façade (2021).



Image 33: Photograph of the painted wood six-over-six shingle hung wood window on west façade (2023).



Image 34: Photograph of the six-over-six double hung painted window on east façade and wood sill on the east façade (2021).



Image 35: Photograph of the six-over-six double hung painted window on east façade and wood sill on the east façade (2023).



Image 36: Photograph showing the Centre hall, looking towards the front doorway of Carfrae Cottage. Note the baseboards, casing, and crown moulding (2021).

Dear CHO Board Members,

I attach the following:

- (a) draft template for municipal heritage committees;
- (b) draft template for municipal councils; and
- (c) draft template letter to be sent by the mayors to the Premier with copies to the Minister of Citizenship and Multiculturalism, the Minister of Finance and the Chair of Ontario Heritage Trust.

As you know, Architectural Conservancy Ontario (ACO) is requesting a **5** year extension to the deadline for listed properties currently protected under the *Ontario Heritage Act* (OHA). The deadline is currently January 1, 2025 so the request is for an extension to **January 1, 2030**. The OHA stipulates that all properties which had been earmarked and listed as important prior to January 1, 2022 must be stricken from the municipal heritage registers by January 1, 2025 if not designated.

ACO has included this extension as one of its "asks" in the ACO meetings with MPPs on February 21 at Queen's Park. ACO is also writing Premier Doug Ford and Minister Michael Ford with this request.

Thank you for agreeing to forward the attached documents to your municipal heritage committee (MHC) members so that, through the MHCs, municipal councils will be asked to pass motions calling for this extension. The attached documents are draft templates which can be modified at the local level as appropriate.

Your assistance with this campaign is greatly appreciated. Please note that time is of the essence if this amendment to the OHA is to be part of the spring session legislation.

Please let me know once you have forwarded the draft template documents to your MHC members. Also, please let me know which MHCs are members of CHO.

Many thanks,

Regards,

Paul King

TEMPLATE

MUNICIPAL HERITAGE COMMITTEE MOTION

SUBJECT: Proposed Amendment to Subsection 27(16) of the *Ontario Heritage Act* with respect to the removal of listed (non-designated) properties from municipal heritage registers

WHEREAS:

(1) Subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipal does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025;

(2) Since January 1, 2023, municipal staff and members of this Committee have been diligently working to: review the municipal heritage register; research the heritage value and interest of listed (non-designated) properties; review and research the heritage value and interest of non-designated properties; contact owners of such properties; determine which properties should potentially be designated in accordance with the provisions of Section 29 of the *Ontario Heritage Act*; and take all required steps to designate such properties; and

(3) The above-noted work involving [**number of listed properties**] listed properties in this municipality is extremely time-consuming and cannot be completed by December 31, 2024 with the limited municipal resources available.

NOW THEREFORE BE IT RESOLVED THAT:

This Committee shall request Council to authorize the Mayor to promptly send a letter to Doug Ford, Premier of Ontario, with copies to Michael Ford, Minister of Citizenship and Multiculturalism; Peter Bethlenfalvy, Minister of Finance; and John Ecker, Chair, Ontario Heritage Trust, requesting that Subsection 27(16) of the *Ontario Heritage Act* be amended to extend the above-noted deadline for five years from January 1, 2025 to January 1, 2030.

Heritage Planners' Report to CACP: February 14, 2024

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 850 Highbury Avenue North (L.S.P.-3321-208) – Rapid Transit impacts to Horse Stables Zone;
 - b) 81 Blackfriars Street (BP HCD) – Window and door replacement due to fire/smoke damage;
 - c) 238 Dundas Street (DNTN HCD) – New illuminated channel letter storefront signage;
2. Municipal Council decision on CACP Terms of Reference (verbal)
 - Municipal Council Resolution on Strategic Priorities and Policy Committee Report to be included on CACP March Agenda

Upcoming Heritage Events

- Black History Month – February 2024
- Asian Heritage Month – May 2024
- London Community Foundation – London Endowment for Heritage
 - Applications now open (February 6, 2024 to March 26, 2024)
 - <https://www.lcf.on.ca/london-endowment-for-heritage>
- London and Middlesex Historical Society
 - Upcoming meetings and events: <https://www.londonhistory.org/lmhs-meetings>
- Heritage Week 2024 – 3rd week of February, 2024
 - Postcard attached

LONDON

1916

Drawn By: Thomas Walker

Excerpt from: *Charlton's Map of Greater London.*





**PO Box 5035
London, ON N6A4L9**

Happy Heritage Week, 2024!

You live in a Heritage Conservation District and/or an individually heritage-designated property! Alterations to heritage designated properties may require approval.

Please contact a Heritage Planner prior to commencing any alterations to your property. A Heritage Alteration Permit may be required. There are no fees for a Heritage Alteration Permit.

For more information:

heritage@london.ca
(519)930-3500
london.ca/heritage



“Charlton’s Map of Greater London”

Drawn by Thomas Walker,
Litho Artist & Designer, c/o Wright Litho
Archives and Special Collections, Western University