

Agenda Including Addeds

Community Advisory Committee on Planning

4th Meeting of the Community Advisory Committee on Planning

April 16, 2026, 12:00 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.

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Community Advisory Committee on Planning Report

3rd Meeting of the Community Advisory Committee on Planning
March 19, 2026

Attendance PRESENT: J.M. Metrailler (Chair), M. Ambrogio, C. Cadogan, J. Gard, H. Garrett, S. Jory, C. McKaskell, P. Murray, S. Sandor and L. Ahima (Committee Clerk)

ABSENT: M. Wallace

ALSO PRESENT: R. Armistead, J. Bunn, L. Edwards, K. Edwards, K. Gonyou, M. Greguol, A. Miller and K. Mitchener

The meeting was called to order at 12:01 PM; it being noted that C. Cadogan, J. Gard and C. McKaskell were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clauses 3.6 and 5.2 of the 3rd Report of the Community Advisory Committee on Planning, having to do with the Notice of Planning Application and Public Meeting - Official Plan and Zoning By-law Amendment - 412-450 Oxford Street West and 630 Proudfoot Lane and the Request by Canadian Mental Health Association to Remove the Heritage Listed Property at 371-373 Hamilton Road from the Register of Cultural Heritage Resources, by indicating that her firm is an agent on these files.

That it BE NOTED that P. Murray disclosed a pecuniary interest in clause 3.3 of the 3rd Report of the Community Advisory Committee on Planning, having to do with the Notice of Public Meeting - Zoning By-law Amendment - 845-875 Commissioners Road East, by indicating that her firm is an agent on this file.

2. Scheduled Items

None.

3. Consent

3.1 2nd Report of the Community Advisory Committee on Planning

That it BE NOTED that the 2nd Report of the Community Advisory Committee on Planning, from the meeting held on February 19, 2026, was received.

3.2 Notice of Planning Application and Public Meeting - Official Plan and Zoning By-law Amendments - 2120 and 2204 Huron Street

That it BE NOTED that the Notice of Planning Application and Public Meeting, dated March 6, 2026, from A. Riley, Planner, with respect to an Official Plan and Zoning By-law Amendments related to the properties located at 2120 and 2204 Huron Street, was received.

3.3 Notice of Public Meeting - Zoning By-law Amendment - 845-875 Commissioners Road East

That it BE NOTED that the Notice of Public Meeting, dated March 6, 2026, from M. Vivian, Planner, with respect to a Zoning By-law Amendment related to the property located at 845-875 Commissioners Road East, was received.

3.4 Notice of Planning Application - Draft Plan of Subdivision - 1355 and 1361 Wilton Grove Road

That it BE NOTED that the Notice of Planning Application, dated March 10, 2026, from A. Curtis, Senior Planner, with respect to a Draft Plan of Subdivision related to the properties located at 1355 and 1361 Wilton Grove Road, was received.

3.5 Notice of Planning Application - Official Plan Amendment - Employment Areas Policy Review

That it BE NOTED that the Notice of Planning Application, dated March 2, 2026, from C. Strupat, Planner, with respect to an Official Plan Amendment related to the Employment Areas Policy Review, was received.

3.6 Notice of Planning Application and Public Meeting - Official Plan and Zoning By-law Amendments - 412-450 Oxford Street West and 630 Proudfoot Lane

That it BE NOTED that the Notice of Planning Application and Public Meeting, dated February 26, 2026, from I. de Ceuster, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 412-450 Oxford Street West and 630 Proudfoot Lane, was received.

3.7 Notice of Planning Application - Official Plan Amendment - Privately Initiated Urban Growth Boundary Expansion Application Policies and Guidelines

That it BE NOTED that the Notice of Planning Application, dated March 10, 2026, from C. Strupat, Planner, with respect to an Official Plan Amendment related to the Privately Initiated Urban Growth Boundary (UGB) Expansion Application Policies and Guidelines, was received;

it being noted that the Community Advisory Committee on Planning (CACP) offers itself as a consultation resource with respect to privately initiated UGB applications.

3.8 Parks and Recreation Master Plan Update

That it BE NOTED that the presentation, dated March 19, 2026, from J. Michaud, Landscape Architect, with respect to the Parks and Recreation Master Plan Update, 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 March 4, 2026, was received.

5. Items for Direction

5.1 Class 1,2 and 3 Land Loss in Southern Ontario

That it BE NOTED that a presentation, as appended to the Added Agenda, from G. Eagleson, President, GR Eagleson Consulting Inc., with respect to Class 1, 2 and 3 Land Loss in Southern Ontario, was received.

5.2 Request by Canadian Mental Health Association to Remove the Heritage Listed Property at 371-373 Hamilton Road from the Register of Cultural Heritage Resources

That it BE NOTED that the Community Advisory Committee on Planning (CACP) reviewed a staff report, dated March 19, 2026, with respect to a Request by the Canadian Mental Health Association to Remove the Heritage Listed Properties at 371-373 Hamilton Road from the Register of Cultural Heritage Resources, and the CACP supports the staff recommendation;

it being noted that the stained glass transom should be restored for use elsewhere.

5.3 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated March 19, 2026, was received.

6. Adjournment

That the meeting BE ADJOURNED.

The meeting adjourned at 12:52 PM.



NOTICE OF CANCELLATION – PUBLIC MEETING

Official Plan and Zoning By-law Amendments

412-450 Oxford Street West and 630 Proudfoot Lane



File: OZ-26021

Applicant: BlueStone Properties Inc. (c/o Zelinka Priamo Ltd.)

The Public Participation Meeting scheduled for May 5, 2026,
HAS BEEN CANCELLED.

The meeting will be rescheduled, and you will receive
notice of the new date and time.

For more information and/or to provide comments:

Isaac de Ceuster
ideceust@london.ca
519-661-CITY (2489) ext. 3835
Planning & Development, City of London
London ON PO Box 5035 N6A 4L9
File: OZ-26021

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

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.**

NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Zoning By-law Amendment

517-525 Fanshawe Park Road East and 1536 Geary Avenue



File: Z-26039

**Applicant: 1001221436 Ontario Inc.
(c/o Royal Premier Homes)**

What is Proposed?

Zoning amendments to allow:

- 8-storey apartment building containing 299 units
- Density of 395 units per hectare
- 0.7 parking spaces per unit
- 270 long-term/30 short-term bicycle parking spaces

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Tuesday, June 9, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise 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 or contact pec@london.ca.

For consideration by Council, comments must be provided by **May 20, 2026**

For more information and/or to provide comments:

Michaella Hynes

mhynes@london.ca

519-661-CITY (2489) ext. 4753

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: Z-26039

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

Councillor Jerry Pribil

jpribil@london.ca

519-661-CITY (2489) ext. 4005

**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.**

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R8 Special Provision Bonus (R8-4(71)*B-84) Zone and Residential R1 (R1-10) Zone to a Residential R9 Special Provision (R9-7(_)) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at london.ca.

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

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 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.

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 by-law 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 proposed by-law 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 add the person or public body as a party.

*Please see the *Planning Act* for updated appeal requirements.

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 the 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 June 2, 2026, to request any of these services.

Building Renderings



Concept Rendering – View from Fanshawe Park Road East facing southwest.



Concept Rendering – View from the intersection of Fanshawe Road East and Geary Avenue.



Concept Rendering – View from Geary Avenue facing northeast.

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

To: Farhard Noory
Royal Premier Homes

From: Frank Smith, MA, CAHP
Stantec Consulting Ltd.

Project/File: 160941244

Date: February 23, 2026

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

1 Introduction

Royal Premier Homes (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Scoped Heritage Impact Assessment (HIA) Memo (Scoped HIA) for the proposed development at 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue in the City of London, Ontario. The proponent is proposing to redevelop the properties and construct an eight-storey apartment building. The Concept Plan for the development is included in Appendix A.

The proposed development is located adjacent to 518 Fanshawe Park Road East, a listed property on the *City of London's Register of Cultural Heritage Resources* (the Register) (Figure 1). The property is noted as containing an Italianate structure built in 1870 (City of London 2025a). This Scoped HIA has been completed to satisfy the requirements of The London Plan, which requires an assessment of impacts on development adjacent to listed properties (City of London 2016).

For the purpose of this Scoped HIA, the Study Area refers to 518 Fanshawe Park Road East while the Project Location refers to 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue. The purpose of this Scoped HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed property, consideration must be given to the conservation of cultural heritage resources.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

The objectives of the Scoped HIA are as follows:

- Evaluate the cultural heritage value or interest (CHVI) of 518 Fanshawe Park Road East
- Identify potential direct and indirect impacts to 518 Fanshawe Park Road East
- Identify potential mitigation measures where impacts to 518 Fanshawe Park Road East is anticipated

To meet these objectives, this Scoped HIA contains the following content:

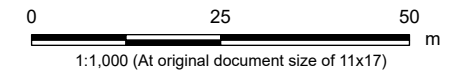
- Review of background history of the adjacent property and historical context
- Description of the proposed undertaking
- Assessment of impacts of the proposed site alterations on cultural heritage resources, where applicable
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures, where applicable

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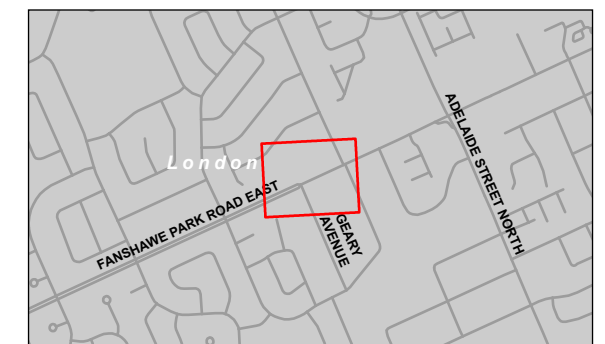


Legend

- Project Location (517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue)
- Study Area (518 Fanshawe Park Road East)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
 3. Orthoimagery provided by Ontario Imagery Web Map Service



Project Location: London, ON
 Prepared by stomic on 2026-01-08
 Technical Review by ABC on yyyy-mm-dd

Client/Project:
 ROYAL PREMIER HOMES LTD.
 517, 521, 525 FANSHAWE PARK ROAD EAST AND 1536 GEARY AVENUE
 HERITAGE IMPACT ASSESSMENT

Figure No.

1

Title

Study Area

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

2 Historical Context

2.1 Township of London

The Project Location and Study Area are historically situated within the former Township of London, County of Middlesex, present-day City of London. The City of London is located on the traditional territory of the Anishinaabek, Haudenosaunee, Lunaapeewak, and Attawandaron (Neutral) Indigenous peoples (City of London 2025b). To facilitate colonial settlement of London, representatives of the Crown entered into Treaty Number 6 on September 7, 1796, with the Chippewa (Ojibwa). This treaty covered an area of land approximately 30 square kilometres in size in what became Middlesex County (Ministry of Indigenous Affairs 2024).

The colonial settlement of the Township of London began in about 1807 and accelerated after the War of 1812 (Page 1878: 7; Brunger 1985). The survey of the township began just before the war and was completed in 1818 (London Township History Book Committee [LTHBC] 2001a: 12; Brunger 1985). The settlement of London Township was placed under the direction of Colonel Thomas Talbot, who would eventually be instrumental in the development of 29 townships in Southwestern Ontario. Settlers in Talbot's lands were required to perform settlement duties before the land was officially patented to them. These duties included establishing farms and clearing a specified amount of acreage. Talbot was known to be a haphazard record keeper and sometimes up to three decades passed between the initial settlement of a lot and the issue of a land patent (Page 1878: 5; Brunger 1985).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Settlement progressed steadily during the first decades of the 19th century under the stewardship of Colonel Talbot. In 1818, he recommended his relative, Richard Talbot, settle about 25 new families in London Township. These settlers came from Ireland. In 1819, the population further increased when Colonel Talbot settled an additional 98 immigrants in London Township (LTHBC 2001a: 14). In January 1826, the District Town for the London District was transferred from Vittoria to the Crown Reserve Land in London Township originally set aside in the 1790s for the capital of Upper Canada by Lieutenant Governor John Graves Simcoe. Mahlon Burwell surveyed the townsite for London in May and June of 1826 (Armstrong 1986: 33 and Miller 1992: 7).

The population of London Township was recorded as 2,677 in 1839. The township assessment recorded 15,446 acres of cultivated land. Nearly all the residences in the township were still constructed out of logs or frame, showing that despite the rapid growth the township experienced, it remained a frontier community (Rosser 1975: 18). Along with agricultural prosperity, the London townsite was growing into an important settlement and was incorporated as a Town in 1840 with a population of 1,716 (Armstrong 1986: 63).

Development was bolstered in 1853 when the Great Western Railway was built through Middlesex County. The rapid growth of the Town of London following the arrival of the railway led to its incorporation as a city in 1855 (Armstrong 1986: 68). Other railways in the township built in the 19th century included the London, Huron, and Bruce Railway and the Grand Trunk Railway. The population of London Township reached 10,991 in 1871, the highest it would reach in the 19th century (Dominion Bureau of Statistics 1953).

At the start of the 20th century, London Township's population declined to 8,878, while the City of London's population increased to 37,976 (Dominion Bureau of Statistics 1953). The contraction of population in the Township and growth of the city was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

farming meant that less labour was required on a farm (Samson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30). The Census of 1921 shows that the population of London Township decreased to 7,201, the lowest the population would reach between Confederation and the Second World War (Dominion Bureau of Statistics 1953).

Like much of North America, London and Middlesex County experienced rapid development and growth after the Second World War. By the 1950s, the City of London was almost fully developed and needed new land to continue to grow. As demand for housing in the post-war era grew, London and Westminster Townships began to see significant development along their borders with the City of London. Between 1951 and 1956, the population of London Township increased 66% (Meligrana 2000: 8).

In 1958, the City of London began the process of annexing 57,000 acres of land in London, West Nissouri, Westminster, and North Dorchester Townships. Despite appeals from township officials, the Ontario Municipal Board ruled in favour of annexation and awarded 30,000 acres of land in London Township to the City. The annexation came into effect in 1961 (Globe and Mail 1960: 10). The Project Location and Study Area were included in this annexation. On December 31, 1997, the remainder of London Township amalgamated with Lobo Township and Delaware Township to create the Municipality of Middlesex Centre (LTHBC 2001: 37).

Beginning in the late 2010s, the City of London entered into a period of rapid growth and between 2017 and 2022 it grew at the fastest rate of any Ontario municipality (CBC 2022). The City's population was recorded as 422,324, an increase of 10% since 2016. Much of this growth has been on the north end of the City. For comparison, the average growth rate across Ontario was 5.8% during this same period (Statistics Canada 2022).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

2.2 Study Area History (518 Fanshawe Park Road East)

The Study Area is historically situated on the south part of Lot 13, Concession 5, Township of London. This part of the lot was granted by the Crown in October 1826 to Richard Mossup (also spelled Marsup) (Ontario Land Registry Access [OnLand] 2025a; Rosser 1975: 202). Mossup was a member of the second party of Irish emigrants settled in London Township by Colonel Talbot and he was allocated the south half of Lot 13, Concession 5, totaling 50 acres of land. When his settlement duties were completed in 1826, he petitioned the colonial government with Colonel Talbot's endorsement to receive the Crown patent (Library and Archives Canada 1826). In 1827, Mossup sold the south half of the lot to William Haskett (OnLand 2025a).

William Haskett was a member of Talbot's first party of Irish emigrants and was originally located on the north half of Lot 7, Concession 5 (Rosser 1975: 50). William Haskett was born in 1782 in Cloughjordan, Ireland, and was a painter and glazier. He immigrated to Upper Canada with his wife Mary Sherman and their four children. In the late 1820s, the Haskett family exchanged their parcel for the north half of Lot 13, Concession 4, located just south of the Study Area (LTHBC 2001b: 182-182).

The Census of 1851 listed William Haskett as a 68-year-old farmer. He lived with his wife Mary, age 58; son John, age 21; daughter Mary, age 11; William N. Haskett, age 30; Margaret Haskett, age 28 (Library and Archives Canada 1851a). The Agricultural Census of 1851 indicated that both William Haskett and William N. Haskett farmed Lot 13, Concession 5. They were listed as occupying 100 acres of land, which likely included their property in the adjacent fourth concession. William Haskett had 55 acres of land under cultivation and William N. Haskett had 20 acres of land under cultivation (Library and Archives Canada 1851b).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

In 1855, William Haskett sold 50 acres in the southwest quarter of the lot, containing the Study Area, to John Haskett (OnLand 2025a). It is unclear if this John Haskett refers to William's youngest son or to John Haskett, a cousin that settled in London Township in the 1820s (LTHBC 2001b: 183; 184). In 1858, John Haskett sold the southwest quarter of the lot to Robert Irwin (OnLand 2025a). Despite this transaction, John Haskett is depicted as the occupant of the southwest quarter of Lot 13, Concession 5 in historical mapping from 1862 and 1863. Neither the historical mapping from 1862 nor 1863 depict structures located within the Study Area (Tremaine 1862; Peters 1863).

Between 1863 and 1869, the parcel of land containing the Study Area was sold several times in relatively quick succession. In 1863, Irwin sold the southwest quarter of the lot to John S. Mason (OnLand 2025a). Three years later, in 1866, Mason sold the parcel of land to William Braun. The next year, Braun sold the parcel of land to John Scragg. In 1869, Scragg sold the parcel of land to John Geary. Members of the Geary family already owned property in nearby parcels of land in Lots 13 and 14 of concessions four and five (Peters 1863).

Like the Mossup and Haskett families, the Geary family were among the early Irish emigrants that settled in London Township (Rosser 1975: 51). John Geary was born in 1808 and married Eliza Haskett, a daughter of William and Mary Haskett (LTHBC 2001b: 145). Following John's death in a buggy accident in 1873, his son Robert Geary inherited the southwest quarter of Lot 13, Concession 5 and the southeast quarter of Lot 14, Concession 5 (LTHBC 2001b: 146; OnLand 2025b).

Historical mapping from 1878 shows Robert Geary as the occupant of the southwest quarter of Lot 13, Concession 5 and the southeast quarter of Lot 14, Concession 5. The mapping shows a residence on each parcel (Page 1878). The residence depicted within the Study Area on Lot 13, Concession 5 is not the present-day residence at 518 Fanshawe Park Road East, but a previous frame structure likely built by John Geary between 1869 and 1873. John Geary and his brother were known builders of log cabins,

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

and it is possible they also built the previous structure (LTHBC 2001b: 145-146; Goodspeed 1889: 824). While two structures are shown on the historical mapping on Geary's holdings, historical research indicates that Robert Geary's primary residence was a frame structure located within the Study Area (Goodspeed 1889: 824). This residence was eventually replaced by the present-day residence within the Study Area.

In February 1879, the earlier residence located within the Study Area was destroyed by fire (LTHBC 2001b: 146). This fire caused the death of one of Robert's farm laborers and another laborer barely escaped (Goodspeed 1889: 824). Robert replaced this structure with a new 15-room brick house that he made his primary dwelling, which is the present-day residence at 518 Fanshawe Park Road East (LTHBC 2001b: 146). The *History of the County of Middlesex* noted the residence as a "...handsome two-storey brick, which is very pleasantly located in a grove of forest trees" (Goodspeed 1889: 826). The construction date of 1879 is supported by land registry records, which indicate Robert took out a nearly \$9,000 mortgage with the Agricultural Savings and Loan Company in March 1879, likely to fund construction of the residence at 518 Fanshawe Park Road East (OnLand 2025b).

The Census of 1881 recorded Robert Geary as a 33-year-old farmer. He lived with his wife Eleanor, age 26; and his mother, Eliza, age 67 (Library and Archives Canada 1881). Robert and Eleanor had three daughters: Eleanor Louise, Aileen, and Marion. By the 1880s, Robert was heavily involved in the raising of livestock, particularly Clydesdale horses, English Shire horses, and Lincolnshire sheep. He sold many of this livestock in the western United States and twice a year traveled to Utah, Montana, and other parts of the American West. Aside from his farming activities, Robert was an active member of the township's civic life, serving terms as an assessor and member of the township council (Goodspeed 1889: 826). In 1884, Robert purchased a horse ranch in Montana and divided his time between his property in London and his ranch. Robert died in 1906 (LTHBC 2001b: 146).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

In 1887, land registry records indicate that Robert Geary sold the southwest quarter of Lot 13, Concession 5 to Joseph H. Marshall. However, the *History of the County of Middlesex* indicated that Geary still occupied the property in 1889. It is possible Geary sold the property and then rented it from the Marshalls as his business ventures turned increasingly to the American West. In 1890, Joseph Marshall sold the property to Edward Marshall (OnLand 2025b). The Census of 1891 does not list an Edward Marshall residing within London Township and while several Joseph Marshalls are enumerated, they were not determined to be linked to Lot 13, Concession 5.

In 1896, Edward Marshall and his wife sold the southwest quarter of Lot 13, Concession 5 to William Hill (OnLand 2025b). The Census of 1901 enumerated William Hill as a 45-year-old farmer born in England. He lived with his wife Isabella, age 42; daughter Jessie, age 21; daughter Eva, age 15; daughter Azalea, age 13; son William, age 10; daughter Isabella, age 5; and daughter Irma, age 3 (Library and Archives Canada 1901).

In 1920, William Hill sold the southwest quarter of Lot 13, Concession 5 to Sarah Elizabeth Powell (OnLand 2025c). The Census of 1921 enumerated Sarah Elizabeth Powell as a 38-year-old living within the City of London. She lived with her husband, Edward, a 39-year-old stonemason; her son Earl Maitland, age 15; and her son Edward, age 10 (Library and Archives Canada 1921). The City of London Directory for 1930 and 1940 shows that Edward and Sarah Elizabeth lived on Elmwood Avenue in south London. Edward was recorded as a mason employed at J. Hayman & Son (Vernon Directories 1930: 445; Vernon Directories 1940: 565). Therefore, the property within the Study Area was likely an investment property or a recreational “country” property. During this time, the area around the north boundary of London Township and the City of London became an attractive place for Londoners to maintain country properties. In 1946, Sarah Elizabeth Powell, now listed as a widow, sold the property to Edward Melville Winder (OnLand 2025c).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Edward Melville Winder was a barrister, solicitor, and notary whose practice was located at 78 Dundas Street (Vernon Directories 1950: 29). The Winder family first immigrated to Upper Canada in 1862 from Ireland and was one of the first families to settle in what is now referred to as the SoHo neighbourhood of London. Edward Winder was the great-grandson of Edward Melville Winder, who designed the two-storey building at the corner of Hill Street and Wellington Street presently known as the “Red Antiquities Building” (London Heritage Council 2011). Beginning in 1945, Edward Melville Winder was known to reside at present-day 1927 Richmond Street, located approximately two kilometres west of the Study Area (OnLand 2025d; Stantec 2024). The property at 1927 Richmond Street was also a known “country” property and therefore it is likely that Winder did not reside full-time within the Study Area.

In 1946, Edward Melville Winder added Frank Hardy as an owner of the property for \$1.00. Later that same year, Winder sold his interest in the property to Ernest Weld while Frank Hardy remained as an owner. City directory records indicate that Ernest Weld originally resided on Albert Street in the city’s core and moved to Rural Road 5 (the previous name for Fanshawe Park Road) in 1949 (Vernon Directories 1948: 796; Vernon Directories 1949: 827). This indicates Ernest Weld made the Study Area his primary residence around this time. London city directories do not indicate a Frank Hardy who lived or worked within the City. In 1956, Edward Winder and John McNail were given power of attorney for the property by Hardy. This ended Hardy’s association with the property. Following this, only Ernest Weld is listed as the owner of the land within the Study Area (OnLand 2025c).

Ernest John Weld was the president of the William Weld Company, a prominent publishing company (Globe and Mail 1969). He was the grandson of William Weld, founder of the magazine *Farmer’s Advocate*, published by the William Weld Company Limited. The publication was an agricultural journal founded in 1866 by William Weld and was Canada’s longest published agricultural paper distributed throughout the United

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

States and Canada (Historic Sites Committee 2000 and Western Archives n.d.). By the early 1930s, *Farmer's Advocate* had a circulation of 50,000 copies and his son John Weld alongside his grandsons Ernest and Douglas helped to run the family enterprise which included the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press in Toronto (Maclean's 1931). Due to falling sales, the *Farmer's Advocate* ceased publication in 1965 (Historic Sites Committee 2000). During Weld's ownership of the property, the area along Fanshawe Park Road began to suburbanize and residential sprawl encroached on formerly rural areas in London. Aerial photography from 1967 shows that suburban residential subdivision had started to the south and east of the Study Area as part of the Stoneybrook neighbourhood (Northway-Photomap Inc 1967). Ernest John Weld died in 1969 (Globe and Mail 1969).

In 1969, the estate of Ernest Weld sold the property containing the Study Area to Paul and Caro Gatfield (OnLand 2025c). Paul David Gatfield was a physician, and Caro Gatfield was a teacher. The Gatfields continued to own the property into the 1990s (OnLand 2025c; Vernon Directories 1990: 160). Based on aerial photography the Gatfield family began subdividing the parcel in the 1980s. Both Paul and Caro died in 2018 (Woodland Cemetery 2018a; Woodland Cemetery 2018b).

2.2.1 Summary of Key Findings

- Present-day 518 Fanshawe Park Road is situated on the south half of Lot 13, Concession 5. The Crown granted the 100-acre parcel of land to Richard Mossup in 1826. He was a member of the second party of Irish emigrants settled in London Township by Colonel Talbot in 1819.
- In 1827, Mossup sold the south half of the lot to William Haskett, a member of Talbot's first party of Irish emigrants, settled in 1818. The Haskett farmstead was located on an adjacent lot.
- William Haskett subdivided the lot into a southwest quarter of land in 1855 and sold it to John Haskett. He sold the property in 1858 but appeared on historical mapping as occupying the Study Area as late as 1862.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

- In 1867, the property was sold to John Geary, another family of early Irish emigrants.
- In 1873, Robert Geary inherited the property. He constructed the present-day residence at 518 Fanshawe Park Road in 1879 following the destruction of a previous dwelling in a fire. Geary sold the property in 1887.
- The residence was possibly used as an investment or recreational property by the Powell family between 1920 to 1946.
- In 1946, the property was purchased by Ernest Weld, the president of the William Weld Company, publisher of the Farmer's Advocate.
- Following Weld's death in 1969, the property was purchased by Paul Gatfield, a physician, and his wife Caro, a teacher. The Gatfield family began subdividing the property in the 1980s and resided within the Study Area into the 1990s.

3 Site Description

A site visit was completed on October 31, 2025, by Frank Smith, Cultural Heritage Specialist. Weather conditions were overcast and seasonably cool. The site visit consisted of a pedestrian survey of the Project Location and Study Area from the municipal right-of-way. Photographs were taken with a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.

The Project Location and Study Area are located along Fanshawe Park Road East. In the vicinity of the Study Area and Project Location, Fanshawe Park Road East is an arterial four-lane road paved with asphalt and concrete curbs. The road contains a concrete centre median with freestanding municipal streetlighting with LED luminaires. The northside of the road is lined with wood utility poles, some of which contain municipal streetlighting with LED luminaires. The south side of the road contains wood utility poles and freestanding municipal streetlighting with LED luminaires. Boulevards with lawns separate the street from asphalt bike lanes and concrete curbs on both the north and south sides of the road (Photo 1).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

The general character of the area is suburban and residential, although a shopping plaza is visible when looking east towards the intersection of Fanshawe Park Road East and Adelaide Street North. The Project Location is also located along Geary Avenue. This is a two-lane asphalt paved road with sections of concrete curbs, no curbs, and concrete sidewalks. The sidewalk is separated from the road by a boulevard landscaped with a lawn (Photo 2). The general character of Geary Avenue is suburban and residential.

The Project Location includes the properties at the municipal addresses 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue. These properties each contain a mid-20th century ranch style residence. The residence at 517 Fanshawe Park Road is a one storey structure with a side gable roof and is clad in yellow brick and siding (Photo 3). The residence at 521 Fanshawe Park Road is a one storey structure with a side gable roof with a gable peak. It is clad in angel stone and red brick (Photo 4). The residence at 525 Fanshawe Park Road is a one storey structure with a side gable roof and gable peak. It is clad in red brick (Photo 5). The residence at 1536 Geary Avenue is a one storey structure with a hip and gable roof and is clad red brick (Photo 6). Each property is landscaped with a driveway, lawn, shrubs, and a mix of deciduous and coniferous trees.

The Study Area contains a residence and two outbuildings. The property is accessed from Fanshawe Park Road by means of a gravel driveway (Photo 7). The property is heavily screened from Fanshawe Park Road by dense brush and a row of coniferous trees. Trees include White pine, Scotch pine, White cedar, and Norway spruce (Photo 8). Due to the heavy vegetative screening, views of the residence were mostly obstructed from the municipal right-of-way. However, the second storey of the front (south) façade was mostly visible. The residence is a two-storey structure with a hip roof that contains bookend buff brick chimneys and solar panels. The soffits and fascia appear to be undergoing replacement.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

The front façade contains a bracketed cornice and buff brick exterior. The arrangement of the front façade appears to be symmetrical and contains a projecting centre bay. Based on these observations, the residence is likely an example of the Italianate farmhouse popularized in the *Canada Farmer* in the mid-19th century. The centre projecting bay contains arched window openings with buff brick voussoirs and the remaining visible window openings contain segmental arch openings with buff brick voussoirs and buff brick keystones (Photo 9 and Photo 10). No additional details of the residence could be determined from the municipal right-of-way.

One outbuilding is visible from the right-of-way. It is a two-storey structure with two garage bays on the first storey (Photo 11). Based on aerial photography, it was likely built between the 1980s and 1990s. Aerial photography indicates the second outbuilding is a gable roof structure located just north of the residence.

Photo 1 Fanshawe Park Road, looking west



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 2 Geary Avenue, looking south



Photo 3 517 Fanshawe Park Road, looking south



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 4 21 Fanshawe Park Road, looking south



Photo 5 525 Fanshawe Park Road, looking south



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 6 1536 Geary Avenue, looking east



Photo 7 Gravel driveway at 518 Fanshawe Park Road East, looking north



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 8 Tree screen, looking northeast



Photo 9 Partial view of residence showing roof, chimney, and segmental arch window openings, looking north



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 10 Partial view of residence showing centre projecting bay and arched windows, looking north



Photo 11 Visible outbuilding, looking north



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

4 Evaluation

4.1 Ontario Regulation 9/06

Table 1 Evaluation of 518 Fanshawe Park Road East According to Ontario Regulation 9/06 of the *Ontario Heritage Act*

Criteria of O. Reg. 9/06	Yes/No	Comments
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	Yes	The residence at 518 Fanshawe Park Road East is a representative example of a type of Italianate residence popularized by the <i>Canada Farmer</i> magazine in the mid-19 th century (Blumenson 1990: 59). Visible Italianate design elements of the residence include a bracketed cornice, projecting centre bay, and mix of arched and segmental arch window openings. Based on visible elements, the residence likely has a symmetrical front façade, typical to Italianate residences based on the <i>Canada Farmer</i> design.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The visible architectural embellishments such as the bracketed cornice are typical elements of Italianate structures. During the mid-19 th to late 19 th century, these design elements were often mass produced as sawing machines and mills increased in sophistication (Tausky and DiStefano 1986: 87-88). As a result, the visible elements of the building do not demonstrate a high degree of craftsmanship or artistic merit.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Criteria of O. Reg. 9/06	Yes/No	Comments
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The visible components of the residence incorporates similar building materials and construction practices used throughout 19 th century Ontario.
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.	Yes	<p>The property at 518 Fanshawe Park Road is historically associated with some of London Township’s earliest colonial settlers, including the Mossup, Haskett, and Geary families. These families made direct contributions to the early 19th century development of London Township as pioneer settlers. This includes the initial colonial occupation, clearance, and cultivation of land within the Study Area.</p> <p>The residence at 518 Fanshawe Park Road was built by Robert Geary. Geary was the son of one of the township’s initial settlers and was a notable raiser of livestock that was sold in Canada and the American West. He was also politically active in the township, serving as an assessor and member of the township council. As a notable raiser and dealer of livestock in Ontario and the American West, he would have contributed directly to the success of commercial farming in 19th century London Township. Geary Avenue, located just south of the Study Area, is named in honour of the family’s historical role in the area.</p>

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Criteria of O. Reg. 9/06	Yes/No	Comments
		The residence at 518 Fanshawe Park Road was occupied by Ernest Weld between 1946 and 1969. Weld was the president of the William Weld Company, the publisher of <i>Farmers Advocate</i> , an important magazine for Canadian farmers. Through his role at this company, Weld made direct contributions to agricultural practices in Canada.
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.	No	The Study Area does not offer a new or greater understanding of the development of London Township or the City of London.
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.	No	The architect or builder is unknown.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Criteria of O. Reg. 9/06	Yes/No	Comments
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No	The Study Area is located on arterial roadway that is suburban and residential in character. These residences mostly date to the mid-20 th to late 20 th century. This type of land-use is not unique or distinct within the context of North London.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	The property contains a residence that was historically part of a 50-acre farmstead. It has been severed from its physical, functional, visual, and historical links to agriculture.
9. The property has contextual value because it is a landmark.	No	The property is heavily screened from Fanshawe Park Road, and the residence is not visible except through small gaps in the vegetation. Therefore, it has limited wayfinding value and is not particularly memorable to passing motorists and pedestrians as a landmark.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

4.2 Statement of Cultural Heritage Value or Interest

4.2.1 Description of Property

The property at 518 Fanshawe Park Road is located within the City of London, Ontario. It is located on the north side of Fanshawe Park Road East between Phillbrook Drive and Geary Avenue. The property contains a residence and two outbuildings.

4.2.2 Cultural Heritage Value

The residence at 518 Fanshawe Park Road East meets criterion one of O. Reg. 9/06 for its design and physical value. The residence is a representative example of an Italianate residence and was built *circa* 1879. The residence contains a hip roof, bookend brick chimneys, a buff brick exterior, bracketed cornice, projecting gable bay, and arched and segmental arch window openings. Within Ontario, these types of Italianate residences were popularized by *The Canada Farmer*. The design included in the *Canada Farmer* was a fairly conservative residence that offered a middle ground between the more lavish asymmetrical Italianate designs and the preceding symmetry and balance of the Georgian style.

The residence at 518 Fanshawe Park Road meets criterion four of O. Reg. 9/06 for its historical and associative value. The property at 518 Fanshawe Park Road is historically associated with some of London Township's earliest colonial settlers, including the Mossup, Haskett, and Geary families. These families made direct contributions to the early 19th century development of London Township as pioneer settlers. This includes the initial colonial occupation, clearance, and cultivation of land along present-day Fanshawe Park Road East.

The residence at 518 Fanshawe Park Road was built for the use of Robert Geary. Geary was the son of one of the township's initial settlers and was a notable raiser of livestock that he sold in Canada and the American West. He was also politically active in the

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

township, serving as an assessor and member of the township council. As a notable raiser and dealer of livestock in Ontario and the American West, he contributed directly to the success of commercial farming in 19th century London Township. Geary Avenue, located just south of the Study Area, is named in honour of the family's historical role in the area.

The residence at 518 Fanshawe Park Road was occupied by Ernest Weld between 1946 and 1969. Weld was the president of the William Weld Company, the publisher of *Farmers Advocate*, an important magazine for Canadian farmers. Through his role at this company, Weld made direct contributions to agricultural practices in Canada.

4.2.3 Heritage Attributes

- Representative example of a structure with Italianate design influence, including:
 - Two storey structure with a hip roof and bookend buff brick chimneys
 - Bracketed cornice
 - Buff brick exterior
 - Front façade with a projecting centre bay
 - Segmental arch and arched window openings with buff brick voussoirs, buff brick keystones, and stone sills.

5 Impact Assessment

5.1 Description of Proposed Undertaking

The Client is proposing to redevelop the Project Location. The redevelopment will include the demolition of the existing mid-20th century residences and construction of an eight-storey apartment building. The apartment building will front Fanshawe Park Road East and Geary Avenue, and parking access will be located along Geary Avenue. The apartment building will include a floor area of 32,257 square metres comprised of

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

310 units and amenity space. A concept plan of the proposed undertaking is included in Appendix A.

5.2 Assessment of Impacts to 518 Fanshawe Park Road East

An assessment of impacts to 518 Fanshawe Park and its identified CHVI is provided below in Table 2 and Table 3. Impacts are defined by the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5) (Government of Ontario 2006).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Table 2 Evaluation of Potential Direct Impacts to 518 Fanshawe Park Road East

Direct Impact	Impact Anticipated	Relevance to 518 Fanshawe Park Road East
Destruction of any, or part of any, significant heritage attributes or features.	No	The proposed undertaking will not result in the destruction of the heritage attributes of 518 Fanshawe Park Road East. The residence will remain <i>in situ</i> and is located adjacent to the proposed undertaking and separated from the Project Location by an arterial roadway. Therefore, no mitigation measures are required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No	The proposed undertaking is located adjacent to the residence at 518 Fanshawe Park Road East and separated from the Project Location by an arterial roadway. The proposed undertaking will not alter the historic fabric and appearance of the identified CHVI. Therefore, no mitigation measures are required.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Table 3 Evaluation of Potential Indirect Impacts to 518 Fanshawe Park Road East

Indirect Impact	Impact Anticipated	Relevance to 518 Fanshawe Park Road East
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.</p>	<p>No</p>	<p>The proposed undertaking includes the construction of an eight-storey apartment building. While the new structure may cast shadows during certain times of the day, shadows would not be permanently cast on heritage features or natural features of 518 Fanshawe Park Road East.</p> <p>Therefore, no mitigation measures are required.</p>
<p>Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.</p>	<p>No</p>	<p>The identified CHVI of the residence at 518 Fanshawe Park Road East does not include a contextual relationship with the surrounding environment.</p> <p>Therefore, no mitigation measures are required.</p>
<p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</p>	<p>No</p>	<p>No significant views or vistas were identified for 518 Fanshawe Park Road East.</p> <p>Therefore, no mitigation measures are required.</p>
<p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.</p>	<p>No</p>	<p>No change of land use is proposed for 518 Fanshawe Park Road East. The proposed undertaking is limited to the adjacent property parcels of 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue.</p> <p>Therefore, no mitigation measures are required.</p>

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Indirect Impact	Impact Anticipated	Relevance to 518 Fanshawe Park Road East
<p>Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource</p>	<p>No</p>	<p>Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. However, this memo also considers land disturbance related to construction activities (e.g., site grading and related construction activities).</p> <p>Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D’Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration.</p> <p>The residence at 518 Fanshawe Park Road East is located over 80 metres north of the Project Location.</p> <p>Therefore, no mitigation measures are required.</p>

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

6 Mitigation

Following an assessment of impacts to 518 Fanshawe Park based on the proposed undertaking, no direct or indirect impacts were identified. Therefore, a discussion of mitigation measures is not applicable.

7 Conclusion and Recommendations

The evaluation of the the property at 518 Fanshawe Park Road East determined that it meets two criteria of O. Reg. 9/06. The property meets criterion one as it demonstrates design/physical value as a representative example of an Italianate residence and was built *circa* 1879. The property meets criterion four as it demonstrates historical/associative value as it is historically associated with some of London Township's earliest colonial settlers, including the Mossup, Haskett, and Geary families. These families made direct contributions to the early 19th century development of London Township as pioneer settlers. The property is also directly historically associated with Ernest Weld. He was the president of the William Weld Company, the publisher of *Farmers Advocate*, an important magazine for Canadian farmers.

Following an assessment of impacts to 518 Fanshawe Park based on the proposed undertaking, no direct or indirect impacts were identified. Therefore, a preparation of mitigation measures, or further study is not required.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

8 Closure

This Scoped HIA has been prepared for the sole benefit of Royal Premier Homes and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such party. We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Respectfully,

Stantec Consulting Ltd.



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February 23, 2026
Farhad Noory, Royal Premier Homes

**Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park
Road East and 1536 Geary Avenue**

Appendix A Site Plan

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

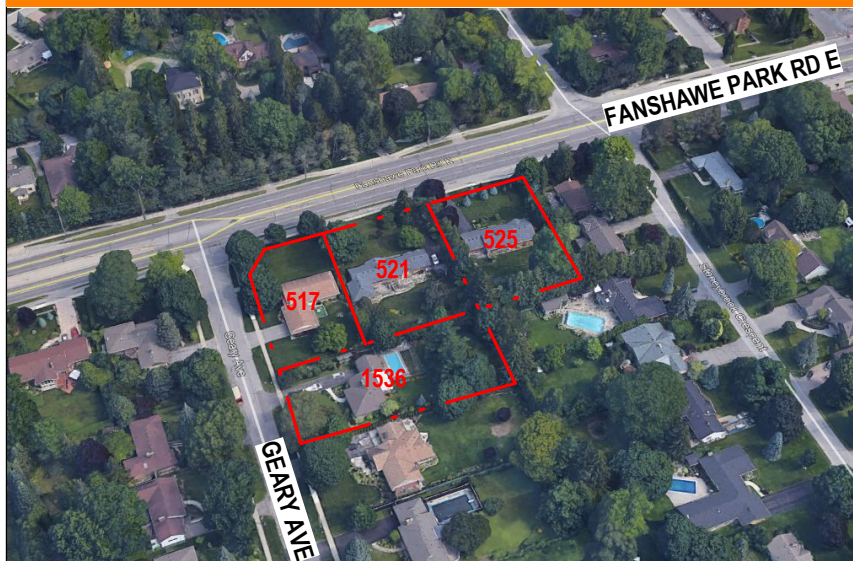
20-052

2026.02.17

Rezoning Package



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Site Development Stats			
517,521,525 Fanshawe Park Rd. E & 1536 Geary Ave			
	ITEM	REQUIRED	ACTUAL
1	ZONE - PROPOSED BUILDING PERMITTED USES	-	Appartment
2	LOT AREA (MINIMUM)	-	7,651 sqm Before Dedication 7,737 sqm after Dedication
3	LOT FRONTAGE (MINIMUM)	-	106.8 m
4	FRONT YARD SETBACK (MINIMUM)	-	1m Min
5	EXTERIOR SIDEYARD SETBACK (MINIMUM)	-	1.8m Min
6	REAR YARD DEPTH (SW) (MINIMUM)	-	10.6m
7	REAR YARD DEPTH (SE) (MINIMUM)	-	13.5
9	INTERIOR SIDEYARD DEPTH (SE)	-	8.1m
10	LANDSCAPE OPEN SPACE (% MINIMUM)	-	1,875sqm (24.5%)
11	COVERAGE (% MAXIMUM)	-	3,081sqm (40.2%)
12	HEIGHT (M MAXIMUM)	-	35m
13	DENSITY (UPH MAXIMUM)	-	299 units (395uph)
14	RESIDENTIAL PARKING	0.5 Spaces per unit	216 (0.72 per unit)
15	RESIDENTIAL BIKE PARKING	0.9 Long-term per unit	270Long-term
16	RESIDENTIAL BIKE PARKING	0.1 Short-term per unit	30 Short-term

Building Stats						
Floor Level	Parking	Floor Area (Sqm)	Amenity (Sqm)	Outdoor Amenity (Sqm)	MEP	Total Units
	Count					
MEP-PH		1307	1110	445	155	
8	0	2520	0	343		33
7	0	2891	0	227		37
6	0	3018	0	0		38
5	0	3018	0	0		38
4	0	3018	0	0		38
3	0	3018	0	0		38
2	0	2970	0	0		37
1	0	3018	452	0		32
(B-1)	79	2845	367	586		8
(B-2)	140	5000		0		
Grand total:	219	32623	1929	1601	155	299

Scale : 1 : 2000

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

Building Stats

2026.02.17

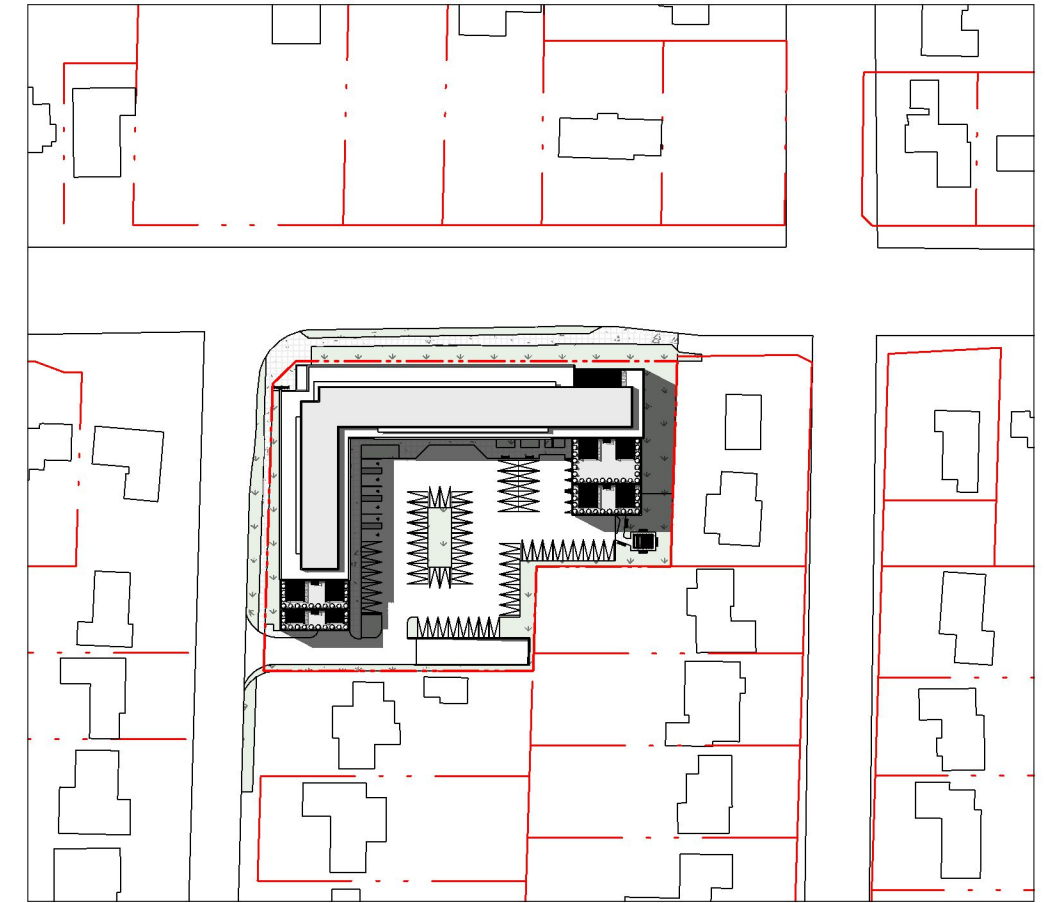
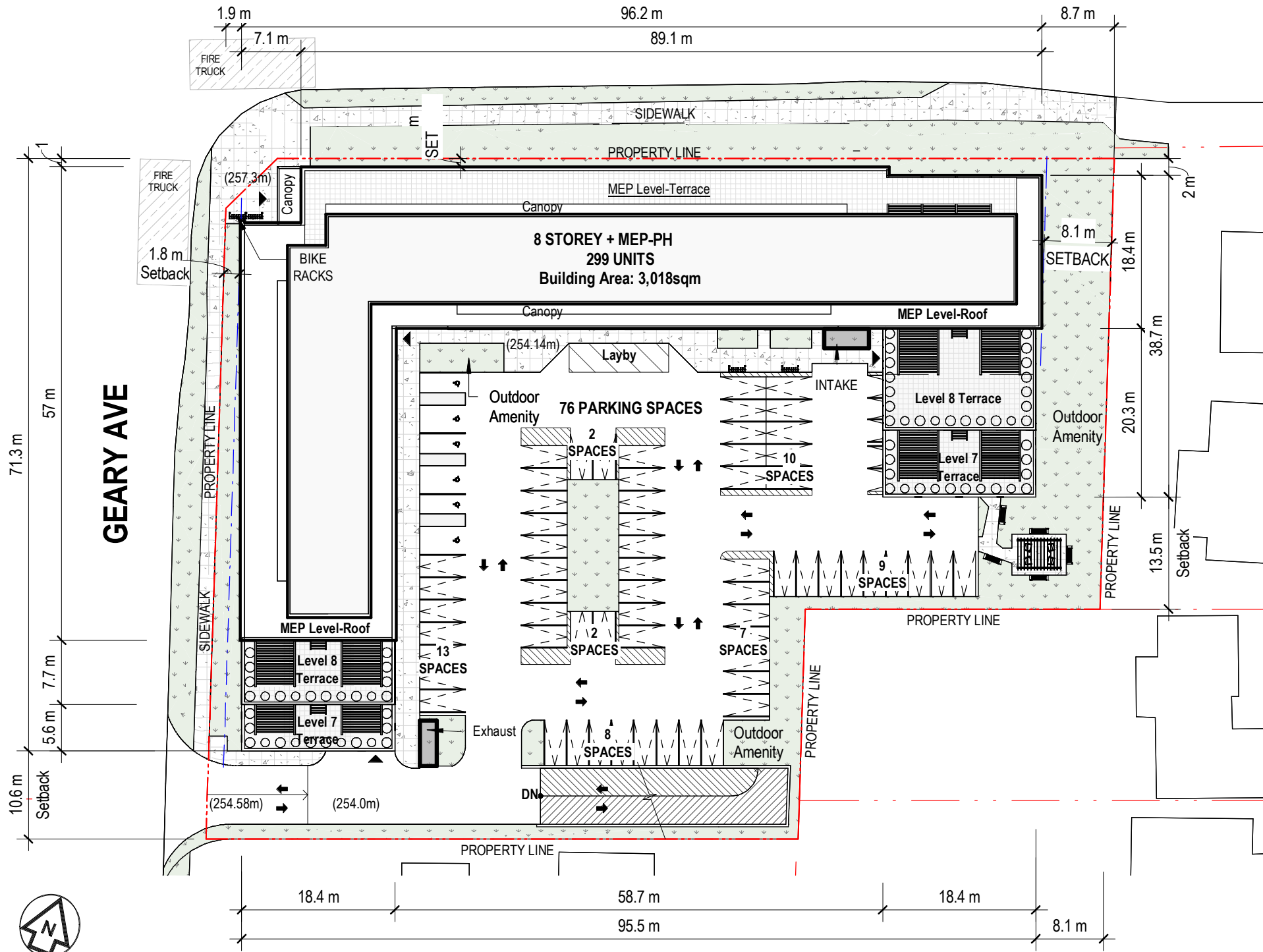
SD1.0

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FANSHAWE PARK RD E



Contextual Plan

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Scale : As indicated

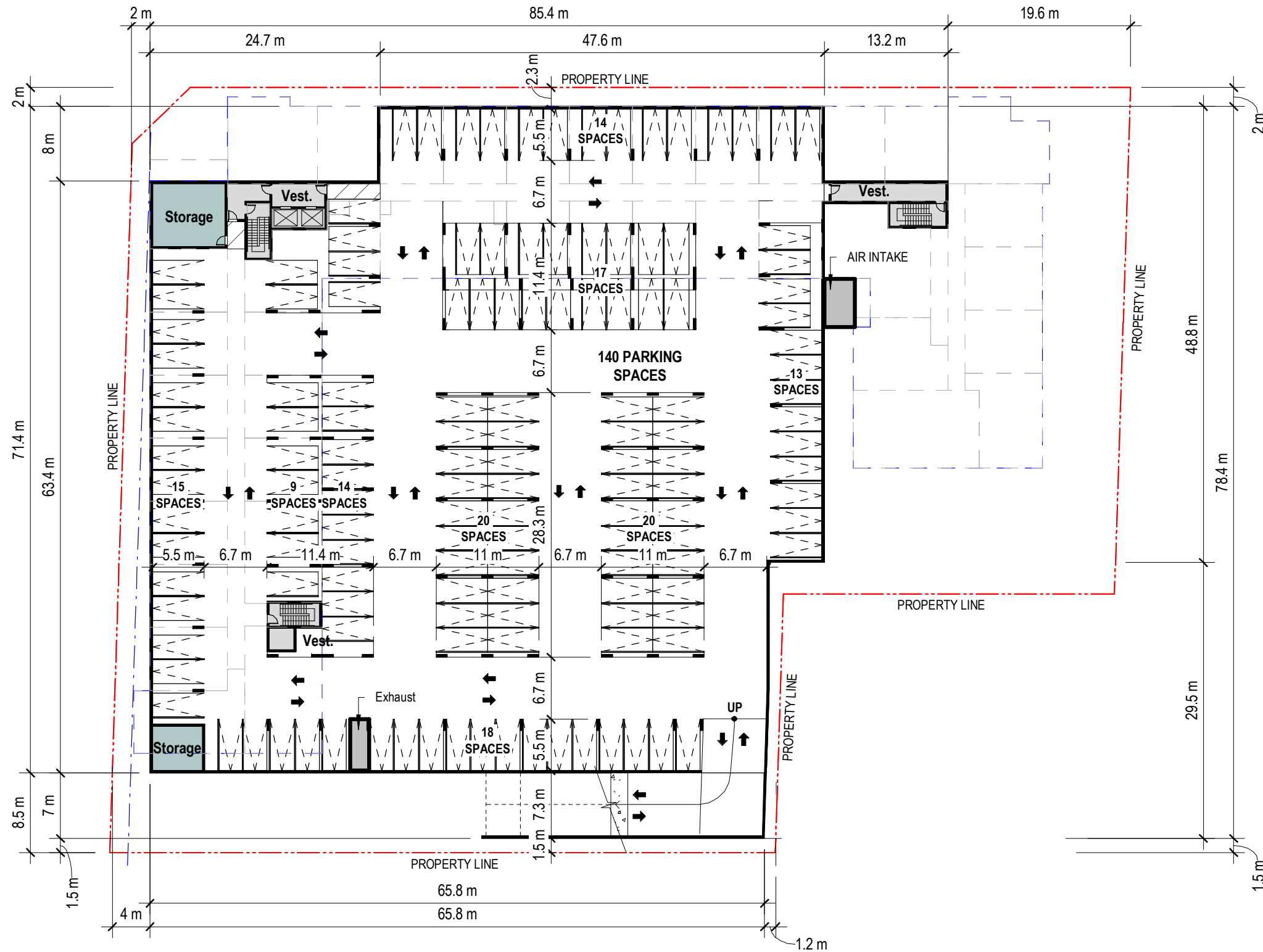
20-052 RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

Site Plan

2026.02.17 SD1.1

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AREA CALCULATION

B-2
 Parking Area: 5,000 m²
 Parking Spaces = 140

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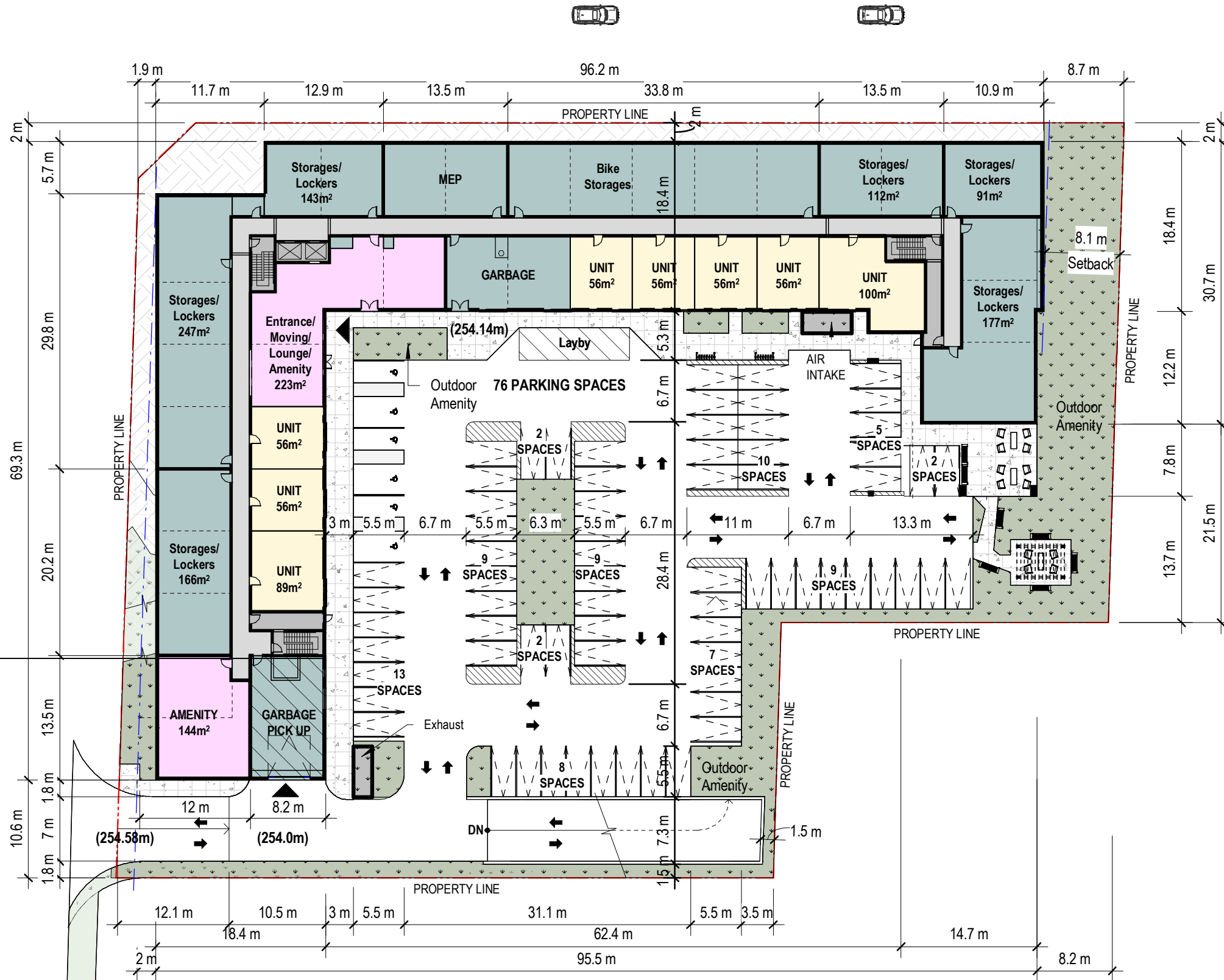
517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

Floor Plans - Level B-2

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B(-1)
 Floor Area: 2,845 m²
 Amenities: 367m²
 Parking Spaces = 76
 8 UNITS

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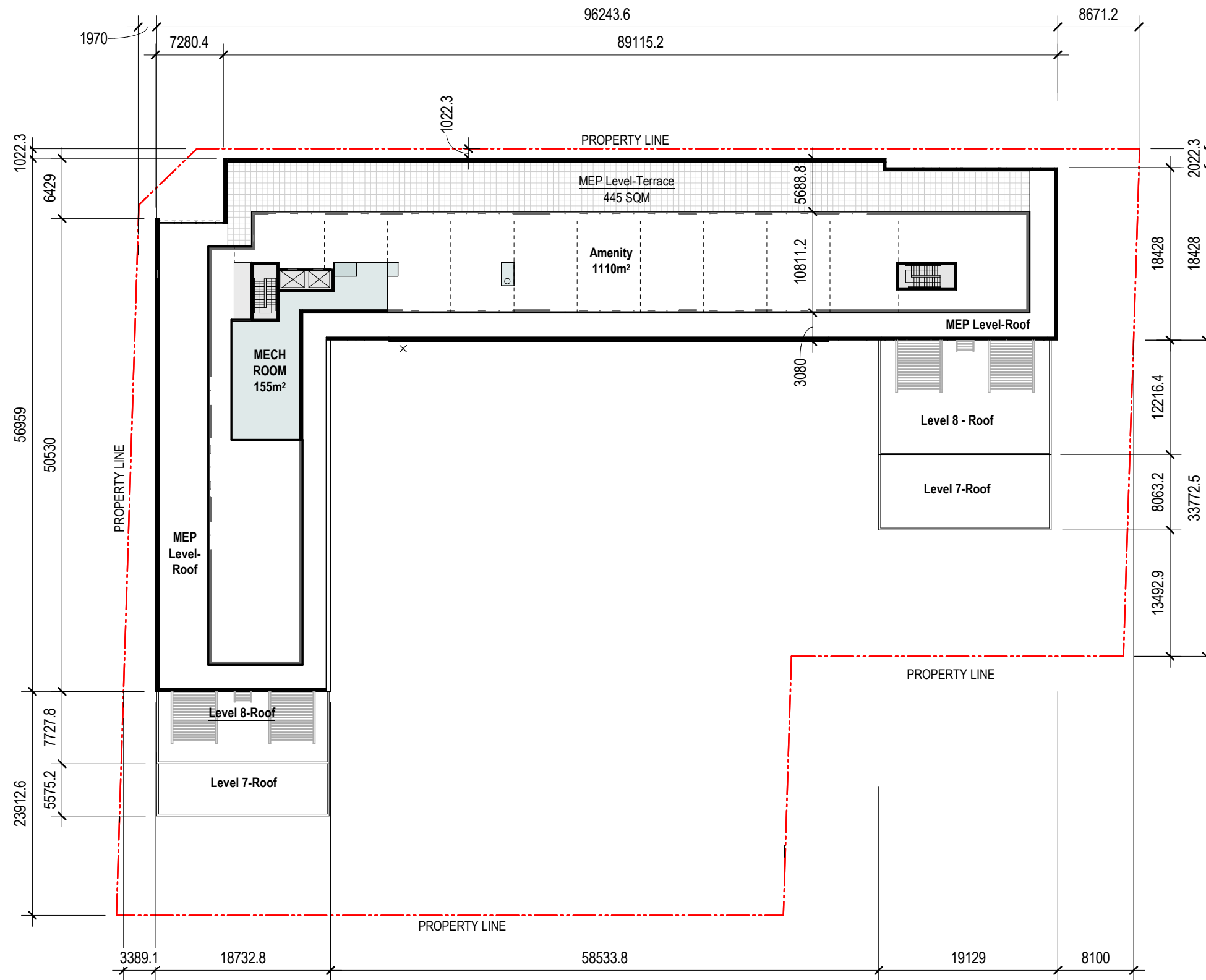
20-052 RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

Floor Plans - Level B-1

2026.02.17 SD2.2





AREA CALCULATION

MEP LEVEL
Floor Area : 1307 m²

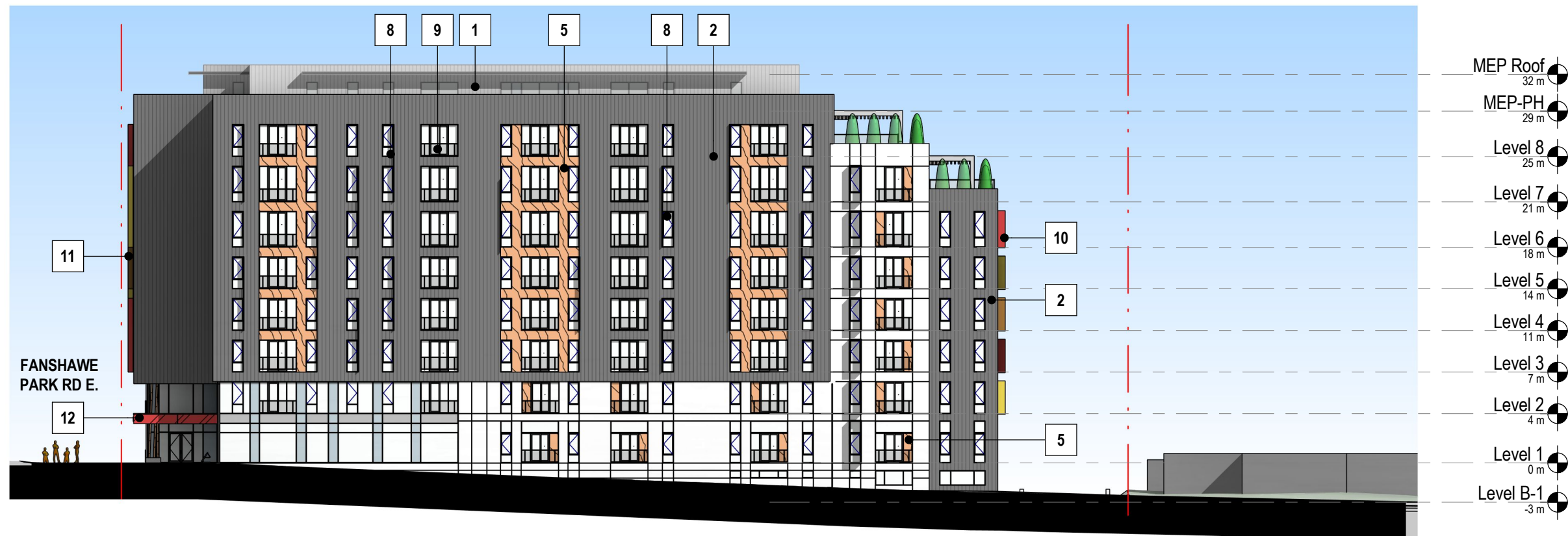
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Scale : 1 : 500



NORTH ELEVATION - FANSHAWE PARK RD



WEST ELEVATION - GEARY AVE.

Exterior Finish Legend		
Mark	Pattern	Description
1		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Cambridge White Size: TBD
2		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Charcoal Size: TBD
3		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Pearl White Size: TBD
4		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Light Grey Size: TBD
5		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Wood Grain Panel Size: TBD
6		SPANDREL PANEL Manufacturer: TBD Colour: Wood Panel
7		SPANDREL PANEL Manufacturer: TBD Colour: Light Blue
8		PREFIN. WINDOW/DOOR Manufacturer: TBD Colour: Clear
9		GLASS RAILING Manufacturer: TBD Colour: Clear
10		METAL BLADES Manufacturer: TBD Colour: As Shown
11		GLASS RAILING Manufacturer: TBD Colour: As shown
12		ACM PANEL Manufacturer: TBD Colour: Red

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Scale : As indicated

20-052 RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Elevations - North & West

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SD4.1

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SOUTH ELEVATION



EAST ELEVATION

Exterior Finish Legend		
Mark	Pattern	Description
1		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Cambridge White Size: TBD
2		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Charcoal Size: TBD
3		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Pearl White Size: TBD
4		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Light Grey Size: TBD
5		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Wood Grain Panel Size: TBD
6		SPANDREL PANEL Manufacturer: TBD Colour: Wood Panel
7		SPANDREL PANEL Manufacturer: TBD Colour: Light Blue
8		PREFIN. WINDOW/DOOR Manufacturer: TBD Colour: Clear
9		GLASS RAILING Manufacturer: TBD Colour: Clear
10		METAL BLADES Manufacturer: TBD Colour: As Shown
11		GLASS RAILING Manufacturer: TBD Colour: As shown
12		ACM PANEL Manufacturer: TBD Colour: Red

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Scale : As indicated

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

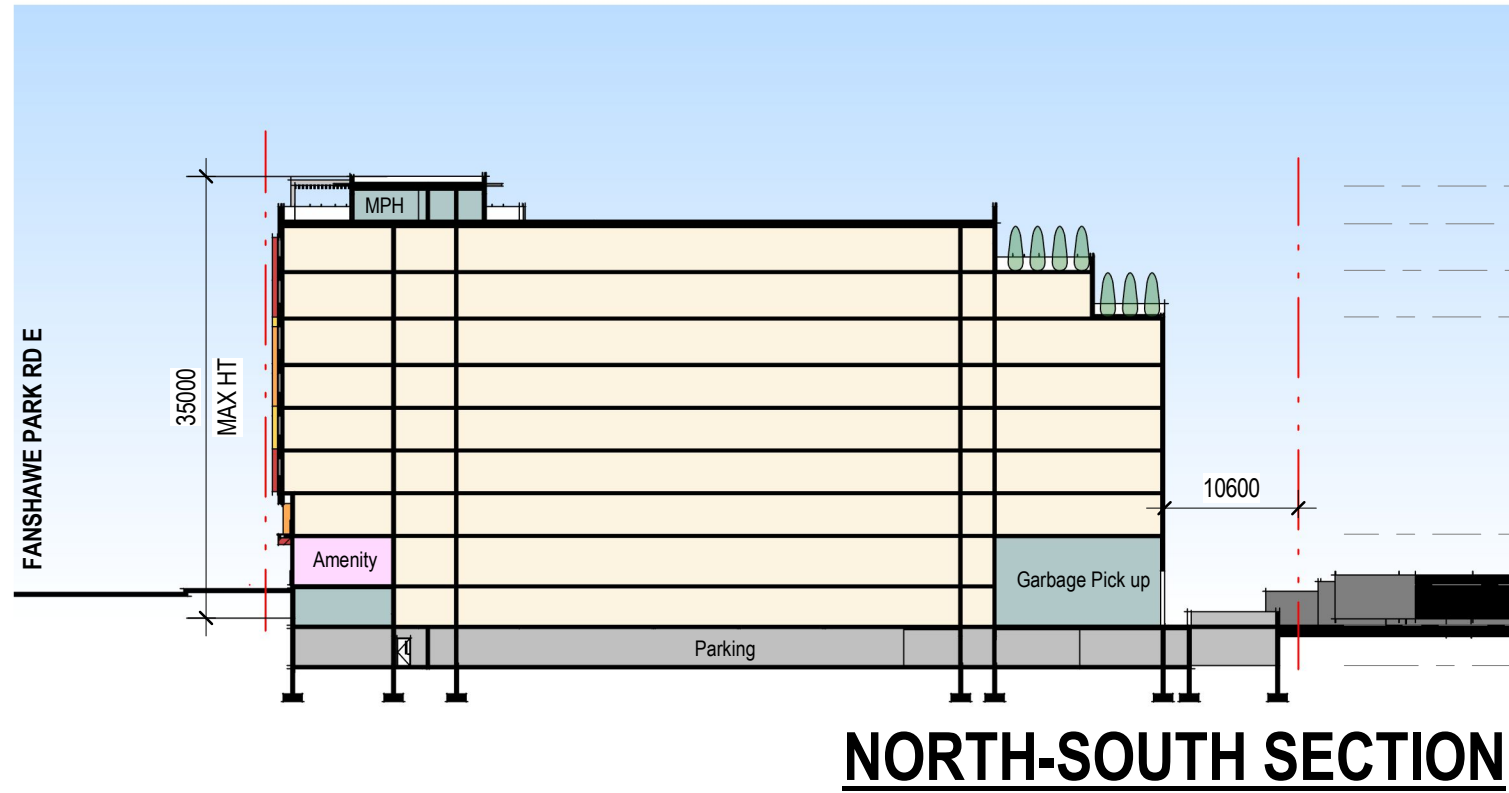
Elevation - South & East

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- MEP Roof 32 m
- MEP-PH 29 m
- Level 8 25 m
- Level 7 21 m
- Level 2 4 m
- Level 1 0 m
- Level B-1 -3 m
- Level B-2 -6 m

NORTH-SOUTH SECTION



- MEP Roof 32 m
- MEP-PH 29 m
- Level 8 25 m
- Level 7 21 m
- Level 1 0 m
- Level B-1 -3 m
- Level B-2 -6 m

EAST-WEST SECTION

Scale : 1 : 600

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Sections

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VIEW FROM FANSHAWE AND GEARY

Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

Perspective

2026.02.17

SD6.2

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VIEW FROM FANSHAWE

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Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Perspective

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VIEW FROM NEW SITE ACCESS ON GEARY

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Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Perspective

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SD6.4

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**VIEW FROM MAIN
ENTRANCE**

Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Perspective

2026.02.17

SD6.5

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NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Official Plan and Zoning By-law Amendments

1076-1080 Commissioners Road West & 396-402 North Street



File: OZ-26037

Applicant: Tricar Properties Ltd.

What is Proposed?

Official Plan and Zoning amendments to allow:

- 12-storey residential apartment building
- 96 residential units (190 units per hectare)
- 140 parking spaces (1.45 spaces per unit)
- 97 bicycle parking spaces

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Tuesday, June 9, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise 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 or contact pec@london.ca.

For consideration by Council, comments must be provided by **May 20, 2026**

For more information and/or to provide comments:

Melanie Vivian

mvivian@london.ca

519-661-CITY (2489) ext. 7547

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: OZ-26037

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

Councillor Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

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: April 1, 2026

Application Details

Requested Amendment to The London Plan

To add a Specific Policy to the Neighbourhoods Place Type to permit a maximum height of 12-storeys and to add the lands to Map 7 – Specific Policy Areas.

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential R9 Special Provision (R9-7(_)) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at london.ca.

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

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 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.

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 and by-law 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 proposed official plan amendment is adopted and by-law 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 add the person or public body as a party.

*Please see the *Planning Act* for updated appeal requirements.

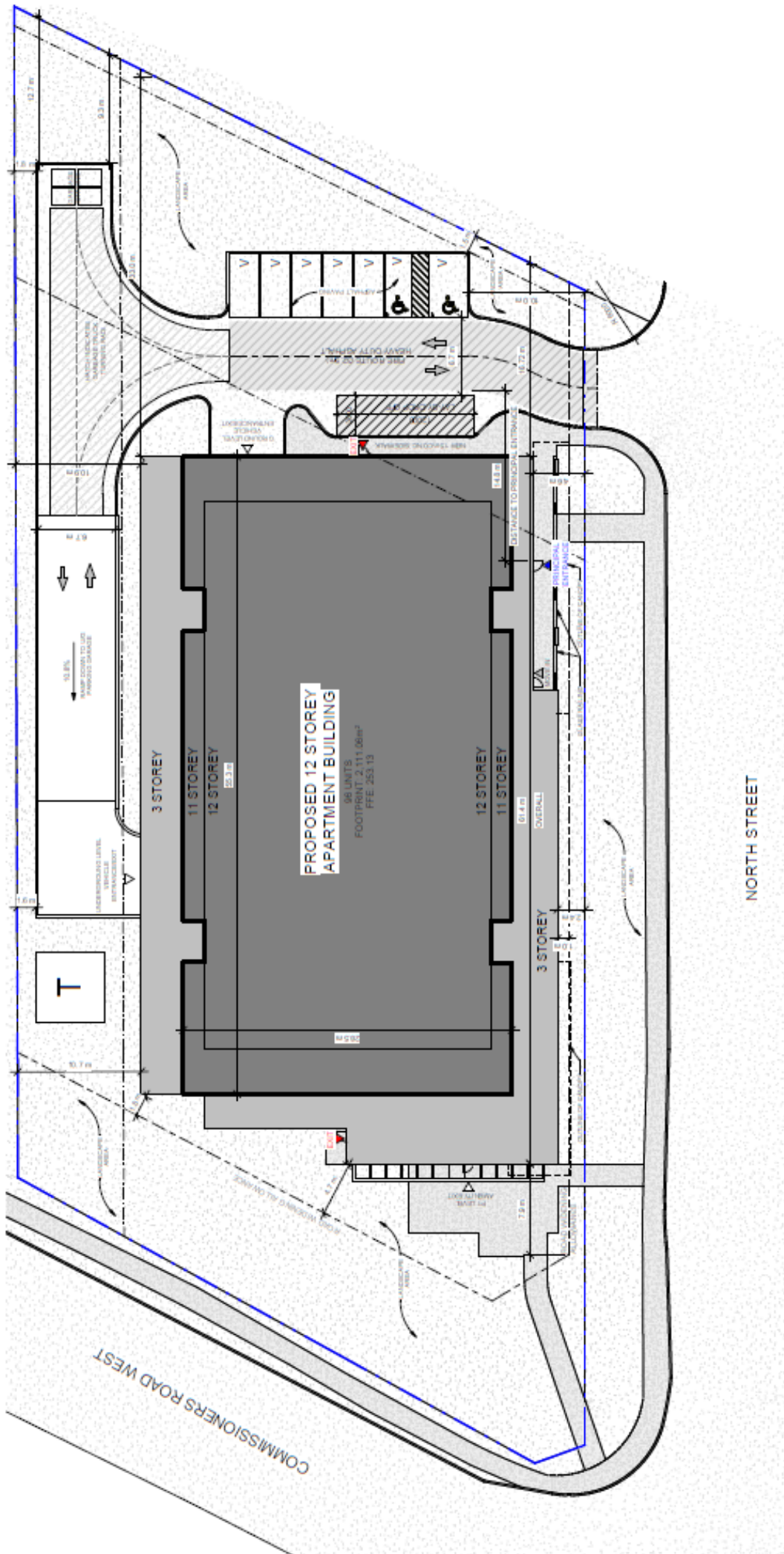
Notice of Collection of Personal Information

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 the 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 June 2, 2026 to request any of these services.

Site Concept



Concept Site Plan.

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

Building Renderings



Concept Rendering – View facing southeast from Commissioners Road West and North Street



Concept Rendering – View facing northeast from North Street

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



Heritage Impact Assessment

1076 & 1080 Commissioners
Road West and 396, 398, &
402 North Street

PREPARED FOR:

Tricar
c/o Derrick Rice
3800 Colonel Talbot Road
London, ON N6P 1H5

File no. Y245S

30, January 2026

Your Vision

Designed | Planned | Realized

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F: 519 576 0121
www.mhbcplan.com



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Appendix B: Site Plan

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Appendix D: Shadow Study

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1.0 Introduction

1.1 Purpose

MHBC was retained by Tricar Properties to undertake a Heritage Impact Assessment (HIA) for the five properties located at 1076 & 1080 Commissioners Road West and 396, 398, & 402 North Street (the 'subject lands'). These lands are proposed for the construction of 12-storey apartment building.

The subject lands are neither listed (non-designated) on the City of London Register of Cultural Heritage Resources nor designated under Part IV of the *Ontario Heritage Act*.

However, the subject lands are located across the street from the municipally-owned heritage property located at 1097 Commissioners Road West (Flint Cottage) which forms part of Springbank Park and is designated under Part IV of the *Ontario Heritage Act*.

The purpose of this HIA is to assess the proposed development for potential adverse impacts to heritage resources located across the street from the subject lands.

1.2 Description of Subject Lands and Surrounding Area

1.2.1 Subject Lands

The subject lands are located at located at 1076 & 1080 Commissioners Road West and 396, 398, & 402 North Street, London, Ontario (see **Figure 1**). The properties are situated north of Byron Baseline Road, east of North Street, and south of Commissioners Road West. Property details can be found in **Table 1** below.

Table 1: Property Details for the Subject Lands

Address	Legal Description	Area (Sq. Metres)
1076 Commissioners Road West	PT LOT 27, COMPILED PLAN 563, DESIGNATED AS PARTS 3 & 4, 33R-14973; LONDON/WESTMINSTER	1114.76

1080 Commissioners Road West	PT LOT 27, COMPILED PLAN 563, DESIGNATED AS PARTS 1 & 2, 33R-14973; LONDON/WESTMINSTER	852.18
396 North Street	PT LT 27, COMPILED PLAN 563 , AS IN 878511 ; LONDON/WESTMINSTER	790.97
398 North Street	LT 28 & PT LTS 27 & 29, COMPILED PLAN 563, AS IN 895053 ; LONDON/WESTMINSTER	1146.91
402 North Street	PT LT 29, COMPILED PLAN 563 , BEING THE S 75 FT ; LONDON/WESTMINSTER	1133.62

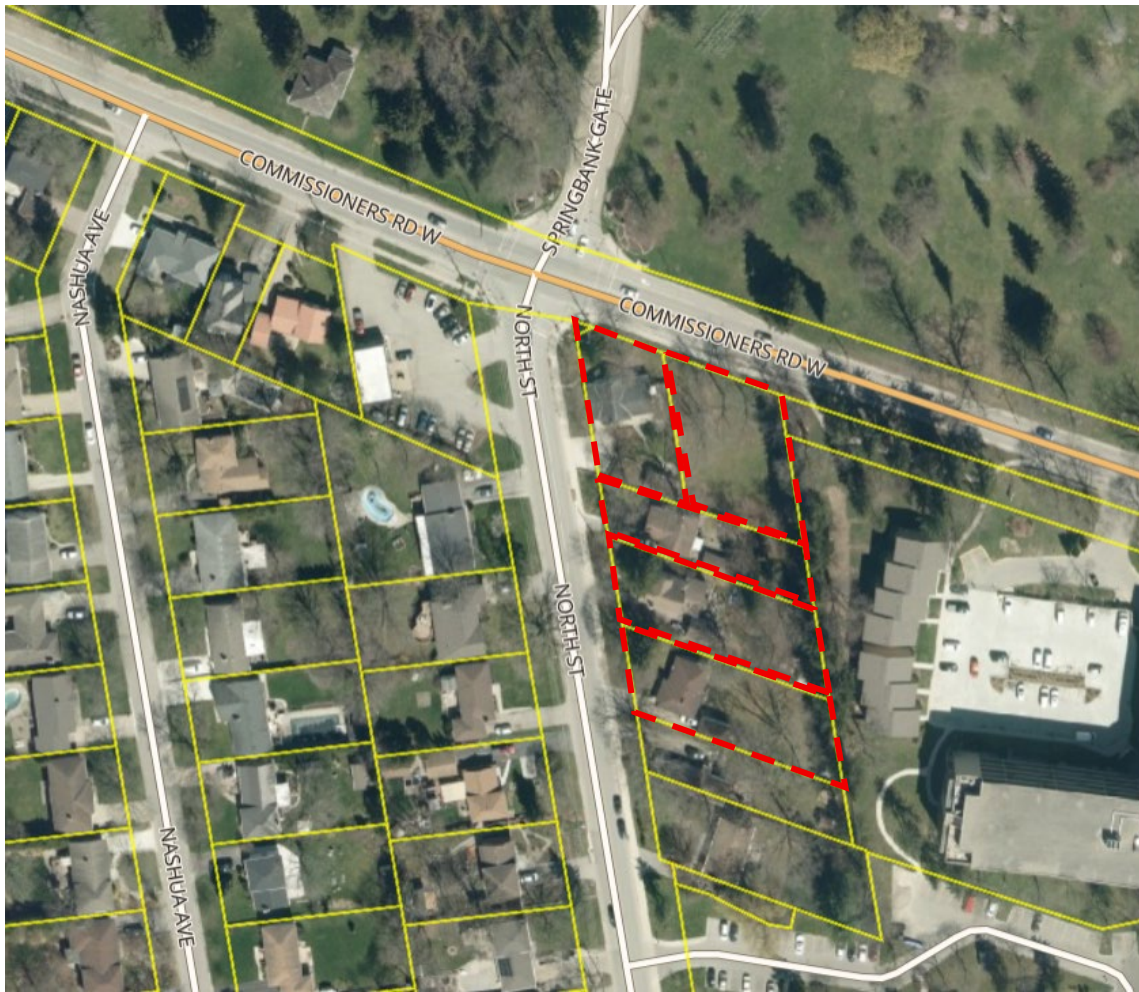


Figure 1: Location of the subject lands, noted with red dashed lines. (VuMap, 2025)

1.2.2 Surrounding Area

The immediate area is characterized by low-rise residential, recreational, and institutional uses (see **Figure 2**).



Figure 2: View of the surrounding area with the location of the subject lands noted with a red dashed line. (Google Earth, 2025)

NORTH: The area north of the subject lands includes the municipally-owned Springbank Park which includes a number of recreational uses such as walking trails, playgrounds, picnic areas, and an amusement park, as well as several buildings of historical significance.

EAST: The area located to the east includes mid-rise apartment buildings and townhouses.

SOUTH: The area to the south includes townhouses as well as the Byron Gravel Pit which is located across Byron Baseline Road from the subject lands and includes a former aggregate operation which is currently in transition to new uses.¹

WEST: The area to the west includes 1-2 storey single-detached dwellings dating from the 20th century.

¹ *Byron Gravel Pit Secondary Plan*, City of London, 2024

North



East



South



West



1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted including City of London's Register of Cultural Heritage Resources, The London Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), the Canadian Register of Historic Places (CRHP).

The subject lands are neither listed (non-designated) on the City of London Register of Cultural Heritage Resources nor designated under Part IV of the *Ontario Heritage Act*. They are not located within a Heritage Conservation District which is designated under Part V of the *Ontario Heritage Act*, nor are they located within an identified Cultural Heritage Landscape.

However, in the Record of Pre-Application Consultation dated September 3rd, 2025, City staff noted that the subject lands are located adjacent to the heritage-designated property at 1097 Commissioners Road West, and less than 100m from Flint Cottage, a municipally owned heritage property (see **Figure 3**).



Figure 3: View of the subject lands, noted with a red dashed line, and adjacent (non-contiguous) designated property comprising the municipally-owned Springbank Park located across Commissioners Road West, indicated with red shading. (City of London Heritage Sites map, n.d.)

The property municipally addressed as 1097 Commissioners Road West (Flint Cottage) comprises part of Springbank Park, a municipally owned public space which includes a number of heritage buildings. Springbank Park comprises a single parcel which is designated

under two separate by-laws: L.S.P.-3260-187 which specifically addressed the Springbank Park Pumphouse, and L.S.P.-2413-101 which encompasses the Flint Cottage and Shelter. As noted by City staff in the Record of Pre-Application Consultation, Flint Cottage, specifically, is located approximately 85 metres from the proposed development (see **Figure 4**). Therefore, this HIA focuses on the potential for impacts as they relate to Flint Cottage.



Figure 4: View of Flint Cottage, noted with a yellow circle, in proximity to the subject lands, which are noted with a red dashed line. (Google Maps, 2025)

2.0 Policy Context

2.1 The Planning Act and Provincial Planning Statement 2024

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 Planning Statement (2024) (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:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

The PPS defines the following terms:

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/ or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/ or decision-maker. Mitigative measures and/ or alternative development approaches should be included in these plans and assessments.

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.

Cultural Heritage Landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features, such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship meaning or association.

Heritage Attributes: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Protected Heritage Property: means property designated under Parts IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V 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 a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation, and UNESCO World Heritage Sites.

2.2 Ontario Heritage Act and Regulations

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 (OHA) remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This report has been guided by the criteria provided in *Ontario Regulation 9/06* (O. Reg. 9/06) of the OHA which provides the legislated framework to determine Cultural Heritage Value or Interest (CHVI).

2.3 City of London Official Plan

The City Building Policies section of the London Plan includes specific policies that guide heritage conservation which can be found on pages 137-147. One of the City's primary stated

heritage goals is to "Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To that end, Policy 565 states that:

New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development, redevelopment, and civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

Therefore, this report analyzes the proposed development for potential adverse impacts in **Section 7.0** to ensure that nearby cultural heritage attributes will be conserved. Recommended mitigation and conservation measures are provided where required.

3.0 Historical Context

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 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 include 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).²

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.³ The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations.⁴

On May 19, 1790, an agreement was made between representatives of the Crown and First Nations called the “McKee Purchase,” also known as Treaty #2. The territory covered by the agreement included Point Pelee Windsor, Chatam-Kent and part of London.⁵

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.⁶

² Williamson, R. F. “The Early Iroquoian Period of Southern Ontario.” In C. J. Ellis and N. Ferris (Editors), *The Archaeology of Southern Ontario to A.D. 1650* (pp. 291–320). Ontario Archaeological Society Inc., 1990.

³ “Archaeological Management Plan.” City of London, ASI, 2017.

⁴ “Heritage.” City of London, 2025. <https://london.ca/living-london/arts-heritage/heritage#:~:text=What%20is%20now%20known%20as,%2C%20and%20Lenni%2DLenape%20Nations.>

⁵ “Treaties in Ontario.” Ministry of Indigenous Affairs and First Nations Economic Reconciliation, 2012. <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>

⁶ “The London Plan.” City of London, 2016, p. 137. <https://london.ca/government/council-civic-administration/master-plans-strategies/london-plan-official-plan>

3.2 The Historic Township of Westminster

In 1792, lieutenant-governor John Graves Simcoe chose the area around the fork of the Thames River as the capital of Upper Canada and gave it its name.⁷ Land was set aside for this purpose as Crown Reserve land, which would later become the City of London.

The area located directly to the south was first surveyed between 1809-1820 by Deputy Provincial Surveyor Simon T. Z. Watson, Colonel Mahlon Burwell, and Colonel Bostwick as the Township of Westminster.⁸



Figure 5: Excerpt of an 1878 map of the Township of Westminster with the approximate location of the subject lands noted with a red circle. (Source: Randall, J. S. "Illustrated historical atlas of the county of Middlesex, Ont." H.R. Page & Co., 1878. Courtesy of the McGill University Digital Atlas Project)

⁷ The Editors of Encyclopaedia Britannica. "London Ontario, Canada." Encyclopaedia Britannica, 2024. <https://www.britannica.com/place/London-Ontario>

⁸ Anderson, Sigurds. "Westminster Township: A Regional Study." McMaster University Bachelor's Thesis, 1958.

Lands within the Township were granted by the Crown starting in 1817, predominantly to those wishing to establish farms on the land. The first recorded meeting of the Township Council is from that same year, and the recorded population was 428.⁹

By 1850, the Township included a number of schools, grist mills, and textile mills, and the main products of the region were wheat, oats, peas, wool, and butter. Its population had grown to 4,525 by this time.¹⁰ Streets in the Township followed the grid pattern laid out by the early surveys.¹¹ However, Commissioners Road West originally bisected the existing lots and concessions and instead followed the path of the south bank of the Thames River (see **Figure 6**), as it was constructed to carry troops and supplies during the War of 1812,¹² rather than as part of the land surveying activities of the area.



Figure 6: View of an 1862 map with the location of the subject lands noted with a red circle. (Source: Tremaine's map of the County of Middlesex, Canada West, Geo. R. & G.M. Tremaine, 1862)

⁹ History of the County of Middlesex, Canada. W. A. & C. L. Goodspeed, Publishers, 1889. https://woolverton.ca/Sources/History_of_the_County_of_Middlesex_Canada.pdf

¹⁰ History of the County of Middlesex, Canada. W. A. & C. L. Goodspeed, Publishers, 1889. https://woolverton.ca/Sources/History_of_the_County_of_Middlesex_Canada.pdf

¹¹ Anderson, Sigurds. "Westminster Township: A Regional Study." McMaster University Bachelor's Thesis, 1958.

¹² Grainger, Jennifer. *Vanished Villages of Middlesex*, Natural Heritage Publishing, 2002, p. 289

By 1856, the London and Port Stanley (L&PS) Railway began service between the City of London and Port Stanley.¹³ It served to connect the largely rural Westminster Township with nearby urban centres. The railway ran until 1957 when it ceased passenger traffic due to a decline in demand caused by the rise in automobile usage.¹⁴

In the late 1960s, Westminster again received an arterial connection with the surrounding area with the construction of Highway 401 which alleviated congestion to local roads and highways and provided access from to Windsor in the south and Toronto and Kingston in the north as well as other towns and cities.¹⁵

In 1988, the Township of Westminster assumed Town status in an attempt to avoid annexation by the expanding City of London.¹⁶ However, after a lengthy and politicized negotiation process, the Town of Westminster became part of the City of London in 1993.¹⁷

3.3 Village of Byron

The subject lands are located in the former village of Byron, which was the earliest settlement in the historic Township of Westminster. Its first settlers arrived before 1810, prior to the earliest Crown grants for the region which were issued starting in 1817.¹⁸ By 1811 the settlement included a tavern and several cabins. At this time, the settlement was known as Westminster after the Township in which it was located.¹⁹ Commissioner's Road, located adjacent to the subject property, was built during the War of 1812 in order to support the movement of troops and supplies, and the Battle of Hungerford Hill took place in the settlement in 1813.²⁰

¹³ "A Brief History of the L&PS and PSTR." Port Stanley Terminal Rail website, 1996. <https://pstr.on.ca/history.htm>

¹⁴ "A Brief History of the L&PS and PSTR." Port Stanley Terminal Rail website, 1996. <https://pstr.on.ca/history.htm>

¹⁵ Beavers, Cameron. "The King's Highway 401." King's Highways, 2002. <https://www.thekingshighway.ca/Highway401.htm>

¹⁶ Curtis, Bruce E. "The Boundary Adjustment Process: The Case of Arbitration in the Greater London Area." University of Western Ontario Department of Political Science, 1992. https://localgovernment.uwo.ca/resources/docs/research_papers/1992/Curtis,%20Bruce%20-%201992.pdf

¹⁷ "History of Middlesex County." Middlesex County, 2025. <https://www.middlesex.ca/living-here/history-middlesex-county>

¹⁸ *History of the County of Middlesex, Canada : from the earliest time to the present, containing an authentic account of many important matters relating to the settlement, progress and general history of the county, and including a department devoted to the preservation of personal and private records, etc. ; Illustrated.* W.A. & C.L. Godspeed, Publishers, Toronto and London, 1889. p. 577

¹⁹ Grainger, Jennifer. p. 288

²⁰ Grainger, Jennifer, p. 289.

After the war ended, a flour mill and carding mill were built shortly after 1819.²¹

Businessman Cyrenius Hall moved to the area in 1827.²² Hall purchased the existing mills and constructed an additional grist mill, distillery, and tannery.²³ While he was not its earliest settler, Hall is often viewed as one of the settlement's most significant founders as a result of his many commercial enterprises in the area and the development they promoted. However, sources disagree on whether the settlement took its second name, Hall's Mills, from Cyrenius Hall^{24 25} (which seems likely, as he was known to own and run the mills), or from Postmaster Charles Hall.²⁷ The settlement kept its name as Hall's Mills until 1857 when it was renamed for a third time after Lord Byron (George Gordon Byron), the English poet.²⁸

It was during the mid-19th century, that Byron's distinctive cobblestone construction style emerged. Along with the Flint Shelter (1837) and Cottage (1857),²⁹ the area also included a cobblestone school building (1852),³⁰ the Cobblestone Inn (now The Hermitage Club), and St. Anne's Anglican Church (1853) as well as a number of private cobblestone dwellings.

By 1888, Byron included a population of 175.³¹ Springbank Park opened as a recreational park in 1878, and with the opening of the Springbank station on the London Street Railway, the park became a popular destination.³²

In 1937, the village was nearly wiped out by the worst Thames flood in recorded history, but while a number of significant buildings were destroyed, the settlement recovered and continued to grow. By 1945 it included a population of 452 and by 1951 it included 1,200 residents.³³

²¹ "Hall's Mills (Byron) Plaque No. 20" London Public Library, June 13, 1975. <https://www.lpl.ca/books-digital/explore/london-room/local-history/local-historic-sites/halls-mills-byron>

²² Grainger, Jennifer, p. 288.

²³ "Hall's Mills (Byron) Plaque No. 20"

²⁴ Grainger, Jennifer. *Vanished Villages of Middlesex*, Natural Heritage Publishing, 2002, p. 288

²⁵ "Hall's Mills (Byron) Plaque No. 20"

²⁶ Miller, Shirley Geigen "Stone By Stone: How the Church Began," St. Anne's Anglican Church (Byron), n.d. <https://www.stannesbyron.ca/component/k2/itemlist/tag/Byron%20history?start=10>

²⁷ Hamilton, William Baillie. *The Macmillan book of Canadian place names*, 1978, p. 164

²⁸ Hamilton, William Baillie. *The Macmillan book of Canadian place names*, 1978, p. 164

²⁹ City of London designation By-law L.S.P.-2413-101

³⁰ "School History," Byron Northview Public School, Thames Valley District School Board, 2023. <https://byronnorthview.tvdsb.ca/en/our-school/about-us.aspx>

³¹ *History of the County of Middlesex*, p. 578

³² Grainger, Jennifer, p. 292

³³ Grainger, Jennifer, pp. 292-293

In 1961, the City of London annexed a number of communities, including Byron. The amalgamation was finalized with the passing of the London-Middlesex Act (Bill 75) on December 10, 1992.³⁴

³⁴ "History of Middlesex" pamphlet, Middlesex County, n.d.
<https://www.middlesex.ca/sites/default/files/2022-07/History%20of%20Middlesex%20Pages%20PORTRAIT%20No%20Bleed%20FINAL.pdf>

4.0 Existing Conditions

A site visit was conducted by MHBC on December 3rd, 2025 to document the built features and existing conditions of the subject lands and Flint Cottage.

4.1 The Subject Lands

4.1.1 1076 Commissioners Road West



Figure 5: View of the property located at 1076 Commissioners Road West. (MHBC, 2025)

The property is currently vacant and includes open space as well as several semi-mature trees.

4.1.2 1080 Commissioners Road West





Figures 6-8: Views of the property located at 1080 Commissioners Road West. (MHBC, 2025)

The property currently includes a 1.5 storey dwelling with multi-gable roof with a front-facing gable. The building includes a concrete foundation and contemporary siding as well as contemporary rectangular windows. Windows at the principal (north) façade include decorative inoperable shutters. There is a rear (south) exterior red brick chimney as well as an east exterior red brick chimney. The building includes a second south entrance. The property also includes open space, semi-mature trees, a concrete parking pad, a wood rear yard fence, and a rear accessory structure with a gable roof. The rear accessory structure has lost much of its roof cladding and appears to be in an advanced state of deterioration. Vehicular access to the property interfaces with North Street.

4.1.3 396 North Street



Figure 9: View of 396 North Street. (MHBC, 2025)

The property currently includes a one-storey cross-gable dwelling with a front (west) facing gable. The building includes a cladding of contemporary siding and exhibits contemporary rectangular windows and doors. The principal entrance includes sidelights. The north (side) elevation includes an exterior red brick chimney. The property also includes open space, a mature tree, a paved parking pad, and a rear accessory structure with a gable roof. The dwelling exhibits a deep setback, and vehicular access interfaces with North Street.

4.1.4 398 North Street



Figure 10: View of 398 North Street. (MHBC, 2025)

The property at 398 North Street includes a 1.5 storey dwelling with a front-facing gable. The building includes a veranda that spans the first storey of the principal (west) elevation. The building includes a concrete foundation, rectangular windows, and is clad in contemporary siding. There is an internal brick chimney at the south elevation and a large gable dormer at the north elevation. The building also includes a rear one-storey addition and a one-storey rear detached garage with a gable roof and contemporary cladding. The property also includes a paved driveway, mature trees, and landscape plantings.

4.1.5 402 North Street



Figure 11: View of 402 North Street. (MHBC, 2025)

The property includes a one storey red brick dwelling with a hip roof in a mid-to-late 20th century style. There is an internal red brick chimney near the ridge of the hip roof. The principal elevation includes rectangular windows and there is stone veneer cladding at the northwest portion of the building. The foundation is concrete. The property also includes open space, landscape plantings, mature and semi-mature trees, and a rear detached garage with a hip roof. Driveway access is gravel and interfaces with North Street.

4.2 Adjacent Heritage Property

4.2.1 1097 Commissioners Road West (Flint Cottage)





Figures 12-15: Views of all elevations of Flint Cottage (1097 Commissioners Road West). (MHBC, 2025)

The property includes a one-storey cobblestone dwelling with cut and dressed stone quoins and accents around the window and door openings. The building includes a hip roof clad in wood shingles and a buff brick internal chimney at the west elevation. Decorative wood cornice moulding is present at the eaves of all elevations. The principal (south) elevation includes a wood lattice portico and symmetrical façade. The principal entrance includes central wood double doors with glazing. The building includes a generally square plan with a protruding section at the northeast corner as well as a one-storey shed roof rear (north) addition clad in

wood siding. The building is set in a public recreation area including open space and mature trees.

5.0 Summary of Cultural Heritage Value or Interest

5.1 1097 Commissioners Road West (Flint Cottage)

Flint Cottage was designated under Part IV of the Ontario Heritage Act on February 22, 1979.

Built in 1857 by Robert Flint and his son Pirney, Flint Cottage exhibits significant associations with its builders, the Flint family, who were early settlers to the former Village of Byron. Taken together with the Flint Shelter located to the west (the family's earliest home, built in 1837), and the Queen Anne dwelling located at 1098 Commissioners Road West which became the family home subsequent to 1891, the three dwellings serve to illustrate the family's rise in prosperity.

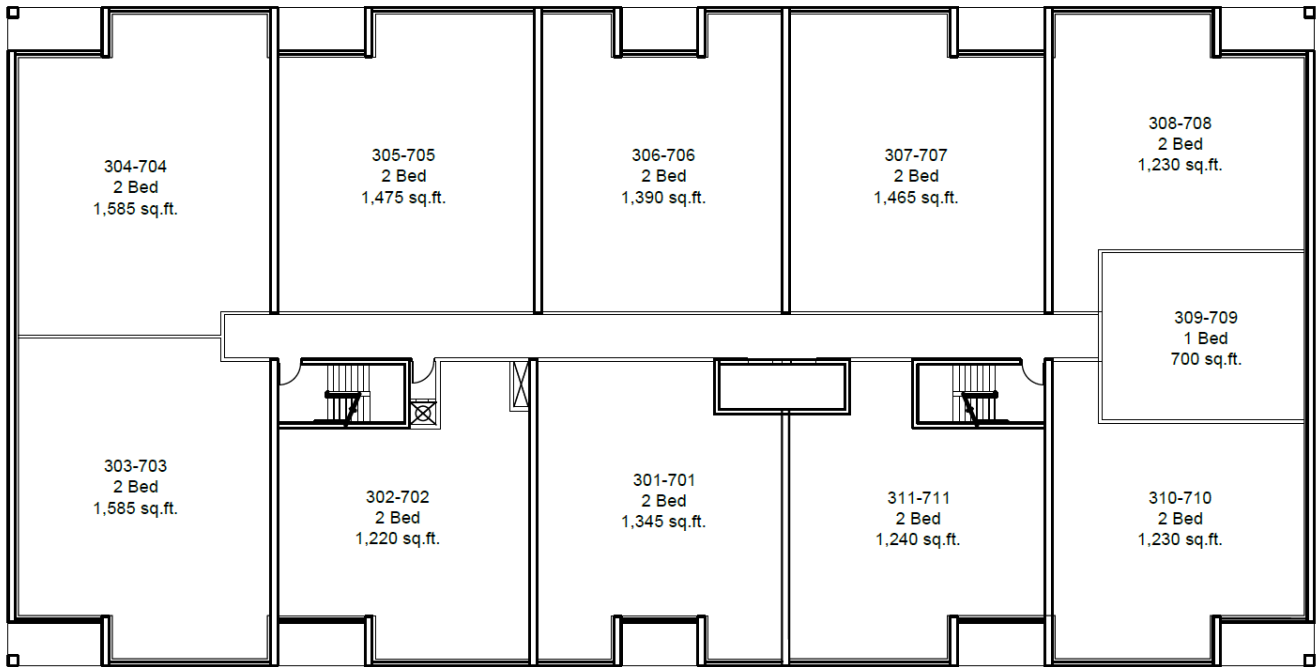
The Flint shelter and cottage also represent rare examples of cobblestone construction.

While the designation by-law was drafted before the inclusion of heritage attributes was common practice, the Canadian Register of Historic Places indicates³⁵ that the heritage attributes of the property are as follows:

- One-storey cobblestone construction
- Hip-roof
- Symmetrical façade
- Cut stone dressing on the corners, windows, and doors

Therefore, this HIA considers these attributes when assessing the potential for impacts to heritage resources.

³⁵ "Flint Cottage and Flint Shelter," Canadian Register of Historic Places, Parks Canada, n.d. <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11222>



5th-11th FLOOR LEVEL

Figure 17: Preliminary typical floor plan. (Tricar Properties, 2025)

The subject lands are located approximately 85 metres from Flint Cottage, and the location of the proposed new building is located approximately 106 metres from Flint Cottage (see **Figure 18**).



Figure - Distances to Adjacent Heritage Properties




-  Subject Lands
-  Distances
-  Proposed Building



Figure 18: Shows the distance from the cottage to the edge of the subject lands (noted with a red dashed line) as well as to the proposed new building. (MHBC, 2025)

7.0 Impact Analysis

7.1 Impact Analysis Framework

As requested in the Site Plan Consultation Comments dated September 3, 2025, this HIA utilizes the framework of the Ministry of Citizenship and Multiculturalism’s InfoSheet #5 in the analysis of potential impacts. The following constitute impacts which may result from a proposed development:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Furthermore, this report utilizes guides published by the International Council on Monuments and Site (ICOMOS), Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on “Guide to Assessing Magnitude of Impact” as a framework for this report:

Table 3 - Grading of Impact for Built Heritage and Historic Landscapes (ICOMOS)

<i>Impact Grading</i>	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 is significantly modified. Changes to the setting of 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 it is noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

The above noted impacts will be considered as they relate to the scope of this HIA.

7.2 Impact Analysis for the Removal of Buildings on the Subject Lands

Of the five properties located at 1076 & 1080 Commissioners Road West and 396, 398, & 402 North Street, four currently include buildings (1076 Commissioners Road West does not include built features). No adverse impacts are anticipated as a result of the removal of existing buildings located on the subject lands, as the buildings located on-site have not been identified as having the potential to exhibit CHVI.

7.3 Impact Analysis of the Proposed Development on Flint Cottage

Destruction & Alteration of any, or part of any, heritage attributes or features

The proposed development does not propose to remove, demolish, or make alterations to any of the heritage attributes of the adjacent heritage resource located at 1097 Commissioners Road West.

Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape

According to the Shadow Study (see **Appendix D**), Flint Cottage may be in partial shadow during the winter months between 11am and 1pm. The potential for shadows to be cast in the vicinity of the Cottage is limited to a few hours a day during certain times of year. Flint Cottage

does not include any heritage attributes which might be adversely impacted by the availability of sunlight (such as landscape elements or stained glass). Additionally, the potential for shadowing is not anticipated to impact the viability of nearby trees and landscape features. Therefore, no adverse impacts are anticipated from shadows to Flint Cottage as a result of the proposed development.

Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship

Flint Cottage exhibits a significant relationship with the Flint Shelter (1040 Flint Lane) and with the Queen Anne dwelling located across the street at 1098 Commissioners Road West. However, both Flint Shelter and 1098 Commissioners Road West are located farther away from the proposed development than Flint Cottage. Additionally, as a result of their respective locations (see **Figure 19**) there is no potential for the proposed development to isolate these properties from their existing relationship.

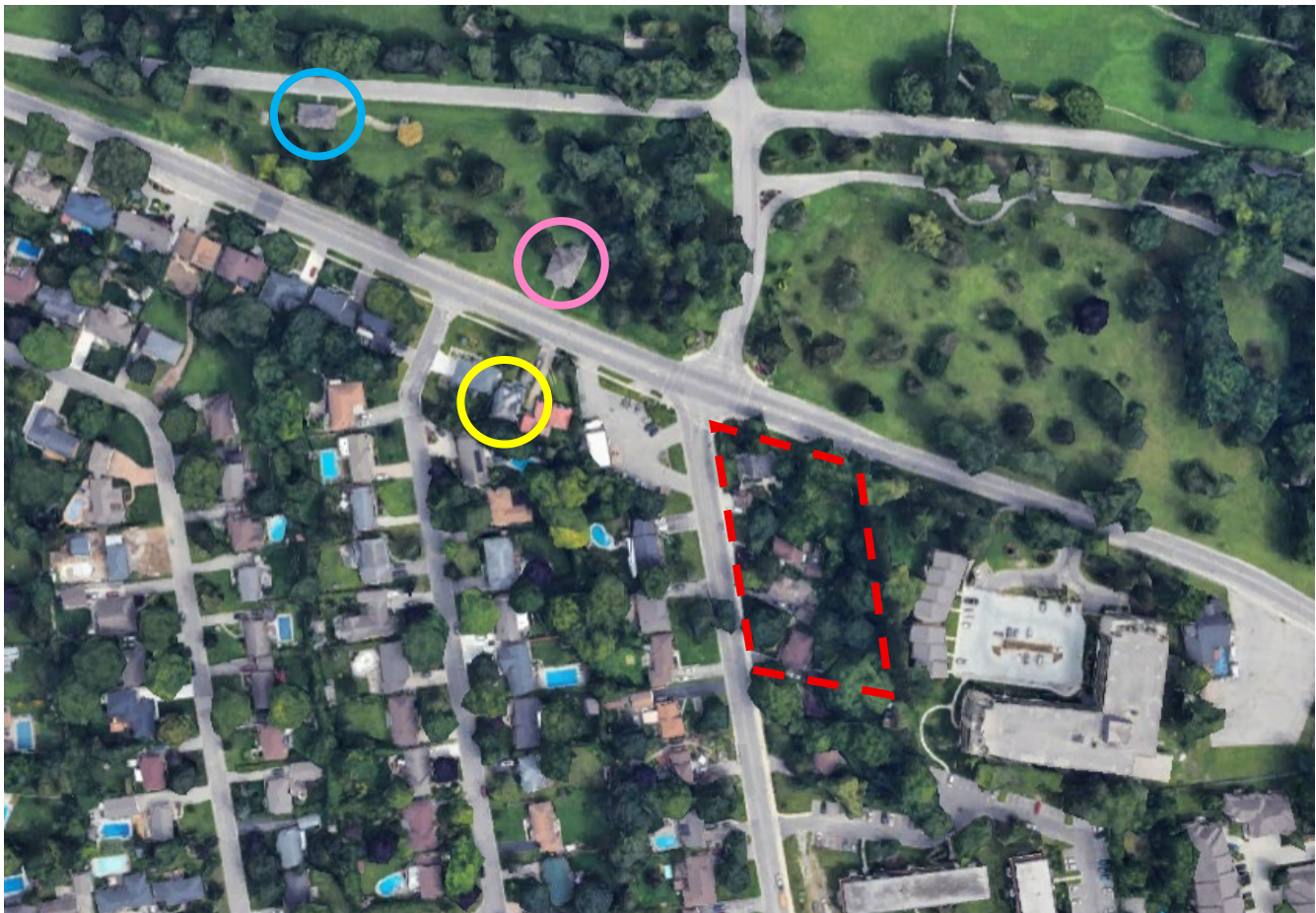


Figure 19: The location of Flint Cottage is indicated in pink, Flint Shelter is indicated in blue, and 1098 Commissioners Road West is indicated in yellow. The subject lands are noted with a red dashed line. (Google Earth, 2026)

Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources

No significant views or vistas have been identified as being associated with Flint Cottage. Its principal elevation will remain fully visible from Commissioners Road West.

Additionally, views to and from the Flint Shelter and 1098 Commissioners Road West, which share a historical relationship, will also not be impacted by the proposed development (see **Figure 20**).*

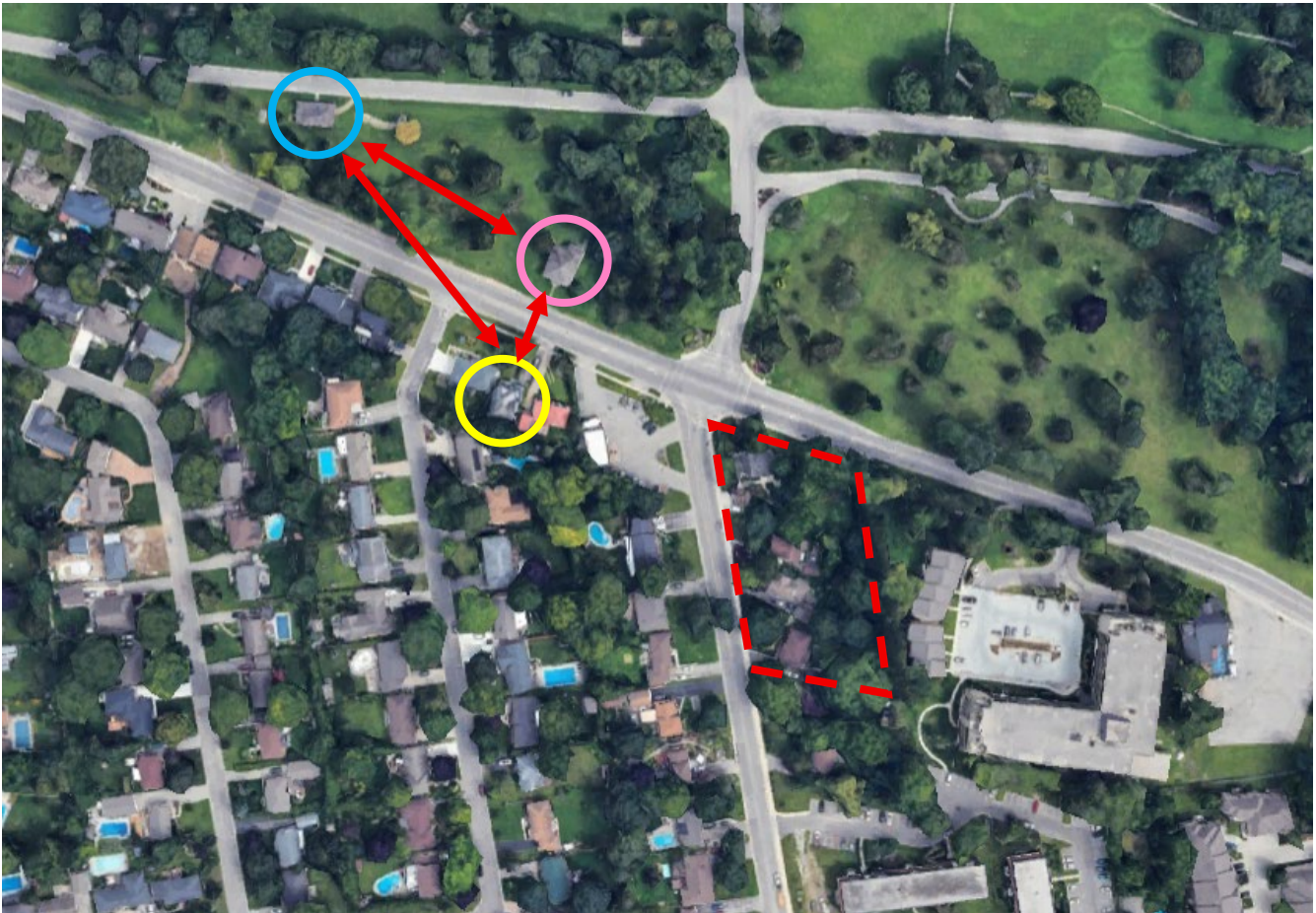


Figure 20: The location of Flint Cottage is indicated in pink, Flint Shelter is indicated in blue, and 1098 Commissioners Road West is indicated in yellow. The subject lands are noted with a red dashed line. Views to and from Flint Cottage, Flint Shelter, and 1098 Commissioners Road West are indicated with red arrows. However, it is important to note that these views are likely unavailable during the majority of the year as a result of vegetative screening. (Google Earth, 2026)

* **NOTE:** These views have not been identified as significant within the designation by-law, are likely not available during the majority of the year as a result of vegetative screening of the mature trees located within Springbank Park.

A change in land use where the change affects the property’s cultural heritage value

The subject lands have historically been used for residential purposes. The proposed use is residential apartments, which is a continuation of the historic use.

Land Disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource

The proposed development is located across the street and approximately 85 metres away from 1097 Commissioners Road West (see **Figure 16** above). Therefore, no impacts are anticipated to the adjacent heritage attributes.

Impact	Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)
Demolition of any, or part of any, heritage attributes or features;	None.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.
A change in land use where the change affects the property’s cultural heritage value; and	None.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None.

In conclusion, no adverse impacts are anticipated as a result of the proposed development.

8.0 Alternative Development Options

Alternative development options are typically explored when major adverse impacts are identified as a result of a proposed course of action. As no major adverse impacts have been identified as a result of the proposed development, an exploration of alternative development options is not deemed warranted.

9.0 Mitigation and Conservation Measures

No potential adverse impacts have been identified as a result of the proposed development. Therefore, no mitigation and conservation measures are required.

10.0 Conclusions and Recommendations

Based on the impact analyses conducted in **Section 7.0** of this report, no adverse impacts have been identified. Therefore, no mitigation or conservation measures are required.

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A

Appendix A: Designation By-law for 1097 Commissioners Road West (Flint Cottage)

BY-LAW NUMBER L.S.P.-2413-101

538331

Registry Division of Middlesex East (No. 33)
CERTIFY that this instrument is registered as of
10:10 P.M.
Registry Office
London,
Ontario.

FEB 16 1979 in the

Debra J. Summers
REGISTRAR.

BT

A by-law to designate the Flint Cottage
and the Springbank Shelter, located in
Springbank Park, of historic and
architectural value.

PASSED - February 5, 1979

City Clerk's Office
City Hall, London, Ontario

THE CITY OF LONDON, ONTARIO, CANADA

W.S. ROSS, B.A., City Clerk

P.C. McNORGAN, A.M.C.T., Deputy City Clerk



300 Dufferin Avenue
P.O. Box 5035
London, Ontario N6A 4L9
Telephone 679-4530

DEPARTMENT OF THE CITY CLERK

February 22, 1979

Our File: 35.2.1.79

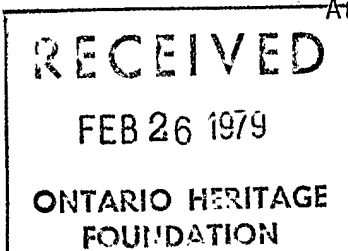
The Ontario Heritage Foundation
77 Greenville Street
Toronto, Ontario
M7A 2R9

Re: The Ontario Heritage Act, 1974
Designation of Flint Cottage and Shelter in Springbank Park

Please find enclosed a copy of By-Law No. L.S.P.-2413-101, being a by-law to designate the Flint Cottage and Shelter in Springbank Park, London of historic and architectural value, pursuant to Section 14(a) of The Ontario Heritage Act, 1974.

for Diana Burge
Deputy City Clerk and Director of
Property and Assessments
/db
Encl (1)

c.c. Public Utilities Commission, 11th Floor, City Hall
Attention: Mr. A. L. Furanna, General Manager



By-law No. L.S.P.- 2413-161

A by-law to designate the Flint Cottage and the Springbank Shelter, located in Springbank Park, of historic and architectural value.


WHEREAS pursuant to The Ontario Heritage Act, 1974, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;


AND WHEREAS notice of intention to so designate the property known as the Flint Cottage and the Springbank Shelter, located in Springbank Park having been duly published and served, no notice of objection was received to such designation;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the City of London as follows:

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as the Flint Cottage and the Springbank Shelter, for the reasons set out in Schedule "B" hereto.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under Part IV of The Ontario Heritage Act, 1974.
4. This by-law comes into force on the day on which it is passed.

PASSED in open Council this fifth day of February, A.D., 1979.


M. A. Gleeson
Mayor


W. S. Ross
City Clerk

First reading - February 5, 1979
Second reading - February 5, 1979
Third reading - February 5, 1979

SCHEDULE "A"
to By-law No.-

All those portions of Lot 43, Concession B, formally in the Township of Westminster, now in the City of London, in the County of Middlesex, in the Province of Ontario and described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 9 degrees, 51 minutes 40 seconds west of the easterly limit of the said Lot 43.

Portion A

Commencing at a point in the said Lot 43 distant 11.96 feet measured north 22 degrees 08 minutes, 53 seconds east from a point in the northerly limit of Commissioners Road distant 134.58 feet measured north 66 degrees 47 minutes 10 seconds west from the easterly limit of the said Lot 43.

Thence north 22 degrees 08 minutes 53 seconds east 70.80 feet.

Thence north 67 degrees, 51 minutes 07 seconds west 50.10 feet.

Thence south 22 degrees 08 minutes 53 seconds west 70.80 feet.

Thence south 67 degrees 51 minutes 07 seconds east 50.10 feet more or less to the point of commencement.

Portion B

Commencing at a point in the said Lot 43 which may be located by beginning at the intersection of the northerly limit of Commissioners Road with the easterly limit of the said Lot 43, thence north 66 degrees 47 minutes 10 seconds west along the said northerly limit 316.94 feet to an angle therein, thence north 66 degrees 45 minutes 30 seconds west continuing along the said northerly limit 164.49 feet, thence north 6 degrees 44 minutes 18 seconds east 92.38 feet to the point of commencement.

Thence north 6 degrees 44 minutes 18 seconds east 40.40 feet.

Thence north 83 degrees 15 minutes 42 seconds west 61.30 feet.

Thence south 6 degrees 44 minutes 18 seconds west 40.40 feet.

Thence south 83 degrees 15 minutes 42 seconds east 61.30 feet more or less to the point of commencement.

SCHEDULE "B"

to By-law No.-

REASONS:

Architectural Reasons:

Built of cobblestone with stone dressing the 1837 Cottage has undergone some alteration and extension in the "Rustic Manner".

The structure should be carefully analysed and made the subject of simple restoration.

The restored structure could continue to fulfill a utilitarian role within the Park system.

The second Flint Cottage is also built of cobblestone but with cut stone dressings and its appearance denotes a considerable increase in prosperity over the original cottage to the west.

The second Flint Cottage should also be carefully analysed and consideration given to restoring it to its appearance in 1857.

The two cottages are set in a roughly triangular area between the Park Drive and Commissioner Road West and this would form a splendid setting for the restored buildings.

The third Flint Building at 1098 Commissioners Road West while not being designated is sufficiently interesting to warrant the preparation of photographs and line drawings.

Historical Reasons:

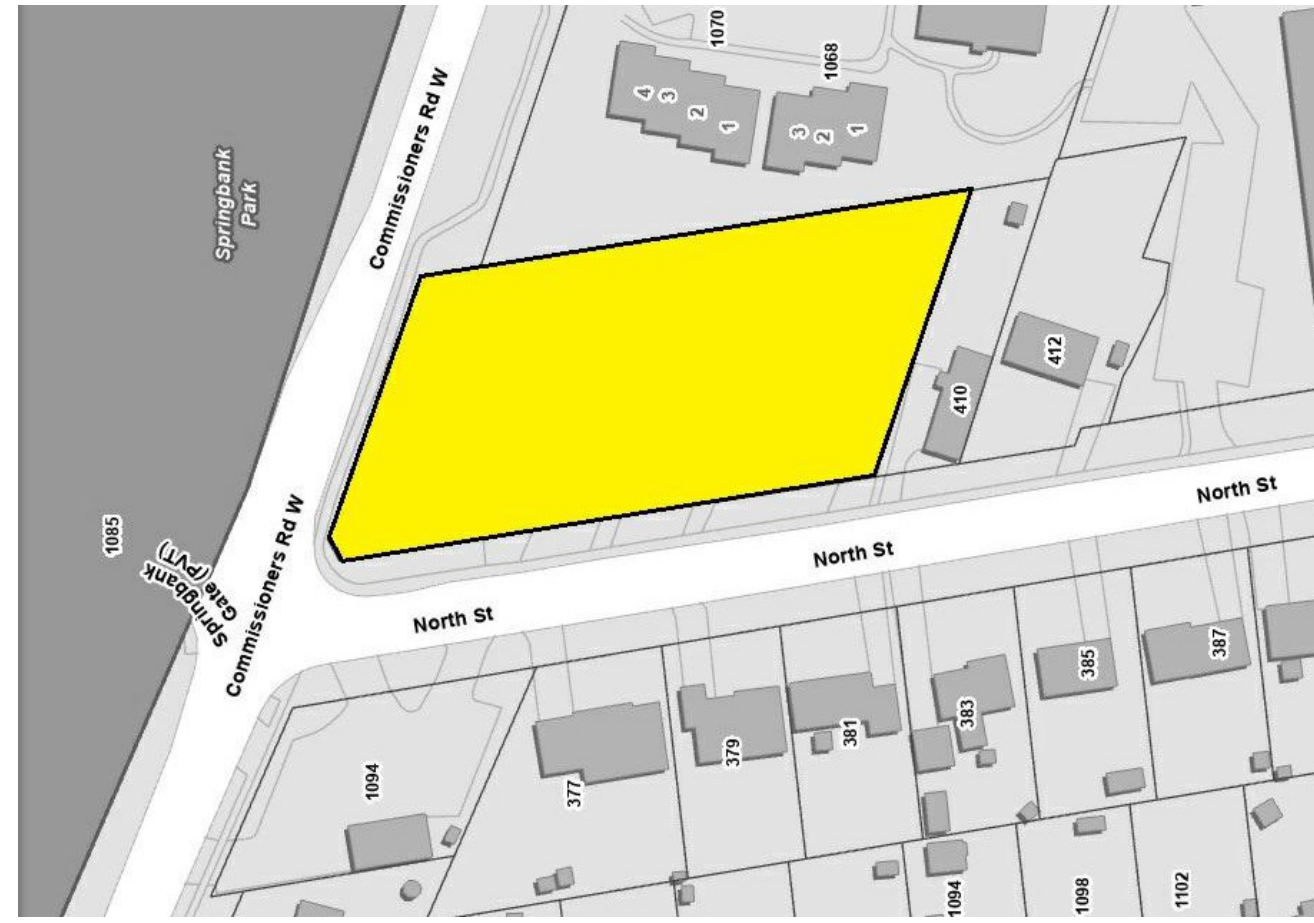
The westernmost of the two Springbank Cottages was erected in 1837 by Robert Flint, an immigrant from the British Isles. The cottage remained in the possession of the Flint family until the London Board of Water Commissioners (the forerunner of the Public Utilities Commission) purchased the property in 1891. For a time the cottage served as a stop and shelter for the Springbank line of the London Street Railway. More recently, the building has been used as a store-house by the Public Utilities Commission.

The second Springbank Cottage or "Flint Cottage", meanwhile, was built just to the east of the original home by Robert Flint and his son Pirney at the time of the latter's marriage in 1857. This structure was included with the property that was purchased by the City in 1891. Flint Cottage continued to be used as a residence until 1973. Since that time it has been used as a craft shop by the London Garden Club.

Both cottages are rare local examples of the use of cobblestone for construction purposes and, together with the large, brick, late-Victorian home at 1098 Commissioners Road (believed to have been built by Pirney Flint), they are a fine record of the work and fortunes of an important pioneer family of the Byron area.

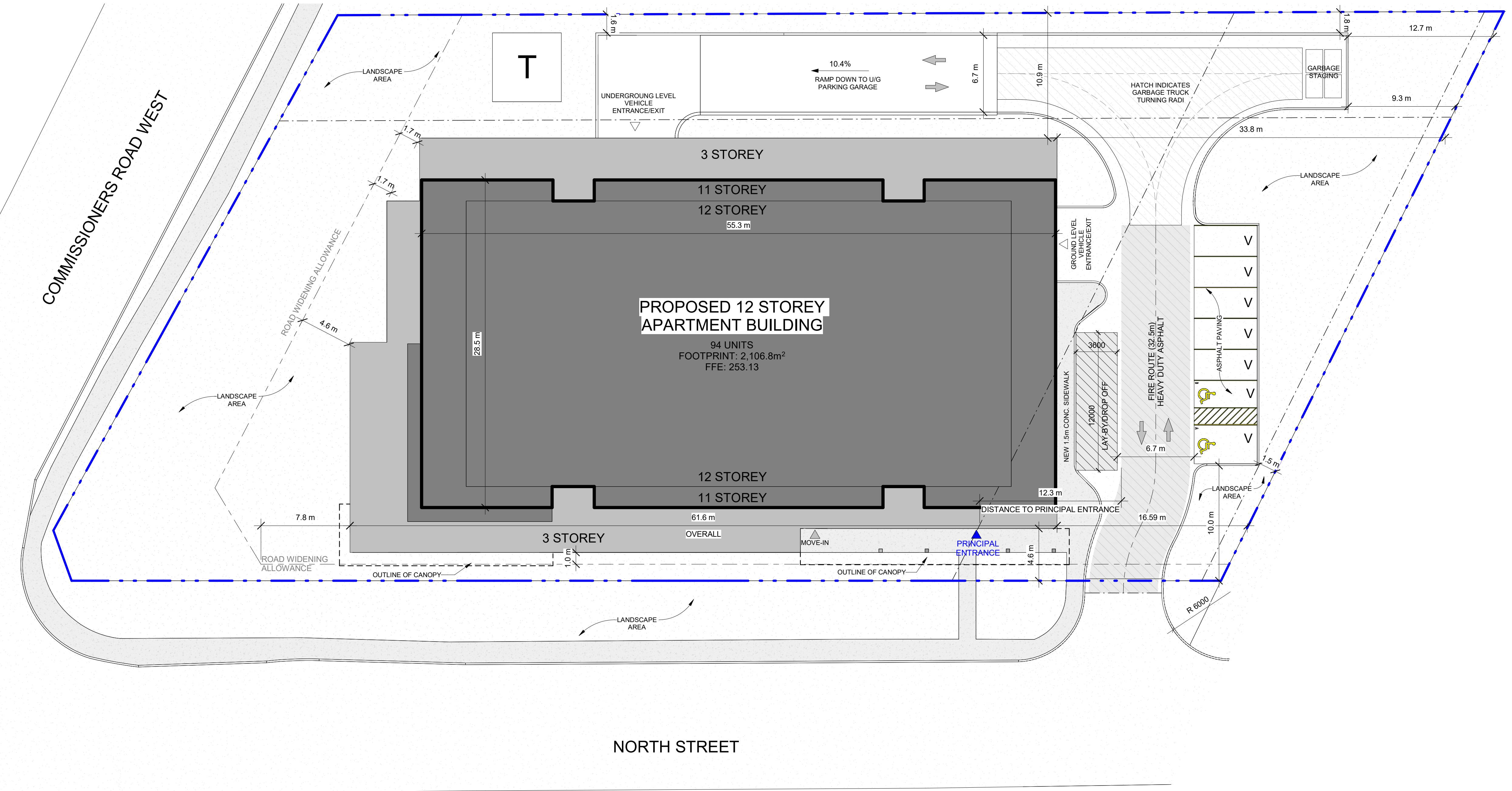
B

Appendix B: Site Plan



KEY MAP
N.T.S.

SITE STATISTICS		
CITY OF LONDON EXISTING ZONE: RESIDENTIAL (R1-9) PROPOSED ZONE: RESIDENTIAL (R9-7)		
ZONING PROVISIONS	REQUIRED	PROVIDED
PROPOSED USE	APARTMENT BUILDING & SPECIAL POPULATIONS ACCOMMODATIONS	APARTMENT BUILDING
LOT AREA	1000m ²	<ul style="list-style-type: none"> 5,078.2m² (PRE-ROAD WIDENING) + 0.5% 4,359.5m² (POST-ROAD WIDENING) + 0.43%
LOT FRONTAGE (MIN.)	30.0m	54.02m (POST-ROAD WIDENING) • COMMISSIONERS ROAD
LOT DEPTH (MIN.)	N/A	89.35m (POST-ROAD WIDENING)
LOT COVERAGE (MAX.)	30%	• 41.5% [2,106.8m ²] (PRE-ROAD WIDENING)
LANDSCAPE OPEN SPACE (MIN.)	30%	39.4% [2,002.3m ²] (PRE-ROAD WIDENING) • LANDSCAPE AREA: 1,761.8m ² • SIDEWALK: 240.5m ²
BUILDING HEIGHT (MAX.)	TO BE IDENTIFIED ON ZONE MAP	43.0 m (AVG. GRADE)
LOT DENSITY • RATERATE	115	188.0 uph
YARD ENCROACHMENTS	MAX. PROJECTION INTO REQUIRED YARDS • CORNICE: 0.3m • BALCONIES: 1.5m, PROVIDED THE PROJECTION IS NO CLOSER THAN 3m TO THE LOT LINE	• CORNICE: 0.3m
BUILDING SETBACKS		
FRONT YARD (ARTERIAL)	8.0m + 4.0m = 12.0m • 8m PLUS 1m FOR EVERY 10m OF BUILDING HEIGHT ABOVE THE FIRST 3m • (43.0 - 3) / 10 = 4.0m	1.9m (COMMISSIONERS ROAD WEST)
REAR YARD	6.0m + 37.0m = 43.0m • 6m PLUS 1m FOR EVERY 1m OF BUILDING HEIGHT OVER 6m WHERE ZONE R9 ABUTS A R1 OR R2 ZONE • (43.0 - 6) = 37.0m	16.59m
EXTERIOR SIDE YARD (LOCAL ST.)	N/A	2.4m (NORTH ST.)
INTERIOR SIDE YARD	6.0m + 37.0m = 43.0m • 6m PLUS 1m FOR EVERY 1m OF BUILDING HEIGHT OVER 6m WHERE ZONE R9 ABUTS A R1 OR R2 ZONE • (43.0 - 6) = 37.0m	10.7m
PARKING SETBACKS	1.5m MIN. FROM ANY LOT LINE ABUTTING A R1 OR R2 ZONE.	• 1.5m ALONG REAR YARD • 1.5m ALONG INTERIOR SIDE YARD



SITE PLAN
1:200

LEVEL	FLOOR AREA
1st FLOOR	2105 m ²
2nd FLOOR	2143 m ²
3rd FLOOR	2143 m ²
4th FLOOR	1509 m ²
5th FLOOR	1509 m ²
6th FLOOR	1509 m ²
7th FLOOR	1509 m ²
8th FLOOR	1509 m ²
9th FLOOR	1509 m ²
10th FLOOR	1509 m ²
11th FLOOR	1509 m ²
12th FLOOR	1176 m ²
GROSS AREA	19639 m²



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3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for

project:
1080 COMMISSIONERS RD
address: 1080 COMMISSIONERS ROAD WEST, LONDON, ON
sheet name:
SITE PLAN




project no.:
25-0125
sheet no.:
A-001

C

Appendix C: MHBC Maps



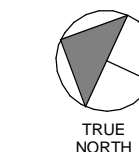
Figure - Distances to Adjacent Heritage Properties

-  Subject Lands
-  Distances
-  Proposed Building



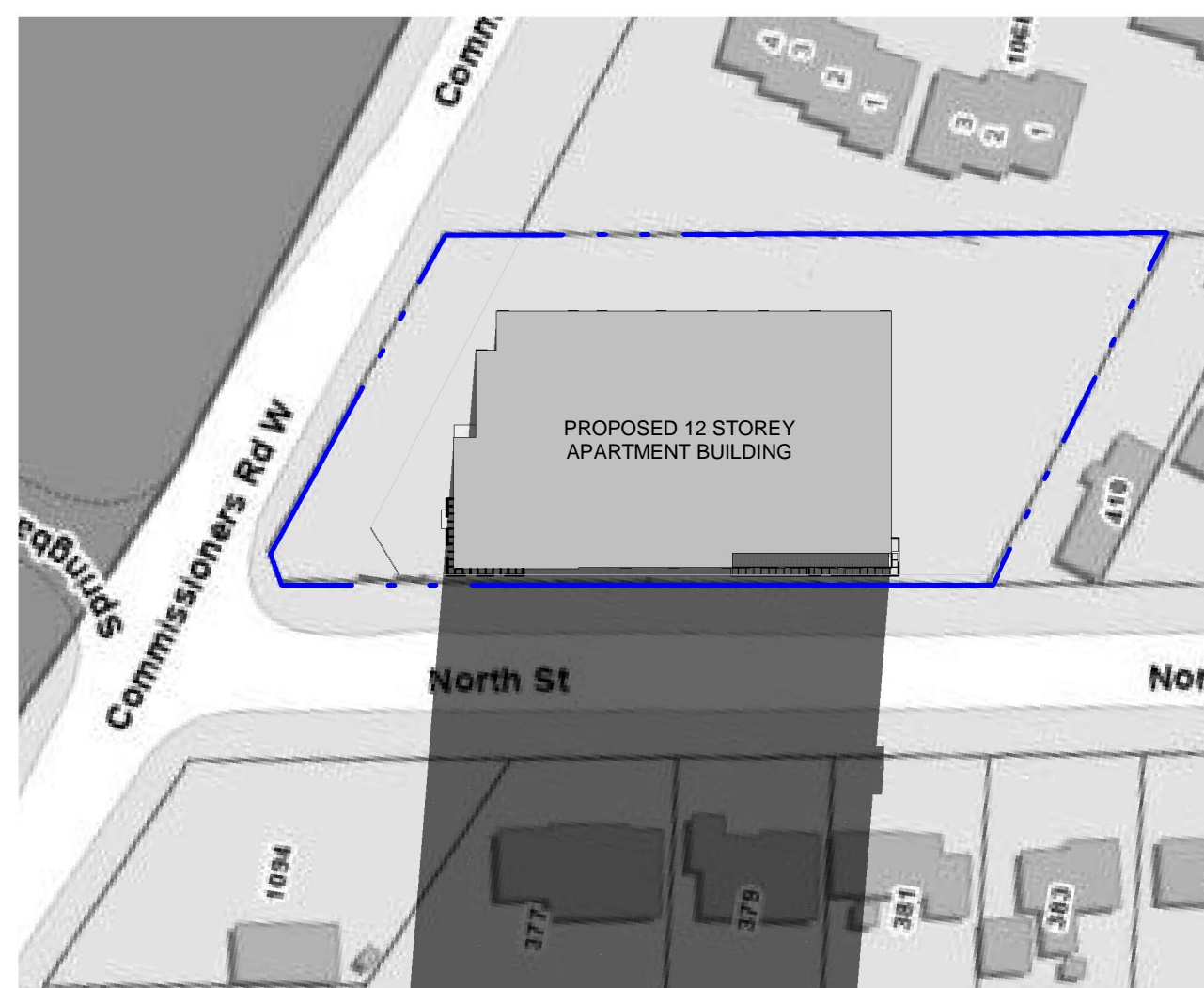
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Appendix D: Shadow Study

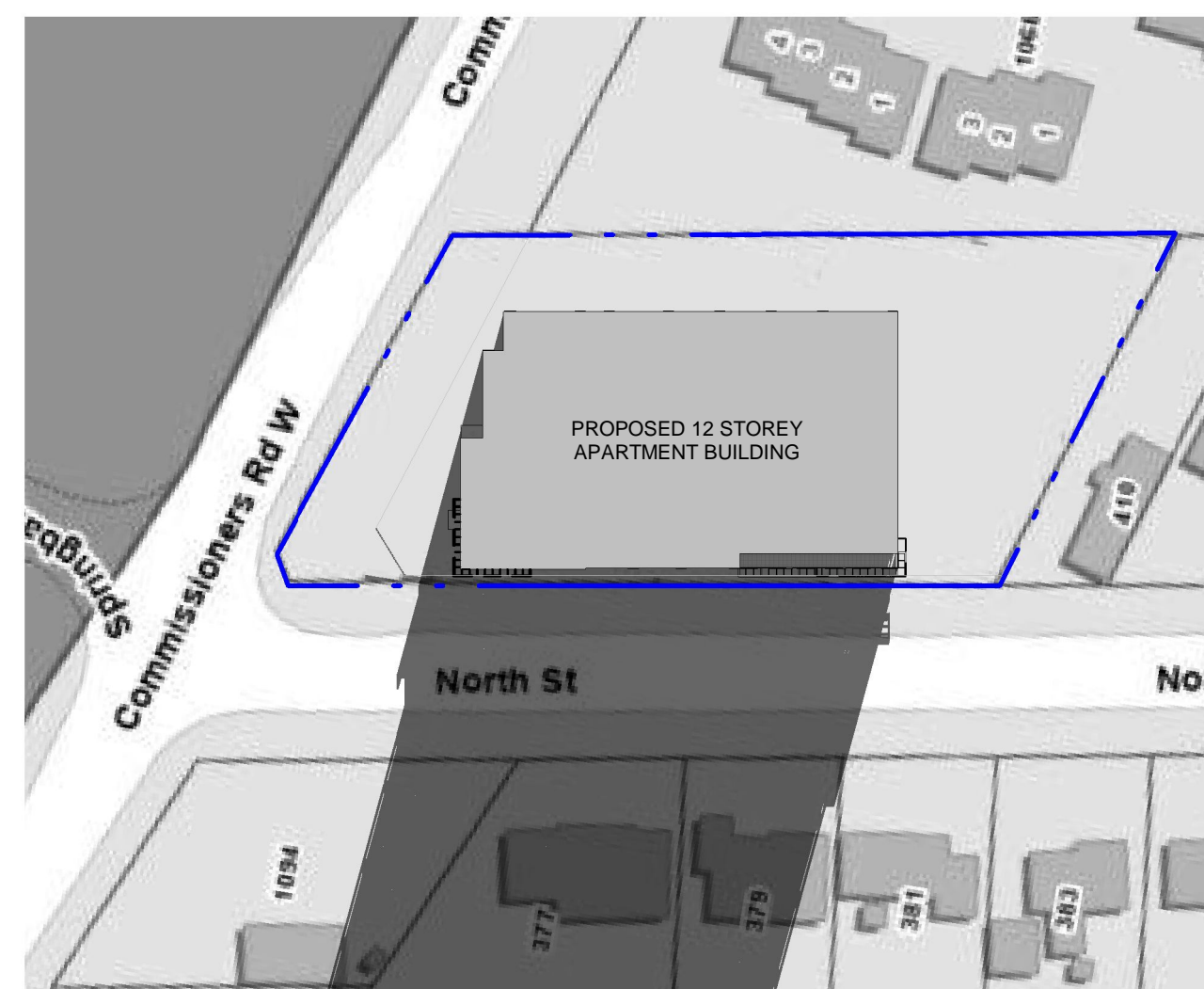


SPRING EQUINOX

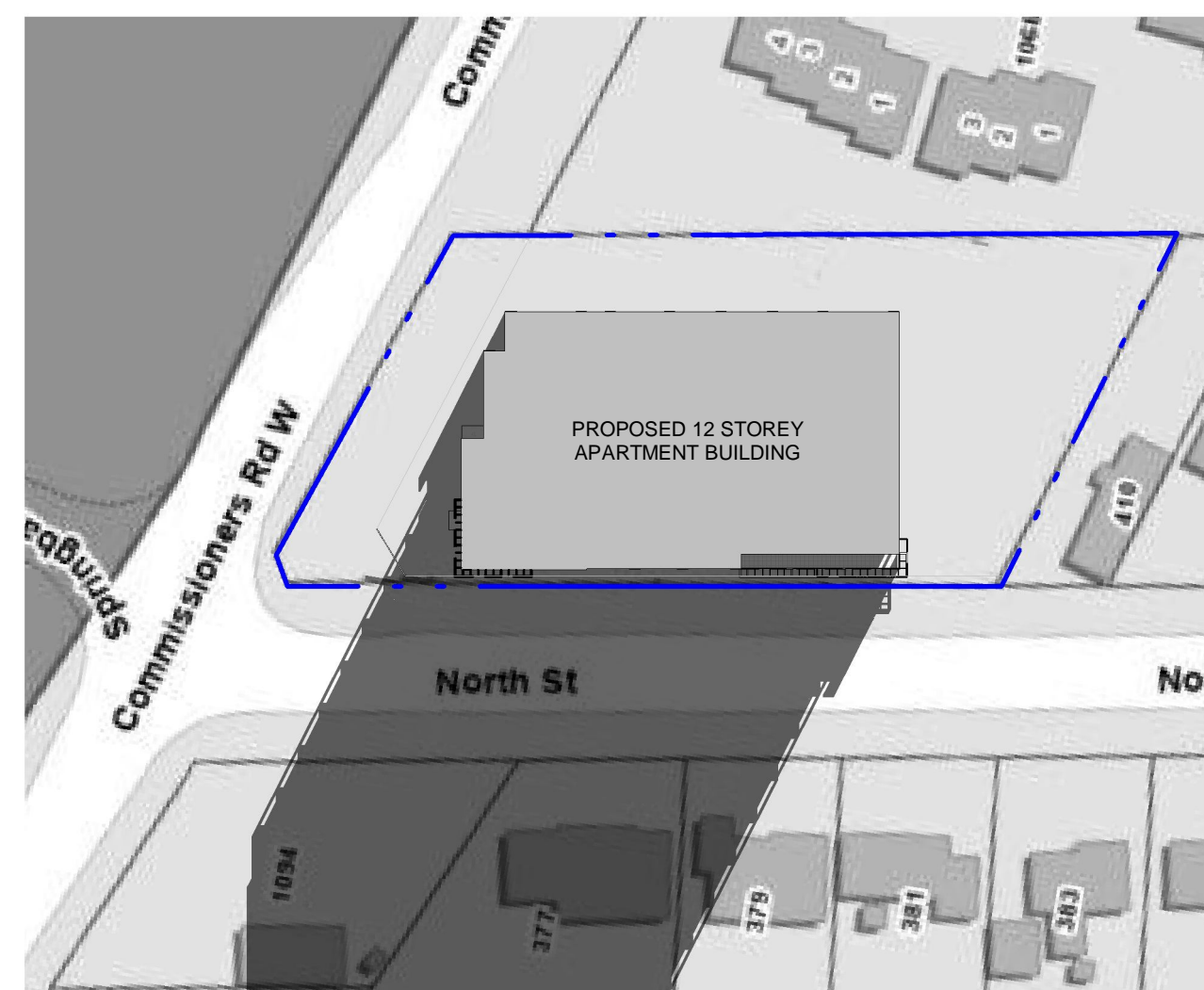
ON THE SPRING EQUINOX, THE SHADOW ANALYSIS WAS UNDERTAKEN AT ONE-HOUR INTERVALS FROM 8:00 A.M. TO 7:00 P.M. THE ANALYSIS ILLUSTRATES THAT, IN THE EARLY MORNING, THE PROPOSED BUILDING WILL CAST A SHADOW TOWARD THE WEST AND ONTO NORTH STREET. BY MID-DAY, THE SHADOW WILL MOVE TOWARD THE INTERSECTION OF NORTH STREET AND COMMISSIONERS STREET. BY THE AFTERNOON, THE BUILDING'S SHADOW WILL MOVE EASTWARD AND WILL ONLY BE CAST ON COMMISSIONERS STREET. BY THE EVENING, THE SHADOW WILL MOVE FURTHER EAST AND WILL BRIEFLY IMPACT NEIGHBOURING HOUSES ALONG THE EASTERN EDGE OF THE SITE.



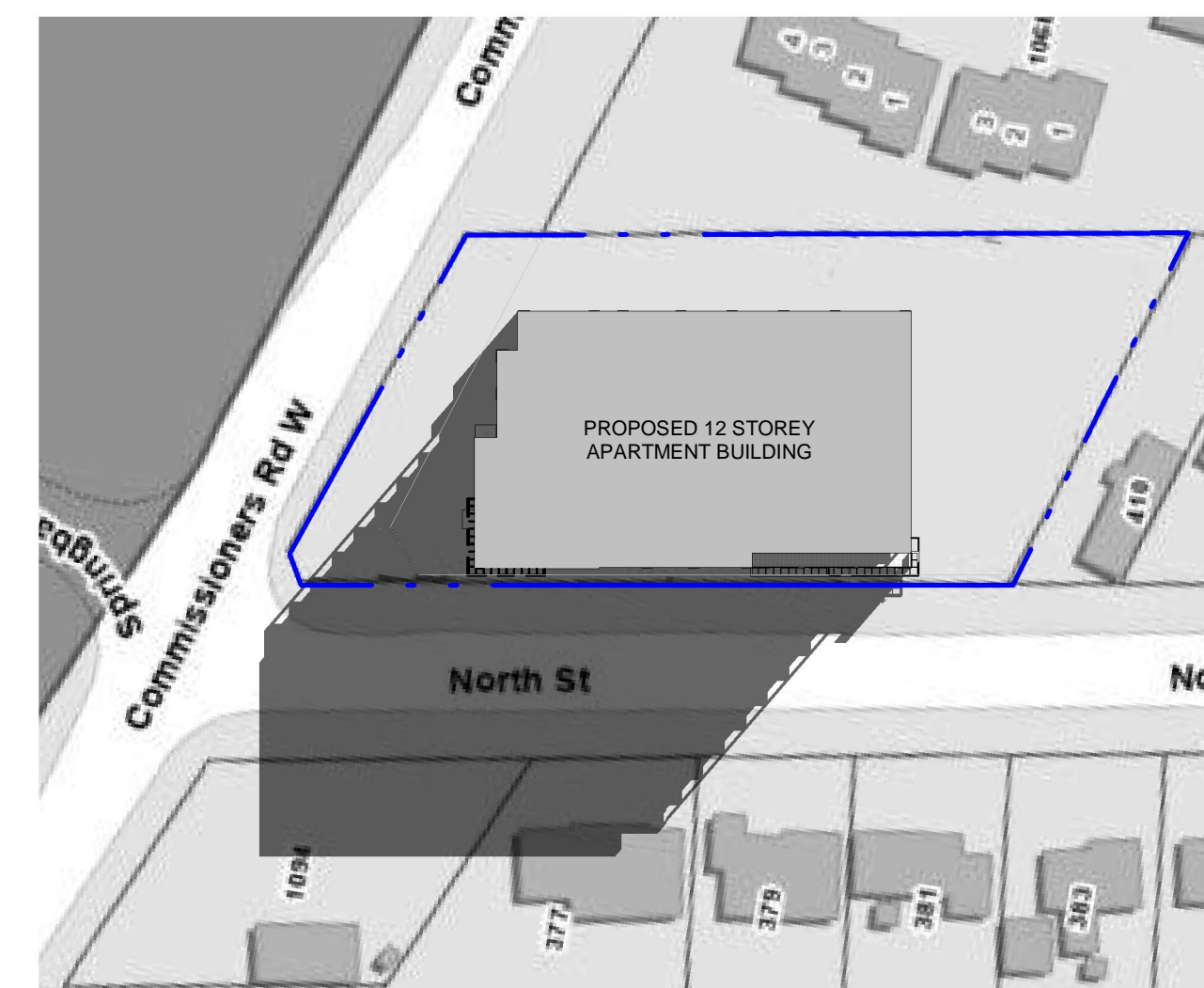
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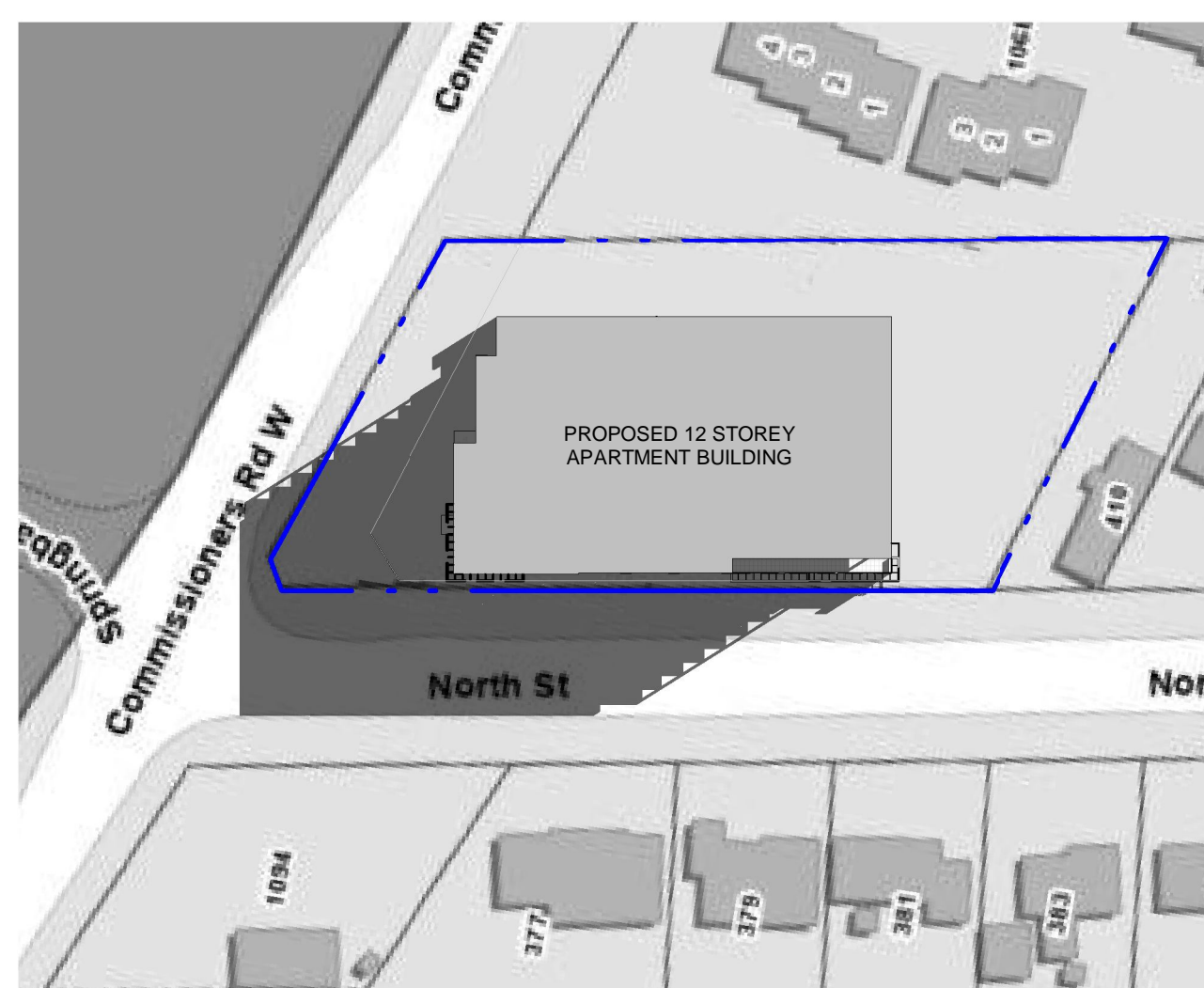
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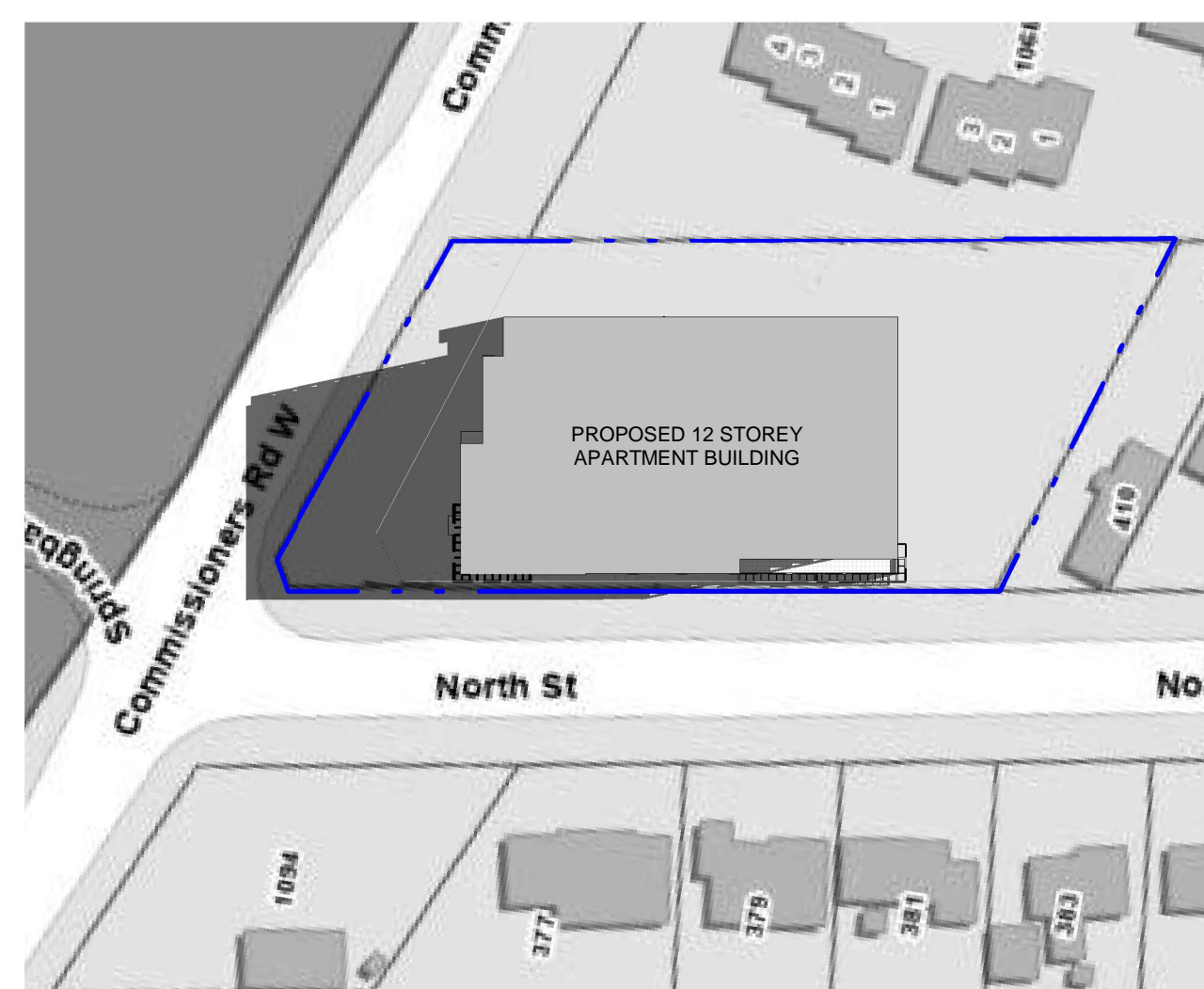
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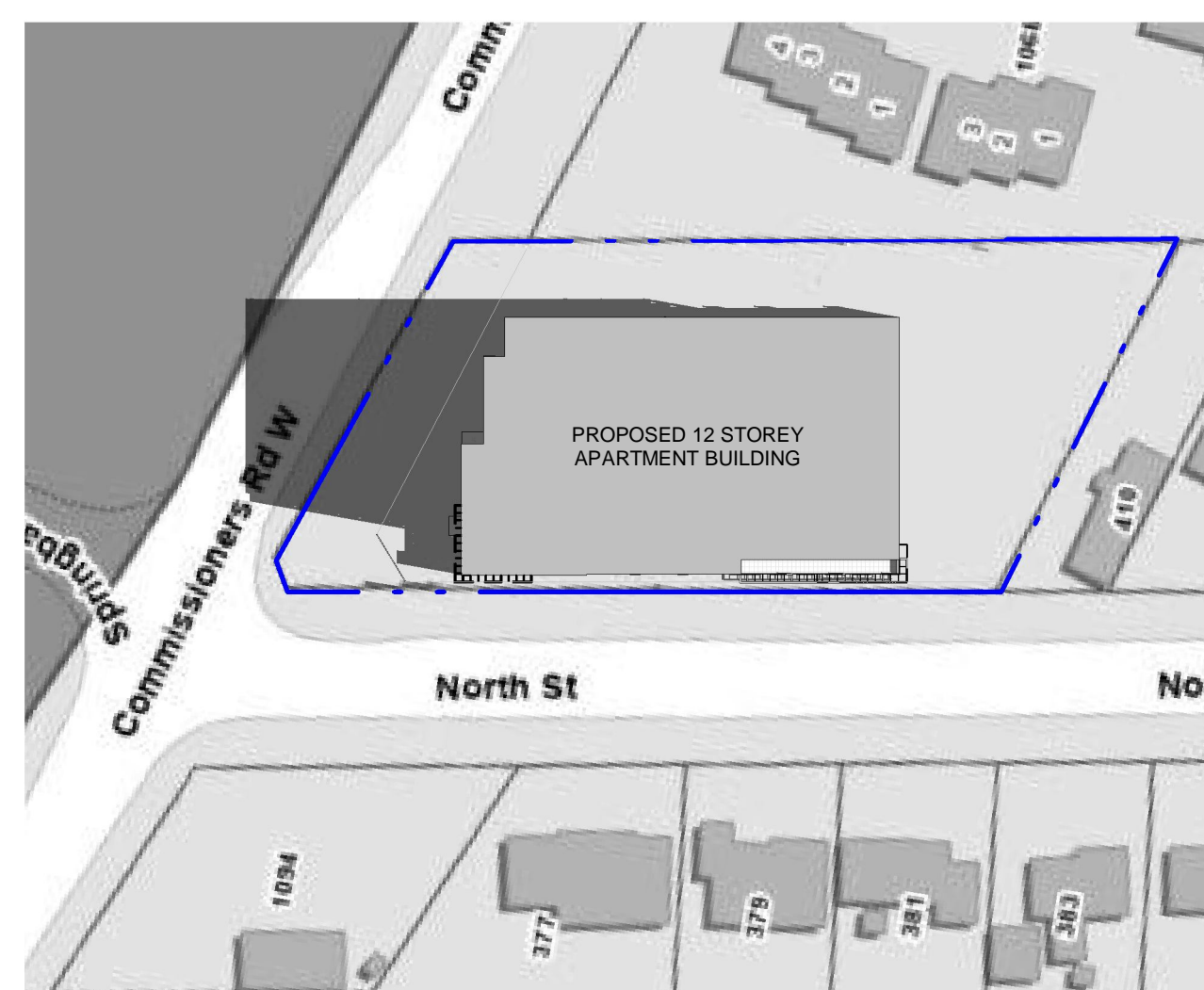
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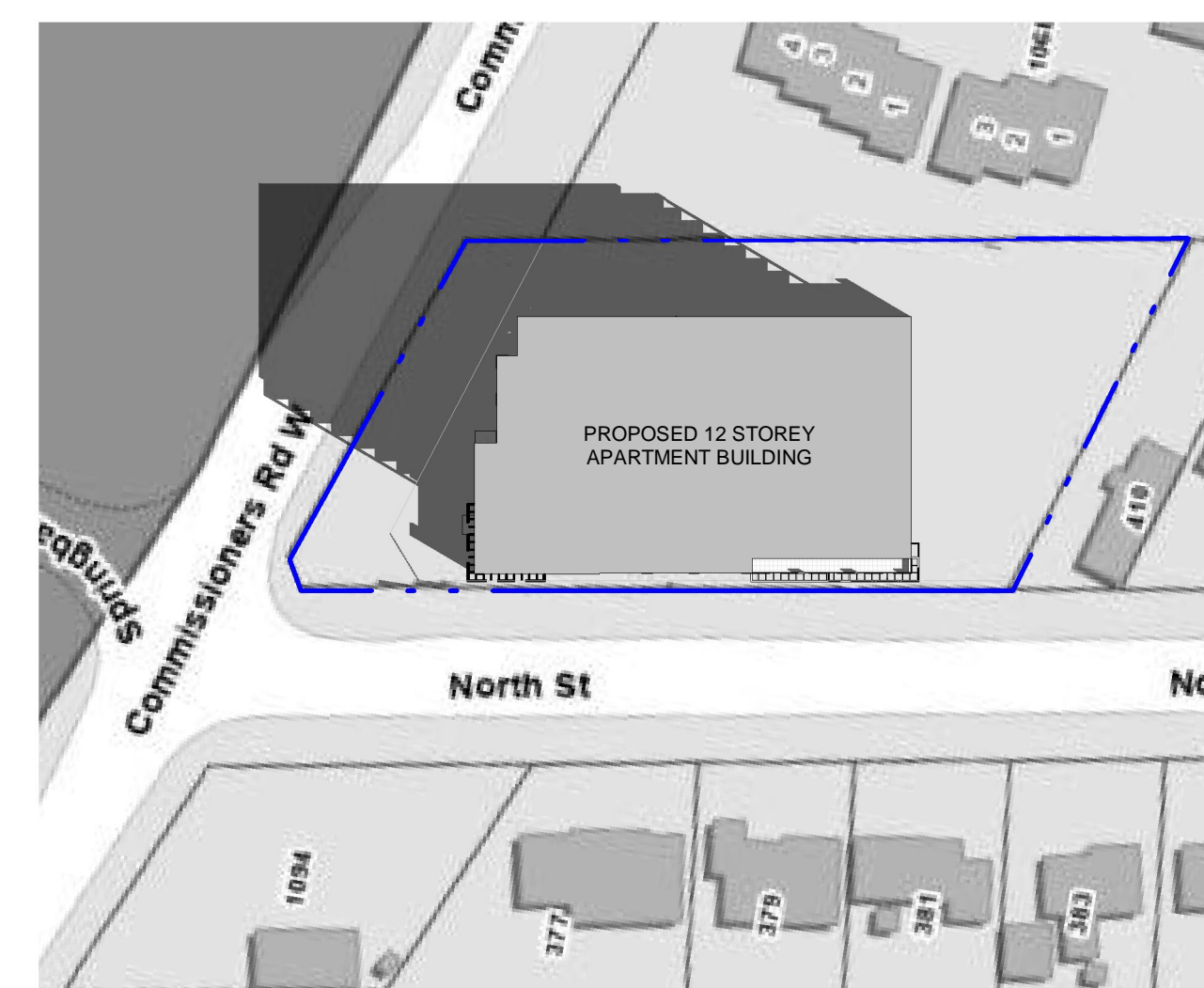
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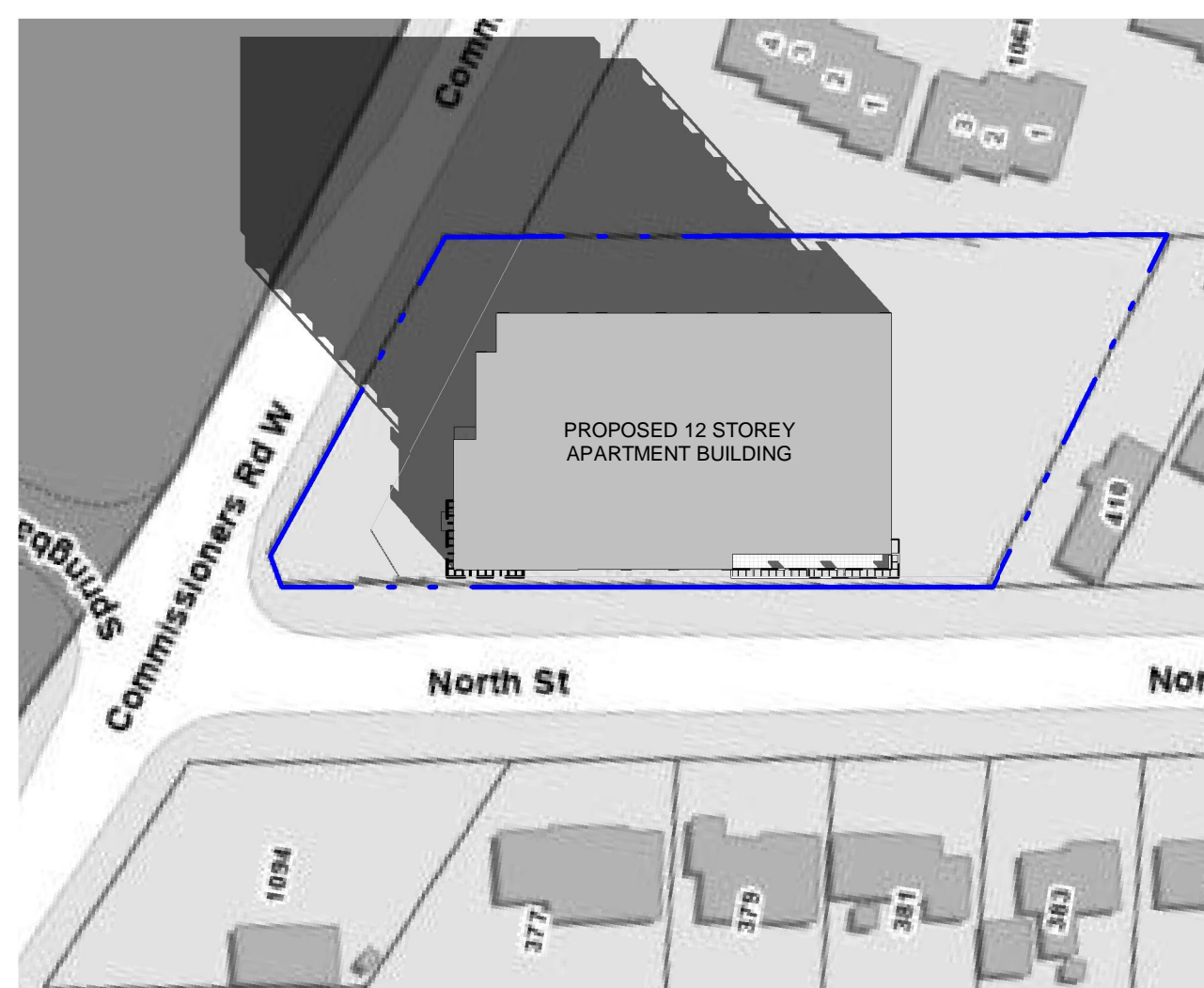
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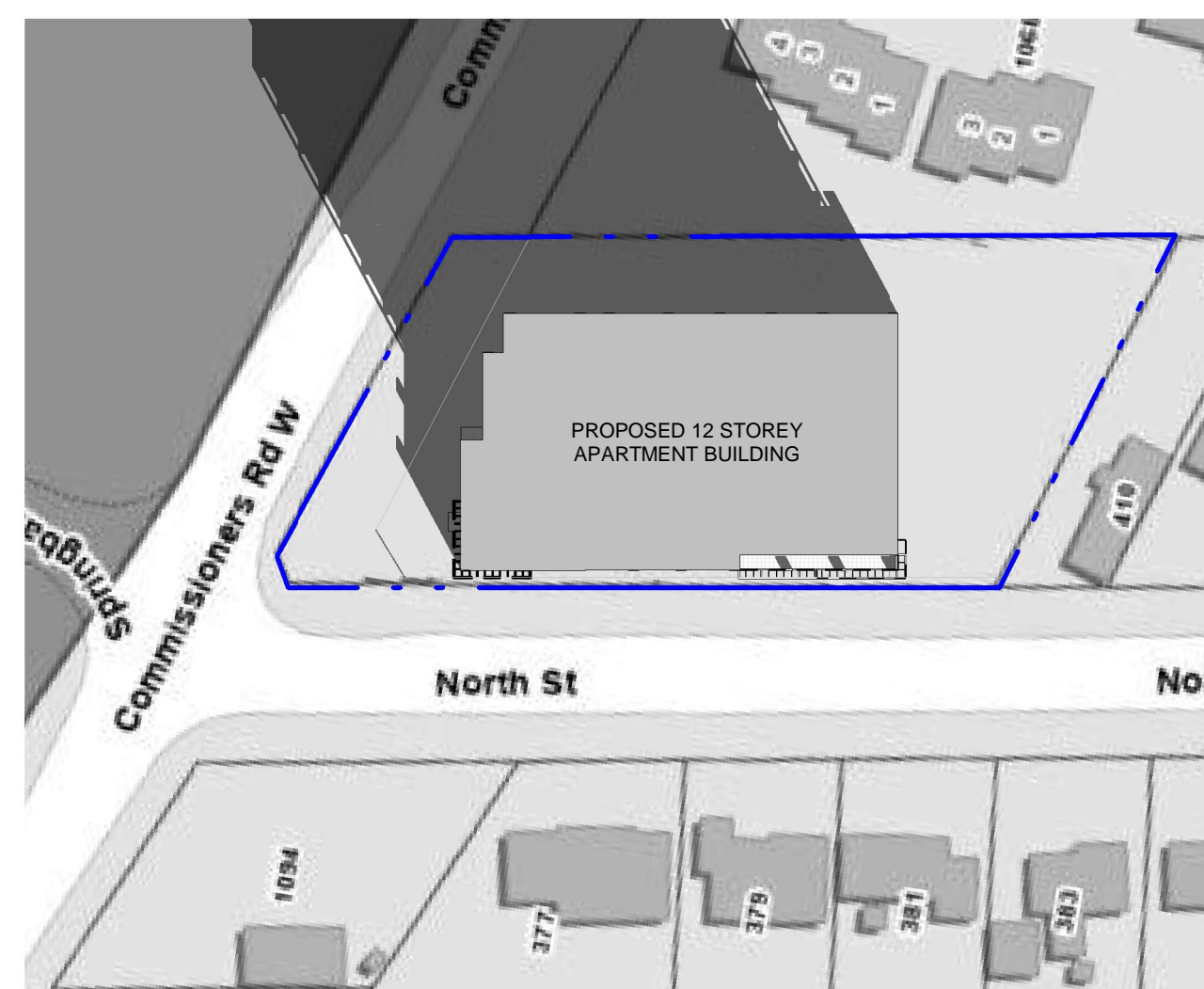
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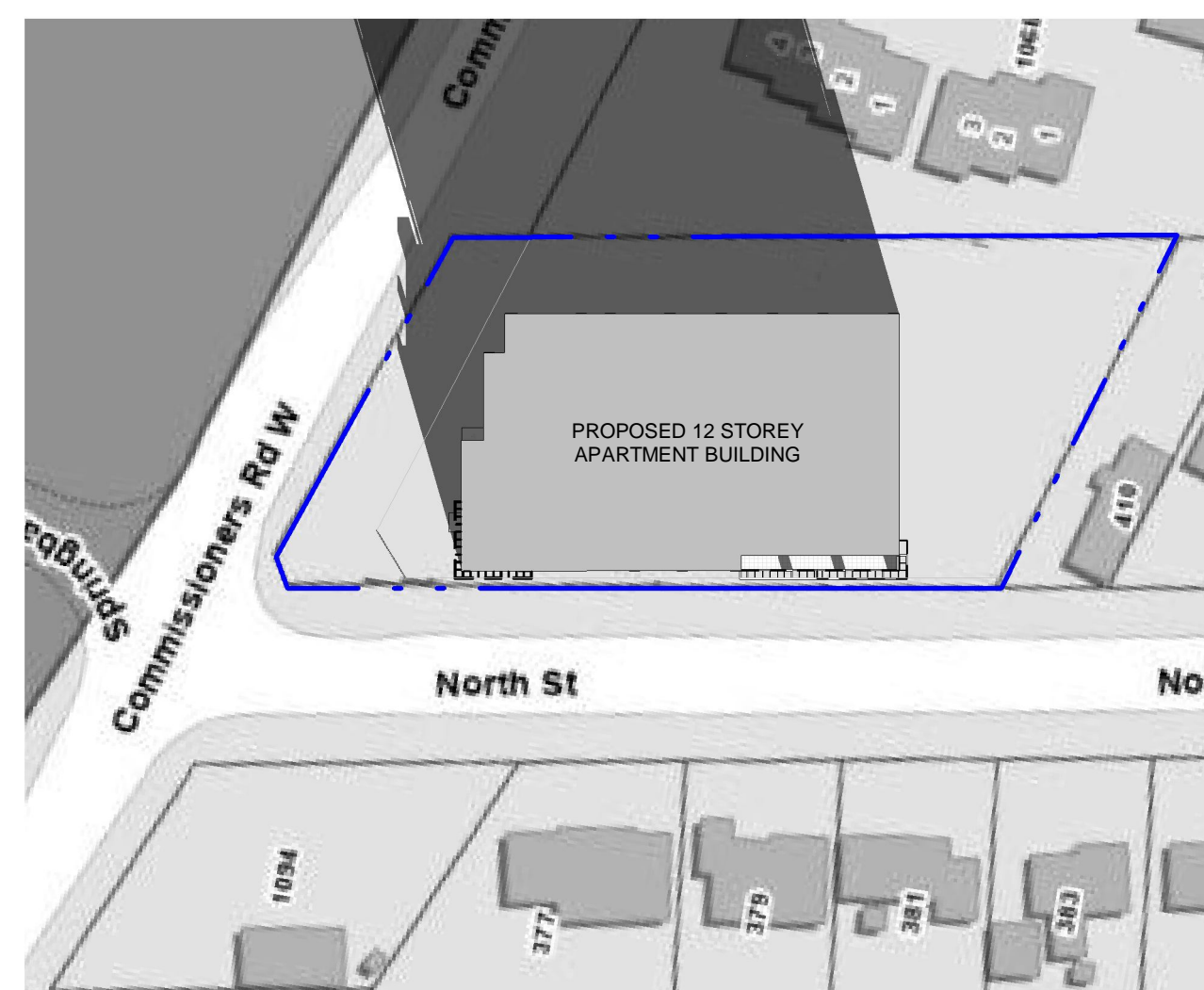
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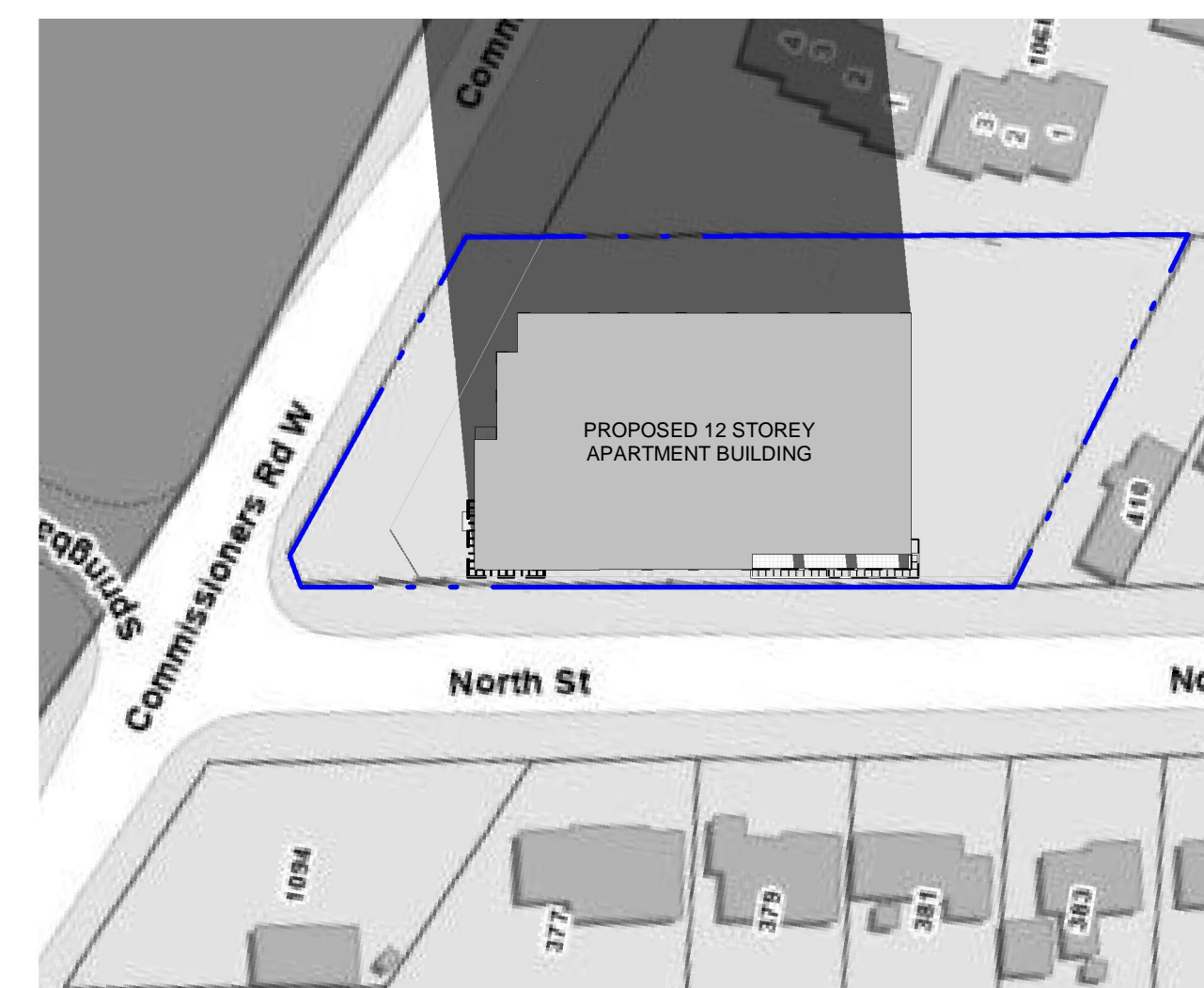
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10 March 21- 5pm
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11 March 21- 6pm
1 : 1000



12 March 21- 7pm
1 : 1000



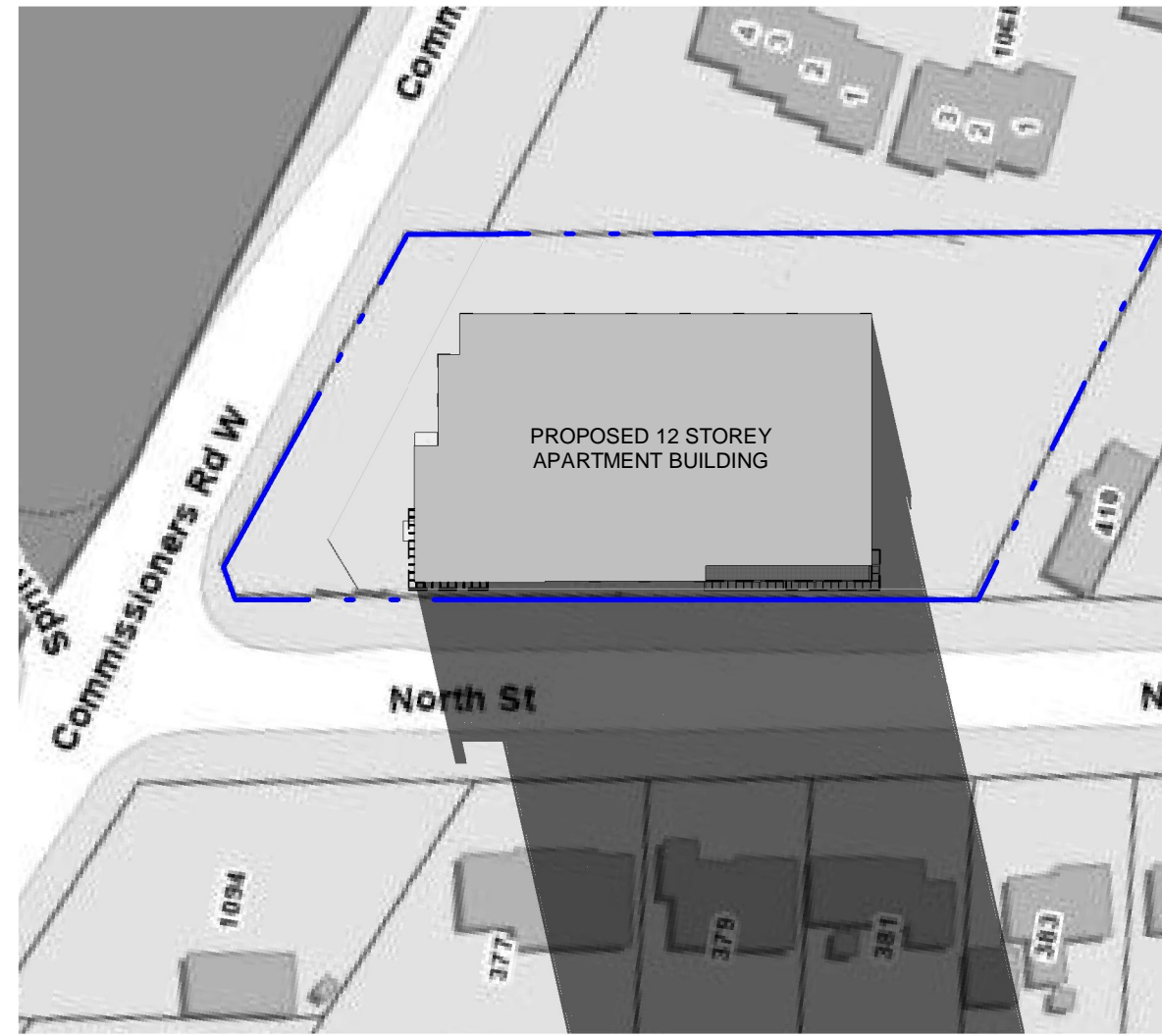
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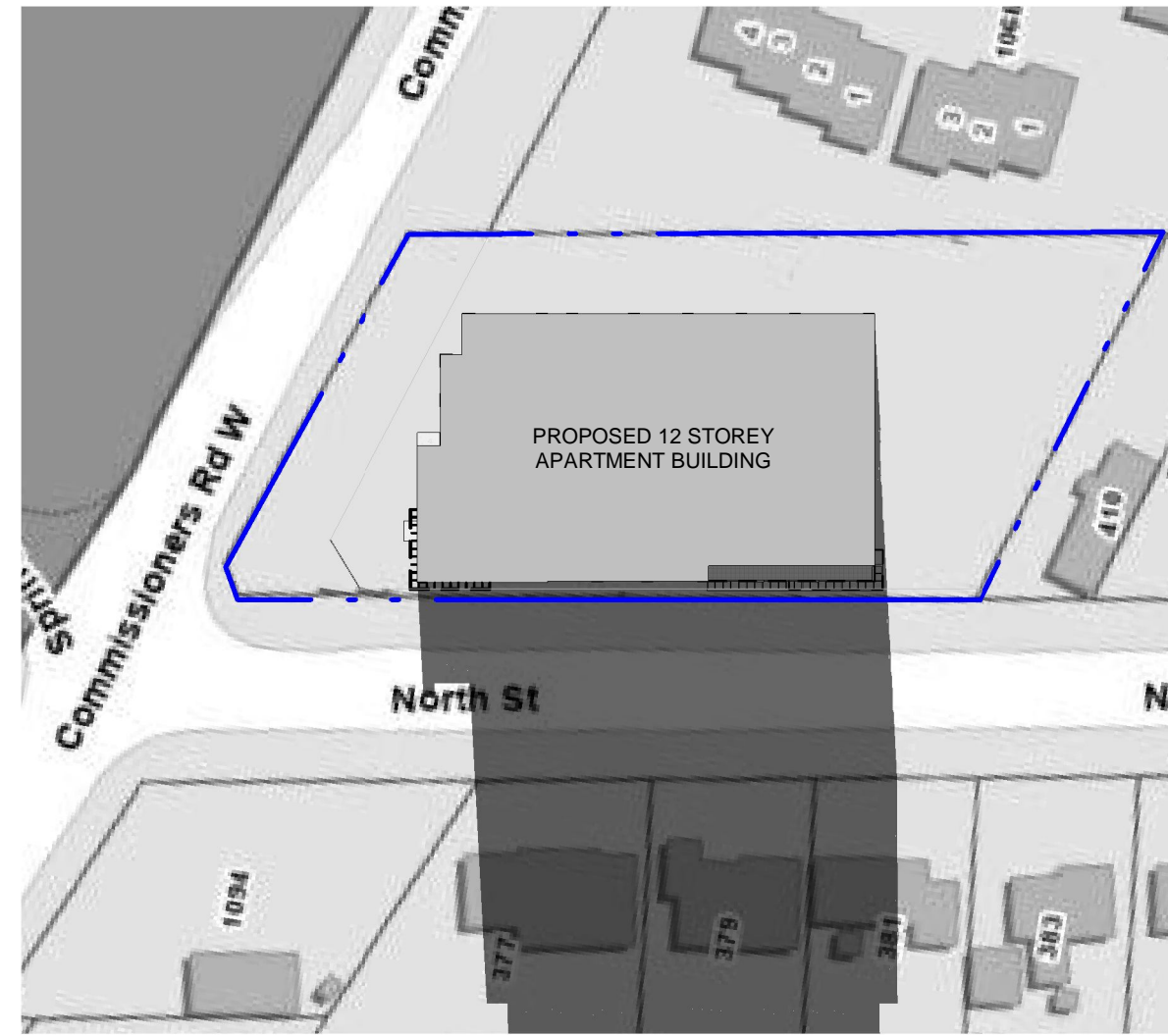
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rev.	date	issued for	rev.	date	issued for

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address: 1080 COMMISSIONERS ROAD WEST, LONDON, ON
sheet name:
SHADOW STUDY- SPRING

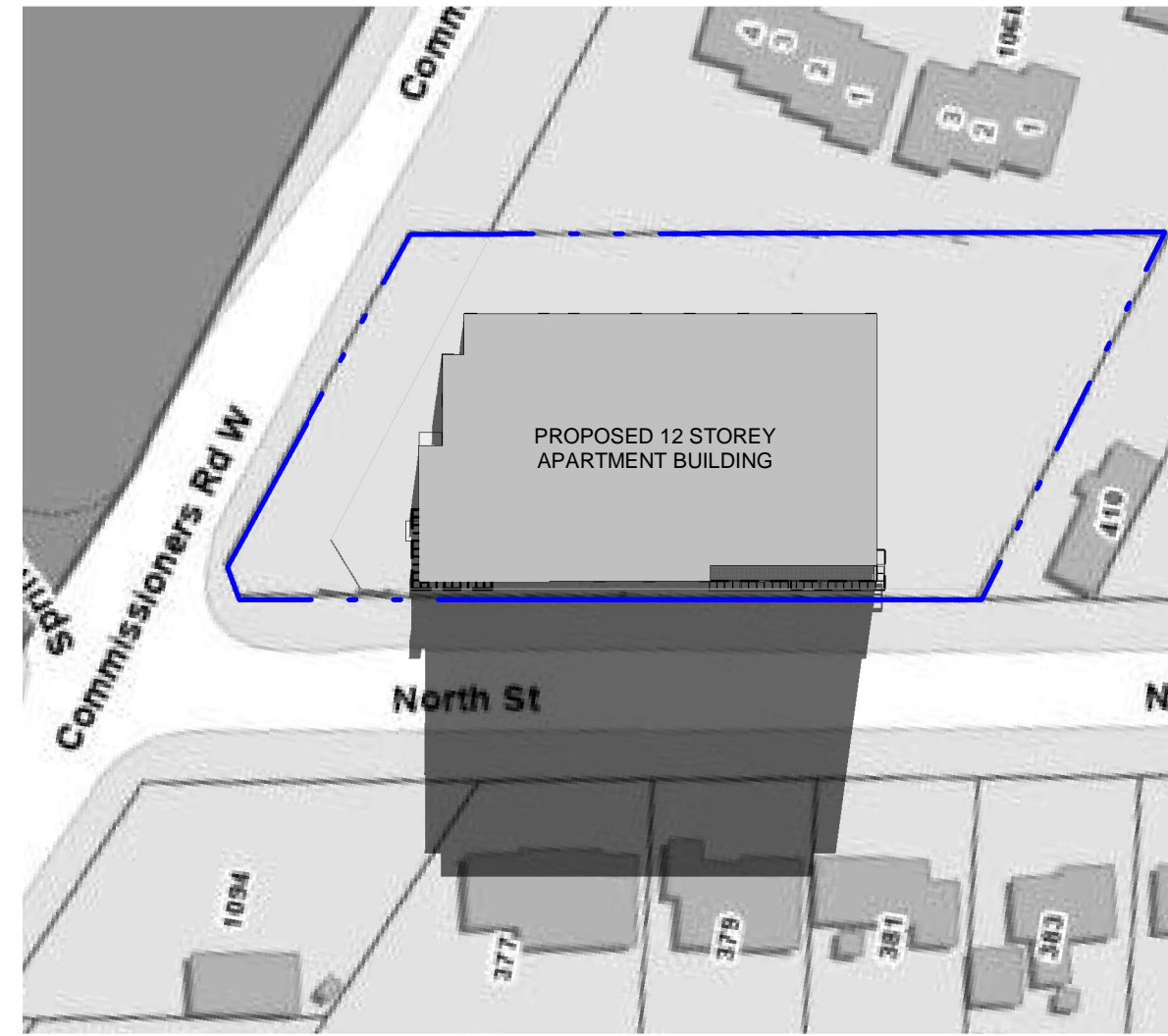
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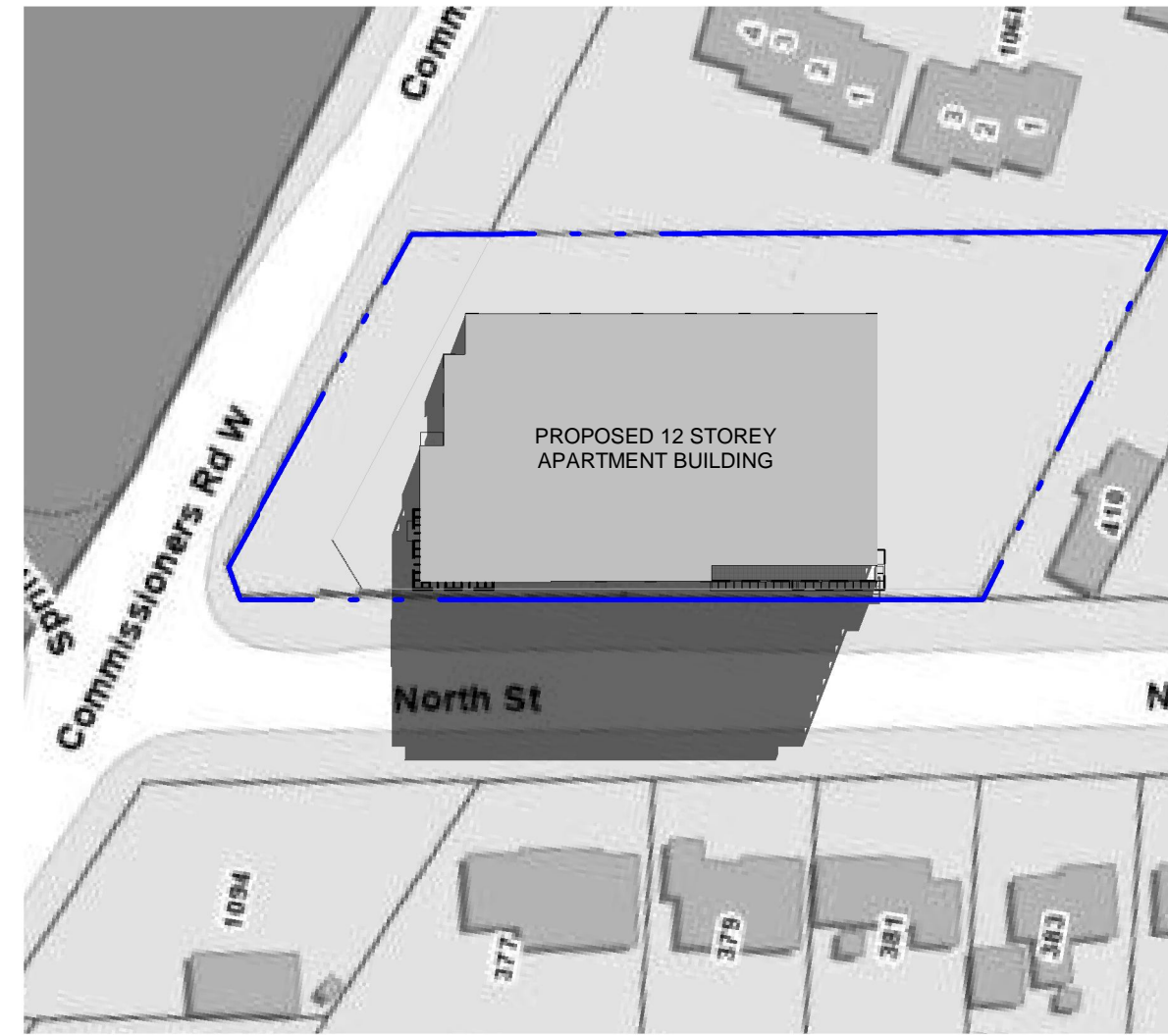
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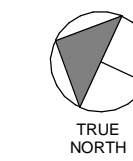
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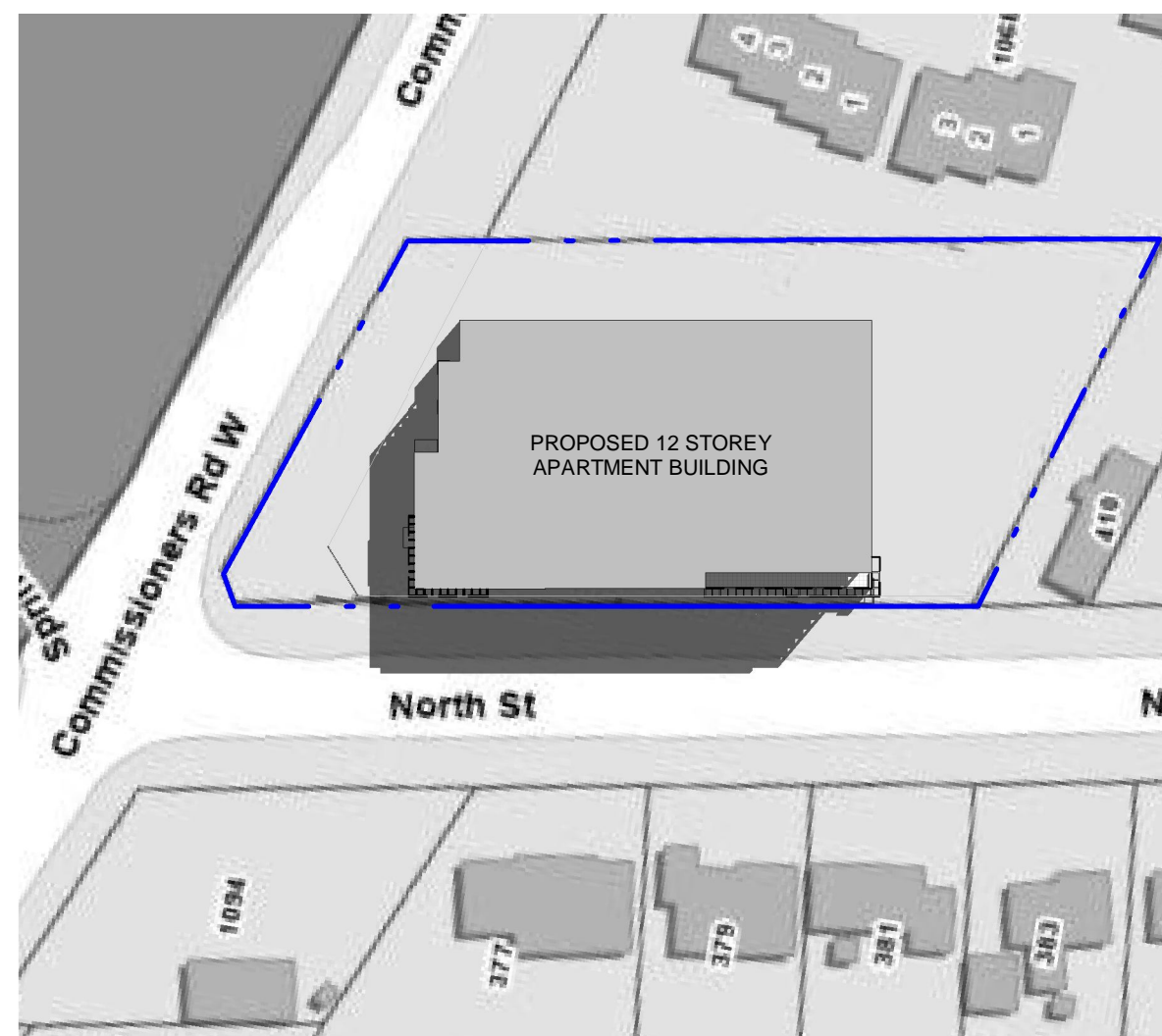


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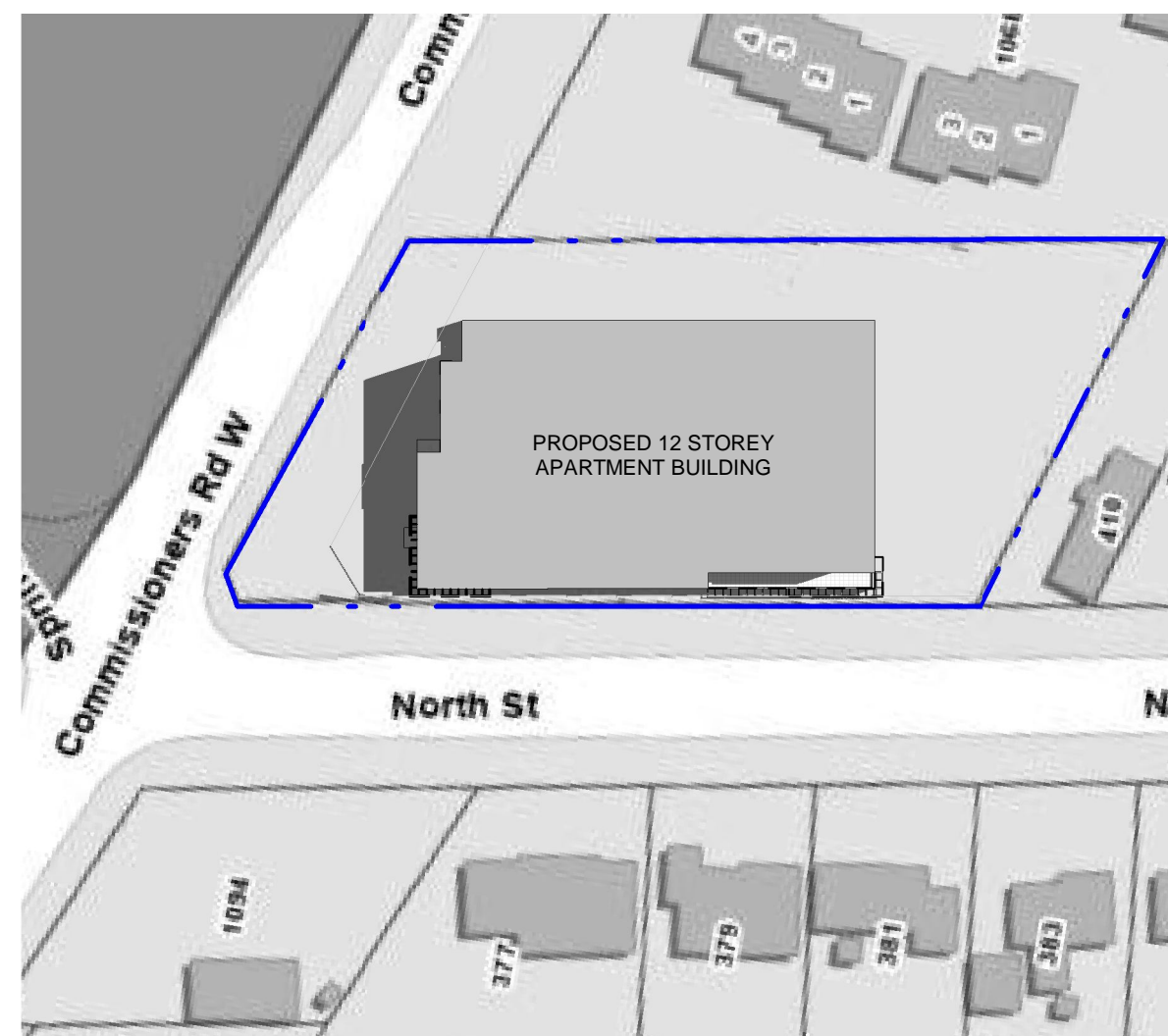


SUMMER SOLSTICE

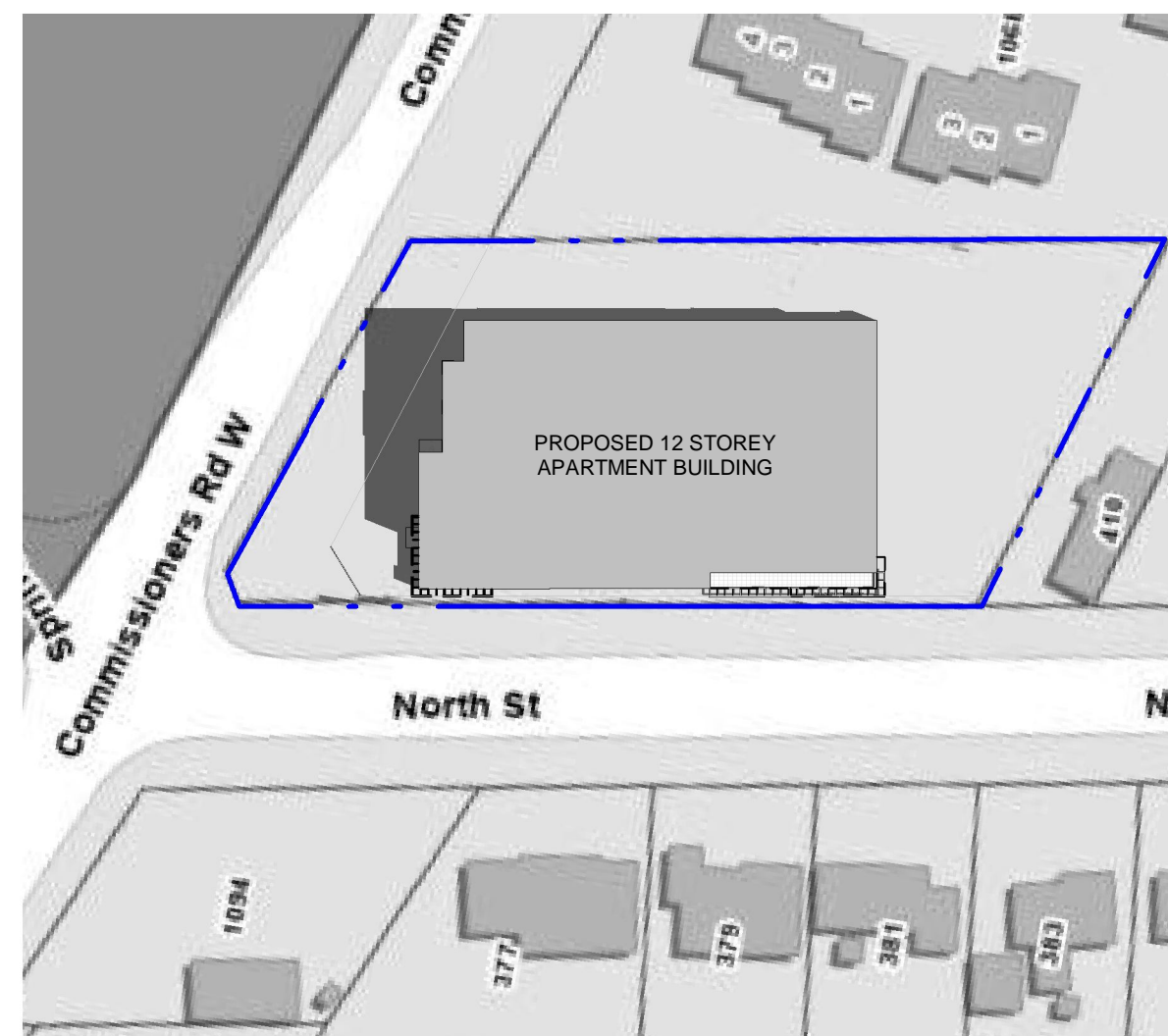
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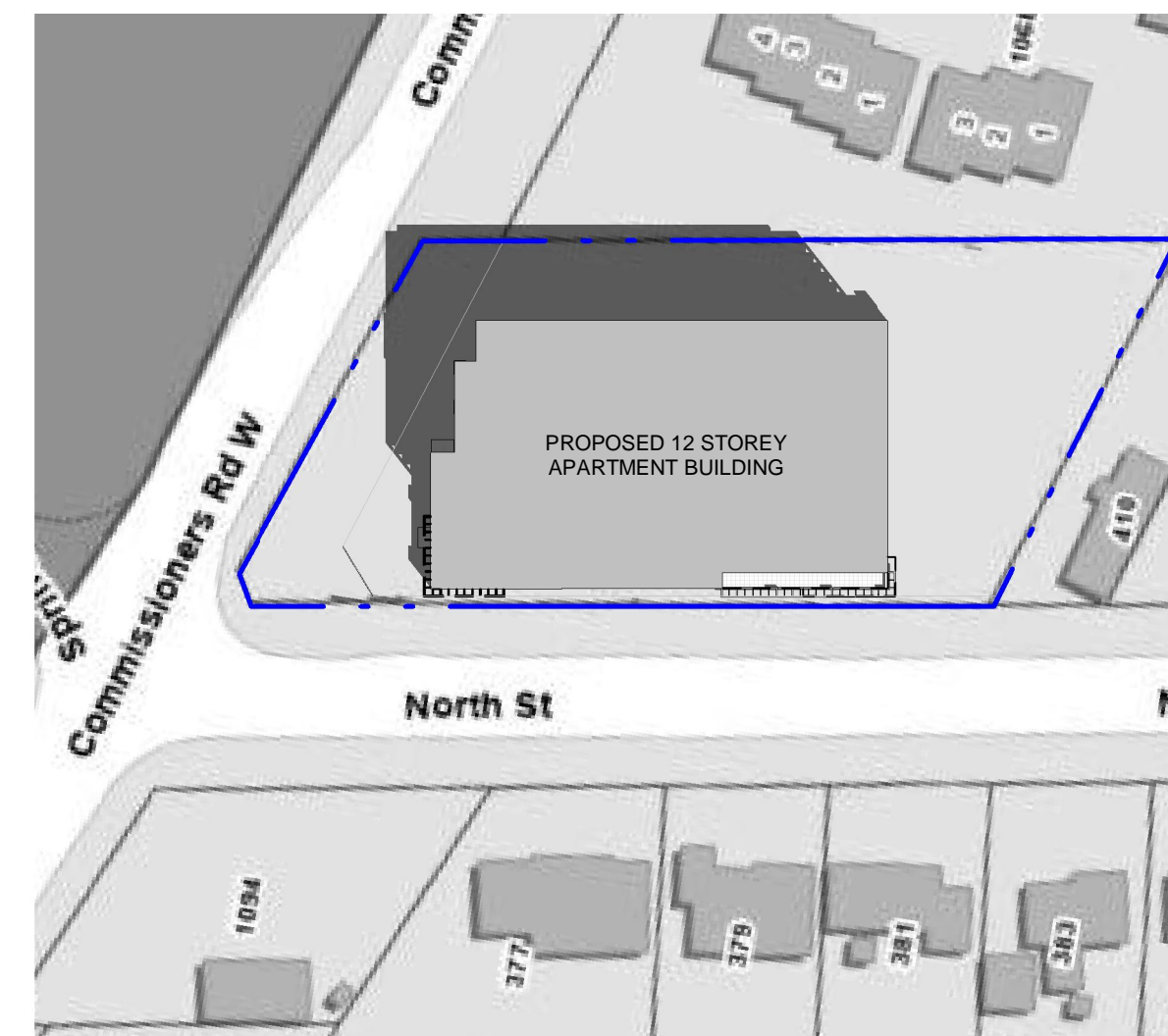
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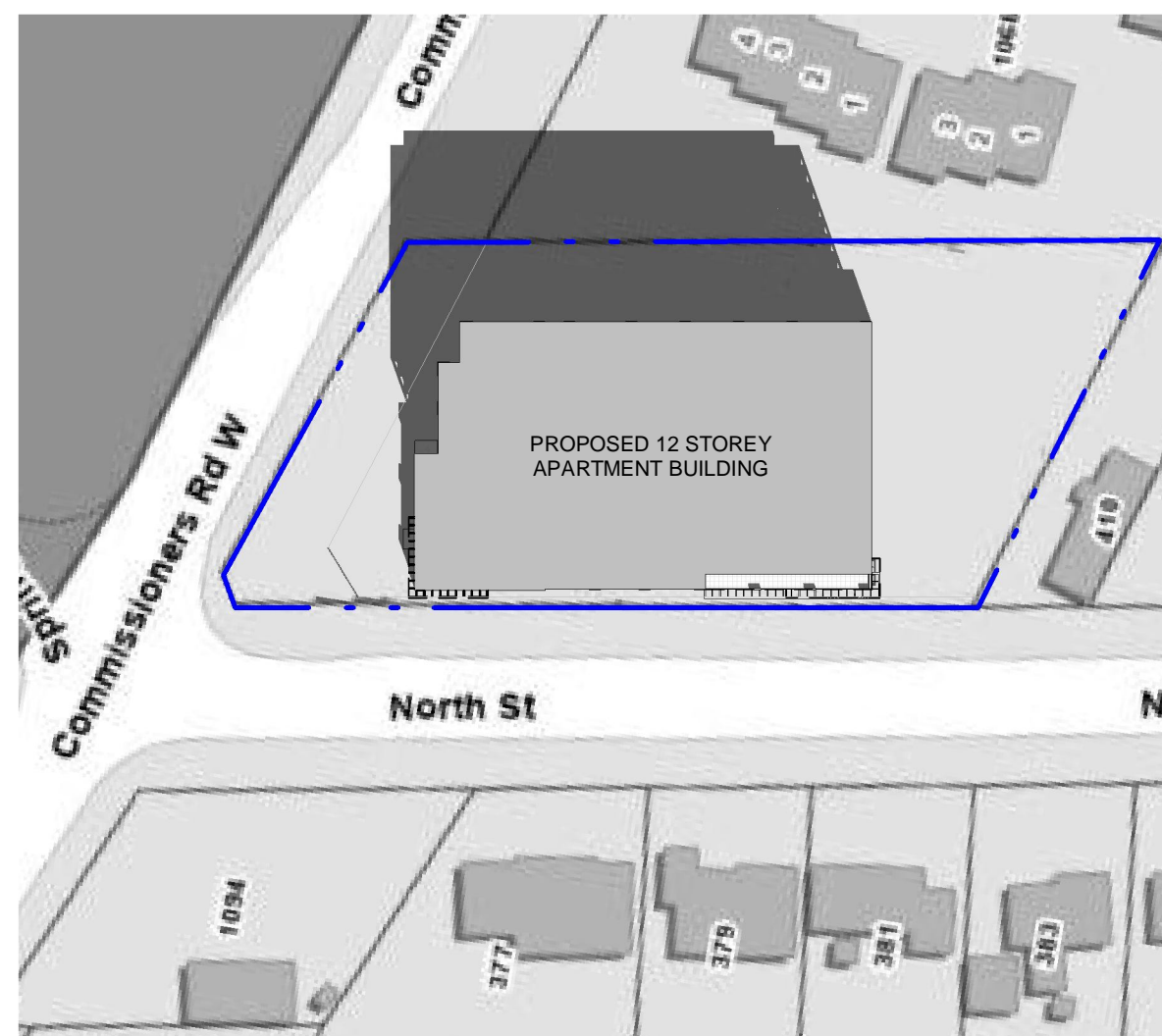
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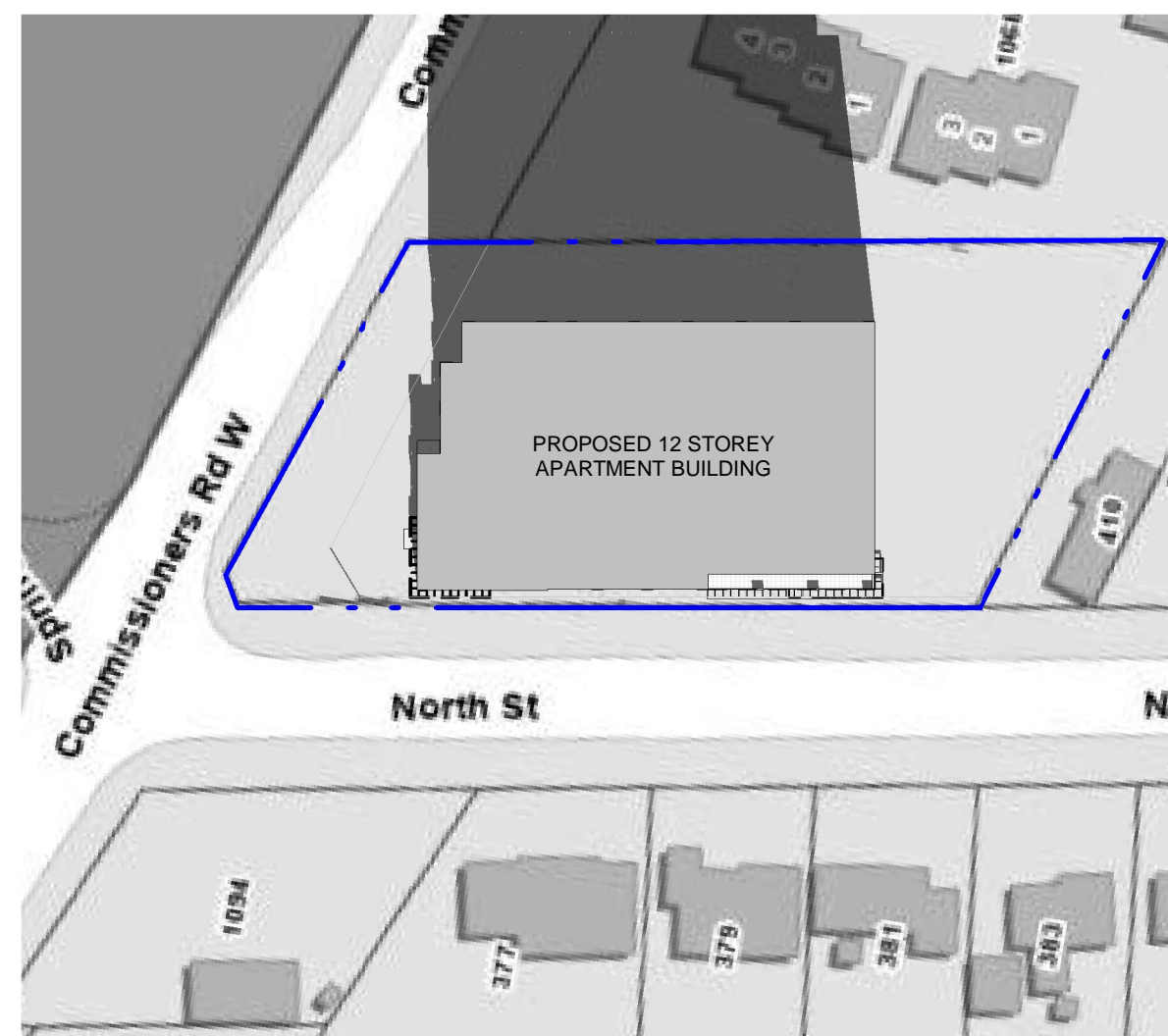
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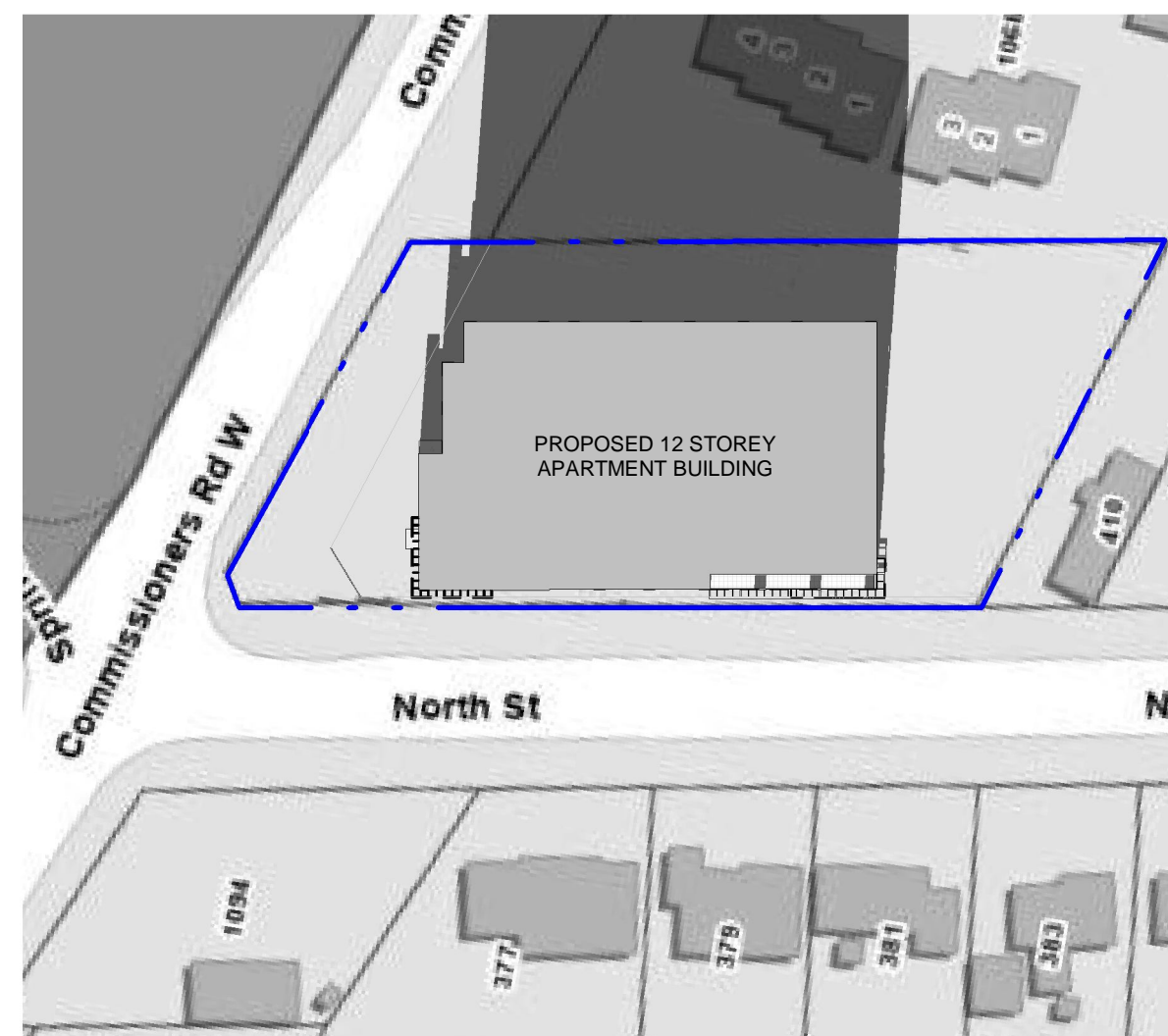
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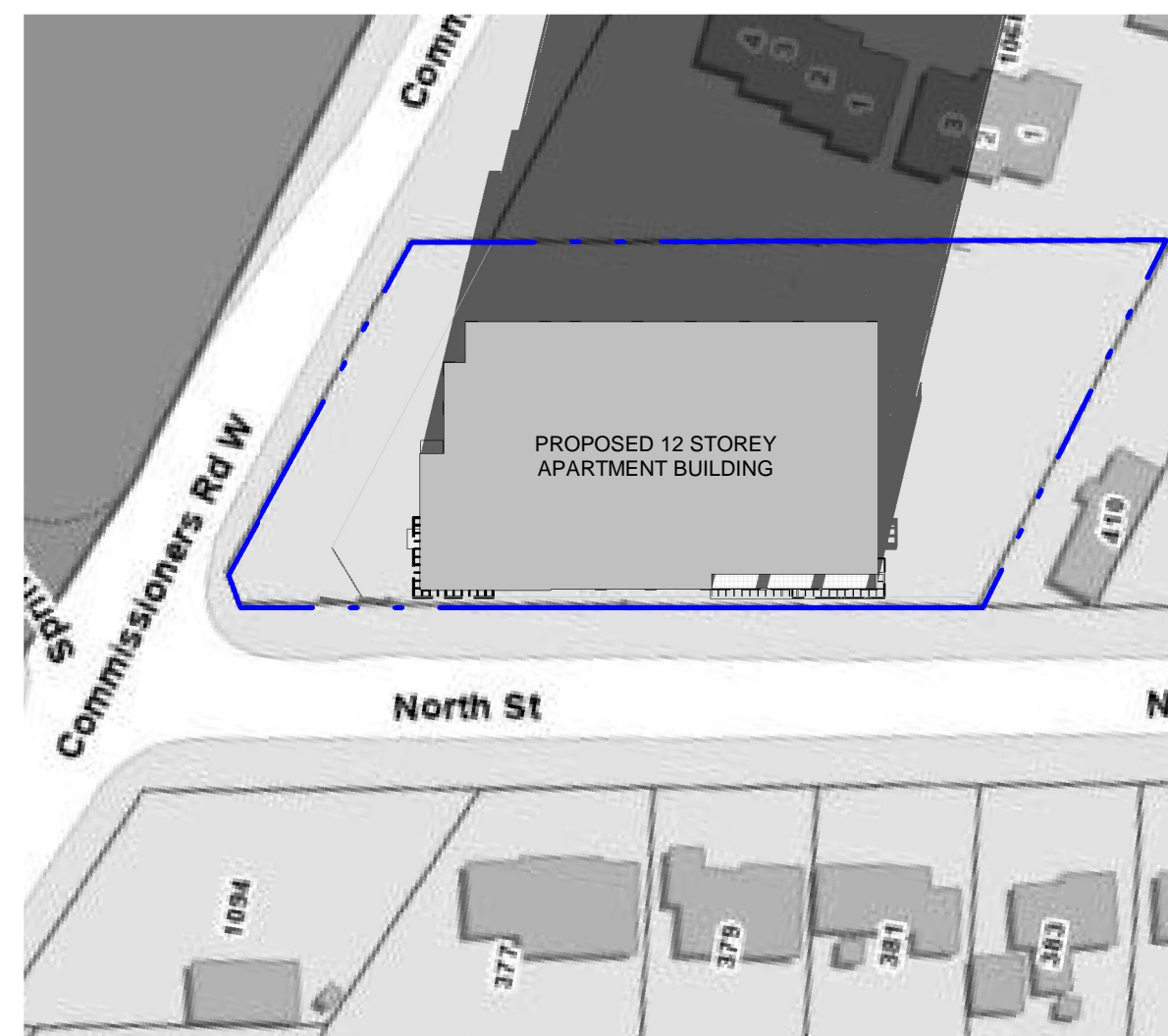
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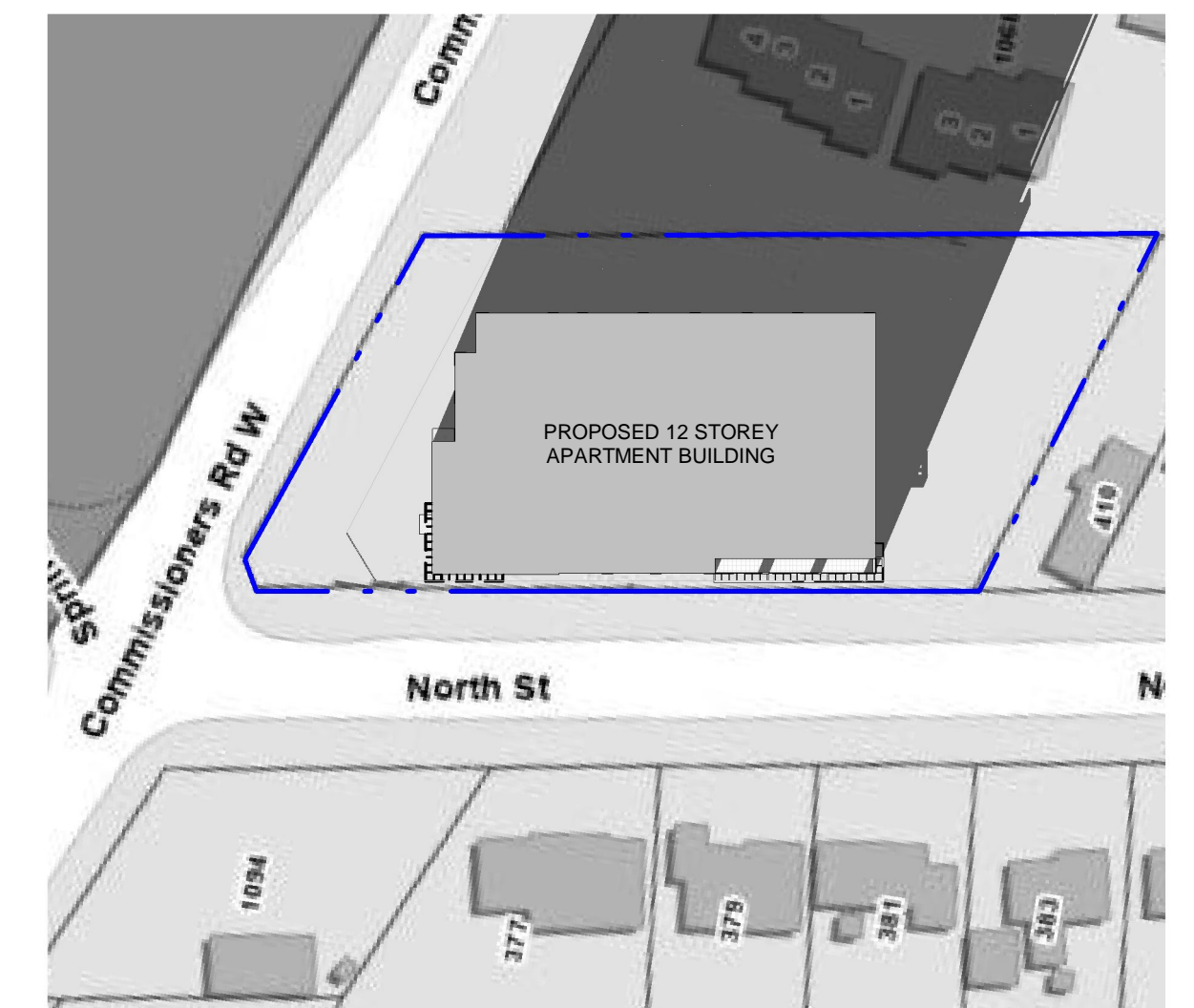
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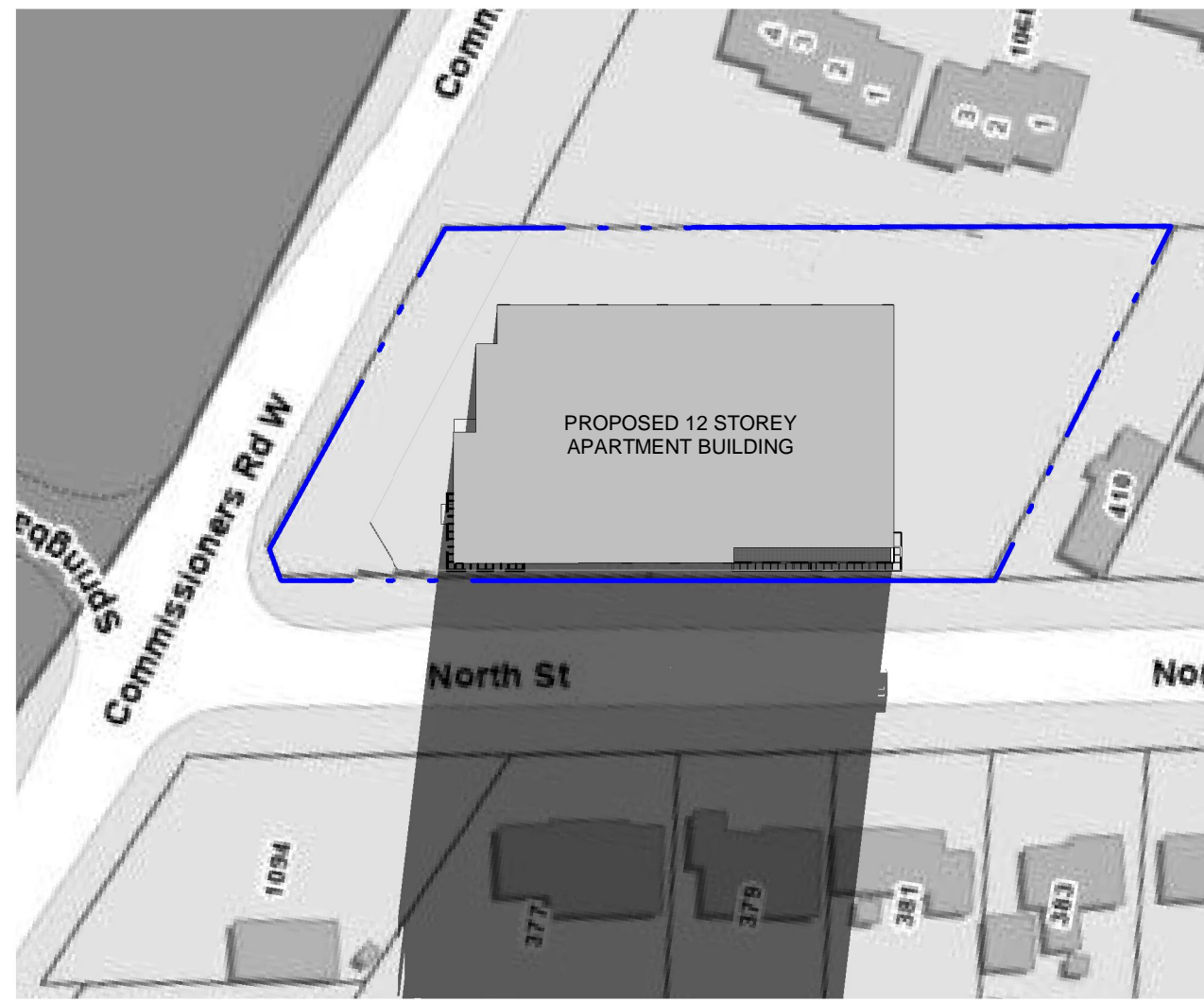
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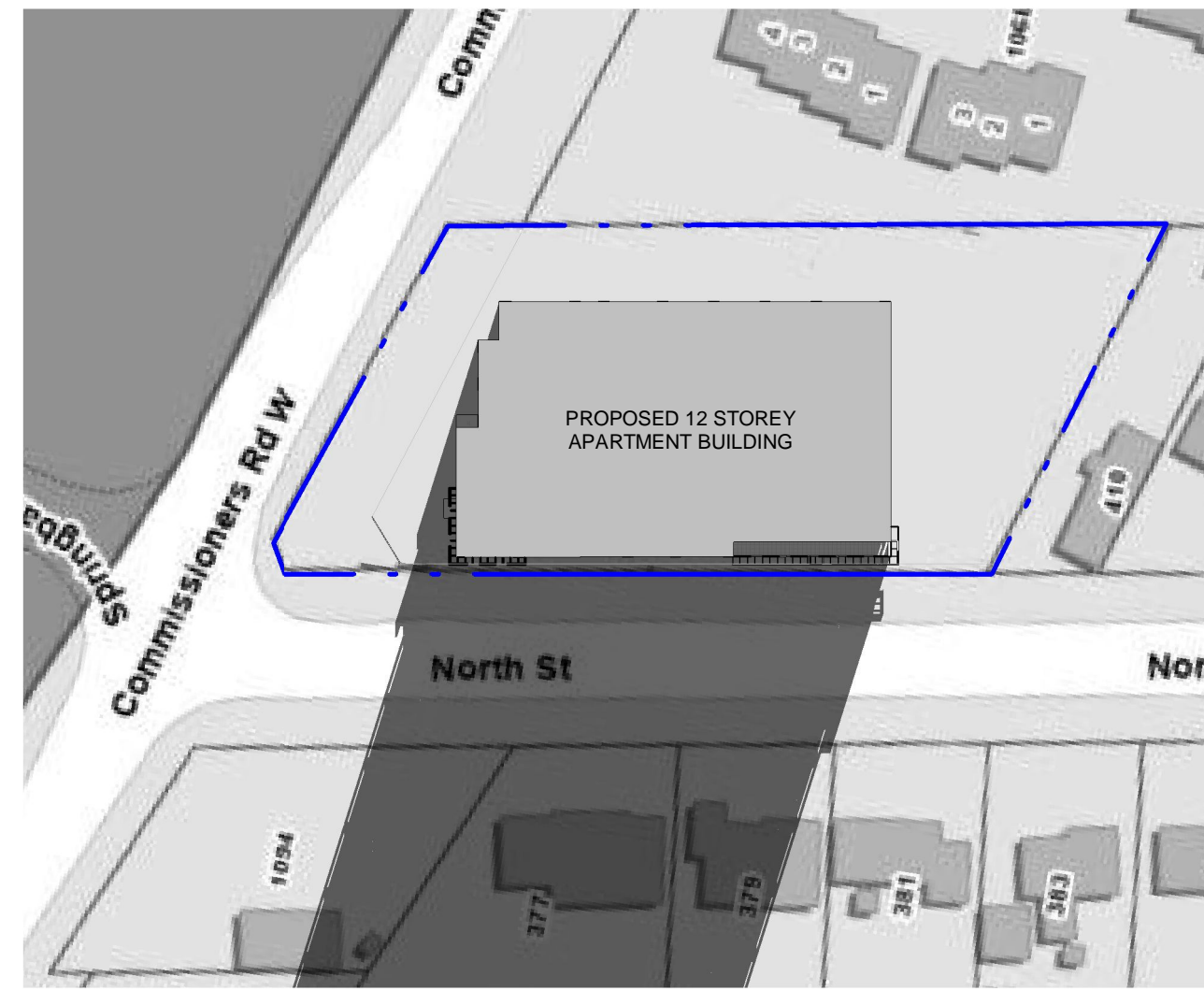
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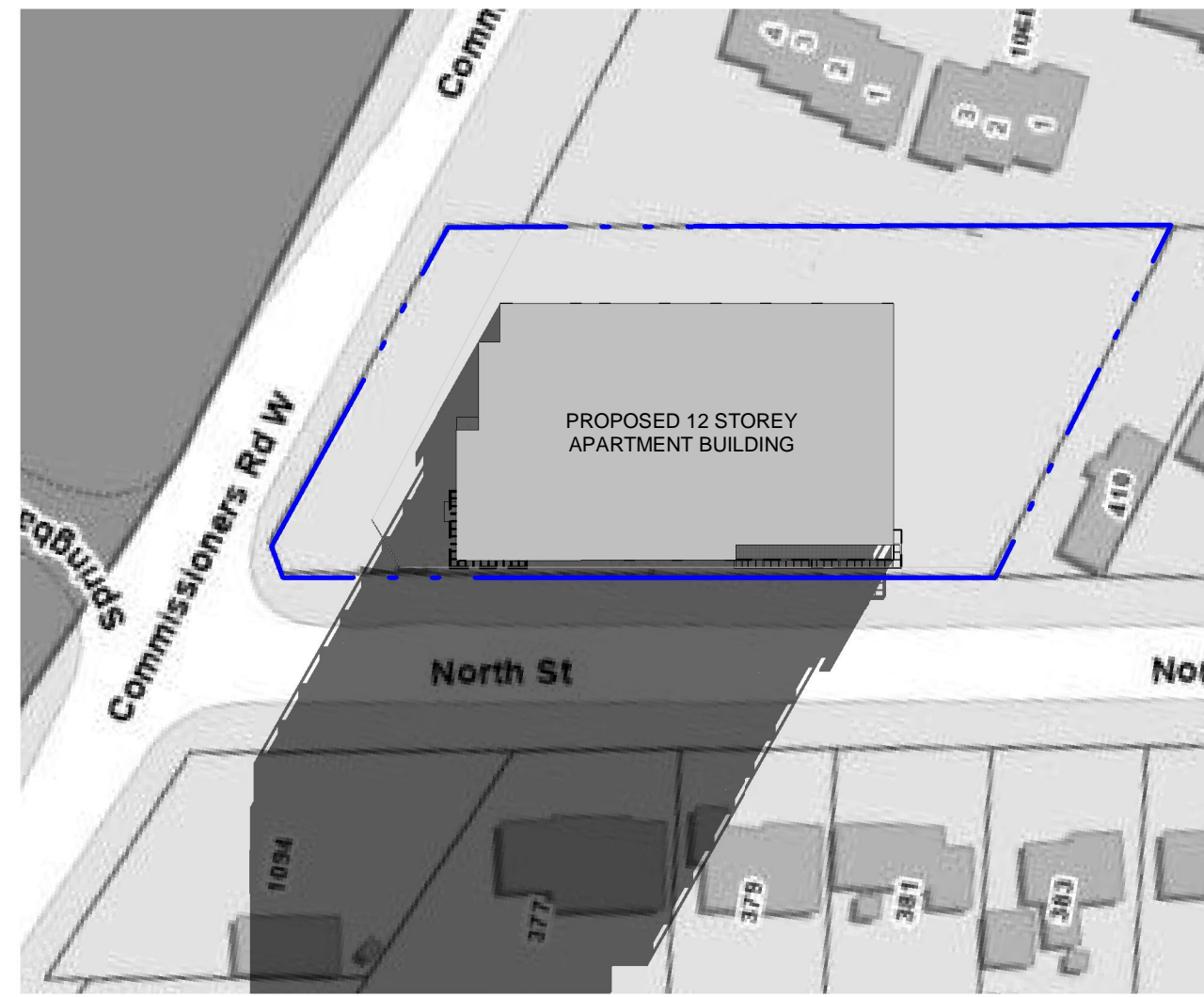
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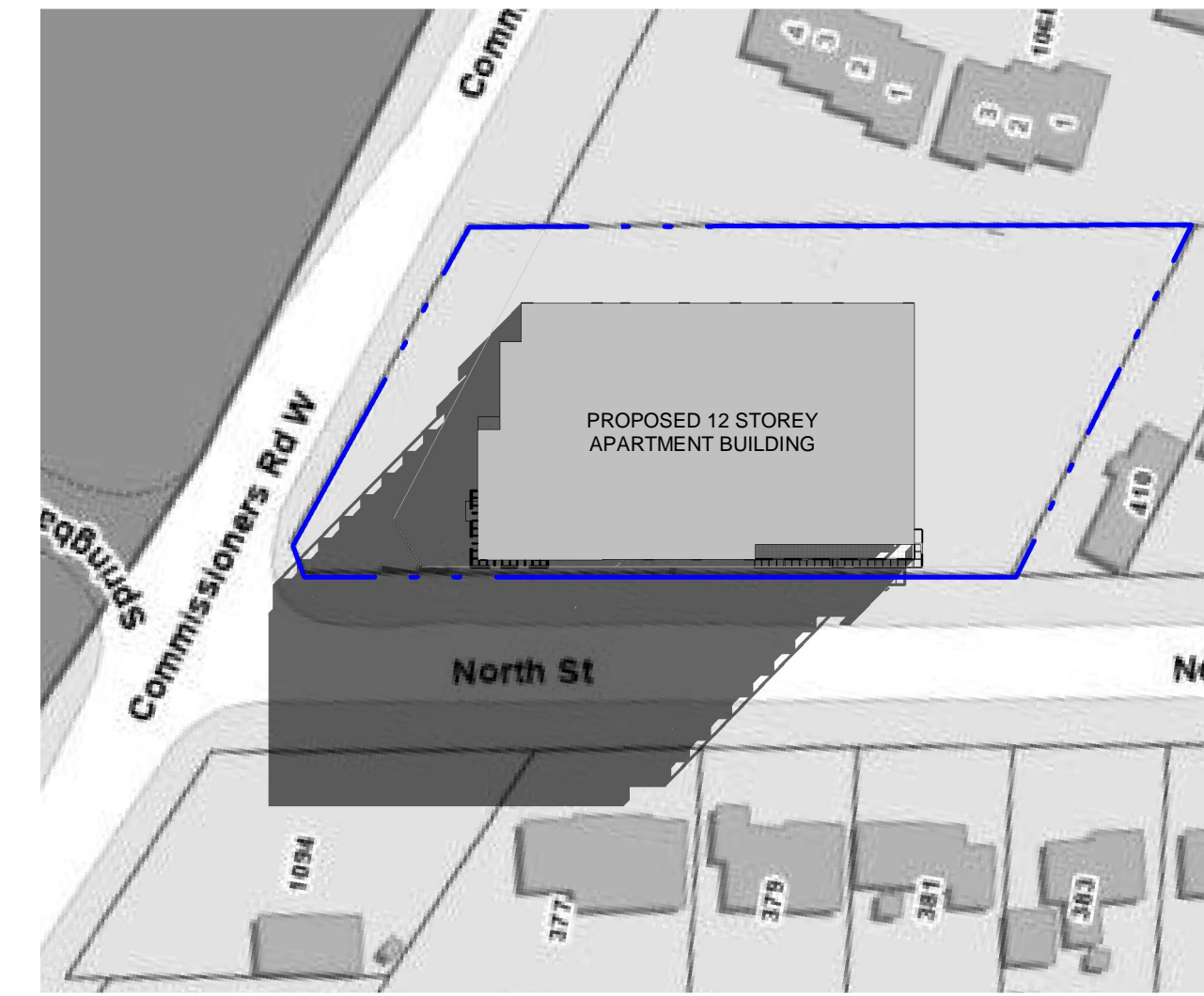
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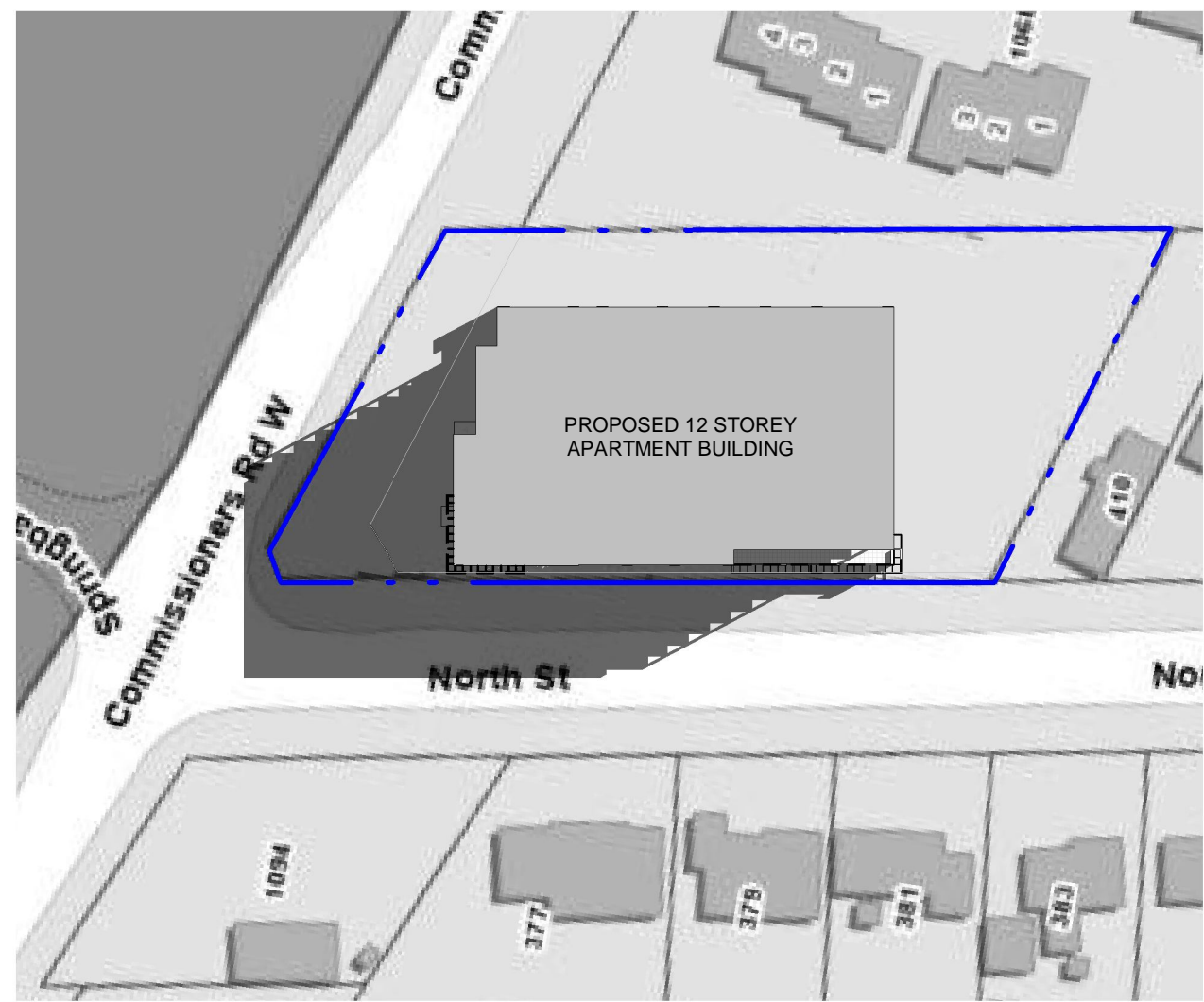
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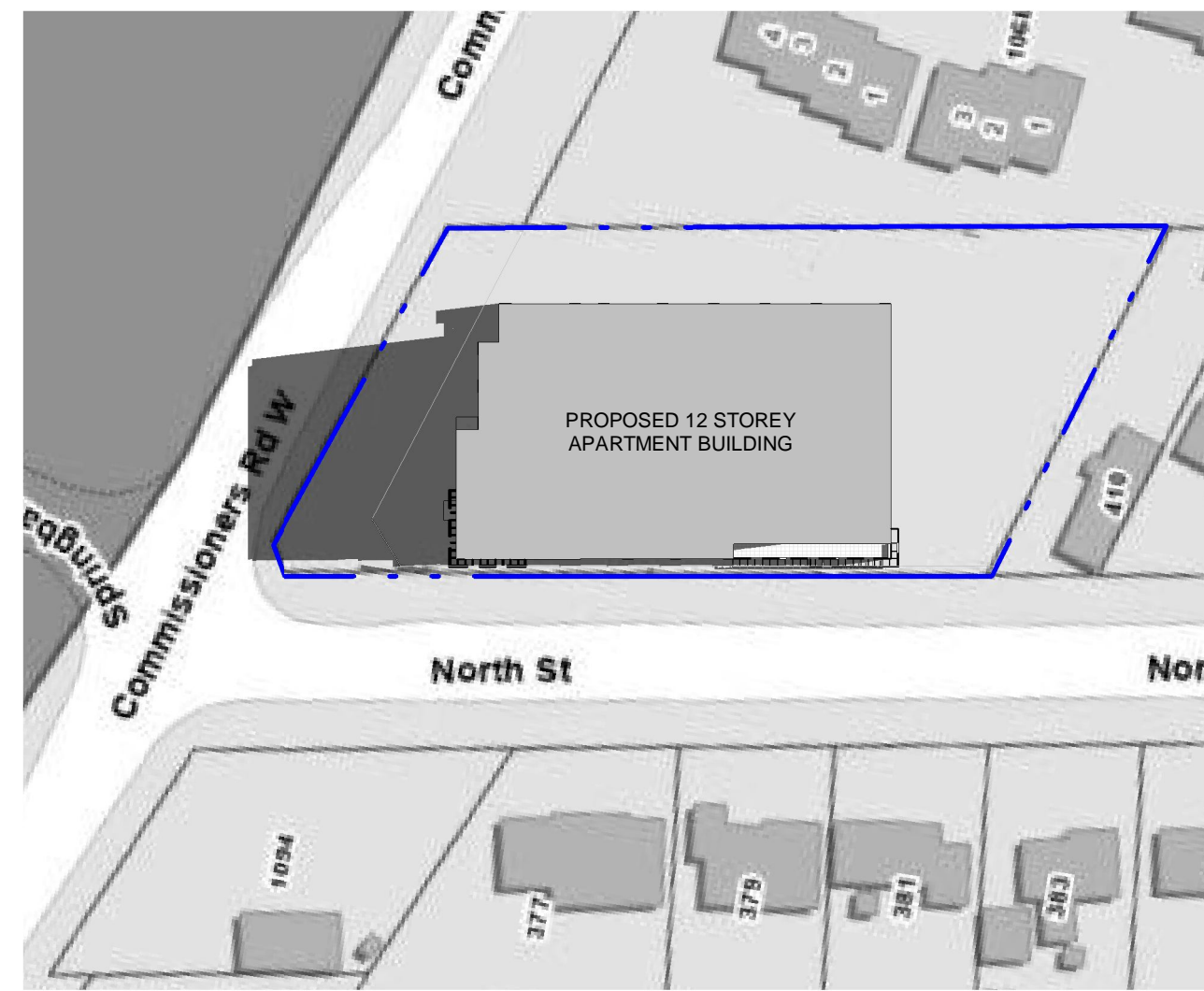
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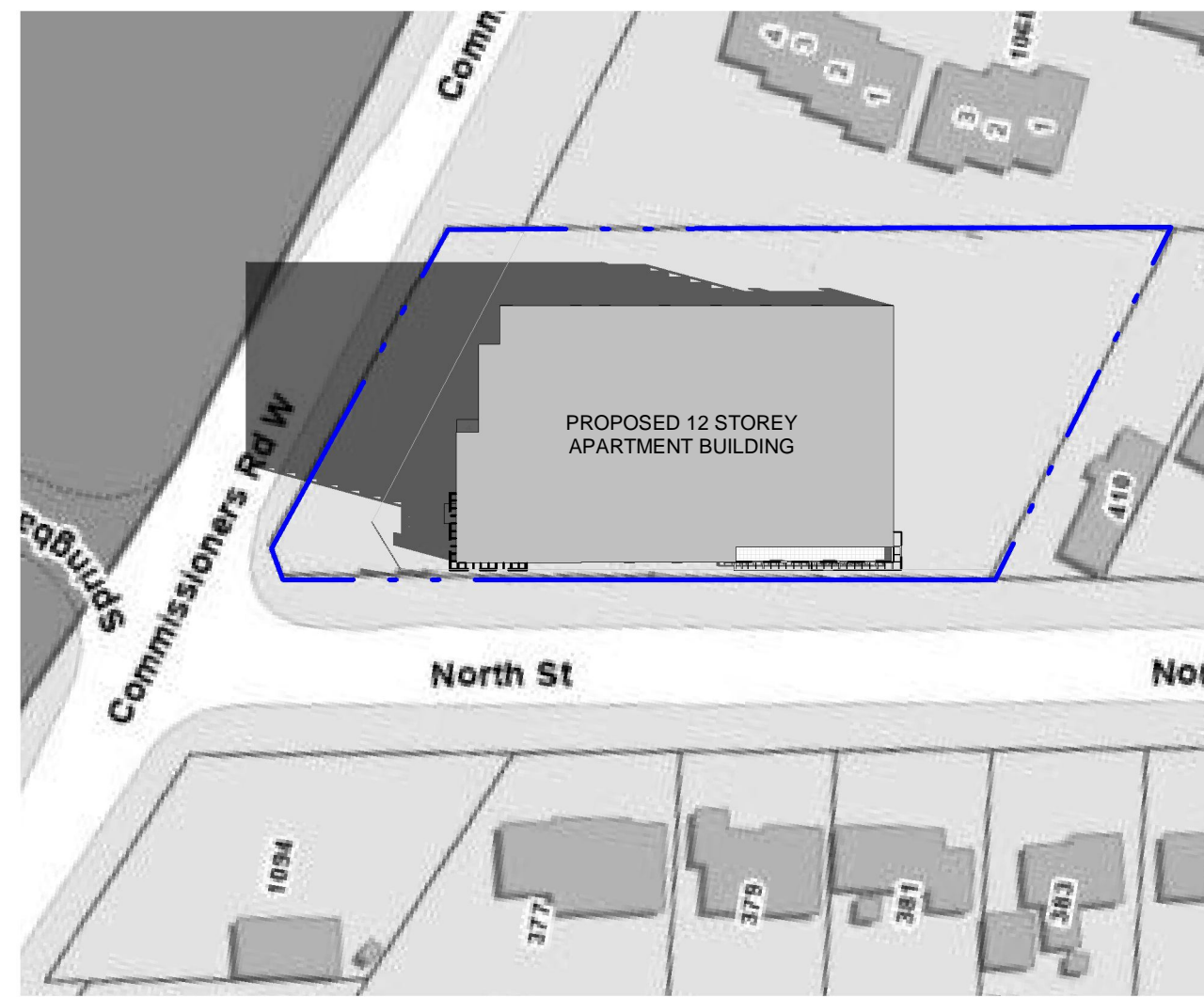
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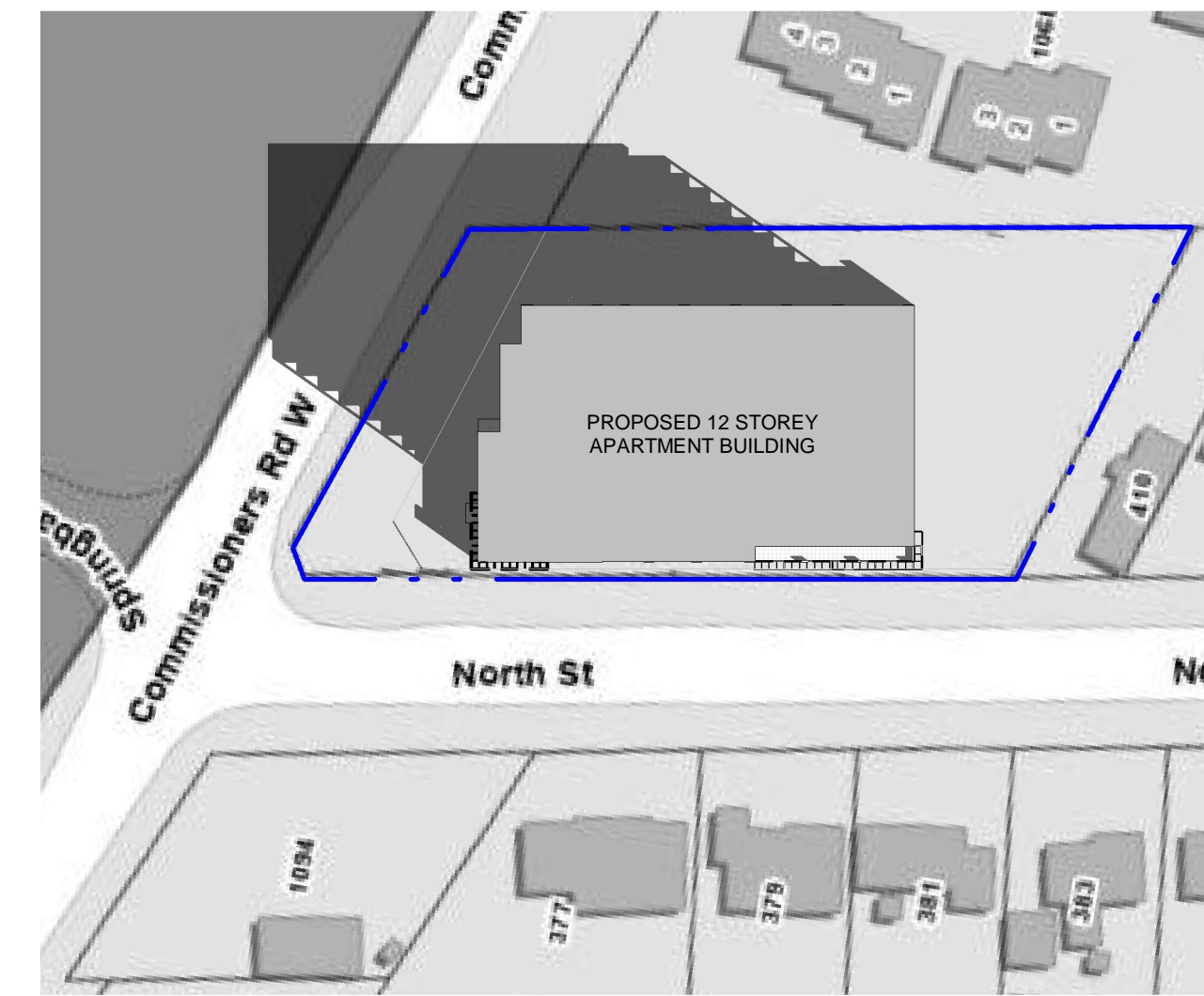
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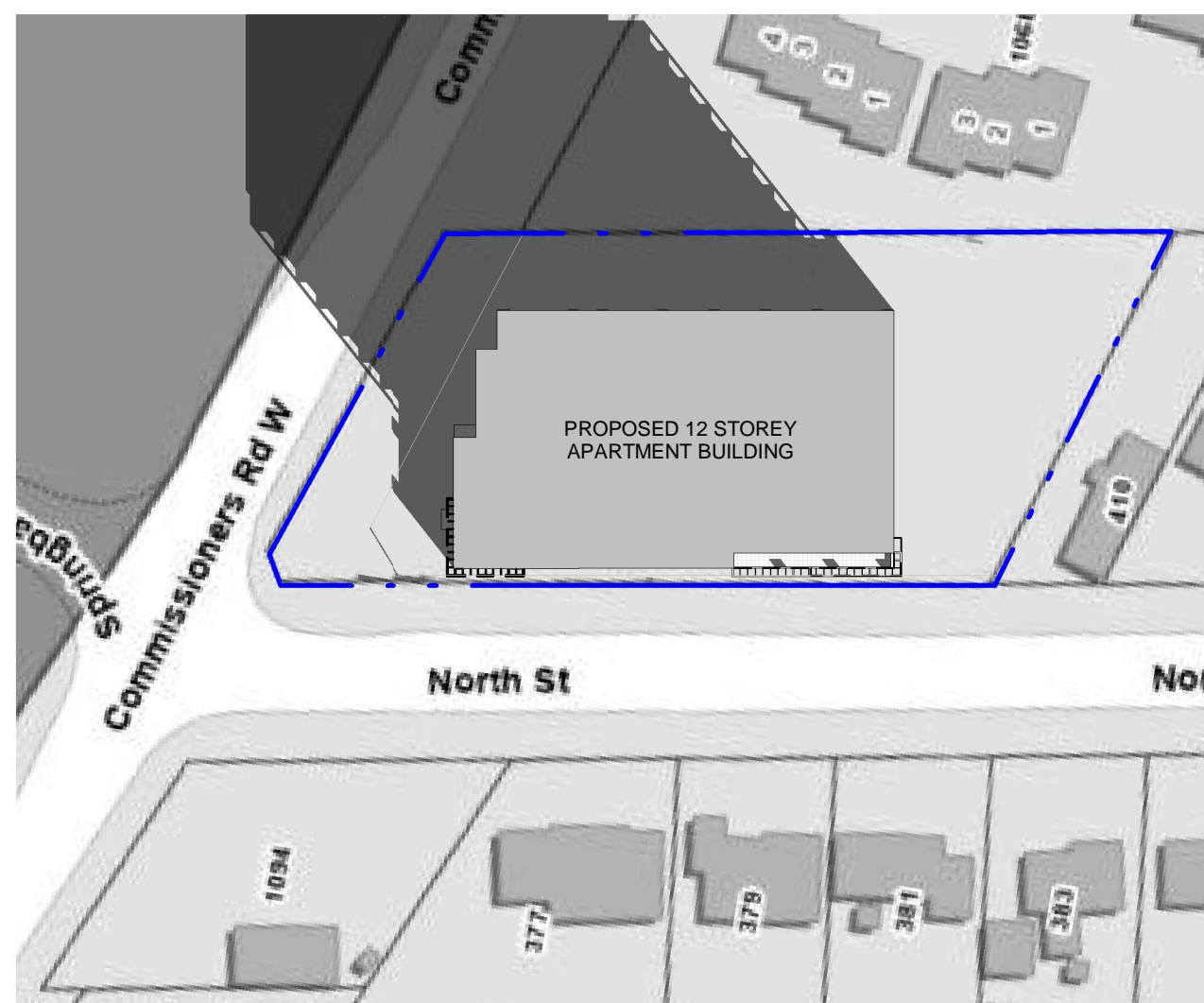
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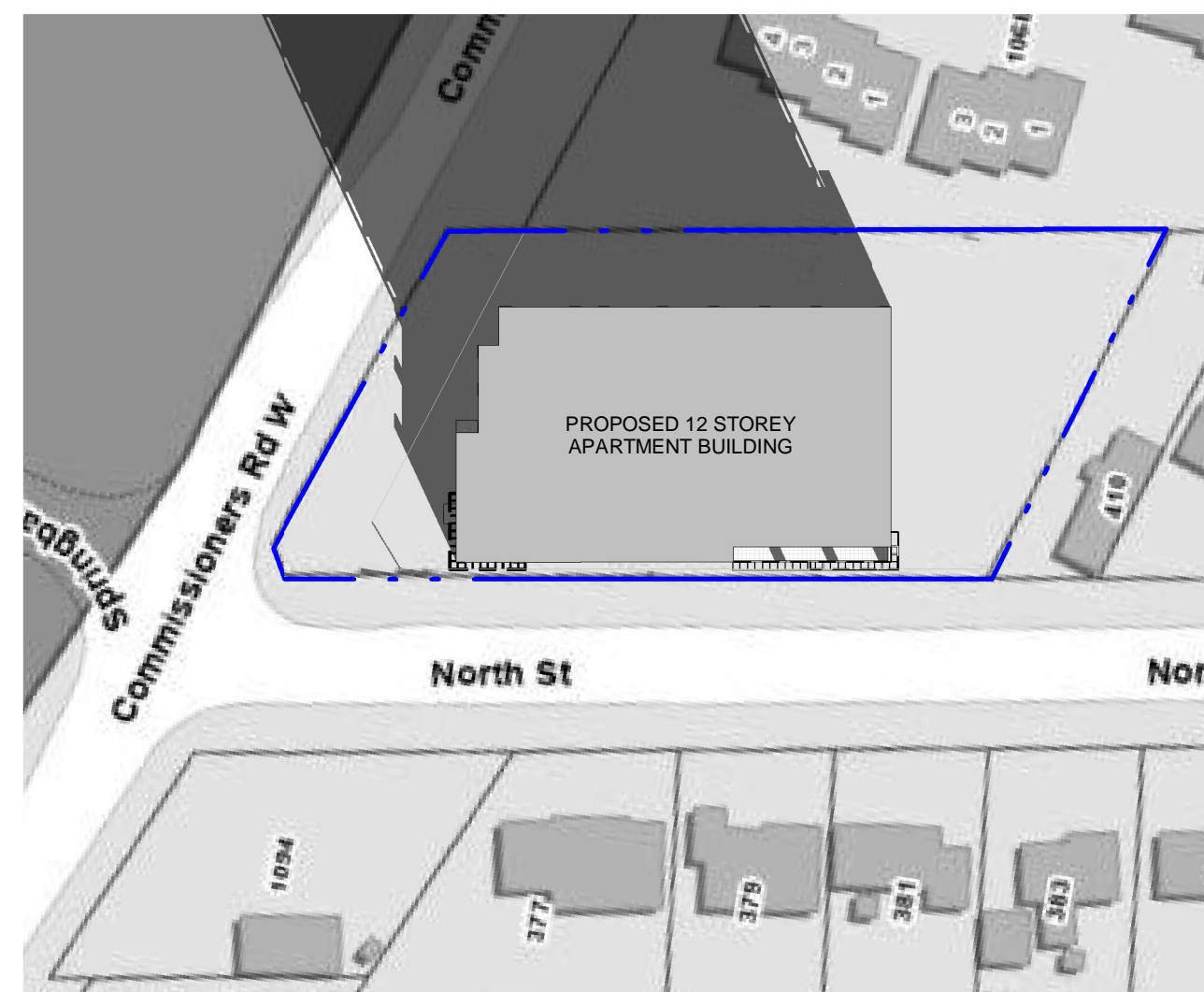
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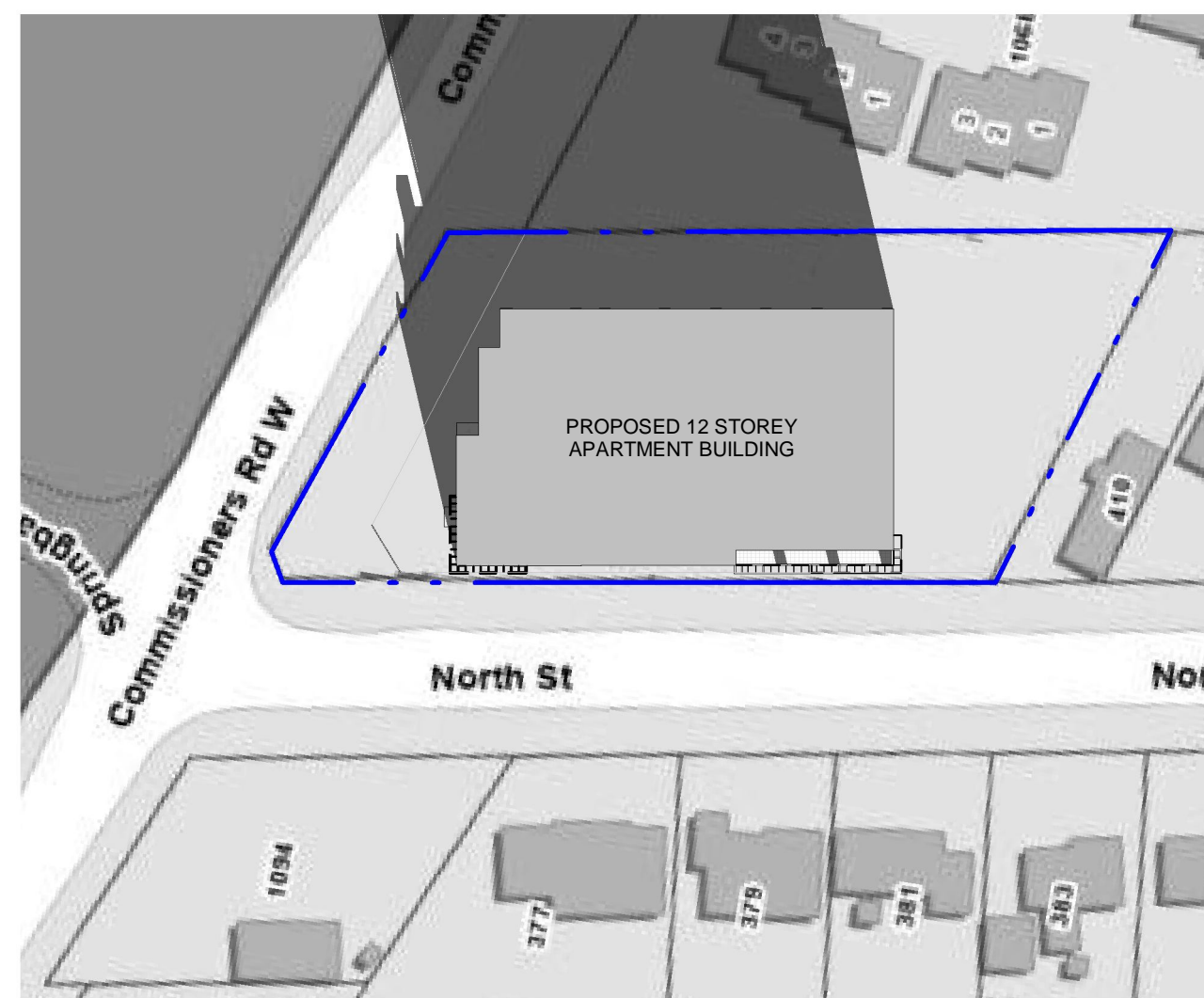
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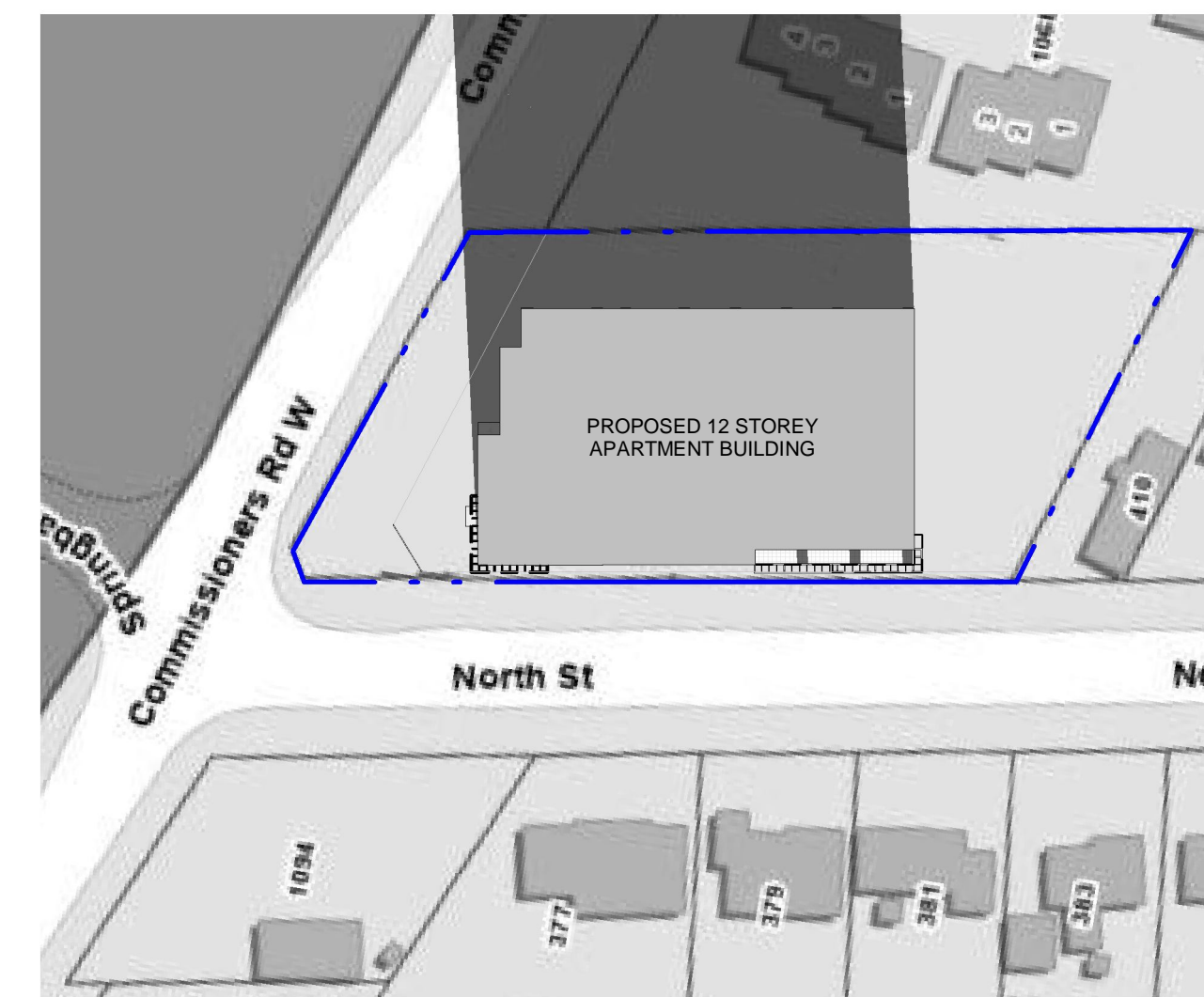
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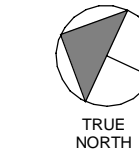
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AUTUMN EQUINOX

ON THE AUTUMN EQUINOX, THE SHADOW ANALYSIS WAS UNDERTAKEN AT ONE-HOUR INTERVALS FROM 8:00 A.M. TO 7:00 P.M. THE ANALYSIS ILLUSTRATES THAT, IN THE EARLY MORNING, THE PROPOSED BUILDING WILL CAST A SHADOW TOWARD THE WEST-NORTHWEST AND OVER NORTH STREET. BY MID-DAY, THE SHADOW WILL MOVE TO THE NORTHWEST SIDE OF THE BUILDING, RESULTING IN SHADOW OVER THE INTERSECTION OF NORTH STREET AND COMMISSIONERS STREET. BY THE AFTERNOON, THE BUILDING'S SHADOW WILL MOVE EASTWARD AND WILL ONLY BE CAST ON COMMISSIONERS STREET. BY THE EVENING, THE SHADOW WILL MOVE FURTHER EAST WITH LIMITED IMPACT ON ADJACENT NEIGHBOURING HOUSES ALONG THE EASTERN EDGE OF THE SITE.



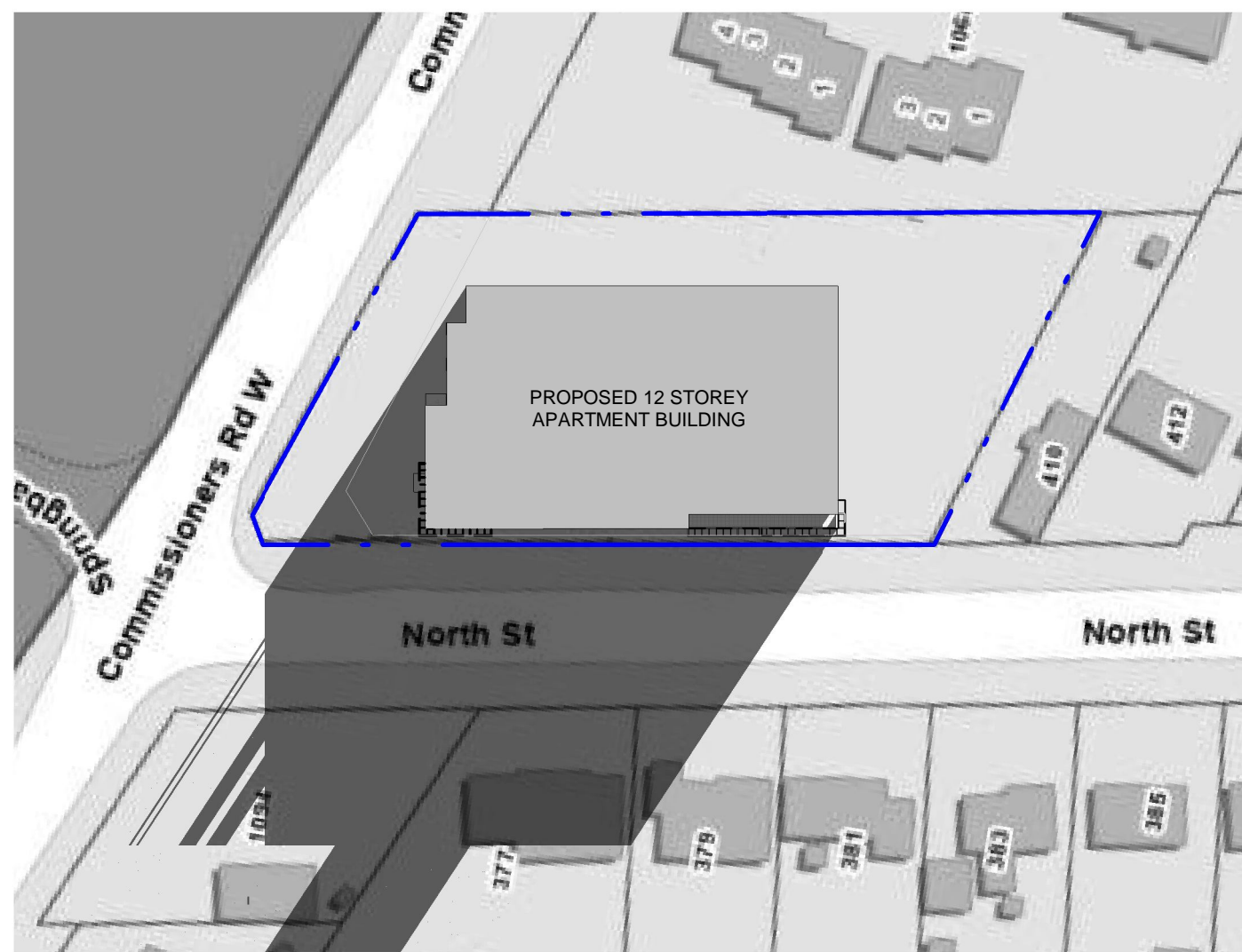
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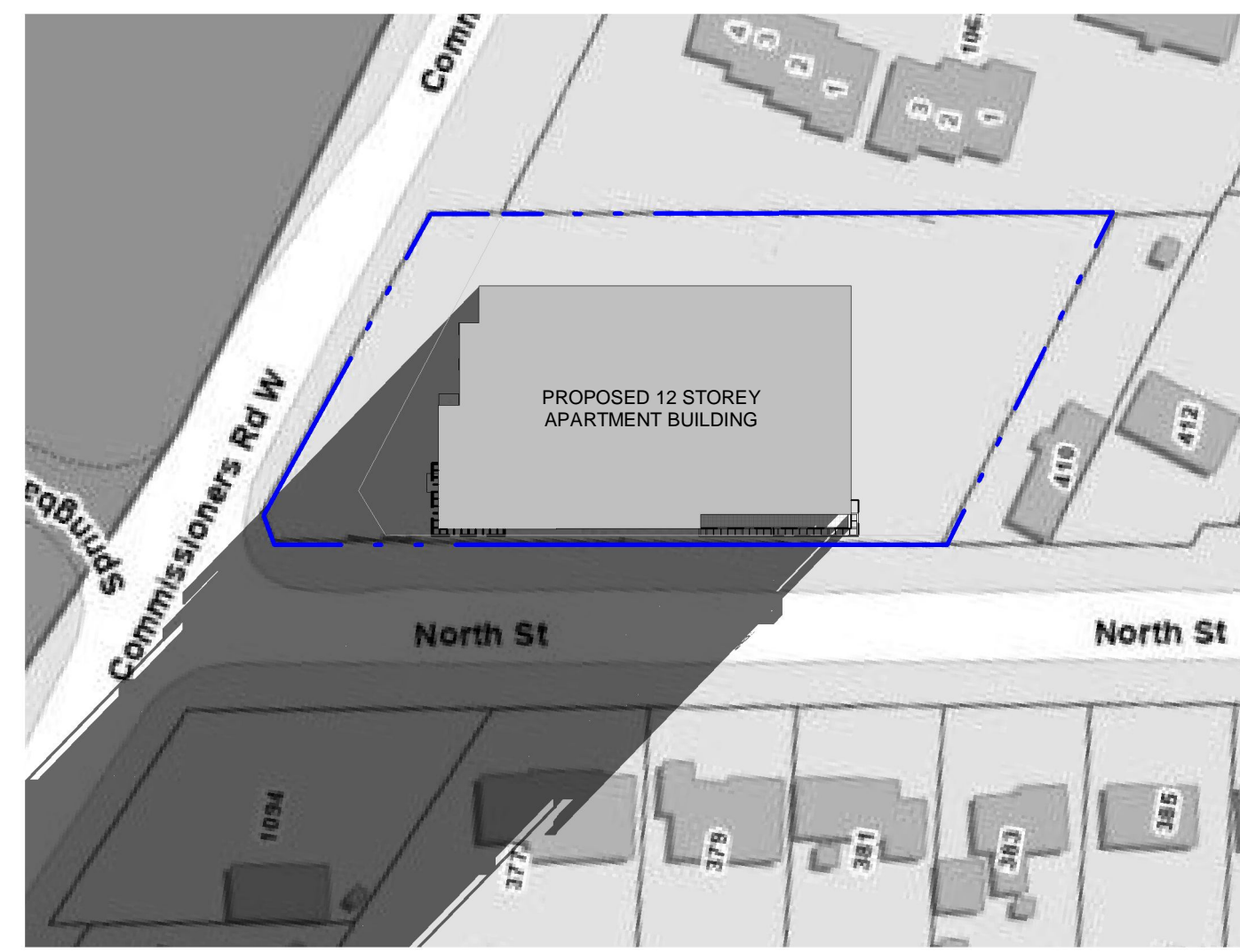
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SHADOW STUDY- AUTUMN

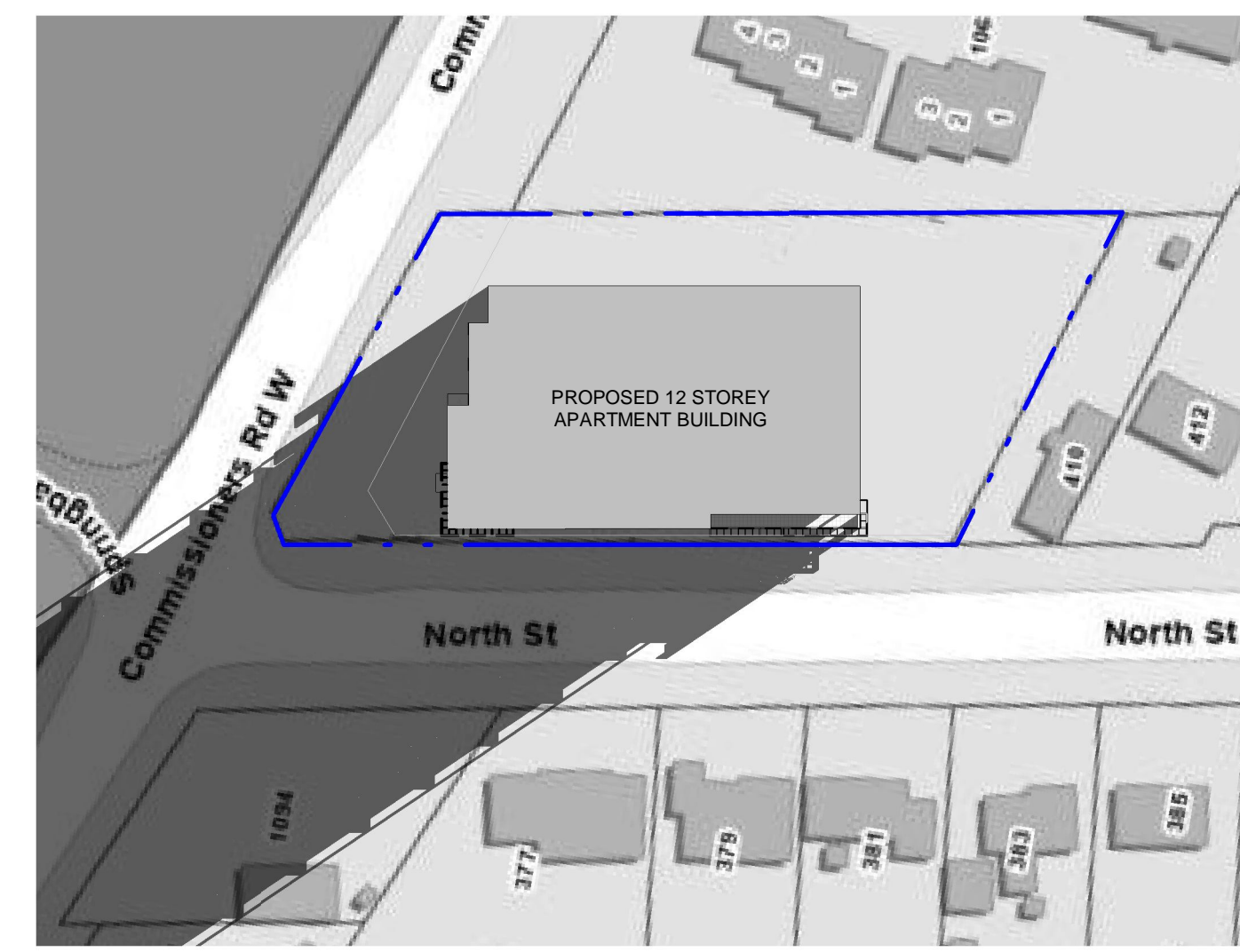
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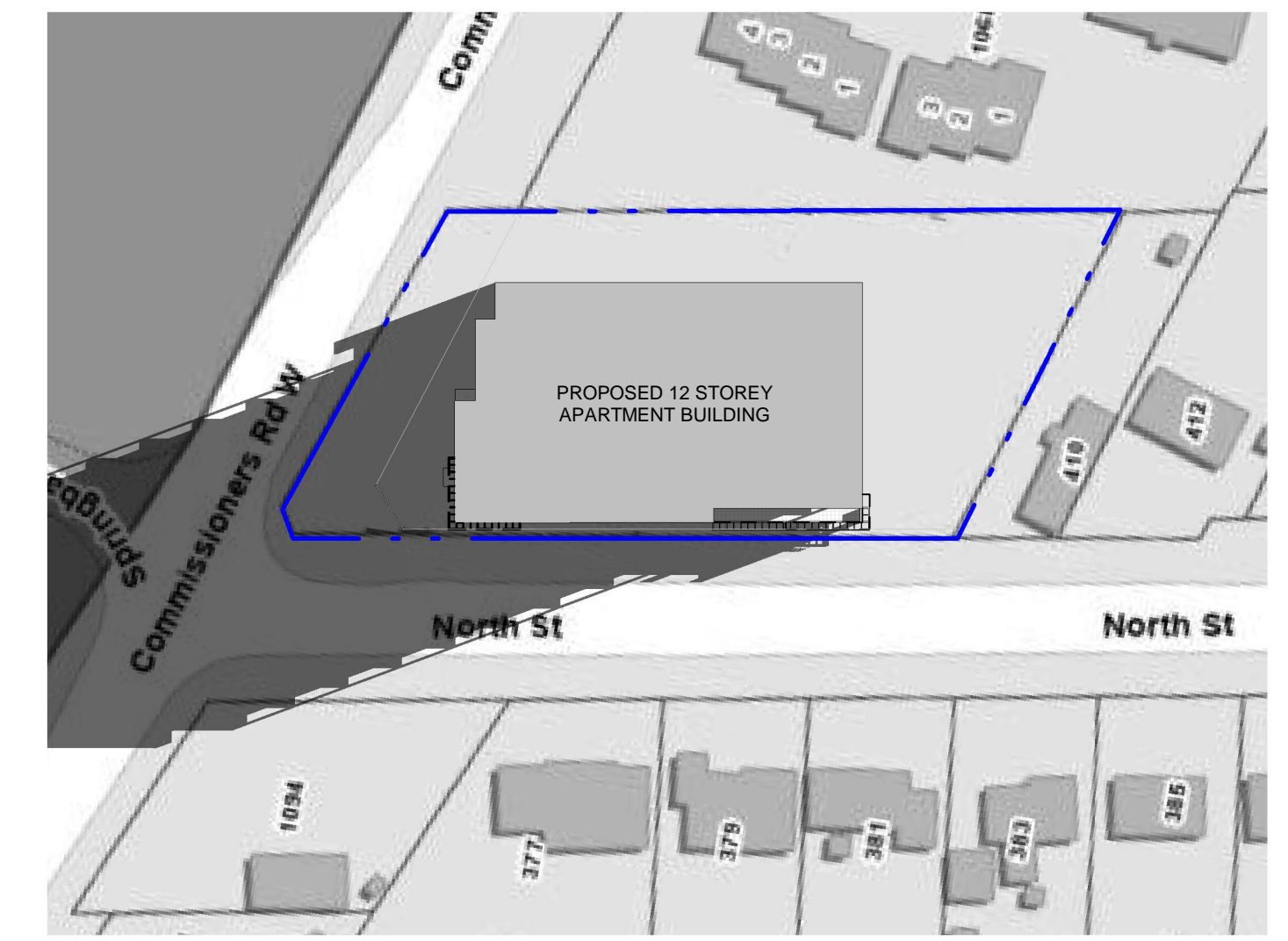
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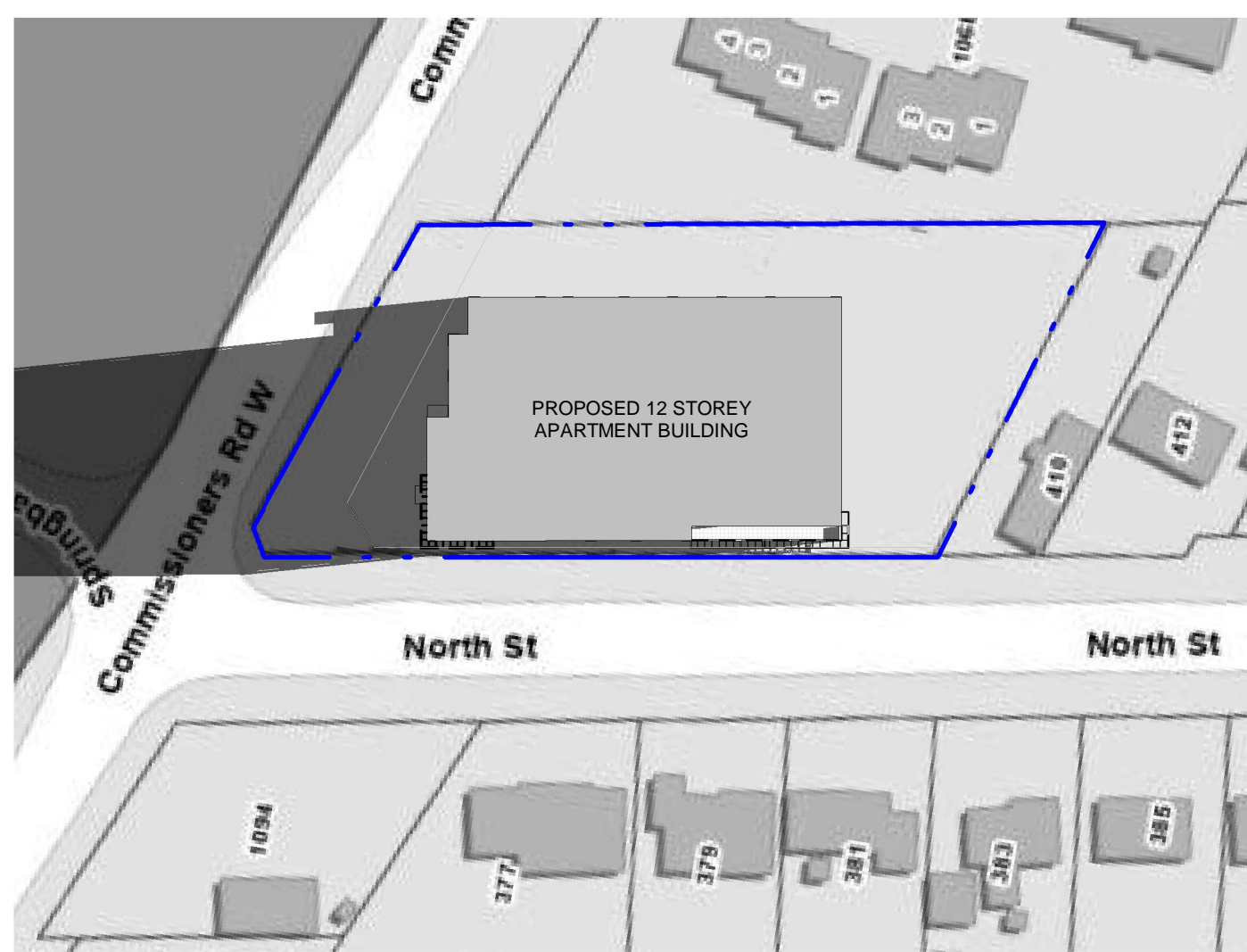
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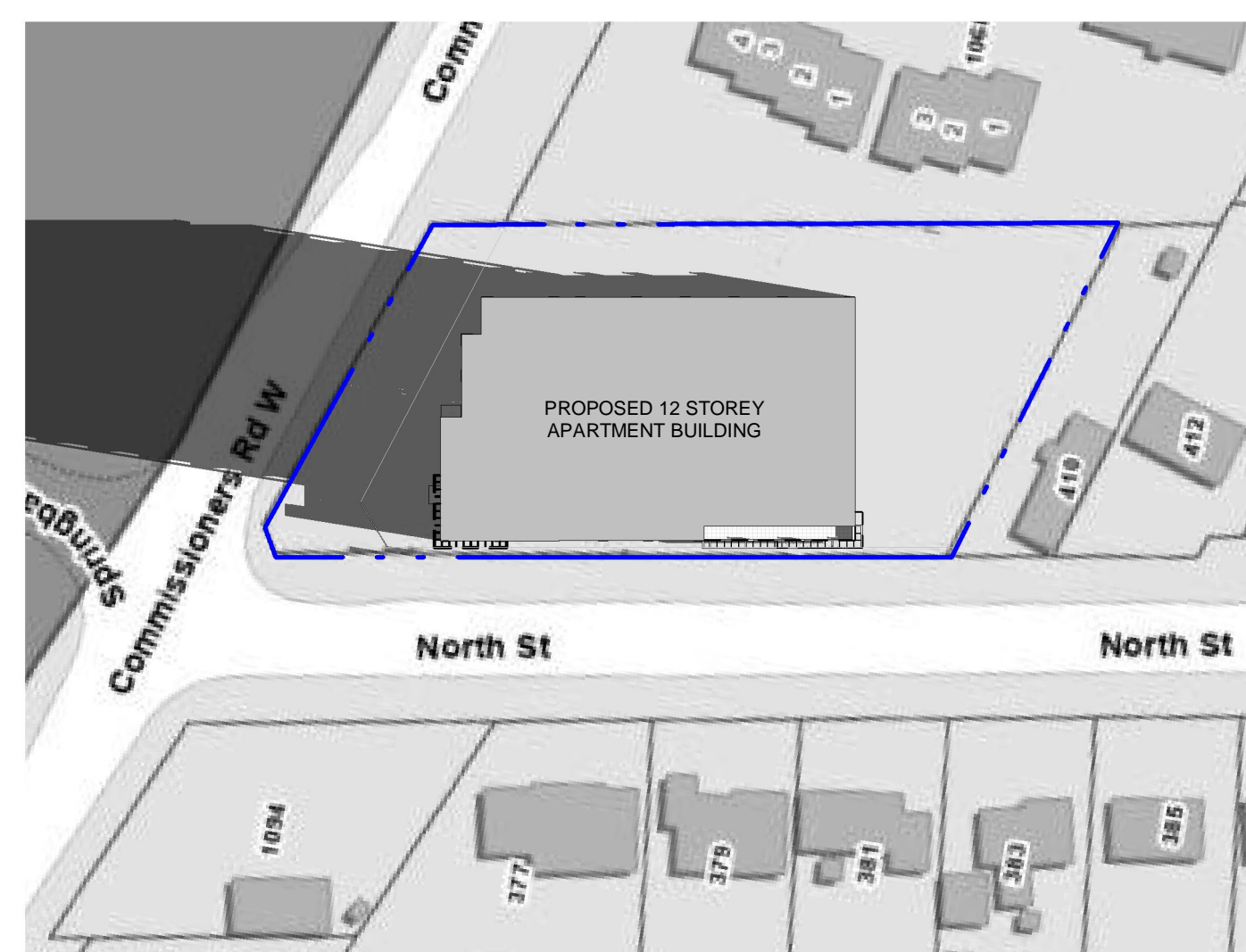
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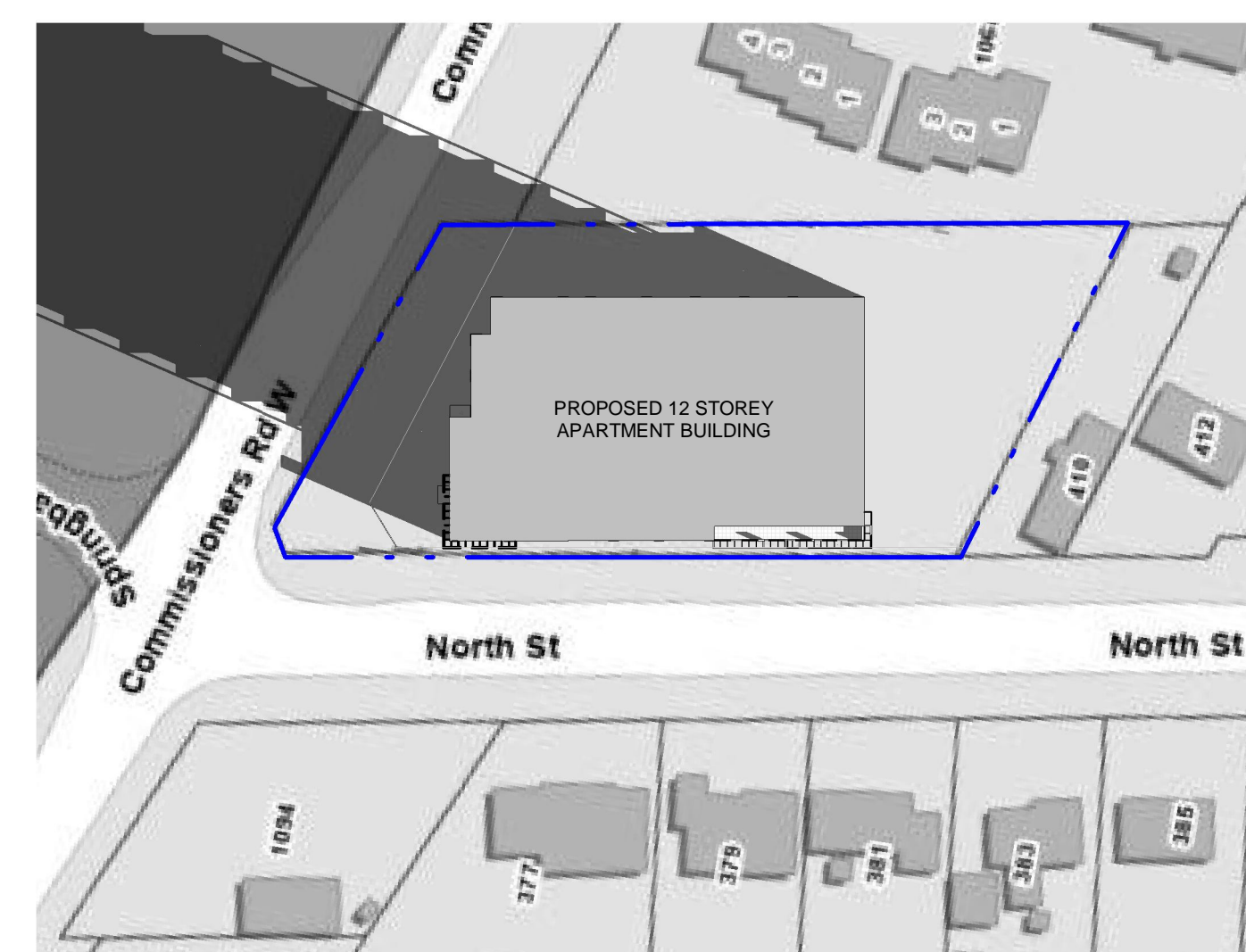
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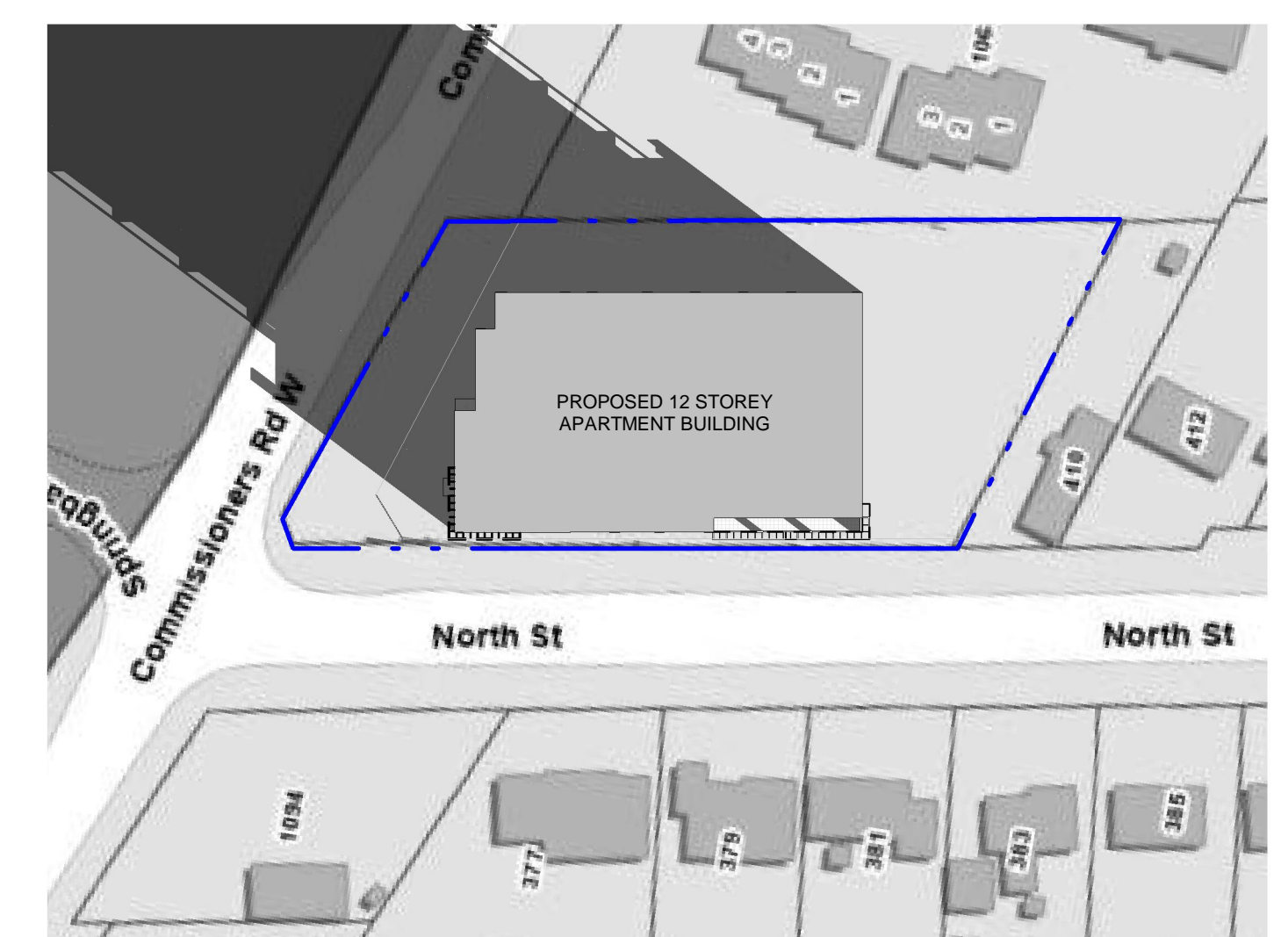
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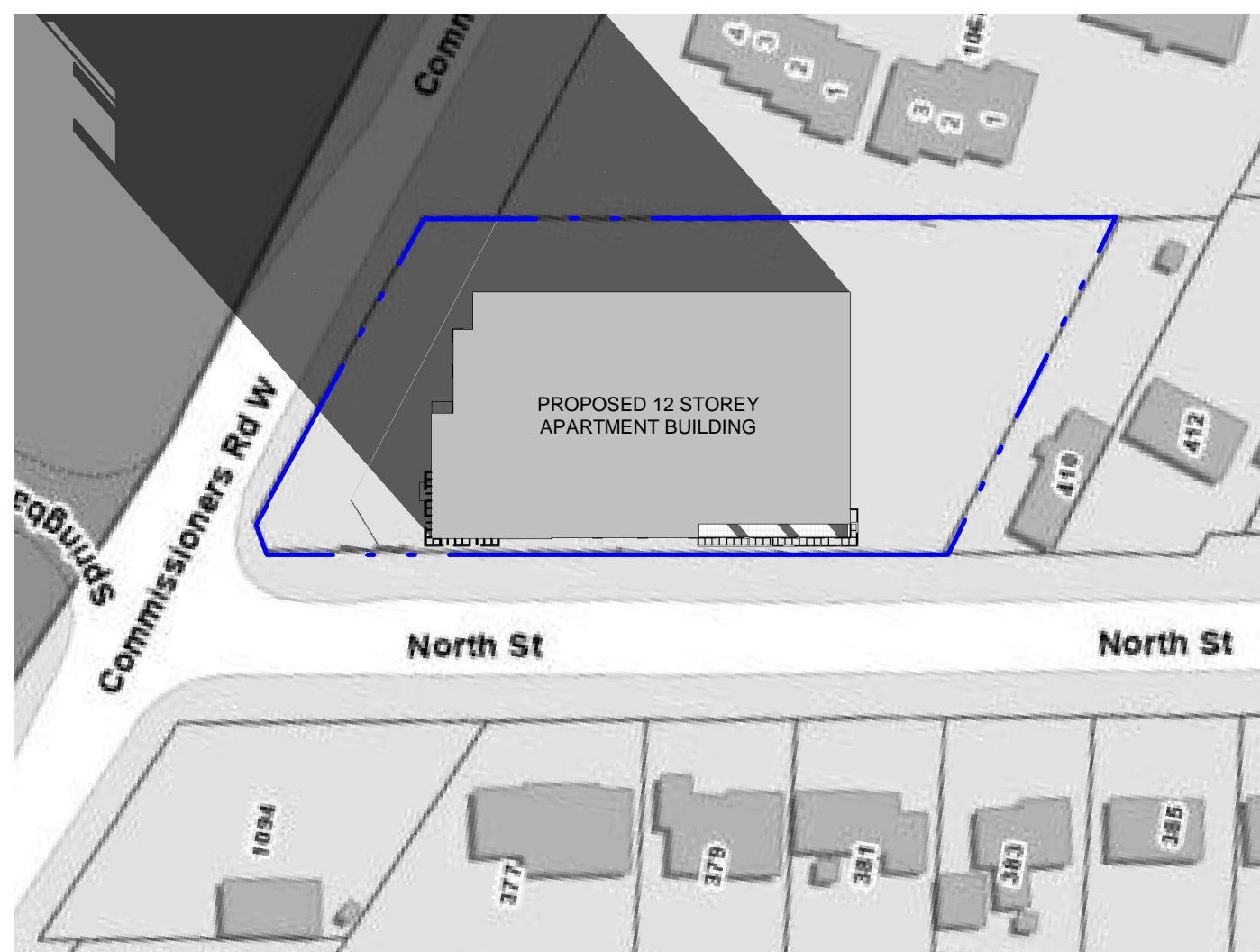
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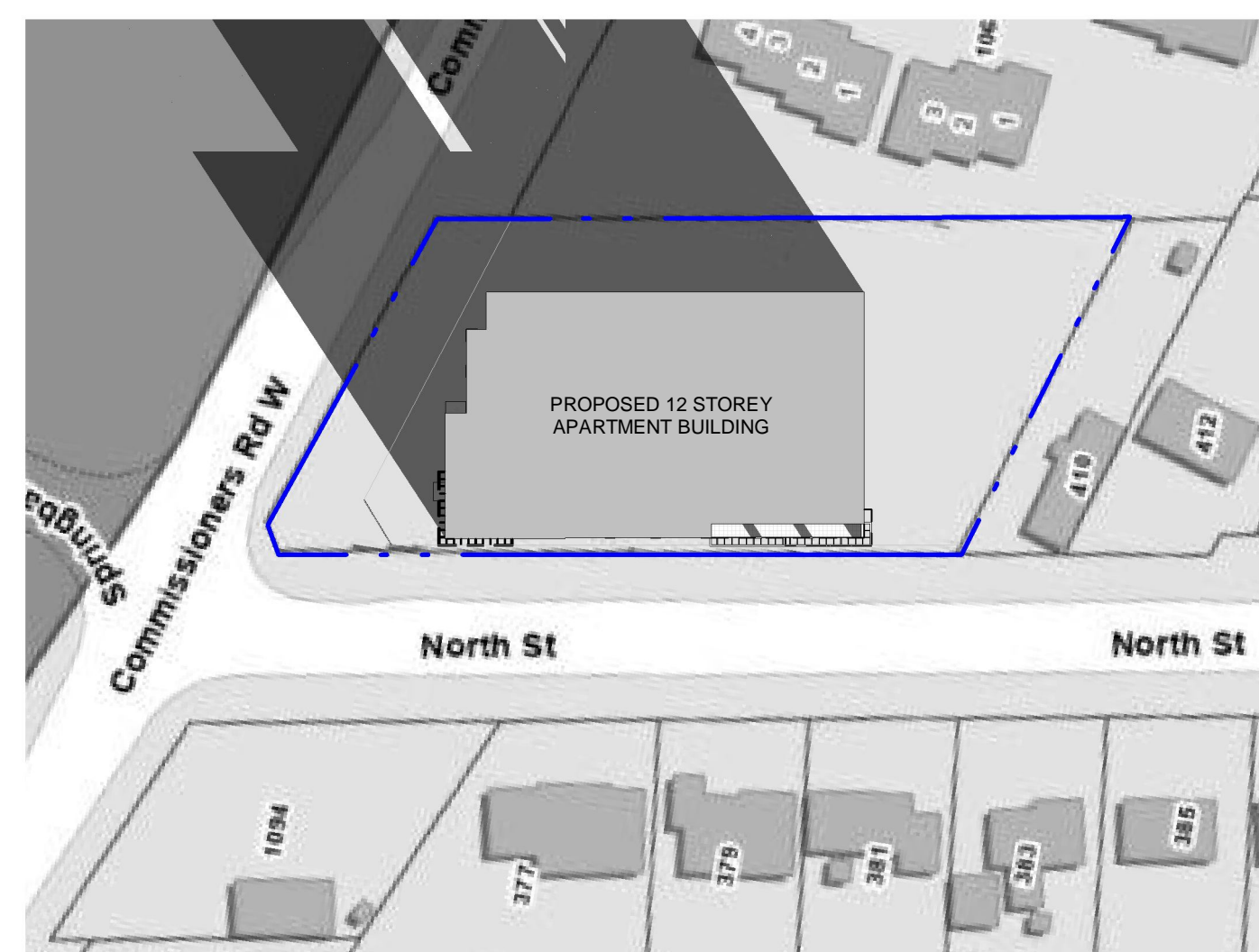
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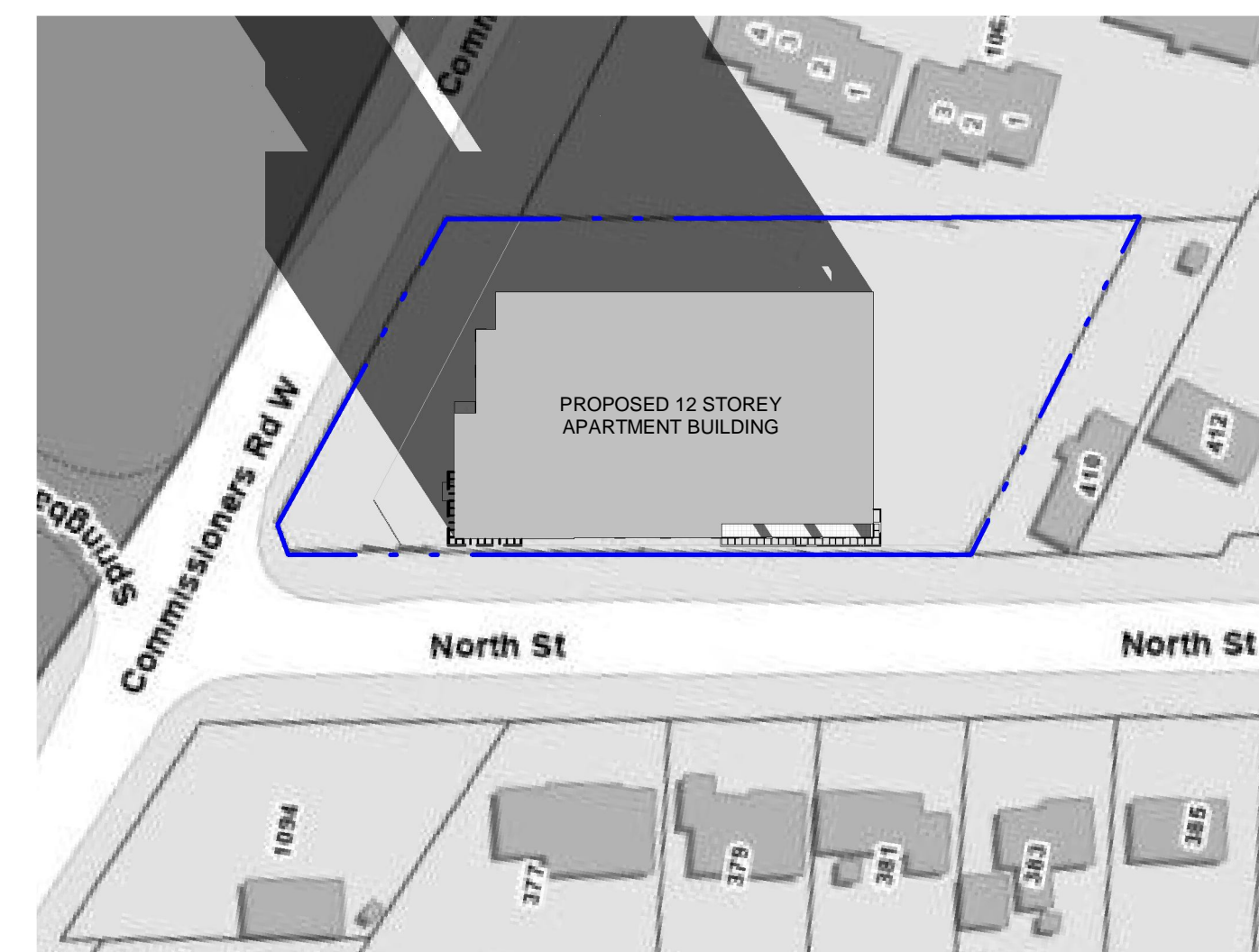
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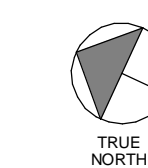
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WINTER SOLSTICE

ON THE WINTER SOLSTICE, THE SHADOW ANALYSIS WAS UNDERTAKEN AT ONE-HOUR INTERVALS FROM 9:00 A.M. TO 7:00 P.M. ANALYSIS ILLUSTRATES THAT, IN THE EARLY MORNING, THE PROPOSED BUILDING WILL CAST A SHADOW TO THE NORTHWEST, AND OVER NORTH STREET. BY MID-DAY, THE SHADOW WILL SHIFT TO THE NORTH SIDE OF THE BUILDING, RESULTING IN SHADOWING OVER NORTH STREET AND COMMISSIONERS STREET. BY THE AFTERNOON AND EVENING, THE BUILDING'S SHADOW WILL CONTINUE TO MOVE TOWARD NORTHEAST, AFFECTING ONLY COMMISSIONERS STREET.

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Appendix E: CVs

Education

University of Waterloo
Masters of Arts (Planning)

University of Waterloo
Bachelor of Environmental Studies

University of Saskatchewan
Bachelor of Arts (Art History)

Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of Planners (CIP)

Full Member, Ontario Professional Planners Institute (OPPI)

Professional Member, Canadian Association of Heritage Professionals

Contact

200-540 Bingham Centre Drive
Kitchener, ON
N2B 3X9

T: 519 576 3650 x744
C: 519 404 6894
dcurrie@mhbcplan.com
www.mhbcplan.com

Dan Currie

BA, BES, 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.

Selected Project Experience

Heritage Conservation District Studies and Plans

- Melville Street Heritage Conservation District Plan (underway)
- Streetsville Heritage Conservation District Plan (2025)
- Amherstburg Heritage Conservation District Plan (2025)
- Stouffville Heritage Conservation District Plan (2022)
- Alton Heritage Conservation District Study, Caledon (2021)
- Port Stanley Heritage Conservation District Plan (2021)
- Port Credit Heritage Conservation District Plan, Mississauga (2018)
- Town of Cobourg Heritage Conservation District Plan updates (2016)
- Rondeau Heritage Conservation District Plan, Chatham Kent (2016)
- Barriefield Heritage Conservation District Plan Update, Kingston (2015)
- Victoria Square Heritage Conservation District Study, Markham (2015)
- Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)
- Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)
- Garden District Heritage Conservation District Study and Plan, Toronto (2014)
- Downtown Meaford Heritage Conservation District Study and Plan (2013)

Heritage Master Plans and Management Plans

- City of Guelph Cultural Heritage Action Plan (2020)
- Town of Cobourg Heritage Master Plan (2016)
- Burlington Heights Heritage Lands Management Plan (2016)
- City of London Western Counties Cultural Heritage Plan (2014)

Cultural Heritage Evaluations

- Township of Tiny Heritage Register Review (2024)
- City of Barrie Heritage Register Review (2024)
- Aurora Heritage Register Review (2022)
- MacDonald Mowatt House, University of Toronto (2020)
- Designation of Main Street Presbyterian Church, Town of Erin (2019)
- Designation of St. Johns Anglican Church, Norwich (2019)
- Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)
- City of Kitchener Heritage Property Inventory Update (2016)
- Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)

Heritage Impact Assessments

- Redevelopment of former amusement park, Boblo Island (2022)
- Mount Pleasant Islamic Centre, Brampton (2020)
- Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)
- Redevelopment of former Goldie and McCullough factory, Cambridge (2019)
- Redevelopment of historic Waterloo Post Office (2019)
- Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)
- Redevelopment of former Brick Brewery, Waterloo (2016)
- Homer Watson House Heritage Impact Assessment, Kitchener (2016)
- Expansion of Schneider Haus National Historic Site, Kitchener (2016)
- Heritage Impact Assessment for Pier 8, Hamilton (2015)
- Redevelopment of former American Standard factory, Cambridge (2014)

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Bridge Assessment, Scugog (2024)
- Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)
- Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)
- Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)
- Blenheim Road Realignment Collector Road EA, Cambridge (2014)
- Badley Bridge EA, Elora (2014)
- Black Bridge Road EA, Cambridge (2013)

Conservation Plans

- Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)
- Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)
- Black Bridge Strategic Conservation Plan, Cambridge (2013)

Tribunal Hearings:

- Redevelopment 22 Weber Street, Kitchener (OLT) (2025)
- Redevelopment 1024 Sixth Line, Oakville (OLT) (2025)
- Redevelopment 1 Burns Road, Fort Erie (OLT) (2025)
- Heritage Impact of Expansion of Mineral Aggregate Operation, Nelson Quarry, Burlington (OLT) (2025)
- Redevelopment 18 Portland Street, Toronto (OLT) (2023)
- Redevelopment 292 Main Street, Grimsby (OLT) (2023)
- Redevelopment 1919 to 1949 Devonshire Court, Windsor (OLT) (2023)
- Redevelopment 9 Dee Road, Queenston (OLT) (2023)

- Redevelopment 18314 Hurontario Street, Caledon Village (OLT) (2023)
- Redevelopment 217 King Street S, Waterloo (OLT) (2022)
- Redevelopment 147 Main Street, Grimsby (OLT) (2022)
- Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)
- Designation of 30 Ontario Street, St. Catharines (CRB) (2021)
- Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)
- Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)
- Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)
- Youngblood subdivision, Elora (LPAT) (2019)
- Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)
- Port Credit Heritage Conservation District (LPAT) (2018)
- Brooklyn and College Hill HCD Plan (OMB) (2015)
- Rondeau HCD Plan (OMB) (2015)
- Designation of 108 Moore Street, Bradford (CRB) (2015)
- Downtown Meaford HCD Plan (OMB) (2014)

Master Plans, Growth Management Strategies and Policy Studies

- Township of West Lincoln East Smithville Secondary Plan (2022)
- Town of Frontenac Islands Maryville Secondary Plan (2021)
- Niagara-on-the-Lake Corridor Design Guidelines (2016)
- Cambridge West Master Environmental Servicing Plan (2013)
- Meadowlands Conservation Area Management Plan (2013)
- Township of Tiny Residential Land Use Study (2012)
- Port Severn Settlement Area Boundary Review (2012)
- Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)
- Township of West Lincoln Intensification Study and Employment Land Strategy (2011)
- City of Kawartha Lakes Growth Management Strategy (2010)

Development 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

Education

Willowbank School of Restoration Arts

Diploma in Heritage Conservation
2024

Messors Field School

Art Conservation and Cultural
Heritage Landscapes Workshop
Completed
2023

University of California: Santa Cruz

Bachelor of Arts in History
2010

Professional Associations

CAHP-Intern member,
**Canadian Association of
Heritage Professionals (CAHP)**

Director at Large on the Provincial
Board of Directors, Finance & Audit
Committee member, Education
Committee member,
**Architectural Conservancy of
Ontario (ACO)**

Emerging Professional Member,
Emerging Professional Committee
member,
**International Council on
Monuments and Sites (ICOMOS)**

Contact

540 Bingemans Centre Drive
Kitchener, ON N2B 3X9

T: 519 576 3650
ckirwan@mhbcplan.com
www.mhbcplan.com

Christy Kirwan

BA, Dipl., CAHP-Intern

Christy is a Heritage Planner with MHBC who joined the firm in 2023. She holds a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts and a Bachelor's Degree in History from the University of California: Santa Cruz where she graduated *cum laude* with Department Honours and College Honours. Christy has experience in research and report writing for both public and private sector clients. She has completed historical research, inventory work, and evaluation on a variety of projects, including cultural heritage landscapes, cultural heritage evaluation reports, and heritage impact assessments. She currently serves on the Provincial Board of Directors of the Architectural Conservancy of Ontario (ACO) and on the Emerging Professional Committee of the International Council on Monuments and Sites (ICOMOS).

Prior to joining MHBC, Christy gained experience as a Heritage Intern for the Town of Grimsby. She has also received hands-on training from the Messors Field School in art and monument restoration and previously worked in the skilled trades restoring heritage buildings and fine furniture.

Professional History

Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
(2023 – Present)

Heritage Carpentry Apprentice, Bruce Chambers Period Furniture Ltd.
(2023)

Heritage Intern, Town of Grimsby
(2023)

Heritage Contractor, DJ McRae Heritage Restoration
(2022)

Project Experience

Cultural Heritage Landscapes

- Doctor's Lane, King City and Old King Road, Nobleton, Township of King
- Sam-Son Farm, 5274 4th Line, Milton

Heritage Conservation Districts

- Melville-Park West Heritage Conservation District Plan, Hamilton

Municipal Heritage Inventories

- Township of Tiny, 31 properties
- City of Barrie, 13 properties

Cultural Heritage Impact Assessments

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 473 Ontario Street, Cobourg
- 230 North Centre Road, London
- 3563 Bostwick Road, London
- 1930-1934 Sideroad 5, Bradford West Gwillimbury
- 260 Main Street West, Grimsby
- 185 Third Street, Collingwood
- 228 McNeilly Road, Hamilton
- 1069 Highway 8, Hamilton
- 119 Sideroad 19, Fergus
- Mount Zion United Church, 473 Ridgewood Crescent, London
- 66 Banfield Street, Paris
- 1940 Fischer-Hallman Road, Kitchener
- 141 Laurel Street, Cambridge
- 5480 Major Mackenzie Drive, Markham
- 193, 195, 197 & 199 College Avenue, London
- 63 Courtland Avenue East, Kitchener
- 300-306 King Street West, Hamilton
- 35 Elgin Street, Collingwood
- 743 Richmond Street, London
- 11 Roy Street & 68 Queen Street North, Kitchener
- 145-152 Central Avenue, London
- 96 Main Street East, Hamilton
- 273 Main Street North, Brampton
- The London Children's Museum, 21 Wharnccliffe Road South, London
- 531 Talbot Street, 535-537 Talbot Street/105 Kent Street, 101 Kent Street, London
- 1880 Assumption Street, Windsor
- Sulphur Spring of Ancaster, 820 Sulphur Springs Road, Hamilton
- 550 Ridout Street North, 82/84 Kent Street, 86/88 Kent Street, and 90 Kent Street, London

Cultural Heritage Evaluation Reports

- 8 St Andrews Avenue, Grimsby
- 12 St Andrews Avenue, Grimsby
- 934322 Airport Road, Mono
- 986 Powerline Road, Brant
- 53 St. Laurent Drive, Richmond Hill
- 4267 Manning Drive, London
- 677-681 4th Concession Road West, Flamborough, Hamilton
- Parry Sound Post Office, 74 James Street, Parry Sound

Conservation Plans

- 18 Portland Street, Toronto
- 19 East Mill Street, Elora

Documentation & Salvage Plans

- 3078 Regional Road 56, Binbrook, Hamilton
- 5515 Garrard Road, Whitby

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Road Municipal Bridge No. 11, Blackstock, Township of Scugog
- Warminster Sideroad, Township of Oro-Medonte
- Shoreline Drive, Township of Oro-Medonte
- Faris Avenue Watermain Expansion, Nobleton, Township of King
- 14th Line and C.W. Leach Road Improvements, Town of New Tecumseth

Heritage Permit Applications

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 2051 Davis Drive, Whitchurch-Stouffville

Heritage By-law Peer Reviews

- St. Mary's Ukrainian Catholic Church, 3625 Cawthra Road, Mississauga
- Trinity Anglican Church, 26 Stavebank Road, Mississauga
- New Apostolic Church, 160 Margaret Avenue, Kitchener
- 2 Guelph Street, Georgetown, Halton Hills

Hands-On Conservation Projects

- St. Paul's Anglican Church, Coulson's Hill, Bradford West Gwillimbury, Ontario
 - Restoration and painting of 1887 Gothic doors
- Byzantine Rupestrian Cave Frescoes, Alta Murgia, Italy
 - Mechanical frescoe cleaning
 - Cellulose poultice frescoe cleaning
 - Plaster infilling and consolidation
- Burwash Hall, University of Toronto, Toronto, Ontario
 - Stone masonry conservation
 - Window installation
- Cathedral of St. Alban the Martyr, Toronto, Ontario

- Cathedral window woodwork restoration
- 16 Elm Avenue, Branksome Hall, Toronto, Ontario
 - Brick masonry restoration
- Bishop Strachan School, Toronto, Ontario
 - Window restoration and reglazing
- St. Mark's Cemetery, Niagara-on-the-Lake, Ontario
 - Headstone monument conservation
- Willowbank National Historic Site, Queenston, Ontario
 - Decorative plaster repair
 - Wood window restoration
 - Historic flooring restoration
 - Stonework crack repair
 - Historic painting

Education

Fanshawe College
GIS and Urban Planning
2020

University of Seoul, South Korea
Bachelor of Urban Planning
2005

Contact

540 Bingham Centre Drive,
Unit #200
Kitchener, ON
N2B 3X9

T: (519) 576-3650
C: 226-868-3443
pjwlee@mhbcplan.com
www.mhbcplan.com

Paul Jae Woong Lee

BE

Paul Jae Woong Lee, a Technician with MHBC, joined the firm in 2022 and provides a variety of technical design and drafting services for public and private sector clients.

Prior to working for MHBC, Paul received his GIS & Urban Planning Diploma from Fanshawe College in 2020 and worked as a draft technician at a consulting firm.

Before Paul came to Canada, he also received a bachelor's degree in urban planning from the University of Seoul and worked as an urban planner in Korea. He is in the process of becoming a member of the Canadian Association of Certified Planning Technicians.

Professional History

Planning & Design Technician, MacNaughton Hermsen Britton
Clarkson Planning Limited (2022 – Present)

Drafting Technician, GeoPro Consulting Limited (2020 – 2021)

GIS Technician (Co-Op Student), Aamjiwnaang First Nation (2019)

Planner, Dongbu Engineering Co., Ltd. (South Korea) (2016-2017)

Planner, JU Engineering Co., Ltd. (South Korea) (2014-2016)

Planner, DOHWA Engineering Co., Ltd. (South Korea) (2005-2014)





NOTICE OF COMMUNITY INFORMATION MEETING

Official Plan Amendments

Employment Areas Policy Review and Privately Initiated UGB Expansion Application

YOU ARE INVITED!

The City of London will be hosting a Community Information Meeting to provide an update for the Employment Areas Policy Review and Privately Initiated Urban Growth Boundary (UGB) Expansion Application Policies and Guidelines. For consistency with new Provincial policies, the City may consider possible changes to the definition of “Employment Area”, mapping changes of Employment Areas, and possible re-designation of certain Industrial lands to other Place Types of The London Plan.

This update ensures *The London Plan* policies conform to Provincial Plans and Policies, and recent legislative changes, including Bills 97 and 185. Staff will present the proposed Employment Area policies and Privately Initiated Urban Growth Boundary (UGB) Expansion Application policies and guidelines.

This meeting will include a presentation, and staff will be available to answer questions related to the ongoing projects. Please note, the presentation will begin shortly after the scheduled meeting start time.

Registration is not required for this event.

For more information, please visit the application-specific pages at: london.ca/planapps

Meeting Date: Wednesday, April 22nd, 2026

Meeting Time: 7:00pm to 9:00pm

Meeting Location: Committee Room 1 & 2, 2nd Floor City Hall
300 Dufferin Avenue, London, ON

LEARN MORE & PROVIDE INPUT

File Numbers: O-25125 and O-25126

For more information contact:

Christine Strupat

Planner, Planning Policy (Growth Management)

Email: cstrupat@london.ca

Phone: 519-661-2489 ext. 7738

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

Please find your Ward Councillor here: [City Council | City of London](#)

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



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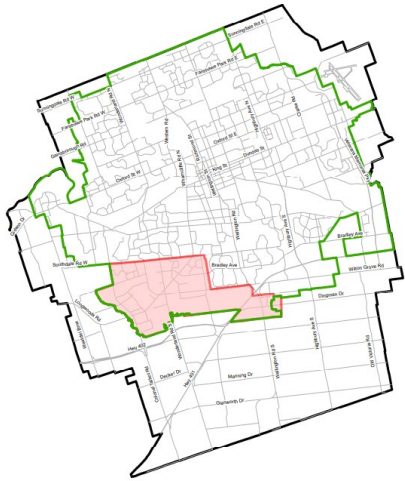
If you are a landlord, please post a copy of this notice where your tenants can see it. We want to ensure they have a chance to take part.



NOTICE OF CANCELLATION - PUBLIC MEETING

Official Plan and Zoning By-law Amendments

Southwest Area Secondary Plan Detailed Review



File: OZ-25029
Applicant: City of London

The Public Participation Meeting scheduled for April 14, 2026
HAS BEEN CANCELLED

The meeting will be rescheduled, and you will receive notice of the
new date and time.



For more information contact:

Ryan Lightfoot
rlightfo@london.ca
519-661-CITY (2489) ext. 4953
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-25029

london.ca/planapps

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.

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



NOTICE OF CANCELLATION - COMMUNITY INFORMATION MEETING

Victoria Park Secondary Plan Updates

The Community Information Meeting scheduled for Thursday April 23, 2026 HAS BEEN CANCELLED.

The meeting will be rescheduled at a future date and time. You will receive notice when the meeting has been rescheduled.

For more information please visit: getinvolved.london.ca/victoria-park-secondary-plan

LEARN MORE & PROVIDE INPUT

For more information contact:

Nancy Pasato
Manager, Planning Policy (Research)
Email: npasato@london.ca
Phone: 519-661-2489 ext. 7156
File Number: O-26027

Please Note: This meeting is a non-statutory public information meeting. There will be a future statutory public participation meeting required under the Planning Act, held at the Planning and Environment Committee, which will provide the public with another opportunity to comment on the planning application (<https://london.ca/government/council-civic-administration/city-council>).

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Ontario Heritage Conference 2026

July 18-20 - Hamilton's Heritage Venues

Among agenda items relevant to our MHC members: insurance for heritage properties; how to preserve or re-use traditional materials and techniques; examples and strategies for adaptive reuse of abandoned industrial heritage buildings. Check the website for full details of the many sessions and walking tours.

REGISTRATION: <https://cvent.me/Nyg8XR?RefId=OHC+2026>

Full conference early-bird rate: available until April 30

Final registration Deadline: June 1

Hamilton Website for agenda and other info:

<https://www.hbsarchitects.ca/event-details-registration/ontario-heritage-conference-hamilton-2026>

Feel free to contact us with any questions or concerns.

Spring Newsletter - You got an article for us?

The upcoming newsletter will have lots of sneak peaks at the wide variety of sessions, events and tours of the conference, but that still leaves about 7 pages for YOUR articles about heritage preservation, challenges and/or success stories. Deadline March 31 (happy to accept late articles if you let us know they are coming) submit to: nancymatthews@communityheritageontario.ca

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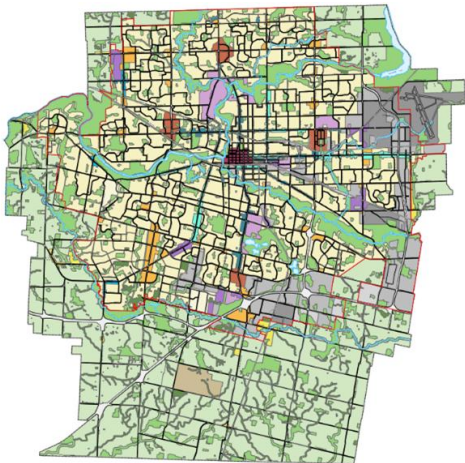
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Official Plan Amendment

Neighbourhood Planning and Guidelines



File: O-25116
Applicant: City of London

What is Proposed?

An Official Plan Amendment to:

- Add a new Guideline Document to establish Neighbourhood Planning process within The London Plan.
- Identify proposed Official Plan Amendments to establish Neighbourhood Planning process within the Secondary Plan framework, and Neighbourhood Plan Guidelines.
- Identify Neighbourhood Planning requirements for lands added to the Urban Growth Boundary with defined Neighbourhood areas.

LEARN MORE & PROVIDE INPUT

For more information contact:

Brandon Coveney

Senior Planner, Planning Policy (Growth Management)

Email: bcoveney@london.ca

Phone: 519-661-2489 ext. 6345

Felipe Parra Hein

Planner, Planning Policy (Growth Management)

Email: fparra@london.ca

Phone: 519-661-2489 ext. 7049

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

london.ca/planapps

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

Please find your Ward Councillor here: [City Council | City of London](#)

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.

Application Details

Neighbourhood Plans Approach and Process

A Neighbourhood Plan is intended as a scoped alternative to a Secondary Plan, which establishes the fundamental requirements and coordinated planning approach for lands added to the Urban Growth Boundary. The purpose and effect of this amendment is to update The London Plan to coordinate the development of multiple properties through streamlined planning documents, under the Secondary Planning framework.

Amendments to The London Plan may include incorporation of a new Guideline Document for Neighbourhood Planning Process and Secondary Plans sub-policies to introduce concept of Neighbourhood Plans. Background studies required for Neighbourhood Plans under the Secondary Planning framework will be commensurate with the scope, land area and intent of the plan.

Complete application submission criteria will be provided as part of the Neighbourhood Plan Guideline Document, establishing fundamental requirements for new greenfield lands.

The London Plan is available at london.ca.

How Can You Participate in the Planning Process?

You have received this Notice because the City has applied to add policies to the Official Plan. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The 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.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also 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, 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.

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 Local Planning Appeal 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.

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.

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 the 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 & PUBLIC MEETING

Zoning By-law Amendment

Parking Provisions Update



File: Z-26042

Applicant: The Corporation of the City of London

What is Proposed?

Zoning amendments to allow:

- An amended minimum parking requirement of one (1) parking space per residential unit.
- Amended maximum driveway widths.
- Permitting parking locations within the front and/or exterior side yard, and additional driveways associated with an Additional Residential Unit

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Monday, June 22, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise 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 or contact pec@london.ca.

For consideration by Council, comments must be provided by **June 1, 2026**

For more information and/or to provide comments:

Laura Dent

ldent@london.ca

519-661-CITY (2489) ext. 0267

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: Z-26042

You may also discuss any concerns you have with your Ward Councillor. A list of Councillors and wards is available at: london.ca/government/council-civic-administration/city-council

**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.**

Application Details

Requested Zoning By-law Amendment

To amend Sections 4.19.6.(h) and (l), 4.19.4.(c), and 4.37.8 of Zoning Bylaw Z.-1, in accordance with Direction 4.1 issued by the Planning and Environment Committee during the February 18, 2026 public hearing, with respect to minimum parking requirements per residential unit, maximum driveway widths, permitted parking locations within the front and/or exterior side yard, and provisions for additional driveways associated with an Additional Residential Unit.

The London Plan and the Zoning By-law are available for review at london.ca.

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

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 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.

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 by-law 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 proposed by-law 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 add the person or public body as a party.

*Please see the *Planning Act* for updated appeal requirements.

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 the 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 June 19, 2026, to request any of these services.



April 9, 2026

RE: Request by Trustees of the London Congregation of the British Methodist Episcopal Church in Canada to Repeal the Heritage Designating By-law for the Property at 430 Grey Street (Beth Emmanuel British Methodist Episcopal Church)

TAKE NOTICE THAT the City of London has received a request at the initiation of the representative of the property owner to repeal By-law No. L.S.P.-2657-240 which designates 430 Grey Street under Section 29 of the *Ontario Heritage Act*:

The *Ontario Heritage Act*, R.S.O.1990, c. O.18 as amended, provides that an owner of property designated under the *Ontario Heritage Act* may apply to Municipal Council to repeal the by-law or part thereof designating the property.

Description of Property:

430 Grey Street, London, ON, N6B 1H3, legally described as PT LT 12 , N/E GREY STREET , BEING THE E 1/2 ; LONDON (PIN: 08316-0112)

Historical Reasons for Designation in By-law No. L.S.P.-2657-240

The congregation of the British Methodist Episcopal Church, then known as the African Methodist Church, was organized at some time prior to September, 1856, at which time it was holding service in a building on Thames Street. Sometime between 1868 and 1871, the present Beth Emmanuel B.M.E. Church, a white brick Gothic Revival structure, was erected at 430 Grey Street. In later years, the building was raised for the construction of a basement.

Beth-Emmanuel is the oldest surviving black church in London. At the time the congregation was founded, the City had a large and prosperous black community, many of whom had escaped from slavery in the United States via the Underground Railroad. Some had lived in the area since the Wilberforce settlement was established in Lucan in 1832. Some of the names associated with the Beth-Emmanuel congregation are noteworthy: John Brown, the abolitionist, preached at the Thames Street Church in 1858, before his ill-fated raid on Harper's Ferry the following year. Richard B. Harrison, who played the leading role in Marc Connelly's "Green Pastures" (1930), attended this church as did his brother, The Reverend William Harrison. In more recent times, the late Paul Lewis, one of London's best-loved citizens, was an official of the congregation.

Additional information is available by contacting a City of London Heritage Planner, 519-930-3500, heritage@london.ca.

Any person who objects to the application may, within 30 days after the date of this Notice, serve on the Clerk's office, a Notice of Objection in writing, setting out the reasons for the objection and all relevant facts. Objections can be mailed to the Office of the City Clerk, or via e-mail at cityclerk@london.ca. A Notice of Objection is then considered by Municipal Council in its deliberation on this matter following consultation with the Community Advisory Committee on Planning (the City's municipal heritage committee) and a public participation meeting held at Planning and Environment Committee (PEC). A decision of Municipal Council may be appealed by submitting a Notice of Appeal with the Ontario Land Tribunal (OLT) and the Municipal Clerk. More details on the appeal process can be found at <https://olt.gov.on.ca/appeals-process/>.

Notice of Objections must be filed in writing with the Clerk's office by May 11, 2026.

The Office of the City Clerk, 3rd floor, City Hall, 300 Dufferin Avenue, London, ON, N6B 1Z2; or cityclerk@london.ca.

Dated at the City of London, April 9, 2026.

Notice of Collection of Personal Information – personal information is collected under the authority of the *Municipal Act, 2001*, as amended, the *Planning Act, 1990 R.S.O. 1990, c. P.13*, and the *Ontario Heritage Act R.S.O. 1990, c. O.18*, and will be used by Members of Council and City of London staff in consideration of these matters.

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 Manager, Records and Information Services, 519-661-CITY (2489) ext. 5590

Sincerely,



Konner Mitchener, M.Arch, CAHP
Heritage Planner
519-661-CITY (2489) ext. 7459
kmitchen@london.ca

Heritage Planners' Report to CACP: April 16, 2026

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - 28 Kensington Avenue (B/P) – Amendment – Front porch column replacement
 - 100 Kellogg Lane (L.S.P.-3527-315) – Signage for London Children's Museum
 - 300 Dundas Street (DNTN) – Window and door replacement
 - 41 Duchess Avenue (WV-OS) – Infill selected windows and door openings on east façade and west façade
 - 26 Kensington Avenue (B/P) – Amendment – Rear addition height
2. CHO Newsletter – Spring 2026: circulated via email on April 10, 2026

Upcoming Heritage Events

- Terrific Tales of London (2026) – Wednesdays at 7pm at Central Branch, London Public Library (251 Central Avenue). More information: www.londonhistory.org/lmhs-2026meetings
 - May 20: Roy McDonald: A Biographical Presentation
 - June 17: Bright Lights, Black Stars: London area Black baseball players
 - September 16: St. Peter's Seminary: 100 years of Bright Stars
 - October 21: London Advertiser, 1863-1936
 - November 18: AGM & Gleanings from the LMHS from the past 125 years
- Geranium Heritage House Tour (2026) – Sunday June 7, 2026, starting at St. John the Evangelist Anglican Church, 280 St. James Street. More information: <https://acolondon.ca/events/2026/6/7/geranium-heritage-house-tour-2026>
- Medway Heritage Festival – Saturday June 13, 2026 at Museum of Ontario Archaeology. More information: <https://archaeologymuseum.ca/event/medway-heritage-festival-2026/>
- Ontario Heritage Conference on Thursday June 18 to Saturday June 20, 2026, in Hamilton, Ontario. More information: www.communityheritageontario.ca/conference
- National Trust for Canada Conference on Thursday October 22 to Saturday October 24, 2026, in Kitchener/Waterloo, Ontario. More information: www.nationaltrustconference.ca
- Eldon House – Upcoming events: <https://eldonhouse.ca/events/>



Learn more about London's Bicentennial at getinvolved.london.ca/london200

