

Agenda Including Addeds

London Advisory Committee on Heritage

3rd Meeting of the London Advisory Committee on Heritage

March 9, 2022, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Please check the City website for current details of COVID-19 service impacts.

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London Advisory Committee on Heritage

Report

2nd Meeting of the London Advisory Committee on Heritage
February 9, 2022

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Please check the City website for current details of COVID-19 service impacts.

Attendance PRESENT: M. Whalley (Acting Chair), S. Bergman, M. Bloxam, J. Dent, L. Fischer, T. Jenkins, S. Jory, E. Rath, M. Rice and K. Waud and J. Bunn (Committee Clerk)

ABSENT: S. Gibson

ALSO PRESENT: L. Dent, M. Fontaine, K. Gonyou, J. Hodgins, M. Greguol, L. Jones, D. MacRae, A. Pascual and P. Yanchuk

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

T. Jenkins discloses a pecuniary interest in Item 2.1 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Heritage Alteration Permit Application by the Incorporated Synod of the Diocese of Huron at 472 Richmond Street, Part IV and Downtown Heritage Conservation District, by indicating that her employer is involved in this matter.

J. Dent discloses a pecuniary interest in Item 3.8 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Zoning By-law Amendment - 100 Kellogg Lane, by indicating that he is a tenant of this location.

2. Scheduled Items

2.1 Heritage Alteration Permit Application by the Incorporated Synod of the Diocese of Huron at 472 Richmond Street, Part IV and Downtown Heritage Conservation District

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for the alteration of the beaver fence, a heritage attribute of the heritage designated property located at 472 Richmond Street, individually designated and located within the Downtown Heritage Conservation District, BE APPROVED as submitted and consistent with the Conservation Plan appended to the staff report dated February 9, 2022;

it being noted that the Heritage Planner will be circulated on any submittals to assist in ensuring compliance with the Conservation Plan for the beaver fence.

2.2 Mobility Master Plan

That it BE NOTED that the presentation, dated February 9, 2022, and the verbal delegations from D. MacRae, Director, Transportation and Mobility and M. Fontaine, Manager, Public Engagement, with respect to the Mobility Master Plan, was received.

3. Consent

3.1 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 8, 2021, was received.

3.2 2021 Heritage Planning Program

That it BE NOTED that the Memo, dated February 2, 2022, from K. Gonyou, L. Dent and M. Greguol, Heritage Planners, with respect to the 2021 Heritage Planning Program, was received.

3.3 National Trust for Canada - Insurance and Heritage Properties

That it BE NOTED that the communication, as appended to the agenda, with respect to National Trust for Canada - Insurance and Heritage Properties, was received; it being noted that the London Advisory Committee on Heritage indicated their support for the efforts of the association to address the insurance-related challenges facing the owners of heritage designated homes.

3.4 Letter of Resignation - D. Dudek

That it BE NOTED that the Letter of Resignation from the London Advisory Committee on Heritage, dated November 24, 2021, from D. Dudek, was received.

3.5 Letter of Resignation - J. Manness

That it BE NOTED that the Letter of Resignation from the London Advisory Committee on Heritage, as appended to the agenda, from J. Manness, was received.

3.6 Notice of Planning Application - Draft Plan of Subdivision - 1156 Dundas Street

That M. Johnson, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) does not object to the conclusions and recommendations of the Heritage Impact Assessment (HIS), dated September 27, 2021, from Zelinka Priamo Ltd., with respect to the McCormick's Biscuit Company located at 1156 Dundas Street; it being noted that the proponent is encouraged to attend a meeting of the LACH early in the site design process to ensure meaningful consultation on the adaptive reuse of the former McCormick Biscuit Factory structure; it being further noted that the Notice of Planning Application, dated December 17, 2021, from M. Johnson, Senior Planner, with respect to a Notice of Planning Application related to a Draft Plan of Subdivision for the property located at 1156 Dundas Street, and the above-noted HIS, were received.

3.7 Notice of Planning Application - Draft Plan of Vacant Land Condominium - REVISED - 346, 370 and 392 South Street and 351, 373 and 385 Hill Street

That it BE NOTED that the Notice of Planning Application, dated December 22, 2021, from A. Curtis, Planner I, with respect to a Revised Draft Plan of Vacant Land Condominium, related to the properties located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street, was received.

3.8 Public Meeting Notice - Zoning By-law Amendment - 100 Kellogg Lane

That it BE NOTED that the Public Meeting Notice, dated December 23, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 100 Kellogg Lane, was received.

3.9 Notice of Planning Application - Intent to Remove Holding Provision - 695 and 585 Sovereign Road

That it BE NOTED that the Notice of Planning Application, dated January 30, 2022, from A. Curtis, Planner I, with respect to an Intent to Remove a Holding Provision related to the properties located at 695 and 585 Sovereign Road, 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 its meeting held on January 26, 2022, was received.

4.2 Planning and Policy Sub-Committee Report

That the matter of updating City of London Public Meeting Notices and Notices of Planning Applications to include heritage notifications BE REFERRED to the Civic Administration for consideration; it being noted that the Planning and Policy Sub-Committee reviewed the Planning Act (O.Reg. 543/06 (15)) requirements for planning notices, as well as a number of sample notices from other jurisdictions, and identified the following:

- while not explicitly required in the Planning Act, the Sub-Committee believes the identification of designated heritage status on applicable notices would benefit the City's overall engagement and communications strategy and this would give the public important information on planning applications and would allow more meaningful and informed public participation;
- the Sub-Committee understands that the Civic Administration may have an existing template used for planning notices, but would like to encourage consideration of including designated heritage status on notices during the next review of this template;
- the Sub-Committee recommends, for simplicity, identifying heritage designated status (e.g. Part IV or Part V designations and associated Heritage Conservation District) and not properties listed on the City's heritage register although additional criteria may also be considered; and,
- the Sub-Committee notes that the Planning Act requirements are minimums, and the City can choose to go above and beyond on notice requirements; it being noted that this is consistent with London Plan Policies 1615-16 which emphasize the importance of meaningful dialogue, and empowering residents to participate in the planning process;

it being further noted that the Planning and Policy Sub-Committee Report, from its meeting held on January 27, 2022, was received.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by R. Gilmore at 516 Elizabeth Street, Old East Heritage Conservation District

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the removal and replacement of the windows on the heritage designated property located at 516 Elizabeth Street, within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- the windows and exterior grilles be painted to match the existing trim work on the building;
- the installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.2 Demolition Request by Woodland Cemetery for the former Gate House and Maintenance Garage on the Heritage Listed Property Located at 493 Springbank Drive

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, with respect to the demolition request for the former gate house and maintenance garage located on the heritage listed property at 493 Springbank Drive, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the former gate house and maintenance garage on the property; it being noted that the property located at 493 Springbank Drive should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest.

5.3 Cultural Heritage Report - Existing Conditions and Preliminary Impact Assessment - Oxford Street West/Gideon Drive Environmental Assessment

The following actions be taken with respect to the Cultural Heritage Report, dated February 1, 2022, from Golder Associates Ltd., related to a Schedule 'B' Municipal Class Environmental Assessment for the Oxford Street West and Gideon Drive Intersection Improvements:

- a) the properties located at 80 Gideon Drive, 14 Gideon Drive and 2085 Oxford Street West, BE REFERRED to the Stewardship Sub-Committee for the consideration of a recommendation to list the properties on the Register of Cultural Heritage Resources; and,
- b) the above-noted Cultural Heritage Report, BE RECEIVED.

5.4 Request to Remove Property from the Register of Cultural Heritage Resources by Auburn Developments Inc. for the property located at 2631 Hyde Park Road/1521 Sunningdale Road West

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the property located at 2361 Hyde Park Road/1521 Sunningdale Road West BE REMOVED from the Register of Cultural Heritage Resources.

5.5 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated February 9, 2022, from the Heritage Planners, was received.

6. Adjournment

The meeting adjourned at 7:36 PM.

HERITAGE IMPACT ASSESSMENT

REVISED

175, 179, 183 & 197 Ann Street and
84 & 86 St. George Street,
City of London, ON

Date:

November 4, 2021

Prepared for:

York Developments

Prepared by:

**MacNaughton Hermsen Britton Clarkson
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Project No. 1094AU

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Project Personnel

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*Managing Director of
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Senior Review

Rachel Redshaw, MA,
H.E. Dipl.

Heritage Planner

Research, Author

Glossary of Abbreviations

CHINT

*Cultural Heritage Inventory, North Talbot,
London, Ontario*

CHVI

Cultural Heritage Value or Interest

HIA

Heritage Impact Assessment

LRO

Land Registry of Ontario

MHBC

*MacNaughton Hermsen Britton Clarkson
Planning Limited*

MHTSCI

*Ministry of Heritage, Tourism, Sport and
Cultural Industries*

OHA

Ontario Heritage Act

OHTK

Ontario Heritage Toolkit

O-REG 9/06

*Ontario Regulation 9/06 for determining
cultural heritage significance*

PPS 2020

Provincial Policy Statement (2020)

SOS

Statement of Significance

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject lands located at 175, 179, 183, 197 Ann Street and 84 and 86 George Street, London, Ontario are situated within territory of the Anishinabewaki, Attiwonderonk (Neutral), Mississauga and Anishinaabe. These lands are acknowledged as being associated with the following treaties (accessed from www.native-land.ca):

- *London Township, Treaty 6*

This document takes into consideration the cultural heritage of indigenous communities including their oral traditions and history when available and related to the scope of work.

Acknowledgements

This report acknowledges that assistance provided by City Staff Planning Staff, University of Western Ontario and the City of London's Library.

Please note: Excerpts of fire insurance plans and aerial photography used in this report are for the sole purpose of research and review and is considered a user's right under Section 29 of the Copyright Act of Canada.

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in May 2019 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street, City of London, Ontario. The purpose of this CHIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands.

The redevelopment of the subject lands includes the removal of all existing buildings and structures and the construction of a 28 storey building which will include a public brewery on the first floor on the east side of the proposed building that will be named after the Kent Brewery. The new brewery is proposed to be operated by *4EST Brewery*, a local London brewing company, which will reproduce the original ale that would have been in production at the Kent Brewery in the late 19th and early 20th century to acknowledge the intangible cultural heritage associated with the tradition of brewing. Bricks salvaged from the original Kent Brewery, and other existing buildings on-site, are planned to be used to create partition walls within the new brewery as well as architectural elements such as Florentine arches, the remains of which are present in the existing Kent Brewery. In addition, the development will include several commemorative interpretative panels and installations to commemorate and respect the historical value of the properties located on the subject lands.

This report determined through the evaluation under the prescribed *Ontario Regulation 9/06*, that all properties on the subject lands have cultural heritage value. Section 6.0 of this report identifies associated heritage attributes. The following impacts were identified based on this proposal:

Adverse Impacts:

1. Negligible impact of destruction of former Kent Brewery as it will remove remnants of architectural features such as brick voussoirs and Florentine arches. The majority of the integrity, however, has been lost due to several alterations.
2. Minor impact of destruction of 175 Ann Street for its representation of a vernacular worker’s cottage and contribution to historic context.
3. Major impact of destruction of 179 Ann Street as it is the earliest dwelling still existing on both the north and south side of this block of Ann Street and retains its original design as a worker’s cottage.
4. Major impact of destruction of 183 Ann Street as it was the family home of Joseph Hamilton, son of John Hamilton, who operated the Kent Brewery between 1884 and 1916 when it closed. It is also representative of Queen Anne architectural style and is contextually associated with the adjacent Kent Brewery.

5. Minor impact of destruction of 84 St. George Street as a late 19th century vernacular worker's cottage and contributor to historic context.
6. Negligible impact of destruction of 86 St. George Street which is representative of a vernacular worker's cottage, however, was constructed in a different era than the other properties. Its supporting contextual value will be removed.

Alternative options were explored, however, retention of building(s) on-site is not feasible due to the size and density required for the proposed development to be economically viable. Relocation off-site was pursued, however, there are no available, purchasable sites within the locality that are appropriate and the costs accrued from relocation of building(s) would significantly impact the overall development.

As required, this report outlines mitigation measures for the proposed impacts in Section 10.0.

Mitigation Measures:

Documentation Report that will:

Include measured drawings of all buildings to be removed; High resolution photographs thoroughly documenting the buildings, context, setting, exterior elevations, interior spaces, detailing, finishes and characteristics.

Salvage Plan that will:

Identify materials to be salvaged from all buildings (i.e. brick, any original windows and doors), method of extraction and planned repurposing; Repurposing should include the reconstruction of some brick features of the existing building (i.e. Florentine arches); this plan should be implemented and monitored by the heritage consultant in conjunction with the City; Surplus salvageable (heritage or non-heritage) material should be re-used or otherwise offered to the municipality, local museums and the general public.

The current proposal includes the salvage of brick material from the existing buildings and reconstruction of Florentine arches and other features within the proposed new Kent Brewery (see Appendix E for conceptual renderings). Other items to be salvaged are intended to be sold and/ or donated to the public.

Interpretation Plan that will:

Provide public interpretative planning to tell the story of the Kent Brewery and former industrial context including the worker's cottages; the Plan can include the incorporation of tangible cultural heritage (i.e. salvaged material) and intangible cultural heritage (i.e. stories, practices, rituals such as the tradition of brewing and industrial, working-class lifestyle). The form of interpretation can also range from commemorative plaques, to interpretative media, like panels, mobile app or installation/ sculpture. This Plan also develops how these forms of interpretation will cohesively be integrated into their environment.

1.0 Introduction

1.1 Background

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in May 2019 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street, City of London, Ontario hereafter referred to as the ‘subject lands’ (see **Appendix ‘A’**). The purpose of this HIA is to evaluate the potential impacts that the proposed redevelopment will have on existing buildings on site.

The redevelopment proposal under evaluation includes the demolition of the existing buildings on the subject lands and the construction of a 28 storey residential building comprised of 274 units. Previously, a Heritage Impact Assessment was submitted as it related solely to 197 Ann Street; since the submission of the HIA in 2019, the remaining properties on the subject lands were included in the municipal heritage register, influenced by the findings of the *Cultural Heritage Inventory: North Talbot, City of London* and, therefore, they are subject to a heritage impact analysis. The HIA has been revised in this version of the report to include: 175, 179, 183 Ann Street and 84 and 86 St. George Street, City of London.

All properties located within the subject lands are ‘listed’ (non-designated) on the *City of London’s Register of Cultural Heritage Resources* and are identified as contributing to the North Talbot area. This report will determine the level of impact that this proposal has on the cultural heritage value associated with each property within the subject lands.

1.2 Description of Subject Lands

The subject lands include all properties municipally addressed as 175-197 Ann Street and 84 and 86 St. George Street, City of London legally described as Lots 4, 5, 6 & 7 and Part of Lot 3, South Side Ann Street Plan 183 (w) designated as Part 1, Plan 33r-20622, City of London) (see Figure 1). The subject lands have been consolidated into one parcel associated with 84 St. George Street and include 3692.54m² (as per VuMap, 2021).

All the properties, with the exception of 197 Ann Street are solely used for residential purposes. The property located at 197 Ann Street is mixed-use and includes a duplex for residential use and commercial use. **Table 1.0** on the following pages identifies buildings, structures and landscape features associated with each property within the subject lands.


Revised Heritage Impact Assessment
 175, 179, 183 & 197 Ann Street and 84 and 86 St. George Street,
 City of London, ON



Location Map

197 Ann St
 L1.4 & Pt Lts 3 & 5 S/s Ann St Plan
 183(w) As in S75011 London
 City of London

LEGEND

 Subject Lands (175-197 Ann Street)

Note:
 Subject Lands are located within the Business Improvement
 Area-Central London Neighbourhood.

Base Map Source: City of London (2017)

DATE: March, 2021

SCALE: 1: 2,000

FILE: 1004AU

DRAWN: GC



© 2021 ANN STREET (2020)PTL/2021/01/01

MHBC PLANNING
 URBAN DESIGN
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Figure 1: Aerial view of subject lands outlined by red (Source: MHBC, 2021)



Figure 2: Aerial view of subject lands outlined by pink as it relates to the North Talbot area outlined in red (Source: MHBC, 2021)

Table 1.0		
Address	Description	Photo
175 Ann Street (Lot 7)	<p>A one storey cottage with a hipped roof and rear one storey addition. Rectangular floor plan with symmetrical windows and centred entryway. Exterior covered in blue, vinyl siding. There is a one storey lean-to addition to the rear of the house with asphalt hipped roof and one storey detached garage.</p> <p>One (1) tree at corner of lot and shrubs along south elevation. Asphalt driveway on east and south side of property.</p>	
179 Ann Street (Lot 6)	<p>One storey yellow brick cottage with hipped roof and rectangular floor plan with small addition to the west elevation. Original window openings with double hung windows and brick voussoirs. Asymmetrical entrance with brick voussoir and transom light. Bay window on western elevation (Queen Anne). There is a shed located to the rear of the property.</p> <p>One (1) mature tree along western property line to the rear of the property and a few small plantings. Gravel driveway to the east of the house. There is board on board fencing along the north, west and south boundary of the rear yard and a chain link fence along the eastern boundary.</p>	

<p>183 Ann Street (Lot 5)</p>	<p>Two storey Queen Anne brick house with cross-sectioned hipped roof and open gable on front and western façade and L-shaped floor plan with rear addition. Bay window located on eastern elevation. Dentils are located along the roofline and below the open gable on front façade. There are also brackets along the roofline. Original window openings and door openings with brick voussoirs. There is a one storey outbuilding with open gabled roof to the rear of the property.</p> <p>There are mature trees located to the rear of the property and one (1) mature tree adjacent to eastern, gravel driveway. There is board on board fencing along the eastern and south property boundary and chain link fence shared with 179 Ann Street.</p>	
<p>197 Ann Street (Lots 3-4)</p>	<p>This building complex is comprised of a two storey main building with rectangular plan and one storey western wing and one storey wing (comprised of two sections) to the rear. A contemporary, two storey contemporary building is attached to the rear wing.</p> <p>There is asphalt pavement covering the majority of the western side of the property with the exception of some vegetation to the south/ rear of the property. There is another paved access to the east of the main building on site that leads to an area enclosed by chain fencing with an electric box and remnants of concrete structures and grassed area. To the rear of the property are small plantings; this area is bound by a concrete retaining wall to the east and south.</p>	

<p>84 St. George St</p>	<p>One storey cottage with rectangular floor plan and intersecting hipped asphalt roof. Side hall entry and small porch.</p> <p>The property is bound on the south, east and partially on the north property boundary by a board and batten fence.</p>	
<p>86 St. George St</p>	<p>One storey cottage with rectangular floor plan and hipped asphalt roof. Side hall entry and small porch.</p>	

1.3 Description of Surrounding Area

To the south and east of the subject lands is high rise residential apartments (see Figure 3). To the north of the subject lands is the CPR corridor, and one and half storey commercial building and associated parking lot. To the west of the subject lands is a low-rise, residential neighbourhood (see Figure 5). The subject lands and surrounding area are located in the North Talbot area which is north of the City's downtown core.



Figure 3 & 4: (Above) View of subject lands looking south-east towards downtown London; (Below) View of subject lands looking north east (Google Earth Pro, 2021)



Figure 5: View of subject lands looking westwards towards downtown London (Google Earth Pro, 2021).

1.4 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 City of London's Official Plan*, *the Cultural Heritage Inventory of North Talbot, London, Ontario*, *the Ontario Heritage Act Register (Ontario Heritage Trust)* and *the Canadian Register of Historic Places (CRHP)*.

All the properties located on the subject lands, including 175, 179, 183 and 197 Ann Street and 84 and 86 George Street are currently "listed" on *City of London's Register of Cultural Heritage Resources*. The former municipal heritage register of the City of London identified 197 Ann Street as a Priority 3 property and described it as the "Old Kent Brewery", an Italianate building built circa 1883 (see **Appendix 'D'** for the Heritage Listing). Priority 3 buildings may merit evaluation as part of a group of buildings designated under Part IV of the OHA or as part of an HCD, although not worthy of designation individually and may be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

The properties located at 175, 179 and 183 Ann Street and 84 and 86 George Street were identified as potential cultural heritage resources in the Cultural Heritage Inventory of North Talbot and subsequently were approved to be 'listed' on the municipal heritage register by Council resolution in 2020. The Cultural Heritage Inventory for the North Talbot Study area was completed for the City of London to identify both 'listed' and 'designated' properties as well as properties with potential cultural heritage value or interest (CHVI). This inventory is intended to be a precursor of a Heritage Conservation District (HCD) Study. The North Talbot area is identified in the study as a historical area undergoing change, "mid-Victorian neighbourhood that is now in a state of transition...there is a need to facilitate the integration of old and new architecture as the area continues to evolve" (CHINT, 6). The inventory of the North Talbot Area accounted for 16 properties designated under Part IV, 94 properties previously identified as 'listed' in the *City of London's Register of Cultural Heritage Resources* and an additional 169 properties were identified as having cultural heritage value or interest.

The properties located at 175, 179 and 183 Ann Street and 84 and 86 George Street were identified as properties with potential cultural heritage value or interest (see Figure 6). In October of 2020, these properties were added to the municipal heritage register. The inventory includes a brief evaluation of each properties of potential CHVI. The cultural heritage profiles for each property is in **Appendix 'D'** of this report including the evaluation of 197 Ann Street by Hayley Caldwell in 2017. Below is an

excerpt from the inventory identifying listed, designated and potential cultural heritage properties in the North Talbot Area (see **Appendix 'A'** for larger version). Properties located at 175, 179, 183 and 189 Ann Street are also considered part of the first suburb in the area.

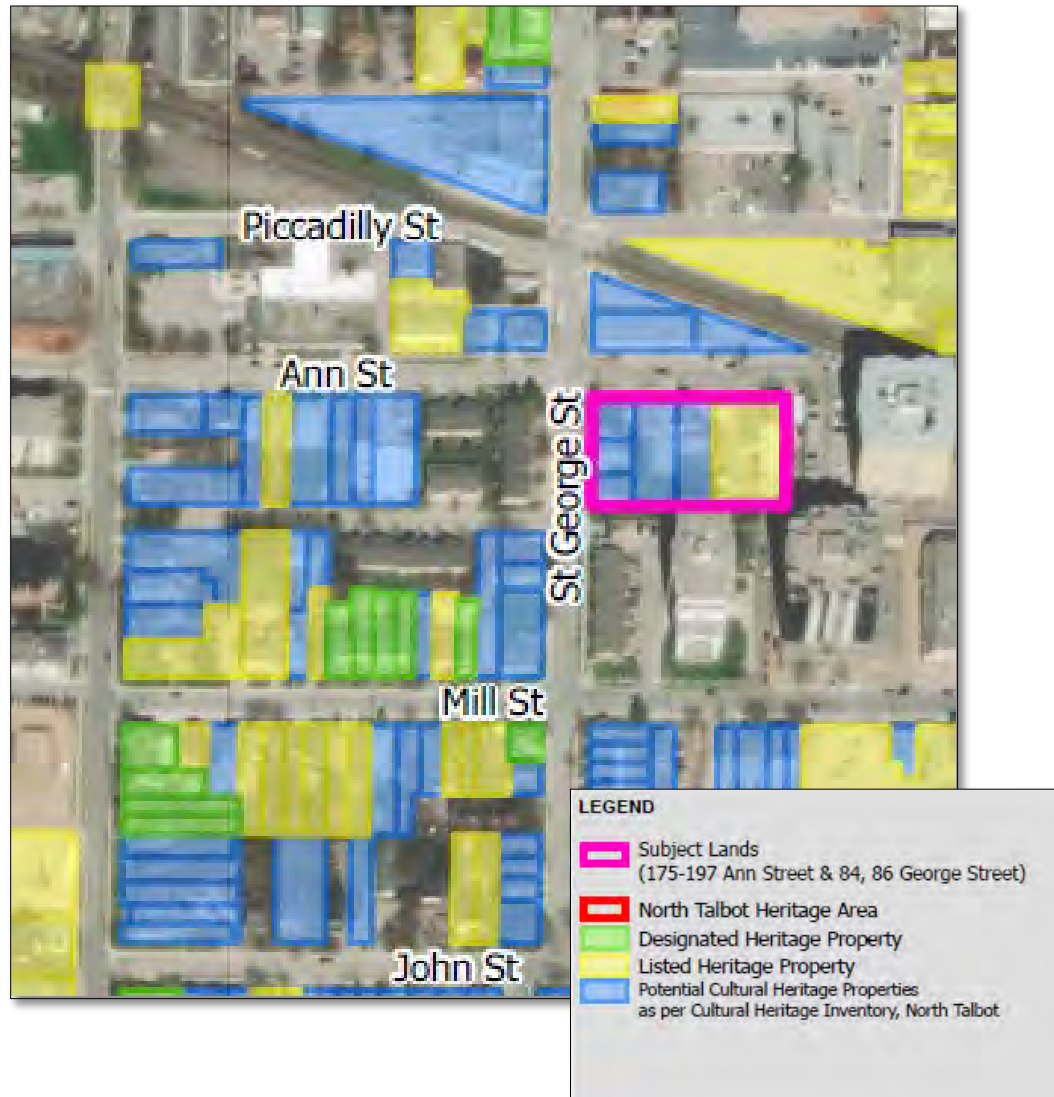


Figure 6: Aerial view of subject lands outlined by pink with listed and designated properties identified by yellow and green and potential cultural heritage resource identified in the Cultural Heritage Inventory, North Talbot, London, Ontario coloured in blue (Source: Cultural Heritage Inventory, North Talbot Area, Ontario, October 2020, page 72 and MHBC, 2021).

The properties are not listed on the *Ontario Heritage Act Register (Ontario Heritage Trust)* and the *Canadian Register of Historic Places (CRHP)*. The subject lands are not located within cultural heritage landscape, including a Heritage Conservation District (as per Map 9 of the Official Plan), designated under Part V of the Ontario Heritage Act.

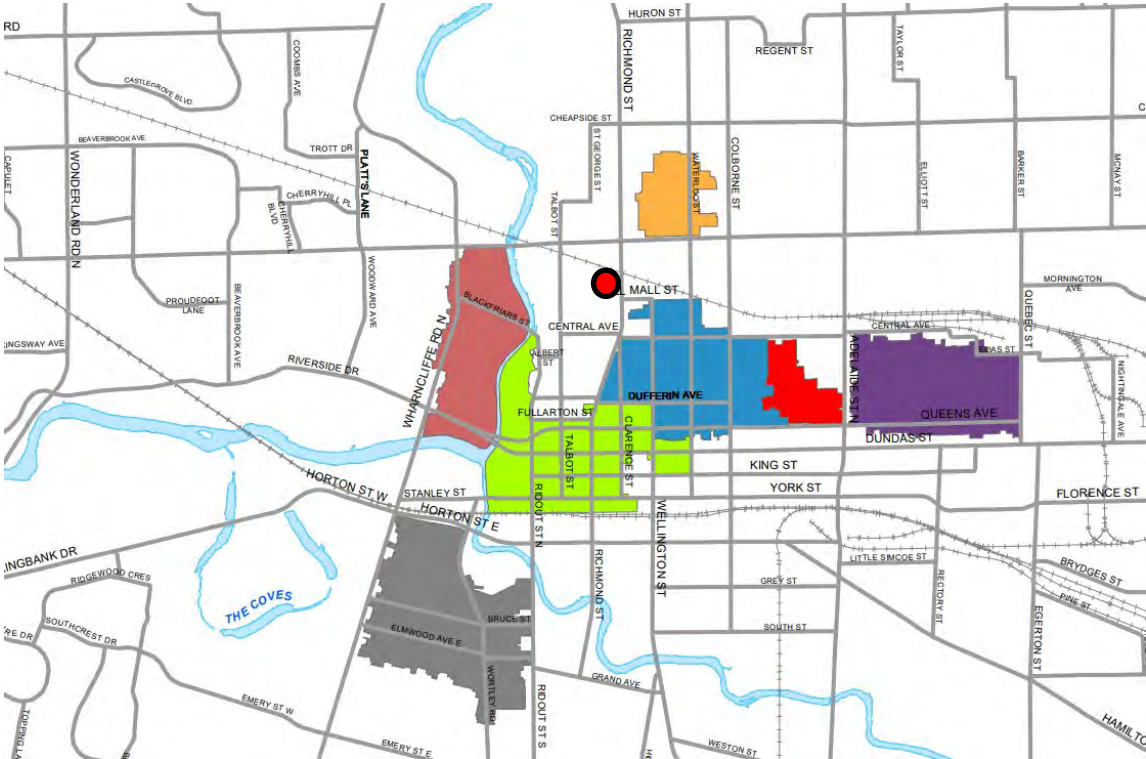


Figure 7: Excerpt of Map 9 of the Official Plan identifying HCDs; red circle indicates approximate location of subject lands.

1.5 Land Use

The subject lands are located within Central London Planning District and within a designated Business Improvement Area. The zoning as of May 31, 2019 for the subject lands is R9-3 H12. Open application reference file is OZ-9127.

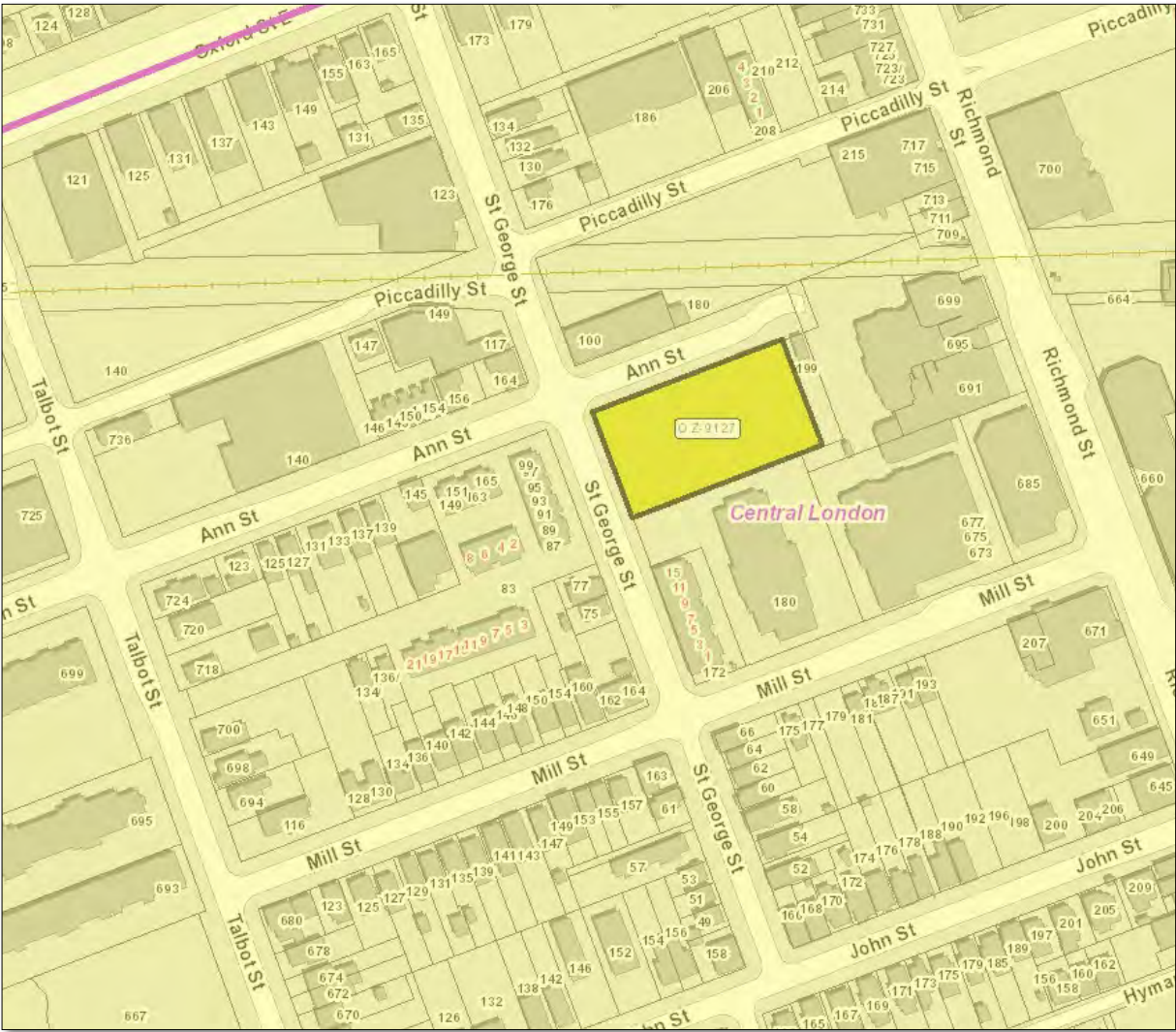


Figure 8: Excerpt of London City Map identifying planning application site, planning districts and business improvement areas.

2.0 Policy Framework

2.1 Methodology

The methodology of this report is based on the Heritage Impact Assessment (HIA) guidelines that are provided by the *Ministry of Heritage, Tourism, Sport and Cultural Industries*:

- Identification of the subject lands and surrounding area;
- Building evolution and current conditions of the subject lands;
- Evaluation of all properties under the prescribed *Ontario Regulation 9/06*;
- An outline of the proposed development;
- Assessment of impacts as per Info Sheet #5 of *Heritage Resources in the Land Use Planning Process* in the *Ontario Heritage Tool Kit*;
- Alternative development approaches;
- Mitigation measures; and,
- Conclusions and Recommendations.

Supplementary to the above requirements, this Heritage Impact Assessment also includes the current Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

2.2 Approach

A site visit was conducted by MHBC Cultural Heritage Staff on May 16, 2019 to complete photographic documentation of the current condition of the existing building at 197 Ann Street, City of London and surrounding properties at 175, 179, 183 Ann Street and 84 and 86 St. George Street. This report reviews the following documents:

- The Planning Act
- The PPS 2020
- The Ontario Heritage Act and the Ontario Heritage Toolkit
- City of London's Official Plan
- City of London's Heritage Building Inventory
- Cultural Heritage Inventory: North Talbot, City of London (Draft, 2020)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)
- Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)

This HIA assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage value and attributes of the existing buildings, if any.

2.3 Policy Framework

2.3.1 The Planning Act and PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *the Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests.” Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

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

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

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (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 the following:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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 under the Ontario Heritage Act. This may be achieved by the implementation of*

recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The subject lands are not considered a protected heritage property since they are not designated under Part IV of the Ontario Heritage Act.

2.3.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The building located at 197 Ann Street is listed under the *Ontario Heritage Act* (OHA) and therefore was guided by the criteria provided with *Regulation 9/06* of the OHA which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria and will be utilized to evaluate the subject lands. The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* in order to determine cultural heritage value or interest where,

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

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

2.3.3 The Ontario Heritage Tool Kit

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction

phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the *Ontario Heritage Tool Kit*, the following constitutes adverse impacts which may result from a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

2.3.4 City of London Official Plan

The City of London Official Plan does not provide specific policies regarding evaluation criteria of properties of cultural heritage value or formal Terms of Reference regarding the preparation of Heritage Impact Assessments. The preparation of this report is guided by the Ontario Ministry of Culture (now the Ministry of Heritage, Sport, Tourism, and Culture Industries) *InfoSheet #5 Heritage Impact Assessments and Conservation Plans*, part of the 2006 *Heritage Resources in the Land Use Planning Process* document. As per the guidance in the Ministry document, this report contains the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and attributes of the cultural heritage resources
- Description of the proposed development or site alteration
- Measurement of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods
- Implementation and monitoring
- Summary statement and conservation recommendations

4.0 Historical Overview

4.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)). The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations (City of London, 2020). In 1796, the initial agreement between indigenous peoples in the Region and European Settlers was established, the *London Township Treaty* (Whebell & Goodden, 2020).

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

4.2 Historical Overview of the City of London

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). It was not until more than three decades, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (Baker and Neary, 5) (City of London, 2020).

The town expanded from the court house with the development of storefronts and by 1834, there were 1,000 residents (City of London, 2020). It is claimed that the Mackenzie

Rebellion was the catalyst to establishing a garrison in the town which served as a military base between 1838 and 1869 in what is presently Victoria Park (City of London, 2020). The presence of the military is claimed to be one of the main contributors to the rapid growth in population. Two years after the garrison was established, the town became incorporated which was followed by the development of necessary municipal services. Leading merchants such as John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).

Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town’s centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running through the town, allowing for businesses to flourish with the ability to import and export more goods. In 1855, the Town of London was officially incorporated as a City (Whebell & Goodden, 2020). With the debut of the American Civil War, London was able to prosper with the shipment of wheat. By the 1870s, several buildings were constructed in the centre of the city including the erection of mansions and institutions such as the University of Western Ontario. Infrastructure such as the London Street Railway and new bridges (Whebell & Goodden, 2020).

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

By the first world war, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City grew albeit challenges posed by the Great Depression. Many new residences were constructed in London South near Huron Street (City of London, 2020).

The year 1961 marked the great annexation of London which increased its population by 60,000 residents which included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

4.3 Historical Overview of the North Talbot Area

The North Talbot area was named after Colonel Thomas Talbot who was responsible for the settlement of the area by European immigrants along the northern shore of Lake Erie and Thames River (Dictionary of Canadian Biography). The North Talbot area includes the former John Kent Farm which was annexed by the City in 1840. By 1855, the former Kent Farm was surveyed into residential, commercial and industrial lots, however, “-only a small number of buildings were scattered throughout the North Talbot Study Area at this time” (CHINT, 14). The residential neighbourhood was characterized by a range of homes from large manors to worker’s cottages. A map completed in 1855 known as the “Peters Map” includes Carling’s Tannery on the west side of Richmond Street and South of Ann Street, a wagon shops, carriage factory and hotel but the majority of development was still concentrated south of Fullarton Street (CHINT, 14).

The TMHC Cultural Heritage Inventory states that the “development of the North Talbot Study Area in the early 1800s was disjointed and sparse [;] it set the tone for the rest of the century and beyond (CHINT, 15). The area consists of residential, commercial and industrial uses. The subject lands are associated with Carling’s Creek and the CPR corridor.

4.4 History of the Subject Lands

The overall spatial organization of the subject lands and immediate surrounding lands has changed significantly over time. Originally, a mill pond called ‘Lake Horn’ covered the subject lands (see Figure 9). In 1824, the land in which the subject lands reside was not yet surveyed and was used as agricultural lands for John Kent’s farm. The City of London, however, was taking form to the east.



Figure 9: 1824 Map of the City of London; approximate location of subject lands indicated by red star (Courtesy of the University of Western)

By 1840, the land in which the subject lands reside was divided into lots formerly John Kent’s farm. The surrounding lands had a much different functionality during the early half of the 19th century (see Figure 10). The lots being developed to the immediate south-east of the property were formerly military reserves/ British garrison (ceased c. 1865). The mill pond, known as Lake Horn, was a result of the militia damming Carling Creek which was used for swimming and recreation (Piccadilly Area Neighbourhood Association, 2019). After the garrison ceased to use the land, the mill pond was returned to its original form as a creek which was used for several industrial enterprises including the Old Kent Brewery. The Carling Creek offered ice for the icehouse supporting the production of the brewery and supplied the washhouses on site. The garrisons were transformed into lots to form part of the inner City of London.

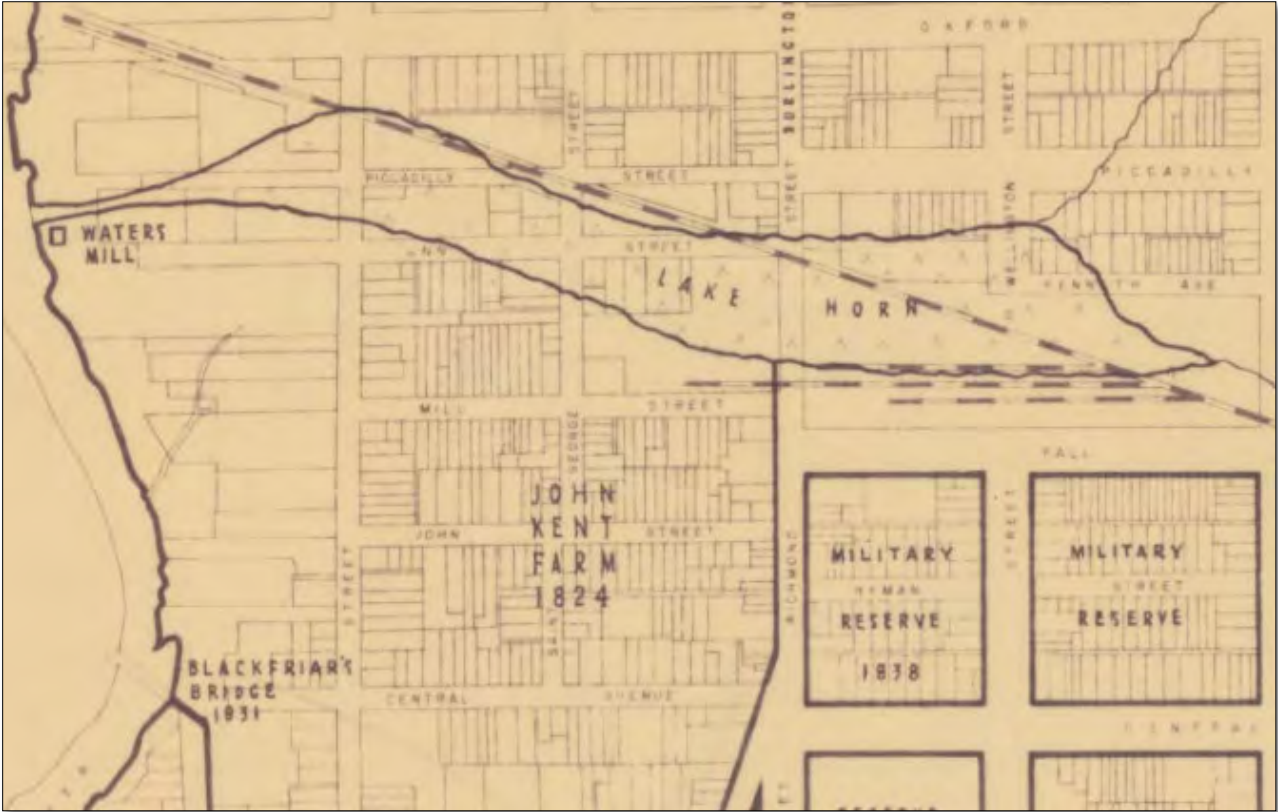


Figure 10: 1840 Map of the City of London; approximate location of subject lands indicated by red star (Courtesy of the University of Western)

The area that includes the subject lands was subdivided by 1840 (see Figure 10). It is claimed that the Kent Brewery was originally established in 1859 on Lot 3 by Henry Marshall and John Hammond (LACH, October 2020). By 1861, the brewery had gone out of business due to fierce competition in the City in the brewing industry. The company was taken over by Francis L. Dundas and John Philips, however, they failed within the year (LACH, October 2020).

In 1861, John Hamilton, an ale brewer of his native Scotland, immigrated to Canada and acquired the Kent Brewery living in a frame house adjacent to the brewery with his wife, and children. In 1871, John Hamilton is listed as 46 years old living with his wife Agnes and five children: Agnes Hamilton, Helen “Ellen” and Joseph (twins), Mary and Jamimie (Library and Archives Canada).

37	Margaret	F	16	"	"	"	"	"	"	"	"	"	"	"	"	"	"
37	Ann Hamilton	M	46	Scotland	Presbyterian	Scottish	Brewer	M	-	/	-	-	-	-	-	-	-
"	Agnes	F	13	"	"	"	"	M	-	-	-	-	-	-	-	-	-
"	Agnes Hamilton	F	17	"	"	"	"	"	-	-	-	-	-	-	-	-	-
"	Helen	F	12	"	"	"	"	"	-	-	/	-	-	-	-	-	-
"	Joseph	M	12	"	"	"	"	"	-	-	/	-	-	-	-	-	-
"	Mary	F	7	0	"	"	"	"	-	-	/	-	-	-	-	-	-
"	Ann Hamilton	F	3	0	"	"	"	"	-	-	-	-	-	-	-	-	-
"	John Hamilton	M	27	England	N.M.	English	Brewer	"	-	-	-	-	-	-	-	-	-

Figure 11: Excerpt of 1871 census showing John Hamilton and family (Library and Archives Canada).

In 1870, the Kent Brewery successfully brewed 8,000 gallons of ale and porter with a profit of \$500.00 (LACH, October, 2020). The area in which Kent Brewery was situated was dominated by industrial businesses. The excerpt from the Cherrier & Kirwin's London Directory from 1872-1873 exemplifies the popularity of industrious business that took place along Ann Street in the 19th century. The directory states the following residents from Richmond Street to St. George Street on the south side of Ann Street as follows: John Brennan (tanner), Kent Brewery (John Hamilton), Mrs. Ann Arscott (widow of George), Dennis Brennan (labourer), Patrick O' Neill (labourer) and tan yard (see Figure 13). Mrs. Ann Arscott was of Irish descent and listed as a tailoress in the 1871 census. She had two (2) children: George W. and Georgina. Dennis Brennan was of Irish descent and a labourer; he was married to Hanna and they had six (6) children including John Brennan (Library and Archives Canada).

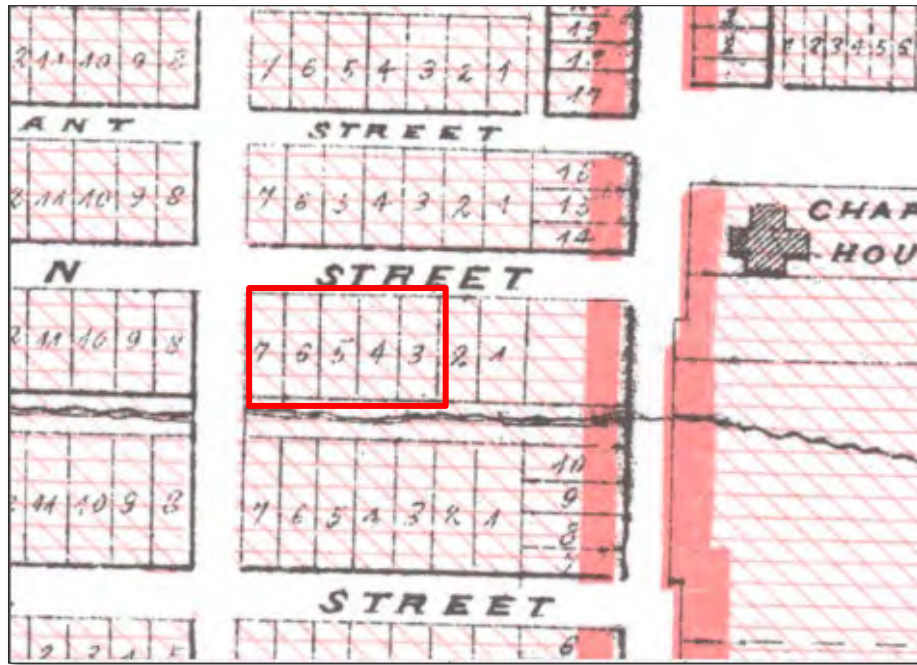


Figure 12: Excerpt of survey of subject lands and surrounding properties from the 1878 Supplemental Map to the Illustrated Historical Atlas of Middlesex; red box identifies subject lands (Courtesy of Western University)

ANN	STREET 18 DIRECTORY.	BAT
Gleeson James, tavern keeper Mills James, boilermaker Heywood Thomas, laborer Claydon Joseph, laborer Luxton William, blacksmith McIntyre Neil, carter Quick James, pumpmaker Carruthers Robert, pumpmaker <i>Here Horton st. commences.</i> <i>Here G.T.R. track intersects.</i> Sills Escott, machinist Milroy John, oil refiner Daly Dennis, cooper Bigger John, carpenter Kent Alfred, cooper Plummer John, blacksmith Eaton James, butcher <i>Here Hamilton road intersects.</i> Primitive Methodist church, Revs. W. S., Hughan & J. Ferguson Wilson Adam, laborer Marx John, potter Scully Patrick, cooper { Marques James, laborer { Milburn John, laborer <i>Here Hill st. commences</i> Godwin Sidney, grocer <i>Here Nelson st. commences.</i> Wilson John, laborer ALMA, east side, from St James to Grosvenor. Elair James Balkwell William Groves James, gardener Meyer Adolphus F. { Mazyck A. { Mazyck E. { Manigault G. { Manigault E., clerk { Manigault William ALMA, west side, from St James to Grosvenor. Overholt Peter, shoemaker ANN, north side, from Richmond to River Thames. Traves Michael, carriage maker Moyles Joseph, teacher Cruikshank Mrs. Catherine, wid John Stringer James, shoemaker Halpin rev. William H., professor Huron col- lege O'Donnell Edward, tailor Clarke Francis S., broker Griffin Robert Arscott Richard, tanner ANN, south side, from Richmond to River Thames. Brennan John, tanner Kent brewery, John Hamilton, proprietor Arscott Mrs. Ann, wid George Brennan Dennis, laborer	O'Neil Patrick, laborer Tan yard <i>Here George st. intersects.</i> McNeel George, painter Chapman John, tanner Birch William, plasterer Scott William, carpenter BARTON, north side, from Ridout to River Thames. Harris George, of Harris, Magee, McNab & Campbell BARTON, south side, from Ridout to River Thames. Morgan David, janitor fire department BATHURST, north side, from Adelaide to River Thames. Low Richard, laborer Ward William, warehouseman Rowland's pork packing house <i>Here William st. intersects.</i> Slater's grain store <i>Here Mailland st. intersects.</i> Grand Trunk passenger and freight stations <i>Here Burswell st. intersects.</i> London and Port Stanley Round house <i>Here Colborne st. intersects.</i> London & Port Stanley R.R. works <i>Here Waterloo st. intersects.</i> G.W.R. workshops <i>Here Wellington st. intersects.</i> Ellis Lawrence, laborer Wiggles Chas., stove factory { Anderson Joseph, laborer { Wigglesworth Mrs. Kate, wid Anthony Abraham William, wheelwright Smith George, cooper McIntosh Alexander, turnkey Green John, planing mill Green H. C., lumber yard <i>Here Clarence st. intersects.</i> House unoccupied Gray John, cartage agent G.T.R. Davidson Charles House unoccupied { Coldrick Mrs. Mary, wid Samuel { Hoydon Mrs. Bridget, wid Henry <i>Here Richmond st. intersects.</i> House unoccupied House unoccupied Archer Mrs. Mary, wid William { James Thomas, laborer { Adamson James, plumber Irons Mrs. Ann, wid James Dickson George, clerk House building Holmes John, engineer G.W.R. { Haggerty John, G.T.R. { Dunn Joseph, carpenter	

Figure 13: Excerpt from 1872-73 City of London and County of Middlesex Gazetteer (Library and Archives Canada)

In the 1872 Bird's Eye View of London, Ontario by E.S. Glover, the artist depicts several buildings along Ann Street at the corner of Ann Street and St. George Street (formerly George Street). Carling's Creek is visible to the rear of the properties to support the adjacent industries. The Bird's Eye View demonstrates the range of uses in the North Talbot Area from industrial to residential and open space (see Figure 14).

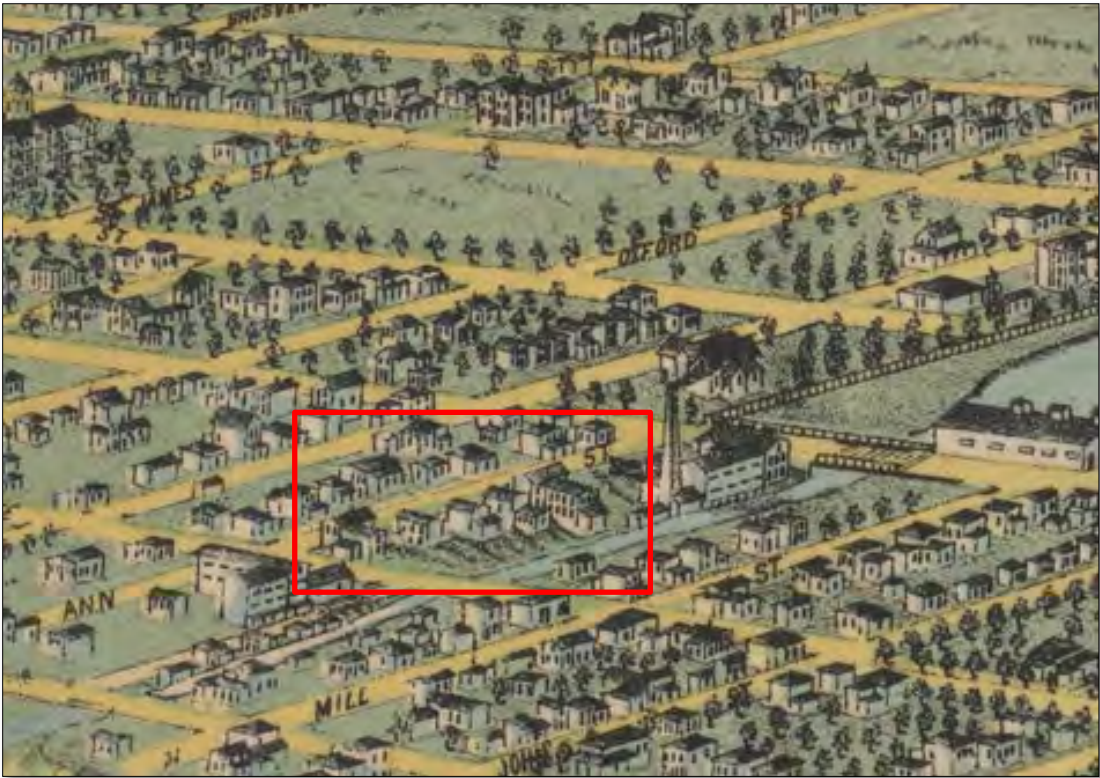


Figure 14: 1872 Bird's Eye View of Westminster Township including subject lands; red box indicates location of the Kent Brewery (Courtesy of Western University).

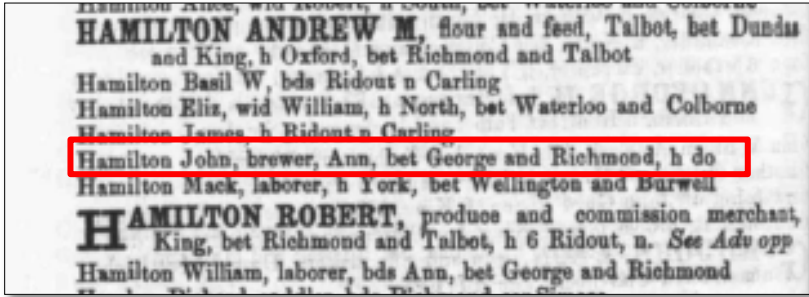


Figure 15: Excerpt of McAlpine's London City and County of Middlesex Directory of 1875 identifying John Hamilton as a brewer on Ann Street (Courtesy of Library and Archives Canada).

The 1875 *McAlpine's London City and County of Middlesex Directory* identifies John Hamilton as a brewer on Ann Street between George Street and Richmond (see Figure 15). The 1881 revised 1889 Fire Insurance Plan identifies the Kent Brewery which included underground cellars and icehouse along Ann Street. The brewery is primarily shaded 'black' to represent "wooden sheds and barns". There is a one and a half storey frame house which was the former house of John Hamilton (Fire Insurance Plan states "J. Hamilton lives in adjoining house"). To the south is a one storey frame house with

brick veneer which is the existing house at 179 Ann Street. To the north of the property is a series of residences. These residences later were removed as the land was expropriated to accommodate the railway corridor, transforming the land pattern and overall circulation of the block.

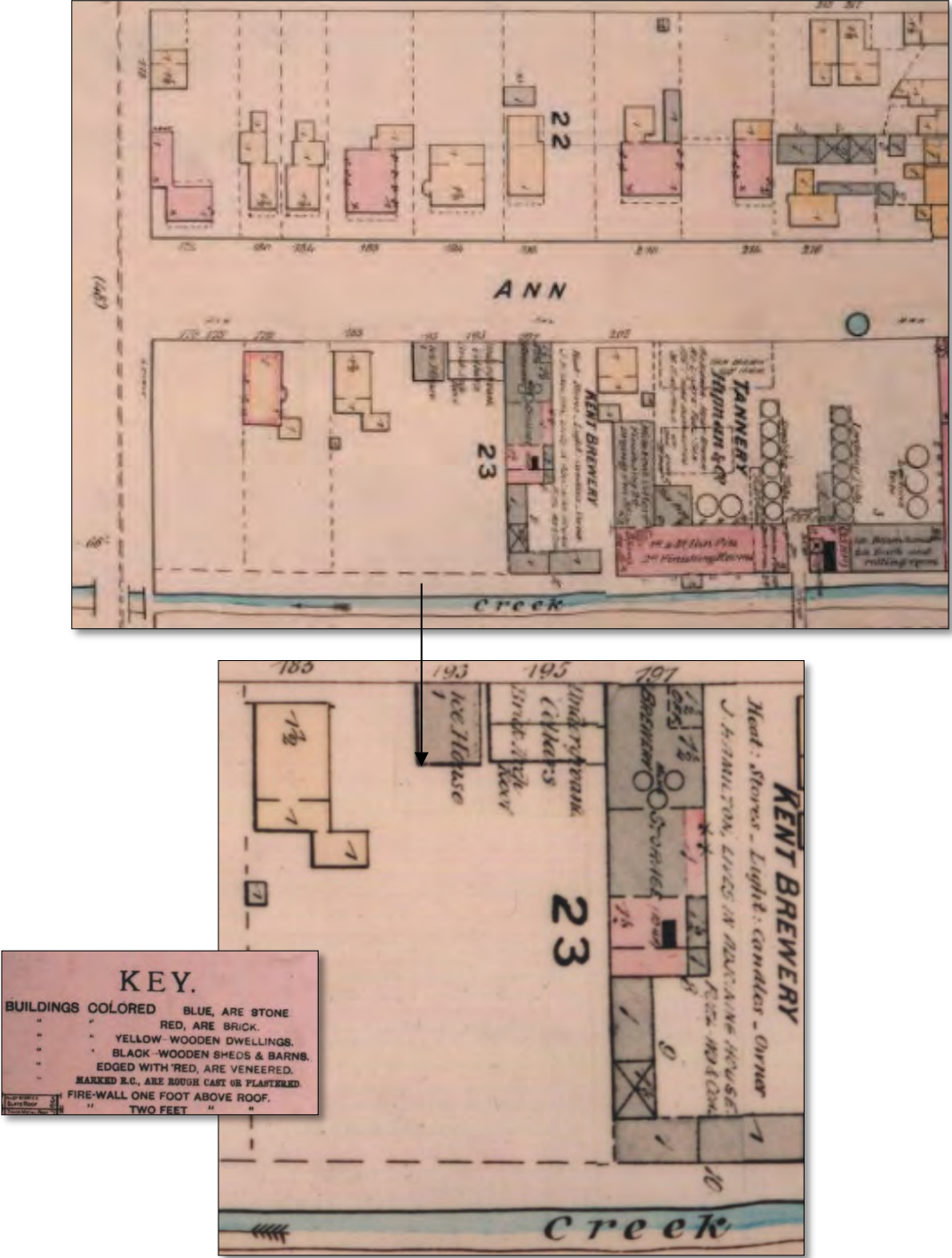


Figure 16: Excerpt of 1881 revised 1889 Fire Insurance Plan of the City of London, Ontario by Charles E. Goad showing subject lands and detailed view of 197 Ann Street (Courtesy of Western University).

In 1883, the City of London, County of Middlesex Directory identifies that the properties between Ann Street and St. George Street were associated with Michael Flavin, a painter (173 Ann Street), John Park (175 Ann Street) and John Hamilton (179 Ann Street) and Patrick O' Neill, tanner, and the C.S. Hyman & Co.'s tannery (203 Ann Street). The stretch of land between Mill Street and Ann Street on the east side of St. George Street, which currently includes 84 and 86 St. George Street, is identified as "Gardens, Carling's Creek commences here and Arscott's tannery". This indicates that at that time the existing residences were not yet built and the land was used for a tannery.

<p><i>Talbot crosses here.</i></p> <p>119 Aunt Edward, carpenter 121 Grace Miss Jessie, dressmaker 123 Hooper William, cigarmaker 125 Kay Hugh, machinist 127 Cooper James, bricklayer 129 Cox John B, bible buyer 131 James Chas, commercial traveller 133 Vacant lot 135 Small Thomas, plasterer 137 Hooper John, printer 139 Mason Mrs Oliver 141 Mary Stephen, bricklayer 143 Bayley Thomas, laborer 145 John Torney, laborer 147 Lee Harry, printer 149 Blaud Thomas, printer 151 Grant James, gardener 153 McEvide Mrs Wm Vacant lot</p> <p><i>Richmond is here</i></p> <p>ALFRED, East Side, from Pall Mall north to Arthur, between William and Adelaide. Vacant land Vacant house Vacant house Vacant land Arthur is here. Alfred, West Side. Vacant land Arthur is here.</p> <p>ALMA, East Side, from St. James' north to Grosvenor. 35 Smith Henry A, customs 37 Myers Mr, farmer 39 Brown John J, attorney 41 Hollowell Wm 43 Blair James, bank inspector Vacant land Grosvenor is here. Alma, West Side. Vacant land 51 McCreary J, blacksmith 53 Thompson James, grainer Vacant land Grosvenor is here.</p> <p>ANN, North Side, from river east to Richmond. Carling's brewery Talbot crosses here. Murbuck Alex R, nursery 136 Arscott Samuel, tanner 154 Arscott Richard, tanner Garden crosses here. 174 Lewis Thomas, driver 180 Clark Frank S, insurance agent 184 Wardle Geo F, telegraph operator 188 Drummond John, road traveller 192 Fitch Wm J, carpenter</p>	<p>131 Sims Andrew, tannery 133 Hart Richard, moulder 137 Wright Richard, letter collector 139 Douglas John W, clerk 141 Chapman John, tanner Arscott's tannery.</p> <p><i>George crosses here.</i></p> <p>173 Flavin Michael, painter 175 Park John 179 Hamilton John, brewer 183 O'Neil Patrick, tanner C S Hyman & Co.'s tannery</p> <p>ARTHUR, North Side, from William east, first north of Pall Mall. Vacant lot Alfred is here.</p> <p>BARTON, North Side. Talbot is here. Harris George B, land Agent Barton, South Side. 97 Shoveller Samuel, clerk</p> <p>BATHURST, North Side, from river east to Adelaide. Vacant land Thomas crosses here. 4 William John S, barber 8 McLane Mrs, widow Christi 10 O'Hagan Mrs Julia, widow 12 Hill James, stove moulder 14 Lloyd Fergus R, carpenter 16 Slater William, baker 18 Norman Mrs M, landress 20 Welch John, harnessmaker Vacant land Richmond crosses here. 86 Chambers David, book-keeper 72 Scott Robert, carpenter 76 Turnbull David, machinist 80 Hunt Brox, coal yard 90 McDonald Mrs Sarah, dressmaker Shirley James, pumpmaker 94 Thompson Richd, stove polisher McDonald Donald, carpenter 100 Clyde William, moulder 102 McCusker John, carpenter 104 Neilson George, moulder 106 Black Thomas, carpenter 108 Collins Miss Mary, dressmaker Talbot crosses here. 110 Ashworth John, watchman 114 Stratholme Wm G (Wm Stratholme & Co) 118 O'Connor James, painter 118 Gustin Robert, engineer Fritchard Robert & Co.'s grain warehouse Rich Robert, grain merchant 120 Murphy Andrew, brewer 142 Tallant Alfred, sofa maker</p>	<p>FULLARTON, North Side, from Richmond east to Richmond. Plummer & Sons, yard and stables 82 Baker Henry, coachman 92 94 Stewart & Co, agri implements 96 Baynes Oswald, biller G T freight department 100 Cook Thomas, cabinetmaker 104 Stuibert Wm, gentleman 106 Pope Wm, gentleman Talbot crosses here. 112 Collins James, cutler Vacant land 128 Oliver John, book-keeper 136 Howey Thomas, wagonmaker 144 Wilkinson L, wagonmaker 146 Elliott Mrs F 148 Morrison John (J & W Morrison) 150 J & W Morrison, blacksmiths 154 Vacant Fullarton, South Side. 65 Matthew Phillip 67 Carter Henry Jas, waiter 71 Allide James, upholsterer 72 Eggleton Mrs Elizabeth 74 McLooney John, machinist 81 Wheeler Mrs Ellen 83 Hendershot Peter, paper box mkr 85 McEvide Richard, tin-smith 90 Frothingham Thos W, clerk 97 Rippen John, blacksmith 99 Caravilla Angelo, tailor 101 Tweedie Mrs Sarah Talbot crosses here. 121 Paladini Carmelo, tailor 129 Bennett John, fruit etc 131 Caravilla Giovanni, tailor 133 Adams Henry, stonecutter 135 Leaney Edward, bank director 137 Campbell Ellen, widow Alex 139 Hanson Mrs M A Richmond is here.</p> <p>GEORGE, East side, from John north to Haron. Garden Mill crosses here. Garden Carling's Creek crosses here. Garden Ann crosses here. Garden Mount Pleasant crosses here. 130 132 Brough R R, mailclerk</p>	<p>Vacant land Regent crosses here. Vacant land Haron crosses here. George, West Side. John crosses here. 17 Colerick Henry, painter 41 Macle Geo, cooper 55 Hall T A, grocer</p> <p><i>Mill crosses here.</i></p> <p>Gardens Carling's Creek crosses here. Arscott's tannery Ann crosses here. 117 Hynd Wm, laborer Gentleman Jun, salesman Mount Pleasant crosses here. Vacant land Oxford crosses here. 165 Bennett John, moulder 167 McCallum Jeannette, teacher 171 Henderson Wm, cigarmaker Spensham crosses here. Hayne L N, inn Gardens St James crosses here. Haron Divinity College Kershaw Matthew, gardener Grosvenor crosses here. Beecher H C R, Q C Footitt Jas, gardener Chesapeake crosses here. Vacant land Victoria crosses here. Vacant land Regent crosses here. Vacant land Haron crosses here.</p> <p>GRAFTON, East Side. Victoria crosses here. Vacant land Regent crosses here. Grafton, West Side Victoria crosses here. Cahill Mrs Margaret Spicer Henry, painter Darnley Mrs Mary Burn Patrick, laborer Johnson Arthur, butcher</p>
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Figure 17: Excerpt of 1883 City of London, County of Middlesex Directory (Courtesy of Library and Archives Canada).

In 1884, Joseph Hamilton inherited his father's business at the age of 24 (OLR) (Library and Archives Canada). Joseph proved to be very successful in the brewery business and branded "London Porter" to market his business. Marketing slogans included the following slogans:

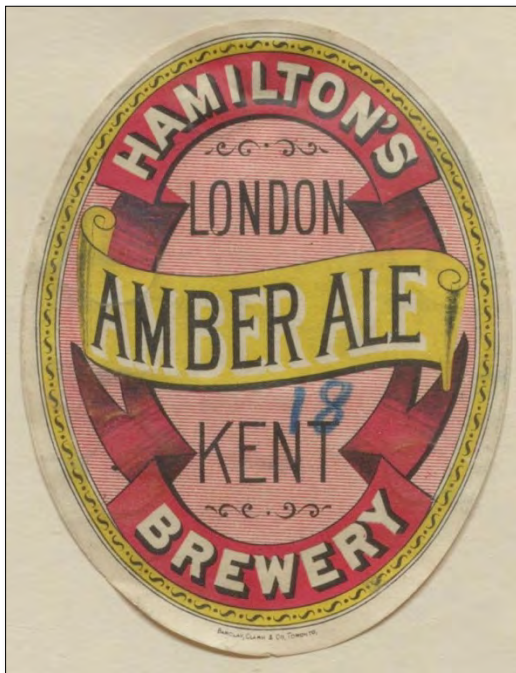
"Hamilton's London Porter is Universally Acknowledged to be the Peer of all Porters"

"Hamilton's London Porter still maintains its high standard of excellence, never deviating except for the better"

"Hamilton's London Porter is unsurpassed by any Canadian Stout. You can always rely on the quality of this article"

"Hamilton's London Porter is equal to the best imported. Sells on its own merits. You cannot make a mistake if you can ask for Hamilton's"

"Hamilton's London Porter--The Most Recommended Beverage on the Market"



Figures 18 & 19: (left) 19th century advertisement for the Kent Brewery (Source: ebay listing); (right) 19th century advertisement for Kent Brewery (Source: Philips, 36).

Between 1883 and 1886, Joseph Hamilton resided as a tenant in 175 Ann Street; during this time he married Susan Fletcher (Library and Archives Canada) (see Figure 20). William Coyne resided as a tenant in 179 Ann Street and John Hamilton is associated with 183 and 197 Ann Street and identified as a ‘freeholder’ (see Figures 20, 21) Four years later, 173 -175 Ann Street are identified as vacant/ private grounds (the Fire Insurance Plan 1881 revised 1889 does not show any buildings or structures on these lots). Joseph Hamilton is listed as residing at 179 Ann Street, formerly inhabited by William Coyne, and Miss Ellen Hamilton, John Hamilton daughter and Joseph’s twin, is listed as residing at 183 Ann Street.

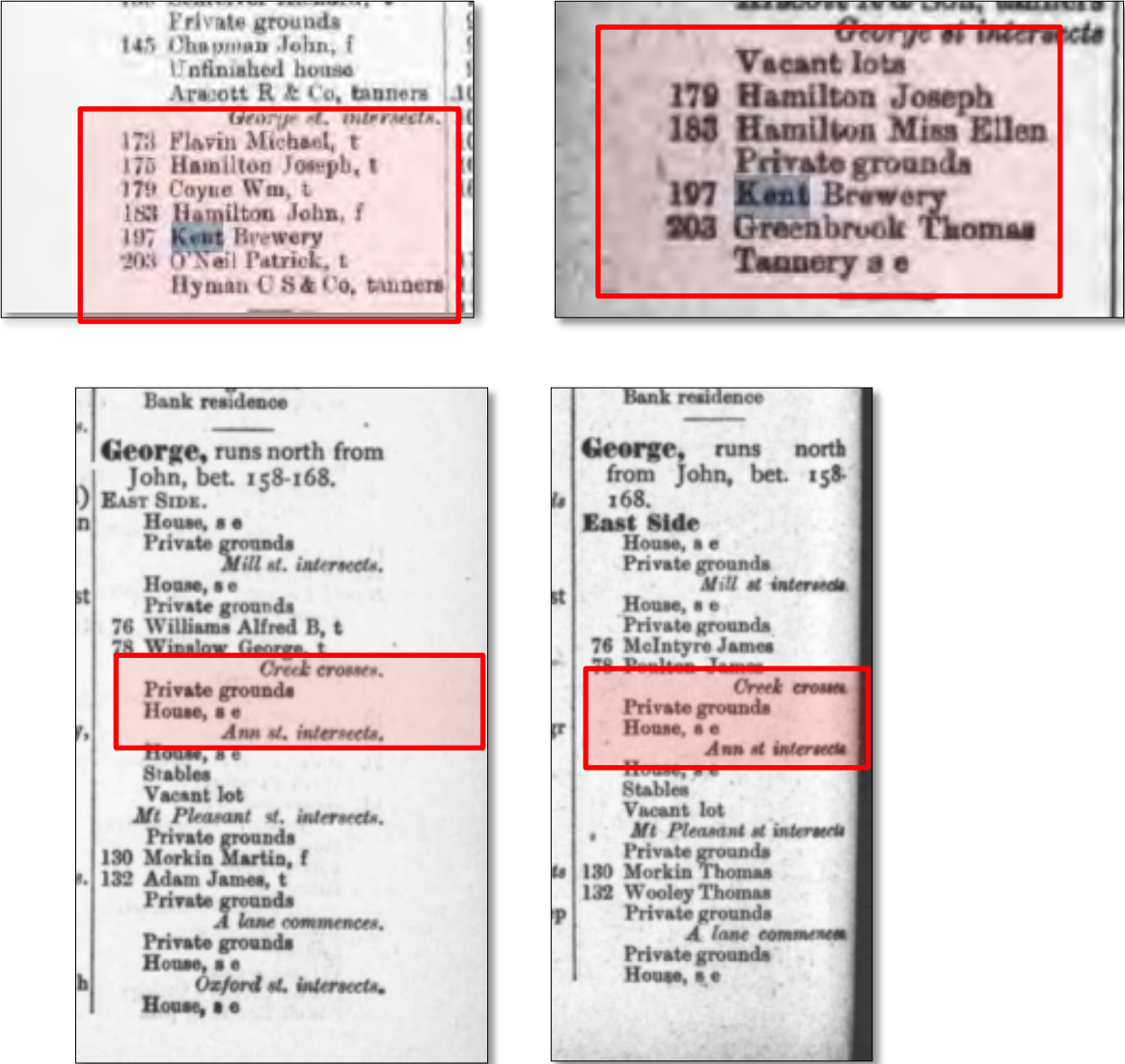
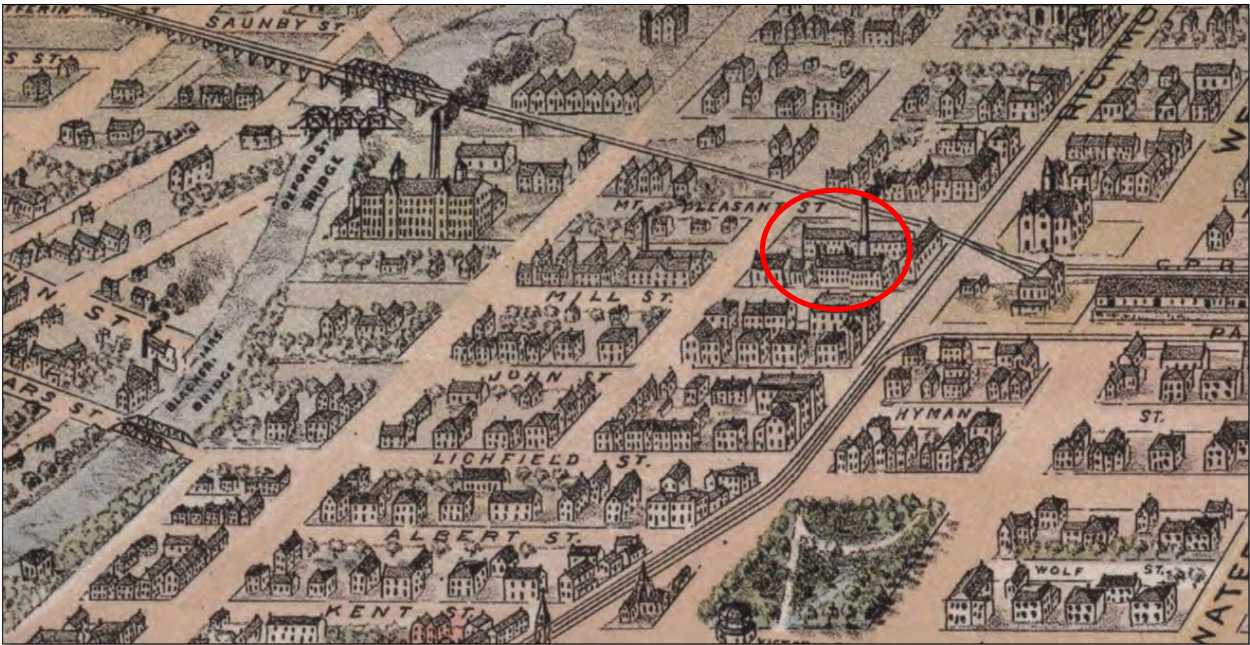
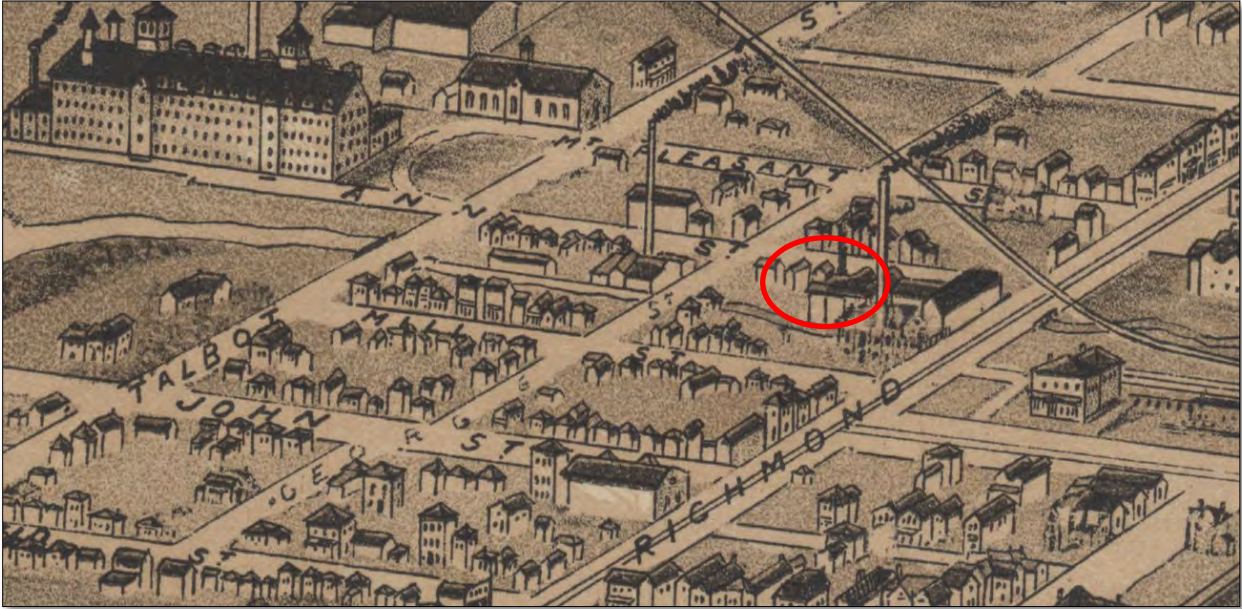


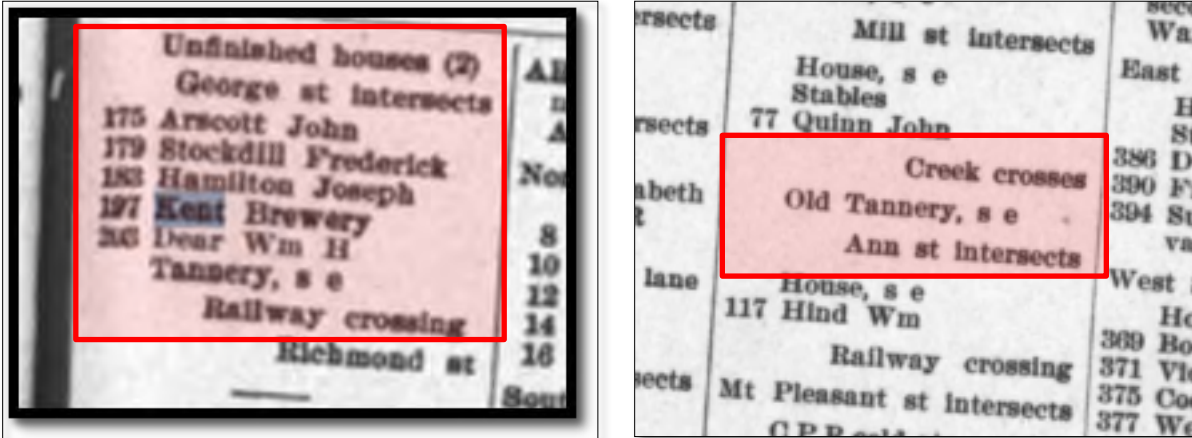
Figure 20, 21, 22, & 23: (above left) Excerpt of 1886 London and Middlesex County Directory for Ann Street; (below left) Excerpt of 1886 London and Middlesex County Directory for George Street; (above right) Excerpt from 1890 London and Middlesex County Directory for Ann Street; (below right) Excerpt from 1890 London and Middlesex County Directory for St. George Street (Courtesy of the Library and Archives Canada).

The 1890 Bird's Eye View of the City of London shows residential buildings on the north side of Ann Street; these residences were later replaced by the existing commercial building. The 1893 City of London, Canada with Views of Principal Business Buildings depicts the tannery on the south west side of Ann Street as a principal business buildings.



Figures 24 & 25: (above) Excerpt of 1890 Bird's Eye View with red circle indicating approximate location of subject lands; (below) Excerpt of the 1893 City of London, Canada with Views of Principal Business Buildings with red circle indicating Hyman tannery depicted in the vicinity of the subject lands (Courtesy of Western University).

Excerpt from 1895 London and Middlesex County Directory below demonstrates that by 1895, the property at 175 Ann Street (formerly 173-175 Ann Street) was inhabited by John Arscott who lived at the residence from approximately 1894 to 1900 who likely was associated with the Arscott tannery. The property at 179 Ann Street inhabited by Frederick Stockdill, an English cabinet maker (Library and Archives Canada). Joseph Hamilton is listed as living at 183 Ann Street in a house that he had constructed around 1893 in replacement of the original frame house. At the time he had three children: Ella, Mabel and John (Library and Archives Canada). Old Tannery is listed as being between Carling’s Creek and Ann Street.



Figures 26 & 27: (above) Excerpt of 1895 London and Middlesex County Directory showing listings for Ann Street (below) Excerpt of 1895 London and Middlesex County Directory showing listings for St. George Street (Courtesy of Library and Archives Canada).

In the Foster’s London City and Middlesex County Directory of 1900, the residence at 179 Ann Street was inhabited by John J. Dalton who was a labourer (all other residents in 1895 remained the same). In 1900, George Street changed to St. George Street. Philip C. Lewis is listed as living at 84 St. George Street.

A one storey wood frame building is shown at 84 St. George Street in the 1892 revised 1907 Fire Insurance Plan; the residences on the north side of Ann Street within the block are replaced by a glass warehouse and coal shed at this time. By 1907, the former address of 173-175 Ann Street is consolidated into 175 Ann Street.

In comparison with the 1881 revised 1889 Fire Insurance Plan, changes were made to the Kent Brewery addressed at 195-197 Ann Street. The 1892-1907 main building fronting Ann Street is identified as a two storey frame building with brick veneer comparably in 1881- 1889, this portion of the building was identified as 1 ½ storeys with no brick veneer and was identified as ‘brewery’, included brewing tanks, with a small office to the north-west. The building represented in the later Fire Insurance Plan is of a

different scale and use primarily as an office. However, the one ½ storey additions to the rear of the main building are represented in the earliest Fire Insurance Plan. By 1892-1907, the rear additions included a boiler set in brick (see Figure 28).

In addition to the above, by 1892-1907, the icehouse and underground cellars were no longer present along Ann Street and replaced with a brick washhouse and a one storey rear additions were removed and the rear stable enlarged and icehouse was relocated to the rear of the property (see **Appendix ‘G’** for larger versions of Fire Insurance Plans).

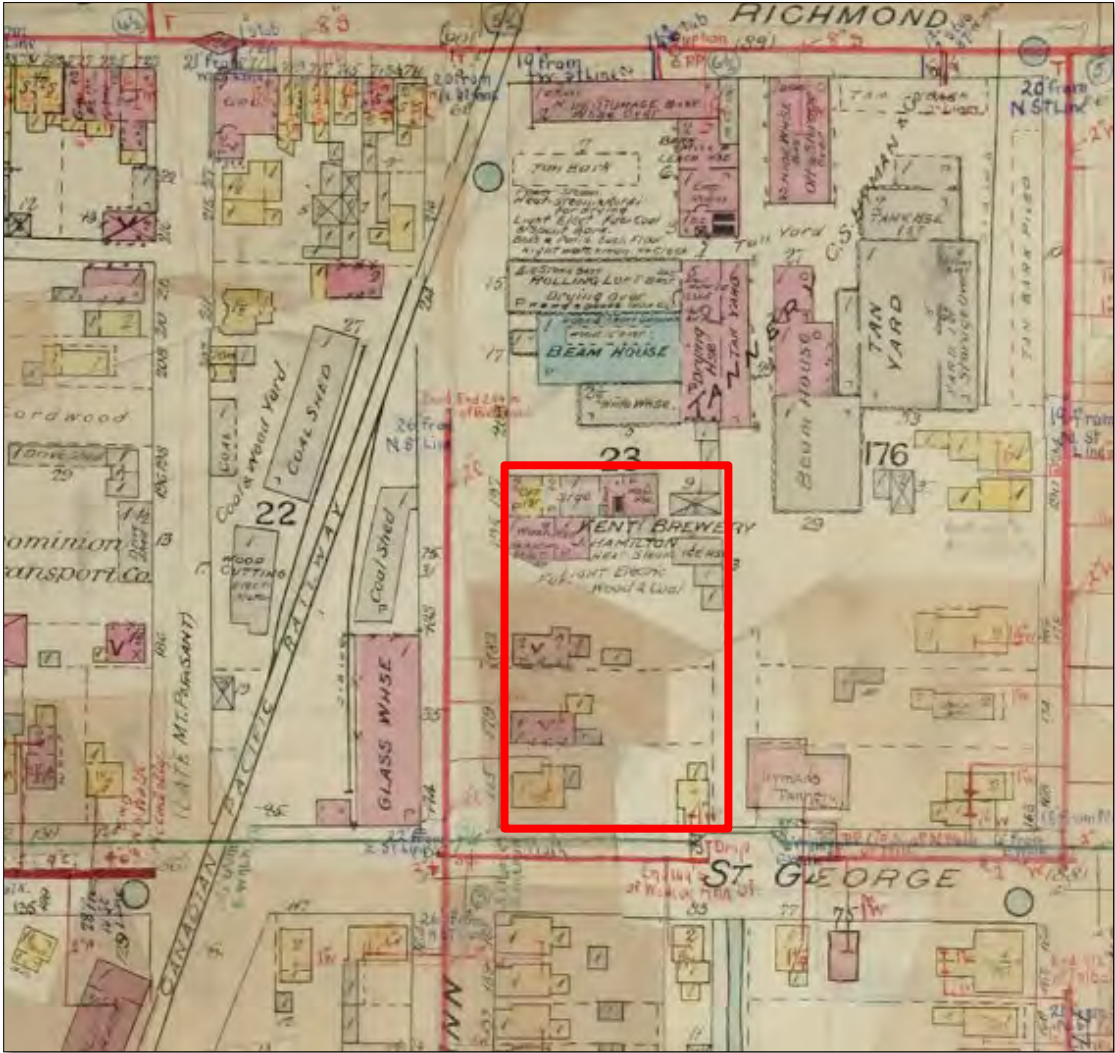


Figure 28: Excerpt of 1892 revised 1907 Fire Insurance Plan; red outline identifies subject lands; red box incates subject lands(Courtesy of Western University).

In 1905, the Kent Brewery was still in operation under the supervision of Joseph Hamilton. The photograph in Figure 30 demonstrates the building complex's appearance during the early 20th century. The main entry was to the west of the façade with various sized window openings on the first level. The washhouse appears to the east of the façade with centred entryway along Ann Street. It appears that the main building was painted. The side façade facing eastward includes a side hall entry and two window openings and one window opening on the second level. The building fabric to the rear of the main building includes a 'one' storey brick addition and wood frame second level addition which was later replaced by a second storey brick addition.

The photograph is taken after "extensive alterations and additions were made near the end of the [19th] century" (Philips, 155, LACH Appendix B). These alterations would have been made under the supervision of Joseph Hamilton during the height of his business.



*Figure 29: Photograph of the Kent Brewery in 1905 (Source: London Old Boys, Semi-Centennial 1855-1905
(published in the 1905 edition) .*

In 1911, Joseph, his wife Susannah and their children: Ellen, Mabel, John, Lawrence and Edward all resided at 183 Ann Street (Library and Archives Canada). Joseph remained listed as a 'brewer' at the time of the census. In the 1912 revised 1915 Fire Insurance Plan, 197 Ann Street is still listed as the Kent Brewery (see Figure 30). All the residences on the subject lands remained the same; the Kent Brewery remained the same in terms of layout and materials as in the 1892 revised 1907 Fire Insurance Plan.

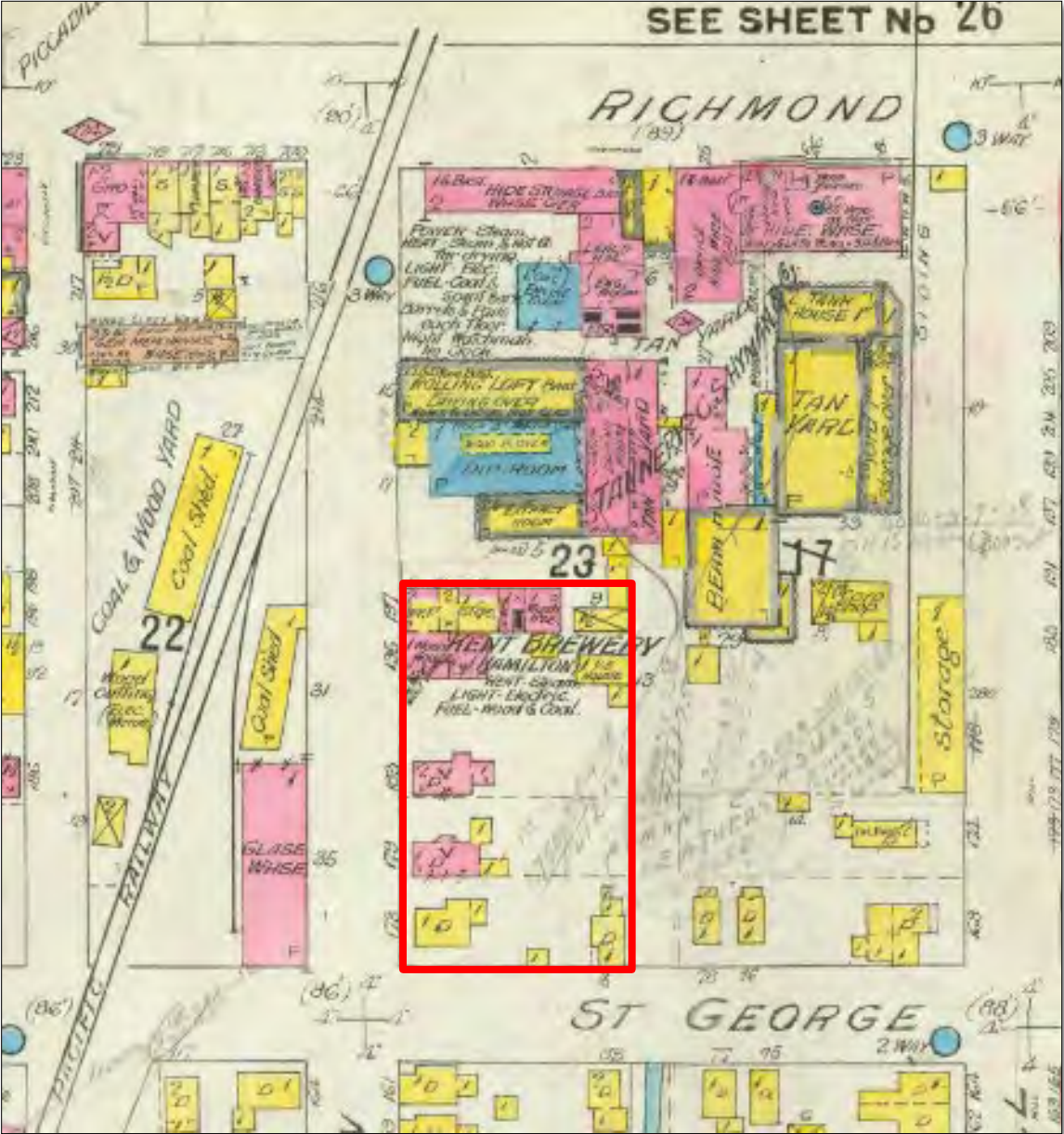
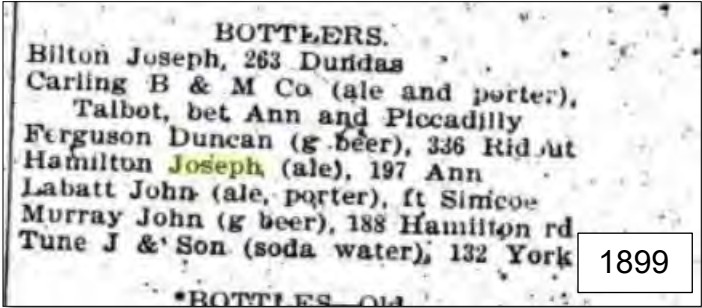
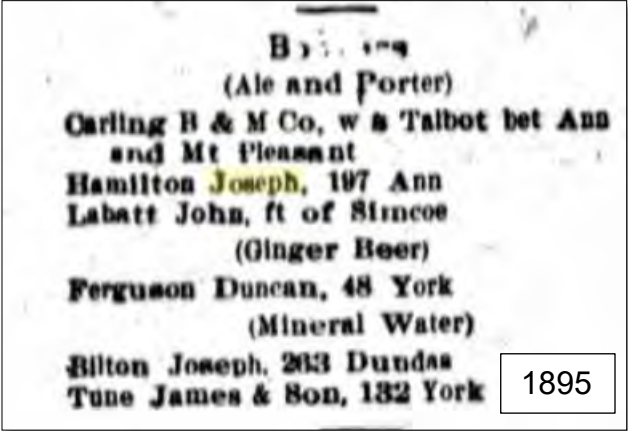


Figure 30: Excerpt of 1912 revised 1915 Fire Insurance Plan; red outline identifies subject lands (Courtesy of Western University).

In 1916, the Canadian Temperance Act was passed which likely instigated Joseph's Hamilton retired in the brewing business in the same year. During the time that Joseph Hamilton ran the brewery between 1887 and 1917, it was one of a few producers of ale and porter including Carling B & M Co., and John Labatt.



Figures 31 & 32: (above) Excerpt of 1895 London city and Middlesex County Directory identifying Joseph Hamilton as being located at 197 Ann Street and a producer of Ale and Porter; (Below) Excerpt of Foster's London city and Middlesex County Directory of 1899 identifying Joseph Hamilton as being located at 197 Ann Street and a producer of ale (Courtesy of Library and Archives Canada).

In 1918, the city directories list the property as vacant. The Fire Insurance Plan of 1912 revised 1922 no longer labels 197 the "Kent Brewery" and identifies the former washhouse as a 'garage' (see Figure 33). At the time, the outbuildings to the rear of the former brewery represented in the 1892 revised 1907 FIP were still present on site, one of the being used as an auto shop. An electric sub-station was installed at 199 Ann Street adjacent to the former brewery. Carling's Creek was covered by industries in the immediate surroundings including the tannery and a building identified as 'colouring and glazing'. By this time, 86 St. George Street had not yet been built.

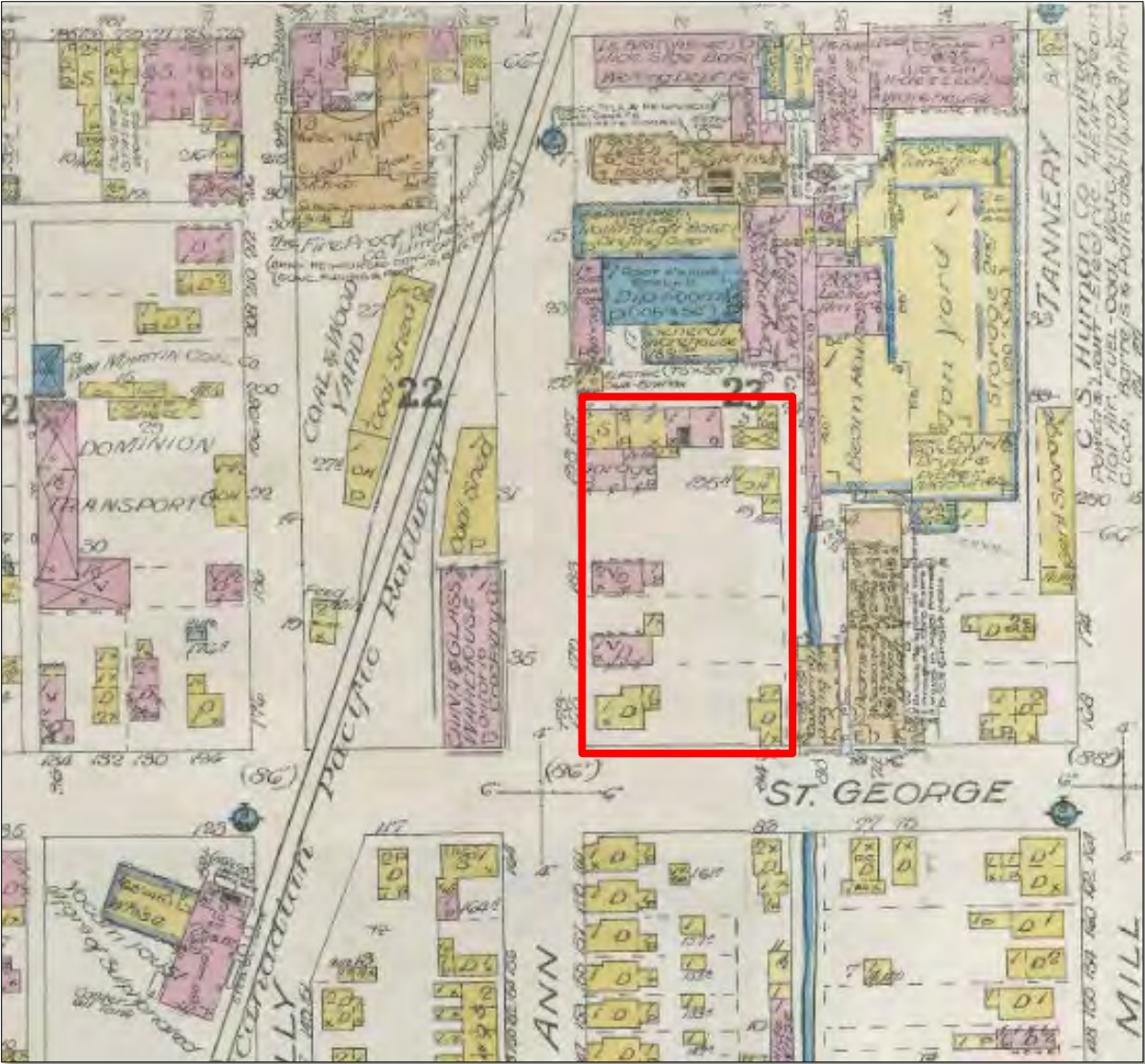


Figure 33: Excerpt of 1912 revised 1922 Fire Insurance Plan; red outline identifies subject lands; (Courtesy of Western University).

In 1937, the estate of Joseph Hamilton sold the lands to Philip P. and Luigi Magliano although the building had ceased its operations as a brewery by 1917 (OLR). The property changed ownership several times since its ownership by Magliano (OLR). Between 1950 and the present several owners have owned the building. Between 1930-1938, it is claimed that the former Kent Brewery was used as a winery known as the “Royal Winery” and “Adelaide Winery” (LACH, October 2020, 1.4.1).

A 1945 and 1955 aerial photograph, supplemented with a 1958 Fire Insurance Plan, demonstrates that by the mid-20th century, the surrounding area had retained its historical, industrial character (see Figures 34-36). Two frame outbuildings to the rear of the former Kent Brewery (labelled “Stark Truck Service” in 1958 FIP) had been removed,

but the remainder of the block had retained its appearance since 1922 when the C.S Hyman Ltd. Co. tannery was expanded. The building originally used as a China and Glass warehouse had transitioned to seed storage (Jones McNaughton Seeds Ltd.).



Figures 34 & 35: (above) 1945 aerial photograph; red outline identifies Ann street block bounded by Ann Street, Richmond Street, St. George Street and Mill Street; (below) above) 1955 aerial photograph; red outline identifies Ann street block bounded by Ann Street, Richmond Street, St. George Street and Mill Street; (Courtesy of Western University).

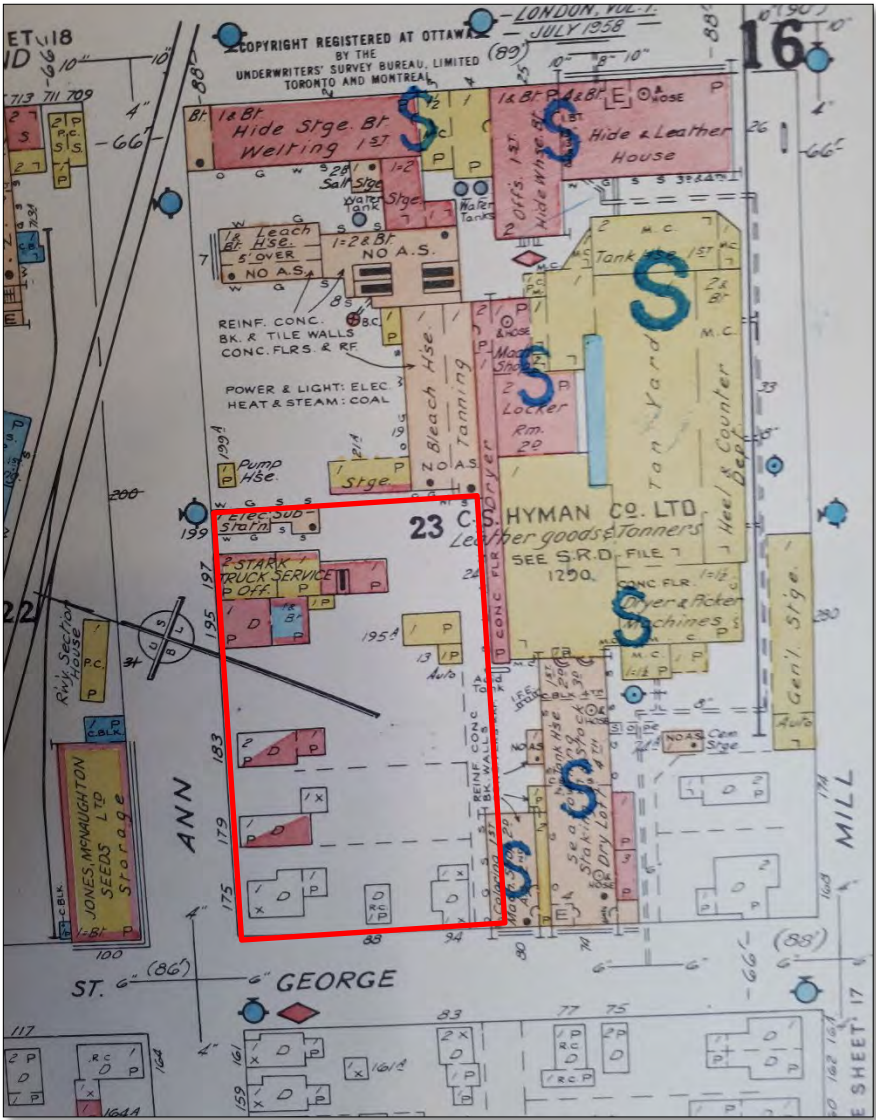


Figure 36: Excerpt of 1958 Fire Insurance Plan; red outline identifies subject lands (Courtesy of Western University).

After 1960, the historical use of the surrounding block as industrial transitioned to residential. The C.S. Hyman Co. Ltd. Tannery was demolished and all associated buildings. The tannery enterprise was replaced with residential tower apartments. A large open space used as a parking lot to the south of the subject lands was later replaced by 2011 with a residential apartment tower and row townhouses.

Revised Heritage Impact Assessment
175, 179, 183 & 197 Ann Street and 84 and 86 St. George Street,
City of London, ON



Figures 37 & 38: (above) Aerial photograph of subject lands and surrounding area in 2006; (below) Aerial photograph of subject lands and surrounding area in 2011; red box identifies subject lands (Source: London City Map).

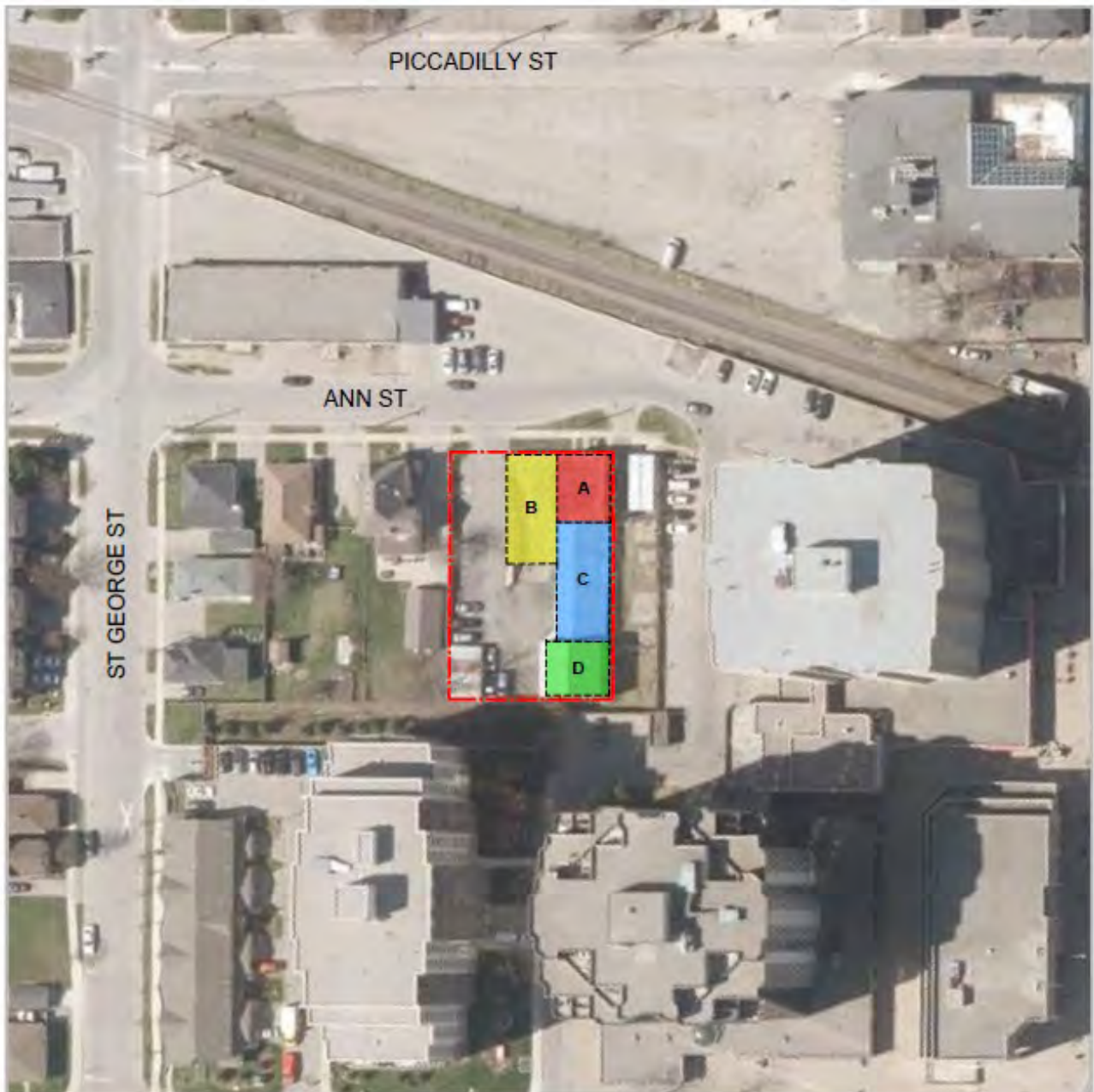
For many years the former Kent Brewery has been used as an automotive repair shop. It is currently used as Williams Downtown Automotive Service. Since 1984, the front portion of the building complex has been operating as a duplex and housing tenants (LACH ,October, 2020).

The block including the subject lands has significantly changed since the mid-20th century, particularly due to the loss of historical industrial buildings. The North Talbot inventory describes the removal of several industrial buildings and complexes in the area, “-has left a fairly substantial void in the area’s historical narrative as represented by the current built fabric” (CHINT, 15).

5.0 Detailed Description of the Former Kent Brewery

5.1 Building Morphology

The former Kent Brewery building complex has evolved over time as it has been adaptively re-used over the past century and a half. The original brewery complex from c. 1859, had been altered particularly around the time that Joseph Hamilton took over the business and subsequently the business expanded requiring alterations to facilitate the change in production during the late 1880s and early 1890s. A Staff Report completed by LACH states, “The precise date of current buildings at 197 Ann Street is unknown” (Dent, 3). The following diagram and table on the following page is therefore, based on information that can be withdrawn from Fire Insurance Plans and observations of both the exterior and interior of the building.



Building Morphology of Former Kent Brewery

197 Ann St
 Lt 4 & Pt Lts 3 & 5 S/o Ann St Plan
 183(w) As in 575011 London
 City of London

LEGEND

- Subject Property (197 Ann Street)
- A 1889-1893
- B 1893
- C 1859-1880
- D Late 20th Century

Base Map Source: City of London (2017)

DATE: March, 2021

SCALE: 1: 1,000

FILE: 1094AU

DRAWN: GC



K1094AU-197 ANN ST (R) BUILDING MORPHOLOGY.DWG

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
203-540 RIDGEMANS CENTRE DR. EICHENHILL, ON, N0B 3P9
 P: 519.576.3490 F: 519.574.0121 | WWW.MHBCPLAN.COM

Building Section	Date of Construction	Notes
A	1889-1893	Original building was 1 ½ storeys which later appears as a 2 storey frame building with brick veneer. The original brewery c. 1859 may be underneath the brick veneer but to what extent is unknown.
	1922	Rear second storey brick addition is added replacing a wooden addition shown in 1905 photograph.
B	c.1893	Brick warehouse replacing ice house and underground cellars.
C	c. 1859-1880	The storage area on the north side of the rear wing is identified as stone in 1881 revised 1889 FIP. The southern end of the rear wing includes a boiler and is constructed of brick- this section remains today. In 1892, the northern section of the rear wing is identified as shed/ storage building with brick veneer on east elevation.
D	Late 20 th century	Rear cinder block building with vinyl siding added to the rear to facilitate automotive industry.

5.2 Description of Former Kent Brewery Building Complex and Current Conditions

This sub-section describes the current architecture of the existing building complex located at 197 Ann Street, City of London, Ontario. Photographic documentation of the building complex can viewed in Appendix E of this report.

5.2.1 Exterior

North (Front) Elevation

The front elevation of the building has elements representative of the Italianate architectural style such as the brick corncing and detailing along the roofline. The flat platform roof line was a popular trend for commercial business in the later 19th century

and is popularized within the downtown area of the City. The main two storey portion of this elevation is constructed of a brick veneer (Section 'A'); fire insurance plans indicate that a wood frame building is below the veneer. The original window openings remain with brick voussoirs and stone sills. The doorway to the east of the façade has been altered to be retrofitted for a newer door. The original brick voussoir remains above the doorway.



Figure 39: View of north (front) elevation (Source: MHBC, 2019)

East Elevation

The east elevation of building Section 'A' is brick veneer. The brick cornicing and brackets extend only to the middle of the façade as the extension of the façade was constructed after 1905. The right hand side of the façade has original window openings with brick voussoirs; stone sills remain on upper storey level, however have been removed on lower level window openings. An original door has been bricked in to the centre of the façade, however, the brick voussoir remains. Original window sills have been filled, only the brick voussoirs remains. There is a smaller window opening to the left of the façade with a voussoir. An additional window opening was created to the left of the façade of this building section.



Figure 40: View of north (front) elevation (Source: MHBC, 2019)

The east elevation of the rear wing identified as Section 'C' has three sections; the first section is clad in vinyl siding, the second is of a reddish buff brick with two openings—one appears to be a coal shoot and the other a window opening. There is a former window opening on the bottom half of this part of the façade which has a brick voussoir and has been filled in. The third section of this addition includes primarily yellow brick. The rear wing has an open gabled metal roof with extended eaves. This east elevation of the rear, contemporary addition includes a cinder block wall with no openings.



Figure 41: View of east elevation (Source: MHBC, 2019)

South (Rear) Elevation

The south elevation consists of the cinder block façade of the latest addition and open gabled roof line; the roof is flush to the façade. This elevation is challenging to view as it abuts a platform above ground parking garage for the adjacent residential high-rise apartment. The south elevation of building Section ‘A’ has been covered with a vinyl siding and there is one (1) window visible on this elevation on the second level of the building. The south elevation of building Section ‘B’ has been parged. It includes one (1) industrial garage door opening and one (1) human door to the right of the elevation. The opening shows exposed wood beams framing the entry. Rubble stone is exposed where the plaster has broken. A concrete retaining wall and extension of the parking lot has been attached to the left side of this façade. A large exhaust vent is located to the right of this façade.



Figure 42: Axonometric view of subject lands (Source: Google Earth Pro, 2019)

West Elevation

The western elevation displays the side of the building Section 'B' which includes a view of a stone foundation. The establishment of a sloped driveway has changed the grade and asphalt has covered a portion of the original foundation sill. Door entries have been filled to the far left and right of this façade of the addition; brick voussoirs remain. It appears that there formerly were also two (2) architectural features on either side of the former doorway on the right side but what they were exactly is unknown. The western elevation of Building 'A' can be seen from this elevation; it is covered with a vinyl siding and there are two (2) window openings visible on the second storey. The gabled roof of the brick northern section of building 'Section C' can be viewed on this elevation. The west elevation of building 'Section C' consists of a square window on the upper, left side of the façade of the building section, a human door entry and an industrial garage door opening. The original brick façade has been covered with plaster and painted. The west elevation of building Section 'D' includes two (2) industrial garage door openings.



Figure 43: Axonometric view of subject lands (Source: Google Earth Pro, 2019)

5.2.2 Interior

Section 'A'

Section 'A' of the building complex has been converted into duplex and currently serves a residential purpose. The exterior form of the building has been altered due to changes to the interior arrangement to serve this purpose. An additional door has been carved out of the front façade to facilitate an additional entry to a secondary unit. The interior of this building section has been completely renovated.

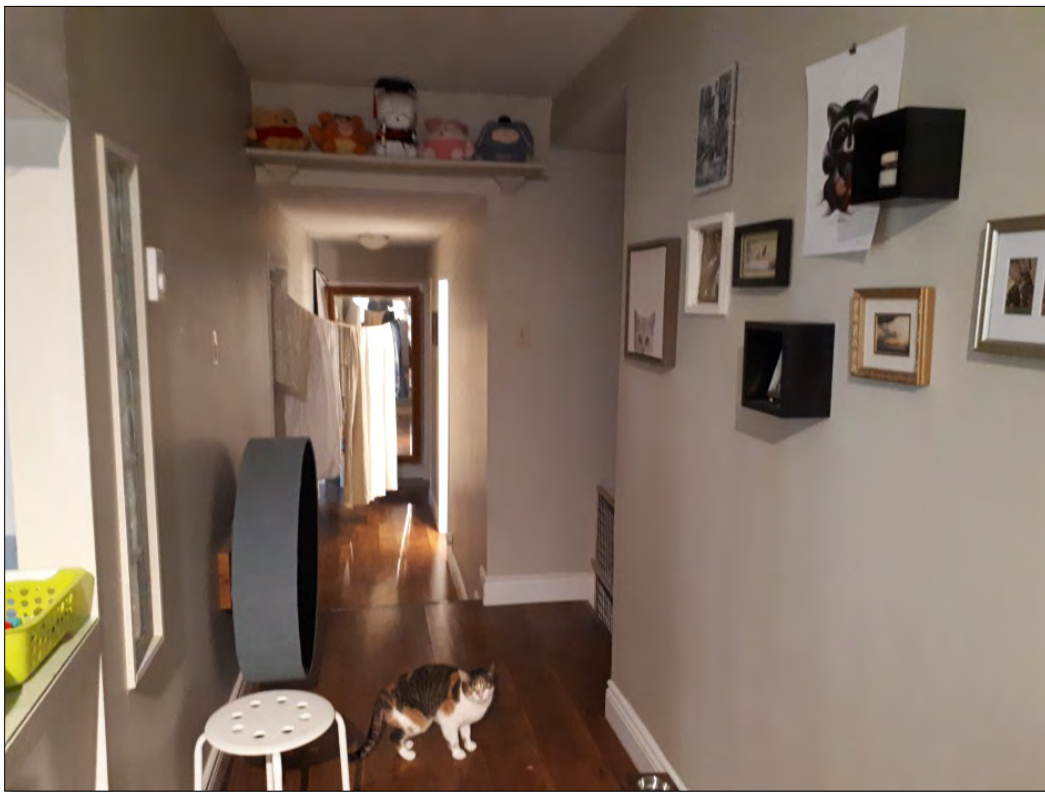


Figure 44: Interior view of lower unit of building Section 'A' (Source: MHBC, 2019)

Section 'B'

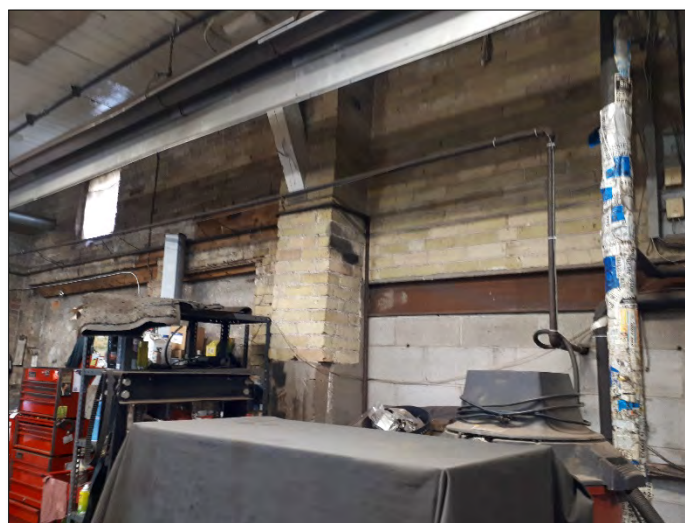
Section 'B' has been reinforced with steel beams and spray foamed. Portions of the original brick façade remains. There is an original Florentine doorway that leads from the interior of this building section into the northern portion of building Section 'C'. There are a few Florentine arches that remain in the interior of the building, only this one serves a functional purpose as a doorway.



Figures 45 & 46: (above) Interior view of Florentine arched doorway within building Section 'B' (below) View of ceiling in Building Section 'B' with steel beams (Source: MHBC, 2019)

Section 'C'

Portions of original brick flooring have been uncovered from alternate forms of material that have been used to cover them. There are exterior tiered brick supports enclosed in the interior of this building section. A Florentine arch is filled in this section and is below grade; it is currently located in the washroom in the former washhouse. There is another Florentine arch which has been altered to facilitate mechanical/ electrical services. All window and door openings original to the façade, aside from the square window on the west elevation have been filled with brick/ cinder block. The building has been reinforced with steel beams and patched with Portland cement. There is utility/ mechanical room located below the west elevation of the building section.



Figures 47 & 48: (above) Interior view of building Section 'C' showing Florentine arch; (below) View of interior of western elevation of Section 'C' (Source: MHBC, 2019)



Figures 49 & 50: (above) Interior view of building Section 'C' showing corbelled brick supports in basement; (below) View of original brick flooring in basement of Section 'C' (Source:MHBC, 2019)

5.3 Current Conditions

On February 24, 2020, a+LiNk Architecture Inc. completed a Building Condition Assessment on the former Kent Brewery building complex. The following identifies the condition of the complex as per the report:

Building ‘A’

- Main façade of Building ‘A’ was altered to accommodate apartments (p 3);
- Original door has been filled in with brick (p 3);
- Interior re-organization as a result of retrofitting building for apartments including the construction of several new walls (p 9);
- Spalling and cracked bricks apparent on front elevation;
- Italianate details and cornice along roofline in fair condition with some evidence of movement, mortar joint decline and stepped cracks at the corner (p 11).

Building ‘B’

- Interior re-organization of space;
- Interior is double-height space at the north end and there does not appear to be any access to original entrance (p 9);
- Interior walls have been covered with spray foam and a “cementitious coating” applied; (p 9);
- Masonry to be in fair condition with signs of “stepped cracking, spalling, efflorescence and staining” (p 10);
- Modern overhead garage door installed on south side; the frame around the door and the exhaust “exhibit signs of oxidization and environmental wear” (p 5);
- Florentine arch between Building ‘B’ and ‘C’ does not appear to be compromised (p 4);
- Former opening on the north end of the west elevation has been closed in with brick and below this are signs of masonry movement; foundation walls appear to be in fair condition (p 4);
- South elevation of Building ‘B’ has been plastered and is in poor condition “with signs of cracking evident throughout the elevation...the walls are spalling and falling off” (p 5);
- Original strutting and hanging beams remain, however, some of the beams have been modified;
- Wood ceiling joists, cross-bracing and ceiling cladding appear original although some of which has been affected by the application of spray foam and coating (p5).

Building ‘C’

- Partial Florentine arch in bathroom is blocked by floor plate and filled;
- Original brick flooring visible below concrete flooring in kitchen;
- West elevation has been plastered and there have been changes to the exterior grade (p 6);
- Most of the former openings visible from the interior on west elevation have been filled with brick or concrete (p 6);
- An original masonry exterior staircase on the east elevation has deteriorated and many of the bricks are broken (p 6);
- Original wood lintels appear on the interior west elevation with two openings that have been filled with masonry (p 6);
- Most of the brick is in fair condition with signs of staining, cracking and spalling (p 6).

The report concluded that “the property is significant in age and does not appear to have received attention through conservation” (p 8). The report states that the building has “experienced degradation, fallen into disrepair and many of the exterior and interior element have been reworked” (p 8). The state of the masonry is described as in ‘fair condition’ and “deteriorated overtime” and this has resulted in “stepped cracking, spalling and mortar decay and staining/ efflorescence (particularly around the masonry at grade” (p 8).

The report concluded that there are remnants of built heritage throughout the basement of the building complex including: original entrances, Florentine arches, stepped/ corbelled supports, steel and wood beams, voussoirs, lintels, former openings filled with masonry, doorways and finishes and such as brick flooring, paint and wood ceiling cladding but admits that “some of these elements have been partially altered or have been covered by modern interventions” (p 9).

Subsequent to above statements, the report states that the building’s heritage integrity has not been compromised and that some of the exterior architectural elements remain in-situ and in “fair condition”. It suggests that restoration through conservation methods would be beneficial to the building complex.

5.4 Heritage Integrity

Although *Ontario Regulation 9/06* does not consider the structural integrity of the building, the Ministry of Culture Tourism and Sport advises on *Integrity and Physical Condition of properties* in part of Section 4, *Municipal Criteria of the Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*. In the matter of integrity the Guide notes that: (underline for emphasis),

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.

Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.

There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* resource document note that:

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the

characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

The report completed by a+LiNK concludes that the building complex is in 'fair condition'. It states that there have been modifications on both the exterior and interior. Many of the original features have been modified and some the modifications are irreversible (i.e. spray foam). The building complex, as it is present today, does not represent the complex as it functioned in its operation, the fragments of remaining architectural features are sporadically throughout the complex rendering it challenging for professionals to determine precise dating and understanding of what it originally would have looked like without some form of conjecture.

The design elements of the front façade of the main building 'Building A' and washhouse is similar to that of the c. 1905 photograph and in that respect, there is some heritage integrity remaining for this portion of the building complex, however, much of the rear wing has been significantly altered to the extent that it no longer collectively provides an architectural story that is present and understandable.

6.0 Summary of Evaluation under Ontario Regulation 9/06

6.1 Former Kent Brewery Building Complex

Physical Design Value:

The building complex is not rare, unique, representative or early example of a style, type, expression, material or construction method. The building complex has remnants of Italianate architectural elements which was wide-spread in the City of London during the era of construction. Florentine arches and corbelled supports in the interior (basement) of the building have been disjoined from the original context and alone are not representative of a specific style. The building complex does not display a high degree of craftsmanship or artistic merit or demonstrates a high degree of technical or scientific achievement. This conclusion was also made by LACH in their report concerning the building complex in October 2020.

Historical/ Associative Value

The building complex is directly associated with the former Kent Brewery which was one of three breweries in London aside from Labatt and Carling between 1886 and 1916. The property may yield information as it relates to Canadian brewing industry and the history of the North Talbot area's industrial past.

Contextual Value

The property represents the early industrial character of the area, however, the surrounding context has significantly changed over time diluting the former industrial context that once dominated the area and no longer supports its current residential context.


The property is physically linked to 183 Ann Street, the former home of Joseph Hamilton, and visually and historically linked to the buildings at 175, 179, 183 Ann Street as well as Carling Creek. The building complex was once claimed to be "one of the oldest landmarks in the City" in 1889, however, it is not currently considered a landmark of the City of London.

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

In conclusion, the property's cultural heritage value or interest is vested in its historical associations with the former Kent Brewery and potential to yield information as it relates to the 19th century brewing industry in the City. The property is physically linked to the adjacent, former home of Joseph Hamilton at 183 Ann Street, and visually and historically linked to the buildings at 175, 179, 183 Ann Street as well as Carling Creek.

6.2 Evaluation of 175, 179 and 183 Ann Street and 84 and 86 St. George Street

The following properties were not listed during the time of the submission of the original report. In October 2020, the following properties were listed on the Municipal Heritage Register which was supported by the *Cultural Heritage Inventory: North Talbot, London, Ontario* (Draft 2020) (CHINT). See **Appendix ‘D’** for cultural heritage evaluations completed within the North Talbot Inventory for 175, 179 and 183 Ann Street and 84 and 86 St. George Street.

Table 2.0- Evaluation of 175 Ann Street	
	<p>Address: 175 Ann Street Legal Description: Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020). Approximate Date of Construction: C. 1893</p>
<p>A one storey, wood frame worker’s cottage with a hipped roof and rear one storey addition. Central hall plan with symmetrical windows and centred entryway. Hipped roof clad in asphalt shingles. Exterior covered in blue, vinyl siding. Building retains its original form and massing.</p>	
<p>The first occupant of the property is John C. Arscott who was a labourer (1893 City Directory). John Arscott was a foreman at the C.S. Hyman Tannery on Richmond Street. The Arscott Tannery was owned and operated by the Arscott family which was located at Ann and St. George Street established in 1866 which has since been removed.</p>	
<p>The property supports surrounding late 19th and early 20th century worker’s cottages within a former industrial area. It is historically linked to the surrounding area and it is claimed that it is located within the “First Suburb” of the North Talbot area.</p>	
<p>Heritage Attributes:</p> <ul style="list-style-type: none"> • Original massing and form; • Original window openings; • Hip roofline. 	

Ontario Regulation 9/06		175 Ann Street
4. Design/Physical Value		
iv.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
v.	Displays high degree of craftsmanship or artistic merit	No.
vi.	Demonstrates high degree of technical or scientific achievement	No.
5. Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
6. Contextual Value		
iv.	Important in defining, maintaining or <u>supporting</u> the character of an area	Yes.
v.	Physically, functionally, visually, or <u>historically linked to its surroundings.</u>	Yes.
vi.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is vested in its representation of industrial worker's cottage. It is supportive of other one storey worker's cottages within the area and is historically linked to the surrounding former industrial area.

Table 3.0- Evaluation of 179 Ann Street



Address: 179 Ann Street
Legal Description:
Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
Approximate Date of Construction: c. 1880

One storey wood frame worker's cottage with buff brick veneer with hipped roof and side hall plan. Original window openings with double hung windows and brick voussoirs. Asymmetrical entrance with brick voussoir and transom light. Bay window on western elevation (Queen Anne).

The property is listed in the 1881 City Directory. Joseph Hamilton, operator of the Kent Brewery and son of John Hamilton the original owner and founder of the business, briefly lived in the house between 1888 and 1890 (City Directory). Joseph Hamilton resided at the property for a limited two years and does not have significant association with the property. The property does have association with the Kent Brewery operation.

The property supports surrounding late 19th and early 20th century worker's cottages within a former industrial area. It is historically linked to the surrounding area and it is claimed that it is located with the "First Suburb" of the North Talbot area.

Heritage Attributes:

- *Original massing and form;*
- *Original window and door openings;*
- *Entryway with transom windows;*
- *Bay window on east elevation; and,*
- *Hip roofline.*

Ontario Regulation 9/06		179 Ann Street
Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is vested in its representation of a worker's cottage. The property is associated with Joseph Hamilton who was the owner of the Kent Brewery in the late 20th century. The house is supportive of other worker's cottage in the neighbourhood and is historically linked to the industrial industries that historically were located in the surrounding area.

Table 4.0- Evaluation of 183 Ann Street



Address: 183 Ann Street
 Legal Description:
 Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
 Approximate Date of Construction: c.1893

Two storey buff brick house representative of the Queen Anne architectural style with intersecting hipped roof with asphalt shingles and front open gable which includes siding and some millwork. The property has a side hall plan, the front entrance is asymmetrically placed with a pediment overhang. There is a bay window on the eastern elevation. The front entryway includes detailed woodwork and transom window. The original house was wood frame one and half storey frame house and was demolished by Joseph Hamilton and current house constructed c. 1893.

The house is directly associated with Joseph Hamilton who operated the Kent Brewery in the late 19th and early 20th century. The house was constructed for his family and is physically and historically linked to the adjacent Kent Brewery and maintains the character of the North Talbot area.

Heritage Attributes:

- Original massing and scale;
- Intersecting hipped roof and front gable;
- Dentiled millwork along front gable;
- Front door with stained glass transom;
- Brick voussoirs; and,
- Bay window.

Ontario Regulation 9/06		183 Ann Street
Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is vested in its representation of Queen Anne architectural style. It is directly associated with Joseph Hamilton who constructed the house and operated the former Kent Brewery approximately between 1884 and 1916. The property supports the residential character of the area and similar architectural style of houses within the North Talbot area. The property is physically and historically linked to its surroundings, in particular, the adjacent former Kent Brewery.

Table 5.0- Evaluation of 84 St. George Street



Address: 84 St. George Street
Legal Description:
Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
Approximate Date of Construction: c.1893

One storey, wood frame cottage with hipped roofs with asphalt roof. The house is vernacular in style, but similar in scale and massing to the worker's cottages along Ann Street. The house was inhabited primarily by local labourers. The house supports the nearby worker's cottages on St. George and Ann Street and is historically linked to the former industrial block.

Heritage Attributes:

- Original scale and massing;
- Side hall entry.

Ontario Regulation 9/06		84 St. George Street
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
vii.	Displays high degree of craftsmanship or artistic merit	No.
viii.	Demonstrates high degree of technical or scientific achievement	No.
ii. Historical/Associative value		
vii.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
viii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
ix.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
iii. Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is limited to its representation of a worker's cottage. It supports the nearby worker's cottages on St. George and Ann Street and is historically linked to the former industrial block.

Table 6.0- Evaluation of 86 St. George Street



Address: 86 St. George Street
Legal Description:
Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
Approximate Date of Construction: c. 1930

One storey, wood frame cottage with hipped roofs with asphalt roof. The house is vernacular in style, but similar in scale and massing to the worker’s cottages along Ann Street. The house was inhabited primarily by local labourers. The house supports the nearby worker’s cottages on St. George and Ann Street.

Heritage Attributes:

- *One and half storey massing with open gabled roof;*
- *Side entry hall.*

Ontario Regulation 9/06

86 St. George Street

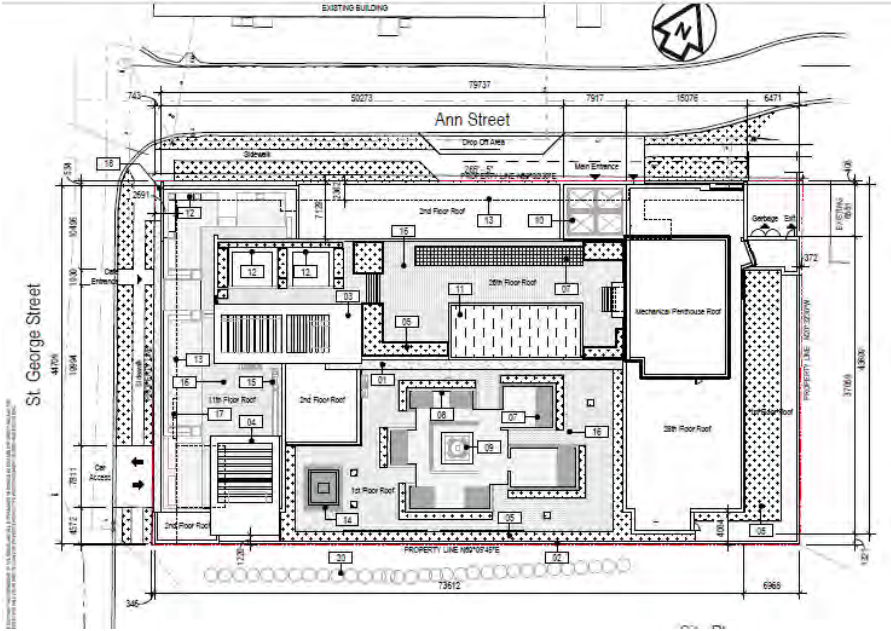
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative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

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is limited to its representation of a worker’s cottage. It supports the nearby worker’s cottages on St. George and Ann Street.

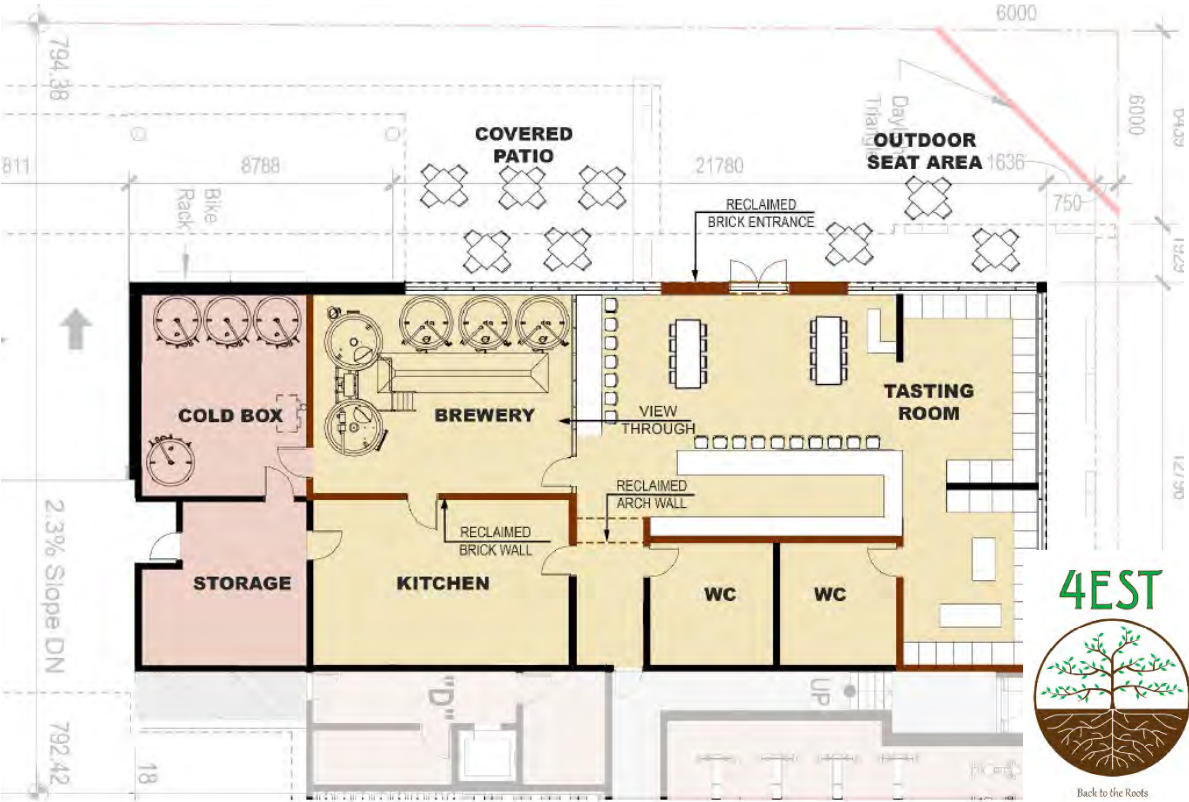
7.0 Description of Proposed Development

The redevelopment proposal under evaluation includes the demolition of all the existing buildings and structures on the subject lands and the construction of a 28 storey residential building comprised of 274 units for student housing. The development proposes 209 parking spaces (see **Appendix 'B' and 'C'**).



Figures 51 and 52: (above) Draft site plan; (below) Rendering of north elevation of proposed development (Source: zedd Architecture, 2019)

The development is proposing a public brewery on the first floor on the east side of the proposed building that will be named after the Kent Brewery. It would be operated by 4EST Brewery, which is a local London brewing company, which will reproduce the original ale that would have been in production at the Kent Brewery in the late 19th and early 20th century (see **Appendix 'H'**).



Figures 53 and 54: (above) Draft floor plan of new Kent Brewery (Source: zedd Architecture, 2019); (right) Logo for local London brewing company proposed to brew similar ale as the former brewery (Source: 4EST).

The brewery would include bricks salvaged from the original Kent Brewery as well as from Joseph Hamilton's house and the worker's cottages and these would be used to create partition walls within the new brewery as well as recreate the Florentine arches, the remains of which are present in the existing Kent Brewery. The figure above identifies proposed reclaimed walls in brown which can be visualized in coloured sketches in Figures 55-56. Reclaimed brick will also be used for the main entrance to the brewery which will include a permanent sign entitled, "Kent Brewery: Home of the London Porter". Other items such as: original doors, window frames, decorative brackets and transom lights are also proposed to be salvaged from Joseph Hamilton's house and worker cottages.

The glass storage and cold box are proposed to include images of the former advertisements of the Kent Brewery. To the right of the entrance will be an area for

historical interpretation. Historical interpretation will also be included throughout the main floor for the Kent Brewery, Joseph Hamilton's house as well as the worker's cottages.



Figures 55 & 56: (above) Coloured rendering of interior of proposed new Kent Brewery; (below) Coloured rendering of interior of proposed new Kent Brewery (Source: zedd Architecture, 2019)



Figures 57 & 58: (above) Coloured rendering of new building looking along Ann Street (right) View of entrance to new Kent Brewery composed of salvaged brick (Source: Source: zedd Architecture, 2019).

8.0 Assessment of Impacts of Proposed Development

The following sub-sections of this report will provide an analysis of impacts which are anticipated as a result of the proposed redevelopment of the subject lands as they relate to the identified cultural heritage resources. This will include a description of the classification of the impact as beneficial, neutral, or adverse.

8.1 Classification of Impacts

There are three classifications of impacts that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial impacts may include retaining a resource of cultural heritage value, protecting it from loss or removal, restoring/repairing heritage attributes, or making sympathetic additions or alterations that allow for the continued long-term use of a heritage resource. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions which remove or obstruct heritage attributes. The isolation of a cultural heritage resource from its setting or context, or addition of other elements which are unsympathetic to the character or heritage attributes of a cultural heritage resource are also considered adverse impacts. These adverse impacts may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the Ontario Heritage Tool Kit, the following constitutes negative 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 a cultural heritage resource.

The above noted adverse impacts will be considered as it relates to the scope of this Heritage Impact Assessment.

8.2 Adverse Impact to Cultural Heritage Resources

The following section will evaluate the adverse impacts to identified heritage attributes of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street. The first section will focus solely on the impacts to the former Kent Brewery building complex located at 197 Ann Street.

8.2.1 Adverse Impacts to the Former Kent Brewery at 197 Ann Street

Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration	<u>Negligible.</u>	The building complex is not rare, unique, representative or early example of a style, type, expression, material or construction method. This conclusion is consistent with the LACH Report (October 14, 2020). The removal of the building will remove remaining exterior and interior architectural features such as brick voussoirs and Florentine arches. See sub-section 8.2.1.1
Shadows	No.	Building complex proposed to be removed so not applicable.
Isolation	No.	Building complex proposed to be removed so not applicable.
Direct or Indirect Obstruction of Views	No.	Building complex proposed to be removed so not applicable.
A Change in Land Use	No	Building complex proposed to be removed so not applicable.

Land Disturbance	No.	Building complex proposed to be removed so not applicable.
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8.2.1.1 Impact of Destruction and Alteration

The proposed development will remove the building complex and subsequently, some of the remaining architectural features such as the brick voussoirs and Florentine arches and remnants of the original brick floor of the brewery. This impact is negligible as they do not collectively provide a clear representation of an architectural style and are not identified heritage attributes.



Figures 44 & 45: (above) Former window opening filled in by bricks on eastern elevation on exterior; (below) View of remaining Florentine arch between Building 'B' and Building 'C' (Source: MHBC, 2019).

8.2.2 Adverse Impacts for 175, 179 and 183 Ann Street and 84 and 86 St. George Street

Table 2.0 Adverse Impacts for 175, 179, 183 Ann Street & 84 & 86 St. George Street						
Impact	Analysis of Properties Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)					
	175 Ann Street	179 Ann Street	183 Ann Street	84 St. George Street	86 St. George Street	
	*N/A- Building proposed to be removed so not applicable.					
Destruction or alteration	<p>Minor</p> <p>The proposed development will remove the building which is the earliest residence (constructed prior to 1881) on both the north and south side of this block of Ann Street.</p> <p>The building retains its architectural style, as a worker's cottage, since its original construction. Removing the building removes associated attributes such as original door and window openings, brick voussoirs and main front door.</p>	<p>Major</p> <p>The proposed development will remove the building which is the earliest residence (constructed prior to 1881) on both the north and south side of this block of Ann Street.</p> <p>The building retains its architectural style, as a worker's cottage, since its original construction. Removing the building removes associated attributes such as original door and window openings, brick voussoirs and main front door.</p>	<p>Major</p> <p>The proposed development will remove the family home of Joseph Hamilton who managed the Kent Brewery between 1887-1916. Removing the house will remove associated architectural attributes associated with its representation of Queen Anne Style including: original window and door openings, front entry door, bay window, brick voussoirs and dentil moulding and direct association with the former Kent Brewery.</p>	<p>Minor</p> <p>The proposed development will remove an architectural representations of an industrial worker's cottage c. 1893 and associated features. The building has since been altered, however, contributes to the contextual value of the area which will be removed with the removal of the building.</p>	<p>No.</p> <p>The proposed development will remove the building which was constructed c. 1930. Although it supports neighbouring worker's cottages, it is not significant in defining and maintaining the surrounding 19th century industrial worker's cottage and is not associated with the Kent Brewery.</p>	
Shadows	N/A	N/A	N/A	N/A	N/A	N/A
Isolation	N/A	N/A	N/A	N/A	N/A	N/A
Direct or Indirect Obstruction of Views	N/A	N/A	N/A	N/A	N/A	N/A
A Change in Land Use	N/A	N/A	N/A	N/A	N/A	N/A
Land Disturbances	N/A	N/A	N/A	N/A	N/A	N/A

Table 2.0 Adverse Impacts for 175, 179, 183 Ann Street & 84 & 86 St. George Street

Impact	Analysis of Properties Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)				
	*N/A- Building proposed to be removed so not applicable.				
	175 Ann Street	179 Ann Street	183 Ann Street	84 St. George Street	86 St. George Street
Destruction or alteration	<u>Minor</u> The proposed development will remove the building which is was constructed c. 1893 during the construction of Joseph Hamilton's family home. Alterations to the house has removed/ masked original features. Removing the building will remove the contextual value that the building has to the neighbouring worker's cottage.	<u>Major</u> The proposed development will remove the building which is the earliest residence (constructed prior to 1881) on both the north and south side of this block of Ann Street. The building retains its architectural style, as a worker's cottage, since its original construction. Removing the building removes associated attributes such as original door and window openings, brick voussoirs and main front door.	<u>Major</u> The proposed development will remove the family home of Joseph Hamilton who managed the Kent Brewery between 1887-1916. Removing the house will remove associated architectural attributes associated with its representation of Queen Anne Style including: original window and door openings, front entry door, bay window, brick voussoirs and dentil moulding and direct association with the former Kent Brewery.	<u>Minor</u> The proposed development will remove an architectural representations of an industrial worker's cottage c. 1893 and associated features. The building has since been altered, however, contributes to the contextual value of the area which will be removed with the removal of the building.	<u>Negligible.</u> The proposed development will remove the building which was constructed c. 1930. Although it supports neighbouring worker's cottages, it is not significant in defining and maintaining the surrounding 19 th century industrial worker's cottage and is not associated with the Kent Brewery.
Shadows	N/A	N/A	N/A	N/A	N/A
Isolation	N/A	N/A	N/A	N/A	N/A
Direct or Indirect Obstruction of Views	N/A	N/A	N/A	N/A	N/A
A Change in Land Use	N/A	N/A	N/A	N/A	N/A
Land Disturbances	N/A	N/A	N/A	N/A	N/A

9.0 Consideration of Development Alternatives

9.1 Alternative Development Approaches

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework. The following sub-sections of this report consider the potential for alternative development options as it relates to the proposed development.

9.1.1 Do nothing alternative

This option would result in no development on the site and the retention of all properties included on the subject lands. This option would conserve the identified heritage attributes of the existing buildings. This option would have a considerable economic impact and negate the viability of the land as a residential development.

The retention of 197 Ann Street would conserve the building, however, it was concluded by LACH in the October 14, 2020 report that the building does not have physical/ design value (Section 3.1). Observations made by a+LiNK state that architectural elements, such as fenestrations ‘appear’ to remain as the building were organized c. 1905. This type of phrasing implies that some architectural elements and their integrity is based on speculation in addition to statements made in Staff’s report stating the original dating and composition of the building complex is “inconclusive” and “unknown” (Dent, p 3) The Staff report also states, “-the building has experienced degradation, fallen into disrepair and many of the exterior and interior elements have been reworked” (Dent, p 10).

The report completed by A+LiNK Architecture Inc. completed February 24, 2020 assessed the former Kent Brewery and concluded that “The physical condition and integrity has deteriorated due to environmental factors, inadequate conservation methods, movement and alterations” (a+LiNK, 9). It concluded that the building could be restored.

The Ontario Heritage Tool Kit states,

The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes must be weighed against the cultural heritage value of interest held by the property

(Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities, p 27).

The restoration of the building, which would likely be based on conjecture due to lack of sufficient photographic documentation and significant interior alterations that have been made over the past century. Restoring a building based on conjecture is contrary to conservation principles and would require significant funding, otherwise, it is likely that the building will continue to deteriorate.

9.1.2 Develop the site with an alternate design

Several design alternatives were evaluated for the purpose of this report:

1. Integrate the existing former Kent Brewery into the proposed development or reduce density and retain building complex in-situ. However, challenges include:

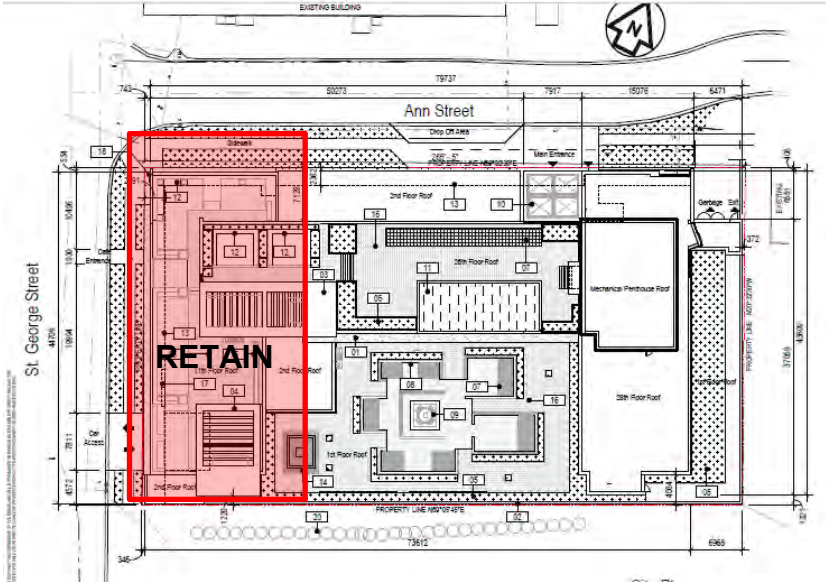
- a. Issues with grading the overall site and the current grading/ declining slope and potential soil contamination due to former tannery and electrical sub-station; in other instances, buildings are lifted temporarily and reset on a new foundation after grading. Lifting or relocating of the entire building complex is implausible due to various grading and building compositions.
- b. Diverse massing and composition of the building complex would create structural challenges for the new development.
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.

2. Integration of the main building (Building Section 'A) of the former Kent Brewery into the proposed development and develop as proposed.

- a. Issues with grading, however, the rear portions of the building could be manually removed from this portion of the building. Temporary relocation of the building would be required, however, this would depend on the condition of this building portion and would have to be assessed by a structural engineer.
- b. This option would disjoint this building section from the other components of the complex (the City identifies form, scale, massing and footprint collectively of the primary building, southern wing and old washhouse as a heritage attribute);
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.

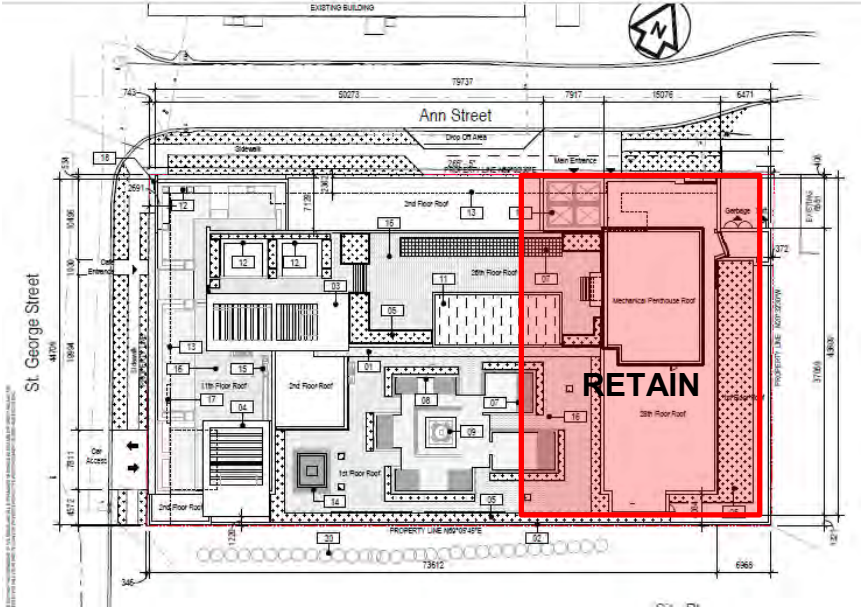
3. Reduce density of proposed development and retain 175 Ann Street and 84 and 86 St. George Street

- a. This option would remove the former Kent Brewery and associated Hamilton home and therein remove both historical and contextual associations with remaining working industrial context. The buildings are modest representations, although collectively represent the industrial working class and their heritage attributes would be conserved.
- b. There would be issues with grading and possible soil contamination.
- c. This would significantly reduce the density of the proposed development.



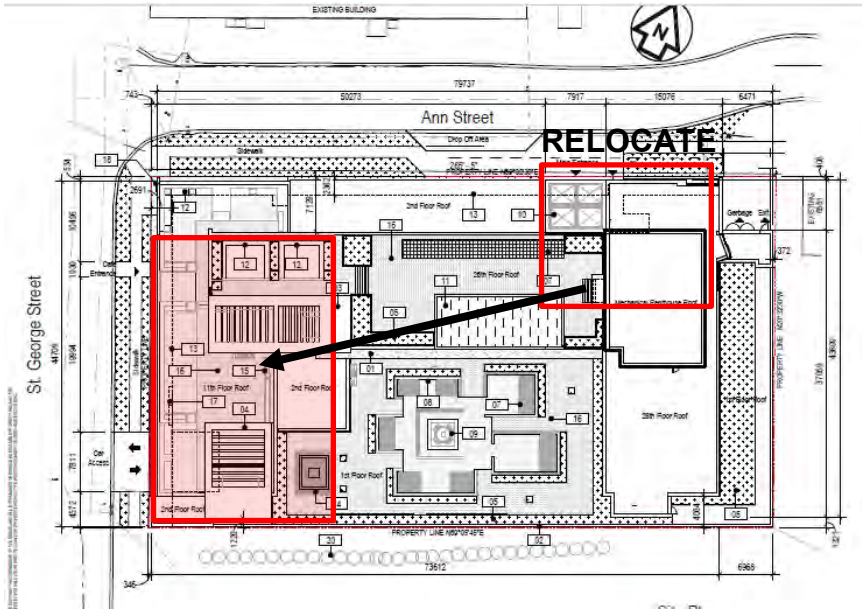
4. Reduce density and retain former Kent Brewery and adjacent 183 Ann Street

- a. See no.1 for similar issues of grading. Heritage attributes including contextual value would be retained, however, the feasibility is questionable.
- b. This option would significantly reduce the density of the proposed development.
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.



5. Reduce density and relocate 183 Ann Street (Joseph Hamilton’s home) and Section ‘A’, main building of 197 Ann Street to west side of site and integrate into development.

- a. This option would be dependent on a structural assessment identifying them as good candidates for relocation. This would significantly reduce the density of the proposed development.
- b. See 2 (b).
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.



6. Relocation of one or more of the following buildings: 175, 179, 183 Ann Street and 84 St. George Street off site.

There is the possibility that one or more of the buildings, including the worker's cottages and Joseph Hamilton's home, could be relocated within the North Talbot area or otherwise greater London area. The buildings would lose their original context and association with the Kent Brewery, however, the majority of their attributes would be retained. This option would be dependent on a structural assessment identifying them as good candidates for relocation and finding appropriate location site(s).

Alternative options were explored in this section, however, retention of building(s) on-site is not feasible due to the size and density required for the proposed development to be economically viable. Relocation off-site was pursued, however, there are no available, purchasable sites within the locality that were appropriate. This rationale is in addition to technical issues such as grading and potential soil contamination which would require the temporary lifting/ relocation of building(s) that may or may not be good candidates based on their structural integrity.

10.0 Mitigation Measures

The following mitigation measures have been identified as it relates to the impacts identified in Section 8.0 of this report.

10.1 Mitigation Measures for the Subject Lands

The following are mitigation measures recommended for the removal of the building complex associated with the Former Kent Brewery and the removal of 175, 179 and 183 Ann Street and 84 and 86 St. George Street:

1. **Documentation Report** that will:

- Include measured drawings of all buildings to be removed;
- High resolution photographs thoroughly documenting the buildings, context, setting, exterior elevations, interior spaces, detailing, finishes and characteristics.

2. **Salvage Plan** that will:

- Identify materials to be salvaged from all buildings (i.e. brick, any original windows and doors), method of extraction and planned repurposing; Repurposing should include the reconstruction of some brick features of the existing buildings (i.e. Florentine arches); this plan should be implemented and monitored by the heritage consultant in conjunction with the City; Surplus salvageable (heritage or non-heritage) material should be re-used or otherwise offered to the municipality, local museums and the general public.
- The current proposal includes the salvage of brick material from the existing buildings and reconstruction of Florentine arches and other features within the proposed new Kent Brewery (see Appendix E for conceptual renderings). Other items to be salvaged are intended to be sold and/ or donated to the public.

3. **Interpretation Plan** that will:

- Provide public interpretative planning to tell the story of the Kent Brewery, Joseph Hamilton's house and former industrial context including the worker's cottages; the Plan can include the incorporation of tangible cultural heritage (i.e. salvaged material) and intangible cultural heritage (i.e. stories, practices, rituals such as the tradition of brewing and industrial, working-class lifestyle). The form of interpretation can also range from commemorative plaques, to interpretative media, like panels, mobile app or installation/ sculpture. This Plan also develops how these forms of interpretation will cohesively be integrated into their environment.

11.0 Conclusions and Recommendations

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in May 2019 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street, City of London, Ontario. The purpose of this CHIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands.

This report determined through the evaluation under the prescribed *Ontario Regulation 9/06*, that all properties on the subject lands have cultural heritage value. Section 6.0 of this report identifies associated heritage attributes. The following impacts were identified based on this proposal:

Adverse Impacts:

1. Negligible impact of destruction of former Kent Brewery as it relates to physical/ design value. The destruction will remove remnants of architectural features such as brick voussoirs and Florentine arches.
2. Minor impact of destruction of 175 Ann Street for its representation of a worker’s cottage and contribution to historic context;
3. Major impact of destruction of 179 Ann Street as it is the earliest dwelling still existing on both the north and south side of this block of Ann Street and retains its original design as a worker’s cottage.
4. Major impact of destruction of 183 Ann Street as it was the family home of Joseph Hamilton, son of John Hamilton, who operated the Kent Brewery between 1884 and 1916 when it closed. It is also representative of Queen Anne architectural style and is contextually associated with the adjacent Kent Brewery;
5. Minor impact of destruction of 84 St. George Street as a late 19th century worker’s cottage and contributor to historic context.
6. Negligible impact of destruction of 86 St. George Street which is representative of a worker’s cottage.

Alternative options were explored, however, retention of building(s) on-site is not feasible due to the size and density required for the proposed development to be economically viable. Relocation off-site was pursued, however, there are no available, purchasable sites within the locality that are appropriate and the costs accrued from relocation of building(s) would significantly impact the overall development.

As required, this report outlines mitigation measures for the proposed impacts in Section 10.0.

Mitigation Measures:

Documentation Report that will:

Include measured drawings of all buildings to be removed; High resolution photographs thoroughly documenting the buildings, context, setting, exterior elevations, interior spaces, detailing, finishes and characteristics.

Salvage Plan that will:

Identify materials to be salvaged from all buildings (i.e. brick, any original windows and doors), method of extraction and planned repurposing; Repurposing should include the reconstruction of some brick features of the existing buildings (i.e. Florentine arches); this plan should be implemented and monitored by the heritage consultant in conjunction with the City; Surplus salvageable (heritage or non-heritage) material should be re-used or otherwise offered to the municipality, local museums and the general public.

Interpretation Plan that will:

Provide public interpretative planning to tell the story of the Kent Brewery, Joseph Hamilton's house and former industrial context including the worker's cottages; the Plan can include the incorporation of tangible cultural heritage (i.e. salvaged material) and intangible cultural heritage (i.e. stories, practices, rituals such as the tradition of brewing and industrial, working-class lifestyle). The form of interpretation can also range from commemorative plaques, to interpretative media, like panels, mobile app or installation/ sculpture. This Plan also develops how these forms of interpretation will cohesively be integrated into their environment.

Respectfully submitted,



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Appendix **A**-Maps of the Subject Lands



Location Map

LEGEND



Subject Lands
(175-197 Ann Street & 84, 86 George Street)

Note:

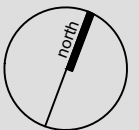
Subject Lands are located within the Business Improvement Area- Central London Neighbourhood.

DATE: March, 2021

SCALE: 1: 2,000

FILE: 1094AU

DRAWN: GC



K:11094AU- ANN STREET LONDON/RPT/LOCATION/2.DWG

197 Ann St
Lt 4 & Pt Lts 3 & 5 S/s Ann St Plan
183(w) As in 575011 London
City of London

Base Map Source: City of London (20103

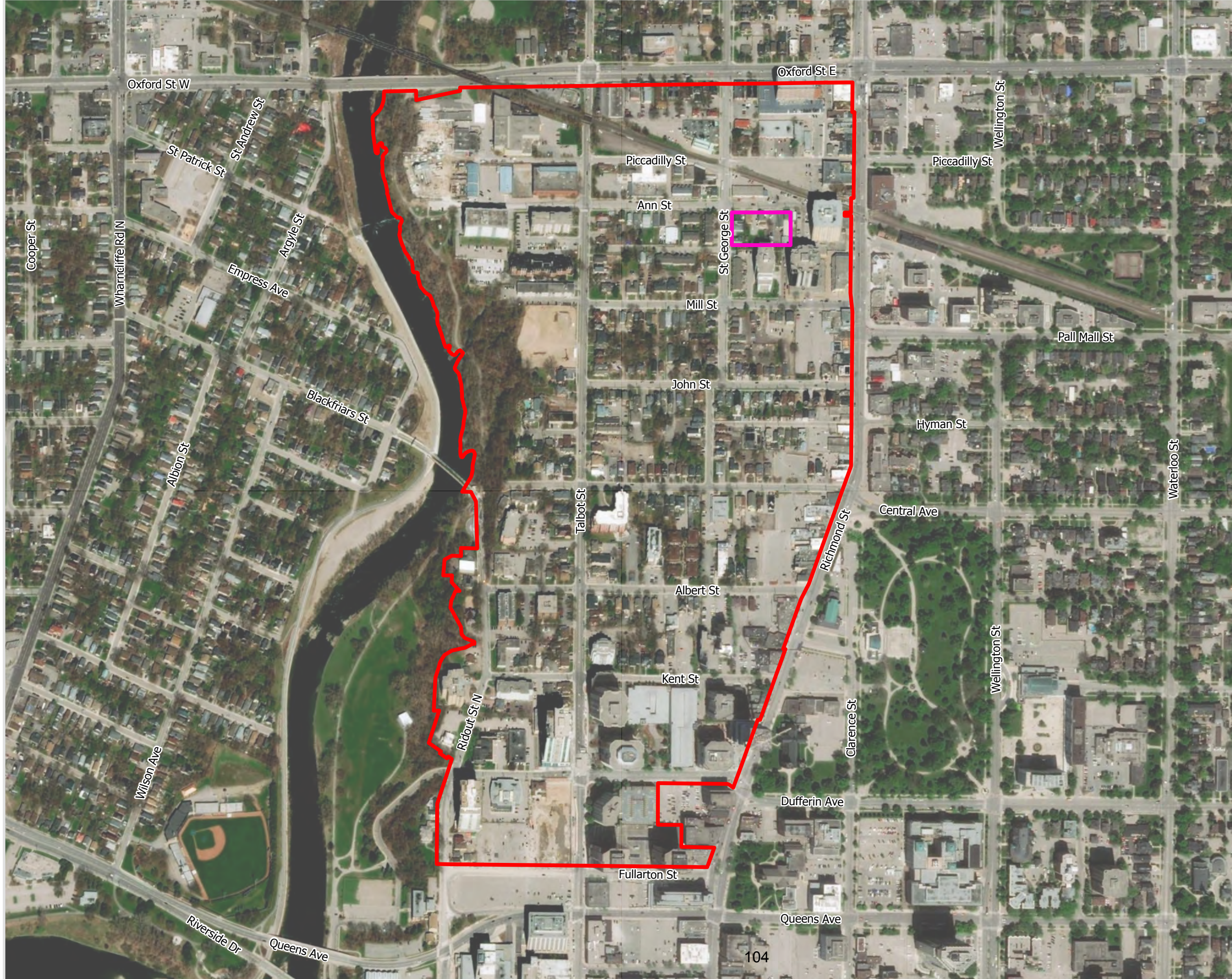
MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

North Talbot Heritage Area

197 Ann St
City of London

LEGEND

-  Subject Lands
(175-197 Ann Street & 84, 86 George Street)
-  North Talbot Heritage Area



Sources:
- Contains information licensed under the Open Government Licence – Ontario.

DATE: March, 2021
FILE: 1094AU
SCALE: 1:5,000
DRAWN: GC



Document Path: K:\1094AU- Ann Street London\RPT\North_Talbot\North Talbot Area.aprx



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

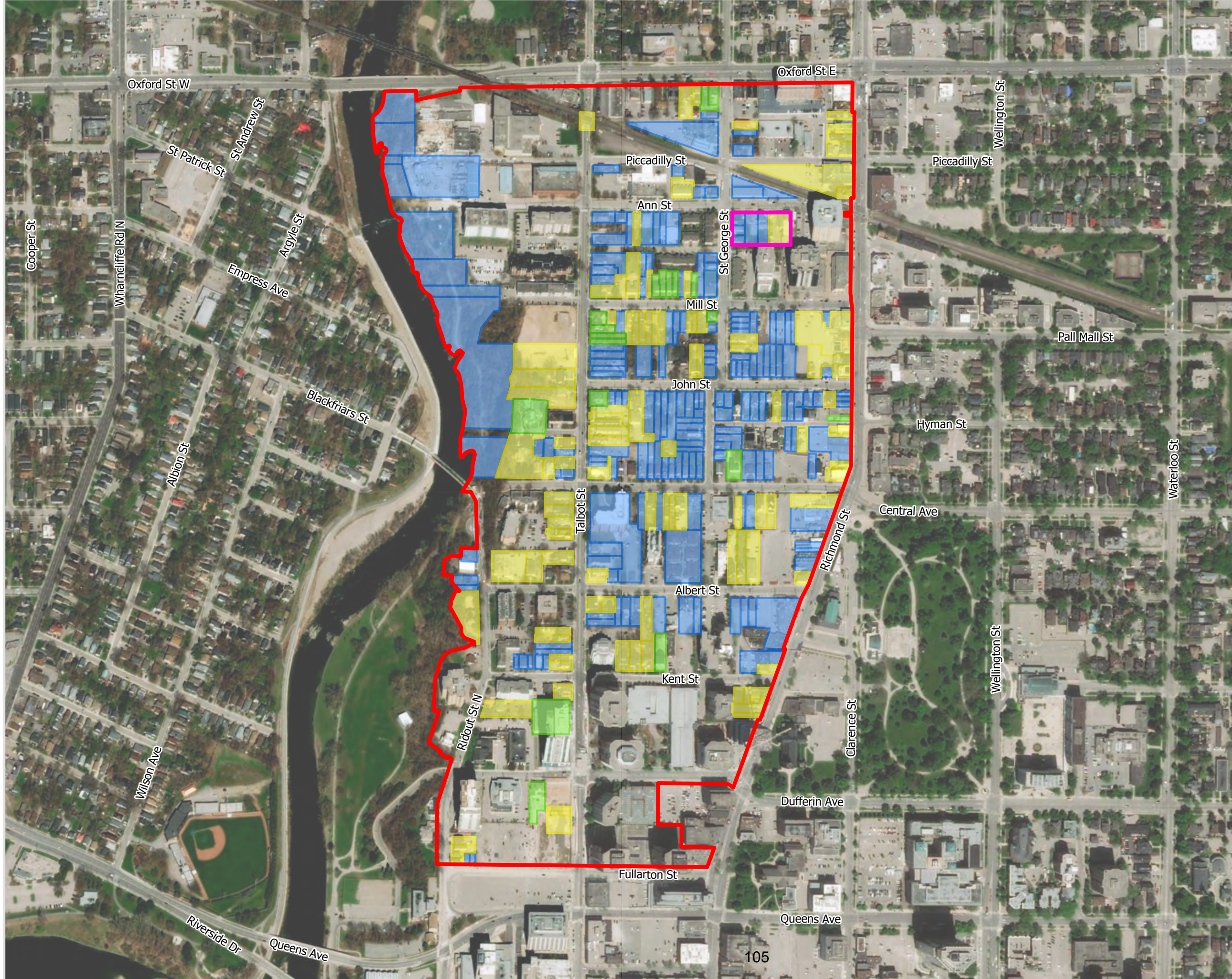
200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9
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Heritage Properties

197 Ann St
City of London

LEGEND

- Subject Lands
(175-197 Ann Street & 84, 86 George Street)
- North Talbot Heritage Area
- Designated Heritage Property
- Listed Heritage Property
- Potential Cultural Heritage Properties
as per Cultural Heritage Inventory, North Talbot



Sources:
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DATE: March, 2021

FILE: 1094AU

SCALE: 1:5,000

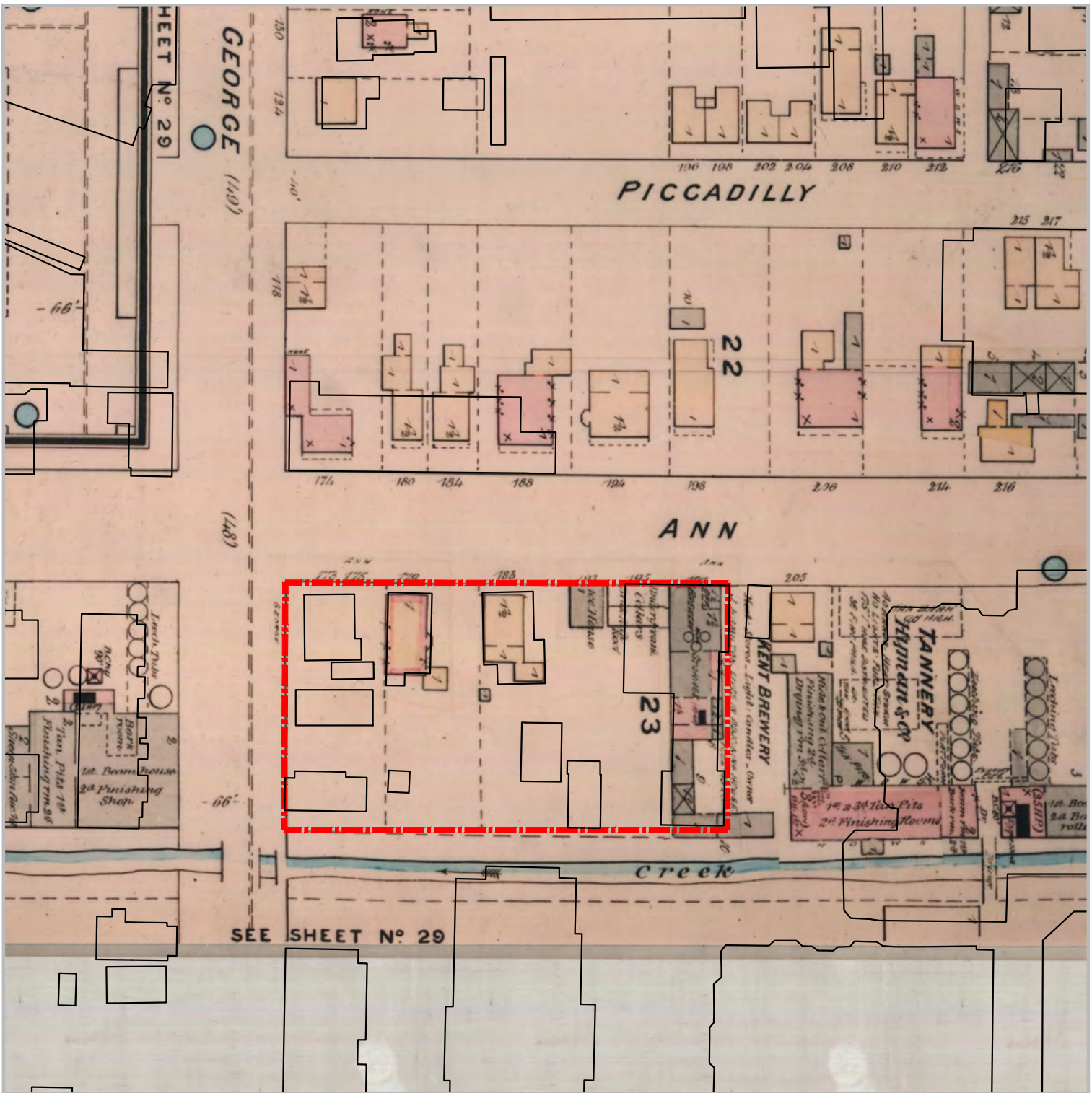
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Document Path: K:\1094AU- Ann Street London\RPT\North_Talbot\Heritage_Properties.aprx

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1881 revise 1888 Fire Insurance Plan of the City of London by Charles E. Goad. Co.

LEGEND

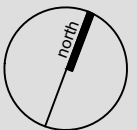
-  Subject Lands (175-197 Ann Street & 84, 86 George Street)
-  Current Building Footprint (City of London)

DATE: Feb 21, 2020

SCALE: 1: 1,000

FILE: 1094AU

DRAWN: GC



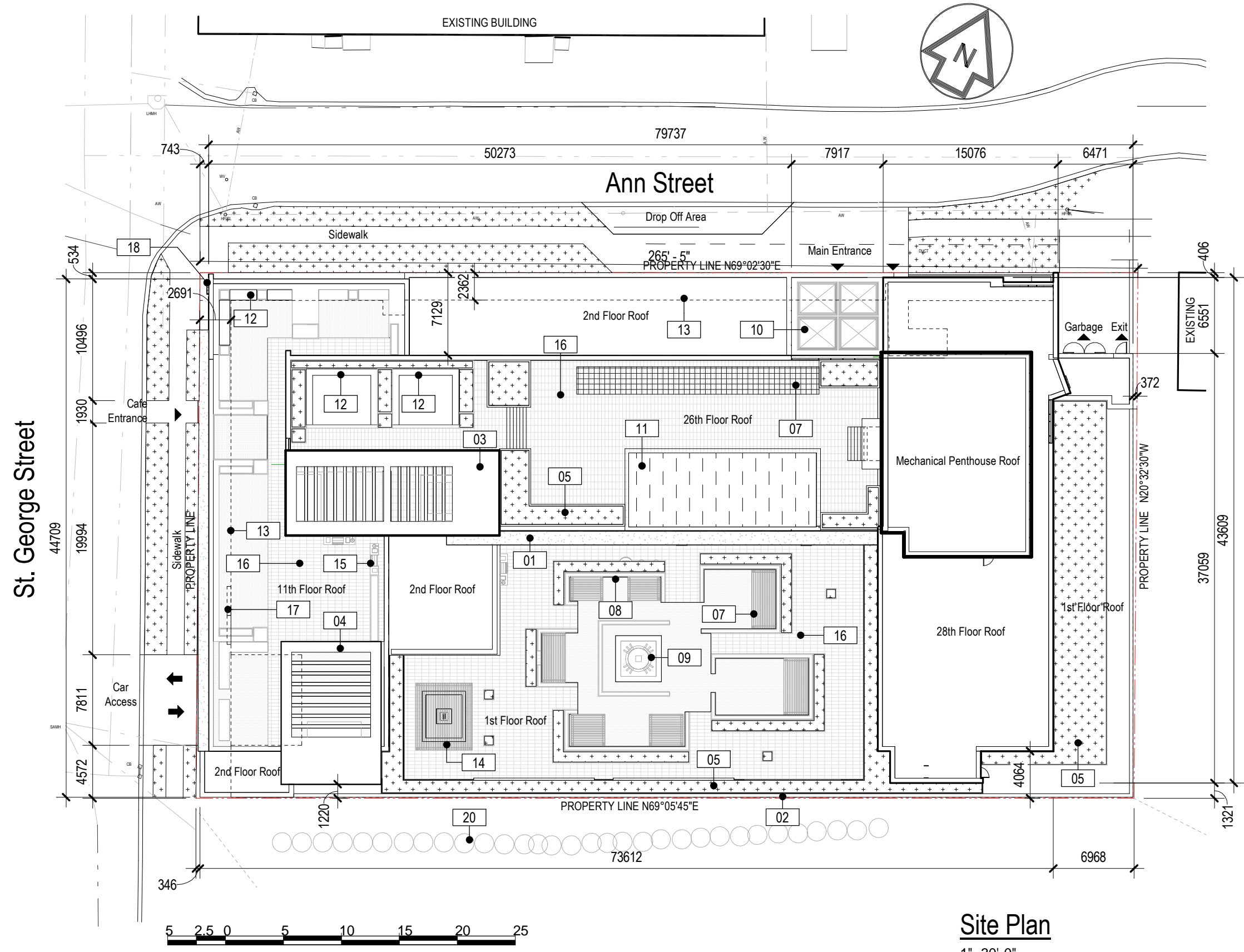
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197 Ann St
 Lt 4 & Pt Lts 3 & 5 S/s Ann St Plan
 183(w) As in 575011 London
 City of London

Building Data Source: City of London (106)

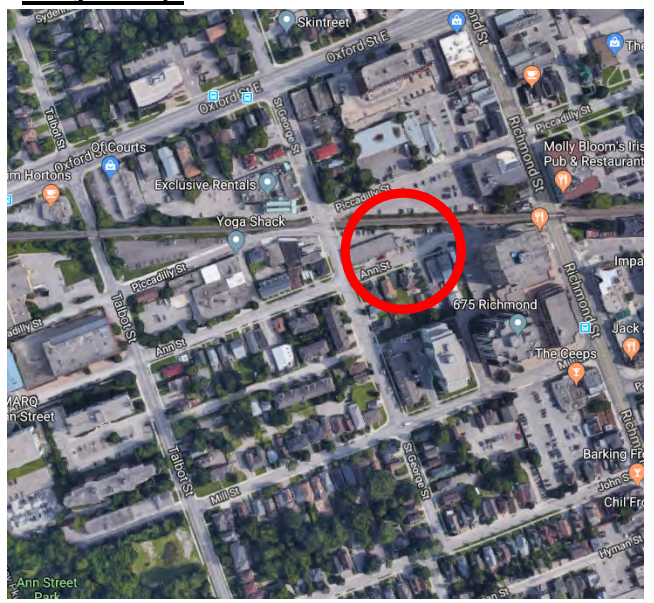
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Appendix **B**- Site Plan



Site Plan
1"=30'-0"

Key Map



Keynote Legend	
Item	Description
01	ROOF OVERHANG
02	5'-0" H WALL
03	26TH FLOOR CONCRETE AND METAL CANOPY
04	11TH FLOOR CONCRETE AND METAL CANOPY
05	PLANTER
07	PERGOLA
08	18" WALL/ BENCH
09	FOUNTAIN

Keynote Legend	
Item	Description
10	SKYLIGHT
11	SWIMMING POOL
12	BUILT-IN SEATING AREA
13	SECOND FLOOR LIMIT
14	GAZEBO
15	BBQ
16	FLOORING
17	BICYCLE RACKS
18	SIGNAGE
20	EXISTING TREES

SITE STATISTICS		
Address: 175 ANN STREET - Zoning: R9-3(5)		
ZONING	REQ'D	PROPOSED
SITE (LOT) AREA:(min.)	1000m ²	3,668m ²
LOT FRONTAGE (min.)	30 m	80.90 m
FRONT YARD (min.)	6 m	0 m
EXTERIOR YARD (min.)	6 m	0.35 m
INTERIOR YARD (min.)	4.5m	0.4m
REAR YARD (min.)	7m	1.22 m
LOT COVERAGE (max.)	60%	97%
LANDSCAPE, OPEN SPACE (min.)	30%	0% - 1,783m ² (Roof Terraces, Planters & Pool)
BUILDING HEIGHT (max.)	12m	90.4m
No Of UNITS		274
DENSITY (max.)	100 UNIT/ Ha	740 UNIT/ Ha
PARKING:	1.25 SPACE/ UNIT	209 (0.76/ Unit)

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Scale : As indicated

Amenities							
Sym.	Level	Room	Description	Sym.	Level	Room	Description
█	L1	"A"	GYM 2,935.00 SQ.FT	█	L4	"O"	Study Room 282.00 SQ.FT
		"B"	Spinning/Storage 1,060.00 SQ.FT			"P"	Vending/Ice Machine 190.00 SQ.FT
		"C"	Yoga 870.00 SQ.FT		L5-11	"O"	Study Room 7x282.00 SQ.FT
		"D"	Kitchen Storage 425.00 SQ.FT			"P"	Vending/Ice Machine 7x190.00 SQ.FT
		"E"	Home Theater 730.00 SQ.FT		L12	"Q"	indoor/Multipurpose Room 450.00 SQ.FT
		"F"	Home Theater 890.00 SQ.FT		Total SQ.FT	L1-12	18,850.00 SQ.FT
	"G"	Virtual Reality 535.00 SQ.FT	Others				
	L2	"H"	Bike Storage 810.00 SQ.FT	█	L1	"i"	Cafe/ Lounge 3,350.00 SQ.FT
		"I"	Kitchen/ Prep 820.00 SQ.FT	█	L2	"ii"	Lockers 1,535.00 SQ.FT
	L3	"J"	Cafe/Lounge/Snack Bar:2,350 SQ.FT	█		"1"	PublicWashrooms4 450.00 SQ.FT
		"K"	Rec Room 820.00 SQ.FT	█	"2"	Janitor 140.00 SQ.FT	
"L"		Business Center 650.00 SQ.FT	"4"		Garbage/ Recycle 970.00 SQ.FT		
"F"		Advisor/ Instructor 450.00 SQ.FT	"5"		Mail Room 140.00 SQ.FT		
"G"		Virtual Reality 535.00 SQ.FT	"6"		Clinic 156.00 SQ.FT		
"N"		Meeting Room 272.00 SQ.FT	"7"		Admin Office 245.00 SQ.FT		
"O"		Study Room 282.00 SQ.FT	"8"		Meeting Room 440.00 SQ.FT		
"P"	Vending/Ice Machine 190.00 SQ.FT	"9"	Administration 504.00 SQ.FT				
				"11"	Security Check 310.00 SQ.FT		
			Total SQ.FT	L1-2	8,240.00 SQ.FT		

a.Total Parking Spaces In All Levels: 209.00 Spaces

b. Rooftop Area: 6,615.00 Sq.Ft.

c. Terrace/ Green Roof: 8,380.00 Sq.Ft.

Residential Units (Total)						
L2 - L28 Floor Levels						
Level	No Of Floors	Total No Of Units	Unit Type			Total No Of Beds
			1 Bed	2 Bed	3 Bed	
L2	1	3	0	1	2	8
L3	1	9	1	1	7	24
L4	1	14	2	1	11	37
L5-11	7	14x7=98	2x7	1x7	11x7	37x7=259
L12	1	9	1	1	7	24
L13	1	9	0	1	8	26
L14-25	12	10x12=120	0	1x12	9x12	29x12=348
L26	1	4	0	1	3	11
L27-28	2	4x2=8	0	1x2	3x2	11x2=22
Grand Total	27*	274	18	27	229	759

* Plus First Floor Amenities & Bar = 28 Storey Building

Total Floor Area			
P3 - L28 Floor Levels			
Level	No Of Floors	Floor Area SQ.FT.	Total Floor Area-SQ.FT.
P3	1	17,693.00	17,693.00
P2-1	1	32,862.00	32,862.00
P1-1	1	32,862.00	32,862.00
L1	1	34,000.00	34,000.00
L2	1	15,600.00	15,600.00*
L3	1	20,650.00	20,650.00**
L4	1	20,335.00	20,335.00
L5-11	7	20,335.00	142,345.00
L12	1	13,720.00	13,720.00
L13	1	13,720.00	13,720.00
L14-25	12	15,210.00	182,520.00
L26	1	6,830.00	6,830.00
L27-28	2	6,830.00	13,660.00
Grand Total	31		546,797.00

* : (Not Including Gym & Cafe Below)

** : (Not Including Cafe/Lounge/Snack Bar Below)

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Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

Statistics

02/12/19

SK55

zedd
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com

Appendix C- Elevations/ Renderings

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18-032 Ann Street Student Housing

London Ontario

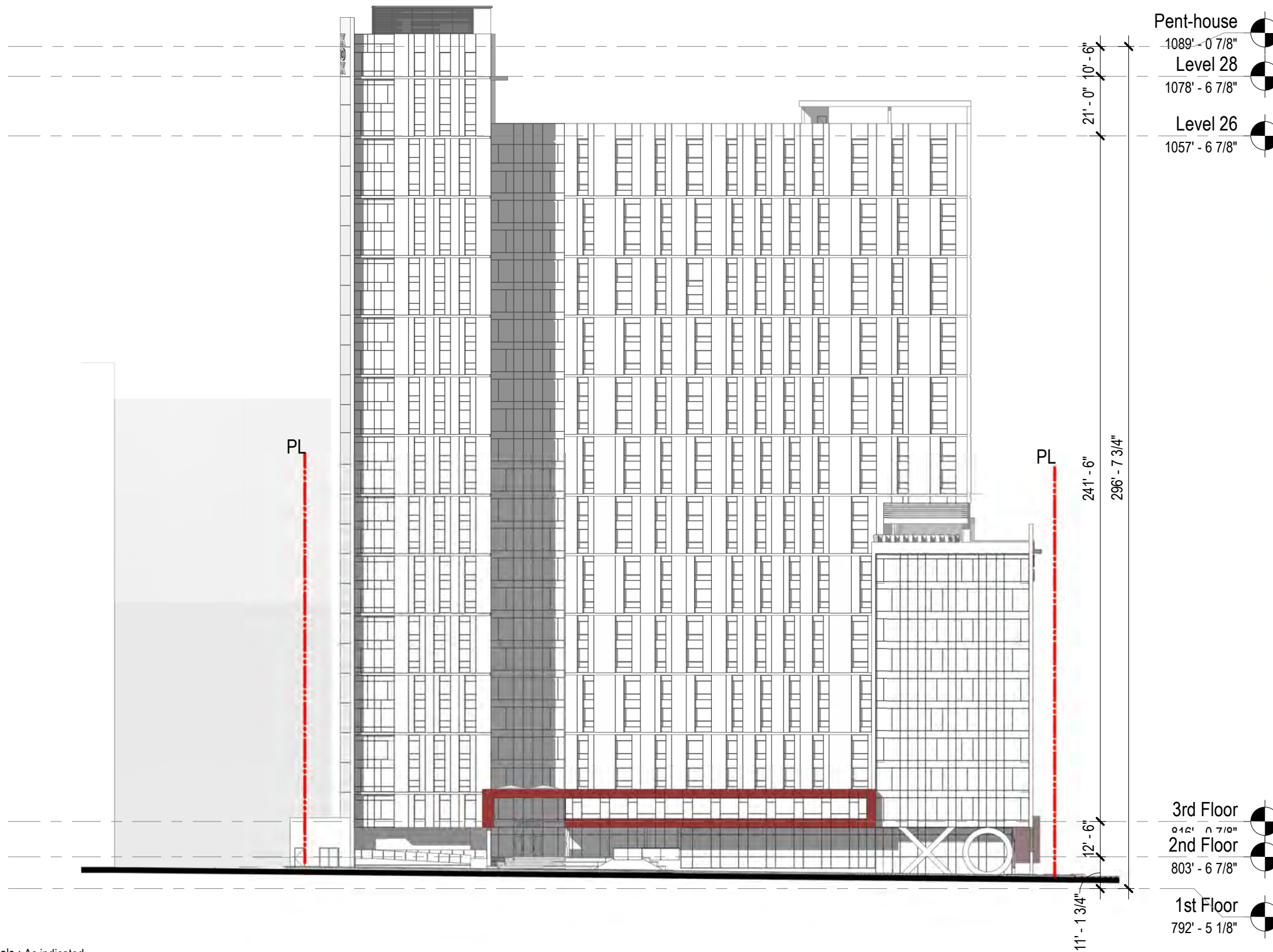
North Elevation

11/30/18

SK38

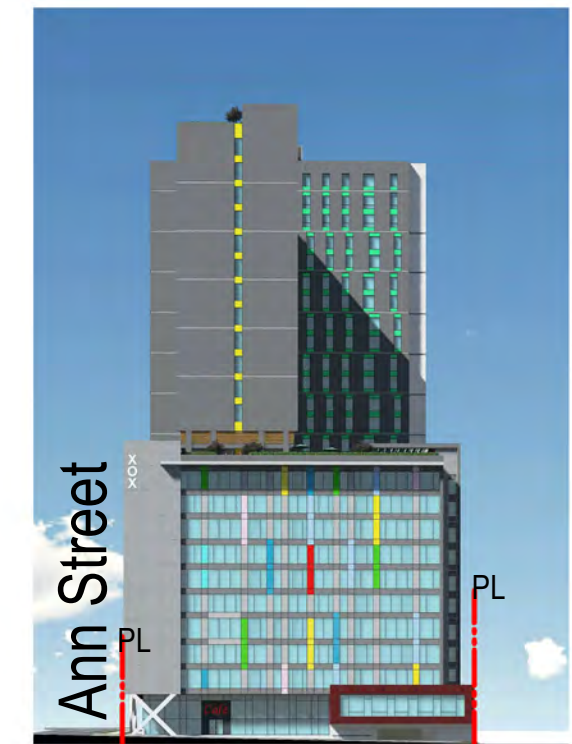
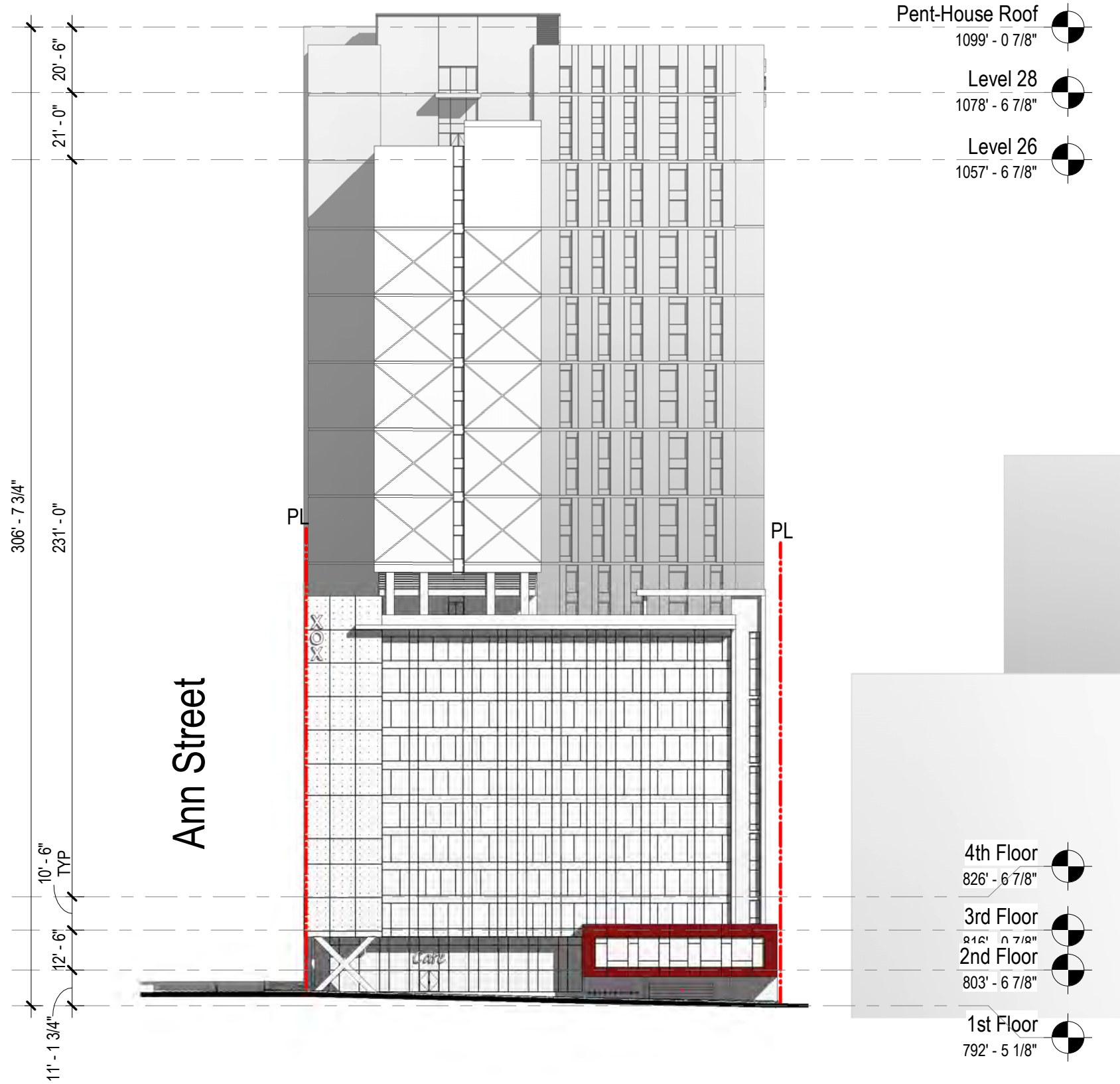
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North Elevation
1"=40'-0"

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West Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

West Elevation

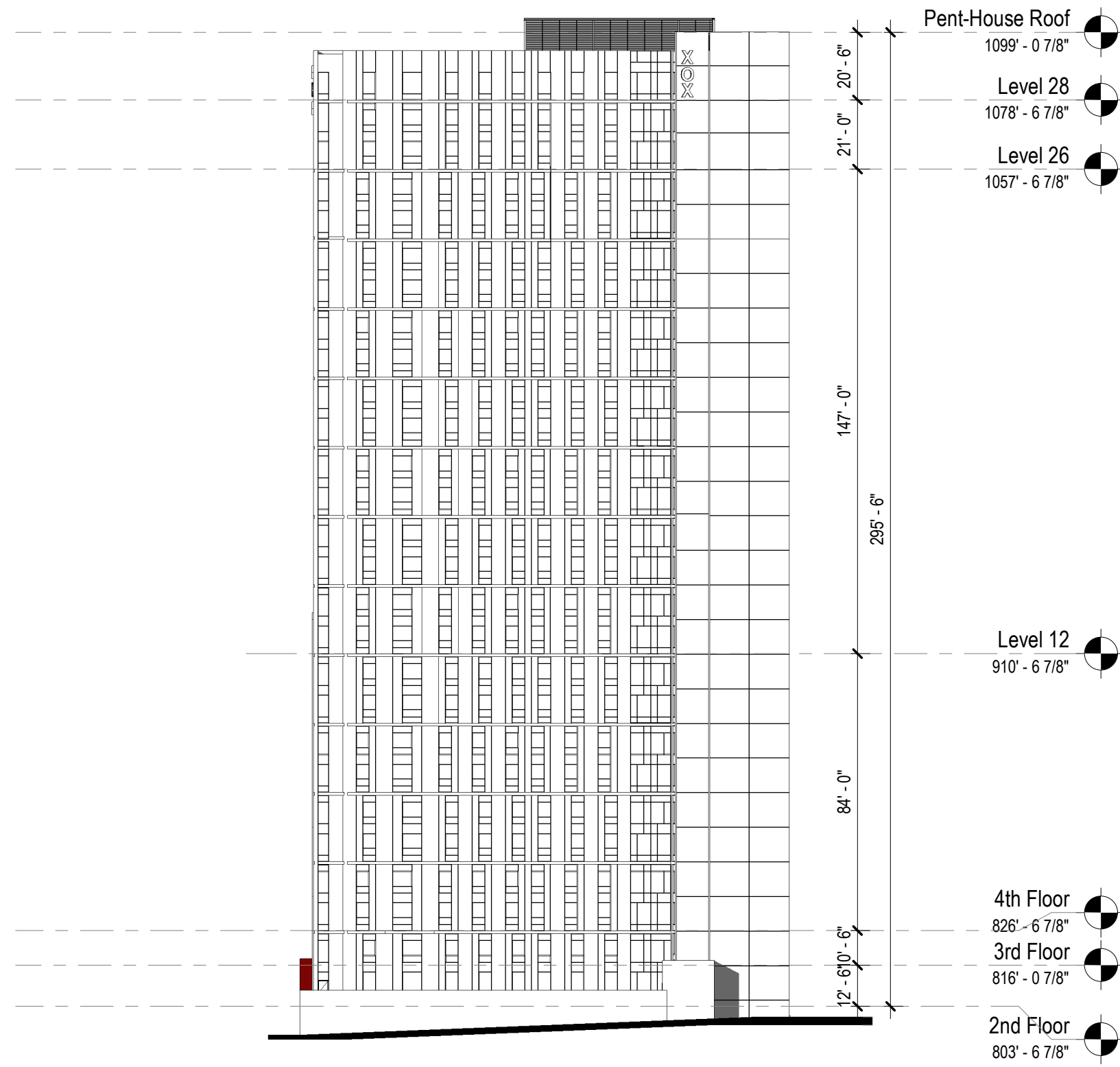
02/10/19

SK39

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East Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

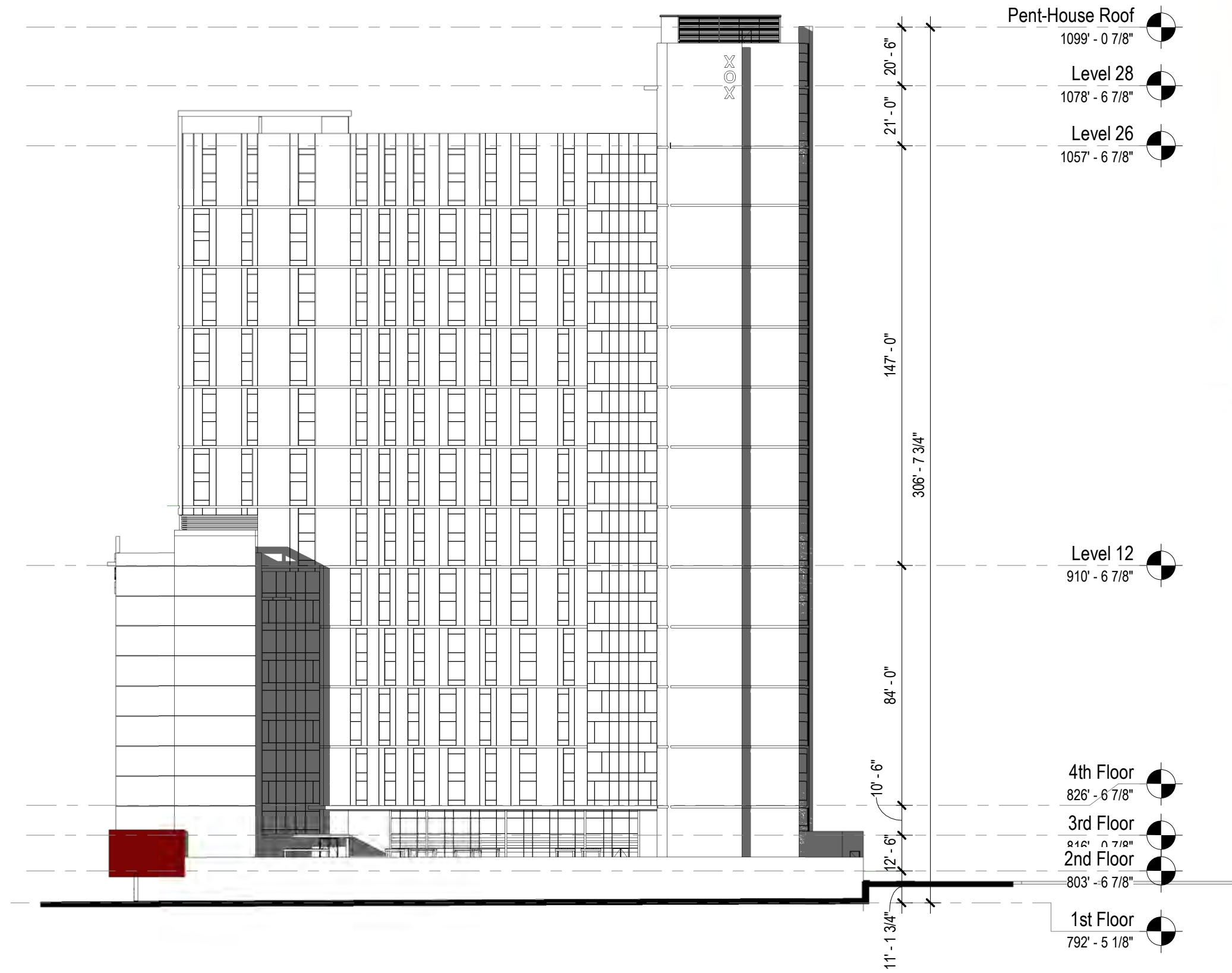
London Ontario

East Elevation

02/10/19 SK40

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- Pent-House Roof
1099' - 0 7/8"
- Level 28
1078' - 6 7/8"
- Level 26
1057' - 6 7/8"
- Level 12
910' - 6 7/8"
- 4th Floor
826' - 6 7/8"
- 3rd Floor
816' - 6 7/8"
- 2nd Floor
803' - 6 7/8"
- 1st Floor
792' - 5 1/8"



South Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

South Elevation

02/10/19 SK41



Appendix **D**- Inventory of Heritage Properties for the City of London and the Cultural Heritage Inventory of the North Talbot Area

84 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1893

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof. It has a side hall plan, and a recessed, covered front entry with a small balustrade is situated on the northwest corner of the building, facing onto St. George Street. The primary façade has two one-over-one windows with exterior shutters. The property is located on the east side of St. George Street, south of Ann Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: Likely built c. 1893. The first occupant, Phillip Lewis, appears in the 1894 City Directory at an unlisted address. The following year, Lewis is in the same location but now listed at 84 George (St. George). Lewis, a labourer, last appears listed with address in the 1900 City Directory.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a worker's cottage, notable for its hipped roof form, side hall plan, and covered corner entry.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block.

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.



Contextual Value	✓	As a 19th-century worker's cottage, the property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.
-------------------------	---	--

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



86 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1930

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof with a chimney. It has a side hall plan, and a front entry with a small covered verandah is situated on the southwest corner of the building, facing onto St. George Street. The primary façade has two eight-light windows with exterior shutters. The property is located on the east side of St. George Street, south of Ann Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: First appears in City Directories in 1930. The first occupant is identified as Frank P. Miles.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative 20th century example of a worker's cottage, notable for its hipped roof form, side hall plan, and corner entry with a covered verandah.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	As an early 20th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block.

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Tovey, Mark, Update



175 Ann Street

Cultural Heritage Status: None

Date of Construction: c. 1892-1893

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof. It has a central hall plan with a central entry facing onto Ann Street, and two double-hung windows with exterior shutters on the primary façade; windows on the west elevation have exterior shutters as well. At the rear, the roof continues into a shed-roof extension. The property is located on the southeast corner of Ann Street and St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This property first appears in the 1893 City Directory with John Arscott listed as the original occupant. The Arscott family operated the Arscott Tannery, which was established across the street at the southeast corner of Ann Street and St. George Street in 1866. Although the Arscott tannery closed by the 1890s, John Arscott remained in the business and was listed as a foreman at the C.S. Hyman Tannery on Richmond Street. Several Arscott employees and family members lived in other surviving buildings along Ann Street, including 127, 145, 156, and 164 Ann Street, all in close proximity to the former site of the tannery.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a worker's cottage, notable for its hipped roof form and central hall plan.
Historical/Associative Value	✓	This property is associated with John Arscott, member of the Arscott family, who operated a tannery across the street. John Arscott also served as a foreman of the C.S. Hyman & Co. Tannery on Richmond Street.



Contextual Value	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block.
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Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.



179 Ann Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, buff brick residence with a hipped roof. It has a side hall plan with an entry facing onto Ann Street. The front door has a transom, and the primary façade has two double-hung windows; all three of these openings have brick voussoirs. Unusual for a worker's cottage, it has a bay window with stone trim on the east elevation, echoing a bay window on the west elevation of the larger buff brick residence next door at 183 Ann Street. The property is located on the south side of Ann Street, east of St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This address is listed in the 1881 City Directory, which is the earliest directory to provide address numbers. As early as the 1872/73 Directory, four residents are identified west of the Kent Brewery which was located at 197 Ann Street, one of which may be this house. The 1888-1890 City Directories identifies Joseph Hamilton at this address. Hamilton was a local brewer and operator of the Kent Brewery.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a worker's cottage, notable for its buff brick exterior, hipped roof form, and side hall plan.
Historical/Associative Value	✓	This property has historical associations with local brewer Joseph Hamilton, who operated the Kent Brewery on Ann Street. Hamilton occupied the house from 1880-1890.



Contextual Value	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block. It relates historically and visually to the house at 183 Ann Street, and is associated with the former brewery at 197 Ann Street.
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Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); The London City & Middlesex County Directory, R.L. Polk & CO. 1884, 1886-1890; London City and Middlesex County Directory, Migh Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.



183 Ann Street

Cultural Heritage Status: None

Date of Construction: c. 1893

Architect/Builder: Joseph Hamilton

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with an intersecting hipped roof, and a front gable with horizontal siding and dentilled millwork detail. The double front doors have carved wood inset with two arched windows, a stained glass transom, and are covered by a shallow overhang. Double-hung windows on all visible elevations have brick voussoirs, and remaining brick voussoirs on the first floor of the primary façade show where an original window was partially infilled and replaced with a smaller one. On the west elevation is a bay window with stone lug sills and bracket details. The property is located on the south side of Ann Street, east of St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This property was home to local brewer John Hamilton, who founded the Kent Brewery which was formerly located on Ann Street. City Directories show that the Hamilton family occupied this property beginning in 1862. Originally there was a frame structure on the property. After John Hamilton's death in 1887, his son Joseph Hamilton demolished the original structure and replaced it with the present brick house around 1893. Joseph Hamilton and his family continued to occupy the house until 1911.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a late-19th-century residence with Queen Anne style influences, notable for its front door details, brick voussoirs, gable with dentilled millwork, and bay window.
Historical/Associative Value	✓	This property is associated with local brewer John Hamilton, who occupied the property from 1862 until his death, and his son Joseph Hamilton, who constructed the present house.



Contextual Value	✓	As a late-19th-century brewer's residence, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It relates historically and visually to the house at 179 Ann Street, and is associated with the former brewery at 197 Ann Street.
-------------------------	---	---

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); The London City & Middlesex County Directory, R.L. Polk & CO. 1884, 1886-1890; London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900; Tovey, Mark, Update on Requested Study by LACH Stewardship for Potential Designation: 197, 183, 179 Ann Street, 84, 86 St. George Street <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=71449>



197 Ann Street

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

Date of Construction: 1859 (expanded 1883)

Architect/Builder: John Hammond, Henry Marshall

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, buff brick industrial structure with a flat roof, Italianate details, including brick corbelling at the cornice line, two doors onto Ann Street with fabric awnings. Windows on the primary façade include exterior shutters on both storeys, and brick voussoirs on the ground floor. There is an attached one-storey buff brick building with a low shed roof and similar shuttered windows, which are partially obscured by foliage. The property is located on the south side of Ann Street, east of St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This property was home to the Kent Brewery, which operated here from 1859 to 1920. It is the oldest surviving structure from London's heyday as a major producer of beer in Canada. The property is valued as a rare example of a brewery site, which includes the two houses (183 and 179 Ann Street), built and occupied by the brewer, Joseph Hamilton, and the brewery itself, which Hamilton altered in 1883 to accommodate the production of porter. Having purchased the small brewery in 1861, Hamilton operated the brewery until his death in 1887 and the business was continued by his son, Joseph Hamilton, until it closed in 1917.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a rare local example of a surviving industrial building from the mid 19th century.
Historical/Associative Value	✓	This property is associated with the Kent Brewery, one of the first breweries in London. It is also associated with John Hamilton who brought the struggling brewery to producing a profit, and produced both porters and pale ales at the location.

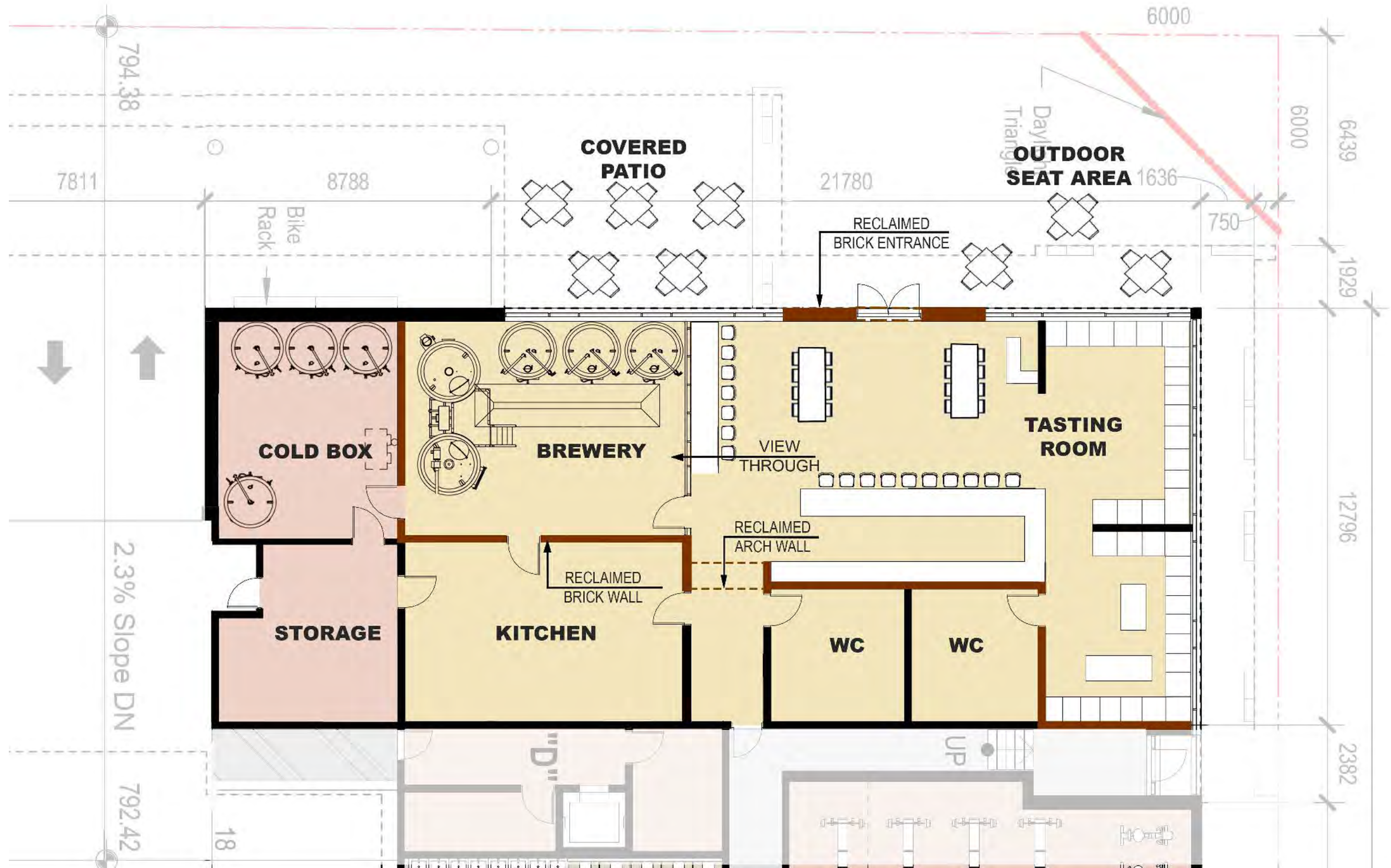


Contextual Value	✓	Together with the brewer's residences at 179 and 183 Ann Street, this property forms a rare surviving example of a 19th-century brewery site.
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Sources: City of London *Register of Cultural Heritage Resources*; Caldwell, Hayley: *Evaluation of Cultural Heritage Value or Interest - 197 Ann Street*, 2017; Brock, Daniel: *Fragments from the Forks*, 2011.



Appendix E- Concept for New Kent Brewery



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Scale :

18-032 High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Brewery Floor Plan

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BREWERY SILO VIEW FROM OUTSIDE



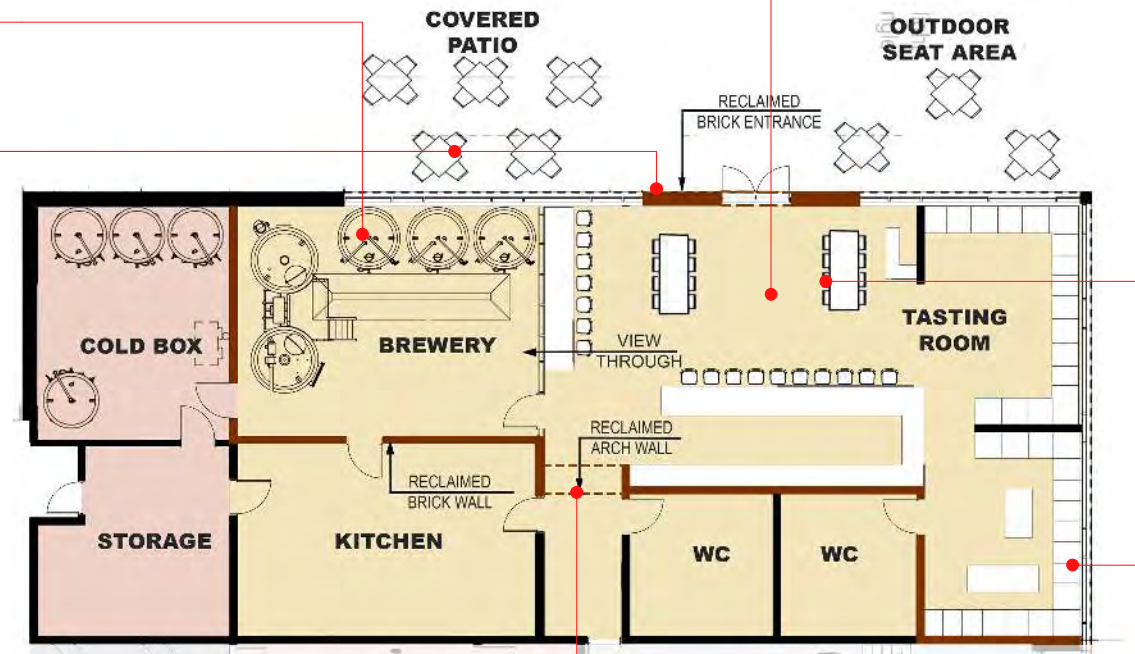
RECLAIMED BRICK FLOOR



OVERALL FINISHING AND MOOD



OUTDOOR SEATING AREA & BRICK WORK



FLEXIBLE SEATING AREA



RECLAIMED BRICK ARCH



TRANSPARENT LOGO ON WINDOWS

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Scale :

18-032 High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

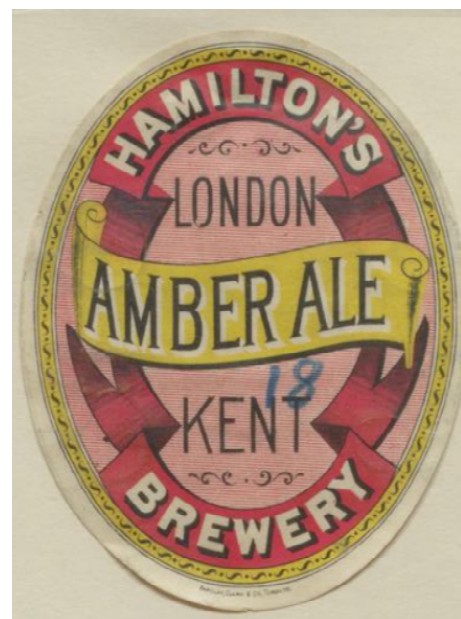
Ann Street - Brewery References

10/27/20 SX-1.2

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ORIGINAL BREWER LOGO



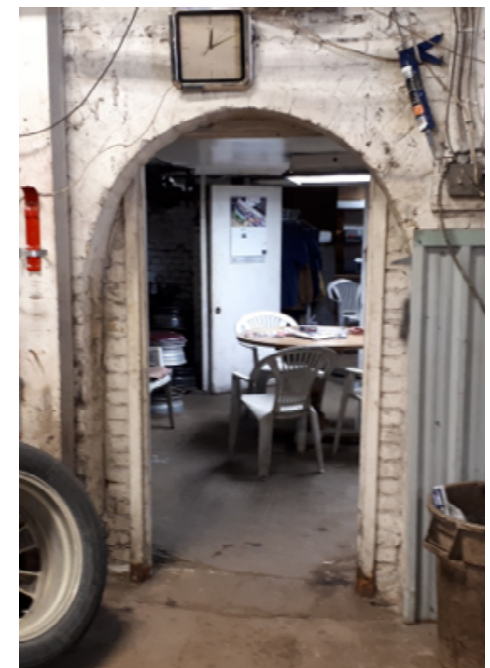
1980 and 2020 BUILDING



EXTERIOR DETAILS



INTERIOR DETAILS



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Scale :

18-032 High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Brewery - Heritage

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Scale :

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High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Exterior

10/27/20

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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Exterior

10/27/20

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Scale :

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High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Exterior

10/27/20

SX-1.6

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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Interior

10/27/20

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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Interior

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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Interior

10/27/20

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Appendix F- Historical Aerial Photography

****Digital versions available from 1922 - 1967 (50 year copyright restriction applies)*





1922



1942



1945



1950



1955

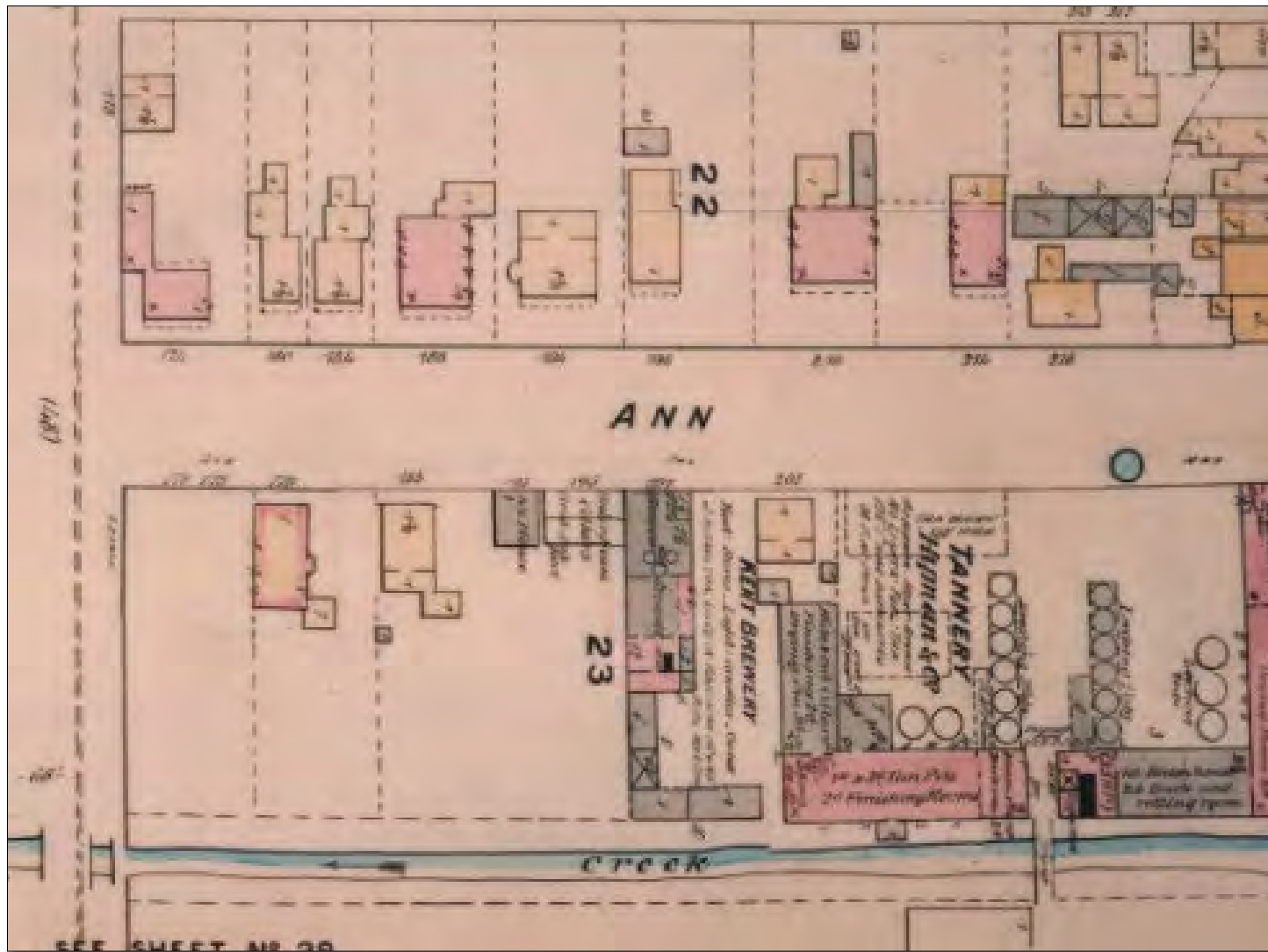


1965



1967

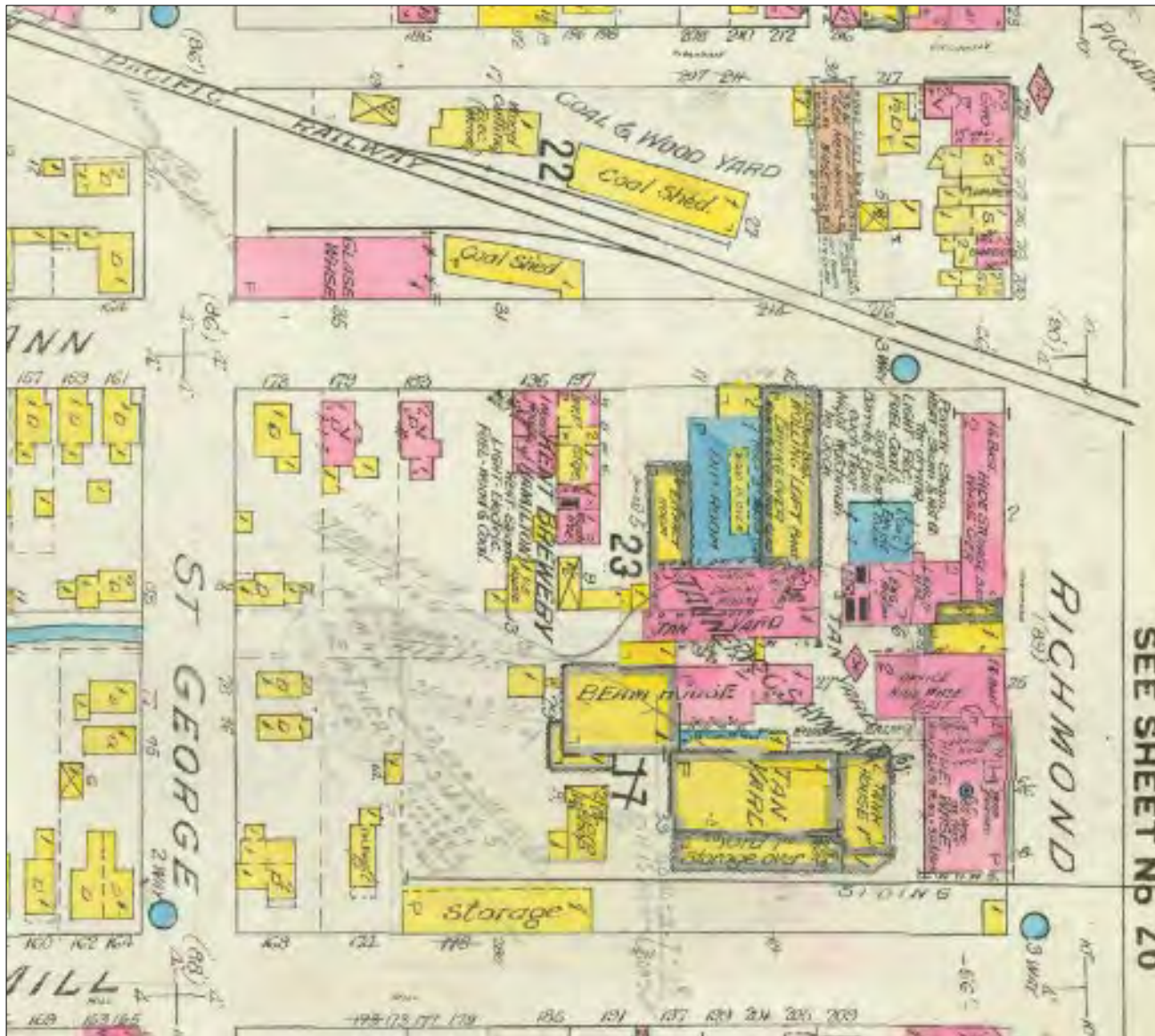
Appendix **G**- Fire Insurance Plans



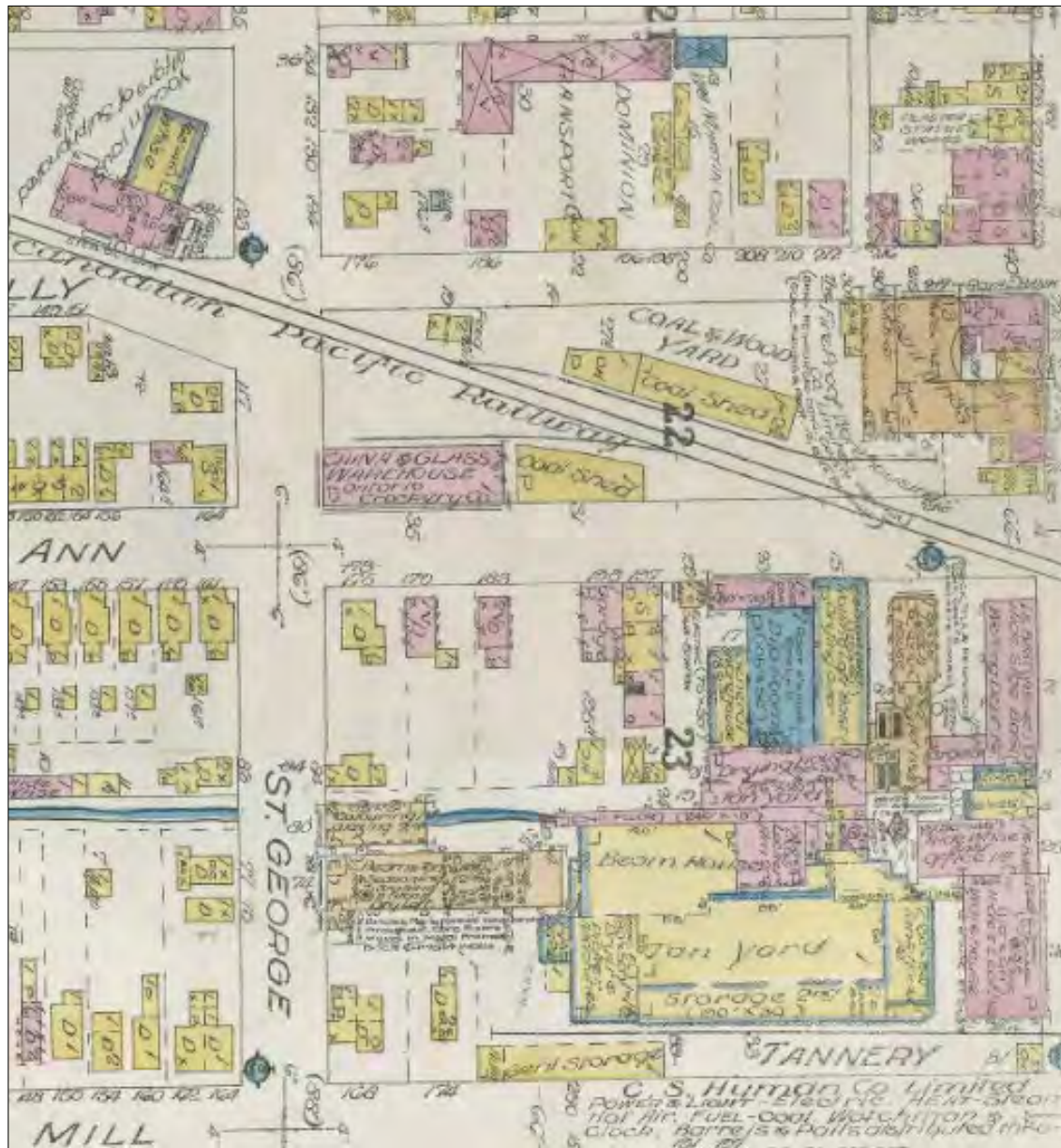
Fire Insurance Plan, 1881 revised 1888



Fire Insurance Plan, 1892 revised 1907



Fire Insurance Plan, 1912 revised 1915



Fire Insurance Plan, 1912 revised 1922

Appendix H- 4EST Proposal

4EST



Back to the Roots

4EST Philosophy

Though sometimes overlooked, London is a world-class brewing town with a deep history of brewing excellence. Having grown up in London we take great pride in our heritage as a brewing city and are passionate about protecting our cherished past. In addition to our brewing heritage London is known far and wide as the Forest City, and has been for generations. In a nutshell, our business *4EST Brewery* successfully marries these two historic aspects of our great city in a way that has never been done before. We utilize age-old brewing techniques honed over centuries to provide London with excellent European-style lagers that harken back to those originally produced by the great breweries of our past. In turn we give 4% of profits from our beer sales back to the city and it's already booming reforestation efforts.

At the helm of this business are two native Londoners. Myles and Colin both graduated from Catholic Central and hold degrees from Western University. Myles earned his history degree while playing on the varsity football team where he completed 5 seasons and has served as a volunteer at ReForest London for almost 4 years now. He intends to use his education and experience to honour and protect the history of this great city while working to build a promising future. Colin holds a degree in Biochemical Engineering from Western, a Master of Science degree from the University of Calgary and is currently in his final year of medical school here in London. He intends to couple his engineering/science background with his 7 years of practical brewing experience to produce exceptional beer for his fellow Londoners.

Brewing beer was one of the first industries here in London. The early 19th century saw many breweries open up around downtown London to support troops stationed in Victoria Park. By 1888 after the economic depression all breweries went out of business with the exception of Labatt, Carling and Kent Brewery. Kent Brewery was the only small brewery to stay in business thanks to their famous London Porter and the brilliant marketing strategy. John and his son Joseph Hamilton went 'back to the roots' and remastered the famous London Porter of England where it was initially created, brewed and mastered since the early 18th century. One-hundred years later they used the style, ingredients and process to make a fresh London Porter right here in Canada. This strategy ultimately carried their business through the depression and into profitable decades of brewing beer. One-hundred years later we will use that same strategy, go back to the roots, and make the famous London Porter that has been brewed for centuries. In essence this has always been our philosophy, for five years 4est Brewery has been researching, studying and perfecting the origin of famous beers and mastering them to the likes of their truest form. We will honor Kent brewery, pick up where they left off and over a century later brew where they once brewed.

Another way that we intend to honour the history of London is our reforestation initiative. We are inspired by our reputation as the forest city and are passionate about protecting our namesake. This is the inspiration behind our name and our logo. We know many Londoners join us in our love of trees and would also like to see a return of the level of tree-cover once enjoyed. Our goal is to help

great organizations such as ReForest London, who have been working tirelessly at this effort for almost two decades. Our promise to our consumers is that we will continue to donate at least 4% of profits to reforestation efforts and will strive to do even more as we continue to grow. Future efforts will target river restoration and other social/environmental causes. Our slogan is “Back to the roots”. In 4 simple words this summarizes our brand and our vision. The roots run deep in this city in so many ways and we intend to honour that.

Our business has grown immensely over the past year and we have been able to transition from the research and development phase to the post-revenue phase. Our beer is currently in production at Toboggan Brewery in strategic partnership with their brewing team. Together we have released a collaboration beer and it is being very well received. We have already completed two runs of production and it is currently for sale in cans at Toboggan’s retail store as well as on tap at a number of pubs in the city. We are moving to a contract brewing partnership that would allow us to sell independently within the coming months.

We at 4EST Brewery are uniquely poised to work with York Developments to help facilitate this landmark project. Given our history as lifelong Londoners, our passion and commitment to improve our city at every turn and our growing base of supporters we believe we are well equipped to safeguard the brewing history of this great city. In this endeavor we will work with York Developments to create a space that Londoners will be excited by and proud of. It is our deepest wish to provide the city with what it has been known for throughout its history: excellent beer and breath-taking forests.

Appendix I- Curriculum Vitae



EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

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, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

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

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

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

Heritage Master Plans and Management Plans

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

CONTACT

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F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

CONTACT

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 F 519 576 0121
 dcurrie@mhbcplan.com
 www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan
 Niagara-on-the-Lake Corridor Design Guidelines
 Cambridge West Master Environmental Servicing Plan
 Township of West Lincoln Settlement Area Expansion Analysis
 Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
 Township of Tiny Residential Land Use Study
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

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

CONTACT

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 dcurrie@mhbcplan.com
 www.mhbcplan.com



EDUCATION

2011

Higher Education Diploma
Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts
World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon- Sorbonne, UNESCO, ICCROM, Macquarie University

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is member of the Canadian Association of Heritage Professionals.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lecturers on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Intern Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)
RSM Building Consultants

2017 Deputy Clerk,
Township of North Dumfries

2015-2016 Building/ Planning Clerk
Township of North Dumfries



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 2009-2014 Historical Researcher & Planner
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey)
and Executive Assistant, Waterloo Region Plowing Match
and Rural Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2019-2020 Intern Member, Canadian Association of Heritage
Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical
Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries
Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Village Sub-committee, Doors Open
Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken
Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society
- 2011 Member, University of Waterloo Sub-steering Committee for
HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story
of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business
Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and
Gallery

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

2013	Lecture, <i>The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History</i> , University of Guelph Spring Colloquium
2012-2013	Gaelic Events Facilitator, University of Guelph
2012-2015	Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
2012	<i>Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal</i> (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
2012	Waterloo Historical Society Publication, <i>Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries</i>
2007-2012	25 historical publications in the Ayr News (access to some articles http://ayrnews.ca/recent)

PROFESSIONAL DEVELOPMENT COURSES

2020	Condo Director Training Certificate (CAO)
2018	Building Officials and the Law (OBOA Course)
2017-2018	AMCTO Training (MAP 1)
2017	AODA Training
2010	Irish Archaeological Field School Certificate

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

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CURRICULUM VITAE

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SELECT PROJECT EXPERIENCE 2018-2020

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- Old Kent Brewery, 197 Ann Street, City of London
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (temporary relocation of 107 Young St)

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CURRICULUM VITAE

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CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

CULTURAL HERITAGE EVALUATION REPORTS

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

CONSERVATION PLANS

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

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

- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener (Photographic Documentation Report)
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



London
CANADA

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June 16, 2021

G. Kotsifas
Deputy City Manager, Planning and Economic Development

G. Barrett
Director, Planning and Development

I hereby certify that the Municipal Council, at its meeting held on June 15, 2021 resolved:

That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on May 12, 2021:

a) M. Corby, Senior Planner, BE ADVISED of the following comments from the London Advisory Committee on Heritage (LACH) with respect to the Notice of Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments and the Heritage Impact Assessment (HIA), dated January 2021, from Zelinka Priamo Ltd., with respect to the property located at 850 Highbury Avenue North, previously received by the LACH:

i) sufficient information has not been received as part of the application in order to appropriately assess the impacts of the proposed applications on the significant heritage resources on this property; it being noted that:

A) the HIA should be prepared by a qualified heritage professional;

B) the HIA should include an assessment of impacts to identified heritage resources of the proposed development, among other content as identified in Info Sheet #5 provided by the Ministry of Heritage, Sport, Tourism and Culture Industries; it being noted that the HIA provided with the application does not speak to the impacts of the proposed development or proposed policy changes on the cultural heritage resources on the site; and,

C) the LACH is supportive of maintaining the overall land use concept identified within the proposal, which is generally consistent with that in the London Psychiatric Hospital Secondary Plan (LPHSP); it being noted that this includes the proposed low density residential in the core area with concentration of higher densities along adjacent arterial roadways (the 'bowl' concept) and the revisions to the road and pedestrian networks, which appear to support the protection and enhancement of the cultural heritage resources;

- the LACH emphasizes the need to consider the built heritage resources as landmarks within the cultural heritage landscape, and that the assessment of impacts must address the cultural heritage landscape including views and vistas as described through the appropriate governing documents;
- the LACH acknowledges the differences or 'inconsistencies' between elements of the Heritage Conservation Easement, designating by-law L.S.P.-3321-208, and the LPHSP as identified within the HIA, but notes that these documents each have different forms and functions, and do not necessarily conflict (save for mapping discrepancies); it being noted that where these differences or 'inconsistencies' are identified, the more detailed

description and assessment should apply;

- the LACH does not support many of the proposed changes to heritage policies within the LPHSP which serve to reduce protection of the heritage resources and introduce greater uncertainty; it being noted that sufficient rationale or justification for these revisions to heritage policies have not been provided within the Final Proposal Report or HIA (examples include but are not limited to:

- o LPHSP 20.4.1.4 – “Retain as much of the identified cultural and heritage resources of the area as possible feasible”;

- o LPHSP 20.4.1.5.II.a) – “provide for ...and mixed-use buildings where possible”;

- o LPHSP 20.4.2.2 – “Development proposed through planning applications... will need not only to consider the significant heritage buildings, but also the unique cultural heritage landscape where possible”;

- o PHSP 20.4.3.5.2.III. d) “Built form adjacent to the Treed Allee within the Heritage Area shall should be encouraged to oriented towards the Allee in applicable locations”; and,

- o LPHSP 20.4.4.10 - “shall” to “should”);

- the LACH requests clarification from City of London Heritage and Planning staff on the next steps with respect to this development application, including how the impacts to built heritage resources and the cultural heritage landscape will be assessed and addressed as the planning and design phases progress (for example, can/will an HIA be required for subsequent zoning bylaw amendment applications and/or site plan applications); it being noted that the LACH respectfully requests that these assessments be provided to LACH for review and comment;

- the LACH respectfully requests to be consulted early on any proposed changes to the designating bylaw or heritage conservation easement and would welcome a delegation from the proponent to present on heritage matters on the property; and,

- the LACH requests information from City Staff and/or the proponent on the current physical conditions of the heritage structures on the site;

b) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated property located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that this Heritage Alteration Permit application is seeking retroactive approval for window replacements that were previously considered and refused by Municipal Council;

it being noted that the London Advisory Committee on Heritage (LACH) encourages the applicant to work with the Heritage Planner to address the concerns raised by the LACH at the meeting;

it being further noted that a verbal delegation from P. Scott, with respect to this matter, was received;

c) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the existing dwelling on the heritage listed property located at 126 Price Street:

i) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the dwelling on the property; and,

ii) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

d) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- 1033-1037 Dundas Street;
- 1 Kennon Place;
- 19 Raywood Avenue;
- 32 Wellington Road;
- 34 Wellington Road;
- 90 Wellington Road;
- 98 Wellington Road;
- 118 Wellington Road;
- 120 Wellington Road;
- 122 Wellington Road;
- 126 Wellington Road;
- 134 Wellington Road;
- 136 Wellington Road;
- 138 Wellington Road;
- 140 Wellington Road;
- 142 Wellington Road;
- 166 Wellington Road;
- 220 Wellington Road;
- 247 Wellington Road;
- 249 Wellington Road;
- 251 Wellington Road;
- 253-255 Wellington Road;
- 261 Wellington Road;
- 263 Wellington Road;
- 265 Wellington Road;
- 267 Wellington Road;
- 269 Wellington Road;
- 271 Wellington Road;
- 273 Wellington Road;
- 275 Wellington Road;
- 285 Wellington Road;
- 287 Wellington Road;
- 289 Wellington Road;
- 297 Wellington Road;
- 301 Wellington Road;
- 327 Wellington Road;
- 331 Wellington Road;
- 333 Wellington Road;
- 72 Wellington Street; and,
- 44 Wharncliffe Road North;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* seeking consent for alterations to the heritage designated property located at 426 St James Street BE GIVEN, subject to the following terms and conditions:

- the new railing be 24" in height above the porch floor to maintain the proportions of the porch;

- wood be used as the material for the alterations;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

f) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property located at 325 Victoria Street BE PERMITTED, and the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; it being noted that the communication, dated May 10, 2021, from B. Jones and K. Mckeating, as appended to the Added Agenda, and

the verbal delegations from D. Lee, E. Van den Steen, B. Jones and K. McKeating, with respect to this matter, were received;

g) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the potential designation of Labatt Memorial Park as a National Historic Site of Canada:

i) the above noted initiative BE ENDORSED; and,
ii) the Civic Administration BE DIRECTED to undertake the application process with respect to this matter;

h) clauses 1.1, 2.1 to 2.4, inclusive, 3.1, 3.2, 4.7 and 4.8 BE RECEIVED for information.
(2021-D09) (4.1/9/PEC)



C. Saunders
City Clerk
/hal

cc: K. Gonyou, Heritage Planner
L. Dent, Heritage Planner
M. Greguol, Heritage Planner
M. Corby, Senior Planner
J. Minor, Documentation Services Representative
M. Vivinetto, Executive Assistant to the Deputy City Manager, Planning and Economic
Development
S. Langill, Executive Assistant to the City Planner
London Advisory Committee on Heritage
List of external cc's on file in the City Clerk's Office



**Legacy Village Heritage Impact
Assessment – 850 Highbury
Avenue North, London ON**

Draft Report

January 31, 2022

Prepared for:

Old Oak Properties Inc.
150 Dufferin Avenue Suite 200
London, ON N6A 5N6

Prepared by:

Stantec Consulting Ltd.
600-171 Queens Avenue
London, ON N6A 5J7

Project Number: 160940807

Limitations and Sign-off

This document entitled Legacy Village Heritage Impact Assessment – 850 Highbury Avenue North, London ON was prepared by Stantec Consulting Ltd. (“Stantec”) for the account of Old Oak Properties Inc. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The information and conclusions in the document are based on the conditions existing at the time the document was published and does not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by the Client or others, unless expressly stated otherwise in the document. Any use which another party makes of this document is the responsibility and risk of such party. Such party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Laura Walter, MA, CAHP

Reviewed by _____
(signature)

Colin Varley, MA, RPA

Approved by _____
(signature)

David Wesenger, BES



Executive Summary

Old Oak Properties Inc. (Old Oak) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the former London Psychiatric Hospital (LPH) located at 850 Highbury Avenue North, London, Ontario. The property is subject to an Official Plan amendment, Zoning By-law amendment, and a draft Plan of Subdivision. The first stage of the development application process is proposing to amend parts of the established development pattern approved within the London Psychiatric Hospital Secondary Plan (LPHSP). Once the amendments to the LPHSP are approved, the next phase will be to secure the zoning for the lands and complete the process for the divisions of the lands. The property is subject to a Heritage Conservation Easement Agreement (HCEA) between Old Oak and the Ontario Heritage Trust (OHT) and is also designated under Part IV of the *Ontario Heritage Act*. The purpose of this 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 protected heritage property, consideration must be given to the conservation of heritage resources.

A separate Strategic Conservation Plan (SCP) has been prepared for the property for the use of Old Oak, the City of London (the City), and OHT to guide future development at the site, identify conservation strategies for significant built and cultural heritage landscape attributes, outline requirements for monitoring and maintenance of the heritage resources, and provide a framework for when Heritage Alteration Permits and Heritage Impact Assessments are required (Stantec 2021).

The impacts associated with the proposed development site plan, land use changes, and stormwater and sewer trunk lines changes were evaluated in this HIA. The proposed undertaking has the potential for direct and indirect impacts to the heritage and cultural heritage landscape features of the property. Based on the impacts, it is recommended that the following mitigation measures be implemented for each proposed undertaking.

Site Plan and Land Use Changes

- **Site Plan Controls:** isolation of heritage features from construction activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to the construction team leads. Physical protective measures should include, at a minimum, the installation of temporary fencing around heritage features.
- **Vibration Assessment:** an engineer familiar with assessing vibration effects will review any demolition and construction activities that are to occur within 50 metres of heritage features (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable). If required, at the discretion of the Engineer, strategies to mitigate possible indirect vibration effects to a heritage feature will be taken. It is also recommended that a Tree Preservation Plan be prepared by an ISA certified arborist prior to any construction or grading.
- **Design Guidelines:** Allée and Ring Road Zone: it is recommended that the layout of the existing curving road be maintained on the east side of the circular drive and Allée, if possible, as a pedestrian walkway within the heritage block 162 adjacent to the Recreation Hall.



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

- **Commemoration Plan:** in connection with the recommendations in the SCP, a Commemoration Plan should be prepared for the property. Related to this HIA, commemoration and interpretative materials to mitigate direct and indirect impacts is recommended within the Horse Stable Zone and Allée and Ring Road Zone.

Stormwater and Sanitary Trunk Line Upgrades

- **Tree Monitoring:**
 - Installation of tree preservation fencing around any Value rating 'A' and 'B' trees as per the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment* (Ron Koudys Landscape Architects Inc. 2021). Any Value rating 'C' tree protection is at the discretion of Old Oak and the team's certified arborist.
 - Tree protection fencing should be monitored on regular basis (i.e., daily) during the critical construction period to confirm it is in working order by the contractor. If any of the trees become damaged or the ground within the tree/root protection zone becomes compromised (i.e., compaction, spills, etc.) the certified arborist should be contacted immediately for inspection. Monthly inspection of tree preservation fencing by the team's certified arborist to confirm that it is undamaged and in working order. Visual inspection should occur to confirm that no materials have been stored beyond tree preservation fencing within the Tree or Root protection zone.
- **Tree Replacements:** for the direct impacts related to the proposed tree removals, trees should be replaced in consultation with the ISA certified arborist based on the following recommendations:
 - Replace with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock
 - Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut

Adherence to the Strategic Conservation Plan

- The SCP prepared for the site should be the overall guiding document for conservation of heritage and cultural heritage landscape features.

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



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**LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North,
London ON**

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APPENDIX B STORMWATER AND SANITARY TRUNK LINE DRAWING

DRAFT



Project Personnel

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Heritage Consultant:	Meaghan Rivard, MA, CAHP
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Abbreviations

CHVI	Cultural Heritage Value or Interest
CPR	Canadian Pacific Railway
HCEA	Heritage Conservation Easement Agreement
HIA	Heritage Impact Assessment
LPH	London Psychiatric Hospital
LPHSP	London Psychiatric Hospital Secondary Plan
MHSTCI	Ministry of Heritage, Sport, Tourism and Culture Industries
OHT	Ontario Heritage Trust
OP	Official Plan
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement
SCP	Strategic Conservation Plan



Introduction
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1.0 INTRODUCTION

1.1 STUDY PURPOSE

Old Oak Properties Inc. (Old Oak) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the former London Psychiatric Hospital (LPH) located at 850 Highbury Avenue, London, Ontario (Figure 1). The property is subject to an Official Plan amendment, Zoning By-law amendment, and a draft Plan of Subdivision. The first stage of the development application process is proposing to amend parts of the established development pattern approved within the London Psychiatric Hospital Secondary Plan (LPHSP). Once the amendments to the LPHSP are approved, the next phase will be to secure the zoning for the lands and complete the process for the divisions of the lands. The property is subject to a Heritage Conservation Easement Agreement (HCEA) between Old Oak and the Ontario Heritage Trust (OHT) and is also designated under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.-3321-208). The purpose of this HIA is to address the impacts of the proposed site plan, land use changes, and stormwater and sanitary trunk line changes. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of heritage resources.

A separate Strategic Conservation Plan (SCP) has been prepared for the property for the use of Old Oak, the City of London (the City), and OHT to guide future development at the site, identify conservation strategies for significant built and cultural heritage landscape attributes, outline requirements for monitoring and maintenance of the heritage resources, and provide a framework for when Heritage Alteration Permits and Heritage Impact Assessments are required (Stantec 2021).

The objectives of this HIA are as follows:

- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address conservation of heritage resources, where applicable

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

- Summary of project methodology
- Statements of cultural heritage value
- Site description
- Description of the proposed undertaking
- Assessment of impacts of the proposed undertaking on the identified cultural heritage value
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures



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For the purpose of this HIA, the Study Area comprises the municipal property boundary of 850 Highbury Avenue North (Figure 1 and Figure 2). The property includes four heritage structures (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable), a modern 1964 hospital complex, modern outbuildings, an allée, internal roadways, open lawns, and mature trees.

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Figure 1: Site Location

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Figure 2: Study Area

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2.0 METHODOLOGY

2.1 POLICY FRAMEWORK

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

- (d) *The conservation of features of significant architectural, cultural, historical or scientific interest*
(Government of Ontario 1990)

2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

(Government of Ontario 2020)

Under the PPS definition, 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 can be included in these plans and assessments

Under the PPS definition, significant means:

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.



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Under the PPS, “protected heritage property” is defined as follows:

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

(Government of Ontario 2020)

2.1.3 City of London Official Plan

The City is currently working with two official plans (OP). The London Plan was adopted by City Council and approved by the province in 2016. The London Plan was appealed by numerous parties and remains partially under appeal. All heritage policies and definition appeals have been resolved and now are enforced (City of London 2021a).

The City’s *The London Plan* also contains the following general objectives regarding cultural heritage resources:

1. “Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.
2. “Conserve London’s cultural heritage resources so they can be passed on to our future generations.
3. “Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.”

(City of London 2021b: 138)

The London Plan contains the following policy with regard to development within or adjacent to designated and listed heritage properties:

“586_ The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.”

(City of London 2021b: 143)

2.1.4 Secondary Plan, London Psychiatric Hospital Lands

The LPHSP prepared by the City of London is currently under amendment. The purpose of the Secondary Plan is to establish a vision, principles, and policies for the LPH property and adjacent lands as a vibrant residential community which incorporates elements of sustainability, mixed use development,



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heritage conservation, rapid transit support, walkability, and high-quality urban design. The Secondary Plan is to be the basis for the review of planning applications and constitutes OP policy (City of London 2016).

In relation to Cultural Heritage, the following principle applies, “Retain as much of the identified cultural and heritage resources of the area as possible.” The Secondary Plan also has the following objectives:

- a. “Celebrate the area’s built and cultural heritage.
- b. “Create a distinct urban community that builds upon the heritage significance of the property.
- c. “Create a strong sense of places that relates to the heritage character of the property.
- d. “Conserve the heritage designated buildings and landscape.
- e. “Conserve the cultural heritage landscape.
- f. “Encourage sustainable re-use of heritage buildings.”

(City of London 2016: 20.4.1.4)

The Secondary Plan includes a Community Structure Plan that illustrates the heritage buildings, the allée, and the cultural heritage landscape that shall be conserved (Figure 3).

2.2 BACKGROUND HISTORY

As the HCEA provides a detailed historical overview of the property, and numerous background studies have been completed on the LPH, no background history is included in this HIA. The full HCEA and City’s designation by-law are included in Section 3.0.

2.3 FIELD PROGRAM

A site visit to review existing conditions of the property’s exterior and landscape was undertaken on June 15, 2021 by Meaghan Rivard, Senior Heritage Consultant, Lashia Jones, Senior Cultural Heritage Specialist, and Frank Smith, Cultural Heritage Specialist, all with Stantec.

2.4 ASSESSMENT OF IMPACTS

The assessment of impacts is based on the impacts defined in the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*



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- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows 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 soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluates the potential for indirect impacts resulting from the vibrations due to construction and the transportation of project components and personnel. This was categorized together with land disturbance. 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). The proximity of the proposed development to heritage resources was considered in this assessment.

2.5 MITIGATION OPTIONS

In addition to providing a framework to assess the impacts of a proposed undertaking, the MHSTCI Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006)



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Figure 3: LPH Secondary Plan Cultural Heritage Framework

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3.0 STATEMENT OF CULTURAL HERITAGE VALUE

3.1 OVERVIEW

This SCP is based on the two OHT HCEA for the property dated January 16, 2019 (OHT 2019a, 2019b). As the site is bisected by the CPR Line, the parcels north and south of the CPR line each have a separate HCEA (see Section 3.2). The north HCEA includes four buildings: Horse Stable, Chapel of Hope, Infirmary, and Recreation Hall (Figure 4). There are also cultural heritage landscape elements broken into three zones: The Allée and Ring Road Zone, the Campus Zone, and the Horse Stable Zone. The south easement includes the Allée that extends north from Dundas Street East to the historic main campus.

The property is also designated by the City under Part IV of the OHA (By-law No. L.S.P.-3321-208). As the SCP is based on the two OHT HCEA, the designating by-law is included in Section 3.3 for reference when approvals are required from the City. The identified heritage attributes in the designating by-law are similar to those in the two OHT HCEA. Both identify the Horse Stable, Chapel of Hope, Infirmary, Recreation Hall, and the treed Allée as having cultural heritage value.

Both the HCEA and the designating by-law have been included in Sections 3.2 and 3.3 verbatim from their sources.

The property is legally described as being Part of Lot 8, Concession 1, Geographic Township of London. The north parcel is PIN 08106-0158 (LT) subject to easement over Parts 2, 4, 5, 9, 10, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 34, 36, 38, 39 & 40 on Plan 33R-20053, City of London, County of Middlesex. The south parcel is PIN 08106-0147 (LT) designated as Parts 1 to 8 on Plan 33R-19935, City of London, County of Middlesex.

3.2 OHT EASEMENT

3.2.1 North Heritage Conservation Easement Agreement

3.2.1.1 Statement of Cultural Heritage Value or Interest

Description of Historic Place

The former London Psychiatric Hospital is located at 850 Highbury Avenue North on a 26.3- hectare (65 acre) parcel of land in the City of London. The rectangular-shaped property is bounded by Highbury Avenue North, Oxford Street East, Dundas Street East and a Canadian Pacific Railway spur line. The Former Hospital Lands contain a complex of 23 buildings and a number of landscape features. Four of the buildings have been identified as having provincial heritage value: the Chapel of Hope (built 1884), Horse Stable (built 1894), Infirmary (built 1902), and the Recreation Hall (built ca. 1920). A number of landscape features have been identified as having provincial heritage value. These include remnants of a



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ring road and a circular drive, open space, remnants of an ornamental landscape containing mature plantings of black walnut trees and the grand, tree-lined Allée. The facility opened in 1871 as the London Asylum for the Insane and operated under a number of names over the course of its history including the Ontario Hospital London, London Psychiatric Hospital, and Regional Mental Health Care Centre.

Statement of Provincial Significance for the London Psychiatric Hospital

The London Psychiatric Hospital represents the theme of mental health treatment. Large government-run institutions such as the one in London transformed treatment of individuals with mental illness to a province-wide system. Four public asylums had opened at Toronto, London, Kingston and Hamilton by 1871. Until the middle of the 20th century, institutionalization of individuals with mental illness and developmental disabilities was a common practice and form of treatment. These institutions were self-sufficient, located in rural areas adjacent but outside of urban areas where patients lived and received treatment. The rural location of the London Psychiatric Hospital was part of "moral therapy," an approach to the care and treatment of mental illness popular in the mid to late nineteenth century. Moral therapy promoted activities such as gardening, woodworking, games, sewing and reading in addition to medical care. Religion was also an important aspect of moral therapy and Superintendent R.M. Bucke had the Chapel of Hope constructed using patient labour, which was also part of the treatment. As mental health care and treatments evolved, the grounds of the London Psychiatric Hospital transformed. The practice of moral therapy and use of the Kirkbride Plan (i.e., all activities take place in one centralized building) was replaced by the idea that specialized facilities for each activity were needed for patients and staff. It was at this time that the Infirmary Building was constructed as part of Superintendent R.M. Bucke's modernization of the facility. The ideals of moral therapy led to the development of occupational therapy after the First World War.

The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone chapel. The Chapel of Hope was a core to providing moral therapy treatment. The London Psychiatric Hospital is associated with an era of mental health care when the government was constructing self-sufficient institutions built in strategic locations throughout the province. The large, segregated, self-sufficient institutional campus represents a rare aspect of Ontario's history and is no longer used to treat individuals with mental illness.

The Allée with mature trees and the large imposing Victorian-era Infirmary contribute to the property's visual and aesthetic importance. The Infirmary is monumental in size and the most substantial building remaining on site. Its prominent features include the tall chimneys, central block and symmetrical wings. The Infirmary's haunting Victorian architecture has allured photographers and videographers who capture the intrinsic aesthetic beauty of the building. The horse stable also contributes to the aesthetic importance of the property and is the last remaining building associated with the property's agricultural past. It retains a significant amount of its original design aesthetic including its distinctive ventilators. The large scale of the building and quality of materials of the stable show the importance of agriculture to the London Psychiatric Hospital.

Superintendent Richard Maurice Bucke (1837-1902) was a significant figure and contributor to mental health treatment in Canada. Bucke held the post of Superintendent from 1877 until his death in 1902 and



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made several important contributions to patient treatment and the design and layout of London Psychiatric Hospital. Bucke developed recreational and occupational therapy programming as part of treatment, eliminated the use of restraints and ended the use of alcohol as a treatment – all progressive reforms for his time. Superintendent Bucke also had a significant impact on the design and layout of the site. Many of the significant heritage features that remain today were built under his tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allée. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynecological surgeries on women for treatment of mental illness.

Background

Historic Value

Prior to the 19th century, people with mental illnesses were housed in jails, workhouses or the family home and many had no choice but to live on the streets. The Victorian era saw social change and came to depend upon institutions to solve the social problems of the day. Large institutions were supposed to be places of refuge where patients were separate from the rapidly changing outside world. The London Psychiatric Hospital followed the Kirkbride Plan and moral therapy treatment - patients were to be placed in a natural environment with a significant amount of farm and parkland. When opened in 1871, the London Psychiatric Hospital was located on 300 acres just outside city limits. The City of London was chosen as the location for a new institution partially due to the influence of John Carling, Ontario's first commissioner of public works. He directed the construction of the institutions on land he had sold to the government in 1870.

The institution was self-sufficient and significant farming operations were located on the northern portions of the site with stables, greenhouses, orchards, fields full of crops and a root house for storage. While various employment opportunities were available at the London Psychiatric Hospital, patient labour was used as part of moral therapy treatment and as a way of keeping costs down. In the early years, patient labour was separated by gender – men worked in the field and tended to the animals while women worked in the laundry, cleaned and sewed. There were numerous clubs, sporting events, annual picnics and other special occasions for patients and staff, thus giving the London Psychiatric Hospital a sense of community.

Religion was an important part of moral therapy treatment and the new chapel was constructed by patient labour, as part of their treatment plan. The Chapel was built in 1884 at the behest of Dr. Bucke, who petitioned the provincial government to fund its construction. Regular church services were part of treatment at the London Asylum, with religious services held in the general recreation facilities prior to the Chapel's construction. The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone Chapel.

The Infirmary or Exam Building, completed in 1902, was intended to house patients who needed more enhanced medical care and offered dormitories and individual rooms for patients and common rooms and sunrooms. Superintendent Bucke toured similar facilities in the United States and helped design the building plan with provincial architect Francis R. Heakes. In 1908 the building was converted to use as a



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reception hospital to house new and short-term patients. These short-term patients might stay for a few months to a few years, and had access to advanced treatments such as showers, massages and continuous baths.

Following the First World War, a large number of Canadian veterans were admitted to London Psychiatric Hospital suffering from psychological effects of the war. They were treated for "shellshock", for which symptoms are now associated with post-traumatic stress disorder. Overcrowding was an issue at the London Psychiatric Hospital and by 1924 it accommodated almost 1,200 patients. Maintaining a peaceful and idyllic setting for patients was difficult for the superintendents due to the overcrowding. Many common and sun rooms were used as wards to accommodate patients instead of places of rest and relaxation.

R.M Bucke is the most well-known and controversial superintendent at the London Psychiatric Hospital for his encouragement and use of gynecological surgeries on women. Some argue the surgeries were an attempt by Bucke to find a successful treatment for his patients but there seems to be little merit of such surgeries on mentally ill women. Upon his death, the use of gynecological surgery came to an end at London Psychiatric Hospital. The London Psychiatric Hospital is also associated with eight superintendents who were the chief administrators and medical directors of the London Psychiatric Hospital from 1870-1970. They had an array of responsibilities including supervising staff, medical services, training nurses, therapies, property and facilities maintenance and medical study of all patients.

These institutions evolved to providing occupational and vocational therapies. In the early 1960s, new medications were developed to treat mental illness, thereby starting the de-institutionalization process. While these drugs might not cure patients suffering from mental illness, they helped reduce and control symptoms, allowing patients to be discharged and to live in the community. The move away from institutionalization to community living made these large, self-sufficient facilities obsolete.

Architectural Value

Chapel of Hope

The Chapel of Hope was built in 1884 by patient labour under instruction by Superintendent Bucke. It is a 1½ storey buff-brick structure in the Gothic Revival style and features two chimneys at the east and west elevation. The gable roof is interrupted with four dormers on the north and south elevations with trefoil shaped windows. The side walls feature seven gothic-arched stained glass windows separated by buttresses. The stained glass window over the altar features a combination of religious and London Psychiatric Hospital images.

Horse Stable

The Horse Stable was built in 1894 under the direction of Superintendent Bucke and the scale and quality of materials shows the importance of agriculture to the self-sufficiency and practice of moral therapy at London Psychiatric Hospital. It is a large two-storey buff brick building. There are two intersecting gable roof sections and five ventilators along the apex to provide ventilation and give the building a distinct



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silhouette. The segmental arched window openings (bricked over) have brick voussoirs and most have stone sills. The eaves have tongue and groove soffits. A large second storey board and batten door provides access to the hay loft on the building's west elevation.

The Infirmary

The Infirmary is an imposing building with a combination of architectural styles popular in the Victorian-era including Beaux-Arts Classicism, Edwardian Classicism and Colonial Revival. The Infirmary is constructed of local buff brick with a central administration block with two recessed symmetrical wards on either side (one for men and one for women). The three-storey central block sits on a raised basement. It has a hipped roof with a central skylight to the operating theatre and tall distinctive chimneys. The main front entrance is topped with a pediment supported by pilasters, a large rounded arched window and two smaller rounded-arched windows and a dentilated cornice. The symmetrical wards are connected to the central block by a narrow corridor. The wards feature Colonial Revival influence seen in the projecting central bay with a pediment and quoins, ventilators, dormer windows and dentilated cornice. The sun porches at the end of each wing were originally in the shape of a trapezoid. The current ones are rectangular and date from 1945. The rear (north) elevation of the Infirmary is simplified with projecting bays, dormer windows and tail chimneys. All of the window openings are flat-arched and many of the double-hung wood-sash windows survive. The exception is a singular rounded-arch window on both ward facades above an off-centered entrance door.

Recreation Hall

The Recreation Hall was constructed in 1920 and is located directly east of the Chapel of Hope. It was constructed in a Classical Revival style of reddish-brown brick laid in common bond. It features a symmetrical façade frontispiece - a central block and two flanking wings. The central block features a pediment with an oculus window, a central rectangular shaped tripartite window flanked with 6-paned windows. The flanking wings feature a rounded-arched window. The brickwork that surrounds the windows is dark brown and extends well beyond the base of the window. Each of the six multi-paned rectangular wood windows are divided into three parts on the side-walls and set within a shallow rounded-arched niche. The austere rear elevation features quoining and a singular rounded-arched window in the gable.

Contextual Value

The London Psychiatric Hospital is deliberately setback from the main street to provide a serene and rural setting, core to moral therapy and the Kirkbride Plan. The historic main entrance to the Former Hospital Lands is off Dundas Street East where the Allée leads visitors from the street and into the complex of institutional buildings. The Former Hospital Lands were originally surrounded by a rural farming landscape. They are now bordered by three extremely busy thoroughfares (Highbury Avenue North, Oxford Street East and Dundas Street East) and the surrounding neighbourhood has evolved to become the home to several businesses and industries along Highbury Avenue North and Dundas Street East and a residential subdivision to the east.



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Archaeological Value

The London Psychiatric Hospital has archaeological value due to the below ground resources associated with the evolution of mental health care. The main building, airing yard, portions of the root house represent the era in the 19th century when use of the Kirkbride Plan and self-sufficiency were the norm at these large-scale government run mental health institutions.

Description of the Heritage Features

The Heritage Features referred to in this Agreement are comprised of the exteriors of the Buildings on the Protected Lands which include, but are not limited to, the following highlighted elements which contribute to their heritage value:

The Horse Stable

- General massing and two intersecting gable roof sections
- “T” shaped footprint
- Local buff brick (also called white brick)
- Five roof ventilators
- Brick chimney (east elevation)
- Location of existing segmental-arched window and door openings
- Brick voussoirs and stone sills above and below window openings
- Board and batten upper access doors to hay loft (west elevation)

Chapel of Hope

- Local buff brick construction
- Gable roof topped with a finial
- Double-lancet stained glass windows
- Large stained glass window above the altar depicting religious imagery and scenes from the London Psychiatric Hospital
- Bull’s eye window with quatrefoil muntin in the gable end
- Seven bay side walls with buttresses
- Trefoil dormers
- Chimneys



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The Infirmary

- Local buff brick construction
- Symmetrical composition – tall three-storey central administration block on a raised basement centre block flanked by two identical wards with rectangular wood verandahs
- Main front entrance topped with a pediment supported by pilasters, a large rounded arched window and two smaller rounded-arched windows and dentilated cornice
- Tall chimneys and skylights atop the hipped roof of the central block
- Dentilated cornice around the entire building
- Double-hung wood-sash windows
- Flat arched buff-brick lintels and stone sills
- Louvred ventilators atop the flanking wards
- Pediments, dormer and Bull's eye windows of the wards
- The single round-arched window of the ward's façade
- Decorative buff-brick quoins at the end walls and separating the slightly projecting bays of the wards
- The simplified rear (north) elevation with projecting bays, dormers and chimneys
- Sun porches at the end of each ward

Recreation Hall

- Reddish-brown brick construction
- Symmetrical façade frontispiece – a central block and two flanking wings
- Central block with pediment, oculus window, a central rectangular shaped tripartite window flanked with 6-paned window
- Flanking wings feature a rounded-arched window with decorative dark-brown brickwork extending well beyond the base of the window
- Side walls with six multi-paned rectangular wood windows divided into three parts and set within a shallow rounded-arched niche
- Raised basement with multi-paned windows
- Projecting bays on the side wall with a pediment, quoins, entrance door and six-over-six wood sash-windows
- Rear elevation features quoins and rounded-arched window in the gable



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Description of Cultural Heritage Landscape Features

The provincially significant cultural heritage landscape on the Protected Lands is composed of three zones:

1. **The Allée and Ring Road Zone:** This zone contains the grand tree-lined Allée that stretches from the historic entrance at Dundas Street East northward to the circular drive and ring road that connects the Infirmary, the Chapel of Hope and the Recreational Hall. With its open spaces and rows of mature trees, it evokes a designed rural setting and framed vista for the key institutional buildings of the Hospital, which are set back from the main entrance off Dundas Street East.
2. **The Campus Zone:** This zone contains three (3) buildings associated with the London Psychiatric Hospital of provincially significant heritage value, the Infirmary, the Chapel of Hope and the Recreational Hall, as well as associated open spaces, landscape and plantings. These elements are located within a ring road at the end of a long Allée stretching south to Dundas Street.
3. **The Horse Stable Zone:** This zone is comprised of open space, mature trees and unobstructed views of all sides of the horse stable.

The Cultural Heritage Landscape Features of the Allée and Ring Road Zone

The Cultural Heritage Landscape Features of the Allée and Ring Road Zone include, but are not limited to, the following highlighted elements:

- The 470-metre tree-lined Allée that extends from the CPR Line and intersects with the circular drive
- Circular drive with internal green space and east/west access to the ring road
- Remnants of the ring road
- Mature trees that border the ring road on both sides

The Cultural Heritage Landscape Features of the Campus Zone

The Cultural Heritage Landscape Features of the Campus Zone include, but are not limited to, the following highlighted elements:

- The location of the provincially significant buildings: Chapel of Hope, Infirmary and Recreation Hall within the landscape
- Their deliberate setback from Dundas Street East to provide a serene and rural setting
- Strategically planted trees including the row of black walnut trees along east/west interior roadway leading to the Horse Stable
- North/south tree-lined roadways framing a view of the north (rear) elevation of the Infirmary
- The open space of the lawn with mature plantings directly south of the Infirmary



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The Cultural Heritage Landscape Features of the Horse Stable Zone

The Cultural Heritage Landscape Features of the Horse Stable Zone include, but are not limited to, the following highlighted elements:

- Mature trees including sugar maples and walnuts
- Surrounding open space providing unobstructed views of all four elevations of the Horse Stable

3.2.2 South Heritage Conservation Easement Agreement

3.2.2.1 Statement of Cultural Heritage Value or Interest

Description of Historic Place

The Property forms an integral part of the Allée that extends approximately 470 metres north from the historic main entrance to the Hospital Lands off Dundas Street East to a circular driveway and the remnants of a ring road. The Property encompasses that part of the Allée south of the Canadian Pacific Railway corridor.

The Allée was completed under the supervision of Superintendent Richard Maurice Bucke in 1900 and represents a distinctive and significant feature of the former London Psychiatric Hospital. Historically, it was used for gatherings such as picnics and parties. It formed the central north-south axis from the southern property line to the main institutional buildings and frames the views of those buildings. It was and still is bisected by the Canadian Pacific Railway line.

The Allée is composed of open space and remnants of the ornamental landscape that include plantings such as the rows of mature sugar maple and black walnuts trees which line the Allée. The rows of trees frame the views of the main institutional buildings at the north end of the Allée. The setback from Dundas Street East of the main campus of the former London Psychiatric Hospital Infirmary at the north end of the Allée provide a serene and rural setting – core to moral therapy and the Kirkbride Plan.

Statement of Provincial Significance for the London Psychiatric Hospital

The London Psychiatric Hospital represents the theme of mental health treatment. Large government-run institutions such as the one in London transformed treatment of individuals with mental illness to a province-wide system. Four public asylums had opened at Toronto, London, Kingston and Hamilton by 1871. Until the middle of the 20th century, institutionalization of individuals with mental illness and developmental disabilities was a common practice and form of treatment. These institutions were self-sufficient, located in rural areas adjacent but outside of urban areas where patients lived and received treatment. The rural location of the London Psychiatric Hospital was part of "moral therapy," an approach to the care and treatment of mental illness popular in the mid to late nineteenth century. Moral therapy promoted activities such as gardening, woodworking, games, sewing and reading in addition to medical care. Religion was also an important aspect of moral therapy and Superintendent R.M. Bucke had the Chapel of Hope constructed using patient labour, which was also part of the treatment. As mental health



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care and treatments evolved, the grounds of the London Psychiatric Hospital transformed. The practice of moral therapy and use of the Kirkbride Plan (i.e., all activities take place in one centralized building) were replaced by the idea that specialized facilities for each activity were needed for patients and staff. It was at this time that the Infirmary Building was constructed as part of Superintendent R.M Bucke's modernization of the facility. The ideals of moral therapy led to the development of occupational therapy after the First World War.

The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone Chapel. The Chapel of Hope was a core to providing moral therapy treatment. The London Psychiatric Hospital is associated with an era of mental health care when the government was constructing self-sufficient institutions built in strategic locations throughout the province. The large, segregated, self-sufficient institutional campus represents a rare aspect of Ontario's history and is no longer used to treat individuals with mental illness.

The Allée with mature trees and the large imposing Victorian-era Infirmary contribute to the property's visual and aesthetic importance. The Infirmary is monumental in size and the most substantial building remaining on site. Its prominent features include the tall chimneys, central block and symmetrical wings. The Infirmary's haunting Victorian architecture has allured photographers and videographers who capture the intrinsic aesthetic beauty of the building. The horse stable also contributes to the aesthetic importance of the property and is the last remaining building associated with the property's agricultural past. It retains a significant amount of its original design aesthetic including its distinctive ventilators. The large scale of the building and quality of materials of the stable show the importance of agriculture to the London Psychiatric Hospital.

Superintendent Richard Maurice Bucke (1837-1902) was a significant figure and contributor to mental health treatment in Canada. Bucke held the post of Superintendent from 1877 until his death in 1902 and made several important contributions to patient treatment and the design and layout of London Psychiatric Hospital. Bucke developed recreational and occupational therapy programming as part of treatment, eliminated the use of restraints and ended the use of alcohol as a treatment – all progressive reforms for his time. Superintendent Bucke also had a significant impact on the design and layout of the site. Many of the significant heritage features that remain today were built under his tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allée. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynecological surgeries on women for treatment of mental illness.

Background

Historic Value

Prior to the 19th century, people with mental illnesses were housed in jails, workhouses or the family home and many had no choice but to live on the streets. The Victorian era saw social change, and came to depend upon institutions to solve the social problems of the day. Large institutions were supposed to be places of refuge where patients were separate from the rapidly changing outside world. The London Psychiatric Hospital followed the Kirkbride Plan and moral therapy treatment patients were to be placed in



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a natural environment with a significant amount of farm and parkland. When opened in 1871, the London Psychiatric Hospital was located on 300 acres just outside city limits. The City of London was chosen as the location for a new institution partially due to the influence of John Carling - Ontario's first commissioner of public works. He directed the construction of the institutions on land he had sold to the government in 1870.

The institution was self-sufficient and significant farming operations were located on the northern portions of the site with stables, greenhouses, orchards, fields full of crops and a root house for storage. While various employment opportunities were available at the London Psychiatric Hospital, patient labour was used as part of moral therapy treatment and as a way of keeping costs down. In the early years, patient labour was separated by gender – men worked in the field and tended to the animals while women worked in the laundry, cleaned and sewed. There were numerous clubs, sporting events, annual picnics and other special occasions for patients and staff thus giving the London Psychiatric Hospital a sense of community.

These institutions evolved to providing occupational and vocational therapies, in the early 1960s, new medications were developed to treat mental illness thereby starting the de-institutionalization process. While these drugs might not cure patients suffering from mental illness, they helped reduce and control symptoms allowing patients to be discharged and to live in the community. The move away from institutionalization to community living made these large, self-sufficient facilities obsolete.

Contextual Value

As the central north-south axis for the Former Hospital Lands, the Allée physically and visually connects the historic main campus of the former London Psychiatric Hospital (comprised of the Chapel of Hope (1884), the Infirmary (1902), and the Recreation Hall (ca. 1920)) with the main entrance off Dundas Street East. The main campus is deliberately setback from the main entrance to provide a serene and rural setting – core to moral therapy and the Kirkbride Plan.

Description of Cultural Heritage Landscape Features

The Cultural Heritage Landscape Features of the Property referred to in this Agreement include, but are not limited to, the following highlighted elements of the Property which contribute to its Provincial heritage value:

The Allée:

- Rows of mature trees including sugar maples and walnuts
- Open space between the rows of trees allowing for viewscapes of the main campus
- Viewscapes of the historic main campus framed by the Allée
- Dual laneways located in the centre of the Allée running parallel to the rows of trees



3.3 DESIGNATING BY-LAW

3.3.1 Reasons for Designation – London Psychiatric Hospital (850 Highbury Avenue)

3.3.1.1 Historical Reasons

The first asylum in southwestern Ontario was set up in 1860 at Fort Malden, Amherstburg, as a branch of the Toronto Asylum, which was already overcrowded. Dr. Henry Landor was appointed superintendent of Fort Malden, a former military barracks converted into an asylum to house inmates and incurables. After Confederation in 1867, politicians decided to build an asylum two miles outside the London city limits. The Asylum was modeled on Thomas Kirkbride's landmark Pennsylvania Asylum. The London Asylum for the Insane opened at the present site November 18, 1870 on 300 acres of farmland. The hospital grew in size and by 1914 there were 1,130 patients. In 1968 the hospital was renamed the London Psychiatric Hospital. The hospital was joined to St. Thomas Psychiatric Hospital to operate under a single administration in 1995. The original main hospital building was demolished in 1975.

Dr. Richard Maurice Bucke was the second superintendent of the London Asylum for the Insane (1877 to 1902). Acting on his convictions that the mentally ill respond favourably to humanitarian and sympathetic treatment, he elaborated on the efforts of his predecessor, Dr. Henry Landor, to provide-therapeutic activity for patients by making the asylum into a working farm. Bucke provided improved farm facilities and he created grounds, in keeping with his theory that beautiful surroundings were conducive to mental health and provided many social occasions. He also reduced the use of alcohol and mechanical constraints as means of controlling patients. His innovative ideas are reflected in the buildings and grounds of the London Psychiatric Hospital.

3.3.1.2 Architectural Reasons

Tree-lined Avenue (entrance off Dundas Street)

Built under Bucke's supervision, (circa 1900), the original entrance to the hospital grounds is a two lane avenue with a centre walkway lined with eight rows of elm trees (three rows of trees on either side of the lanes and one row on either side of the walkway). Some trees have been replaced with coniferous varieties, but the form remains the same. It forms a magnificent vista north from Dundas Street to where the original hospital building stood and is still on axis with the 1902 Infirmary building further back. This was the site for patient picnics on Sundays.

Infirmary Building

Also known as the 1902 Building, Exam Building, Bucke Research Institute, Outpatient Department, and Admitting Hospital, this tall Victorian three-storey yellow brick building with a hip roof is a classical example of balance and symmetry. The central surgical block is attached by two passageways to mirror-image side pavilions, each featuring a gabled projection and cupola. This classical organization is appropriately accompanied by numerous classical details like the corner quoins, the plain pediment over



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the front entrance, voussoirs over windows and a semi-circular window on the second level above the front entrance. Huge skylights provided light for the surgical suite on the third floor. Entrance steps have closed brick railings.

Recreation Hall

This two-storey brown brick building was built around 1920 and was used to host recreational activities for patients including a basement level swimming pool (now filled in) and a stage for performances. The building has gable ends with a wide plain frieze and molding with return eaves over broad pilasters at the south end and a pediment at the north end. There are four small wings, two at each end, with pediment gables. The metal roof has two ventilators. The auditorium windows on the sides are large and tall, and are set in semi-circular headed brick panels, and each has 40 panes arranged in nine sections. The double door centre entrance way has eight-light transom, windowed doors, small lanterns to each side, high wide front steps, and a canopy supported by chains.

The Chapel

The Chapel of Hope was built by patients in 1884. Originally built as an Interdenominational chapel, it was later only a Catholic place of worship since the Protestant congregation had grown so large. In 1965 it was again made into an Interdenominational chapel. The Gothic revival brick structure has seven stone-capped buttresses on each side. It has four small dormers on each side of the gable roof, each featuring a trillium shaped stained glass window. There are seven Gothic arch shaped stained glass windows on each side of the building and a large stained glass window behind the altar. The front entrance roof peak is capped with a carved stone ornament as is the two smaller side entrances.

Horse Stable

The 1894 horse barn located on the hospital grounds is close to Highbury Avenue and Oxford Street. It is the last remaining building of the farmyard built by Bucke. Built of white brick, white washed at the base with a slate roof, the barn is the last of three original buildings. It was obviously intended to be functional rather than decorative but its almost monumental size, its nearly regular fenestration, its classical proportions and the picturesque effect produced by the ventilation cupolas make it a strikingly handsome building, as well as a meaningful symbol of the last vestige of the hospital's significant agricultural past.



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Figure 4: Ontario Heritage Trust Conservation Easement

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4.0 SITE DESCRIPTION

4.1 INTRODUCTION

A brief overview of the property is included below, and a full condition assessment is included in the SCP. The former LPH opened in 1871, as the "Asylum for the Insane, London". It was the first purpose-built mental health facility in Ontario. The former LPH is situated at 850 Highway Avenue North, in the City of London, Ontario (Figure 1). It is bounded to the west by Highbury Avenue North, to the south by Dundas Street East, to the north by Oxford Street East, and to the east by a mixture of commercial, industrial, and residential development. The property is broken into two property parcels as it is bisected by an east-west CPR line. The site contains a range of hospital and agricultural buildings dating from the late-19th to the mid-20th centuries. The property has an area of 58.13 hectares (143.64 acres).

4.2 HERITAGE FEATURES

The heritage features on the property include the Horse Stable, Chapel of Hope, Infirmary, and the Recreation Hall. Each building is currently mothballed with boarded-up windows and doors.

The Horse Stable is a two-storey building with an intersecting gable roof clad with asphalt shingles (Photo 1 to Photo 4). The roofline has a series of five ventilators along the ridges of both gable roof sections. The structure has a T-shaped plan and a local buff (white) brick exterior laid in a common bond. Its east elevation has a one-storey section with a gable roof, asphalt shingles, and a buff brick chimney (Photo 5). The Horse Stable has segmental arched window and door openings with buff brick voussoirs. Most of the windows have stone sills. The west elevation has a boarded-up hayloft door. The structure has a parged stone foundation.



Photo 1: Horse Stable looking northwest



Photo 2: Horse Stable looking northeast

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Photo 3: Horse Stable looking east



Photo 4: Horse Stable looking south



Photo 5: Horse Stable looking southwest

The Chapel of Hope is a one- and one-half storey structure with a gable roof, parapet walls, asphalt shingles, and three buff brick chimneys (Photo 6). The roof has a series of four trefoil dormers on its north and south sides. Its front (west) elevation is topped with a stone trefoil finial. The chapel has a local buff brick exterior laid in a common bond with brick parapets at each end. The chapel has a rectangular plan and is flanked by two small entrance wings with hipped roofs. The front elevation has a projecting entrance with central pointed arched wood entrance door. The gabled roof entrance is topped with stone capping and has stone band detailing. The entrance door has a pointed arch voussoir. The south and north elevations have seven bay side walls with buttresses, each with stone capstones (Photo 7 and Photo 8). Each elevation also has a transept entrance with a gable roof. The chapel exterior has pointed arched windows and double-lancet stained-glass windows that have been boarded-up. Its east elevation has a large arched sanctuary window opening and bull's eye window (Photo 9). Windows have pointed voussoirs and cut lug sills. The exterior has five entrance doors each set in a pointed arched opening with buff brick voussoir.



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Photo 6: Chapel of Hope front (west) elevation looking northeast



Photo 7: Chapel of Hope south elevation looking east



Photo 8: Chapel of Hope north elevation looking south



Photo 9: Chapel of Hope rear (east) elevation looking west

The Infirmary has a symmetrical composition with central administration block with a rear central pavilion and corridors that are attached to east and west wings (Photo 10). Its central administration block is a three-storey structure on a raised basement with a hipped roof with central skylight, asphalt shingles, and three buff brick chimneys (Photo 11). The front (south) façade of the block has a central projecting entrance topped with a wood detailed pediment, wood second floor pilasters, a large rounded arched window, and a dentilated wood cornice. The central entrance is accessed by a set of concrete steps with yellow brick walls and stone capstones. The two-storey wings each have a hip roof with asphalt shingles (Photo 12 and Photo 13). The south elevation of the wings each have a projecting central bay with pediment, bull's eye window, bellcast louvred ventilators, and hipped roof dormers. The structure has a local buff brick exterior with buff brick detailing with decorative buff brick quoins. The building has a dentilated cornice. The east and west wing end each have rectangular wood sun porches. The east sun porch collapsed in June 2021 (Photo 14). The north elevation is more simplified with projecting bays, hipped dormers, and tall chimneys (Photo 15 to Photo 17). Exterior windows are mostly in flat-headed



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openings with flat arch buff-brick lintels and stone sills. The exterior has a few semi-circular window openings. The Infirmary has nine entrances. The structure has a rubblestone foundation topped with courses of rough faced stone.



Photo 10: Infirmary south elevation looking northwest



Photo 11: Infirmary south elevation of Administration Block looking north



Photo 12: Infirmary south elevation of east wing looking north



Photo 13: Infirmary south elevation of west wing looking northeast



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Photo 14: East porch collapse in June 2021



Photo 15: Infirmary north (rear) elevation looking southwest



Photo 16: Infirmary rear elevation of east wing looking south



Photo 17: Infirmary rear elevation of central pavilion and west wing looking southwest

The Recreation Hall is a one-storey structure with gallery and basement. The structure has a gable roof with slate roofing and asphalt shingles, and modern ventilators (Photo 18). The building has a central block with four flanking wings (Photo 19 and Photo 20). It has a reddish-brown brick exterior laid in a common bond with stone detailing including a single course of rough faced stone. The front (north) façade has a symmetrical frontispiece with pediment and decorative woodwork. The frontispiece has a central bull's eye window with brick surround. The front façade has a central entrance with an overhang. The entrance is accessed by concrete stairs and a concrete ramp with metal railings. The four flanking wings each have pedimented rooflines with decorative woodwork. The exterior mostly has flat-headed window openings with brick voussoirs, except for the front façade that has two semi-oval openings and the south elevation that has a semi-circular window opening (Photo 21). The Recreation Hall has five entrances.



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Photo 18: Recreation Hall front (north) elevation looking south



Photo 19: Recreation Hall west elevation looking east



Photo 20: Recreation Hall east elevation looking west



Photo 21: Recreation Hall south elevation looking north

4.3 CULTURAL HERITAGE LANDSCAPE FEATURES

The cultural heritage landscape comprises three zones; the Allée and Ring Road Zone, the Campus Zone, and the Horse Stable Zone. Two former west and east driveways extend north and south between Dundas Street East and the Ring Road (Photo 22 and Photo 23). These driveways include a 470 metre tree-lined Allée composed of sugar maples and walnut trees (Photo 24 and Photo 25). The Ring Road is an asphalt paved circular drive with internal green space. It connects to the former driveways to the south, and the curved roadways west to Highbury Avenue north, and east to the Recreation Hall and Infirmary. The roadway is bordered in open grassed areas and mature trees.

The Campus Zone surrounds the Chapel of Hope, Recreation Hall, and Infirmary. The south side of the Infirmary has an open grassed lawn with mature plantings and a concrete pathway (Photo 30 and Photo 31). Curved asphalt roadways connect the buildings. A roadway north of the Infirmary is tree-lined and connects to an east/west roadway that leads to the Horse Stable (Photo 32 to Photo 34). This roadway



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has a row of mature black walnut trees. The Horse Stable Zone is an open space surrounding the Horse Stable with mature sugar maples and walnut trees (Photo 35).



Photo 22: East tree-lined Allée looking north from Dundas Street



Photo 23: West tree-lined Allée looking north from Dundas Street

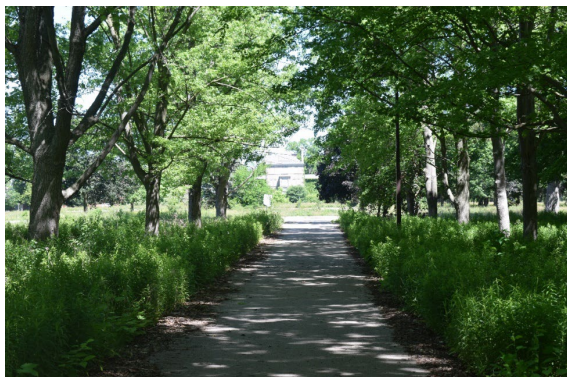


Photo 24: East tree-lined Allée looking north to Infirmary and Ring Road

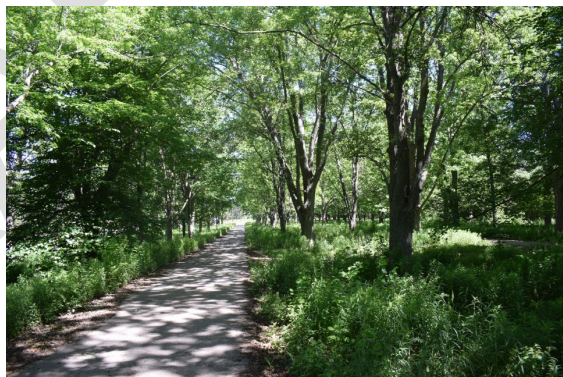


Photo 25: West tree-lined Allée looking north towards Ring Road



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Photo 26: Ring Road looking south towards Allée



Photo 27: Ring Road looking north



Photo 28: Driveway towards Ring Road looking southeast



Photo 29: Driveway towards Ring Road looking southeast



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Photo 30: Open space to the south of the Infirmary looking northeast



Photo 31: Open space to the south of the Infirmary looking northwest



Photo 32: Campus Zone tree-lined driveway looking south towards Infirmary



Photo 33: Campus Zone east/west roadway looking west



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Photo 34: Campus Zone east/west roadway looking east



Photo 35: Open space surrounding Horse Stable with mature trees on north side

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5.0 IMPACT ASSESSMENT

5.1 DESCRIPTION OF PROPOSED UNDERTAKING

The proposed development is intended to be a residential area which acts as a transition zone between the industrial areas west of Highbury Avenue North integrated and an existing low-density community to the east. The proposed subdivision plan consists of the following land uses and areas: low density residential (Lots 1-144), medium density residential (Blocks 145-149), medium density/mixed use (Blocks 150-151), high density/mixed use (Blocks 152-158), heritage (Blocks 159-162), parkland (Block 163), open space (Blocks 164-169), stormwater management (Block 170), private roads (Blocks 171-172), Road Widening (Blocks 173-174), and proposed roads (Appendix A). Densities within the subdivision will transition from the highest densities along the arterial roads (Highbury Avenue North and Oxford Street East) and dropping from west to east across the site. The proposed site plan, with the overlay of the HCEA and LPHSP, is included on Figure 5.

The property is currently designated for a range of land uses, including: multi-family, medium density residential, high density residential, office/residential, regional facility, and open space in the 1989 OP. The property is designated Transit Village, and Green Space in the London Plan (under appeal). The property is currently zoned Regional Facility in the City of London Zoning By-law. The proposal intends to re-designate under the 1989 OP and rezone the property to facilitate development consistent with the policies of the London Plan Transit Village Place Type policies. The proposed land uses are included on Figure 6.

The property requires stormwater and sanitary trunk sewer upgrades in the Allée and Ring Road Zone, along Street A and the east side of the Allée. The existing sewer and maintenance holes within the Allée and Ring Road area are to be abandoned due to poor condition. There are two proposed options for the stormwater trunk sewer and sanitary trunk sewer lines. Options A and B are described below, and drawings are included in Appendix B. The new storm water sewer and sanitary trunk sewer lines will connect to the stormwater management facility (SWMF) in Block 169 on the proposed site plan.

- Option A includes overland flow and storm trunk shift 6 metres east along Street A. The Street A C/L profile will be lowered by ± 0.05 metres. The sanitary trunk will be relocated outside of the allée on the east side. Option A may have impacts on adjacent trees with a Rating 'D' in the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment*. These are trees with minimal value, as they are considered undesirable due to poor health or condition. Preservation is not necessary for these trees (Ron Koudys Landscape Architects Inc. 2021: 9).
- Option B includes overland flow and storm trunk shift 37.3 metres east along Street A. Street A C/L profiled would be lowered by ± 0.37 metres. The sanitary trunk sewer would be relocated outside of the allée on the east side. This option requires a shift of Street H and re-lotting of low-density residential lots north of the stormwater pond.

This work also requires the shift of Street A on the west side of the Ring Road due to necessary grade change to maintain an overland flow route towards the proposed SWMF. The road curve of Street A is



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also non-compliant with the City’s radius design standard for a neighbourhood connector road. This will result in some tree removals. An overview of the trees that may be impacted are included in Table 5-1. Tree information, including species, condition, and rating were taken from the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment*. Impacted trees include ratings ‘B’ and ‘C.’ Value rating ‘B’ trees are fairly valuable and were recommended for preservation. Value rating ‘C’ trees are neutral value and were recommended for limited consideration for preservation (Ron Koudys Landscape Architects Inc. 2021: 9).

Table 5-1: Trees Proposed for Removal

Tree Tag #	Location	Species	Condition	Tree Rating
635	Northwest side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating ‘B’
636	Northwest side of Ring Road/Street A	Austrian Pine	good	Tree Area Value Rating ‘B’
637	Northwest side of Ring Road/Street A	Norway Maple	fair	Tree Area Value Rating ‘B’
638	Northwest side of Ring Road/Street A	Red Maple	good	Tree Area Value Rating ‘B’
640	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	fair	Tree Area Value Rating ‘B’
641	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	poor	Tree Area Value Rating ‘B’
643	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	fair	Tree Area Value Rating ‘B’
644	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating ‘B’
646	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating ‘B’
518	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating ‘C’
519	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating ‘C’
520	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating ‘C’
521	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating ‘C’
434	Southeast side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating ‘D’
435	Southeast side of Ring Road/Street A	Horse Chestnut	poor	Tree Area Value Rating ‘D’
436	Southeast side of Ring Road/Street A	Elm	poor	Tree Area Value Rating ‘D’

5.2 ASSESSMENT OF IMPACTS

5.2.1 Potential Direct and Indirect Impacts

Table 5-2 provides an overview of potential direct and indirect impacts related to the proposed undertaking including the site plan, land use changes, and stormwater and sanitary trunk lines upgrades described in Section 5.1. Where impacts are anticipated, ‘A’ is listed in the column. Where there may be potential for indirect impacts, ‘P’ is listed in the column. Where no impacts to heritage or cultural heritage landscape features are anticipated, ‘N’ is listed in the column. Many of the impact categories are not applicable given the scope of the proposed undertaking and the position of the identified heritage attributes. Where this is the case, ‘N/A’ is entered in the table. Further discussion is found in subsequent sections.



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Table 5-2: Overview of Potential Direct and Indirect Impacts

Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Horse Stable	NA	NA	NA	P	NA	NA	P	<p>The proposed site plan and land use plan (Appendix A), show the Horse Stable within a heritage block (Figure 6). There are no anticipated direct impacts to identified heritage features. Proposed adjacent to the Horse Stable, is high density/mixed use blocks to the north and south, and a medium density residential block to the east. This has the potential for isolation impacts as the heritage feature will be isolated from its surrounding historical context. There are two non-heritage buildings within 20 metres of the Horse Stable that are proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities. The adjacent roadways and residential/mixed use blocks also have the potential for land disturbances related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>
Chapel of Hope	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan, show that the Chapel of Hope will remain within a heritage block (Appendix A and Figure 6). There are no anticipated direct impacts to identified heritage features. While adjacent medium density blocks are proposed, the structure will not be isolated as it will retain a historical connection with the adjacent Infirmary and Recreation Hall, both within heritage blocks. With the proposed adjacent roadways and medium density blocks there is potential for land disturbances related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>
Infirmary	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan show that the Infirmary will remain within a heritage block (Appendix A and Figure 6). There are no anticipated direct impacts to identified heritage features. While adjacent low density residential and medium density blocks are proposed to the north, west, and east, the</p>



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Table 5-2: Overview of Potential Direct and Indirect Impacts

Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								structure will not be isolated as it will retain a historical connection with the adjacent Chapel of Hope and Recreation Hall, both within heritage blocks. Street C will also retain open views to the north elevation of the Infirmary from Oxford Street East. While the open space areas south of the Infirmary will retain open views from the south to the structure. There is a non-heritage building related to the 1964 complex within 35 metres of the Infirmary that is proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities. With the proposed adjacent roadways and residential blocks there is the potential for land disturbances related to construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
Recreation Hall	NA	NA	NA	NA	NA	NA	P	The proposed site plan and land use plan show the Recreation Hall will remain within a heritage block (Appendix A and Figure 6). There are no anticipated direct impacts to identified heritage features. While there is proposed medium density residential blocks south and north of the structure, the structure will not be isolated as it will retain a historical connection with the adjacent Chapel of Hope and Infirmary, both within heritage blocks. The proposed parkland area to the east also offers a continued recreation connection to the structure. With the proposed adjacent roadways and medium density blocks there is the potential for land disturbances related to construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
The Allée and Ring Road Zone	P	P	NA	NA	NA	NA	P	The proposed stormwater and sanitary trunk sewer upgrades, and the Street A changes, have the potential to directly impact trees within the Allée and Ring Road Zone. The Street A changes will impact some trees that have a value rating 'B' and were



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Impact Assessment
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Table 5-2: Overview of Potential Direct and Indirect Impacts

Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								<p>recommended for preservation. The roadway layout of Ring Road will also be slightly altered related to Street A (Appendix A). The site plan also includes the removal of two small roadways on the north side of the circular drive. These roadways were not identified as heritage attributes in the Allée and Ring Road Zone. These roadways will be replaced with open space in Block 167 and will connect with the heritage attribute in the adjacent Campus Zone, that of open space directly south of the Infirmary. The proposed construction activities also have the potential for indirect impacts related to land disturbances.</p> <p>Therefore, measures must be prepared to mitigate potential direct and indirect impacts.</p>
The Campus Zone	NA	NA	NA	NA	NA	NA	P	<p>There will be no direct impacts to the significant buildings or the black walnut trees in the zone. The north/south tree-lined roadway to the rear elevation of the Infirmary will be maintained, and the open lawn to the south of the Infirmary will be maintained. The overall roadway layout will remain the same, except for the removal of one roadway, between the Infirmary and the Chapel of Hope (Appendix A). This roadway was not identified as a heritage attribute in the Campus Zone. The removed roadway will be replaced with open space within the heritage block, in connection with the heritage attribute of open space directly south of the Infirmary.</p> <p>While medium and low density blocks are proposed adjacent to the Campus Zone, 6.634 hectares (16.4 acres) will remain heritage and open space between Dundas Street East and the Infirmary to try to retain the serene setting and limit any isolation impacts. The rural setting of the buildings will be lost with the proposed development. With the proposed adjacent roadways and medium and low density blocks there is the potential for land</p>



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Table 5-2: Overview of Potential Direct and Indirect Impacts

Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								disturbances for the buildings and black walnut trees related to construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
The Horse Stable Zone	NA	NA	NA	NA	P	NA	P	The proposed site plan and land use plan show the Horse Stable Zone will remain within a heritage block (Appendix A and Figure 6). High density/mixed use blocks to the north and south, and a medium density residential block to the east are proposed to be adjacent to the Horse Stable Zone. This will result in a reduction in unobstructed views of three elevations of the Horse Stable. The west view from Highbury Avenue North will be maintained, while some views from the south and east will remain from Rushland Avenue and Howland Avenue, and the open space Block 166 (Appendix A). There will be an anticipated impact to the view from the north with the high density/mixed use Block 155. With the proposed adjacent roadways and building blocks there is the potential for land disturbances for the sugar maples and walnuts related to construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.

5.2.2 LPH Secondary Plan

The City has requested a review of certain sections of the LPHSP to determine if there are possible impacts to heritage and cultural heritage landscape features on the property due to proposed amendments to the secondary plan. Table 5-3 provides an overview discussion of LPHSP sections, its proposed amendments, and a discussion on impacts.

Table 5-3: LPH Secondary Plan Amendment Impacts

LPH Secondary Plan Section	Discussion
20.4.2.1 Community Plan Structure	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. Objective V includes “A larger



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Table 5-3: LPH Secondary Plan Amendment Impacts

LPH Secondary Plan Section	Discussion
	<p>setting shall be established around the Horse Stable to provide agricultural context and maintain open views of the building” (City of London 2016). It should be noted that as per a City directive, the Horse Stable Zone decreased in size, with the movement of Rushland Avenue into the zone to allow for a signalized intersection at the east-west connection with the roadway south of the Canada Post office at 955 Highbury Avenue North. While the roadway introduction into the Horse Stable Zone decreases its setting size, Rushland and Howland Avenues do maintain open views to the building (Appendix A). This section will have no impacts to the heritage and cultural heritage landscape features.</p>
20.4.2.2 Cultural Heritage Landscape	<p>This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. More intensive development is proposed around the perimeter of lands, with lower density, heritage blocks, and open space in the middle of the property. The proposed street layout in the site plan (Appendix A) builds on the historic road patterns. This section only has one minor grammatical change. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.</p>
20.4.2.3 Heritage Landmarks	<p>This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The Central Treed Allée, Infirmary Building, Chapel of Hope, Horse Stable, and Recreation Hall will be conserved. This section only has one minor grammatical change. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.</p>
20.4.2.5 Nodes and Corridors	<p>This section is consistent with the proposed undertaking and the conservation of the heritage and cultural heritage landscape features. The proposed Transit oriented corridor runs the west side of the property adjacent to Highbury Avenue North and the north side of the property adjacent to Oxford Street East. The Horse Stable Zone will be maintained. The proposed amendment changes do not impact any of the heritage or open space areas. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.</p>
20.4.2.6 Linkages and Transportation System	<p>This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The Allée will be closed to vehicular traffic and will serve only as a pedestrian corridor. While the circular drive and portions of the Ring Road will be integrated with new street networks. As depicted on the site plan, most of the original layout of the circular drive and Ring Road will be maintained, with slight changes to meet City roadway standards (Appendix A). This section will have no impacts to the heritage and cultural heritage landscape features.</p>
20.4.2.8 Urban Design Priorities	<p>This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The development pattern is to focus on the property’s heritage and cultural heritage landscape features. The north-south axis of the property will remain a key organizing element for future road patterns. This section shows no amendments to the original plan. This section will have no impacts to the heritage and cultural heritage landscape features.</p>
20.4.3.1(V) Character Area Land Use Designations/ Heritage Area	<p>This section is consistent with the proposed undertaking and the conservation of heritage and cultural landscape features. This section shows no amendments to the original plan. This section will have no impacts to the heritage and cultural heritage landscape features.</p>



Table 5-3: LPH Secondary Plan Amendment Impacts

LPH Secondary Plan Section	Discussion
20.4.3.6 Heritage Area Designation	This section is consistent with the proposed undertaking and the conservation of heritage and cultural landscape features. The section encourages adaptive re-use of heritage features as long as their significant heritage attributes are not negatively impacted by a change. The amendment change is in relation to specific identified uses for the buildings. This change allows for more adaptive re-use options for the heritage buildings. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.

5.3 DISCUSSION OF IMPACTS

The impact assessment determined the potential for direct and indirect impacts related to the site plan, land use changes, and the stormwater and sanitary trunk sewer upgrades. Direct impacts are anticipated with the Street A changes, including tree removals and Ring Road layout alterations. No direct impacts were anticipated for any of the heritage features. Indirect impacts are anticipated for the Horse Stable and Horse Stable Zone. With proposed adjacent high and medium density residential/mixed-use blocks the Horse Stable will be isolated from the other heritage features and its former open space environment. This adjacent development also has the potential to impact views to the Horse Stable from the north. The demolition and construction activities related to the proposed site plan has the potential for land disturbances related to vibration impacts. Construction of the proposed development may involve heavy vehicles on-site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect historic concrete and masonry foundations of the adjacent buildings or cultural heritage significant trees. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the buildings and trees. A review of City specified LPHSP sections determined that the proposed amendments will have no impacts on the heritage and cultural heritage landscape features.



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Figure 5: HCEA, Secondary Plan, and Site Plan

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Figure 6: Proposed Land Uses

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6.0 MITIGATION OPTIONS

6.1 POTENTIAL MITIGATION MEASURES

As identified in Section 5.0, the proposed undertaking has the potential to result in direct and indirect impacts to identified heritage and cultural heritage landscape features. Accordingly, the mitigation options identified in InfoSheet #5 Mitigation Options (see Section 2.5) have been explored below.

Consideration for each option is given for both the appropriateness of the mitigation in the context of the CHVI identified and the feasibility of the mitigation option. Also considered is an understanding of the surrounding context within which the property is located.

Alternative development approaches: The proposed development will have positive impacts on the property, as the vacant and mothballed buildings will be adaptively re-used and remain *in situ*. The positive impacts of the development outweigh the negative direct and indirect impacts related to the proposed undertaking. Thus, alternative development approaches are not applicable.

Isolating development and site alteration from significant built and natural features and vistas: The proposed development has isolated heritage and cultural heritage landscape features from new development through the use of heritage and open space blocks. The heritage, open space, and parkland blocks account for 11.682 hectares (28.86 acres) out of the total 58.13 hectares (143.64 acres) property or 20% of the total property. This also corresponds with the significant cultural heritage landscape and central tree allée to be conserved in the LPH Secondary Plan. An open space block extending north from Dundas Street connects with the heritage blocks with the Chapel of Hope, Infirmary, and Recreation Hall, maintaining an open heritage area. As recommended in the SCP and LPH Secondary Plan, the use of commemoration and interpretative planning is a way to continue a connection between the built heritage and cultural heritage landscape features. This may include interpretative plaques, signage, public art, walking tours, or healing gardens.

The one block that may be isolated due to development is the Horse Stable at the northwest portion of the property. Historically, the Horse Stable was always set away from the other psychiatric hospital buildings and from the Infirmary by other hospital buildings and trees. It is currently separated from the Infirmary and Chapel of Hope by the 1964 hospital complex. To mitigate any isolation impact to the Horse Stable, commemoration in the Horse Stable zone is recommended including the use of historical photographs, maps, and site plans. These can be addressed in the preparation commemoration plan as recommended in the SCP for the property.

Design guidelines that harmonize massing, setback, setting, and materials: The proposed undertaking will result in the property transitioning from a former psychiatric hospital property to a mixed-use and residential development. As indicated in Section 20.4.3.6 (II) of the LPH Secondary Plan, “All development adjacent to the Heritage Area designation will be developed with sensitivity to the cultural heritage landscape and its component parts” (City of London 2016). Any design guidelines for new structures will be examined at a later stage of the development application process and a separate HIA(s)



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Mitigation Options
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will be prepared. It is recommended that design guidelines be used for the Horse Stable Zone that harmonize its historic land use. As indicated in Section 20.4.3.6 of the LPHSP, it is recommended that the open area surrounding the Horse Stable be utilized for education facilities related to horticultural or agricultural pursuits and/or community gardens to maintain the historic context of the building (City of London 2016).

Design guidelines can be considered for the tree removals and their replacement on the property. As recommended in the SCP for the Allée and Ring Road Zone, replace trees with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock. Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut.

Design guidelines could also be implemented for the proposed Ring Road changes related to the site plan and stormwater and sanitary trunk line upgrades. The proposed Street A on the west side of the circular drive and the Allée will only be slightly shifted to the north causing a minimal impact. The proposed Street A on the east side of the circular drive and the Allée is to be more squared as intersects with Street B (Appendix A and Figure 5). The curved layout of the Ring Road on the east side of the circular drive and Allée could be maintained as a pedestrian pathway in the heritage block 162 adjacent to the Recreation Hall. Commemoration could also be utilized in this area to provide historic site plans and photographs on the Ring Road and its changes over time.

Limiting height and density: Height and density of the proposed development has been limited to the extent that it avoids identified cultural heritage resources. This mitigation has been implemented in the proposed site plan. The higher density blocks are located to the outside of the proposed development along Highbury Avenue North and Oxford Street East (Figure 6). As indicated in Section 20.4.3.6 (II) of the LPH Secondary Plan, “Permitted building heights will be the lowest adjacent to the cultural heritage landscape and greatest in locations further from the cultural heritage landscape” (City of London 2016). This mitigation measure has already been considered as part of the site plan based on the HCEA and LPH Secondary Plan.

Allowing only compatible infill: The proposed development is residential/mixed use in nature. While allowing only compatible infill would mitigate the proposed impacts to the heritage and cultural heritage features, this is not the type of development that is being proposed for the site, and as such this mitigation measure is not applicable. As indicated above, the positive impacts of the development outweigh the negative direct and indirect impacts related to the proposed undertaking. Thus, allowing only compatible infill is not applicable.

Reversible alterations: Given that the proposed development retains the heritage features *in situ* and does not directly impact the heritage features, reversible alterations are not required.

Buffer zones, site plan control, and other planning mechanisms: Proposed development is within 50 metres of heritage and cultural heritage landscape features, and they are at risk for indirect impacts resulting from demolition and construction-related ground vibration. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey should be considered



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and developed by a licensed Engineer preferably with heritage experience. As suggested in the LPHSP, under Section 20.4.4.7(ii), a Tree Preservation Plan is recommended to protect individual species during construction and grading activities against indirect impacts (City of London 2016).

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Recommendations
January 31, 2022

7.0 RECOMMENDATIONS

The proposed undertaking has the potential for direct and indirect impacts to the heritage and cultural heritage landscape features of the property. Based on the impacts, it is recommended that the following mitigation measures be implemented related to the site plan and land use changes, and the stormwater and sanitary trunk line upgrades.

7.1 SITE PLAN AND LAND USE CHANGES

7.1.1 Site Plan Controls

In order to prevent negative indirect impacts from construction activities, the heritage features (Horse Stable, Chapel of Hope, Infirmary, and Recreation Hall) should be isolated from construction-related activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to the construction team leads. Physical protective measures should include at a minimum the installation of temporary fencing around heritage features. Depending on the proximity of construction activities, additional measures may be required, such as stabilization of heritage features in close proximity to construction work.

7.1.2 Vibration Assessment

An engineer familiar with assessing vibration effects will review any demolition and construction activities that are to occur within 50 metres of heritage features (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable). If required, at the discretion of the Engineer, strategies to mitigate possible indirect vibration effects to a heritage feature will be taken.

7.1.3 Design Guidelines

7.1.3.1 Allée and Ring Road Zone

To mitigate the impact of the Ring Road layout changes on the east side of the circular drive and Allée, it is recommended that the layout of the existing curving road be maintained, if possible, as a pedestrian walkway within the heritage block 162 adjacent to the Recreation Hall.

7.1.4 Commemoration Plan

In connection with the recommendations in the SCP, a Commemoration Plan should be prepared for the property. Related to this HIA, commemoration to mitigate direct and indirect impacts is recommended within the Horse Stable Zone and Allée and Ring Road Zone. Within the Horse Stable Zone interpretative and commemoration materials are recommended to mitigate any indirect isolation impacts, including the use of historic site plans and photographs. Within the Allée and Ring Road Zone, commemorative and



Recommendations
January 31, 2022

interpretative material is recommended to mitigate direct impacts to the layout of Ring Road: this should include a historic site plan and photographs.

7.2 STORMWATER AND SANITARY TRUNK UPGRADES

7.2.1 Tree Monitoring

Old Oak has retained an ISA certified arborist for the proposed development. For indirect impacts relation to construction activities the following mitigation measures are recommended:

- Installation of tree preservation fencing around any Value rating 'A' and 'B' trees as per the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment* (Ron Koudys Landscape Architects Inc. 2021). Any Value rating 'C' tree protection is at the discretion of Old Oak and the team's certified arborist.
- Tree protection fencing should be monitored on regular basis (i.e., daily) during the critical construction period to confirm it is in working order by the contractor. If any of the trees become damaged or the ground within the tree/root protection zone becomes compromised (i.e., compaction, spills, etc.) the certified arborist should be contacted immediately for inspection. Monthly inspection of tree preservation fencing by the team's certified arborist to confirm that it is undamaged and in working order. Visual inspection should occur to confirm that no materials have been stored beyond tree preservation fencing within the Tree or Root protection zone.

7.2.2 Tree Replacements

For the direct impacts related to the proposed tree removals, the trees should be replaced with based on the following recommendations in consultation with the ISA certified arborist:

- Replace with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock
- Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut

7.3 ADHERENCE TO THE STRATEGIC CONSERVATION PLAN

The Strategic Conservation Plan (SCP) prepared for the site should be the overall guiding document for conservation of heritage and cultural heritage landscape features.



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References
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8.0 REFERENCES

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Wiss, J.F. 1981. Construction Vibrations: State-of-the-Art. *Journal of Geotechnical Engineering Division*. 107: 167-181.

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APPENDIX A
Site Plan

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APPENDIX B
Stormwater and Sanitary Trunk Line Drawing

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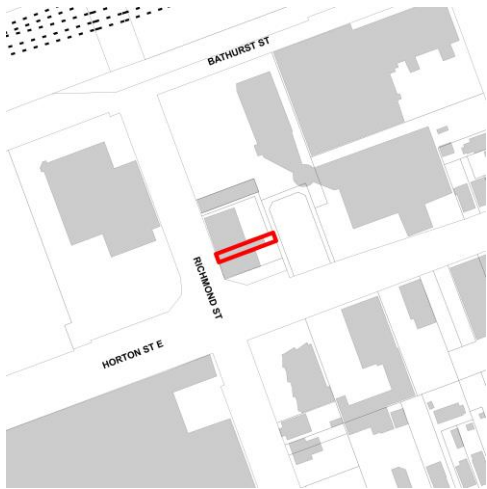
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NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

258 Richmond Street



File: Z-9465

Applicant: Siv-ik Planning and Design Inc.

What is Proposed?

Zoning amendment to:

- Allow a broader range of commercial and residential uses
- Recognize the existing setbacks, lot coverage, vehicle parking and bicycle parking on site

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 16, 2022**

Anusha Singh

asingh@london.ca

519-661-CITY (2489) ext. 7153

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9465

london.ca/planapps

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

John Fyfe-Millar

jfmillar@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.**

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Restricted Service Commercial (RSC2/RSC3/RSC4) Zone to a Business District Commercial Special Provision (BDC (_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Restricted Service Commercial (RSC2/RSC3/RSC4) Zone

Permitted Uses: Animal clinics; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; automotive uses, restricted; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; service and repair establishments; studios; taxi establishments; self-storage establishments; bulk beverage stores; dry cleaning and laundry depots; liquor, beer and wine stores; pharmacies; bulk sales establishment; assembly halls; clinics; commercial recreation establishments; emergency care establishments; funeral homes; laboratories; medical/dental offices; private clubs; bake shops; convenience service establishments; convenience stores; day care centres; duplicating shops; financial institutions; florist shops; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; self-storage establishments.

[Click here to enter text.](#)

Requested Zoning

Zone: Business District Commercial Special Provisions (BDC(_)) Zone

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants, Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; Craft Brewery.

Special Provision(s): Additional permitted uses: Hotel and Assembly Hall; lot frontage of 5.6m whereas 8m is required; lot coverage of 85% whereas 70% maximum is required; 0 vehicle parking spaces whereas 4 parking spaces are required; 0 bicycle parking spaces whereas 2 spaces are required.

The City may also consider additional special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Main Street Commercial Corridor (MSCC) in the 1989 Official Plan. The MSCC designations permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses; and units created through the conversion of existing buildings, or through the development of mixed-use buildings

The subject lands are located in the Urban Corridor Place Type of The London Plan and within the SoHo Main Street Specific Segment. The SoHo Main Street Specific Segment permits a range of residential, retail, service, office, cultural, recreational, and institutional uses that are intended to be provided at a pedestrian-oriented and walkable neighbourhood scale.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. 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. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

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

Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

Notice of Collection of Personal Information

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

Accessibility

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

**Stewardship Sub-Committee
Report**
Wednesday February 23, 2022

Location: Zoom
6:30pm

Present: M. Whalley (Chair), J. Cushing, T. Regnier, M. Bloxam, K. Waud, J. Hunten; K. Gonyou (staff)

Agenda Items

1. Demolition Request for Heritage Listed Property at 3700 Colonel Talbot Road

The Stewardship Sub-Committee reviewed the Heritage Impact Assessment (MHBC, dated September 24, 2021) that was submitted as part of the demolition request for the buildings on the heritage listed property at 3700 Colonel Talbot Road.

K. Gonyou shared photographs of the property at 3700 Colonel Talbot Road from a site visit.

The Stewardship Sub-Committee noted the impact of the Pumping Station on the property and the integrity of the house which had been negatively affected by previous alterations. The Stewardship Sub-Committee was particularly interested in the return eaves and cornice of the house, as well as the construction of the silos. The Stewardship Sub-Committee noted the historical interest in the Burch family.

Motion: The Stewardship Sub-Committee does not recommend the designation of the property at 3700 Colonel Talbot Road under the *Ontario Heritage Act*.
Moved: M. Whalley; Seconded: K. Waud. Passed.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development
Subject: Demolition Request for Heritage Listed Property at 3700
Colonel Talbot Road by W-3 Lambeth Farms Inc.
Date: Wednesday March 9, 2022

Recommendation

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions **BE TAKEN** with respect to the request for the demolition of the buildings on the heritage listed property at 3700 Colonel Talbot Road:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the buildings on this property;
- b) The property at 3700 Colonel Talbot Road **BE REMOVED** from the Register of Cultural Heritage Resources; and,
- c) The property owner **BE REQUESTED** to commemorate the historic contributions of the Burch family in the future development of this property.

Executive Summary

The property at 3700 Colonel Talbot Road is a heritage listed property on the Register of Cultural Heritage Resources. The house on the property appears to date prior to 1851 and demonstrates elements of the Georgian architectural style, although altered. The property included a barn that was destroyed by fire in 2021.

An evaluation of the property using the criteria of Ontario Regulation 9/06 has been completed in a Heritage Impact Assessment, submitted as part of a demolition request for the buildings on the property at 3700 Colonel Talbot Road. The evaluation found that the property does not meet the criteria for designation. Staff have reviewed and do not disagree with the conclusion of the Heritage Impact Assessment but note that further historical research of the Burch family should have been completed. While the property at 3700 Colonel Talbot Road does not meet the criteria for designation and should be removed from the Register of Cultural Heritage Resources, the historical contributions of the Burch family should be commemorated in the future development of this property.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The property at 3700 Colonel Talbot Road is a large parcel located on the east side of Colonel Talbot Road between Pack Road and Main Street/Longwoods Road (Appendix A). The property spans from Colonel Talbot Road to Bostwick Road.

1.2 Cultural Heritage Status

The property at 3700 Colonel Talbot Road is a heritage listed property. The property was identified in an inventory project undertaken as part of the 1993 annexation and appears in the 1997 edition of the *Inventory of Heritage Resources*. The *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* on March 26, 2007.

1.3 Description

The property at 3700 Colonel Talbot Road is a large parcel that formerly operated as a farm. It is approximately 77 hectares (190 acres) in size. The property is comprised of part of Lot 74 and Lot 75, East Talbot Road (ETR). While the property's boundaries have changed, the large farm-type parcel remains legible.

A house, three outbuildings, and a silo presently exist on the property (Appendix B). A large barn was formerly located on the property but was destroyed by fire on May 18-19, 2021.

The house is a two-storey L-plan frame building, with several additions. The front (west) elevation of the house faces Colonel Talbot Road. The primary building is rectangular in plan and is identified by the gable-end roof, which features returned eaves and a cornice detail (see Appendix B, Image 9). These returned eaves are a common characteristic of the Georgian architectural style, and hints at the early origins of this building.

The Georgian architectural style was popular during the reign of the Hanoverian King Georges of England, from 1714 until the Regency period. While the style can be recognized in its colonial interpretations with a temporal lag, it was the preferred style for United Empire Loyalists eager to demonstrate their loyalty to the King in the homes constructed upon their arrival and establishment in Canada. Georgian homes can often be identified by stoic proportions, balanced and symmetrical façades with well-spaced windows, usually a central front door, and often a gable roof with restrained cornice detailing. Some of these characteristics were carried forward with the Georgian Revival, a period revival architectural style that was popular in the mid-twentieth century.

The house appears to retain a strong sense of proportion in the relationship of windows to the exterior wall, as well as symmetry – alluding to Georgian architectural influences, but noting that some window openings have been altered and a subsequently built front addition has interrupted the historic architectural composition of the building's main façade. Other additions to the historic building have a less substantial impact on the architectural character of the building. The exterior siding appears to be an asbestos-like tile material that has been painted dark grey, as well as horizontal aluminum siding. Tongue and groove wood siding can be seen underneath the existing exterior cladding, with staining from previous paint which suggests end boards (see Appendix B, Image 8). The roof material is a mostly corrugated sheet metal, which is also used as the exterior cladding of the northerly addition onto the house. There appears to be asphalt shingles under portions of the corrugated metal roofing; the asphalt shingles are still exposed on the westerly slope of the gable roof. The windows have been boarded, as the building is presently vacant, however previous photographs identify that most windows have been replaced with a variety of window styles and types. Some of the west-facing window openings also feature awnings. There is a brick chimney on the south elevation of the building, with inset accent stone detailing (see Appendix B, Image 10). A block chimney is located at the north corner of the building. The primary building is more elaborate in its detailing, whereas the rear ell is more simplified. For example, the returned eaves are presently found on only the primary building and not the rear ell; further investigation may determine if the returned eaves were formerly present on the rear ell. The date of construction for the house at 3700 Colonel Talbot Road is attributed to prior to 1851, which appears consistent with the stylistic references and type of building.

The barn was destroyed by a fire on May 18-19, 2021, but its two silos and two concrete gangways remain. The gangways are earthen and poured concrete. The silos are

constructed of 30" by 12" concrete block masonry, arranged on their ends on a poured circular concrete foundation (see Appendix B, Image 16). The silos appear to have been previously painted and are weathered. There is iron banding approximately every 12" at the base but increasing in spans between the bracing with the height of the silos. Both silos have a domed metal cap.

In addition to the barn, there is a garage, a driveshed, and a small outbuilding. The garage and driveshed have a poured concrete base with stud-frame wall clad in corrugated metal which also clads the gable roof of each building. The small outbuilding is on a frame base, with stud-frame wall also clad in corrugated metal and a shed-style roof.

The house was accessed via tree-line driveway from Colonel Talbot Road (see Appendix B, Image 18). The house, its barn, silos, and outbuildings, once operated as a farm as part of the agricultural landscape of the former Westminster Township. The property is surrounded by existing and proposed residential subdivision development, which is also planned for the property (subdivision file 39T-17503).

In 2020-2021, the Colonel Talbot Road Pumping Station (3690 Colonel Talbot Road) was constructed. A *Cultural Heritage Assessment Report* (Stantec, 2017) was prepared as part of the Colonel Talbot Road Pumping Station Environmental Assessment. An inventory sheet was prepared for the property at 3700 Colonel Talbot Road, but no additional research was undertaken (Appendix C). The *Cultural Heritage Assessment Report* found there were no direct impacts to any of the existing structures on the property, which were all located outside of a 50m vibration monitoring buffer area. The recommended mitigation was documentation. The pumping station was constructed at the foot of the driveway from Colonel Talbot Road to the farmhouse, which has interrupted its historic relationship to the road (see Appendix B, Image 17).

1.4 History

The survey of the North Talbot Road (now Colonel Talbot Road) was among the earliest areas of Westminster Township surveyed for colonial settlement. The road was intended to connect the Talbot Road (or Talbot Line, Highway 3) in Southwold Township with settlement to the north. Lots along the North Talbot Road were surveyed by Deputy Provincial Surveyor Simon T. Z. Watson according not the single front system in 1809. This system produced long and narrow lots, which concentrated settlers along the road. Concessions A, B, I, and II of Westminster Township were surveyed in 1810 by Deputy Provincial Surveyor Watson and Deputy Surveyor John Bostwick. Concessions III through IX were surveyed in 1820 by Colonel Mahlon Burwell and Deputy Surveyor Bostwick. Settlement generally began in the southwest along the North Talbot Road and spread north, with the southeast of Westminster Township as the last settled area.

The Crown patent for Lot 75 ETR was issued to William Swarts on December 13, 1822. It was sold to Calvin Burch (sic. Burtch, Birtch) (1798-1880) on February 20, 1824. The Burch family were United Empire Loyalists originally granted land in Blenheim Township, in Oxford County, but relocated to Westminster Township in about 1816. Calvin Burch had bought Lot 75 WTR (on the opposite side of the road) but sold soon after (*Together in History* 2006, 94). Calvin's wife, Elizabeth (Schram) Burch (1798-1880), as the daughter of a United Empire Loyalists was entitled to a land grant which was obtained on the adjacent Lot 74 ETR (*Together in History* 2006, 94). The family appears to have selected Lot 74 ETR as the location to build their home.

Calvin Burch was the first teacher in the log school in Westminster Township in 1817. This school later became SS #17, later known as the M. B. McEachren Public School. Calvin Burch was also an early magistrate and assessor/collector for Westminster Township. He took an active part in the Reform movement that led to the 1837 Rebellion. Due to his part in the Rebellion, Calvin Burch spent several years in the United States for his own safety. Calvin and Elizabeth Burch had at least twelve children.

One of their sons, David Burley (sic. Burleigh) (1825-1919), bought the “old homestead” after returning to Westminster Township from California in 1859. He spent most of the 1850s in California playing his part in the gold rush by driving a stagecoach from Sacramento to the mines, and later establishing stage and mail routes through British Columbia.

D. B. Burch’s ownership of the property is recorded on *Tremaine’s Map* (1862). The map of Westminster Township included in the *Illustrated Historical Atlas of Middlesex County* (1878) shows a house, as well as cemetery or burial ground, on the property.

With an attributed date of construction prior to 1851, the house was likely built by Calvin Burch. It could have been improved by David Burley Burch following his return to Westminster Township in 1859, as suggested by the large rear ell.

A profile of David Burleigh (sic.) Burch is included in the *History of the County of Middlesex County* (1889). David Burley Burch was a member of County Council, serving as Deputy Reeve for two years, and, like his father, a magistrate. He married Hannah Dennis Gordon in 1902. Upon his death in 1919, he and other members of the Burch family that had been buried on a family plot on the farm were reinterred in Woodland Cemetery.

The property was transferred many times in the intervening years and appears to have continued to operate as a farm. It was purchased by the current property owner, W-3 Farms Lambeth Inc., in 1990. The property was included in the 1993 annexation of the Town of Westminster by the City of London.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

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

2.1.1 Provincial Policy Statement

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

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

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

2.1.2 Ontario Heritage Act

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that

the London Advisory Committee on Heritage (LACH)¹ is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Heritage Act Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted. These same criteria are in Policy 573_ of *The London Plan*.

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575_ and 576_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

2.1.4 Register of Cultural Heritage Resources

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated but are considered to have potential cultural heritage value or interest.

¹ At its meeting on February 15, 2022, Municipal Council reconstituted its advisory committees including the London Advisory Committee on Heritage (LACH). Until the new Community Planning Advisory Committee is composed, the LACH will continue to serve as the City's municipal heritage committee.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The property at 3700 Colonel Talbot Road is included on the Register of Cultural Heritage Resources.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Demolition Request

Written notice of intent to demolish the remaining buildings on the property at 3700 Colonel Talbot Road Drive was received by the City on February 22, 2022.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 3700 Colonel Talbot Road expires on April 23, 2022.

4.1.1 Heritage Impact Assessment

A Heritage Impact Assessment (MHBC, dated September 24, 2021) was submitted as part of the demolition request for the heritage listed property at 3700 Colonel Talbot Road. The Heritage Impact Assessment is attached as Appendix D.

4.2 Comparison

To understand the context of the heritage listed property at 3700 Colonel Talbot Road, a brief scan of potentially comparable properties was undertaken. Two strong comparison properties were identified – of comparable age, architectural style/influence, and type:

- 6283 Colonel Talbot Road – two-storey frame Georgian-style farmhouse built circa 1840 (see Appendix B, Image 19)
- 6993 Colonel Talbot Road – two-storey frame Georgian-style farmhouse built circa 1855 (see Appendix B, Image 20)

Both properties are also listed on the Register of Cultural Heritage Resources. Both properties demonstrate better integrity in their representation of Georgian architectural influences, through their strong symmetry and balanced proportions. In particular, the windows flanking the front door of the house at 6283 Colonel Talbot Road is a strong demonstration of Georgian architectural patterns.

While the farmhouse at 3700 Colonel Talbot Road has been more substantially altered, its returned eaves are a refined demonstration of the architectural influences not found on either comparison property. Additionally, the property at 3700 Colonel Talbot Road was historically associated with an early settler family in Westminster Township; further historical research would be required to identify historical associations of either comparison property.

While further research would have to be undertaken to determine the rarity of the silo's material and construction, a silo of similar material and construction was identified at 3095 Bostwick Road (not listed or designated). This may represent a local vernacular type.

4.4 Consultation

Pursuant to Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on March 1, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex

Historical Society, the Urban League of London, and the Westminster Township Historical Society. Notice was also published in *The Londoner*.

4.5 Evaluation

Staff have reviewed the evaluation completed as part of the Heritage Impact Assessment that was submitted as part of the demolition request for buildings on the heritage listed property at 3700 Colonel Talbot Road (see Appendix D).

As articulated in Section 1.4 of this report, there is historic interest in the Burch family and their contributions to the development and administration of the former Westminster Township. These contributions should be commemorated in the development of the property, for example, through street naming, parking naming, and/or commemorative or interpretive features in publicly accessible spaces.

The silos on the property at 3700 Colonel Talbot Road used a material and construction that did not initially appear common, though a cursory identified at least one other nearby example of the same material and construction. Further, while still rare, there are better examples of Georgian farmhouses.

The Heritage Impact Assessment found that the property at 3700 Colonel Talbot Road does not meet the criteria of *Ontario Regulation 9/06* and therefore, the property is not a significant cultural heritage resource and does not merit designation pursuant to the *Ontario Heritage Act*. Staff do not disagree with this conclusion.

Conclusion

A Heritage Impact Assessment was submitted as part of a demolition request for the heritage listed property at 3700 Colonel Talbot Road. Staff do not disagree with the conclusion of the Heritage Impact Assessment, which found the property does not merit designation pursuant to the *Ontario Heritage Act*.

However, efforts to commemorate the historical contributions of the Burch family should be encouraged in the development of this property.

Prepared by: Kyle Gonyou, CAHP
Heritage Planner

Submitted by: Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP
Manager, Urban Design, and Heritage

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic
Development

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Inventory Sheet for 3700 Colonel Talbot Road from the Cultural Heritage Assessment Report for the Colonel Talbot Road Pumping Station Environmental Assessment (Stantec, 2017)

Appendix D Heritage Impact Assessment (MHBC, dated September 24, 2021)

Selected Sources

Bluestone Research Inc. *Stage 1-2 Archaeological of 3700 Colonel Talbot Road*. P344-0065-2015. February 2016.

Brock, D. *Fragments from the Forks*. 2011.

City of London. Property file.
City of London. *Register of Cultural Heritage Resources*. 2019.
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Dingman, T. Progress Report – Cultural Heritage Evaluation Report (CHER) 3700 Colonel Talbot Rd. February 10, 2017.
Goodspeed, W. A. & C. L. *History of the County of Middlesex*. 1889.
Land Registry. LRO33.
Library and Archives Canada. Census.
London Free Press. “Fire that demolished Lambeth-area barn deemed suspicious.” May 19, 2021. Retrieved from www.lfpress.com/local-news/fire-that-demolished-lambeth-area-barn-deemed-suspicious.
Mayer Heritage Consultants Inc. *Archaeological Assessment (Stage 1 and 2) Bethel Church Property, 3700 Colonel Talbot Road*. P066-003-2003. June 2003.
Stantec Consulting Ltd. *Cultural Heritage Assessment Report: Colonel Talbot Road Pumping Station*. 2017.
Westminster Map No. 38. 1843.

Appendix A – Property Location

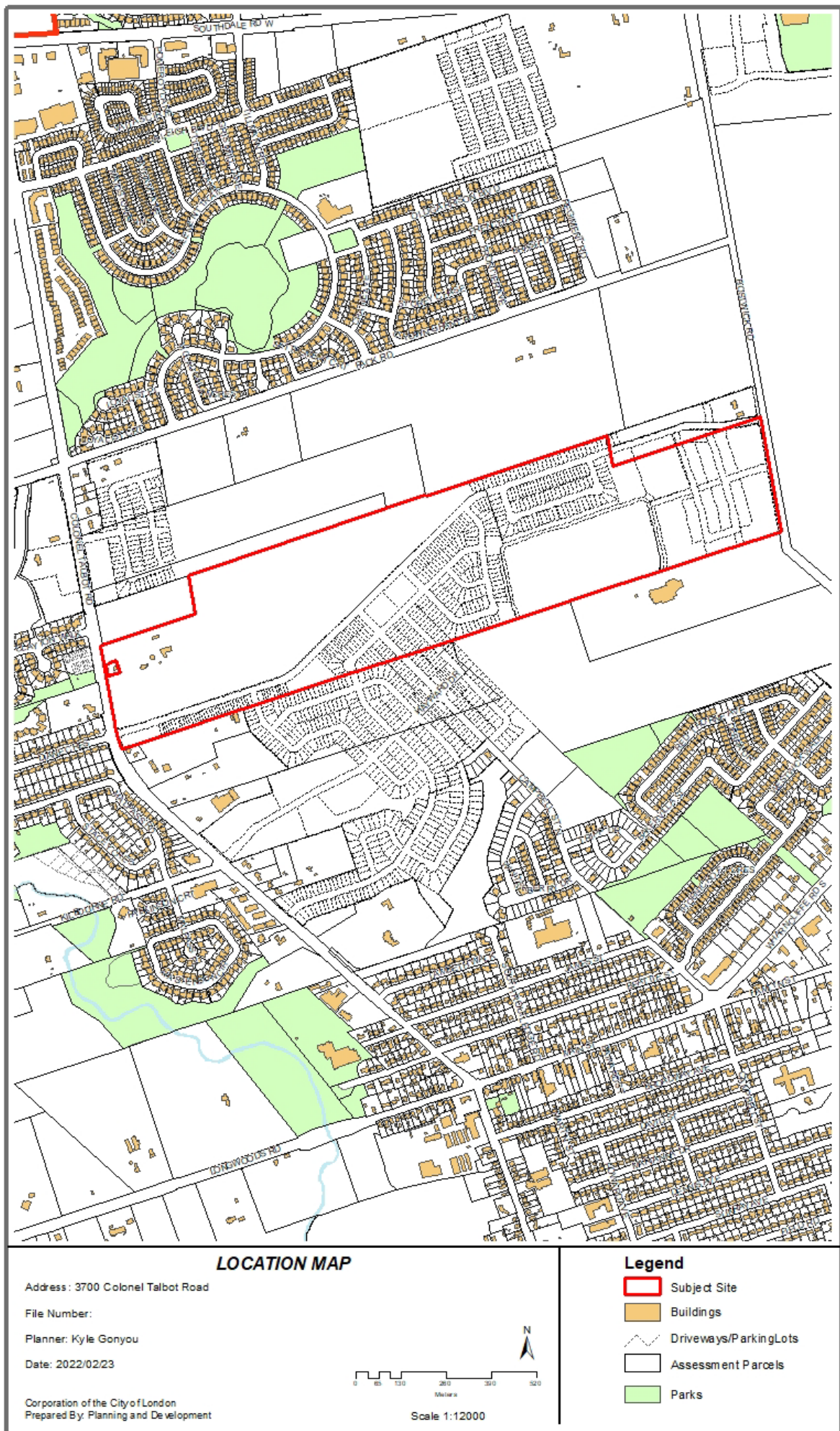


Figure 1: Location Map showing the property at 3700 Colonel Talbot Road.

Appendix B – Images



Figure 2: Detail of Westminster Map No. 38 (1843). Elizabeth Burch (sic.) is recorded as the owner of Lot 74 ETR; Calvin Burch (sic.) is recorded as the owner of Lot 75 WTR.



Figure 3: Detail of the Tremaine's Map (1862) for Westminster Township, showing D. B. Burch as the property owner of Lot 74 ETR.

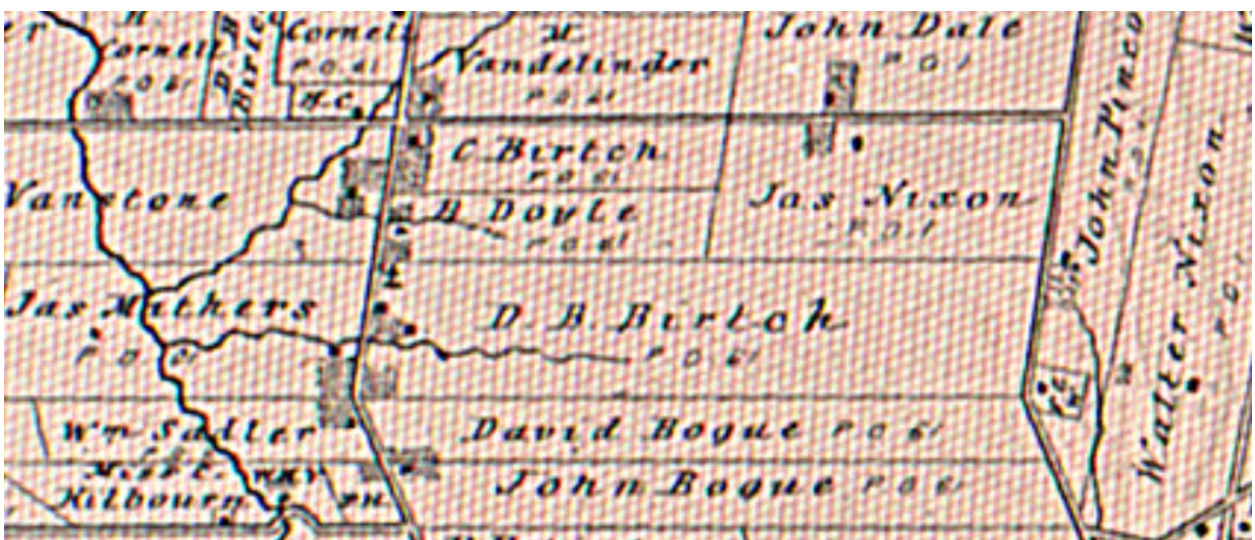
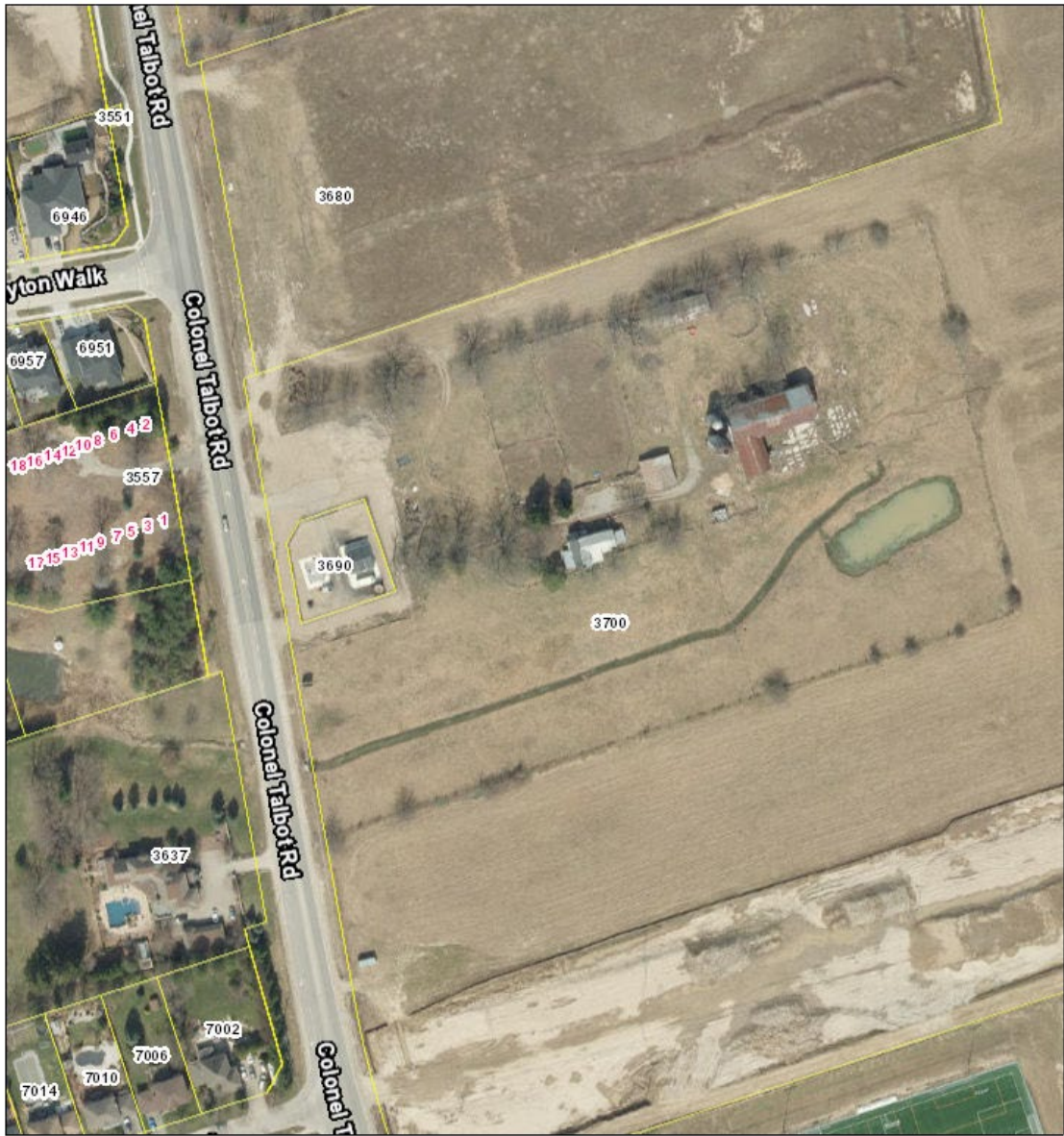
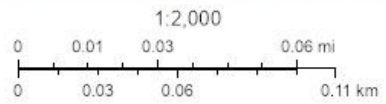


Figure 4: Detail of the Westminster Township map in the Illustrated Historical Atlas of Middlesex County (1878), showing D. B. Birtch as property owner. Structures are noted, as well as a cemetery or burial ground.

3700 Colonel Talbot Road



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Figure 5: Aerial image of a portion of the property at 3700 Colonel Talbot Road (2021), showing the farmhouse, barn, silos, garage, driveshed, and outbuilding. Note the construction of the Colonel Talbot Road Pumping Station, located at 3690 Colonel Talbot Road.



Image 1: Photograph of the property at 3700 Colonel Talbot Road from the Annexed Area Inventory (1993).



Image 2: Photograph of the farmhouse at 3700 Colonel Talbot Road on April 29, 2016.



Image 3: Photograph of the farmhouse at 3700 Colonel Talbot Road on February 10, 2017.



Image 4: Photograph of the farmhouse at 3700 Colonel Talbot Road on February 23, 2022.



Image 5: View of the north elevation of the farmhouse at 3700 Colonel Talbot Road.



Image 6: View of the east elevation of the farmhouse at 3700 Colonel Talbot Road. Note the additions built onto the structure.



Image 7: View of the south elevation of the farmhouse at 3700 Colonel Talbot Road, seen from the adjacent pasture.



Image 8: Detail of the wood siding under the exterior cladding on the farmhouse at 3700 Colonel Talbot Road. Note the staining from previous paint, suggesting end boards.



Image 9: Detail of the cornice and return eave of the farmhouse at 3700 Colonel Talbot Road.



Image 10: Detail of the inset stone detailing in the brick masonry chimney on the south elevation.



Image 11: View of the detached garage at 3700 Colonel Talbot Road.



Image 12: Photograph of the driveshed at 3700 Colonel Talbot Road.



Image 13: View of the shed at 3700 Colonel Talbot Road.



Image 14: Photograph of the two concrete block silos, with the remains of the barn at 3700 Colonel Talbot Road.



Image 15: View of the silos, showing one of the concrete gangways (barn hill).



Image 16: Detail of the concrete block masonry, approximately 12" by 30", of the silos with the iron banding.



Image 17: View from the west side of Colonel Talbot Road looking east towards the farmhouse at 3700 Colonel Talbot Road, interrupted by the Colonel Talbot Road Pumping Station.



Image 18: View looking east from the fence surrounding the Colonel Talbot Road Pumping Station down the farm lane and towards the farmhouse at 3700 Colonel Talbot Road.



Image 19: Photograph of a comparison property at 6283 Colonel Talbot Road, which was built circa 1840 and demonstrates elements of the Georgian architectural style particularly in the symmetry and restrained balance of the façade, as well as the windows flanking the front door.



Image 20: Photograph of a comparison property at 6993 Colonel Talbot Road, built circa 1855 and demonstrating some influences of the Georgian architectural style in its proportions and symmetry.

Appendix C – Inventory Sheet – 3700 Colonel Talbot Road

Filepath: I:\011409\active\1409\archaeology\intemid\16563007 - colonel talbot pump station ea\work_program\report\draft\heritage\ch-frm_16563007_coloneltalbot_ea_20170401.docx

Municipal Address: 3700 Colonel Talbot Road

Former Township or County: Westminster Township, Middlesex County

Municipality: City of London

Resource Type: Farmstead

Associated Dates: 1850 (City of London Inventory of Heritage Resources)

Relationship to Project: Within Project Location

Description: The property contains a tree alleé laneway, that leads up to a residence, outbuildings, silos, and a barn.

The residence is a two storey massing, with a low-pitched cross gable roof, with a return eaves and chimney. The exterior is clad with modern siding. The front (west) façade has a partial enclosed porch.

The timber frame barn has a cross gable roof, and a gambrel roof with a hay hood.

The property is listed on the City of London Inventory of Heritage Resources as a Priority 2 property.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value: None identified. Although the structure may date to the mid-19th century, it has been modified with additions and 20th century materials and is not representative of mid-19th century building materials or form.

Historical or Associative Value: The property, Lot 74, Concession East of the Talbot Road, is connected to the Burch family who owned the property throughout the 19th century. The adjacent Lot 75, Concession East of the Talbot Road, was granted to Nathan Burch in 1816. The property passed to his son Calvin Burch, who owned the property until his death in 1863. In following it passed to Burch's son David Burleigh Burch, who owned the property into the 20th century.

Contextual Value: The formerly rural area has undergone change in recent years with several suburban developments along Colonel Talbot Road. The date of construction and representative farm layout support the character of the remaining rural area.


Identified Heritage Attributes: Farmstead: Relationship of residence, outbuildings and laneway; tree-lined laneway. Barn: Timber frame structure, cross gable roof, and gambrel roof with hay hood.


Identification of CHVI: Yes

Completed by (name): Laura Walter

Date Completed: December 15, 2016

Heritage Resource Number: CHR-22





Client/Project	April 2017 16563007s
City of London Colonel Talbot Road Pumping Station Class EA	
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CULTURAL HERITAGE RESOURCE/LANDSCAPE RECORD FORM	

Figure 6: Inventory sheet prepared for the property at 3700 Colonel Talbot Road from the Cultural Heritage Assessment Report for the Colonel Talbot Road Pumping Station Environmental Assessment (Stantec 2017).

Appendix D – Heritage Impact Assessment

Heritage Impact Assessment (MHBC, dated September 24, 2021) – *attached separately*

HERITAGE IMPACT ASSESSMENT

3700 Colonel Talbot Road,
City of London, Ontario

Date:

September 24, 2021

Prepared for:

York Developments

Prepared by:

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

200-540 Bingemans Centre Drive

Kitchener, ON N2B 3X9

T: 519 576 3650

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Project No. 1094U



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Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public.

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GLOSSARY OF ABBREVIATIONS

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 3700 Colonel Talbot Road, City of London, is situated within territory of the Haudenosaunee Confederacy. The subject property is within lands included in the McKee Purchase (also known as Treaty #2) which was signed on May 19, 1790 (Ministry of Indigenous Affairs, Government of Ontario).

This document takes into consideration the cultural heritage of indigenous communities including the Chippewas of the Thames First Nation, Oneida Nation of the Thames, Munsee-Delaware Nation, Chippewas of Kettle, Stony Point First Nation and Walpole Island First Nation, including their oral traditions and history when available and related to the scope of work.

EXECUTIVE SUMMARY

The subject lands contain a former Georgian farmhouse constructed in the mid-19th century. However, the dwelling has undergone several alterations that have removed much of the original heritage fabric. As a result, there is little remaining design value. The barn was destroyed by fire and no longer exists. The remaining outbuildings do not have significant heritage value.

The property is not associated with a theme, person or event that is historically significant. The property was owned by Burtch Family who lived on the farm for over half a century. It is encouraged that the owner acknowledges the Burtch family name within the overall development (i.e. street, park).

This report concludes that the proposed development of the subject lands will not result in adverse impacts to heritage resources on the subject property nor the adjacent listed property located at 3800-3808 Colonel Talbot Road and therefore, no mitigation and conservation measures are recommended.

1.0 INTRODUCTION

The purpose of this Cultural Heritage Impact Assessment (CHIA) is to assess the impact of the proposed development at 3700 Colonel Talbot, London, hereinafter referred to as ‘the subject property’. The subject property is ‘listed’ (non-designated) under the City of London’s *Register of Cultural Heritage Resources* and is described as ‘Georgian’ circa 1851 and entitled the ‘Burtch Farm.’ The adjacent property at 3800-3808 Colonel Talbot Road is also listed on the Register. The proposed development includes the demolition of the existing building and structures on the subject property and establishment of the Plan of Subdivision. The owners propose to develop the lands as a residential subdivision. The existing building and structures are proposed to be demolished.

1.1 DESCRIPTION OF SUBJECT PROPERTY

The subject property is located at 3700 Colonel Talbot Road (legally described as Part Lots 74 & 75 Etr As in Er365635 Save & Except Part 1 33r19801 Subject To An Easement In Gross Over Parts 1 & 2, 33r20389 As In Er1263018 City of London). The property is 77 hectares in size and has frontage on Colonel Talbot Road and Bostwick Road. The lands are agricultural, however, to the east, north and south there are residential subdivisions.



Figures 1 & 2: (above) View of the subject property outlined by red (MHBC, 2021); (below) Aerial photograph of 3700 Colonel Talbot Road, City of London (VuMap, 2021).




Figure 3: Aerial photograph of 3700 Colonel Talbot Road, City of London (VuMap, 2021 & MHBC, 2021).

1.2 ADAJCENT PROPERTY AND SURROUNDING AREA

1.2.1 Adjacent Property

The subject property is adjacent to 3800-3808 Colonel Talbot Road, London, Ontario. The farmhouse identified as having potential cultural heritage value by the municipality could not be viewed from the public realm so an aerial image has been provided below; the farmhouse is set back approximately 276 metres from the Colonel Talbot Road.

Address/ Location	Description	Photographs
<p>3800-3808 Colonel Talbot Road</p>	<p>c. 1860 farmhouse</p> <p>The property largely contains open space; the farmhouse is located within an industrial yard to the rear of the property. Access to the farmhouse can be made via a laneway which also provides access to the existing farmhouse on the subject lands.</p>	 <p>Photo from public realm not available. Source: VuMap, 2021</p>

1.2.2 Surrounding Area

The surrounding area has a variety of uses including agricultural, industrial, mineral aggregate and residential. The western side of Colonel Talbot Road is lined with vegetation along a ditch that abuts a residential subdivision. To the east are agricultural fields and to the north and south are residential subdivisions.



Figures 4 & 5: (above) View of Colonel Talbot Road looking southwards; (below) View of Colonel Talbot Road looking northwards (Source: Google Earth Pro, 2021).

1.2.3 Heritage Status

The subject property is 'listed' (non-designated) under the City of London's *Register of Cultural Heritage Resources* and is described as 'Georgian' circa 1851 and entitled the 'Burtch Farm' (entry 1040). The adjacent property at 3808 Colonel Talbot Road is also listed on the Register although it does not include a description (entry 1041). Both properties were added to the Register on March 26, 2007.

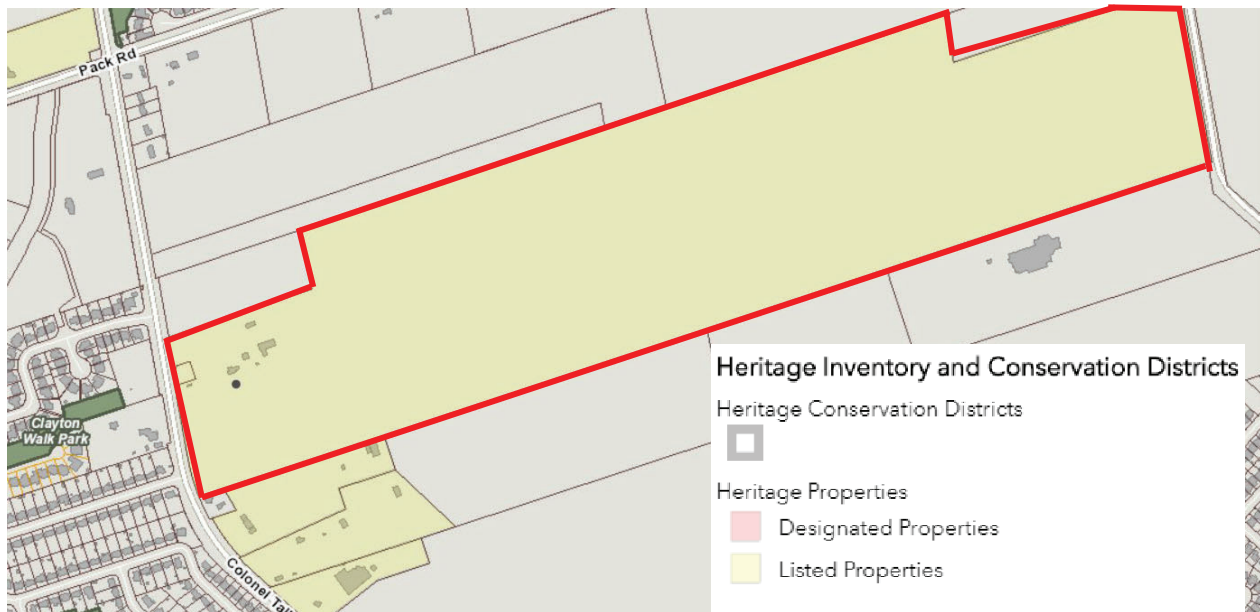


Figure 6: Excerpt of the London's City Map noting the location of the subject property (outlined in red), listed on the heritage register (Source: City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2021)

The subject property and adjacent listed property are not identified by the City of London as being part of a cultural heritage landscape as per Map 9 of The London Plan (see Figure 5). Both the subject property and adjacent listed property are not located in a heritage conservation district or on a 'historic main street' as identified in Figure 15 of the Official Plan.

1.3 LAND USE AND ZONING

The subject property is located within the Talbot Planning District and includes Zoning OS4. According to Section 36 of the Zoning By-law Z. -1, the OZ Zone represents Open Space.



Figures 7: Excerpt of the City of London Interactive Map noting the location of the subject property and associated zone (Source: City of London City Map, accessed May 2021); red circle indicates the approximate location of the former farmstead on the subject property.

2.0 POLICY CONTEXT

2.1 THE PLANNING ACT AND PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

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

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

Significant: *e) 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.

The PPS 2020 also states in Sub-section 2.6.3 that,

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The following definitions are provided in Section 6.0 of the PPS 2020 outline key terms that are valuable in the overall evaluation of cultural heritage resources:

Heritage attributes: *means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the 45 | Provincial Policy Statement, 2020 property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

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

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

2.3 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been

guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.4 CITY OF LONDON OFFICIAL PLAN

As per Policy 565 within the City Building Policies of *The London Plan* (2016), new development on or adjacent to heritage properties will require a heritage impact assessment,

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 protect the heritage attributes and character of those resources, to minimize visual and physical impacts on these resources. A heritage impact assessment will be required for new development 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 heritage attributes.

The London Plan identifies adjacent as follows:

Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

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

The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has

been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.

Thus, it is the purpose of this report to analyze the potential impact(s) to the existing built heritage located at 3700 Colonel Talbot Road, City of London to determine whether the development is appropriate or not as it relates to the conservation of its associated heritage attributes.

2.5 CITY OF LONDON TERMS OF REFERENCE

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5* which are as follows:

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

The above-noted categories will be the method to determine the overall impact to the subject property and its heritage attributes as it relates to the proposed development.

3.0 HISTORICAL BACKGROUND

3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY

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

On May 19, 1790, the McKee Purchase (also known as Treaty 2) which includes the subject lands was signed by the Crown and various First Nations. The treaty payments included: cloth, linen, hunting and cooking tools, looking glasses, combs, ribbons and laced hats (Government of Ontario, 2021).

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

3.2 TOWNSHIP OF WESTMINSTER, MIDDLESEX COUNTY

The subject property is located in the former Township of Westminster in rural farmland between the police village of Lambeth and the south side of the City of London (see Figure 6). The Council for the Westminster Township was first established March 4, 1817 (Brock and Moon, 84). In the latter half of the 19th century, Westminster Township was one of the largest townships within Middlesex County (Whebell & Gooden, 2020).

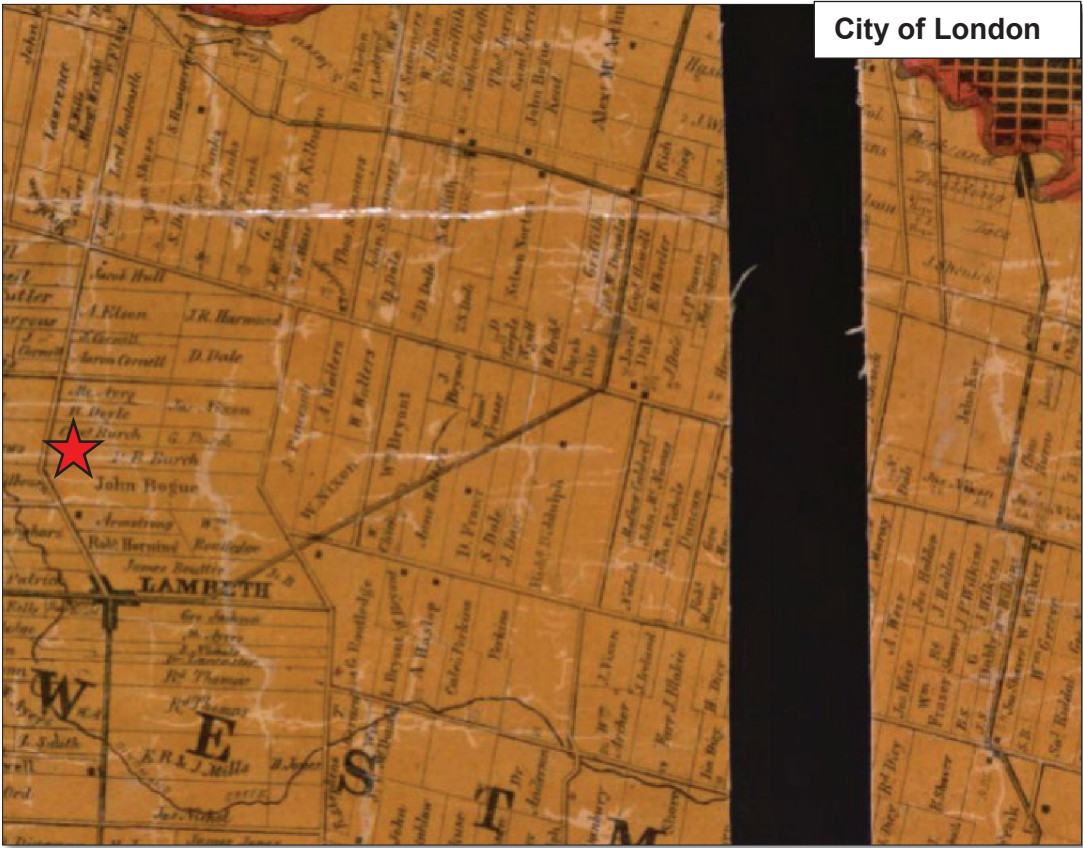


Figure 8: Excerpt of Tremaine’s Map of the County of Middlesex, Canada West, 1862; red star indicates approximate located of 3700 Colonel Talbot Road, London (Courtesy of Ontario Historical County Maps Project, accessed May, 2021).

In 1855, the City of London was officially incorporated as a City which resulted in development to the south of the Thames River (Whebell & Gooden, 2020). As a result of this development, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the city’s boundaries. In the 1940s and 1950s, the City continued to grow south of the Thames River. The year 1961

marked the great annexation of London which increased its population by 60,000 residents which included the annexation of the majority of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Remaining non-annexed largely rural portions of the Township became annexed in 1993 (Meligrana, 5). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

3.3 3700 Colonel Talbot Road

The subject property was originally Lot 74 and parts of 75 of the Talbot Road Concession. An excerpt of a pre-confederation map of the Township of Westminster demonstrates that in 1843, Lot 74 was owned by Elizabeth Burtch¹. Elizabeth (maiden name Schram) was the mother of David Burch, who later inherited the property.

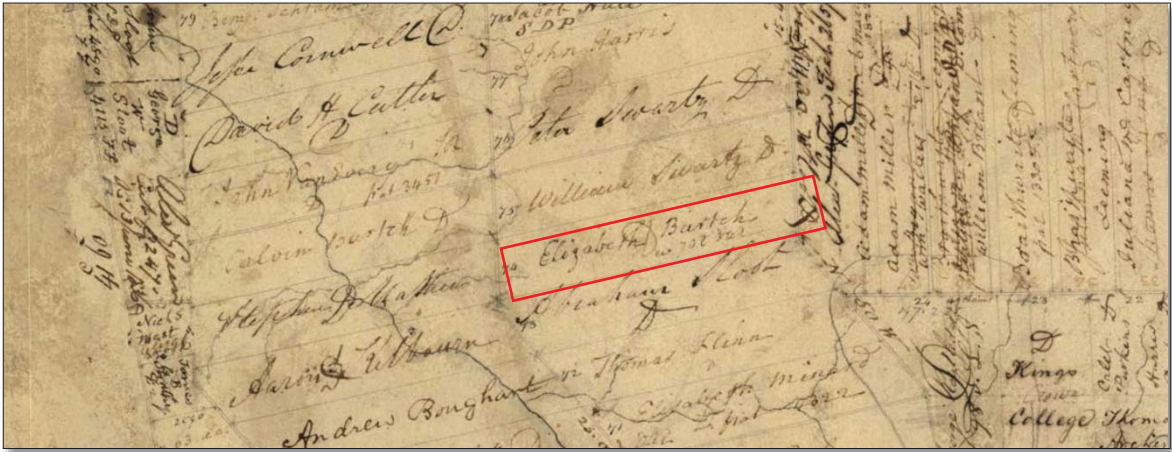
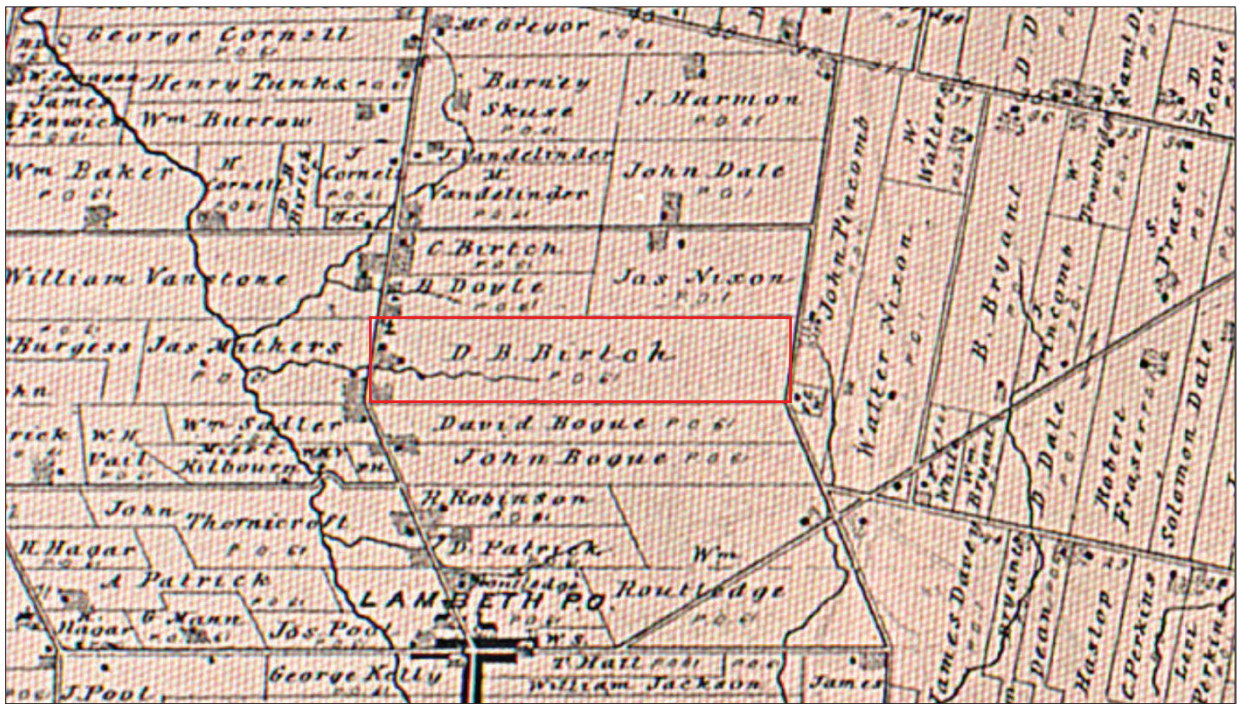
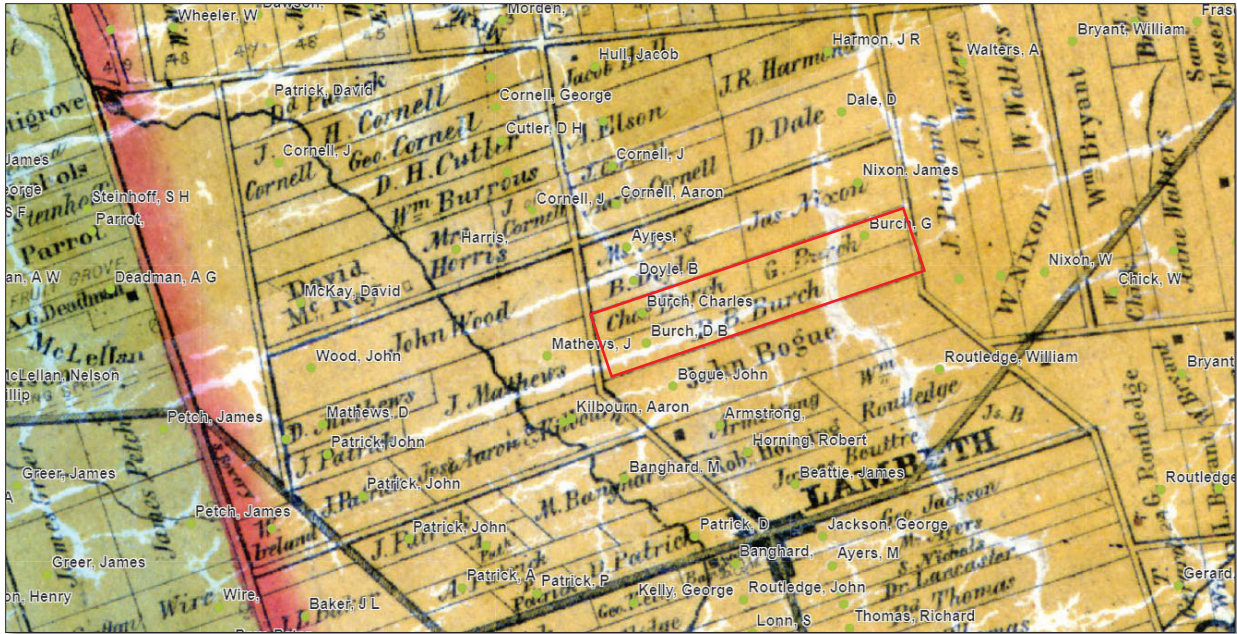


Figure 9: Excerpt of 1843 Township of Westminster Map, No. 38 (Courtesy of Heritage Property Index, 2021).

The 1862 *George R. Tremaine Map* of Middlesex County identifies D. B. Burch as the owner of the south half of Lot 74 and Charles Burtch was the owner of the north west corner of the lot and G. Burtch was the owner of the east corner of the lot.

By April of 1866, David Burch acquired the north-west corner of Lot 74 (LRO). In the 1878 *Illustrated Historical Atlas of the County of Middlesex, Ontario*, D.B. Birtch is listed as the owner of Lot 74, Concession East of the North Branch of Talbot Road which consisted of 200 acres. There are three structures on the western part of Lot 74, two of which are still in existence (dwelling and barn). Lot 73 to the south was owned by David and John Bogue.

¹ Spelling of surname varies in records including: Burtch, Birtch and Burch



Figures 10 & 11: (above) Excerpt of 1862 Tremaine Map of the County of Middlesex (courtesy of Ontario Historical County Map Project); (below) Excerpt of the 1878 Illustrated Atlas of the County of Middlesex, Ontario (Courtesy of McGill University).

In 1902, David still resided on the subject property and married Hannah Gordon at the ages of 60 and 70 years old (see Figure 12) (Library and Archives Canada).

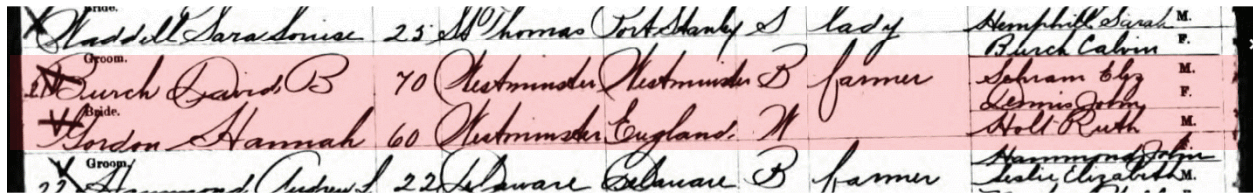


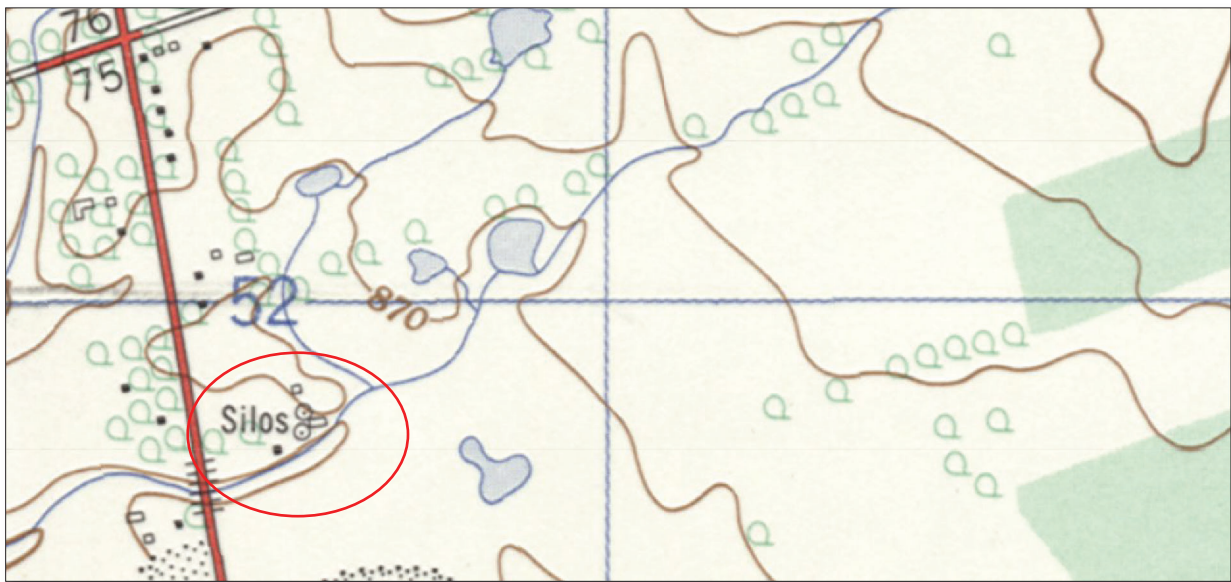
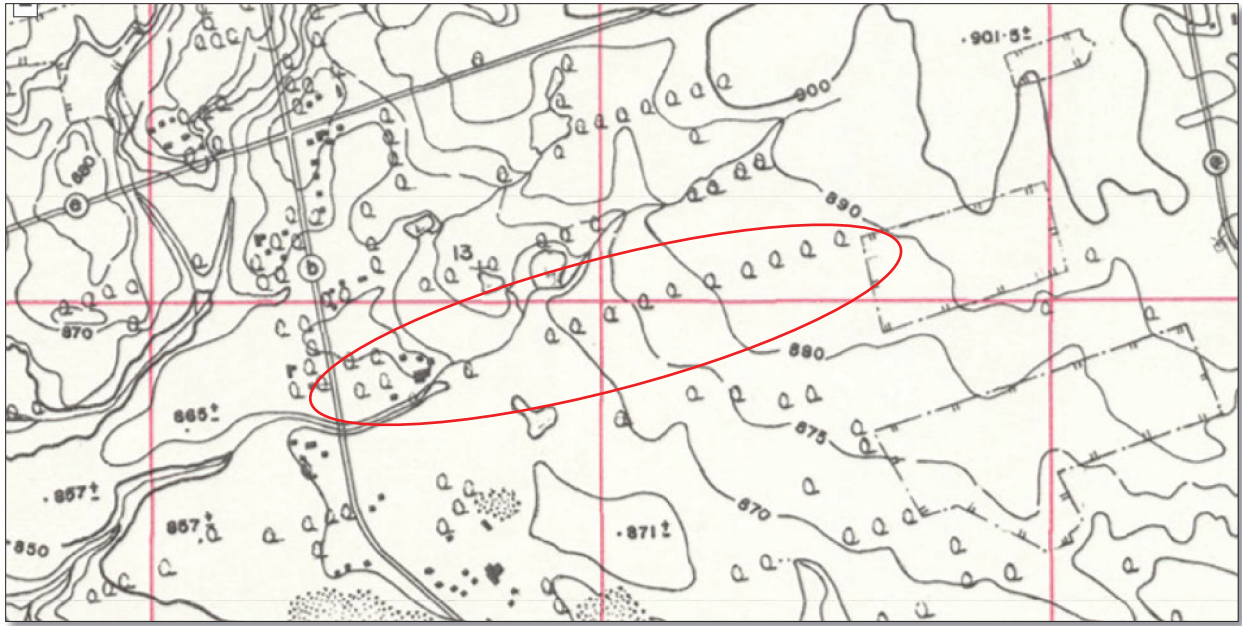
Figure 12: Excerpt of marriage certificate for David B. Burch and Hannah Gordon on May 31, 1902 (Library Archives Canada).

In 1919, David Burley Burch's estate which included all of Lot 74 (200 acres) was granted to Richard W. Boyne (LRO). In 1924, the Lot 74 and part of lot 75 were granted to John Pringle for \$18,000 (LRO).

Between 1920 and 1990, the land was owned by several different families and in 1990 the property was transferred to W-3 Lambeth Farms Inc. Aerial photography and topographical mapping from 1942 to present is shown in the figures on the following pages. The property originally contained the farm house and four outbuildings, including the barn. Furthermore, there was a tree-line driveway that provided access from Colonel Talbot Road.



Figures 13 & 14: (above) Excerpt of 1942 aerial photograph (courtesy of Western University); (below) Excerpt of the 1954 aerial photograph (Courtesy of University of Toronto).



Figures 15 & 16: (above) Excerpt of 1961 topographic map; (below) Excerpt of 1973 topographic map (courtesy of Historical Topographical Map Digitization Project).

By 2021, however, access to the property had changed and most of the mature trees had been lost. The 2021 aerial image shows the barn, however in the summer of 2021, the barn was destroyed by fire. The house and three outbuildings and the remains of the silos are the only structures on the property.



Figure 17: Aerial photograph of farmstead in 2021 (Vu Map, 2021).

4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF BUILT FEATURES

Dwelling

There is an L-shaped, two storey dwelling on-site with a rear wing clad in siding that includes an addition on the front (west) façade. The opening(s) behind the addition on the front façade are unknown as Staff were unable to enter the building due to health and safety concerns. There is a larger, boarded window opening on the left side of the front elevation and two window openings and door opening on the second level. All visible openings have wood surrounds and awnings. There is a small addition located on the north elevation including a lean-to at the corner of the north and west elevation as well as an enclosed, gabled portico leading into the main house. The north elevation includes a variety of both window and door openings that have been boarded. There is a lean-to addition located on the east elevation; a cinder block, concrete chimney is also located on this elevation. The main house includes deep, corncicing and extended, returning eaves (Figure 20); the rear wing also displays this type of architectural articulation, however, not as decorative as the front.

The original, wood shiplap exterior is exposed in various location on the south, west and north elevation of the main house which also display square, cut iron nails c. 1850 which coincides with the construction date of 1851. The wood, where exposed, was in poor condition and badly damaged by water infiltration.



Figure 18, 19, 20, 21, 22 & 23: (above left) View of front façade of house; (above right) View of north elevation of house; (middle left) View of north elevation of the house; (middle right) South and west (front) elevation showing poor additions; (below left) View of east (rear) elevation; (below right) View of brick and fieldstone chimneys (MHBC, 2021).

Outbuilding 1

There is an outbuilding located directly east to the rear of the dwelling. It is a one storey building constructed on metal with metal, gabled roof. There is a human door entry on the north elevation and a variety of window openings.



Figure 24: View of outbuilding 1 looking east (MHBC, 2021)

Outbuilding 2

There is a one storey outbuilding located to the west of the silos and former barn and appears to have been a driver's shed. It is constructed a wood frame building with metal siding and metal roof. It has two vehicular openings and door opening on the west elevation.



Figure 25: View of outbuilding 2 looking east (MHBC, 2021)

Outbuilding 3

There is a one storey outbuilding on the northern boundary of the property, northwards from the former barn. It appears to have been a driver's shed. It is a wood frame building with metal siding and roof and concrete foundation. It has two vehicular openings on the south elevation.



Figure 26: View of outbuilding 3 looking north (MHBC, 2021)

Ruins of Former Barn

There are remnants of the former barn on-site as a result of a fire. Remnants are composed of a few concrete walls and two (2) silos.

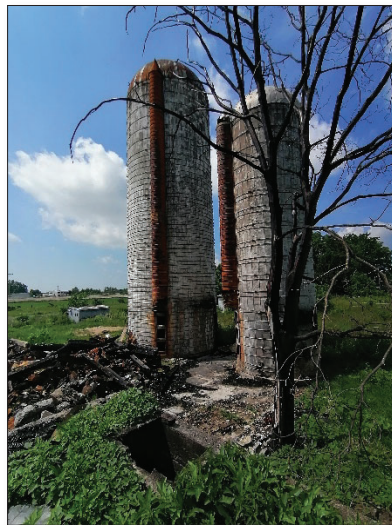


Figure 27: View of ruins of former barn and remaining silos (MHBC, 2021)

4.2 DESCRIPTION OF LANDSCAPE FEATURES

Landscape features include the tree-lined drive towards the farmhouse which, however, has been interjected by the establishment of the pumping station (see Figure 28). There is also a row of mature trees along the northern property boundary. There is a white fence that runs along the rear yard of the farmhouse which includes overgrown vegetation (see Figure 29). The majority of the property is open, agricultural fields and there is a pond located to the south of the former barn.



Figures 28 & 29: (left) Tree-lined drive to farmhouse; (right) View of white fence surrounding rear yard of farmhouse (MHBC, 2021).

5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES

5.1 EVALUATION CRITERIA

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

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

5.2 EVALUATION OF THE BURTCH FARM

5.2.1 Design/Physical Value

The dwelling on-site is a former Georgian farmhouse constructed in the mid-19th century. The dwelling, however, has undergone several alterations including additions, re-cladding, removal of original doors and windows, extension or expansion of original openings and has therefore, lost the majority of its heritage integrity. The outbuildings and ruins of the former barn are not rare, unique, representative or early example of a style, type, expression, material or construction method, nor do they display a high degree of technical or scientific achievement.

5.2.2 Historical/Associative Value

The property was owned by the Burtch family for over half a century and continues to be known as the 'Burtch Farm' by the community as indicated by the description within the City's Municipal Heritage Register.

5.2.3 Contextual Value

The subject property is surrounded by newer development and is not important in defining, maintaining or supporting the character of the area particularly as the barn has been removed and therefore, no longer represents a historic farmstead; only the tree-lined drive remains as a contributing feature of the former farmstead. Due to this, it is not physically or functionally linked to its surroundings. The subject property is not visually linked to its surroundings, partly due to the location of the pumping station which obstructs it from the public realm. The property is not a landmark.

See following page for evaluation through Ontario Regulation 9/06

5.3 SUMMARY OF CHVI

Ontario Regulation 9/06		Burtch Farm
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
3. Contextual Value		
i.	Important in defining, maintaining or supporting the character of an area	No.
ii.	Physically, functionally, visually, or <u>historically</u> linked to its surroundings	No.
iii.	Is a landmark	No.

Summary

In summary, the subject property, known as the “Burtch Farm”, contains a Georgian influenced dwelling constructed in the mid-19th century. The building has been significantly altered and has lost the majority of its heritage integrity. The building would not be a good candidate for a Part IV designation under the Ontario Heritage Act.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of the subject property includes a Plan of Subdivision with a total of 42 lots/ blocks and approximately 751 residential units (see Figure 30). The development includes a variety of low and medium density residential development, including 32 mixed use, multiple residential units. See Appendix 'B' for larger version of the site plan. The existing farmhouse and outbuildings are located in Block 35 which is identified as open space which is south of the proposed access to the subdivision off of Colonel Talbot Road.

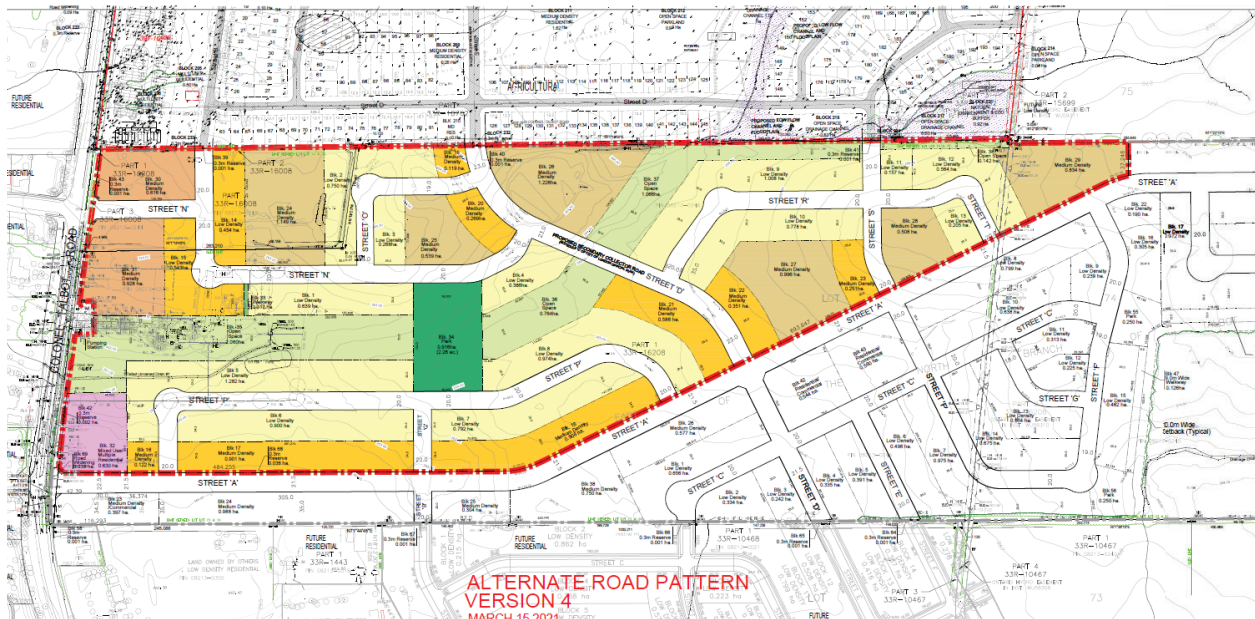


Figure 30 – Excerpt of draft plan of subdivision (Source: MHBC, March 2021)

7.0 IMPACT ANALYSIS

7.1 INTRODUCTION

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the 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 a cultural heritage resource.

7.2 IMPACT ANALYSIS- 3700 COLONEL TALBOT ROAD

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in sub-section 5.2.4 of this report.

Table 1.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	No heritage attributes were identified and therefore, there is no impact.
Shadows	No.	
Isolation	No.	
Direct or Indirect Obstruction of Views	No.	
A Change in Land Use	No.	
Land Disturbance	No.	

7.3 IMPACT ANALYSIS- 3800-3808 COLONEL TALBOT ROAD

The existing farmhouse located on the adjacent property is approximately 26 metres from the southern property line of the subject property.

Table 2.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destruct or alter heritage attributes.
Shadows	No	Proposed development will not result in shadows that negatively impact heritage attributes.
Isolation	No.	The proposed development will not isolate the adjacent property.
Direct or Indirect Obstruction of Views	No	There will be no direct or indirect obstruction of significant views of the house.
A Change in Land Use	No.	There will be no change in land use.
Land Disturbance	No.	There are no expected land disturbances as the building is 26 metres is a significant distance between the cultural heritage resources on-site and the new construction.

8.0 ALTERNATIVE

DEVELOPMENT OPTIONS AND MITIGATION MEASURES

Understanding there are no adverse impacts identified, other development options were not explored. It is recommended, however, that the Burtch family name be acknowledged within the overall development (i.e. street, park/ open space).

9.0 CONCLUSIONS & RECOMMENDATIONS

The subject lands contain a former Georgian farmhouse constructed in the mid-19th century. However, the dwelling has undergone several alterations that have removed much of the original heritage fabric. As a result, there is little remaining design value. The barn was destroyed by fire and no longer exists. The remaining outbuildings do not have significant heritage value.


The property is not associated with a theme, person or event that is historically significant. The property was owned by Burtch Family who lived on the farm for over half a century. It is encouraged that the owner acknowledges the Burtch family name within the overall development (i.e. street, park).

This report concludes that the proposed development of the subject lands will not result in adverse impacts to heritage resources on the subject property nor the adjacent listed property located at 3800-3808 Colonel Talbot Road and therefore, no mitigation and conservation measures are recommended.

Respectfully submitted,



Rachel Redshaw, MA, HE Dipl.,
Heritage Planner, MHBC



Dan Currie, MA, MCIP, RPP, CAHP
Partner, MHBC

10.0 BIBLIOGRAPHY

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MAPS

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APPENDIX A – MAP FIGURES



Location Map

LEGEND



Subject Lands
(3700 Colonel Talbot Road)



Listed Properties on the City of London's *Register of Cultural Heritage Resources*
(3800-3808 Colonel Talbot Road)

DATE: June 2021

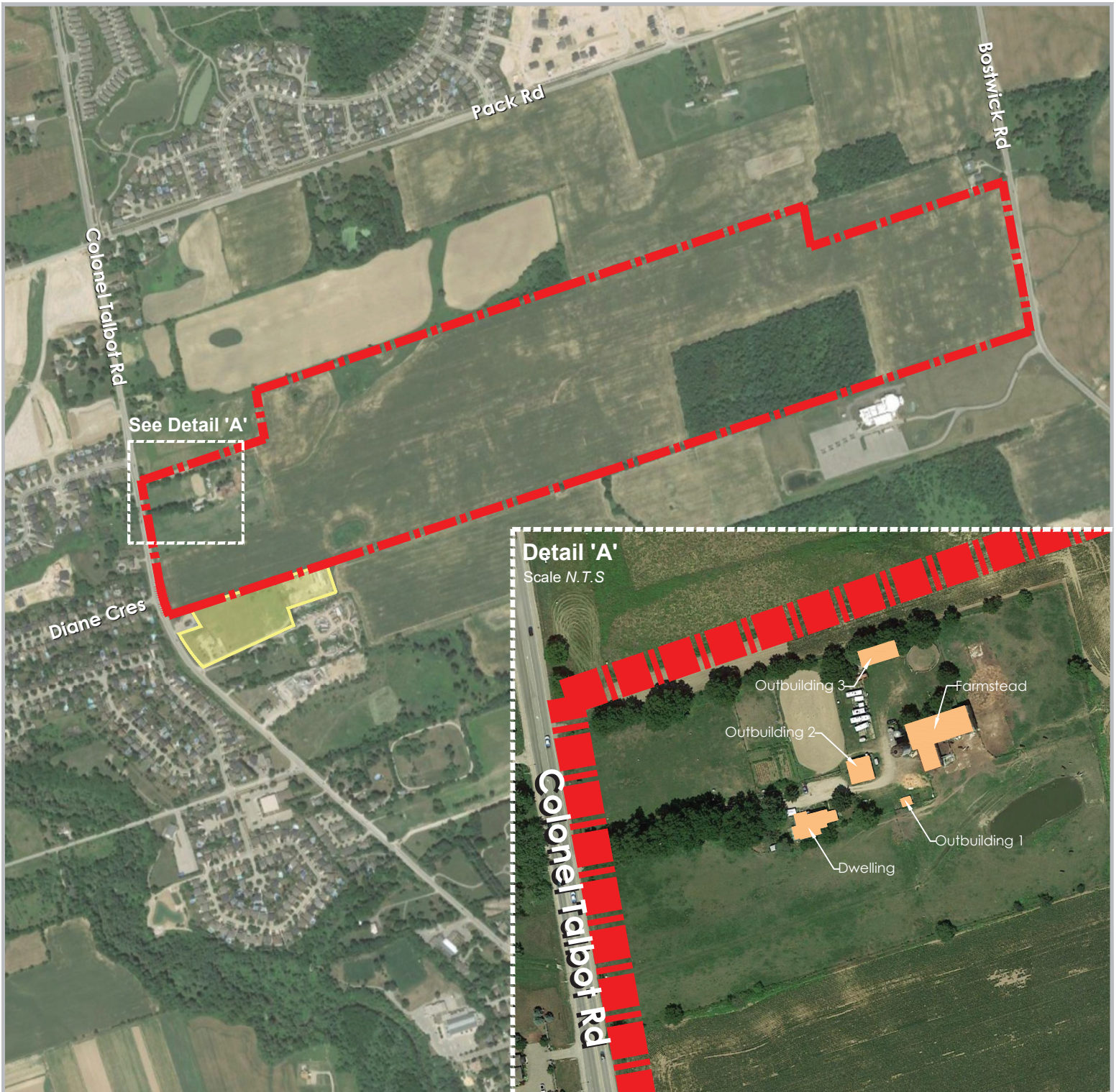
SCALE: 1:12,000

FILE: 1094U

DRAWN: LC




K:\1094U -W3 Farms\Report\Location.dwg



Detailed Location Map

LEGEND

 Subject Lands
(3700 Colonel Talbot Road)

DATE: June 2021

SCALE: 1:12,000

FILE: 1094U

DRAWN: LC



K:\1094U -W3 Farms\Report\Detailed Property.dwg

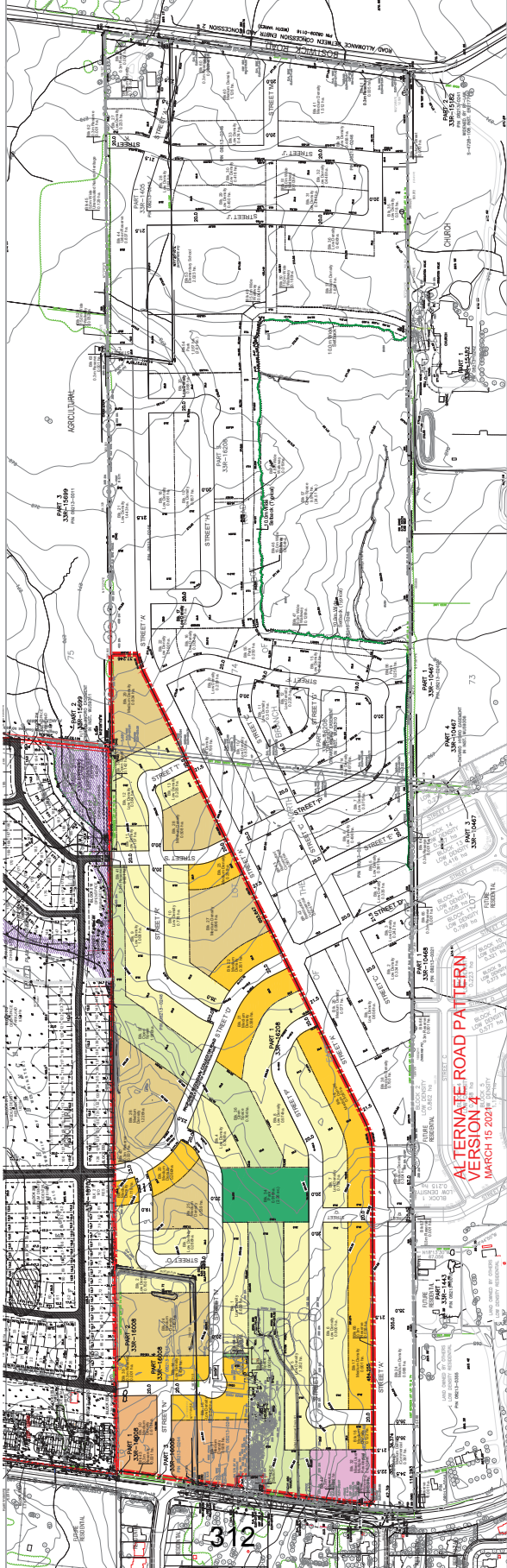
APPENDIX B –SITE PLAN

1000 N. 10th St., Suite 100
 Phoenix, AZ 85004
 (602) 955-1100
 www.mhbc.com

MHBC
 METRO HUMAN BUILDING CENTER
 ARCHITECTURE

PROPOSED
 DRAFT PLAN OF SUBMISSION

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 Phoenix, AZ 85004
 (602) 955-1100
 www.mhbc.com



ALTERNATE ROAD PATTERN
VERSION 4
 MARCH 15, 2024

APPENDIX C—CURRICULUM VITAE



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

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, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

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CURRICULUM **VITAE**

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

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Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan
 Niagara-on-the-Lake Corridor Design Guidelines
 Cambridge West Master Environmental Servicing Plan
 Township of West Lincoln Settlement Area Expansion Analysis
 Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
 Township of Tiny Residential Land Use Study
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

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

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EDUCATION

2011

Higher Education Diploma
Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts
World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon- Sorbonne, UNESCO, ICCROM, Macquarie University

www.linkedin.com/in/rachelredshaw

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is member of the Canadian Association of Heritage Professionals.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lecturers on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Intern Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)
RSM Building Consultants

2017 Deputy Clerk,
Township of North Dumfries

2015-2016 Building/ Planning Clerk
Township of North Dumfries



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 2009-2014 Historical Researcher & Planner
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey)
and Executive Assistant, Waterloo Region Plowing Match
and Rural Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2019-2020 Intern Member, Canadian Association of Heritage
Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical
Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries
Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Village Sub-committee, Doors Open
Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken
Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society
- 2011 Member, University of Waterloo Sub-steering Committee for
HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story
of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business
Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and
Gallery

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- | | |
|-----------|--|
| 2013 | Lecture, <i>The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History</i> , University of Guelph Spring Colloquium |
| 2012-2013 | Gaelic Events Facilitator, University of Guelph |
| 2012-2015 | Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto |
| 2012 | <i>Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal</i> (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia. |
| 2012 | Waterloo Historical Society Publication, <i>Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries</i> |
| 2007-2012 | 25 historical publications in the Ayr News (access to some articles http://ayrnews.ca/recent) |

PROFESSIONAL DEVELOPMENT COURSES

- | | |
|-----------|---|
| 2020 | Condo Director Training Certificate (CAO) |
| 2018 | Building Officials and the Law (OBOA Course) |
| 2017-2018 | AMCTO Training (MAP 1) |
| 2017 | AODA Training |
| 2010 | Irish Archaeological Field School Certificate |

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

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CURRICULUM VITAE

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SELECT PROJECT EXPERIENCE 2018-2020

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- Old Kent Brewery, 197 Ann Street, City of London
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (temporary relocation of 107 Young St)

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CURRICULUM VITAE

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CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

CULTURAL HERITAGE EVALUATION REPORTS

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

CONSERVATION PLANS

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

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

- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener (Photographic Documentation Report)
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

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MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Heritage Planners' Report to LACH: March 9, 2022

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 30 Kensington Avenue (B/P HCD) – façade alterations and addition
 - b) 260 Wortley Road (WV-OS HCD) – rear addition visible from street
 - c) 21 Euclid Avenue (WV-OS HCD) – front porch
 - d) 59 Albion Street (B/P HCD) - windows
 - e) 9 Napier Street (B/P HCD) – shift porch stairs
 - f) 49 Edward Street (WV-OS HCD) – new side door
 - g) 473 Colborne Street (WW HCD) – revisions to rear addition

Upcoming Heritage Events

- London & Middlesex Historical Society
 - “A Village Grows: Petersville and the Peters Family: 1793-1898”
 - Arthur McClelland
 - Wednesday March 16, 2022, 7pm-9pm, Zoom
 - Register by March 11, 2022: <https://www.londonhistory.org/visit-us>
- London Endowment for Heritage – accepting applications until April 5, 2022: www.lcf.on.ca/london-endowment-for-heritage



London & Middlesex Historical Society

Established 1901

Celebrating our history



**A Village Grows: Petersville and the
Peters Family: 1793-1898**
Presented by: Arthur McClelland
By: Zoom
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All Welcome !