

Agenda Including Addeds

Community Advisory Committee on Planning

2nd Meeting of the Community Advisory Committee on Planning

January 11, 2023, 5:00 PM

Advisory Committee Virtual Meeting - Please check the City website for current details

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

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

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

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

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6. Adjournment

Community Advisory Committee on Planning Report

6th Meeting of the Community Advisory Committee on Planning
November 9, 2022

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

ABSENT: S. Ashman, G. de Souza Barbosa, S. Jory, J. Wabegijig and M. Whalley

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, J. Kelemen and B. Westlake-Power

The meeting was called to order at 5:03 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

J. Dent discloses a pecuniary interest in clause 3.6 of the 6th Report of the Community Advisory Committee on Planning, having to do with the Notice of Public Information Centre No. 1 - University Drive Bridge, Western University - Municipal Class Environmental Assessment, by indicating that his employer is involved in the file.

1.2 (ADDED) Election of Chair and Vice-Chair

That S. Bergman and K. Waud BE ELECTED Chair and Vice Chair, respectively, for the term ending May 31, 2023.

2. Scheduled Items

None.

3. Consent

3.1 5th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 5th Report of the Community Advisory Committee on Planning, from its meeting held on September 14, 2022, was received.

3.2 Notice of Planning Application - Zoning By-law Amendment - 88 Chesterfield Avenue

That it BE NOTED that the Notice of Planning Application, dated October 12, 2022, from O. Alchits, Planner I, with respect to a Zoning By-law Amendment related to the property located at 88 Chesterfield Avenue, was received.

3.3 Notice of Planning Application - Intent to Remove Holding Provision - 345 Sylvan Street

That it BE NOTED that the Notice of Planning Application, dated October 27, 2022, from A. Patel, Planner I, with respect to the Intent to Remove a Holding Provision related to the property located at 345 Sylvan Street, was received.

3.4 Notice of Planning Application - Zoning By-law Amendment - 761 Fanshawe Park Road West

That it BE NOTED that the Notice of Planning Application, dated October 26, 2022, from O. Alchits, Planner I, with respect to a Zoning By-law Amendment related to the property located at 761 Fanshawe Park Road West, was received.

3.5 Revised Notice of Planning Application - Official Plan and Zoning By-law Amendments - 952 Southdale Road West

That it BE NOTED that the Revised Notice of Planning Application, dated October 26, 2022, from N. Pasato, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 952 Southdale Road West, and the Heritage Impact Assessment, dated May 2019, from AECOM, were received.

3.6 (ADDED) Notice of Public Information Centre No. 1 - University Drive Bridge, Western University - Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Public Information Centre (PIC) No. 1, as appended to the Agenda, from T. Morton, Western University and S. Taylor, BT Engineering Inc., with respect to the University Drive Bridge, Western University Municipal Class Environmental Assessment, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from the meeting held on October 26, 2022, was received.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by J. Barker for the property located at 123 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated November 9, 2022, with respect to a Heritage Alteration Permit Application by J. Barker for the property located at 123 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District and the CACP supports the staff recommendation

5.2 Heritage Alteration Permit Application by J. Wong for the property located at 10 Moir Street, Blackfriars/Petersville Heritage Conservation District

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated November 9, 2022, with respect to a Heritage Alteration Permit Application by J. Wong for the property located at 10 Moir Street, Blackfriars/Petersville Heritage Conservation District and the CACP supports the staff recommendation.

- 5.3 Heritage Alteration Permit Application by M. Wales for the property located at 645 Lorne Avenue, Old East Heritage Conservation District

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated November 9, 2022, with respect to a Heritage Alteration Permit Application by M. Wales for the property located at 645 Lorne Avenue, Old East Heritage Conservation District and the CACP supports the staff recommendation.

- 5.4 Proposed Changes to Ontario Heritage Act – Bill 23 (Schedule 6), the proposed More Homes Built Faster Act, 2022

That it BE NOTED that the presentation, dated November 9, 2022, from M. Greguol, Heritage Planner, with respect to Proposed Changes to the Ontario Heritage Act - Bill 23 - More Homes Built Faster Act, 2022, was received.

- 5.5 Heritage Planners' Report

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

6. Adjournment

The meeting adjourned at 6:29 PM.

Community Advisory Committee on Planning Report

1st Meeting of the Community Advisory Committee on Planning
December 14, 2022

Attendance PRESENT: S. Bergman (Chair), I. Connidis, S. Jory, J.M.
Metrailler, M. Rice, M. Wallace and K. Waud and J. Bunn
(Committee Clerk)

ABSENT: S. Ashman, M. Bloxam, J. Dent, A. Johnson, J.
Wabegijig, M. Whalley and M. Wojtak

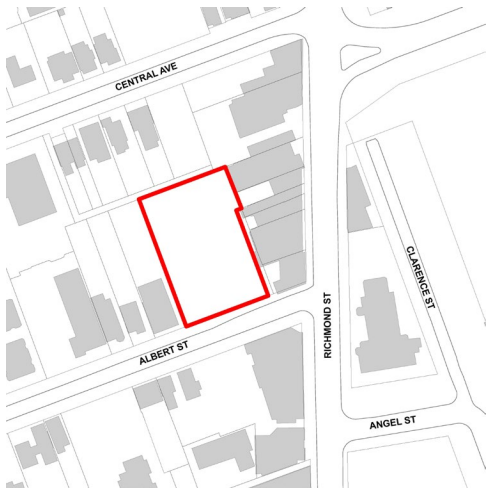
ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, T. Koza, M.
Sundercock and B. Westlake-Power

The meeting stood adjourned at 5:30 PM due to lack of quorum.

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

200 Albert Street



File: Z-9561

Applicant: 200 Albert London Incorporated

What is Proposed?

Zoning amendment to allow:

- A 12 storey, 257-unit residential apartment building with 146 parking spaces (137 underground spaces and 9 surface parking spaces)

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 10, 2023**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9561

london.ca/planapps

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

David Ferreira

dferreira@london.ca

519-661-CITY (2489) ext. 4013

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R10/Office Conversion/Temporary (R10-3*H24/OC7/T-70) Zone to a Residential R10 Special Provision (R10-3(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Residential R10/Office Conversion/Temporary (R10-3*H24/OC7/T-70) Zone

Permitted Uses: R10-3 - apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities; OC7 - business service establishments, dwelling units, medical/dental offices, offices, personal service establishments, restaurants, eat-in, studios, financial institutions; T-70 – a commercial surface parking lot is permitted for a temporary period not exceeding three (3) years from the date of the passing (extended May 25, 2021).

Residential Density: 250 units per hectare

Height: 24 metres (approx. 8 storeys)

Requested Zoning

Zone: Residential R10 Special Provision (R10-3(_)) Zone

Permitted Uses: apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Special Provision(s): a front yard setback of 1.8 metres whereas 6.0 metres is required; a rear yard setback of 8.0 metres whereas 18.0 metres is required; an east interior side yard setback of 7.0 metres whereas 18.0 metres is required; a west interior side yard setback of 1.5 metres whereas 18.0 metres is required; a lot coverage of 41% whereas 40% maximum is required; a building height of 12 storeys/44 metres whereas 8 storeys/24 metres maximum is required; a density of 732 units per hectare whereas a maximum of 250 units per hectare is required.

Residential Density: 732 units per hectare

Height: 44 metres (12 storeys)

The City may also consider the use of holding provisions related to urban design and servicing, and additional special provisions related to setbacks, coverage, height, and parking.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Rapid Transit Corridor Place permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting,

driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

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 Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

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

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

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

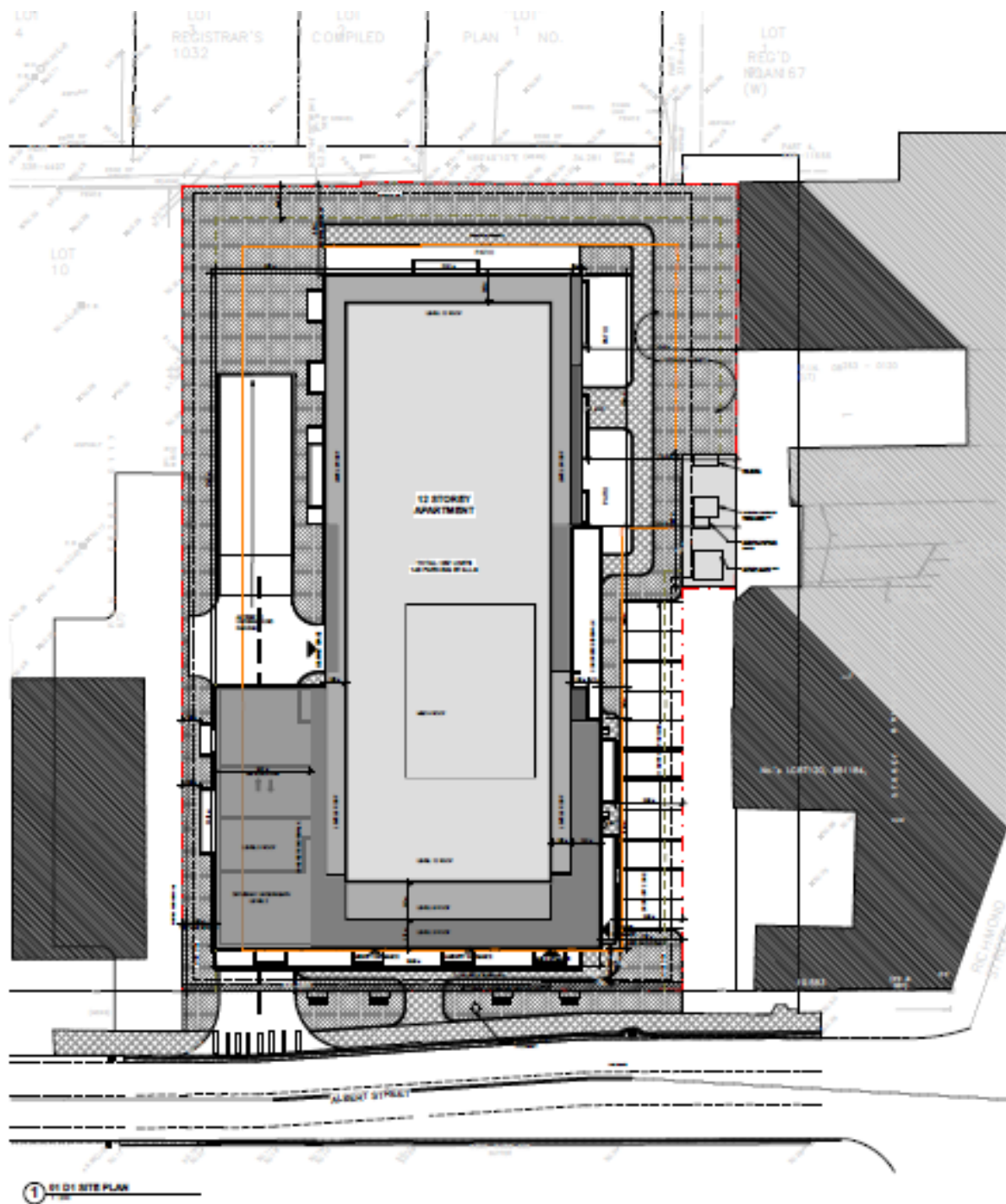
Notice of Collection of Personal Information

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

Accessibility

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

Site Concept



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

Building Renderings



Rendering of building looking north from Albert Street



Rendering of building looking northwest from Richmond Street

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



Cultural Heritage Impact Assessment, 200 Albert Street, London Ontario

Project number: 2022-0015

Report Type: Original

Report Date: 9 August 2022

Proponents: IN8 Developments Inc.

Address: 620 Davenport Road, Waterloo, ON N2V 2C2

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Appendix F – Shadow Study

1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by IN8 Developments (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the Subject Property located at 200 Albert Street, London Ontario. 200 Albert Street is currently a municipal parking lot and is not included on the City of London's *Register of Cultural Heritage Resources*. The Proponent is proposing to redevelop the Subject Property into 12-storey residential apartment tower, composed of a 9-storey tower above a pedestrian scale 3-storey podium. City of London Planning Staff requested that potential impacts of the proposed development be considered on the adjacent listed properties: 179-181 Albert Street, 186 Albert Street, 202 Albert Street, 185 Central Avenue, 191 Central Avenue, 565-569 Richmond Street, 571-575 Richmond Street, 579 Richmond Street, 581-583 Richmond Street, and 595 Richmond Street.

The purpose of this CHIA is to review the relevant historical documents, evaluate potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation options. In order to evaluate the CHVI of the property and recommend mitigation and conservation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06, the *Planning Act* (1990), and the City of London's *Official Plan* (2021) were applied.

A site visit was conducted on 29 April 2022 to document the Project Area, adjacent heritage properties and surrounding landscape.

Evaluation of proposed development finds that there will be negligible impacts to the heritage of adjacent structures and no impact to heritage resources at 200 Albert Street.

To mitigate potential impacts of the proposed development the following recommendations are made:

1. The property be subject to a vibration assessment prior to the commencement of construction to establish a "zone of influence" and a vibration monitoring and control system and policy be developed and implemented to ensure levels remain below the accepted threshold during all construction activities, to ensure there are no indirect impacts to adjacent structures. Vibration monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
2. The property limits of 200 Albert Street should be clearly delineated on all construction documents and formal no-go instructions in terms of leaving 200 Albert Street should be issued to all site personnel.
3. 200 Albert Street be subject to archaeological assessment as the property may contain archaeological remains that could contribute to an understanding of a community or culture
4. Re-development of the property employ designs and finishes that are supportive and complementary to the surrounding heritage of the area and be mindful of the considerations the City of London is undertaking with respect to future consideration of a neighborhood HCD. Heritage inspired design details should focus on the exterior finishes of the podium with the aim of retaining a pedestrian scale in the area. Potential ways of achieving this include the incorporation of: yellow brick, integration of heritage inspired divided light

windows, incorporation of elliptical and round headed windows and the use an historic colour pallet. The aim of integration of heritage elements into the podium should not be to recreate heritage but to complement and enhance the heritage attributes of the surrounding area.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Jamie Lemon, M.A	Project Management
Wilson West, Ph.D., CAHP	Heritage Specialist, Report Review
Renee Hendricks, M.A.	Researcher

Acknowledgements

Paul Rygielski	IN8 Developments Inc.
Ethan Liebster	SRM Architects Ltd.

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by IN8 Developments (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the Subject Property located at 200 Albert Street, London Ontario. 200 Albert Street is currently a municipal parking lot and is not included on the City of London *Register of Cultural Heritage Resources*. The Proponent is proposing to redevelop the Project Area into 12-storey residential apartment tower, composed of a 9-storey tower above a pedestrian scale 3-storey podium. City of London Planning Staff requested that potential impacts of the proposed development be considered on the adjacent listed properties: 179-181 Albert Street, 186 Albert Street, 202 Albert Street, 185 Central Avenue, 191 Central Avenue, 565-569 Richmond Street, 571-575 Richmond Street, 579 Richmond Street, 581-583 Richmond Street, and 595 Richmond Street.

The purpose of this CHIA is to review the relevant historical documents, evaluate potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation options. In order to evaluate the CHVI of the property and recommend mitigation and conservation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06, the *Planning Act* (1990), and the City of London's *Official Plan* (2021) were applied.

A site visit was conducted on 29 April 2022 to document the Project Area, adjacent heritage properties and surrounding landscape.

Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera and the collection of field notes and measured drawings. The assessment strategy was derived from the National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada 1980), *Well-Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram 2003), the *Guide to Field Documentation* (HABS 2011), and *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010).

200 Albert Street is located in the North Talbot Street neighborhood of London. The North Talbot Street area contains a mix of 'Victorian' and 'High-rise' architecture. 200 Albert Street is currently a municipal parking, as such there are currently no structures located on the property.

3.1 Development Contact Information

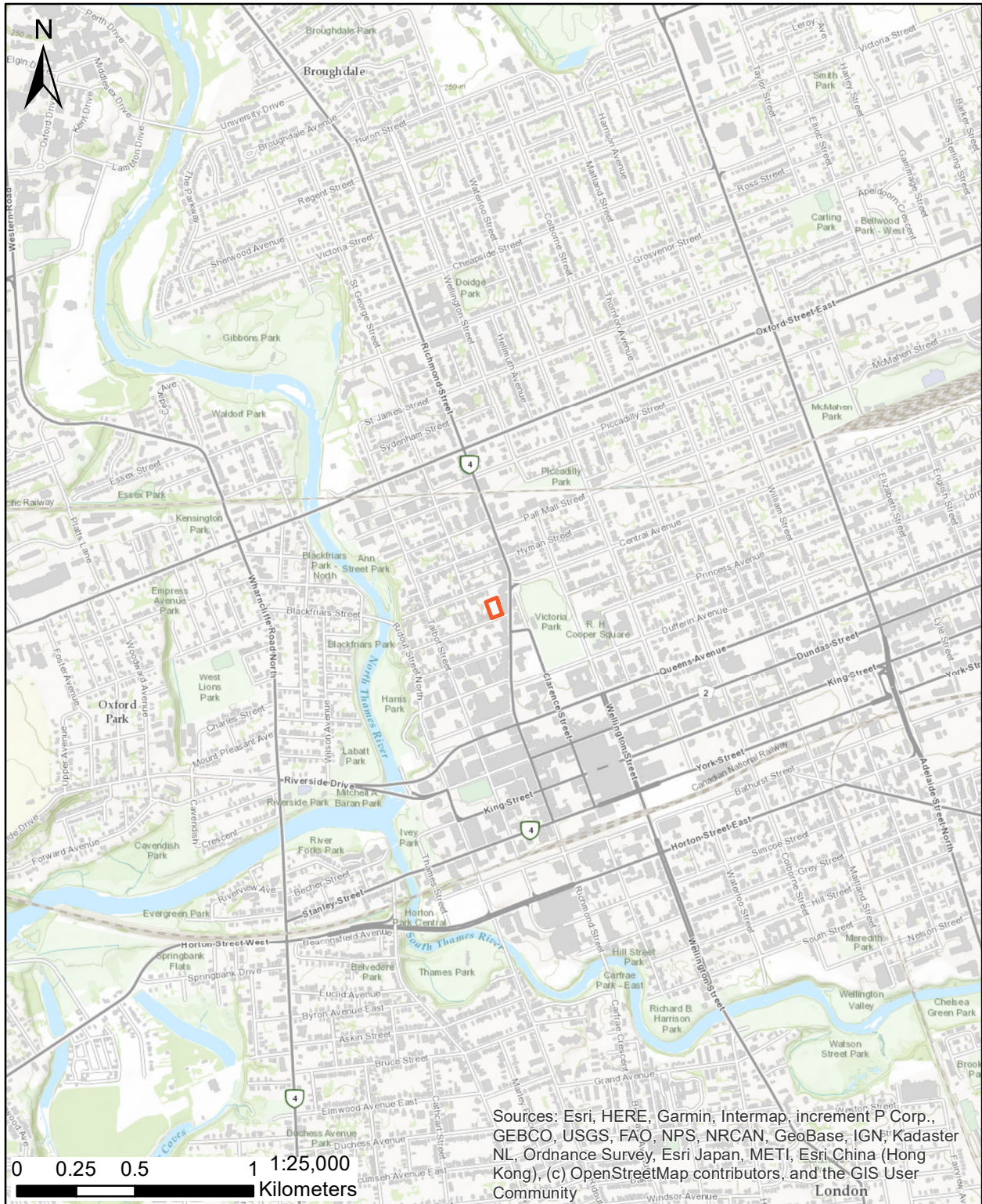
Name: Paul Rygielski

Company Name: IN8 Developments Inc.


Address: 620 Davenport Road, Waterloo, ON N2V 2C2

Email: paul@spectrac.ca

Map 1: Topographic Representation of Study Area

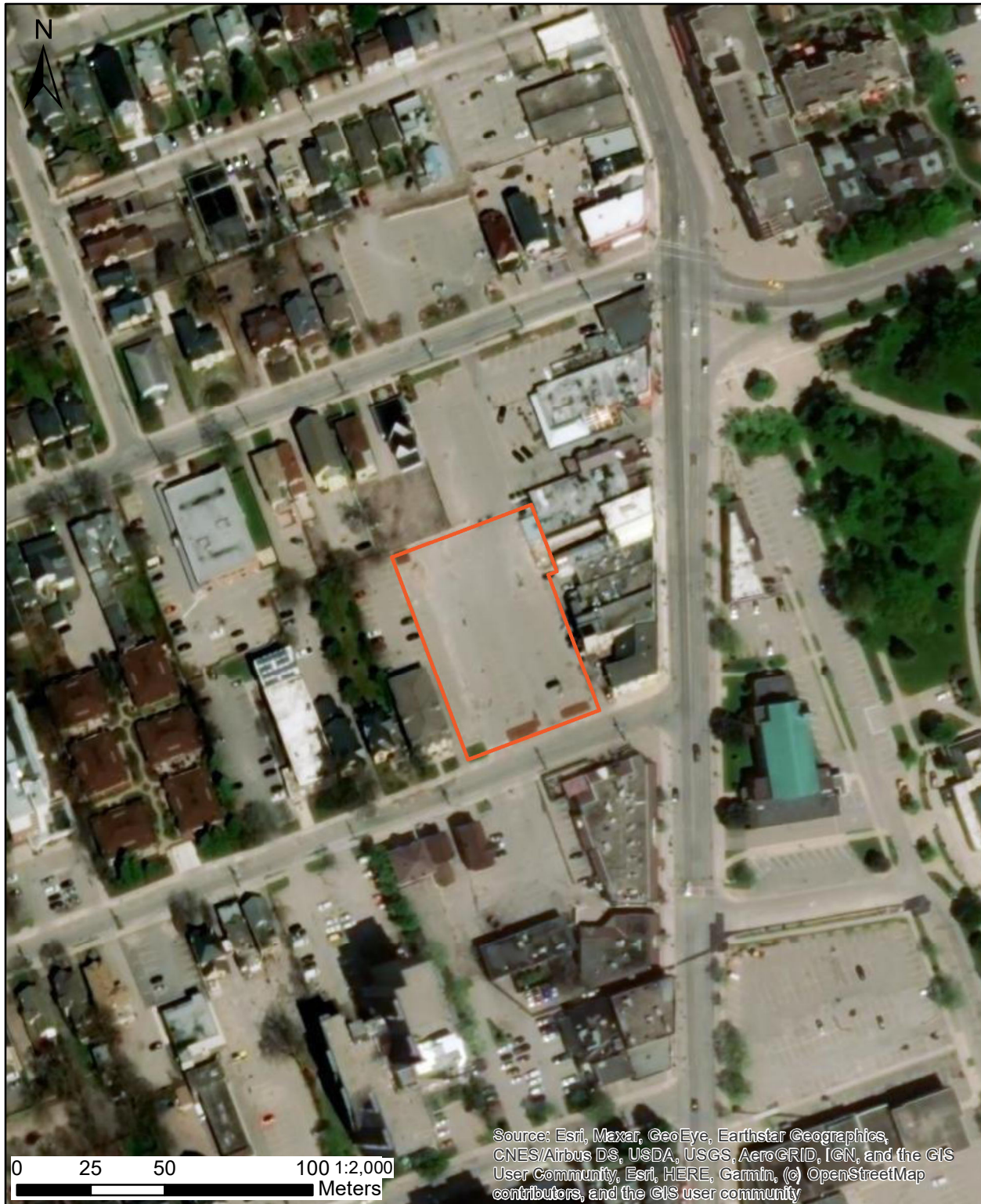


Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario


Legend
 Study Area



Map 2: Modern Aerial Representation of Study Area



Legend

 Study Area

Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario



Map 3: Adjacent Heritage Properties & Districts



Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario

Legend

-  Study Area
-  Heritage Properties
-  West Woodfield Heritage Conservation District (2008)



4. Legislative and Policy Framework

The following reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of London. This CHIA has been prepared to meet the terms of reference set forth by the *City of London*, the OHA, the *Planning Act* and the *Provincial Policy Statement (2020)*.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act (OHA)

Non-designated properties (listed properties) are addressed under Part IV, Section 27 of the OHA.

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2019, c. 9, Sched. 11, s. 6.

Contents of register

(2) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

(a) a legal description of the property;

(b) the name and address of the owner; and

(c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2019, c. 9, Sched. 11, s. 6.

Same

(3) In addition to the property listed in the register under subsection (2), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2019, c. 9, Sched. 11, s. 6.

Consultation

(4) If the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (3) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2019, c. 9, Sched. 11, s. 6.

Restriction on demolition, etc.

(9) If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's

intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2019, c. 9, Sched. 11, s. 6.

Same

(10) Subsection (9) applies only if the property is included in the register under subsection (3) before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property. 2019, c. 9, Sched. 11, s. 6.

Same

(11) The notice required by subsection (9) shall be accompanied by such plans and shall set out such information as the council may require. 2019, c. 9, Sched. 11, s. 6.

Extracts

(12) The clerk of a municipality shall issue extracts from the Register referred to in subsection (1) to any person on payment of the fee set by the municipality by-law. 2019, c. 9, Sched. 11, s. 6.

Designated properties are addressed under Part IV, Section 29 of the OHA.

Section 29 of the OHA addresses designation of properties by municipalities and sets the criteria by which heritage value or interest is addressed.

Cultural Heritage Value or Interest is addressed by the OHA under O. Reg. 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under Section 29 of the OHA if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or

iii) is a landmark.

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, 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;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been 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.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

The City of London *Official Plan* (City of London 2021) states that new development on or adjacent to heritage properties will require a heritage impact assessment. The London Plan identifies adjacent as:

Adjacent when considering potential impacts 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 outlines the importance of urban regeneration in the City, which includes the protection of built and cultural heritage resources while “facilitating intensification within [the City’s] urban neighbourhoods, where it is deemed to be appropriate and in a form that fits well within the existing neighbourhood” (Policy 152, 8). Policy 554 reinforces the importance of the protection and conservation of built and heritage resources within the City. 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.

The City of London does not have dedicated Terms of Reference by which to undertake a CHIA and as such relies on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Info Sheet #5, which includes the following tasks:

- 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.

Additionally, cultural heritage evaluations for the adjacent listed heritage properties to the subject property were requested by the City, with respect to this HIA (Personal communication, Laura Dent, 19 April 2022). Cultural heritage evaluations for adjacent property prepared by PHC are provided in Appendix B. Cultural heritage evaluations prepared as part of the Heritage Inventory – North Talbot, London, Ontario (2020) are provided in Appendix C.

The Subject Property is located in the North Talbot area, which was identified in *Heritage Places 2.0* as an area with significant heritage resources and a prime candidate for future heritage conservation district study.

5. Background Research and Analysis

5.1 County of Middlesex

The County of Middlesex was originally known as Suffolk County and was created in 1792. In 1793, Lieutenant Governor John Graves Simcoe camped at the forks of the river and proposed the site of London as the capital of Upper Canada, renaming the watercourse “The Thames” after the famous river in England. However, the capital was instead established at York (Toronto), and in 1798 the London District was created by an Act of the Parliament of Upper Canada. It was a huge area of land, covering the modern counties of Middlesex, Oxford, Norfolk, Elgin, Huron, Perth, and Bruce Counties.

The earliest settlers were United Empire Loyalists (UELs) named Jasper Crow and Ethan Allan, who fled the United States and settled in Delaware Township. They were followed shortly after by the Springers and the Woodhulls (Goodspeed & Goodspeed 1889). The first town meeting was held in 1800. The early years in the county were peaceful, but there were some incursions up the Thames River by American soldiers during the War of 1812. However, major battles were largely fought elsewhere (Goodspeed & Goodspeed 1889).

1821 marked the first of several township additions to Middlesex County, when the townships of Moza, Ekfrid, Caradoc, and Lobo were added from Huron County. Adelaide Township, also from Huron, was added in 1835 and both Bayham and Malahide Townships were added from Norfolk County in 1837. The population of Middlesex County was only 9,838 as late as 1827, as the Canada Company owned most of the land in southwestern Ontario. By 1829 the company had already sent settlers to six of the 17 townships in Middlesex County, not just farmers, but also artisans and other trade workers to create permanent, thriving communities of individuals loyal to the British government. However, sympathies towards a style of government similar to that of the United States attracted like-minded settlers throughout the 1830s, many of whom supported William Lyon Mackenzie in the Rebellion of 1837 (Simner 2010).

In 1845, the London District was reorganized to only include Middlesex (London, Westminster, Dorchester, and Delaware Townships) and Elgin (Yarmouth, Southwold, Dunwich, and Aldborough Townships) Counties (Middlesex County n.d.). Williams Township was added to Middlesex County from Huron County the same year, which was later split into East and West Williams in 1860. Elgin County and its associated townships separated from Middlesex in 1853, but in 1865 Biddulph and McGillivray Townships were added to Middlesex County, also from Huron County.

The first county road system was established in 1853 and reorganized in 1908 (Middlesex County n.d.). There were other roads through the county during this time, but they were often in poor condition and not maintained by any sort of organization. The London and Port Sarnia Railway Company was incorporated in 1853, the same year as the Great Western Railway passed through Middlesex County. An act to incorporate the Grand Trunk Railroad was passed in 1852, but it wasn't until 1882 that the Great Western and Grand Trunk Railways were fused with a depot in Strathroy (Goodspeed & Goodspeed 1888). Other railway lines were also established in Middlesex County throughout the last half of the 19th century, such as the London & Lake Huron Railroad Co.

(1857), The London, Huron, and Bruce Railroad (1875), the Michigan Central Railroad Co. (1886), and the Canadian Pacific Railroad (1887).

Middlesex County was an important destination for Black slaves that escaped the southern United States via the Underground Railroad, and many small communities sprang up along the Thames River (Goodspeed & Goodspeed 1888). In fact, the Black population of London was approximately 350 in 1850, many of whom were tradesmen engaged in commercial enterprises. John Brown, the American abolitionist, passed through London in 1858 on his way to Chatham, where he and his confederates organized their provisional constitution and planned the raid on Harper's Ferry.

Another reorganization of Middlesex County took place between 1973 and 1975, with further amalgamation of townships occurring between 1998 and 2001. C

5.2 Township of London

London Township was bounded on the north by McGillivray and Biddulph Townships, on the east by Nissouri and Dorchester Townships, on the west by Lobo Township, and on the south by Westminster Township, with the Thames River as the dividing line on the west, near the City of London (Goodspeed & Goodspeed 1888). The first record in London Township was in 1819 when township officers were elected under the order of Colonel Talbot. However, there were settlers in the township much earlier, as surveys were completed by Colonel Mahlon Burwell beginning in 1810 and lasting to 1818. There were births and marriages recorded in 1817, and in 1818 approximately 60 Irishmen settled in the township, starting a trend of Irish settlement in the area.

In 1842, the population of the township, including the rapidly developing Town of London was almost 4,000, and industries included three gristmills and six sawmills (Smith 1846). By 1850, the population had reached 6,000, and by 1858 the township was considered completely settled (Department of Agriculture 1880, Smith 1850). Rapid growth in the later part of the 19th century was spurred in part by the advent of the railways; both the Great Western and the Grand Trunk ran through London Township. Other important settlements included Birr, Elginfield, Denfield, Ilderton, Vanneck, and Kensington. London Township was amalgamated in 1998 with the townships of Delaware and Lobo to form the Township of Middlesex Centre, a separate entity from the nearby City of London. However, Middlesex Centre is considered part of the London Metropolitan Area.

5.3 City of London

The first European settlement within what would become the City of London occurred around 1801 to 1804 by Peter Hagerman, although the area has been archaeologically demonstrated to be the site of several Attawandaron, Odawa, and Ojibwe villages (i.e. the Lawson site, Baketigweyaang). The London Township treaty signed between the Crown and Ojibwe peoples ceded the original town site, originally called "Escunnisepe," to the British, who called this area "The Forks". The settlement was named "London" by John Graves Simcoe, as he desired this area to be the capital of Upper Canada, which was instead established at York (Toronto). The town was originally part of the Talbot Settlement, named for Colonel Thomas Talbot, who oversaw the first surveys and administration of the colonial government in southwestern Ontario. Talbot's approach to attracting settlers, which began around 1803, was generally passive. Many of the earliest settlers were UELs from the United States, especially Quakers. The Canada Company, founded in

1826, was a corporate rival of Talbot and made more aggressive overtures to attract settlers to the London area (Simner 2010).

The City of London was chosen to be the capital and county seat of Middlesex County in 1825. Although it is now a separate municipality, London still serves as the county's seat (Middlesex County n.d.). The courthouse in Vittoria, near Long Point, had been destroyed by fire in the early 19th century and a permanent courthouse structure with a jail was built at the forks of the Thames. The chosen architect, John Ewart, completed a Gothic Revival building in 1829. As a result, this spurred settlement towards the new town site. Peter McGregor, Patrick McManus, Charles Henry, and Abram Carroll were some of the earliest entrepreneurs in the new city in 1826, as the area had been sparsely settled previously (Goodspeed & Goodspeed 1888). The city was officially surveyed in 1826, and in 1827 33 families resided within its limits.

London's first newspaper was started in 1831, the first newspaper west of Hamilton (Goodspeed & Goodspeed 1888). Despite the more favourable sentiment in Middlesex County towards the Reform Party, the Town of London had strong Tory support during the Rebellion of 1837. A military garrison was stationed in London in 1838, with their barracks located near Mark Lane (Richmond Street) and Market Street (Albert Street) according to historic mapping. A fire destroyed much of London in 1845, as the city was largely constructed of wood frame buildings at that time. Approximately 30 hectares of land, or 1/5 of London (150 buildings) burned, including the town's only fire engine. Despite the conflagration, in 1846 the population of the town was 3,500.

The first railway arrived in 1853, and eventually both the Great Western and the Grand Trunk Railway Companies had depots within the city. London separated from Middlesex County in 1855 to form a separate municipal entity. London East, an industrial centre, was added to the City of London in 1885, and London South joined the City of London in 1890. London West, formerly known as Petersville, did not vote to join London until 1897, mostly due to heavy and repeated flooding in the area. A sulfur spring was discovered in the 1860s at the forks of the Thames, which led to the establishment of a resort for wealthy Ontarians to "take the waters", until it was replaced by a textile factory at the turn of the 20th century.

There was much oil exploration in the London area from 1862 to 1865, but ultimately overproduction caused the market to dwindle as prices decreased. By 1869, the city had a population of approximately 18,000, and major industries included tanneries, foundries, four flour mills, the Labatt and Carling breweries, along with other trades such as confectionary making and carriage manufacturing. Real estate speculation also increased during the latter part of the 19th century. The first iron bridge in London, the Blackfriar's Bridge, opened over the Thames in 1875, replacing a series of wooden structures that provided the city's only northern route over the river. The bridge remains open to pedestrians and cyclists, and vehicular traffic resumed in 2018 after being prohibited for years.

Park space became important to Londoners at the end of the 19th century, part of a wider pattern surrounding the Victorian ideals regarding outdoor space. Victoria Park was created out of the old barrack grounds in 1874, and the former Agricultural Exhibition grounds were also converted into a park during the same decade (Goodspeed & Goodspeed 1888). Despite the barracks being sold in

the 1860s, the London area remains militarily important, as several regiments such as the First Hussars and the 4th Battalion RCR were stationed nearby.

In 1961 the City of London grew further, adding the communities of Broughdale, Masonville, Westmount, Oakridge, Pond Mills, and White Oaks, which doubled the City’s territorial footprint. In 1993 almost the entire township of Westminster was also classified as part of the city (Middlesex County n.d.).

5.4 North Talbot Neighbourhood

The neighbourhood of North Talbot is located northwest of London’s downtown, with the western edge following the banks of the Thames River. The neighbourhood is bounded on the north by Oxford Street East, on the east by Richmond Street, and on the south by Dufferin Street. The area consists of Victorian residences, many of which have been subdivided into apartments or turned into commercial properties, and high-rise apartments catering mostly to students. The area is popular with students due to the proliferation of housing, its location near Western University, and access to public transportation. The area is also known for its shops and restaurants that line Richmond Street.

North Talbot was an early site of settlement, as the Blackfriar’s Bridge spans the Thames River on the western side of the neighbourhood, funneling traffic onto Talbot Street, which runs through the area. The north end of the neighbourhood hosted the Kent and Carling Breweries, along with many mill sites located along Carling Creek and the shore of Thames River. In fact, Mill Street was named for those industries. The south and west ends of the neighbourhood were the sites where the city’s wealthy entrepreneurs and industry barons built their mansions, although many have since been demolished as London’s downtown core continued to expand outward during the late 19th and early 20th centuries. In addition, there were other numerous small industries hearkening back to London’s economic heyday beginning in the 1870s that employed numerous individuals that lived in the neighbourhood’s environs. There are some remaining Georgian residences, such as Banker’s Row and Eldon House, along with other Victorian houses. Some of the side streets also possess early 20th century construction in Queen Anne and Georgian Revival styles.

5.5 Property History

The Subject Property consists of three city lots: Lot 11, Lot 12, and Lot 13.

Table 1: Lot 11 Land Registry Abstract Data

Inst.	Date	Grantor	Grantee	Comments
-----	24 Oct 1831	Crown	John Kent	Patent, All Lots 11, 12, & 13 North of Market (Albert) Street
2769	14 June 1832	John Kent et ux	Thomas & Robert Parker	B&S, Lots 11, 12, & 13

3043	3 Dec 1835	Thomas Parker	Robert Parker	Partition, Lots 11 & 12
3546	20 Mar 1837	Robert Parker	John E. Ritchie	B&S, Lots 11, 12, & 13
5020	21 Nov 1854	Edmund Ritchie et ux	James Corbett	B&S, Lot 11
5021	27 Nov 1854	James Corbett	Robinson Orr	B&S, Lot 11
780	2 Mar 1860	James Corbett	Robinson Orr	Foreclosure, Lot 11
1036	1 Aug 1860	James Corbett	James Shanly	Power of Attorney, Lot 11
1315	1 Feb 1861	James Shanly	James Corbett	Revoke POW, Lot 11
1316	2 Feb 1861	James Corbett	James Shanly	B&S, Lot 11
5621	12 Jan 1869	James Shanly	Thomas Hiscox	B&S, Lot 11
2152	20 Oct 1888	George J. Hiscox	Elizabeth A. Hodgins	Deed of Partition, Lot 11
13849	3 Aug 1909	George T. Hiscox	Matthew J.T. McGrath & Edward J. Broderick	Grant, Lot 11
GR17579	30 Oct 1962	Estate of Edward J. Broderick (dec.), Catherine Broderick died Apr 1922		Certificate, Lot 11
GR17580	30 Oct 1962	Estate of Matthew J.T. McGrath, died Jun 1940		Certificate, Lot 11
106289	30 Oct 1962	John B. Broderick	Lewis Bakeries Ltd	Grant, Lot 11 (see GR 17579, GR 17580)
398689	29 Sep 1995	Lewis Bakeries Ltd	[Missing]	Transfer, Lots 11, 12, & 13
398692	29 Sep 1995	1142052 Ontario Ltd	Lewis Bakeries Ltd	Application of Owner Name Change
422639	15 May 1996	Lewis Bakeries Inc	Coxworth Family Holdings	Transfer, Lots 11, 12, & 13
548721	10 Dec 1998	Coxworth Family Holdings Ltd	1319745 Ontario Inc	Transfer, Lots 11, 12, & 13
11930	12 May 1999	Corporation of the City of London	-----	By-Law to permit 1319745 Ontario Inc. to use/maintain an encroachment on Albert St.

The following data provides a summary of census data related to Lot 11:

- ▶ **1871 Canada Census:**
 - ▶ Thomas Hiscox, age 59, Ontario-born Anglican gentleman
 - ▶ Wife Ann Hiscox, age 49
 - ▶ Son George, age 23, Methodist livery-stable worker
 - ▶ Employees/lodgers Henry Baker (35, stable attendant) and Betsy Gagan (24, domestic servant)
- ▶ **1881 Canada Census:**
 - ▶ Thomas Hiscox, age 66, retired
 - ▶ Wife Ann Hiscox, age 59
 - ▶ Son George T. Hiscox, age 30, livery stable keeper
 - Wife Sarah Hiscox, age 25
 - Children Ella May (3) and George Thomas (1)
- ▶ **1891 Canada Census:**
 - ▶ George Hiscox, age 42, gentleman
 - ▶ Wife Sarah Hiscox, age 40
 - ▶ Children Ella (13), Frederick (7), and Sadie (5)
 - ▶ Employees/lodgers Emma Armstrong (24) and James Webber (17)
 - ▶ Hiscox family lived in a 2-storey, 9 room brick house
- ▶ **1901 Canada Census:**
 - ▶ George T. Hiscox, age 51, widower living on income
 - ▶ Children Frederick (16), Sarah (14), and Harriet (8)
 - ▶ Live-in servant Anne Baker, age 22
- ▶ **1911 Canada Census:**
 - ▶ Uriah Bateman, age 45, Ontario born doctor
 - ▶ Wife Annie Bateman, age 42
 - ▶ Children Alda (16) and Fulton (15)
 - ▶ Address of residence is 192 Albert Street, possibly renting
 - Edward Broderick, the registered landowner according to the deed abstracts, lived at 548 ½ Richmond Street.
- ▶ **1921 Canada Census:**
 - ▶ William Burdick, age 36, Ontario born labourer
 - Wife Vanessa Burdick, age 33
 - Daughter Eleanor, age 12, student
 - ▶ Vaughan Holland, age 24, Ontario born dry grocer salesman
 - Wife Irene Holland, age 24
 - Both Burdick and Holland rent a brick 6 room house

- ▶ Registered landowner Edward J. Broderick lived at 188 Albert Street in a wooden 6 room house.

Table 2: Lot 12 Land Registry Abstract Data

Inst.	Date	Grantor	Grantee	Comments
-----	24 Oct 1831	Crown	John Kent	Patent, All Lots 11, 12, & 13 North of Market (Albert) Street
2769	14 June 1832	John Kent et ux	Thomas & Robert Parker	B&S, Lots 11, 12, & 13
3043	3 Dec 1835	Thomas Parker	Robert Parker	Partition, Lots 11 & 12
3546	20 Mar 1837	Robert Parker	John E. Ritchie	B&S, Lots 11, 12, & 13
5900	31 Jul 1841	John E. Ritchie	Barnabas Molloy	B&S, Lot 12
148	31 Oct 1847	James Hamilton, pltf	John Wilson	Deed Poll, Lot 12
428	29 Dec 1848	Barnabas Molloy	John Wilson	B&S, Lot 12
786	4 Apr 1850	John Wilson et ux	John Brown	B&S, Lot 12
3419	8 Sep 1853	John Brown et ux	Robinson Orr	B&S, Lot 12
1707	24 Mar 1862	Elizabeth M. Parke et al	Robinson Orr	Foreclosure, Lot 12
1880	28 Sep 1862	E. Parke, William Elliot et al	Hugh Stevenson	B&S, Lot 12
18548	25 Oct 1880	H. Stevenson	Margaret Stevenson et al	Probate, All Lot 12 & 13
22147	7 Feb 1885	Exrs of Hugh Stevenson Estate	Hugh Stevenson	B&S, Lot 12
870	[Illegible] 1886	Hugh Stevenson	J.M. Stevenson	B&S, Lot 12
1173	10 [Ill.] 1886	J.M. Stevenson	James Grant	B&S, Lot 12
39614	17 Feb 1947	London Western Trust, exr of Alfred Grant (dec.), Maria Grant, Emily Grant	Harry Lewis	Grant, Lot 12 N 55'
87120	4 Mar 1959	Harry Lewis, exr of Angelica B. Lewis (dec.) & Elaine B. Coxworth (personally)	Lewis Bakeries, Ltd	Transfer, Lot 12 (55'), Lot 13 (N 110' front & W 40' front ROW)
398689	29 Sep 1995	Lewis Bakeries Ltd	[Missing]	Transfer, Lots 11, 12, & 13

398692	29 Sep 1995	1142052 Ontario Ltd	Lewis Bakeries Inc	Application of Owner Name Change
422639	15 May 1996	Lewis Bakeries Inc	Coxworth Family Holdings Ltd	Transfer, Lots 11, 12, & 13
548721	10 Dec 1998	Coxworth Family Holdings Ltd	1319745 Ontario Inc.	Transfer, Lots 11, 12, & 13
11930	12 May 1999	Corporation of the City of London	-----	By-Law to permit 1319745 Ontario Inc. to use/maintain an encroachment on Albert St.

The following data provides a summary of census data related to Lot 12:

- ▶ **1842 Canada Census:**
 - ▶ Hugh Stevenson/Stephenson, innkeeper
- ▶ **1871 Canada Census:**
 - ▶ Hugh Stevenson, age 72, Scottish born gentleman
 - ▶ Wife Margaret Stevenson, age 28
 - ▶ Son Hugh Allan, infant
 - ▶ Nephew Allan McConnell, age 16, apprentice blacksmith
 - ▶ Niece Mary McConnell, age 17
 - ▶ Live-in servant Hugh Stilson, age 14
- ▶ **1881 Canada Census:**
 - ▶ Margaret Stevenson, age 36, Scottish born widow
 - ▶ Children Hugh A. (10), William I. (8), Annie S. (4)
- ▶ **1891 Canada Census:**
 - ▶ James Grant, age 50, Irish born gardener
 - ▶ Wife Maria Grant, age 40
 - ▶ Children William (22, dry grocer's clerk), Emma (17), Alfred (12)
 - ▶ Lodger Abraham Phillips, age 27, bookkeeper
 - ▶ Grant family lived in a two-storey, 9 room wooden house
- ▶ **1901 Canada Census:**
 - ▶ James Grant, age 55, Irish born gardener
 - ▶ Wife Maria Grant, age 50
 - ▶ Children William (32, commercial traveller), Alfred (22, medical student), Emily (27)
 - ▶ Lodgers James Dean (38, city clerk) and Charles Roberts (24, grocer's clerk)
- ▶ **1911 Canada Census:**

- ▶ Maria Grant, age 60, Irish born widow living off income
- ▶ Daughter Emma, age 28, clerk
- ▶ Grant family lived at 194 Albert Street
- ▶ **1921 Canada Census:**
 - ▶ Maria Grant, age 70, Irish born widow
 - ▶ Daughter Emma, age 38, clerk
 - ▶ Lodgers Annie Adams (78, widow) and Esther Adams (36, railway invoice clerk)
 - ▶ Family lived at 194 Albert Street in an owned 6 or 8 room stone house

Table 3: Lot 13 Land Registry Abstract Data

Inst.	Date	Grantor	Grantee	Comments
-----	24 Oct 1831	Crown	John Kent	Patent, All Lots 11, 12, & 13 North of Market (Albert) Street
2769	14 June 1832	John Kent et ux	Thomas & Robert Parker	B&S, Lots 11, 12, & 13
3546	20 Mar 1837	Robert Parker	John E. Ritchie	B&S, Lots 11, 12, & 13
4886	29 Feb 1840	John E. Ritchie et ux	Hugh Stevenson	B&S, Lot 13
18548	25 Oct 1880	H. Stevenson	Margaret Stevenson et al	Probate, All Lot 12 & 13
1002	2 Aug 1886	Exrs of Hugh Stevenson	John L. Stevenson	B&S, Lot 13
1282	24 Feb 1887	John L. Stevenson	J.M. Stevenson	B&S, Lot 13
2854	10 Mar 1890	Ontario Investment Assoc.	Louis Risk	B&S, Lot 13 + ROW
4798	31 Oct 1894	Louis Risk et ux	Henry M. Graydon	B&S, part Lot 13 (other sold to Johanna Dean, Lot 13)
[Illeg.]	4 Nov 1894	Henry M. Graydon	Sarah Rider	B&S, part Lot 13
27169	29 Apr 1926	Robert Reder, exr Sarah Reder (dec.), William E. Reder, Sarah F. Reder, William Ruth, Darius & Robert Reder (infants)	George F. Dean, Charles Dean, and Robert Dean, as "Dean Company"	Grant, ROW on N 10' and 10' ROW, as in #4211-2R (Lot 13)
27306	24 Jun 1926	Henry M. Graydon	George F. Dean, Charles Dean, Robert Dean	Grant, Lot 13 S 130' w/ 10' ROW

29557	17 Jul 1929	Lola N.M. Dean, exr of Robert Dean	George Dean	Grant, as in #27306
29920	10 Feb 1930	[Illegible] P. Dean, George Dean, Christina Dean	George Dean	Grant, Lot 13 S 130', 10' ROW to Richmond St., as heirs of Chas. Dean
3?707	31 May 1944	Canada Trust Co., exrs of Sophia Dean	William H. & Hazel G. English	[Illegible], Lot 13 ROW E 10' of S 160'9½"
41346	17 Sep 1948	Florence I. Dean	William H. & Hazel G. English	Grant, Lot 13 ROW (R. Dean died 1927)
87120	4 Mar 1959	Harry Lewis, exr of Angelica B. Lewis (dec) & Elaine B. Coxworth (personally)	Lewis Bakeries Ltd	Transfer, Lot 12 (55'), Lot 13 (N 110' front & W 40' front ROW)
117584	31 Aug 1964	Re: Estate of William Henry English		Certificate, Lot 13 W.H. English died Jun 1961, lands in #41346
117848	9 Nov 1964	Hazel G. English, widow	Frank & Donna Judickas	Grant, Lot 13 ROW as joint tenants
139629	3 May 1968	Frank & Donna Judickas	Donna C. Judickas	Grant, Lot 13 ROW over E 10' of S 160'9½"
684740	28 Feb 1985	Donna Judickas	552942 Ontario Inc	Grant, Lot 13
33R-6661	3 Oct 1985	Reference Plan		R-Plan, Lot 13 parts 4 & 5
728299	12 Apr 1988	552942 Ontario Inc	Glen E. Wood	Grant, Lot 13 w/ ROW over parts 4 & 5
811233	17 Aug 1988	Glen E. Wood	Thornwood Holdings Inc	Grant, Lot 13 as in #728299
398689	29 Sep 1995	Lewis Bakeries Ltd	[Missing]	Transfer, Lots 11, 12, & 13
398692	29 Sep 1985	1142052 Ontario Ltd	Lewis Bakeries Inc	Application of Owner Name Change
422639	15 May 1996	Lewis Bakeries Inc	Coxworth Family Holdings Ltd	Transfer, Lots 11, 12, & 13
548721	10 Dec 1998	Coxworth Family Holdings Ltd	1319745 Ontario Inc	Transfer, Lots 11, 12, & 13

11930	12 May 1999	Corporation of the City of London	-----	By-Law to permit 1319745 Ontario Inc. to use/maintain an encroachment on Albert St.
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The following data provides a summary of census data related to Lot 13:

- ▶ **1842 Canada Census:**
 - ▶ Hugh Stevenson/Stephenson, innkeeper
- ▶ **1871 Canada Census:**
 - ▶ Hugh Stevenson, age 72, Scottish born gentleman
 - ▶ Wife Margaret Stevenson, age 28
 - ▶ Son Hugh Allan, infant
 - ▶ Nephew Allan McConnell, age 16, apprentice blacksmith
 - ▶ Niece Mary McConnell, age 17
 - ▶ Live-in servant Hugh Stilson, age 14
- ▶ **1881 Canada Census:**
 - ▶ Margaret Stevenson, age 36, Scottish born widow
 - ▶ Children Hugh A. (10), William I. (8), Annie S. (4)
- ▶ **1891 Canada Census:**
 - ▶ Louis Risk, age 41, US born hotel keeper
 - ▶ Wife Ellen Risk, age 33, Irish born
 - ▶ Risk family lived in a 2-storey, 12 room brick house
- ▶ **1901 Canada Census:**
 - ▶ William Rider, age 57, English born city detective
 - ▶ Wife Sarah Rider, age 54
 - ▶ Children Florence (23), Minnie (28, milliner), Robert (26, upholsterer), and William (20, grocer)
- ▶ **1911 Canada Census:**
 - ▶ William Rider, age 68, English born widower living off income
 - ▶ Daughter Sarah, age 32
 - ▶ Rider family lived at 200 Albert Street
- ▶ **1921 Canada Census:**
 - ▶ Florence Rider, age 42, Ontario born spinster living off income
 - ▶ Lodger William Garden, age 29, Ontario born insurance agent
 - Wife Mabel Garden, age 27, Ontario born
 - Children Isabel (4), William (2), and John (infant)
 - ▶ Rider owns a 2-storey wooden house at 200 Albert Street, Garden rents 5 rooms

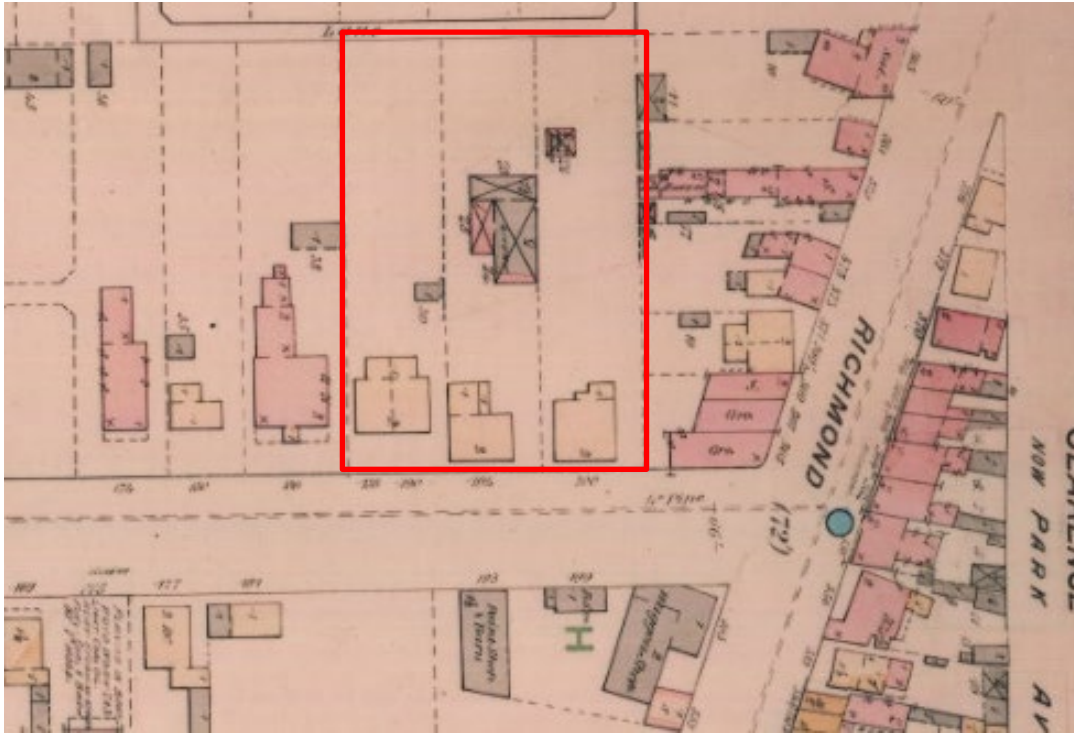


Figure 4: Portion of 1881 Fire Insurance Plan for the City of London, Subject Property is outlined in red (source: Western University)

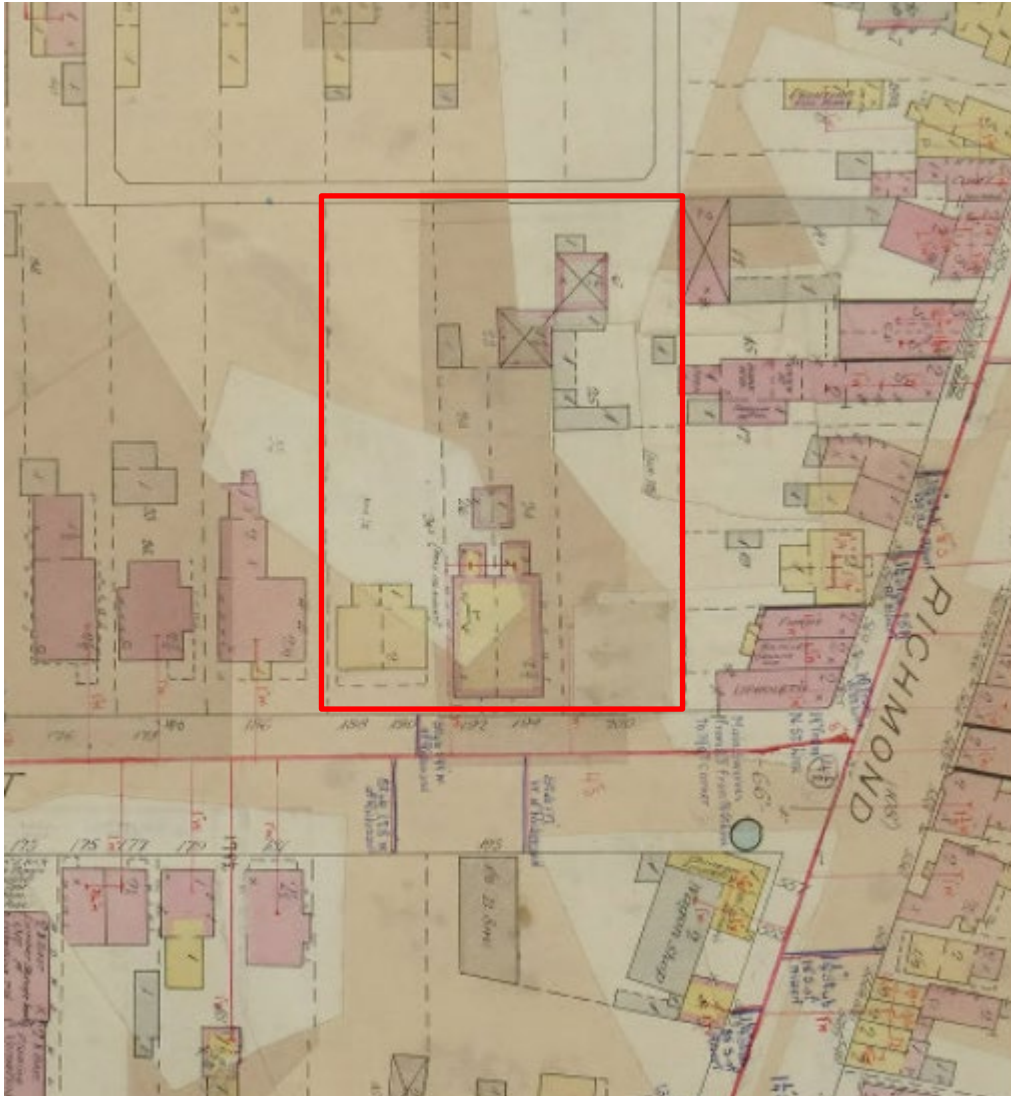


Figure 5: Portion of 1892 Fire Insurance Plan for the City of London, Subject Property is outlined in red (source: Western University)



Figure 6: Portion of 1922 Aerial Image depicting 200 Albert Street (red outline) Image on file at University Of Western Ontario.

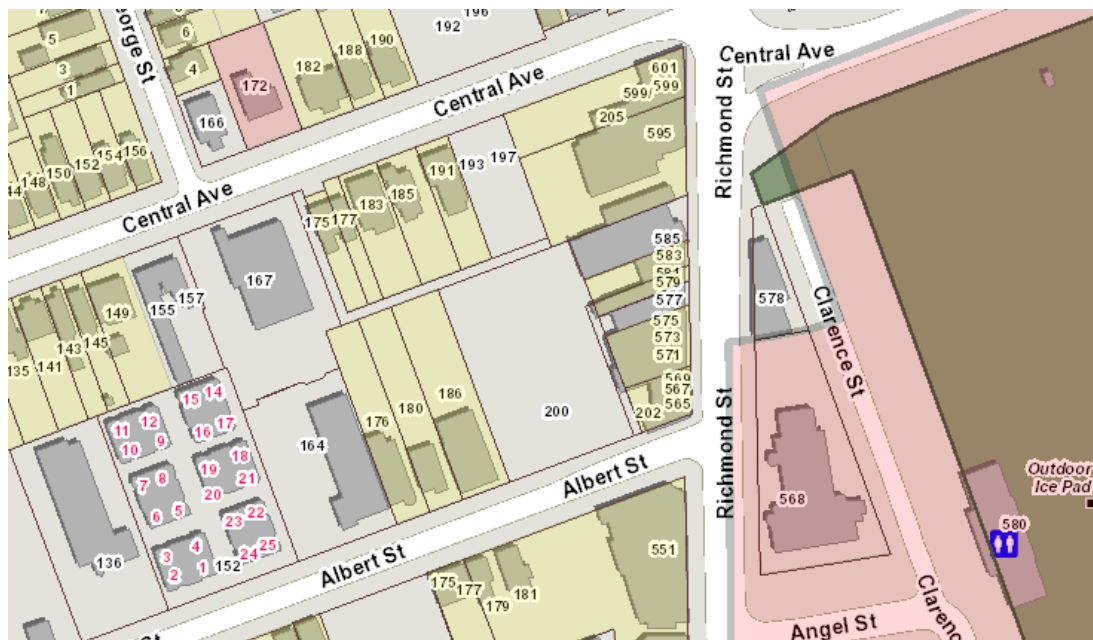


Figure 7: Portion of London City Map depicting heritage inventory and conservation districts, 200 Albert Street is located in center of image

6. Assessment of Existing Condition

6.1 Surrounding Landscape

200 Albert Street is located on the north side of Albert Street, west of Richmond Street. The area contains a mix of residential and commercial structures. The Subject Property is located west of Victoria Park, which is comprised of an open expanse of parkland in Downtown London. 200 Albert Street is adjacent to the Richmond Street corridor that runs north-south and serves as a major transportation corridor within the City of London; Richmond Street is dominated by commercial structures employing a mix of street level retail with upper storey residential. While 200 Albert Street is not included on the *Register of Cultural Heritage Resources*, the immediate area contains a high number of designated and listed properties.

The North Talbot Street neighborhood is surrounded to the west, south and east by established Heritage Conservation Districts (HCD's); City staff have indicated that the North Talbot Street neighborhood is a high priority area for future HCD study (Personal communication, Laura Dent, 19 April 2022).

200 Albert Street was previously developed and contained at least four freestanding structures of unknown design; three of these structures fronted Albert Street (Figures 4 to 6).

Documentation of Surrounding Area



Figure 8: Looking east down Albert Street towards Richmond Street, red arrow indicates Subject Property, 186 Albert Street (blue arrow)



Figure 9: Looking east down Central Avenue towards Richmond Street

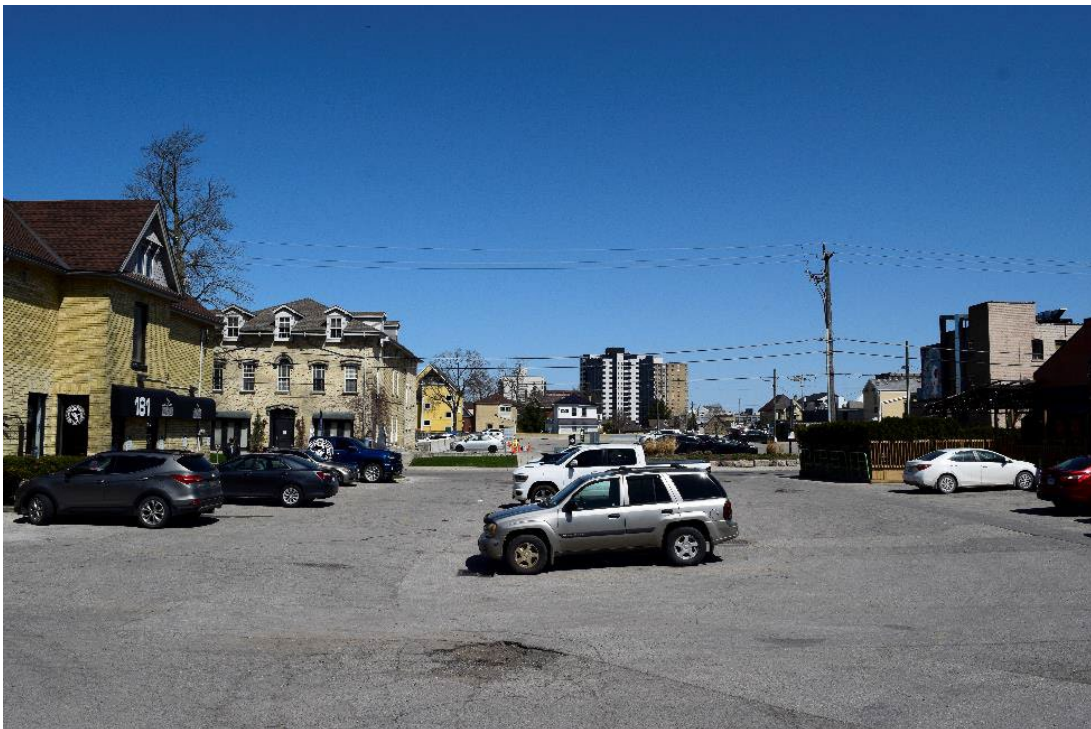


Figure 10: Looking north towards 200 Albert Street from 173 Albert Street



Figure 11: Looking south towards 200 Albert Street from 192 Central Avenue, 191 Central Avenue (blue arrow), 185 Central Avenue (purple arrow)



Figure 12: Looking west towards 200 Albert Street from western limit of Victoria Park, red arrow indicates location of 200 Albert Street, behind structures at 565-569 Richmond Street and 571-575 Richmond Street



Figure 13: Looking south down Richmond Street, Subject Property located behind structures, 565-569 Richmond Street (blue arrow), 571-575 Richmond Street (red arrow), 579 Richmond Street (green arrow), 581-583 Richmond Street (purple arrow)

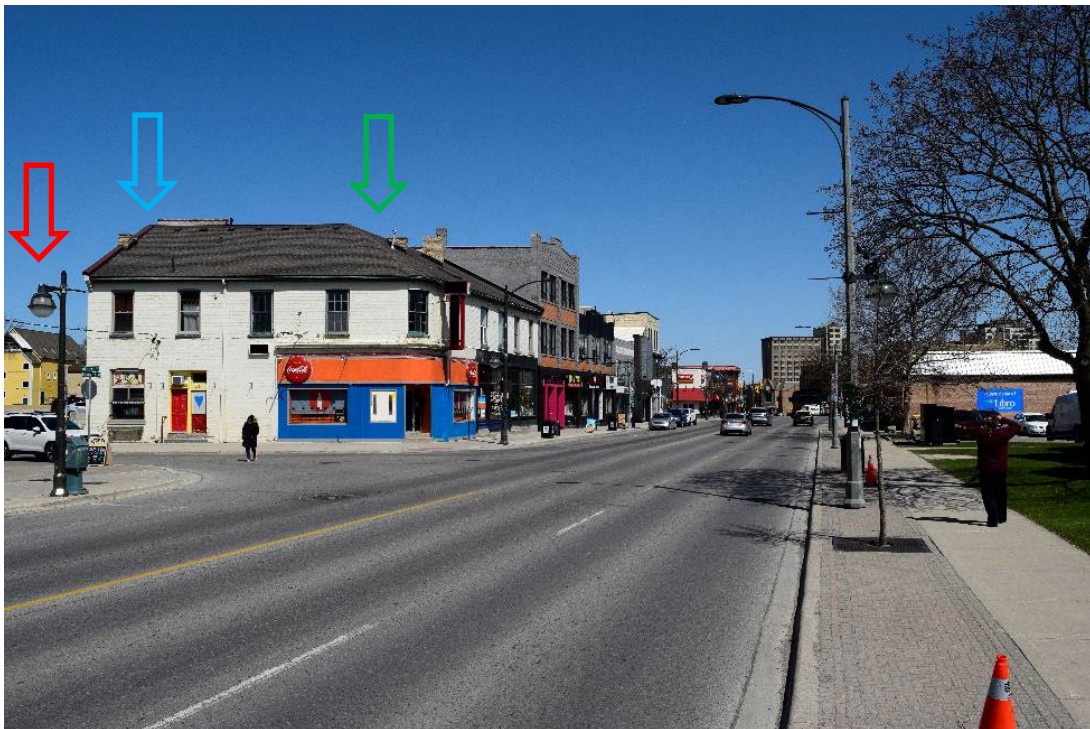


Figure 14: Looking north down Richmond Street, 200 Albert Street is on left of image (red arrow), 202 Albert Street (blue arrow), 565-569 Richmond Street (green arrow)



Figure 15: Richmond Street streetscape as seen from intersection of Richmond Street and Central Avenue, facing southwest, 565-569 Richmond Street (orange arrow), 571-575 Richmond Street (yellow arrow), 579 Richmond Street (purple arrow), 581-583 Richmond Street (green arrow), 595 Richmond Street (blue arrow)



Figure 16: Looking west into 200 Albert Street from southeast corner of property, 186 Albert Street (blue arrow), 179 and 181 Albert Street are on left of image (purple arrow)

Documentation of 200 Albert Street



Figure 17: Looking north from centre of 200 Albert Street



Figure 18: Looking east from centre of 200 Albert Street



Figure 19: Looking south from of 200 Albert Street



Figure 20: Looking southwest from centre of 200 Albert Street, 181 Albert Street (blue arrow), 179 Albert Street (green arrow), 186 Albert Street (purple arrow)



Figure 21: Looking northwest from centre of 200 Albert Street



Figure 22: East wall of 186 Albert Street as seen from 200 Albert Street



Figure 23: Composite image showing 360-degree view of 200 Albert Street, image taken from center of Subject Property, centre of image is south, right and left sides are north

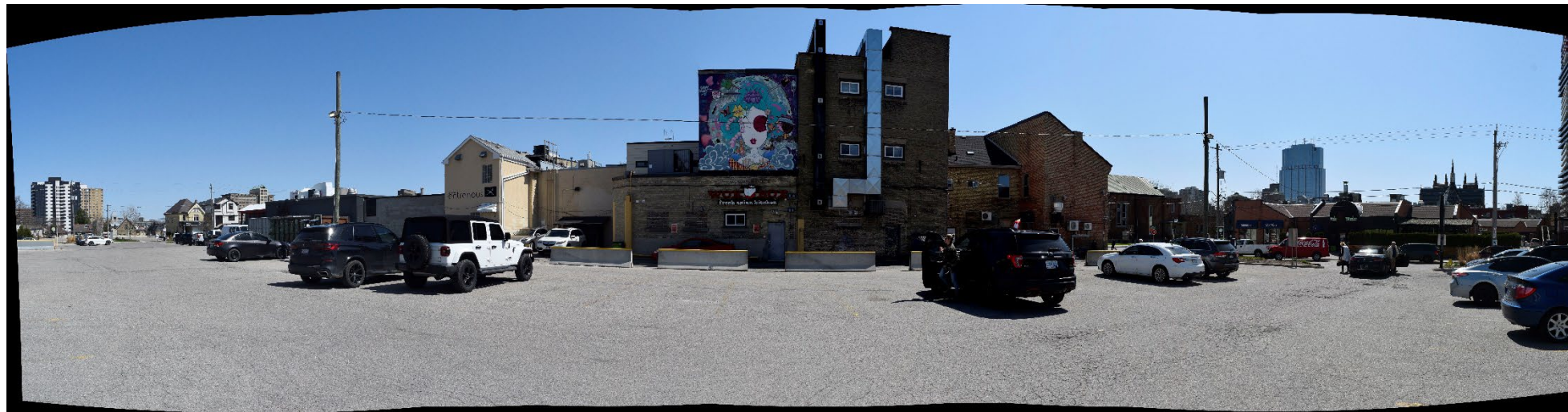


Figure 24: Composite image depicting the west (back) wall of Richmond Street structures, north is to the left, south is to the right

7. Evaluation of Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the CHVI of a property. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value, and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 200 Albert Street.

7.1 Regulation 9/06 Evaluation of 200 Albert Street London

Table 4: Criteria for determining CHVI as per Ontario Regulation 9/06

O.Reg 9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value of physical value because it,		
I. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	N	Property is a vacant lot that is currently used as a municipal parking lot.
II. Displays a high degree of craftsmanship or artistic merit, or	N	No structures associated with property.
III. Demonstrates a high degree of technical or scientific achievement.	N	No structures associated with property.
The property has historical value or associative value because it,		
I. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	N	Historic research did not reveal any 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	Y	Property may contain archaeological remains that could yield information that would contribute to the understanding of a community or culture. Property should be subject to archaeological assessment.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	N/A
The property has contextual value because it,		
I. Is important in defining, maintaining, or supporting the character of an area	N	Vacant lot is not important in defining, maintaining, or supporting the character of an area.
II. Is physically, functionally, visually, or historically linked to its surroundings	N	N/A
III. Is a landmark	N	Property is not a landmark.

8. Draft Statement of Significance

200 Albert Street has been identified to have CHVI based on the potential for the property to have historical or associate value based on the potential to yield information that could contribute to an understanding of a community or culture. The identified CHVI is derived from the fact the Subject Property may contain archaeological remains that could contribute to an understanding of a community or culture.

200 Albert Street should be subject to archaeological assessment in keeping with the *Standard and Guidelines for Consultant Archaeologists*, as stipulated by the MHSTCI.

Once archaeological concerns have been assessed and mitigated 200 Albert Street will no longer exhibit CHVI.

9. Description of Proposed Development

The Proponent is proposing to redevelop 200 Albert Street into a 12-storey residential apartment tower, composed of a 9-storey tower above a pedestrian scale 3-storey podium.

The proposed development will be confined to 200 Albert Street and will not directly impact any of the surrounding properties.



Figure 25: Artistic rendering of proposed development

10. Impact of Development or Alteration on Heritage Resources

In keeping with the guidelines of the MHSTCI *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, the following were reviewed to further assess any potential negative impacts on the property's CHVI arising from the proposed site re-development (MHSTCI 2006b):

Removal of any, or part of any significant heritage attributes or features:

- ▶ Proposed re-development will not result in the removal of any heritage attributes or features from 200 Albert Street.
- ▶ Proposed re-development will not result in the removal or modification of any existing structures from the property, nor will it require alteration to any adjacent structures.

Alteration that impacts the historic fabric and appearance:

- ▶ No heritage attributes are associated with the property.
- ▶ Proposed re-development will not alter the historic fabric or appearance of any adjacent listed properties.

Shadow impacts that alter the appearance and/or setting of a heritage attribute, or change in the viability of an associated natural feature or plantings, such as a garden:

- ▶ Proposed re-development will result in new shadows.
- ▶ Proposed re-development will not result in shadows that negatively impact heritage attributes of adjacent listed properties.

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Proposed re-development will not result in a change of relationship between the property or adjacent listed properties from their current context.
- ▶ Proposed re-development will not alter the relationship or orientation of the identified cultural heritage resources adjacent to 200 Albert Street.

Direct or indirect obstruction of significant view or vistas within, from, or of built and natural features:

- ▶ Proposed re-development will result in the obstruction of existing views or vistas, which exist as a result of 200 Albert Street currently having zero elevation.
- ▶ Property was previously developed and as such current views and vistas are not reflective of historic view and vistas.

A change in land use where the change in use negates the property's cultural heritage value:

- ▶ Potential CHVI was identified for 200 Albert Street (see below).
- ▶ It is not anticipated change in land use will negate potential CHVI of Subject Property.

Land disturbances such as a change in grade that alters soil and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources:

- ▶ Subject Property should be subject to archaeological assessment.
- ▶ No long-term changes in grade are projected for the Subject Property.

11. Recommendations

The following recommendations are made for 200 Albert Street London Ontario:

1. The property be subject to a vibration assessment prior to the commencement of construction to establish a “zone of influence” and a vibration monitoring and control system and policy be developed and implemented to ensure levels remain below the accepted threshold during all construction activities, to ensure there are no indirect impacts to adjacent structures. Vibration monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
2. The property limits of 200 Albert Street should be clearly delineated on all construction documents and formal no-go instructions in terms of leaving 200 Albert Street should be issued to all site personnel.
3. 200 Albert Street be subject to archaeological assessment as the property may contain archaeological remains that could contribute to an understanding of a community or culture
4. Re-development of the property employ designs and finishes that are supportive and complementary to the surrounding heritage of the area and be mindful of the considerations the City of London is undertaking with respect to future consideration of a neighborhood HCD. Heritage inspired design details should focus on the exterior finishes of the podium with the aim of retaining a pedestrian scale in the area. Potential ways of achieving this include the incorporation of: yellow brick, integration of heritage inspired divided light windows, incorporation of elliptical and round headed windows and the use an historic colour pallet. The aim of integration of heritage elements into the podium should not be to recreate heritage but to complement and enhance the heritage attributes of the surrounding area.

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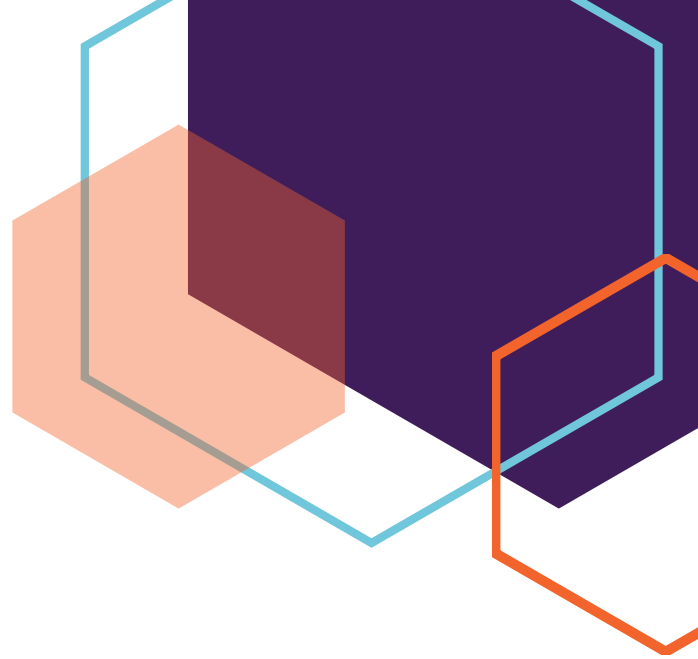
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Appendix A



Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good

Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is also responsible for the overall quality assurance.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good

Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B



179 Albert Street



DESCRIPTION

Address: 179 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick four square

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Structure has modified center gable dormer

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage feel of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 179 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of early 20th century architecture and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, indicative of the period of construction. Modifications to the center dormer detract from the heritage aesthetic of the structure.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the late 19th and early 20th century development of the neighborhood.
III. is a landmark.	N	Not observed.

181 Albert Street



DESCRIPTION

Address: 181 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick vernacular Queen Anne revival style

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Converted residential structure

HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 181 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of early 20th century architecture, and contributes to the heritage style of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the late 19th and early 20th century development of use of the neighborhood.
III. is a landmark.	N	Not observed.

186 Albert Street



DESCRIPTION

Address: 186 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick Italianate style structure with two additions

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Front façade has been modified by large addition, original façade no longer visible

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 186 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of early 20th century architecture, and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction, later front and rear additions detract from the Italianate style.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the late 19th and early 20th century development of the neighborhood.
III. is a landmark.	N	Not observed.

202 Albert Street



DESCRIPTION

Address: 202 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Brick commercial structure of Victorian style

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register, date of construction listed as 1881

CONTEXT/COMMENTS

Fine overall condition

Connected to/same as 565-569 Richmond Street

HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Visual anchor of corner of Albert Street and Richmond Street

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 202 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of 19th century architecture, and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area, highly visible and serves to anchor the corner of Albert Street and Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development of the neighborhood.
III. is a landmark.	N	Not observed.

185 Central Avenue



DESCRIPTION

Address: 185 Central Avenue

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick four square

HISTORICAL ASSOCIATION

Listed property on the City of London Heritage Register, construction date listed as 1881

CONTEXT/COMMENTS

Single family detach residence converted for commercial use

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 185 Central Avenue

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of four square architecture indicative of late 19th and early 20th century and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the historic character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development of the neighborhood.
III. is a landmark.	N	Not observed.

191 Central Avenue



DESCRIPTION

Address: 191 Central Avenue

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Four square with aluminum siding

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Single family detach residence converted for commercial use

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 191 Central Avenue

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of four square architecture indicative of late 19th and early 20th century and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the historic character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development of the neighborhood.
III. is a landmark.	N	Not observed.

565-569 Richmond Street



DESCRIPTION

Address: 565-569 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Brick commercial structure

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register, date of construction listed as 1881

CONTEXT/COMMENTS

Fine overall condition

Connected to/same as 202 Albert Street

HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Visual anchor of corner of Albert Street and Richmond Street

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 565-569 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	N	Representative of 19th century architecture, and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area, highly visible and serves to anchor the corner of Albert Street and Richmond Street
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development and use of the neighborhood
III. is a landmark.	Y	Highly visible anchor of the corner of Albert Street and Richmond Street, it is prominent and memorable within the streetscape

571-575 Richmond Street



DESCRIPTION

Address: 571-575 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Edwardian style commercial structure

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register, date of construction listed as c.1915

CONTEXT/COMMENTS

Mixed use commercial structure with ground floor commercial space and upper level residential units

HERITAGE VALUE

Listed property

Visually prominent on Richmond Street (taller than surrounding structures)

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 571-575 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of early 20th century commercial development. Decorative brick work on upper level of front façade.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Supportive of the historic streetscape of Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Representative of the 20th century growth of the area and is connected to the commercial development of the area.
III. is a landmark.	N	Not observed.

579 Richmond Street



DESCRIPTION

Address: 579 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Unknown, structure has been extensively modified, no heritage attributes visible

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Highly modified mix used commercial structure.

HERITAGE VALUE

Listed property

Heritage value no longer evident due to extensive renovations.

O.Reg.9/06 Table for 579 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	N	Heavily modified structure, no heritage attributes visible from street level.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	N	Not observed.
II. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed.
III. is a landmark.	N	Not observed.

581-583 Richmond Street



DESCRIPTION

Address: 581-583 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Late 19th century commercial structure

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

Constructed c.1895

CONTEXT/COMMENTS

Yellow brick commercial structure. Ground floor façade has been extensively modernized and no longer presents with any heritage attributes. Second and third storeys retain heritage character.

HERITAGE VALUE

Listed property

Visually prominent on Richmond Street (taller than surrounding structures)

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 581-583 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of late 19 th century commercial architecture and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	None observed
III. demonstrates a high degree of technical or scientific achievement.	N	None observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Supportive of the historic streetscape of Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Representative of the late 19th and early 20th century growth of the area and is connected to the commercial development of the area.
III. is a landmark.	N	Not observed.

595 Richmond Street



DESCRIPTION

Address: 595 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Unknown, structure has been significantly altered

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Constructed c.1881

HERITAGE VALUE

Listed property

Joe Kools brand is well known in local community and contributes to the Richmond Street streetscape

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 595 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of the 19th century commercial architecture and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	The exterior has been extensively modified and no longer reflects heritage features.
III. demonstrates a high degree of technical or scientific achievement.	N	None observed.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Supportive of the historic streetscape of Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Has a direct link with the 19th century commercial development of the area. Joe Kools is visually lined to Richmond Street.
III. is a landmark.	Y	Joe Kools is a locally significant landmark. Well known to local residents and within the university demographic.

Appendix C



179-181 Albert Street, 551 Richmond Street

Cultural Heritage Status: None

Date of Construction: c. 1893-94 (179-181 Albert Street), 1984 (551 Richmond Street)

Architect/Builder: Unknown

Sub-Area: First Suburb, Richmond Business District



Property Description: This property consists of a two-storey, buff brick former residence at 179 Albert Street, a two-storey, buff brick former residence at 181 Albert Street, and a single-storey commercial structure at 551 Richmond Street. The structure at 179 Albert Street has a hipped roof, a projecting central gable peak with shingle imbrication and millwork details, two fixed-pane windows over awning windows with lug sills at the upper storey and two at the ground storey, a side hall plan, and a front door with a stained glass transom. The structure at 180 Albert Street has a hipped roof, shingle imbrication and millwork details in the front gable, fixed-pane windows with segmental arches, brick voussoirs, and lug sills, a side hall plan, and a front door with a sidelight and a three-pane transom. Both of these former residences have been converted to commercial use. The structure at 551 Richmond Street has multiple units, runs for most of the block between Kent Street and Albert Street, and projecting pilasters divide the storefronts along Richmond.

Property History: The two former residential structures on the property were constructed in the 1890. 179 Albert Street first appears in the 1893 City Directory where it is listed as an unfinished house. The 1907 FIP shows that it was originally a single-storey structure, with the second storey being added before 1915. 181 Albert Street appears in the city directory the following year.

The property on which the commercial complex at 551 Richmond Street now stands was originally occupied by several 19th century shops and residences, including a wagon shop owned by John Turner between 1883 and 1894. The 1907 FIP also shows a Chinese laundry at 557 Richmond Street, which directories indicate was operated by C. Tung.

Aerial photos show that this entire block of Richmond Street was cleared in the 1950s and replaced with what appears to be an automotive service station. This in turn was demolished when the present commercial complex was built circa 1984.



	Potential CHV	Rationale
Design/Physical Value	✓	The properties at 179 and 181 Albert Street are representative examples of late-19th-century residences, notable for their respective front gables with shingle imbrication and millwork details, and segmental arches with brick voussoirs over windows and doors. As a late-20th-century commercial structure of typical design and construction, the property at 551 Richmond does not appear to hold significant design/physical value.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	As late-19th-century residences that have been converted to commercial use, the properties at 179 and 181 Albert Street reflect the transition between a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences and the commercial corridor of Richmond Street. As a late-20th-century commercial structure that differs in scale from its surroundings on an eclectic, historic commercial streetscape on Richmond Street, the property at 551 Richmond does not contribute to its context in a significant way.

Sources: MPAC; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



186 Albert Street

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

Date of Construction: c. 1873

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists a two-storey, buff brick residence with Italianate influences. It has a symmetrical, five-bay primary façade featuring a central entryway with sidelights and a stained glass transom, decorative lintels over the windows, brick quoins, and multiple low gable dormer windows. The original portion of the structure, which was expanded substantially, can be seen at the centre of the eastern elevation, with brackets below the eaves. The property is located on the north side of Albert Street, west of Richmond Street.

Property History: This c.1873 residence was originally built for James Cowan, founder of Cowan Hardware who moved to 639 Talbot in 1888. The residence was then the historic home of longtime London barristers, Richard A. and Richard Q.C. Bayly of Bayly & Bayly (office at 404 Talbot). Richard A. lived at the property beginning prior to 1881 until 1897 when he moved to 571 Ridout. Richard Q.C. [K.C.] lived here until 1908-09. Around 1989 the structure was renovated with additions added at the front and rear. The five-bay façade and dormer windows were added at this time.

	Potential CHV	Rationale
Design/Physical Value	✓	The property is a representative example of a late-19th-century residence with Italianate influences that was expanded substantially during the late 20th century. The original portion of the structure can be seen at the centre of the eastern elevation.
Historical/Associative Value	✓	This property is associated with barrister Richard Bayly.



Contextual Value	✓	As a late-19th-century residence that was expanded in 1989, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.
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Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.; Lutman, John H., *The Historic Heart of London*, 1977.



185 Central Avenue

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

Date of Construction: 1881

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, buff brick residence with Italianate influences. It has a side hall plan, a front door with a single-pane transom and sidelights, a porch with a flat roof, segmentally arched, double-hung two-over-two windows with lug sills and brick voussoirs, and a low gabled roof. It is located on the south side of Central Avenue, west of Richmond Street.

Property History: Constructed in 1881, the first occupant of the house identified in City Directories is Archibald McPherson, who owned the Laing and McPherson dry goods along with George Laing. The store was located at the corner of Richmond and Dundas.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a late-19th century residence with Italianate influences, notable for its low gabled roof, front door with a transom, sidelights, and flat-roofed porch, and double-hung, two-over-two windows with lug sills and brick voussoirs.
Historical/Associative Value	✓	This property is associated with dry goods merchant Archibald McPherson.
Contextual Value	✓	As a late-19th-century residence, the property reflects patterns of 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 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



191 Central Avenue

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

Date of Construction: c. 1884

Architect/Builder: Unknown

Sub-Area: First Suburb



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

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

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



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



200 Albert Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



Property Description: This property consists of a surface parking lot, where the former structure was demolished in c.2005. It is located on the north side of Albert Street, west of Richmond Street.

Property History: This property originally contained a single-detached wood-frame house. Google Earth imagery indicated that this structure was demolished around 2005.

Sources: FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Google Earth.

179-181 Albert Street, 551 Richmond Street

Cultural Heritage Status: None

Date of Construction: c. 1893-94 (179-181 Albert Street), 1984 (551 Richmond Street)

Architect/Builder: Unknown

Sub-Area: First Suburb, Richmond Business District



Property Description: This property consists of a two-storey, buff brick former residence at 179 Albert Street, a two-storey, buff brick former residence at 181 Albert Street, and a single-storey commercial structure at 551 Richmond Street. The structure at 179 Albert Street has a hipped roof, a projecting central gable peak with shingle imbrication and millwork details, two fixed-pane windows over awning windows with lug sills at the upper storey and two at the ground storey, a side hall plan, and a front door with a stained glass transom. The structure at 180 Albert Street has a hipped roof, shingle imbrication and millwork details in the front gable, fixed-pane windows with segmental arches, brick voussoirs, and lug sills, a side hall plan, and a front door with a sidelight and a three-pane transom. Both of these former residences have been converted to commercial use. The structure at 551 Richmond Street has multiple units, runs for most of the block between Kent Street and Albert Street, and projecting pilasters divide the storefronts along Richmond.

Property History: The two former residential structures on the property were constructed in the 1890. 179 Albert Street first appears in the 1893 City Directory where it is listed as an unfinished house. The 1907 FIP shows that it was originally a single-storey structure, with the second storey being added before 1915. 181 Albert Street appears in the city directory the following year.

The property on which the commercial complex at 551 Richmond Street now stands was originally occupied by several 19th century shops and residences, including a wagon shop owned by John Turner between 1883 and 1894. The 1907 FIP also shows a Chinese laundry at 557 Richmond Street, which directories indicate was operated by C. Tung.

Aerial photos show that this entire block of Richmond Street was cleared in the 1950s and replaced with what appears to be an automotive service station. This in turn was demolished when the present commercial complex was built circa 1984.



	Potential CHV	Rationale
Design/Physical Value	✓	The properties at 179 and 181 Albert Street are representative examples of late-19th-century residences, notable for their respective front gables with shingle imbrication and millwork details, and segmental arches with brick voussoirs over windows and doors. As a late-20th-century commercial structure of typical design and construction, the property at 551 Richmond does not appear to hold significant design/physical value.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	As late-19th-century residences that have been converted to commercial use, the properties at 179 and 181 Albert Street reflect the transition between a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences and the commercial corridor of Richmond Street. As a late-20th-century commercial structure that differs in scale from its surroundings on an eclectic, historic commercial streetscape on Richmond Street, the property at 551 Richmond does not contribute to its context in a significant way.

Sources: MPAC; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



565-569 Richmond Street / 202 Albert Street

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

Date of Construction: 1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



Property Description: Located on the northwest corner of Richmond Street and Albert Street, this property consists of a two-storey, Victorian mixed-use property with a painted brick exterior and a rounded corner, where the primary entryway is located. A cornice detail follows the curve above the first storey, as does a corner window at the second floor. There are two secondary entries to the residential upper floors, including doors with transom windows, on the south façade, and a firewall and corbelled parapet on the west side of the structure.

Property History: Constructed in 1881, the properties comprising 565-569 Richmond Street were used for a variety of commercial purposes. Prior to 1884, only 567 Richmond Street is identified in City Directories so it is possible that the building was constructed as a single-unit and later divided into three units. John Horsman, a grocer is identified at 567 in 1881. Other tenants of the property included John Baker, a butcher who operated his shop at 565 from 1884 to 1890, and Mrs. Mary Talbot, a purveyor of Fancy Goods at 567 from 1895 to 1901. Prince Albert's diner, a neighbourhood landmark is located at number 565.

	Potential CHV	Rationale
Design/Physical Value	✓	The property is a representative example of a Victorian-era commercial building, notable for its curved corner entry, including a curved window on the second storey and curved cornice lines, its pair of secondary entries on the south façade, and its corbelled parapet.
Historical/Associative Value	✓	The property houses a diner that has had a longstanding presence in the community.



Contextual Value	✓	Prominently situated and addressing the corner of Richmond Street and Albert Street, this late-19th-century commercial structure contributes to an eclectic, historic commercial streetscape along Richmond Street, where it is likely considered a landmark.
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Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



571-575 Richmond Street

Cultural Heritage Status: None

Date of Construction: c. 1916 - 1922 (571); Pre-1881 (575-573)

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



Property Description: This property consists of two adjoining structures: a two-storey, painted brick commercial structure with a three-bay main façade at 573-575 Richmond Street, and one three-storey, painted brick commercial structure with a two-bay main façade at 571 Richmond Street. Both structures have brick pilasters, brick parapets with Greek key details, modified windows, and modified ground-storey storefronts with tile cladding and recessed entries. The properties are located on the west side of Richmond Street, north of Albert Street.

Property History: During the 19th and early-20th centuries, 571 Richmond Street was historically numbered as 569 1/2-571 Richmond Street, and contained a pair of semi-detached wood frame residences. Between 1916 and 1922, these were demolished and replaced with the present three-storey brick structure, originally a warehouse for the Dunlop Tire and Rubber Company.

The structure at 575-573 was constructed sometime between 1926 and 1942, based on aerial photography and the 1926 Geodetic Survey of London.

	Potential CHV	Rationale
Design/Physical Value	✓	These structures are representative examples of early-20th-century commercial properties, notable for their brick pilasters and brick parapets with Greek key details.
Historical/Associative Value	✓	The property at 571 Richmond Street has historical associations with the Dunlop Tire and Rubber Company.



Contextual Value	✓	As modified early-20th-century commercial properties, these structures contribute to an eclectic, historic commercial streetscape along Richmond Street.
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Sources: FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



579 Richmond Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



Property Description: This property consists of a two-storey, brick commercial structure that has been altered with a modern façade with what appears to be metal cladding, which was modified again between 2015 and 2017. It is located on the west side of Richmond Street between Central Avenue and Albert Street.

Property History: This dates to before 1881. City Directories indicate that it was once occupied by Morgan’s Hotel. From 1886 onwards, the building was occupied by the Deans Brothers Bakers, and Mrs. Johnanna Dean, a Confectioner. Fire Insurance Plans indicate that the structure has been expanded several times, likely to suit the needs of the growing bakery business. At some point between 1915 and 1922, a separate bake-oven structure was constructed at the rear of the property. It appears from contemporary aerial photography that this has since been demolished.

	Potential CHV	Rationale
Design/Physical Value		Heavily modified, the property does not appear to hold significant design/physical value. It is unclear to what degree the original features remain behind the recent façade.
Historical/Associative Value	✓	This property is associated with the Deans Brothers Bakery.



Contextual Value		While the property is generally consistent in scale and massing with its neighbours, due to its modern façade, which completely obscures the building's earlier form, this property does not currently contribute to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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Sources: FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



581-583 Richmond Street

Cultural Heritage Status: None

Date of Construction: c. 1895-1898

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



Property Description: This property consists of a three-storey, mixed-use structure, with a modified store-front façade with two recessed entries at the ground floor, buff brick at the upper storeys, two oriel windows on the second storey, segmentally arched windows with brick voussoirs at the top storey, a flush brick cornice, and a flat roof. It is located on the west side of Richmond Street between Central Avenue and Albert Street.

Property History: The 1888 FIP shows that a single-storey brick structure was originally located on this property. City Directories indicate that this was likely a residence, as no businesses are identified in association with this address. Beginning in 1895, William Slater, a merchant tailor is listed at this address, and the current structure is shown on the 1907 FIP. In addition to William Slater’s shop, Samuel Grigg is listed as an upstairs resident, confirming that a two-storey structure was on the property at that time. Slater occupied the store until 1900, when it became a dressmaker’s shop. The 1922 City Directory lists the address as a Dominion grocery store.

	Potential CHV	Rationale
Design/Physical Value		As a modified 19th-century commercial property that is typical in design and construction, this property does not appear to hold significant design/physical value.
Historical/Associative Value	✓	This property is associated with the development of the Richmond Street commercial streetscape during the 19th century.
Contextual Value	✓	As a modified 19th-century commercial property, it contributes to an eclectic, historic commercial streetscape along Richmond Street



Sources: FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Mighit and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



595 Richmond Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



Property Description: This property consists of a two-storey, brick commercial structure with a flat roof, what appears to be a stucco façade at the second storey, and what appears to be the original wood storefront with a recessed entry at the first storey, which houses a restaurant. It is located on the west side of Richmond Street, south of Central Avenue.

Property History: The subject property dates to before 1881. Between 1881 and at least 1922 it was occupied by J.F. Hunt & Sons, a mattress and furniture manufacturer. Fire Insurance Plans indicate that the company operated a furniture store at the front of the building, with a workshop at the rear.

	Potential CHV	Rationale
Design/Physical Value		While this 19th-century commercial structure retains its historic wood storefront, it has otherwise evolved to the degree that it is not representative of a style or typology and does not appear to hold significant design/physical value.
Historical/Associative Value	✓	This property is associated with J.F. Hunt & Sons, a manufacturer of furniture and mattresses.
Contextual Value	✓	As a modified 19th-century commercial property that retains its historic storefront, it contributes to an eclectic, historic commercial streetscape along Richmond Street

Sources: FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory,



London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



205 Central Avenue, 599-601 Richmond Street

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

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



Property Description: This property consists of two structures at the southwest corner of Richmond Street and Central Avenue. On the north end is a two-storey, painted brick, mixed-use structure with a storefront at the ground level and residential use above. The storefront has a chamfered corner entry supported by a wood post, with two angled sidelights. Double-hung, six-over-six windows at the second storey on both the east and north façades have lug sills and red brick surrounds. A secondary entryway to the residential portion of the structure is located on the east elevation in a one-storey projecting vestibule with a Classically inspired door surround. To the south is a two-storey, buff brick commercial structure reflecting the Italianate style, with a wood cornice and brackets, twin three-bay wood storefronts, and one-over-two windows at the second storey with lug sills, segmental arches, and brick voussoirs. The storefront to the south has a recessed entry with two angled sidelights.

Property History: This property dates to before 1881, and was historically numbered as 599 and 599 1/2 Richmond Street. For much of the late 19th century, 599 was used as a grocery store by Albert Gibbling (or Gibling). 599 1/2 was occupied by a variety of tenants including a barbershop and fruit market.

	Potential CHV	Rationale
Design/Physical Value	✓	This property includes a representative example of a late-19th-century mixed-use building with a chamfered corner storefront, residential use on the upper storey with a separate access via an enclosed entry with a Classically inspired door surround, and double-hung six-over-six windows with lug sills and red brick surrounds. The property also includes a representative example of an Italianate-influenced commercial building, notable for its bracketed cornice, windows with lug sills and brick voussoirs, and wood storefronts.



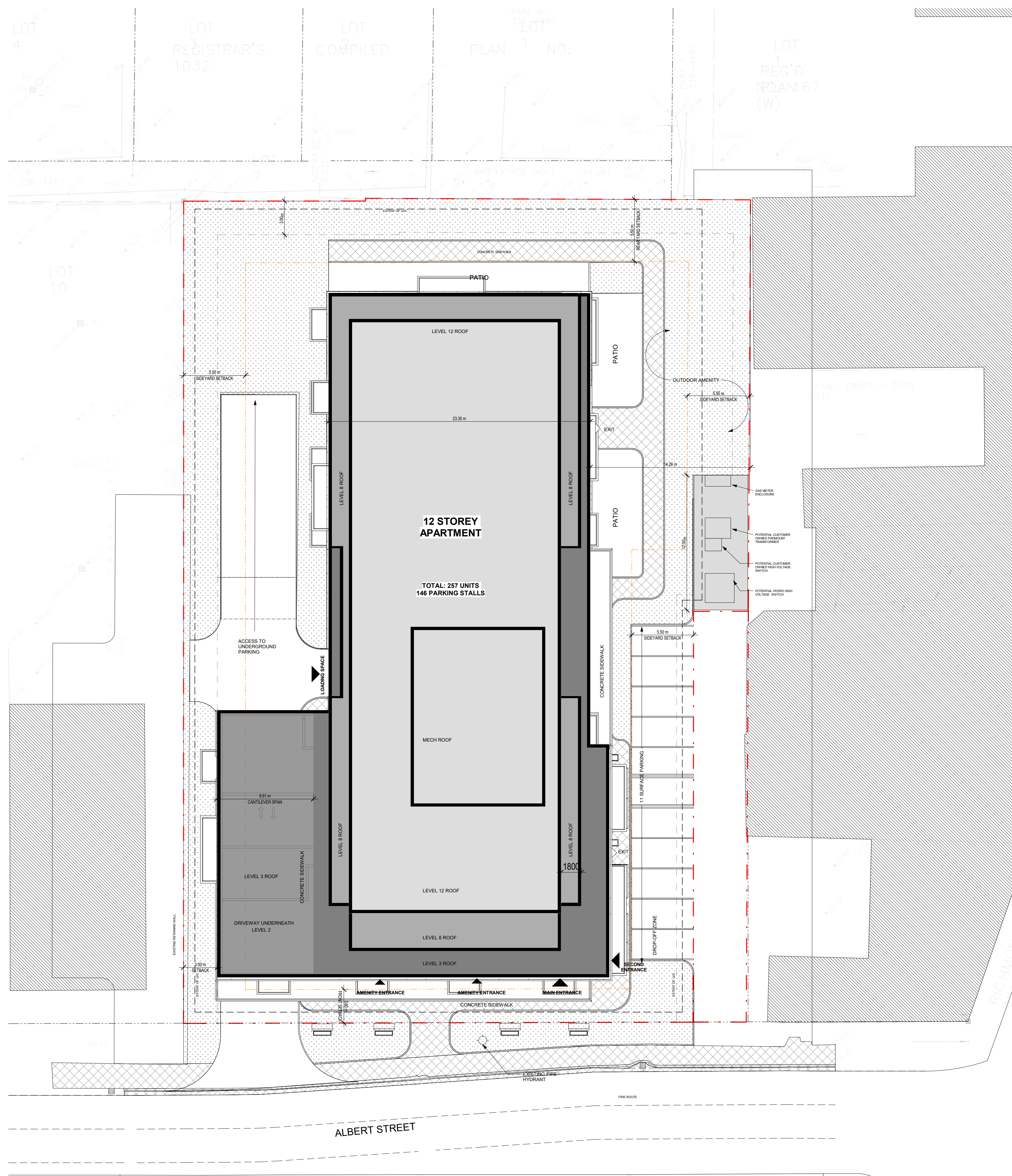
Historical/Associative Value	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.
Contextual Value	✓	This late-19th-century mixed-use building contributes to an eclectic, historic commercial streetscape along Richmond Street. Located on the corner of Richmond and Central Avenue, it reflects the transition between a historic residential neighbourhood and the commercial corridor of Richmond Street.

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White’s London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster’s London City and Middlesex County Directory, 1900-1901; Vernon’s London City and Middlesex County Directory, 1908-1922.



Appendix D





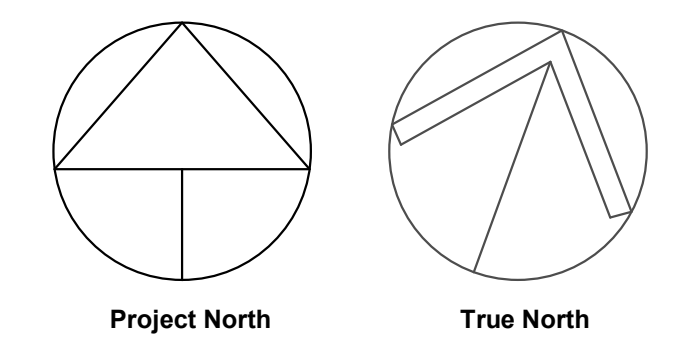
SITE DATA		
200 Albert Street, London, Ontario		
DATA	REQUIRED	PROVIDED
ZONING	R10-3 ZONING	
LOT AREA (m ²)	5,508.3 (m ²)	3,509.1(m ²)
FRONT YARD (m)	7.5 (m)	3.0 (m)
INTERIOR SIDE YARD (m)	4.5 (m)	3.0 (m)
EXTERIOR SIDE YARD (m)	4.5 (m)	5.5 (m)
REAR YARD (m)	7.0 (m)	5.5 (m)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	732 (units/ha)	257 (units)
BUILDING AREA (m ²)	XX (m ²)	1,419.8(m ²) 15,283(SF)
GROSS FLOOR AREA (m ²)	XX (m ²)	14,965.9 (m ²) 161,092 (SF)
CONSTRUCTION FLOOR AREA (m ²)	XX (m ²)	21,187.7 (m ²) 228,063 (SF)
NUMBER OF STOREYS	---	12
BUILDING HEIGHT (m)	24 (m) MAX.	39 (m)
BUILDING HEIGHT & MCH FLOOR(m)		43.5 (m)
AMENITY AREA (m ²)	XX (m ²)	353 (m ²)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.0 / units	146 (0.57 / units)
BARRIER FREE PARKING	1 + 3% = 9	9 (INCLUDED)
VISITOR PARKING	0.X / units	XX
TOTAL		146

UNITS DATA		
DATA	NUMBER	RATIO
1 BEDROOM	219	85.2%
2 BEDROOM	31	12.1%
3 BEDROOM	7	2.7%
TOTAL	257	

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	25 (%)	33 (%)
LANDSCAPE AREA (m ²)	XX (m ²)	1157.3 (m ²)



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2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW

No.	Date	Revision

Project No. 22049
 Project Date
 Drawn by EK
 Checked by MYV
 Plot Date / Time: 2022-08-25 3:34:53 PM

200 ALBERT ST.

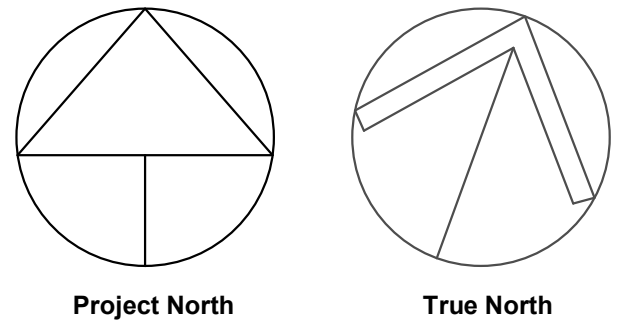
SITE PLAN

Ontario Association of Architects
 OF ARCHITECTS
 JEFFREY ATCHISON
 LICENCE 7254

Drawing Scale: As indicated
 Status
 Drawing No. Revision No.

D1.1 - r2

1 01 D1 SITE PLAN
1:200



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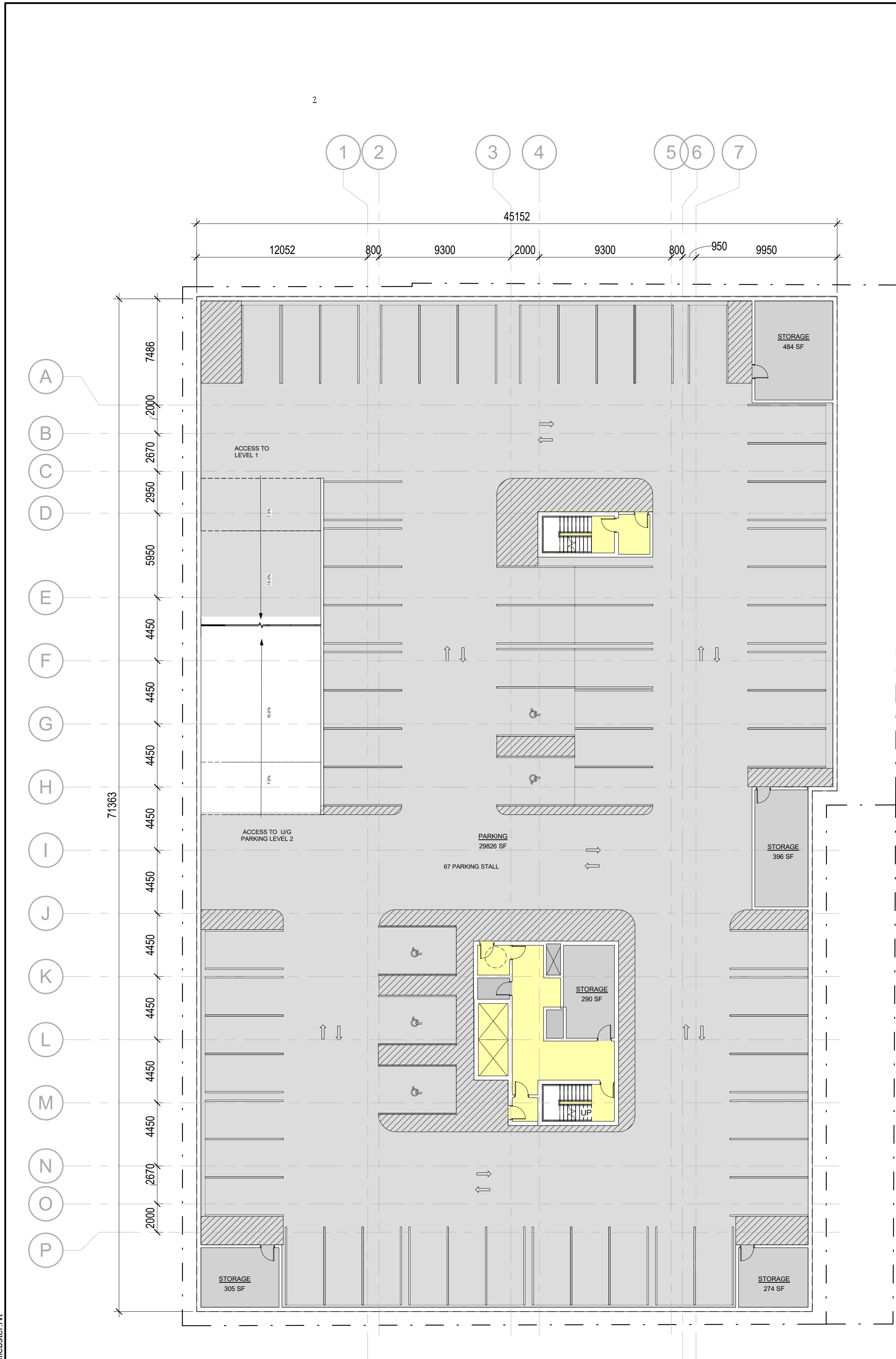
200 ALBERT ST.

LEVELS P1 & P2 FLOOR PLANS

ONTARIO ASSOCIATION OF ARCHITECTS
 LICENCE
 JEFFREY ATCHISON
 7254

Drawing Scale: 1 : 200
 Status:
 Drawing No. Revision No.

D2.1 - r2



2 UNDERGROUND PARKING -P1
1 : 200

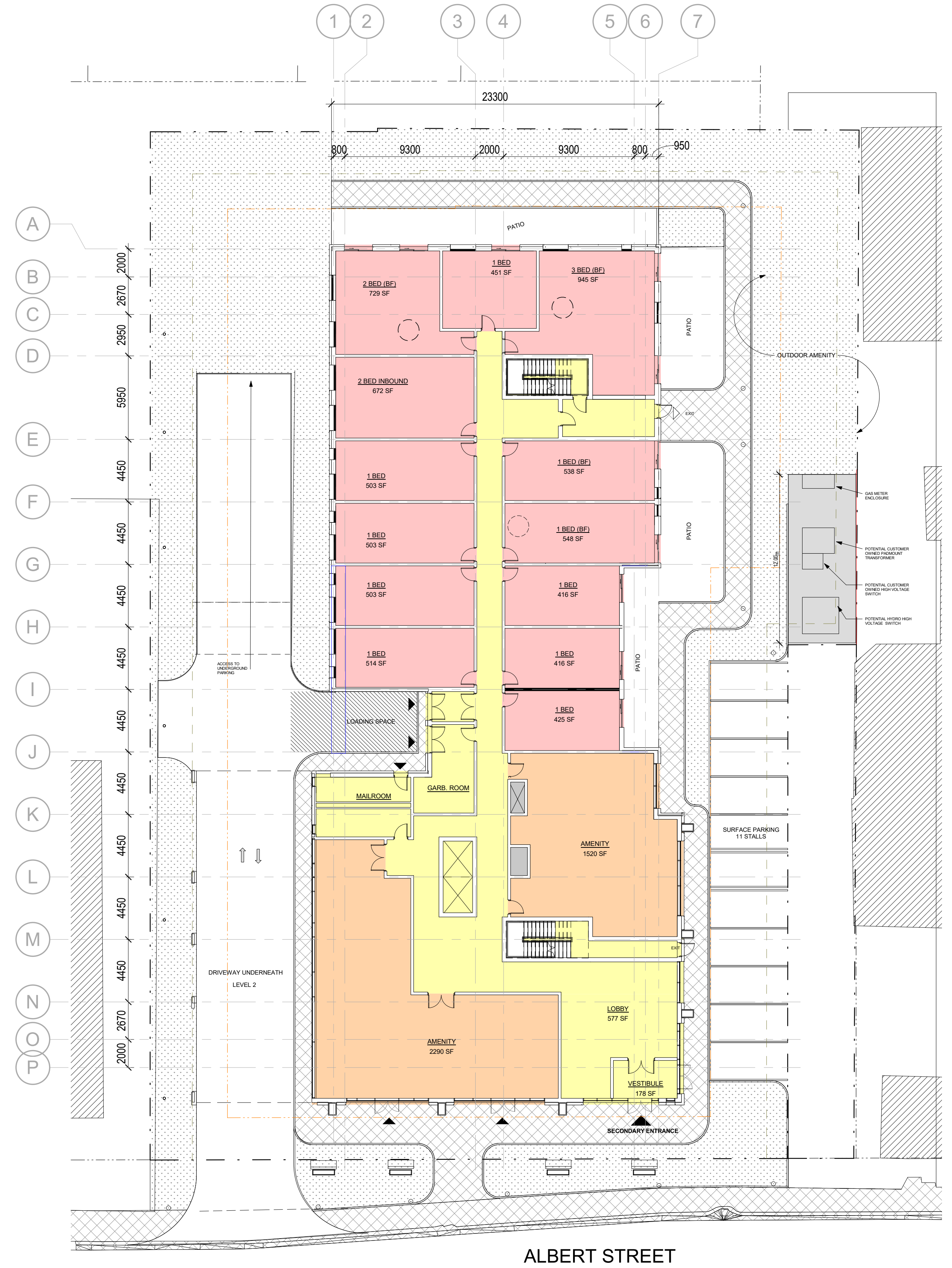


1 UNDERGROUND PARKING -P2
1 : 200

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2 TYPICAL LEVEL 2 - 3
1:200



1 LEVEL 1
1:200 (REF. VIEW 2 / SHEET REF. D3.1)

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ARCHITECTS INC.

Project No: 22049
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Drawn by: EK
Checked by: MYV
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200 ALBERT ST.

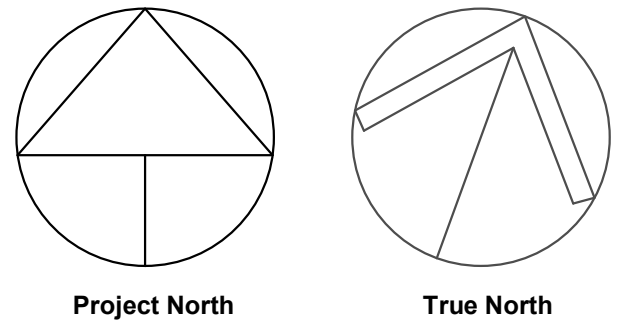
LEVELS 1 & 2-3 FLOOR PLANS

ONTARIO ASSOCIATION OF ARCHITECTS

JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: 1:200
Status: _____
Drawing No.: _____ Revision No.: _____

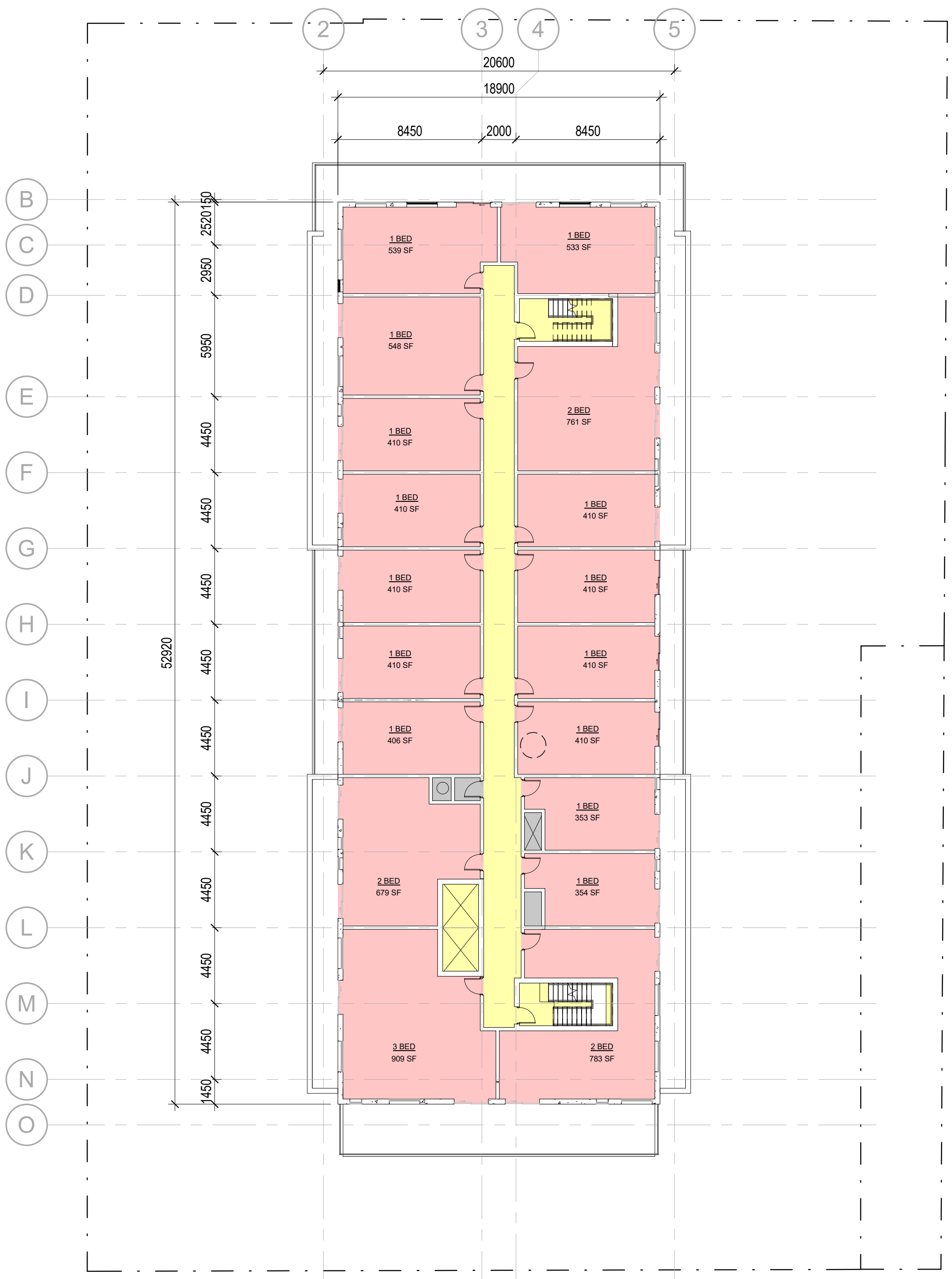
D2.2 - r2



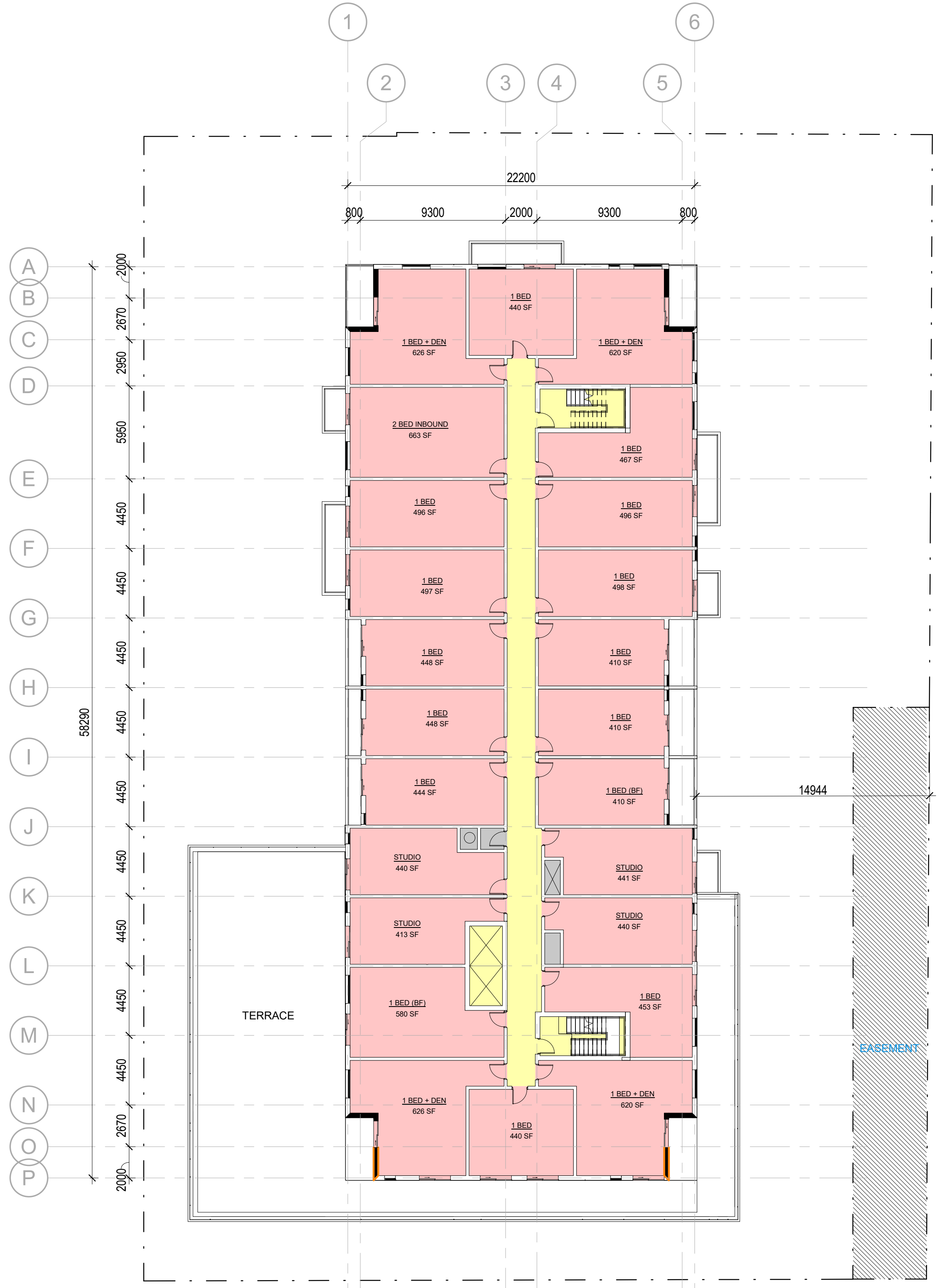
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No.	Date	Revision

	Project No.	22049
	Project Date	
	Drawn by	EK
	Checked by	MYV
	Plot Date / Time	2022-08-25 3:35:01 PM



1 01 D2 FLOOR PLAN - LEVEL 9-12
1:200



2 01 D2 FLOOR PLAN - LEVEL 4-8
1:200

200 ALBERT ST.

LEVEL 4-8 & 9-12 FLOOR PLAN

Drawing Scale: 1:200
 Status: _____
 Drawing No.: _____ Revision No.: _____
D2.3 - r2



2 ELEVATION - NORTH
1:100


GENERAL NOTES

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MATERIAL LEGEND

1. PRECAST CONCRETE PANELS - MASONRY BRICK PATTERN - DARK CHARCOAL COLOUR
2. PRECAST CONCRETE PANELS - PAINTED LIGHT GREY, HORIZONTAL PATTERN
3. PRECAST CONCRETE PANELS - PAINTED CHARCOAL
4. METAL ALUMINIUM CANOPY - DARK GREY/BLACK COLOUR
5. PRECAST CONCRETE CORNICE - LIGHT GREY COLOUR
6. PRECAST CONCRETE CORNICE - OFF WHITE COLOUR
7. PRECAST CONCRETE CORNICE - DARK GREY/BLACK COLOUR
8. PREFINISHED METAL ALUMINIUM CAP - LIGHT GREY COLOUR
9. VISION GLASS
10. METAL LOUVER
11. PREFINISHED METAL ALUMINIUM - WOOD TEXTURE
12. YELLOW BRICK

No.	Date	Revision
2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW


 Project No. 22049
 Project Date _____
 Drawn by MRS
 Checked by MYV
 Plot Date / Time: 2022-08-25 3:35:16 PM

200 ALBERT ST.

NORTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECTS
 LICENCE 7254
 Drawing Scale: As indicated
 Status: _____
 Drawing No. _____ Revision No. _____
D3.1 - r2

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1 ELEVATION - EAST
1:100

- GENERAL NOTES**
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3. PRECAST CONCRETE PANELS - PAINTED CHARCOAL
4. METAL ALUMINIUM CANOPY - DARK GREY/BLACK COLOUR
5. PRECAST CONCRETE CORNICE - LIGHT GREY COLOUR
6. PRECAST CONCRETE CORNICE - OFF WHITE COLOUR
7. PRECAST CONCRETE CORNICE - DARK GREY/BLACK COLOUR
8. PREFINISHED METAL ALUMINIUM CAP- LIGHT GREY COLOUR
9. VISION GLASS
10. METAL LOUVER
11. PREFINISHED METAL ALUMINIUM - WOOD TEXTURE
12. YELLOW BRICK

No.	Date	Revision
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1	2022-02-08	ISSUED FOR CLIENT REVIEW

srm
ARCHITECTS INC.

Project No: 22049
Project Date:
Drawn by: MRS
Checked by: MYV
Plot Date / Time: 2022-08-25 3:35:35 PM

200 ALBERT ST.
EAST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: As indicated
Status:
Drawing No.:
Revision No.:
D3.2 - r2

C:\Users\elebater\Documents\22011_200 Albert Street_V13_elebater.rvt



1 ELEVATION - WEST
1:100

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4. METAL ALUMINIUM CANOPY - DARK GREY/BLACK COLOUR
5. PRECAST CONCRETE CORNICE - LIGHT GREY COLOUR
6. PRECAST CONCRETE CORNICE - OFF WHITE COLOUR
7. PRECAST CONCRETE CORNICE - DARK GREY/BLACK COLOUR
8. PREFINISHED METAL ALUMINIUM CAP - LIGHT GREY COLOUR
9. VISION GLASS
10. METAL LOUVER
11. PREFINISHED METAL ALUMINIUM - WOOD TEXTURE
12. YELLOW BRICK

No.	Date	Revision
2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW

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ARCHITECTS INC.

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Project Date:
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Checked by: MYV
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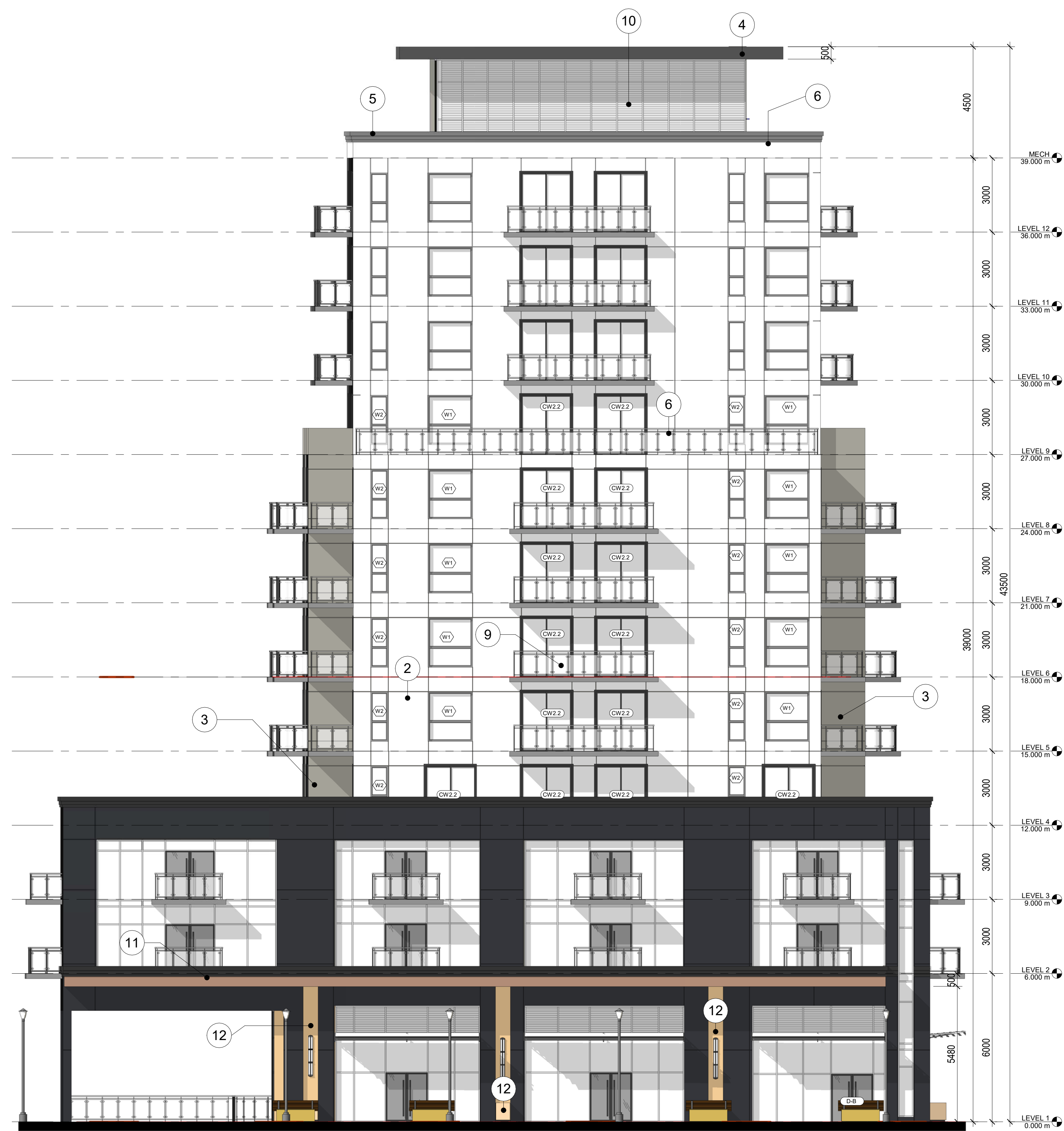
200 ALBERT ST.

WEST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: As indicated
Status:
Drawing No.:
Revision No.:
D3.3 - r2

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1 ELEVATION - SOUTH
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GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

MATERIAL LEGEND

1. PRECAST CONCRETE PANELS - MASONRY BRICK PATTERN - DARK CHARCOAL COLOUR
2. PRECAST CONCRETE PANELS - PAINTED LIGHT GREY, HORIZONTAL PATTERN
3. PRECAST CONCRETE PANELS - PAINTED CHARCOAL
4. METAL ALUMINIUM CANOPY - DARK GREY/BLACK COLOUR
5. PRECAST CONCRETE CORNICE - LIGHT GREY COLOUR
6. PRECAST CONCRETE CORNICE - OFF WHITE COLOUR
7. PRECAST CONCRETE CORNICE - DARK GREY/BLACK COLOUR
8. PREFINISHED METAL ALUMINIUM CAP - LIGHT GREY COLOUR
9. VISION GLASS
10. METAL LOUVER
11. PREFINISHED METAL ALUMINIUM - WOOD TEXTURE
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2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW
No.	Date	Revision

srm ARCHITECTS INC.

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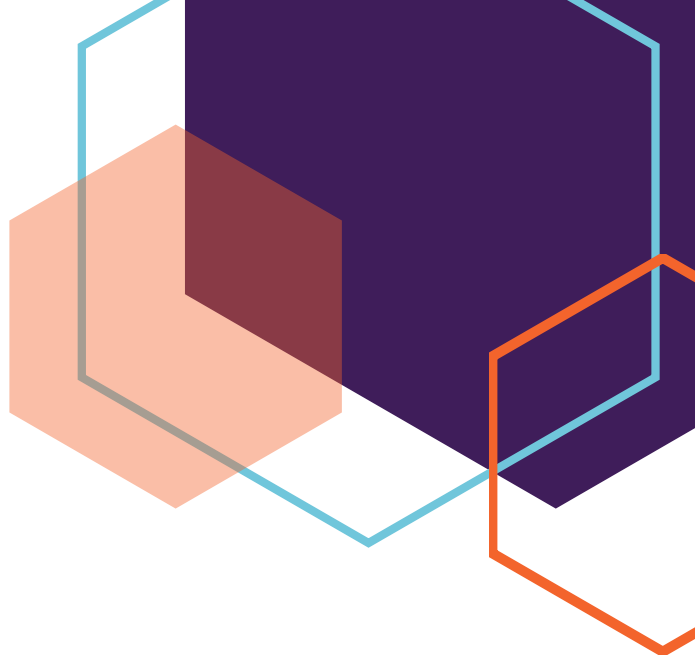
SOUTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECTS
 LICENCE 7254

Drawing Scale: As indicated
 Status: _____
 Drawing No.: _____ Revision No.: _____

D3.4 - r2

Appendix E





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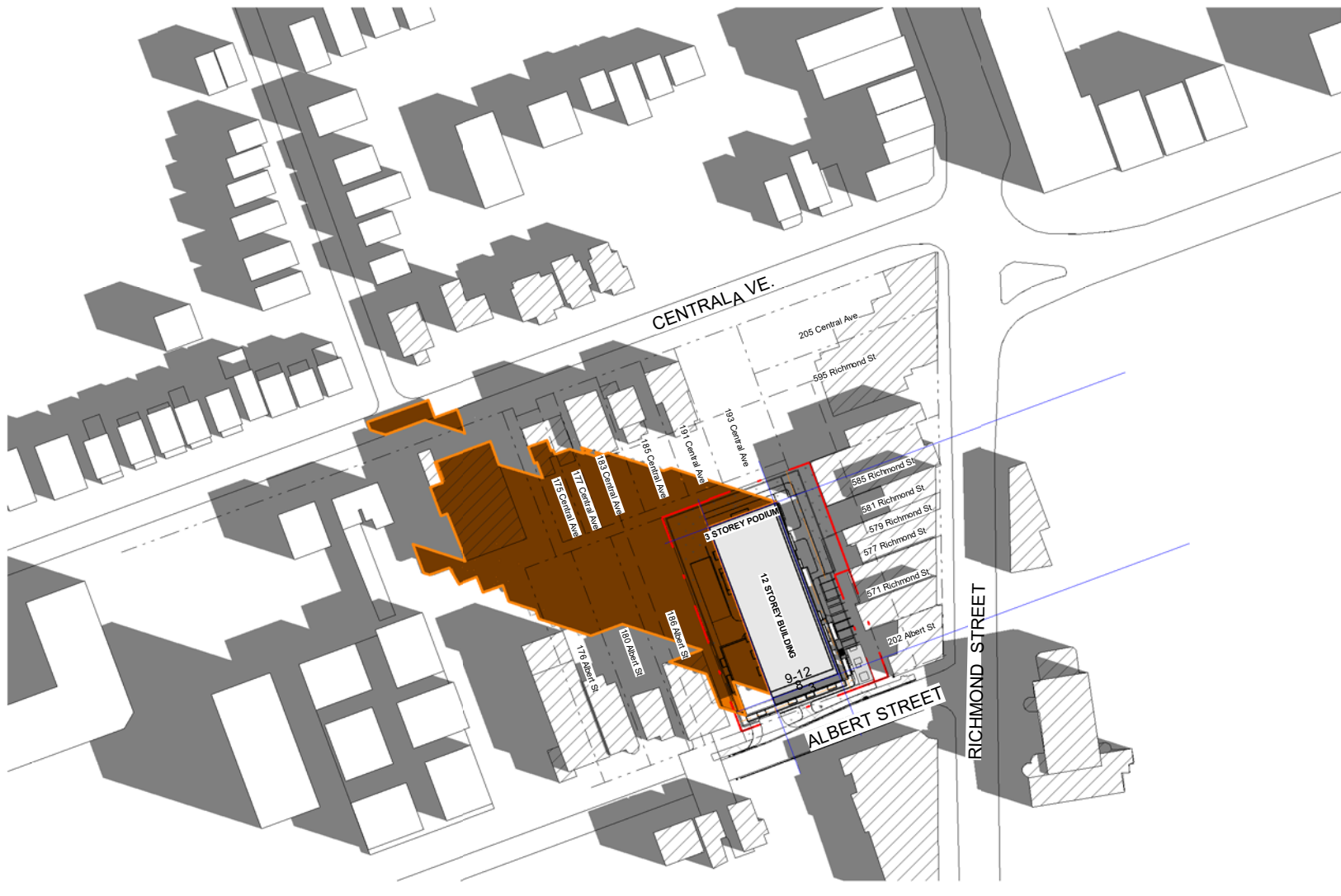






Appendix F

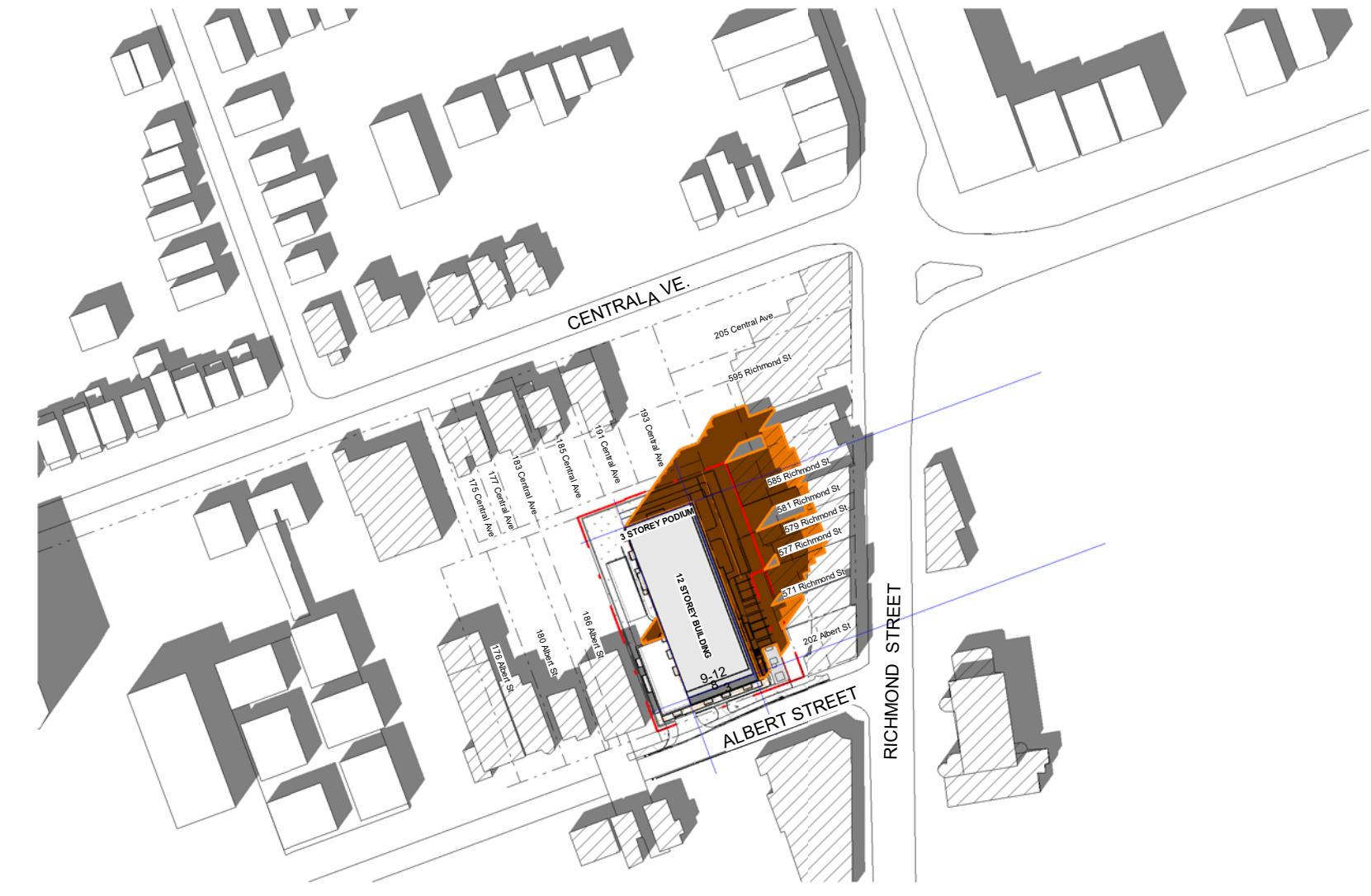




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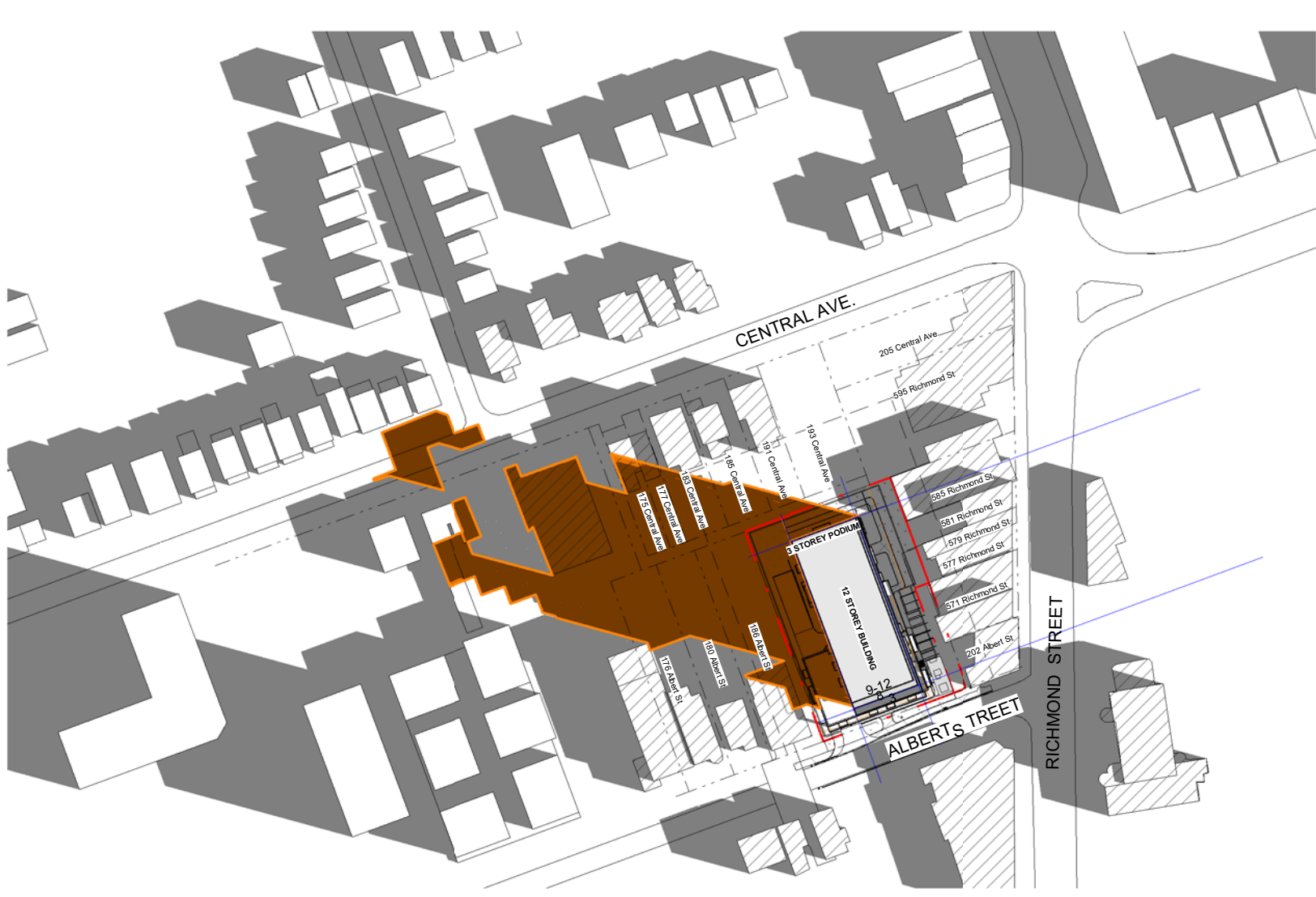
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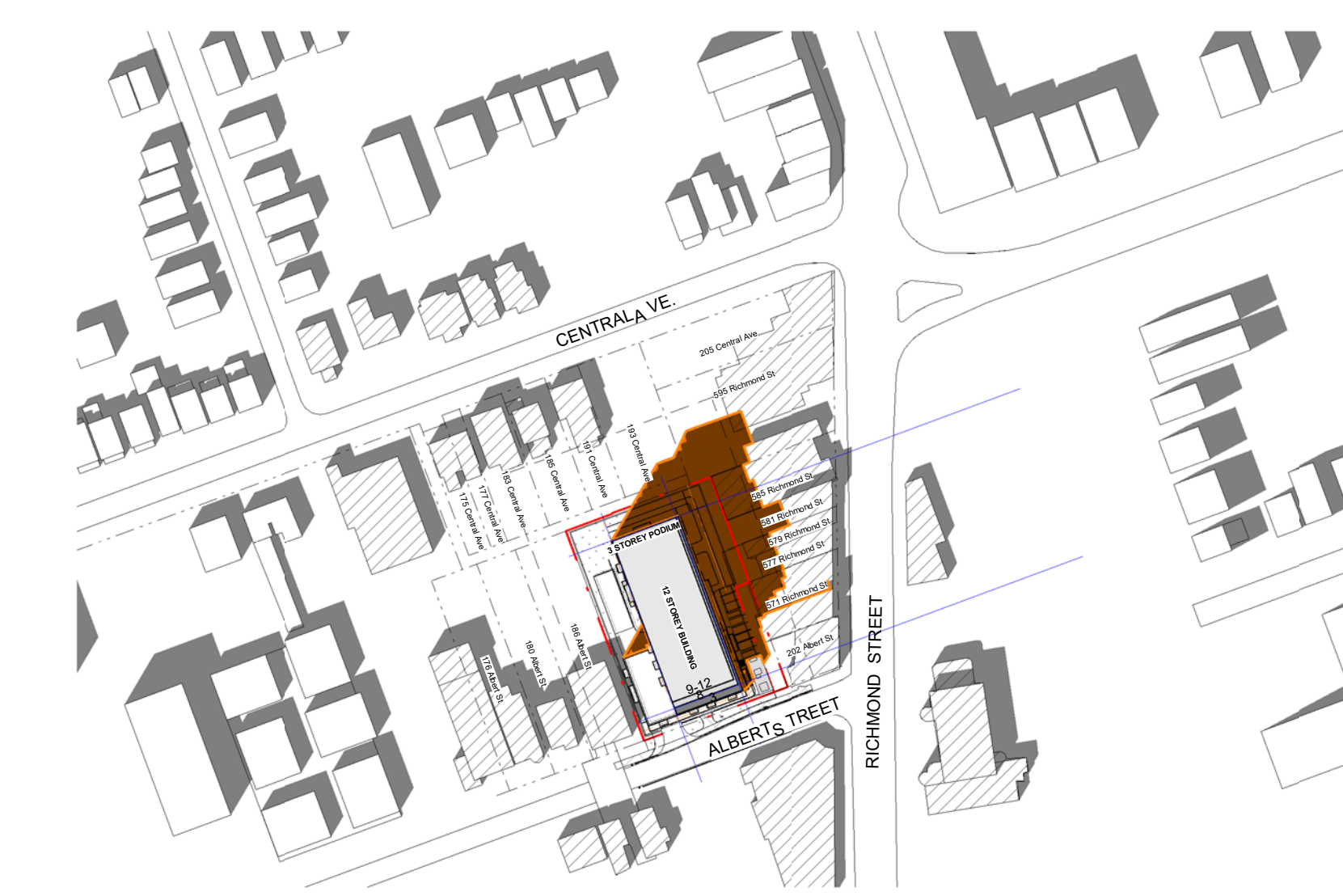
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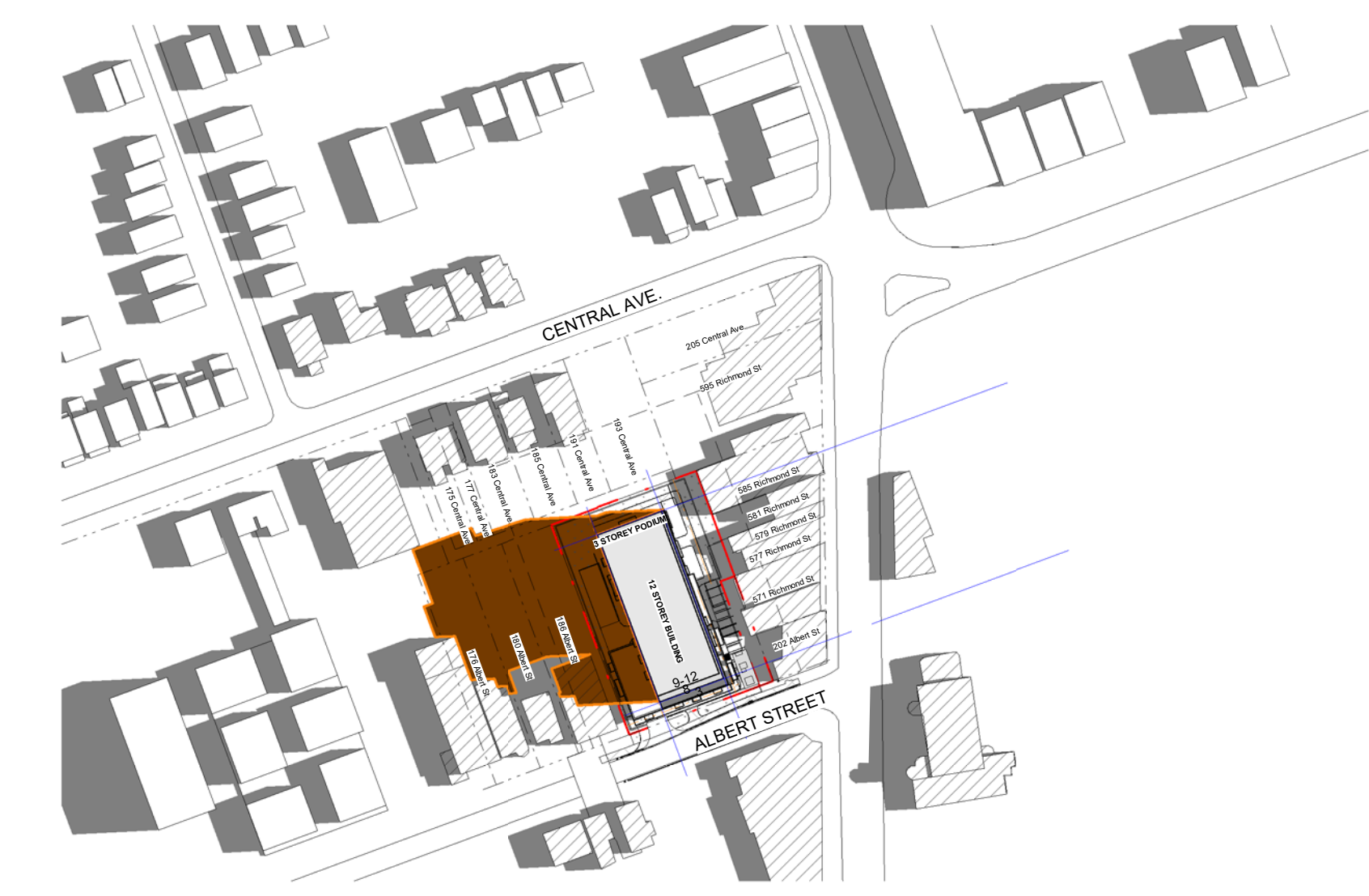
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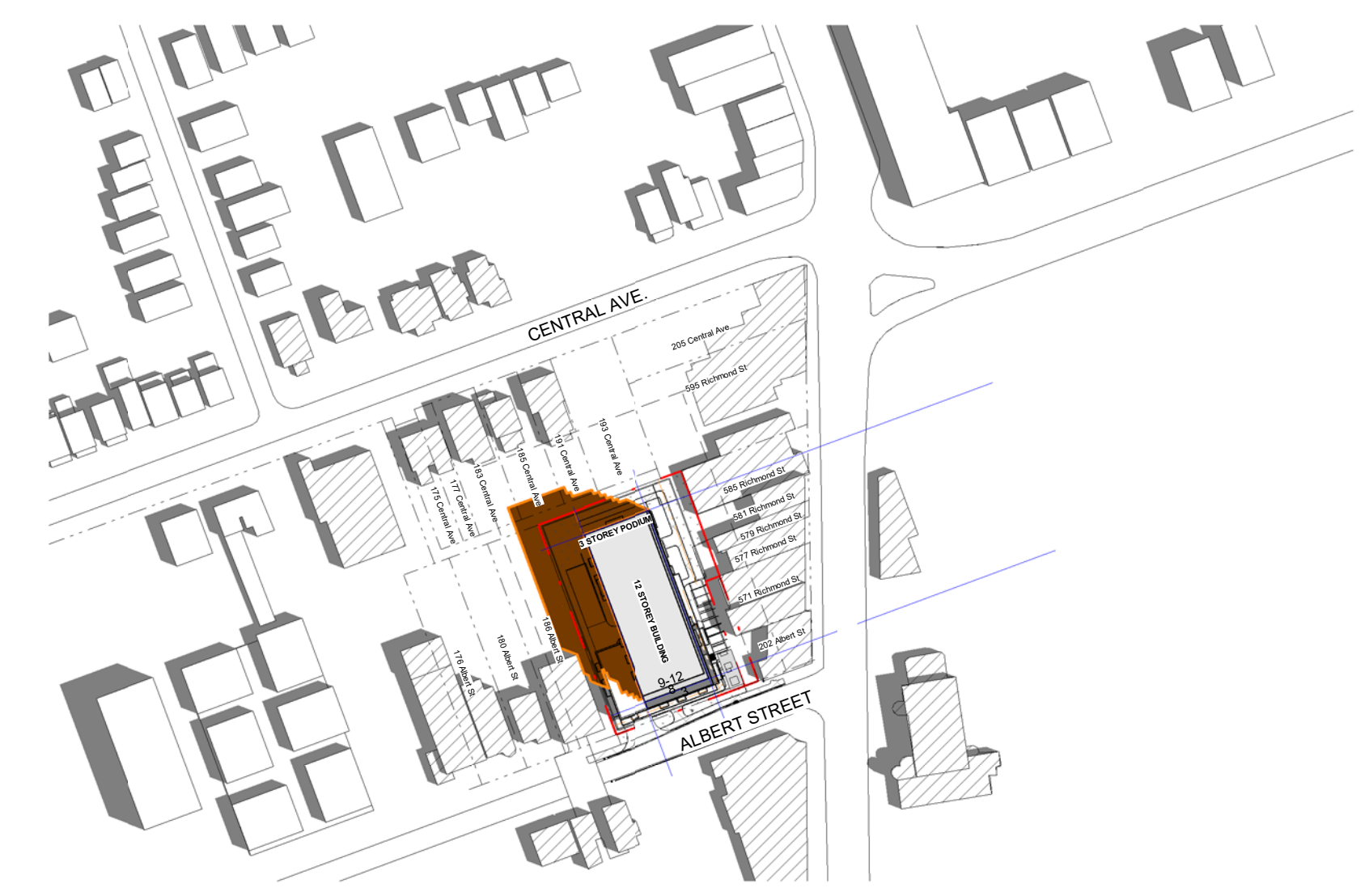
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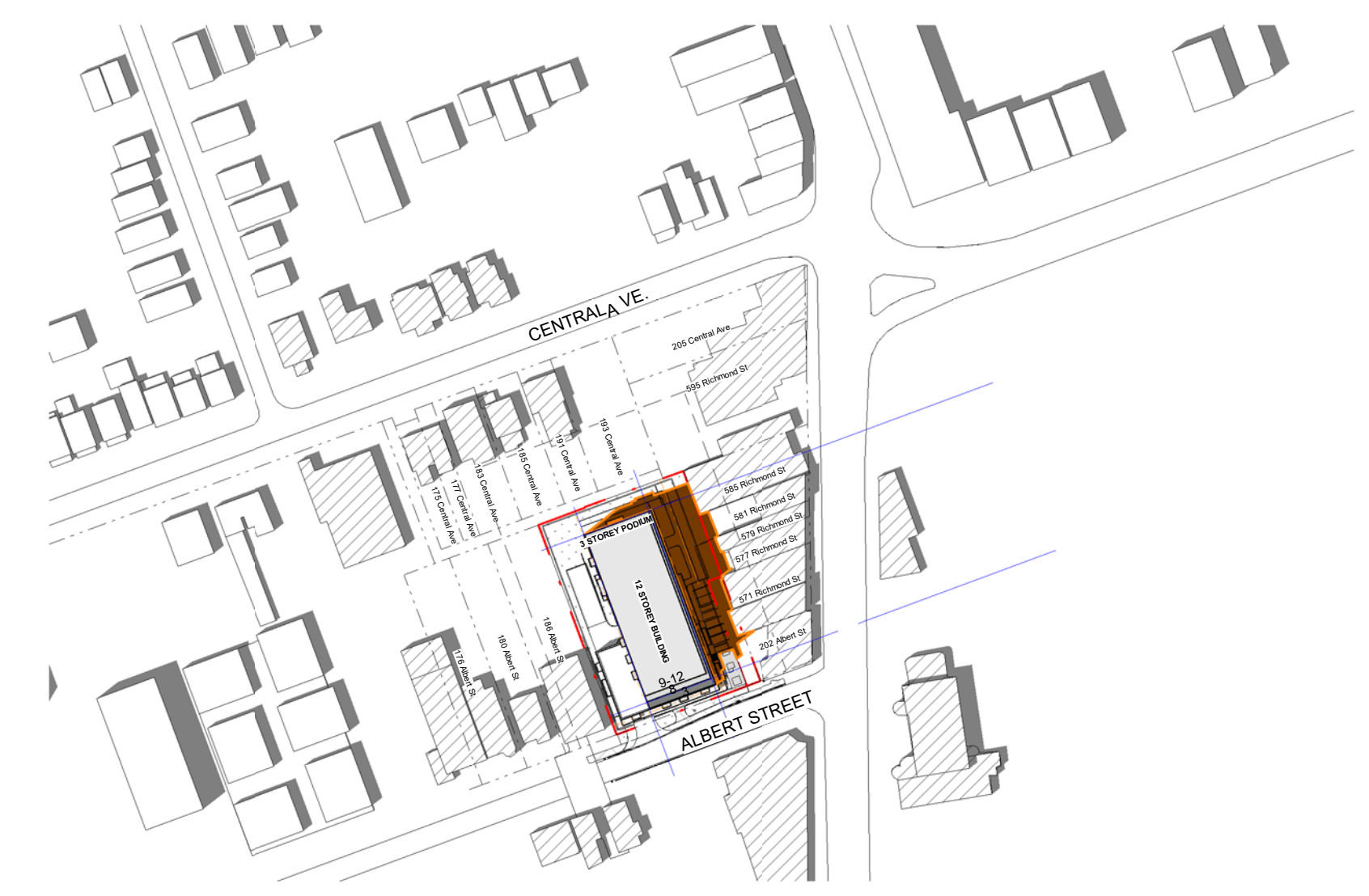
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7 DECEMBER 21 - 2.00 PM
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8 DECEMBER 21 - 4.00 PM
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© Parslow Heritage Consultancy Inc.

883 St. Clair Avenue West, Rear, Toronto, ON, M6C 1C4

Telephone: [647-348-4887](tel:647-348-4887)

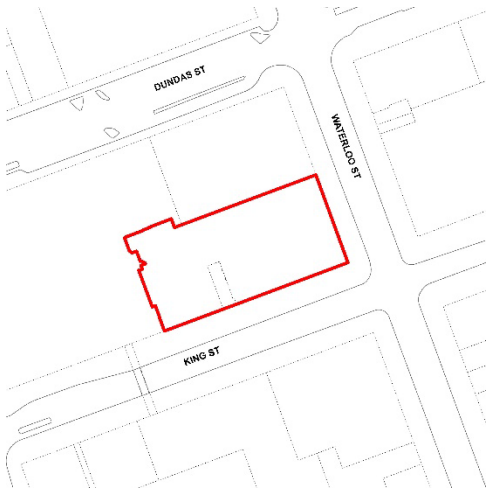
Email: admin@phcgroup.ca

Website: www.phcgroup.ca

REVISED NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

300-320 King Street



File: Z-9570

Applicant: Zelinka Priamo Ltd., on behalf of Royal Host GP Inc. and Holloway Lodging

What is Proposed?

Zoning amendment to allow:

- The development of a 35-storey, 435-unit mixed-use building with a central residential tower, and a 4 and 5-storey podium across the entire site consisting of commercial, a parking structure, bicycle storage and residential units.
- A Site Plan Approval application is currently being processed to permit the conversion of part, or all, of the existing hotel units to residential units.
- A density of 595 units per hectare (uph) is proposed for the development, resulting in a total site density of approximately 940 uph if the existing hotel is completely converted to apartments.
- Special provisions would permit no landscaped open space requirement, a maximum building height of 111m, a maximum lot coverage of 97%, and a maximum density of 940 uph.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 3, 2022**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9570

london.ca/planapps

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

David Ferreira

dferreira@london.ca

519-661-CITY (2489) ext. 4013

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a holding Downtown Area (h-3*DA2*D350) Zone to a Downtown Area Special Provision (DA2()) 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: Downtown Area (h-3*DA2*D350)

Permitted Uses: a full range of commercial, service, and office uses with residential uses

Special Provision(s): n/a

Residential Density: 350 uph

Height: Maximum 90.0 metres

Requested Zoning

Zone: Downtown Area Special Provision (DA2()) Zone.

Permitted Uses: a full range of commercial, service, and office uses with residential uses

Special Provision(s): No landscaped open space requirement, a maximum building height of 111m, a maximum lot coverage of 97%, and a maximum density of 940 units per hectare.

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the Downtown Place Type on a Rapid Transit Boulevard in The London Plan. Lands within this Place Type may be developed for one or more of a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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 official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. 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 would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment and zoning by-law amendment is adopted, the person or public body is not entitled to appeal the decision.

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

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

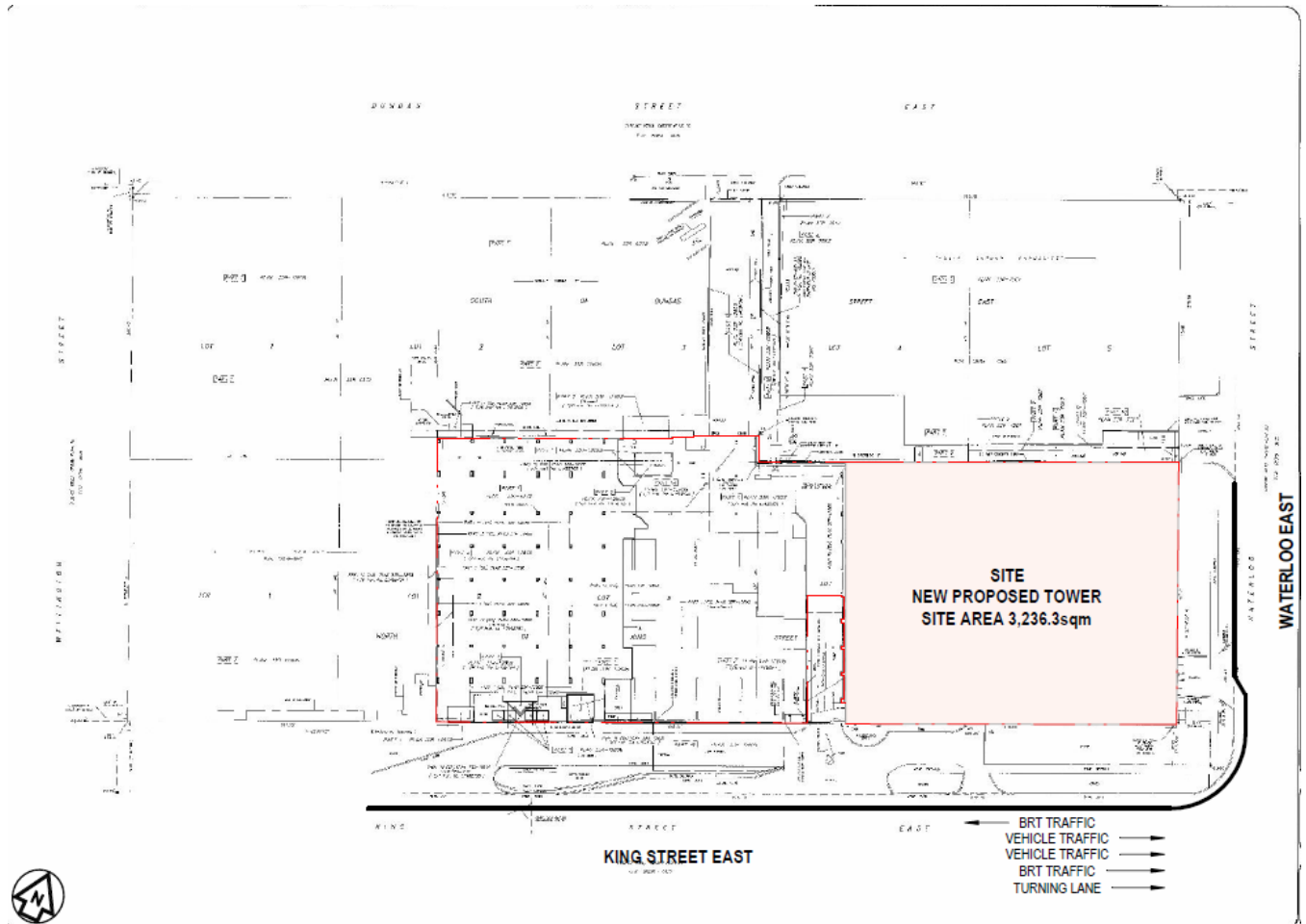
Notice of Collection of Personal Information

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

Accessibility

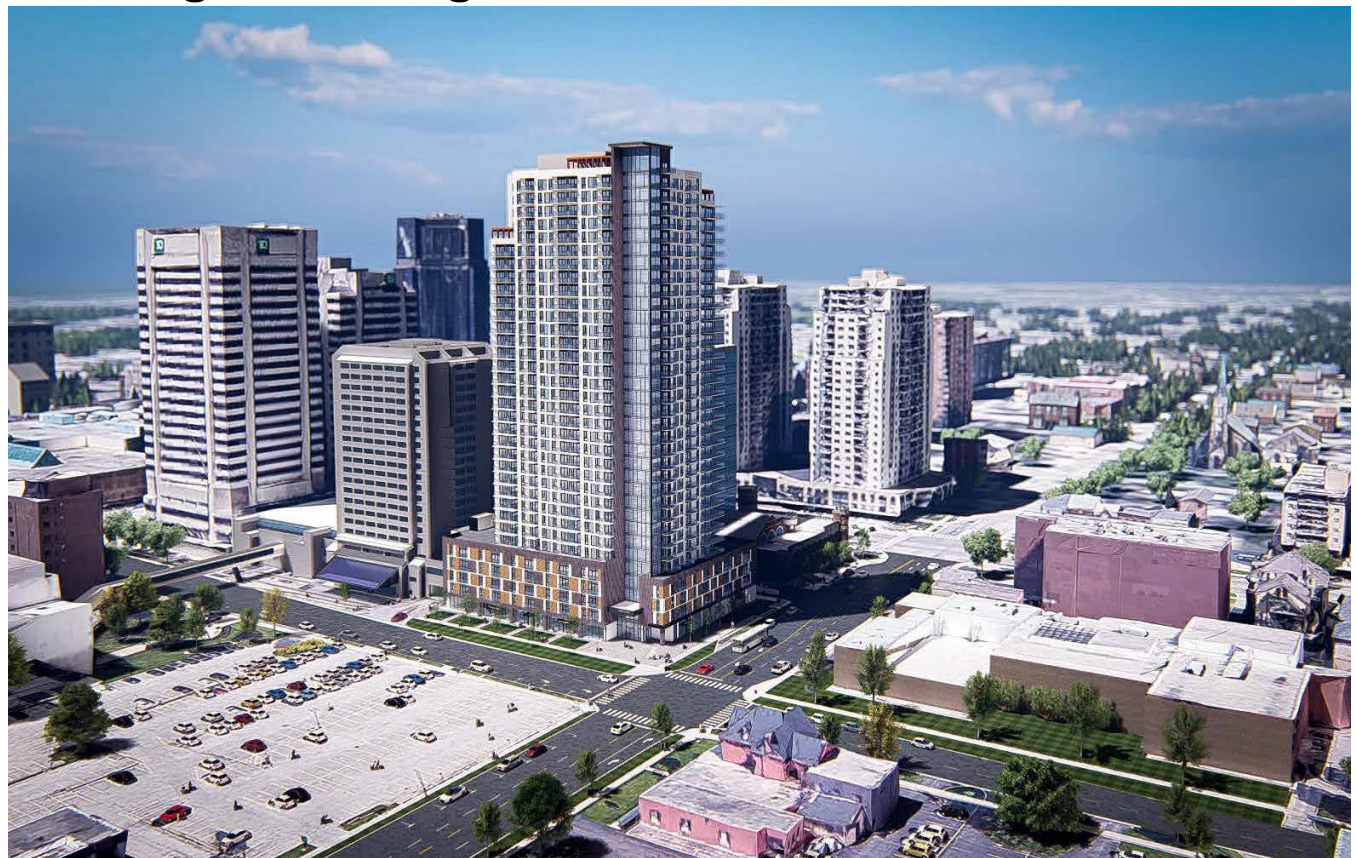
Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



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

Building Renderings



Overall View



Southeast View



Southwest View



Northeast View

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

Heritage Impact Assessment

Royal Host GP Inc. & Holloway Lodging

320 King Street

City of London



October 6, 2022



EXECUTIVE SUMMARY

Zelinka Priamo Ltd. was retained by Royal Host GP Inc. and Holloway Lodging to prepare a Heritage Impact Assessment (HIA) as a background document for the proposed redevelopment of the lands known municipally as 300-320 King Street (hereinafter referred to as the “subject lands”) for a 35-storey, 435-unit high-rise residential development. The proposed development is to be located on lands currently used for a parking structure. The existing hotel on the subject lands is to remain. This HIA involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding rezoning approval.

The purpose of this HIA is to determine if the identified built heritage resources will be impacted by the proposed development by responding to provincial and municipal policy requirements regarding the conservation of built heritage resources in the land use planning process. Consideration must be given to the conservation of heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

This report will identify and evaluate the heritage value of those properties adjacent to the proposed development; identify potential impacts to the identified heritage resources; and, propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts of the identified heritage resources.

The HIA determined that there are potential indirect impacts to adjacent properties resulting in vibration impacts from construction activities. Given the presence of cultural heritage resources which have the potential to be affected by the proposed development, the following mitigation measures have been recommended:

- Appropriate construction methodologies to be prepared, if required, and careful adherence to such methodologies to prevent any undue impacts to adjacent identified cultural heritage resources as per the City’s Development and Construction Standards; and,
- If required, monitoring for possible construction/demolition impacts such as vibrations would occur during the construction phase of the proposed development.

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1.0 INTRODUCTION

Zelinka Priamo Ltd. was retained by Royal Host GP Inc. and Holloway Lodging to prepare a Heritage Impact Assessment (HIA) as a background document for the proposed redevelopment of the lands known municipally as 300-320 King Street (hereinafter referred to as the “subject lands”) for a 35-storey, 435-unit high-rise residential development. The proposed development is to be located on lands currently used for a parking structure. The existing hotel on the subject lands is to remain. This HIA involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding rezoning approval.

1.1 Purpose

The purpose of this HIA is to determine if the identified built heritage resources will be impacted by the proposed development by responding to provincial and municipal policy requirements regarding the conservation of built heritage resources in the land use planning process. Consideration must be given to the conservation of heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

This report will identify and evaluate the heritage value of those properties adjacent to the proposed development; identify potential impacts to the identified heritage resources; and, propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts of the identified heritage resources.

1.2 Subject Lands

The subject lands are located at the northwest corner of the King Street and Waterloo Street intersection. The subject lands consist of multiple irregularly-shaped parcels, including a portion of the lands known municipally as 275 Dundas Street; the entirety of 300 King Street; and the entirety of 320 King Street. The irregularly-shaped lands have an area of approximately 0.73ha with frontages of approximately 105m along King Street and approximately 50m along Waterloo Street. The subject lands abut the Delta Armouries hotel and a parking lot to the north; Waterloo Street to the east; King Street to the south; and, the City Centre (TD) towers to the west. RBC Place is located opposite the subject lands on the south side of King Street; and, the Centre Branch YMCA facility is located opposite the subject lands on the east side of Waterloo Street.

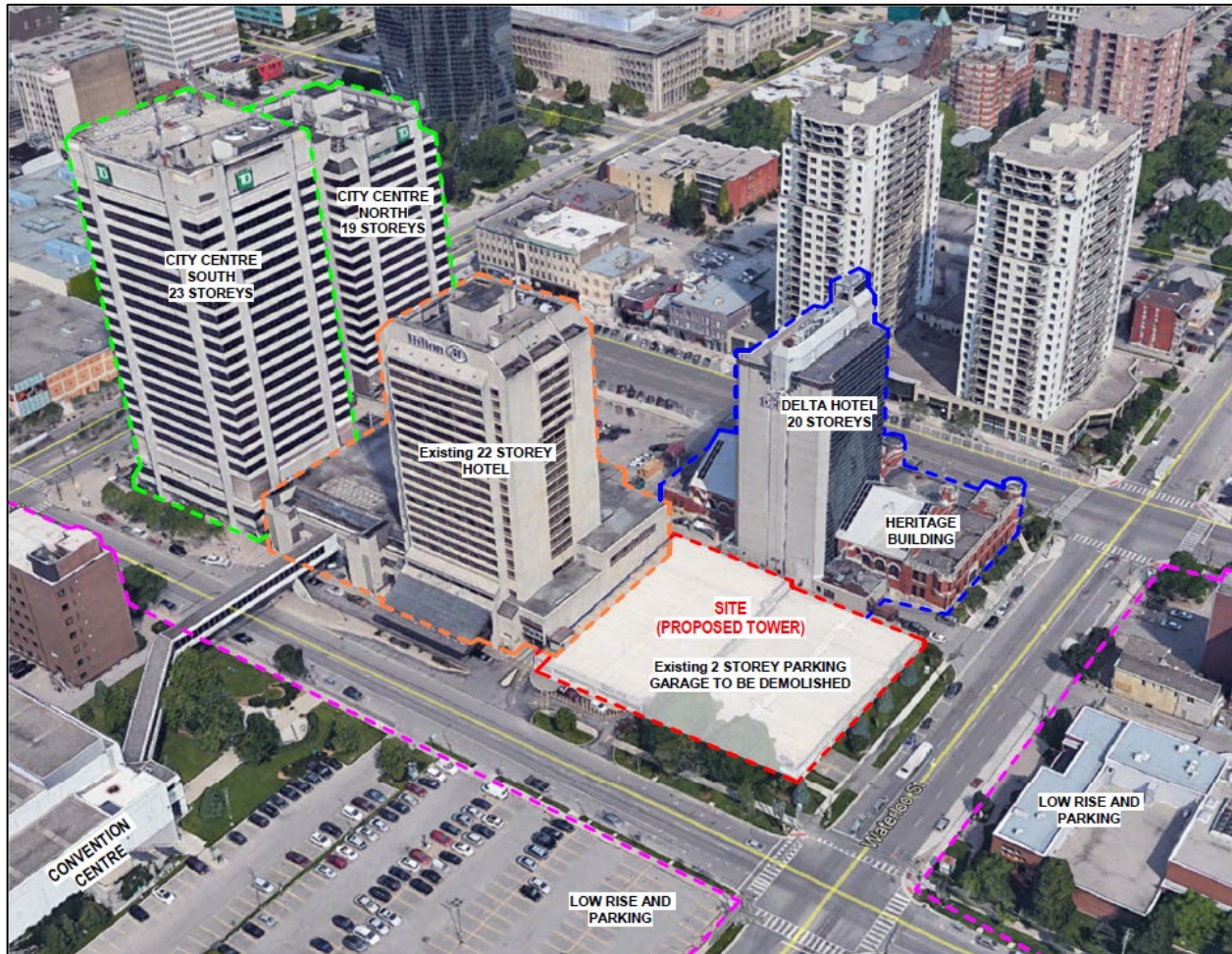
The subject lands are currently occupied by an existing 22-storey hotel building and an existing 2-level parking structure, which is wholly located on 320 King Street. A Site Plan Approval application is currently being processed to permit the conversion of part, or all, of the hotel units to residential units.

The subject lands are generally flat in topography. Several street trees are located around the perimeter of the existing parking structure.

Existing vehicular access is provided along King Street, leading to a lay-by in front of the existing hotel building, to the underground parking ramp, and to the existing parking structure. The

vehicular portion of the King Street right-of-way consists of two, one-way eastbound lanes, with turning lanes where necessary. A grassed landscaped strip provides a small buffer between the pedestrian sidewalk, located on both sides of the King Street right-of-way, and the outermost vehicular lane. Signalized intersections at both Wellington Street/King Street and Waterloo Street/King Street control pedestrian and vehicular traffic.

Image 1 – Subject lands



1.3 Study Area

The study area includes the adjacent properties to the subject lands, at 325 Dundas Street, 275 Dundas Street, and 362 Waterloo Street (Image 2), that are listed or designated on the *City of London Register of Cultural Heritage Resources*.

325 Dundas Street (Image 3), well-known as the Delta London Armouries Hotel, is a designated heritage property under Part V of the *Ontario Heritage Act*. The Delta London Armouries was built in 1905 in the Romanesque Revival architectural style. The Armouries feature a solid red brick construction, with a stone base, cylindrical turrets, stylized archways over the windows, and a wide arch at the entrance, designed by Canadian architect David Ewart (Iocorum, 2021). The

Armouries served the City for decades as a training facility and weapons storage for reserve and regular army units. The building opened as a 20-storey hotel in 1986. 325 Dundas Street is located at the southwest corner of the Dundas Street and Waterloo Street intersection, directly adjacent to the subject lands to the north.

275 Dundas Street (Image 4), known as the City Centre Towers or Canada Trust Towers, is a designated heritage property under Part V of the *Ontario Heritage Act*. The property consists of two towers, City Centre north (19-storeys) and City Centre south (23-storeys), built 1974 in the Brutalist architectural style. The towers rise from a wide base with each façade dominated by two vertical strips of precast material into which alternating horizontal bands of glass and precast material are integrated. 275 Dundas Street is directly adjacent to the subject lands to the west, and abut King Street to the south; Wellington Street to the west; and, Dundas Street to the north. This property, and 325 Dundas Street, was added to the *Register* by Municipal Council on June 27, 2013.

362 Waterloo Street (Image 5), known as Donohue Funeral Home, is a listed heritage property occupied by a 2-storey red brick building with an unknown building date. 362 Waterloo Street is located at the southeast corner of the King Street and Waterloo Street intersection, opposite the subject lands. This property was added to the *Register* by Municipal Council on March 27, 2018.

Image 2 – Study area

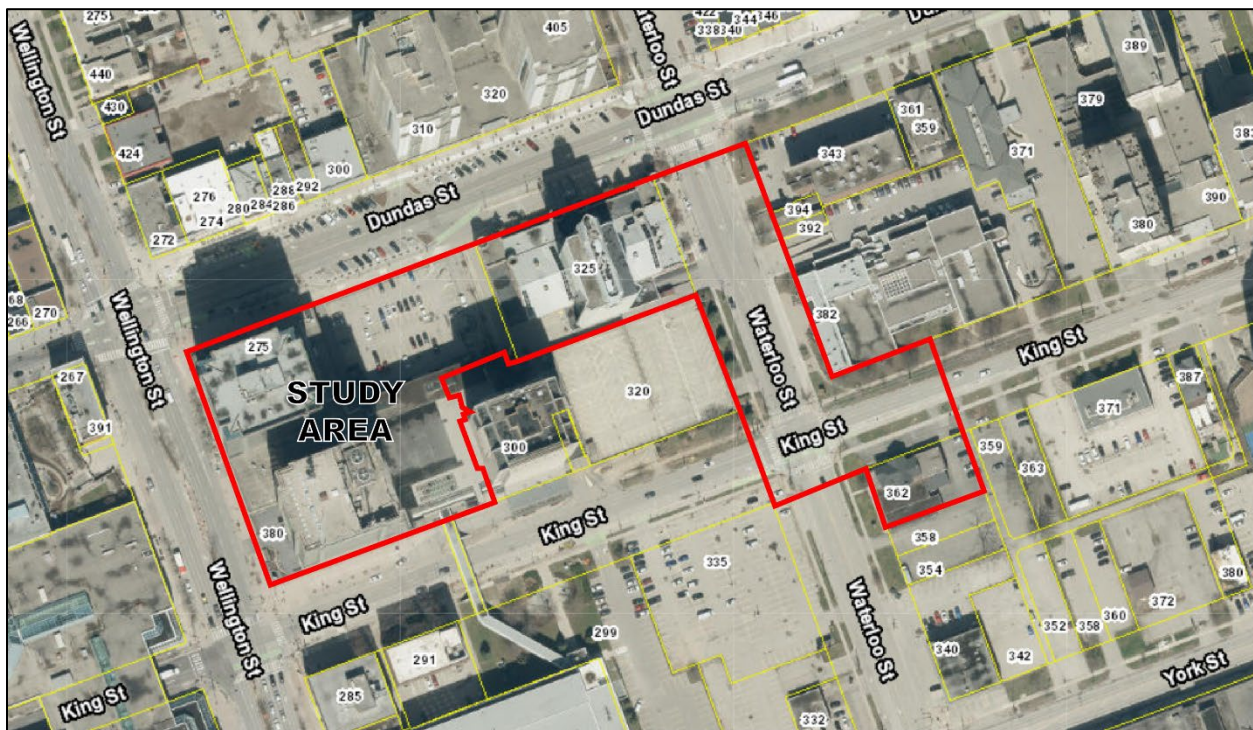


Image 3 – 325 Dundas Street (Delta London Armouries Hotel)



Image 4 – 275 Dundas Street (City Centre towers / Canada Trust towers)



Image 5 – 362 Waterloo Street (Donohue Funeral Home)



2.0 BUILT HERITAGE RESOURCE ASSESSMENT CONTEXT

2.1 Policy Framework

2.1.1 The Planning Act

The *Planning Act* is provincial legislation that provides a framework for land use planning in Ontario. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Ontario Land Tribunal shall have regard to matters of provincial interest, such as:

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

2.1.2 The Provincial Policy Statement, 2020

The *Provincial Policy Statement (PPS)*, issued under the authority of Section 3 of the *Planning Act* and updated in 2020, provides policy direction on matters of provincial interest related to land use planning in order to ensure efficient development and protection of natural resources. All planning applications required to be consistent with these policies. The PPS has several provisions relating to heritage conservation.

The relevant policies for the conservation of cultural heritage features are contained in Section 2 – Wise Use and Management of Resources, wherein Subsection 2.6 – Cultural Heritage and Archaeological Resources, states the following provisions:

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.

Under the PPS definition, '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.

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' in regards to cultural heritage and archaeology means:

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.

2.1.3 The London Plan

The properties at 325 Dundas Street and 275 Dundas Street are designated heritage properties on the *City of London Register of Cultural Heritage Resources*, and the property at 362 Waterloo Street is a heritage listed property on the *Register*. The City's Official Plan, *The London Plan*, sets out 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.

The London Plan defines adjacency as:

"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 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"

The following general objectives from *The London Plan* regarding cultural heritage resources also apply:

554_In all of the planning and development we do, and the initiatives we take as a municipality we will:

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.

Under *The London Plan* definition, 'cultural heritage resource' means:

A human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage.

The following design objective from *The London Plan* is applicable:

565_ 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 impact 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 its heritage attributes.

2.1.4 Downtown London Heritage Conservation District Plan

The proposed development and part of the study area reside in within the Downtown London Heritage Conservation District. Therefore, the guidelines of the Downtown London Heritage Conservation District Plan are applicable. The purpose of the Plan is stated below.

The purpose of this Heritage Conservation District Plan is to establish a framework by which the heritage attributes of the Downtown can be protected, managed and enhanced as this area continues to evolve and change over time. It will provide property owners, business owners, contractors, and other Downtown stakeholders with clear guidance regarding appropriate conservation, restoration and alteration activities and assist municipal staff and Council in reviewing and making decisions on building permits and development applications within the district.

The intent of the Plan is to assist in the protection and conservation of the unique heritage attributes and character of London's Downtown. The Plan provides guidelines for new construction to ensure the conservation of character-defining elements of the buildings any new construction will neighbour. These elements and associated guidelines are listed below.

- **Façade composition and height** are two major components in maintaining the character of the current streetscapes. A single excessively tall and imposing structure can completely alter the pedestrian-focused atmosphere of the Downtown. Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.

- **Setbacks** of new development should be consistent with adjacent buildings. New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the streetscape. Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing facades.

2.2 Impact Assessment Criteria

The impact assessment on cultural heritage resources is based on the impacts as defined by *Infosheet #5 Heritage Impact Assessments and Conservation Plans* prepared by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. Impacts to heritage resources may be direct or indirect. Direct impacts include:

- **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.

Indirect impacts do not cause destruction or alteration of the cultural heritage resource, but may include:

- **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 context or a significant relationship.
- **Obstruction** of significant views or vistas within, from, or of built and natural features.
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archeological resource.

In addition, the potential for indirect impacts resulting from vibration resulting from construction activities should be considered. For the purpose of this HIA, this impact has been categorized under “land disturbances”. Although the impacts of vibration on heritage buildings are not thoroughly studied or well understood, studies have shown that impacts may be perceptible within a 40m radius of development activities including demolition of existing structures, road traffic, and construction of new development (M. Crispino, 2001; Ellis, 2003) and consideration should be given to this potential impact. If left unaddressed, it could result in long-term issues for the maintenance, use, and conservation of the heritage resources.

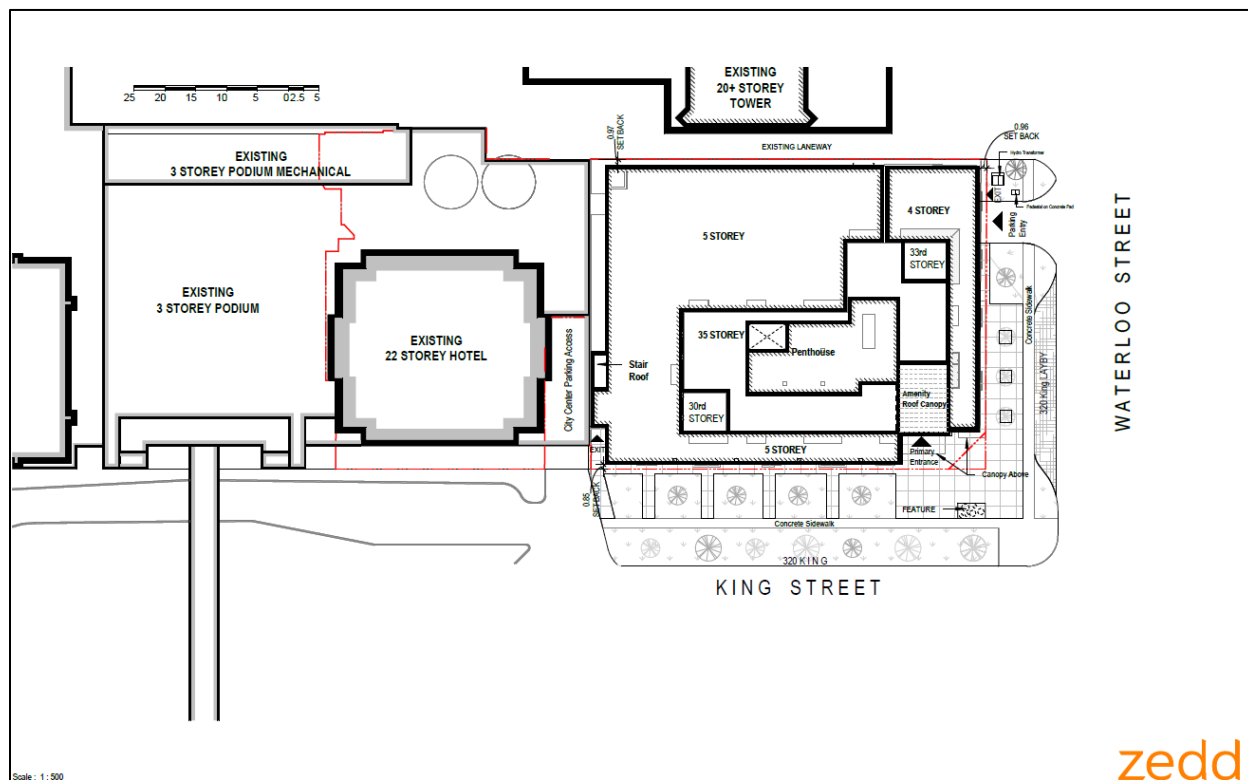
3.0 IMPACT ASSESSMENT

3.1 Proposed Development

The easterly portion of the subject lands (320 King Street) is proposed to be redeveloped for a new 35-storey, 435-unit residential apartment building (Image 6). The existing parking structure is to be removed. A density of 595UPH (units per hectare) is proposed for the development. The proposed building and the existing building, if converted to apartments, would yield a total site density of approximately 940UPH.

The new 35-storey residential apartment building is comprised of a 4- and 5-storey podium across the entire site, a 25-storey central tower with a floor plate of 1,008m², a 4-storey slimmer tower, and a 1-storey penthouse. The total building height is to be approximately 111m. The podium is comprised of commercial space on the ground floor, a parking structure on the interior, including bicycle storage, with apartment units wrapping around the King Street and Waterloo Street frontages on floors 2-4. A rooftop amenity area is proposed above the four-storey podium, and the upper roof.

Image 6 - Conceptual Site Plan (excerpt)



The proposed building is oriented along, and located close to, the King Street streetscape. The primary building entrance will be located along the King Street frontage with a canopy and signage to clearly define the entrance along the streetscape. Several pedestrian pathways connect the commercial uses on the ground floor to the existing municipal sidewalk on King Street. The site design provides a 0.85m front yard setback from King Street and a 0.96m exterior side yard setback from Waterloo Street to maintain the established street-walls of adjacent buildings and contribute to a positive pedestrian public realm (Image 7).

The building is articulated by distinct building façades. The design recognizes the vertical division and articulation of the range of unit layouts in the building with the use of a mix of high-quality building materials. The tower-over-podium built form provides a pedestrian oriented interface to ensure the building is designed according to a human scale. A variety of materials, colours, and textures break the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape (Image 8).

Image 7 – Architectural rendering, overall view

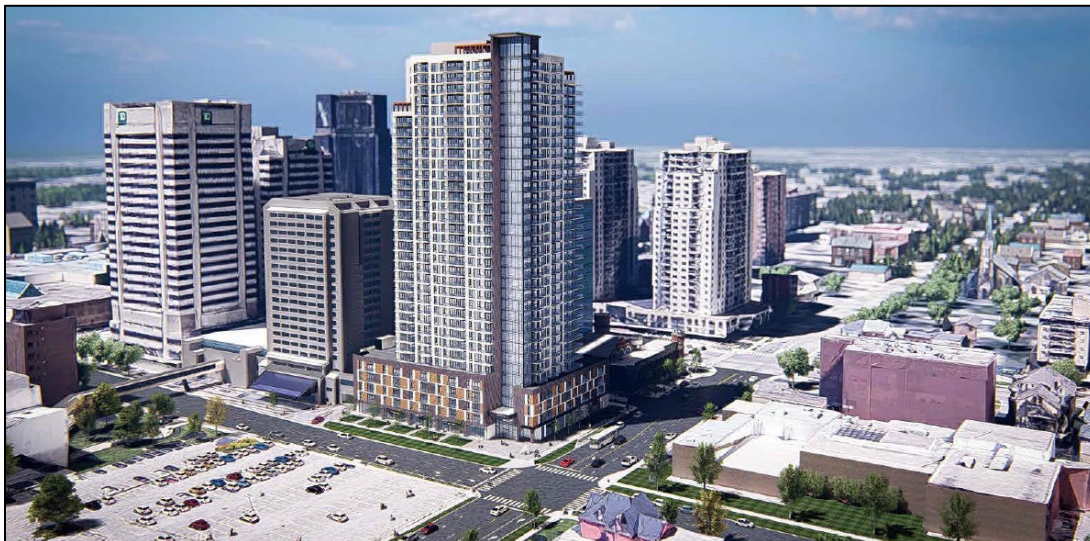


Image 8 – Architectural rendering, perspective along King Street



A 35-storey building, as proposed, is a significant contribution to the City of London skyline. The Downtown London HCD considers multi-storey buildings to be a defining characteristic of the District. When a building exceeds the typical established building height within the District, the HCD Plan provides for a building step back from the street frontage to minimize the spatial impact to the streetscape, and to ensure a human-scale is established. The step back is required at the 18.0m height with a step back distance of 5.0m. The resulting podium at the base of the tower distinguishes itself well from the massing of the upper tower.

The proposed building provides a step back above the podium at both the King Street and Waterloo Street frontages. The podium is approximately 17.3m in height and the provided step back to the tower is approximately 5.2m at both the King Street and Waterloo Street frontages (Images 8-9).

Image 8 – Step back at King Street frontage

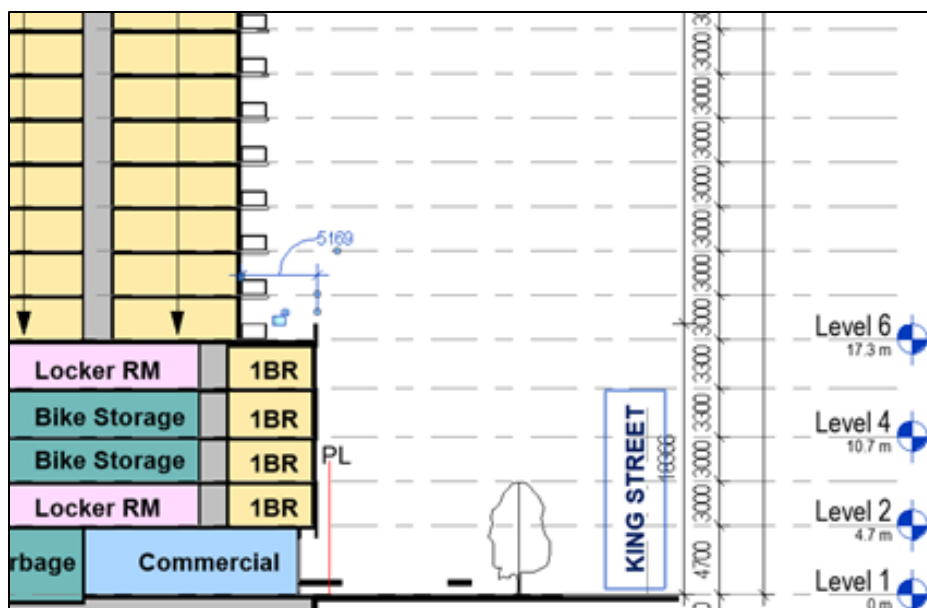
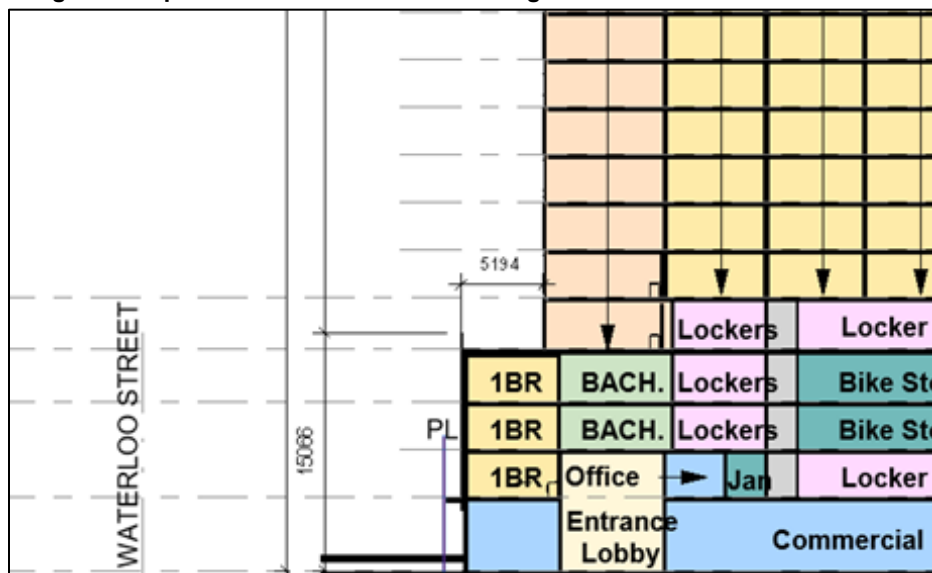


Image 9 – Step back at Waterloo Street frontage



The exterior design of the proposed building is anticipated to provide an attractive and well-executed design with modern architectural details, drawing inspiration from the surrounding architectural elements and materials while remaining noticeably distinct. Notably, the brown and red brick used for the podium pays homage to the materials used for the Delta Armouries, and continues vertically up portions of the building. The overall design of the proposed building is intended to convey a modern look while remaining respectful to the historical character of the surrounding neighbourhood.

Image 10 – Elevation along Waterloo Street



3.2 Assessment of Impacts

The following discussion addresses anticipated and potential impacts of the proposed development on built heritage attributes of at 325 Dundas Street, 275 Dundas Street, and 362 Waterloo Street. Generally speaking, no direct impacts were identified for the buildings as the proposed development will be entirely restricted to the adjacent property at 320 King Street. The identified heritage attributes relate exclusively to building form, materials, and architectural details. Given this, the proposed development will not affect the heritage resources directly.

In contrast, the indirect impact on land disruption has the potential to reach beyond the extent of the proposed development and reach the adjacent heritage resources. Vibration effects may be experienced where construction activities are expected. While the impacts of vibration on heritage buildings are not thoroughly studied or well understood, studies have shown that impacts may be perceptible within a 40m radius of development activities including demolition of existing structures, road traffic, and construction of new development. It is unclear at this time how these factors could impact the heritage resources long-term.

No other indirect impacts on the heritage resources from the proposed developed were identified. While the proposed development is likely to cause shadows where they may not currently exist, shadowing on the building form, materials, and architectural details is not anticipated to be permanent as they will fluctuate throughout the day and season and will not cause alteration or destruction.

Isolation and obstruction typically deal with relationships between heritage resources and their associated views. The proposed development is located across the King Street and Waterloo Street intersection from 362 Waterloo Street. From the pedestrian level, the proposed development may obstruct the view of 325 Dundas Street if looking directly north from King Street. However, this is not considered to be a significant view. As such, no attributes will be isolated and no significant views will be obstructed by the proposed development.

The subject lands are proposed to be redeveloped from a two-level parking garage to a 35-storey high-rise building. While there is a significant change in land use proposed, the land use will be similar and complimentary to the existing surrounding uses.

A summary of these findings is included in Table 1 below. Where no impacts to heritage resources are anticipated, 'N' is listed in the 'Impact Potential' column. Where potential impacts to heritage resources are anticipated, 'P' is listed in the column.

Table 1 – Impact Assessment

Possible Impact	Proposed Development	Impact Potential
Destruction	Study Area buildings will be maintained as-is.	N
Alteration	Study Area buildings will be maintained as-is.	N
Shadows	Proposed height is complementary to the neighbourhood.	N
Isolation	No isolation of heritage attributes.	N
Obstruction	View from streetscape will not be significantly affected.	N
Land Use Change	Proposed land use is consistent with surrounding land uses.	N
Land Disturbance	Possible vibration from construction activities.	P

4.0 MITIGATION, IMPLEMENTATION, AND MONITORING

4.1 Potential Mitigation Measures

The proposed development has the potential to result in indirect impacts to the identified heritage resources. As such, mitigation measures may be required. Several methods of minimizing or avoiding potential impacts on heritage resources resulting from project activities are described in InfoSheet #5; of the options presented, the establishment of buffer zones, site plan controls, and other planning mechanisms best avoid impacts related to potential vibration effects.

4.2 Mitigation Discussion

As the study area properties are situated directly adjacent or opposite King Street to the proposed development with construction activities anticipated within 40m of the study area, indirect impacts from vibration are possible. Where construction activities are anticipated proximate to heritage resources, monitoring activities of vibration levels can gauge whether such activities exceed acceptable vibration levels as determined by a qualified engineer.

An approach to mitigating the potential vibration effects can be done in two stages: first, if required, to develop appropriate construction methodologies in the form of site plan controls, site activity monitoring, or avoidance; second, further action can be taken, if deemed necessary, in the form of monitoring for possible construction and/or demolition impacts such as vibrations during the construction phase.

5.0 RECOMMENDATIONS

The assessment of impacts resulting from the proposed development at 320 King Street has determined that the proposed development could have possible indirect impacts related to vibration effects to the adjacent identified cultural heritage resources at 325 Dundas Street, 275 Dundas Street, and 362 Waterloo Street. Based on the identified impacts, the following mitigation measures are recommended:

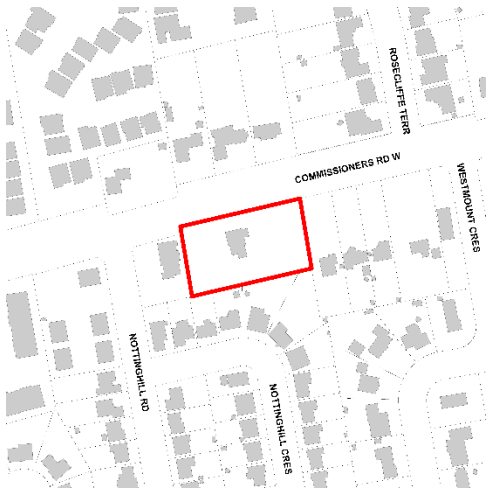
- Appropriate construction methodologies to be prepared, if required, and careful adherence to such methodologies to prevent any undue impacts to adjacent identified cultural heritage resources as per the City's Development and Construction Standards; and,
- If required, monitoring for possible construction/demolition impacts such as vibrations would occur during the construction phase of the proposed development.

6.0 REFERENCES

- City of London. (2019). *Register of Cultural Heritage Resources*. Retrieved from <https://london.ca/sites/default/files/2020-10/Register-2019-AODA.pdf>
- City of London. (2021, May). The London Plan. London, Ontario.
- Ellis, P. (2003). Effects of traffic vibration on historic buildings. *Science of The Total Environment*, 37-45.
- Government of Ontario. (1990). *Planning Act, R.S.O. 1990, c. P.13*. Retrieved from ontario.ca: <https://www.ontario.ca/laws/statute/90p13>
- Government of Ontario. (n.d.). *Provincial Policy Statement, 2020*. Retrieved from ontario.ca/PPS: <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>
- locorum. (2021, February 16). *Delta Hotels London Armouries*. Retrieved from locorum: <https://blog.locorum.ca/latest-news/places/delta-hotels-london-armouries/>
- M. Crispino, M. D. (2001). MEASUREMENT AND PREDICTION OF TRAFFIC-INDUCED VIBRATIONS IN A HERITAGE BUILDING. *Journal of Sound and Vibration*, 319-335.
- Stantec. (2012, March). *Downtown London Heritage Conservation District Plan*. Retrieved from london.ca: <https://london.ca/sites/default/files/2020-10/Downtown%20HCD%20Plan.pdf>

Zoning By-Law Amendment

634 Commissioners Road West



File: Z-9541

Applicant: Royal Premier Homes (c/o Farhad Noory)

What is Proposed?

Zoning amendment to allow:

- Cluster townhouse development consisting of 10, 3-storey dwelling units and the retention of an existing single detached dwelling, totalling 11 units.

YOU ARE INVITED!

Further to the Notice of Application you received on August 31, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 9, 2023, no earlier than 4:00 p.m.

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

For more information contact:

Olga Alchits
oyalchits@london.ca
519-661-CITY (2489) ext. 7154
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9541

london.ca/planapps

To speak to your Ward Councillor:

Councillor Paul Van Meerbergen
pvanmeerbergen@london.ca
519-661-CITY (2489) ext. 4010

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential R5 Special Provision (R5-7(*)). 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: R1-9

Permitted Uses: Single detached dwelling

Residential Density: One single detached dwelling per lot.

Height: 12.0 metres

Requested Zoning

Zone: Residential R5 Special Provision (R5-7(*))

Permitted Uses: Cluster townhouse dwellings, cluster stacked townhouse dwellings

Special Provision(s): a reduced front and exterior side yard depth of 6.5 metres, a reduced minimum interior yard depth of 1.8 metres (first 30 metres of lot depth) and 3.0 metres (for the remainder of the lot) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms, a rear yard depth of 1.0 metres per 1.0 metres of main building height, but in no case less than 6.0 metres, and a minimum 6.0 metre deep landscape strip along the south lot line (up to 6 parking stalls may encroach into the required landscape strip).

Residential Density: 25 units per hectare

Height: 12.0 metres

The City may also consider other special provisions.

Planning Policies

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

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low-rise residential uses, including cluster townhouses and stacked townhouses.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Attend This Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

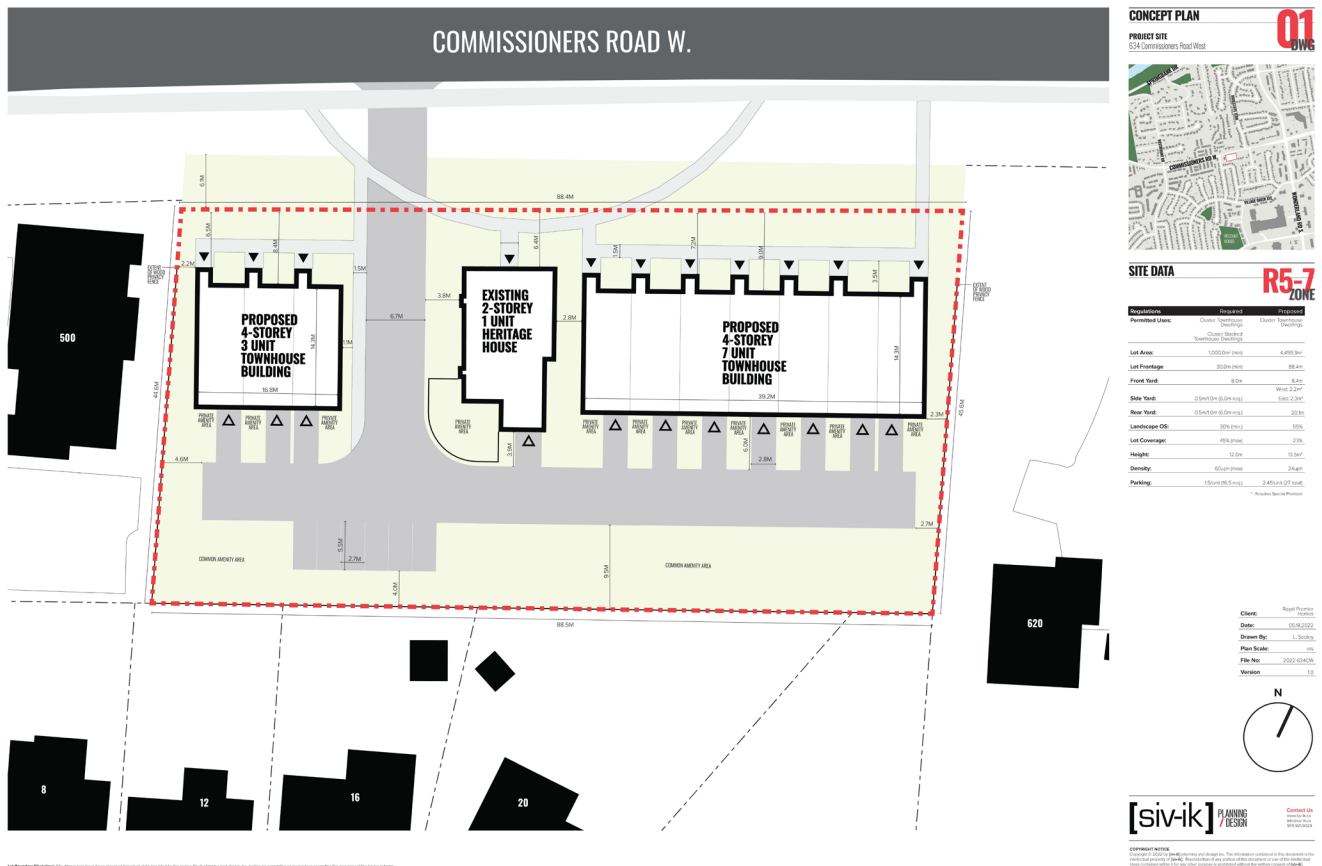
Notice of Collection of Personal Information

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

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by January 8, 2023 to request any of these services.

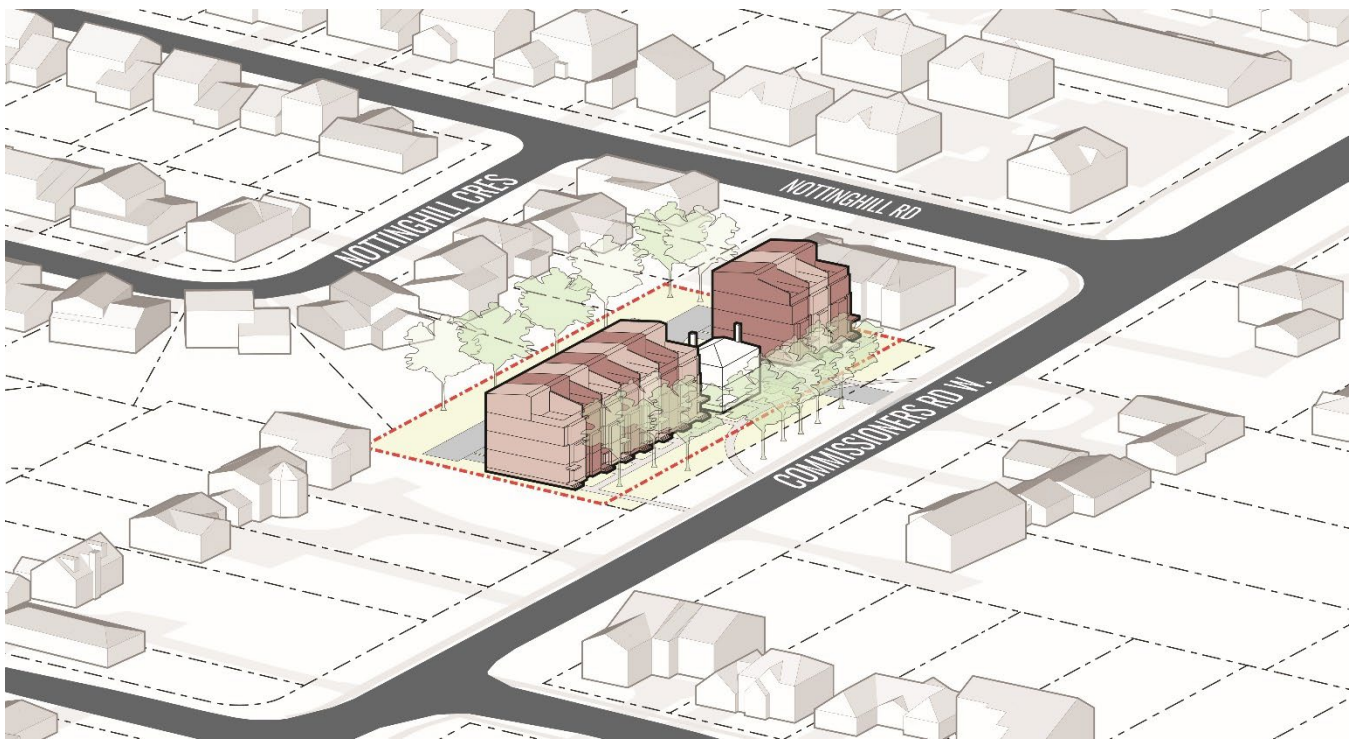
Site Concept



Site Concept Plan

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

Building Rendering



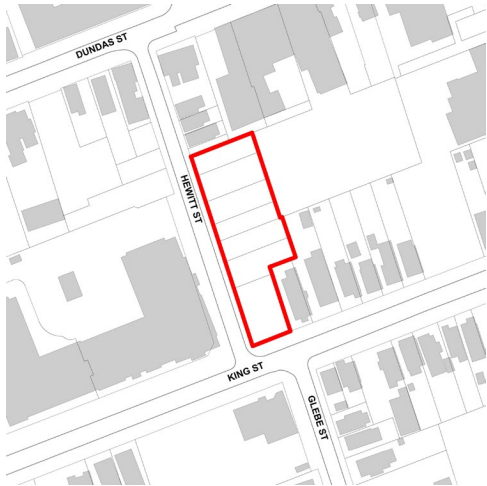
Conceptual Rendering (south view from Commissioners Road West)

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

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

376-390 Hewitt Street and 748 King Street



File: Z-9576

Applicant: Stantec Consulting (c/o Alexander Brown)

What is Proposed?

Zoning amendment to allow:

- A surface residential parking lot on the site for a period not exceeding three (3) years through a Temporary Zone (T-_)

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 24, 2023**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 7339

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9576

london.ca/planapps

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

Susan Stevenson

sstevenson@london.ca

519-661-CITY (2489) ext. 4004

**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 an R8-4 and BDC(2) Zone to a R8-4/T_ and BDC/T_ 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: R8-4 and BDC(2)

Permitted Uses: R8-4: Apartment buildings; Handicapped person's apartment buildings; Lodging house class 2; Stacked townhousing; Senior citizen apartment buildings; Emergency care establishments; Continuum-of-care facilities.

BDC(2): 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; s) 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): None

Residential Density: 75 units per hectare (R8-4)

Height: 13m (R8-4), 12m (BDC(2))

Requested Zoning

Zone: R8-4/T_ and BDC(2)/T_

Permitted Uses: All above uses for their respective zones, and a residential parking lot

Special Provision(s): Parking Setback: Minimum External Property Line Setback (ROW) of 2 metres, Parking Setback: Minimum Internal Property Line Setback of 1.0 metres, Parking Setback: Minimum Daylight Triangle Property Line Setback of 0.4 metres, Minimum Drive Aisle Width of 6.0 metres, Minimum Drive Isle Hammerhead Depth of 1.0 metres, Landscape Island Width: Minimum Interior Islands of 0.5 metres with concrete, and Landscape Island Width: Minimum Entrance Islands of 2.0 metres with landscaping.

Residential Density: No change requested

Height: No change requested

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Urban Corridor Place Type (386 and 390 Hewitt) and Rapid Transit Corridor Place Type (376-382 Hewitt and 748 King) in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

How Can You Participate in the Planning Process?

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- 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.

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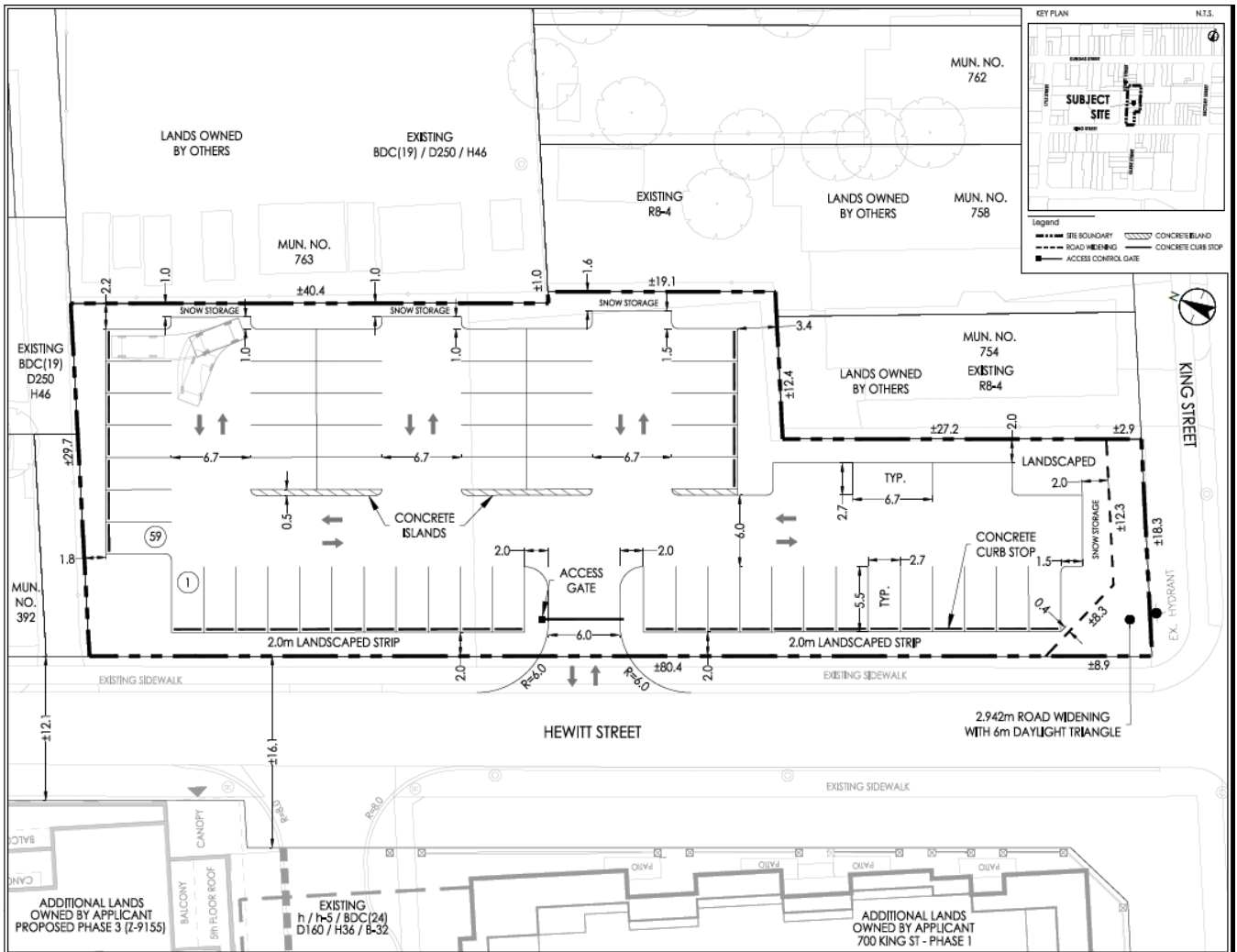
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Accessibility

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

Site Concept



Site Concept plan for proposed temporary parking lot.

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

Dear Jerri-Joanne,

I would like to inform you that due to personal and unexpected reasons, I won't be able to keep the position of volunteer for CACP.

I am really sorry for that.

Let me know how I should proceed with that.

Kind regards,

Gabriel de Souza Barbosa

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning
From: Britt O’Hagan, RPP, MCIP Manager,
Community Planning, Urban Design and Heritage
Subject: Heritage Easement Agreement, 1656 Hyde Park Road
Date: January 11, 2023

Recommendation

Approval of the attached Heritage Easement Agreement (Appendix “B”) between the Corporation of the City of London and the property owner of 1656 Hyde Park Road, otherwise known as the “Routledge Farmhouse” is being recommended. The attached proposed by-law (Appendix “A”) is being recommended to be introduced at a Municipal Council meeting to be held on February 14, 2023 to approve the Heritage Easement Agreement and authorize the Mayor and City Clerk to sign the agreement.

Executive Summary

The Routledge Farmhouse, located at 1656 Hyde Park Road is a significant cultural heritage resource, designated pursuant to Part IV of the *Ontario Heritage Act* by By-Law No. L.S.P.-3455-204. A Zoning By-Law Amendment (Z-9301) for the property, and adjacent properties includes the relocation, conservation, and adaptive re-use of the existing Routledge Farmhouse as a part of an 8-storey (29 metre) development. As a condition of the Zoning By-Law Amendment, the owner will enter into a Heritage Easement Agreement with the City of London. A Heritage Easement Agreement will ensure that the cultural heritage value of the property will be conserved throughout the process of relocating the Routledge Farmhouse, as well ensuring the short- and long-term conservation of this significant cultural heritage resource. The property owner has reviewed and agreed to the Heritage Easement Agreement for the Routledge Farmhouse.

Analysis

1.0 Background Information

1.1 Property Location

The property at 1656 Hyde Park Road, known as the Routledge Farmhouse, is located on the west side of Hyde Park Road between North Routledge Park and Gainsborough Road.

1.2 Cultural Heritage Status

The property at 1656 Hyde Park Road is designated pursuant to Part IV of the *Ontario Heritage Act*. By-law No. L.S.P.-3455-204 came into force and effect in 2016.

1.3 Property Description

Thomas Routledge (1763-1844) and his family arrived in London Township as “Talbot Settlers” – the earliest organized colonial settlements in the former London Township. He received the Crown grant for the south parts of Lots 25-26, Concession IV in the former London Township in 1836, and his family named the area “Hyde Park”.

Robert Routledge (1824-1904), grandson of Thomas Routledge acquired his grandfather’s property by 1875, and had the property surveyed, subdivided, and registered a Plan of Subdivision in 1886. Lot 14 of Registered Plan 416 was one of the lots retained by Robert Routledge, and the lot contains the building located at 1656 Hyde Park Road, locally known as the Routledge Farmhouse. He owned the property until his death in 1904.

The Routledge Farmhouse is a two-storey brick building built in the vernacular Italianate farmhouse style circa 1880. The brick used to construct the house is likely local, as it demonstrates characteristic buff colouring, and slight inconsistencies in the firing of the brick suggests a relatively early origin. The building's T-plan, hipped roof, wood detailing, porch, and fenestration all contribute to its cultural heritage value as a vernacular Italianate farmhouse.

The property at 1656 Hyde Park Road is important in maintaining the village character of Hyde Park as a historic settlement area.

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 in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*.

2.1.1 Provincial Policy Statement

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

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

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

2.1.2 Ontario Heritage Act

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

2.1.2.1 Heritage Easement Agreement

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

Section 37 of the *Ontario Heritage Act* states,

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

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

(3) Where an easement or covenant is registered against real property under subsection (2), each easement or covenant shall run with the real property and the council of the municipality may enforce such easement or covenant, whether positive or negative in nature, against the owner or any subsequent owners of

the real property, and the council of the municipality may enforce such easement or covenant even where it owns no other land which would be accommodated or benefitted by such easement or covenant. R. S.O. 1990, c. O. 18, s. 37 (3).

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

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

2.1.3 The London Plan

The London Plan is the City of London's Official Plan. The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London's cultural heritage resources.

Policy 570_5 of *The London Plan* states:

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

Policy 583_ of *The London Plan* states,

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

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1. Heritage Easement Agreements in London

There are nine properties in London which are protected through a heritage easement agreement. Four heritage easement agreements are held by the Ontario Heritage Trust (formerly the Ontario Heritage Foundation); five heritage easement agreements are held by the City of London.

Municipal Heritage Easement Agreements

- Chestnut Hill, 55 Centre Street
- 229-231 Dundas Street, London Mechanics' Institute
- Elise Perrin Williams Memorial London Public Library and Art Gallery and Museum, 305 Queens Avenue
- Thornwood, 329 St. George Street and 335 St. George Street
- Carfrae Cottage, 39 Carfrae Street

Ontario Heritage Trust Easement Agreements

- London District Court House, 399 Ridout Street North
- Eldon House, 481 Ridout Street North
- Normal School, 165 Elmwood Avenue East
- London Psychiatric Hospital, 850 Highbury Avenue North

Heritage easement agreements can be an important tool in the protection of significant cultural heritage resources. Heritage easement agreements are commonly required as

part of development applications for other municipalities including Kingston, Markham, Oakville, Toronto, and Brampton.

4.2 Requirement to Enter into a Heritage Easement Agreement

The purpose of a heritage easement agreement is for the conservation of a property of cultural heritage value or interest (Section 37(1), *Ontario Heritage Act*). A property must be of cultural heritage value or interest to enter into a heritage easement agreement, however there is no provincially mandated criteria for a municipality to enter into a heritage easement agreement. As demonstrated by its existing designation pursuant to Section 29 of the *Ontario Heritage Act*, the Routledge Farmhouse (1656 Hyde Park Road) is of significant cultural heritage value or interest.

Consultation with a municipal heritage committee, the Community Advisory Committee on Planning (CACP), is required before a municipality can enter into a heritage easement agreement with a property owner pursuant to Section 37(1) of the *Ontario Heritage Act*. The CACP is being consulted on this Heritage Easement Agreement at their meeting held on January 11, 2023.

As demonstrated by Policy 570_5 and Policy 583_ of *The London Plan*, there are sufficient enabling policies for Municipal Council to enter into a heritage easement agreement.

4.3 Heritage Easement Agreement vs. Heritage Designating By-law

Heritage easement agreements provide the highest level of protection, pursuant to the *Ontario Heritage Act*, to protect significant cultural heritage resources for future generations. It is a legal document, like a heritage designating by-law, which is registered on the title of the property. A heritage easement agreement remains applicable to the specific property if the property is sold.

Where a heritage designation pursuant to Section 29 or Section 41 of the *Ontario Heritage Act* may be imposed on a property (with appeal opportunities availed to the property owner), the agreement between the municipality and property owner is required to enter into a heritage easement agreement. Heritage easement agreements, and decisions pursuant to heritage easement agreements, are not appealable to the Ontario Land Tribunal (OLT).

Of particular benefit for a significant cultural heritage resource that will be subject to a relocation and adaptive re-use as a part of a development project, a heritage easement agreement can ensure that the recommendations of a Conservation Plan be implemented to ensure the conservation of cultural heritage resource. Specific to the Routledge Farmhouse, a Conservation Plan was prepared for the property to ensure that the heritage attributes of the property will be conserved as a part of the short- and long-term construction and maintenance for the property.

Heritage easement agreements establish requirements for maintaining a property, or specific features or attributes of a property. In addition to the requirement to obtain approval from a municipality prior to making alterations to the property, like a heritage designated property, other requirements, such as insurance, can be included within a heritage easement agreement.

Pursuant to Section 37(5) of the *Ontario Heritage Act*, in the event of a conflict between a heritage easement agreement and a heritage designating by-law, a heritage easement agreement will prevail.

4.4 Agreement with Property Owner

As noted, entering into a heritage easement agreement requires the agreement of the property owner and municipality.

A Zoning By-Law Amendment (Z-9301) for the property, and adjacent properties includes the relocation, conservation, and adaptive re-use of the existing Routledge Farmhouse as a part of an 8-storey (29 metre) development. As a condition of the

Zoning By-Law Amendment, the owner will enter into a Heritage Easement Agreement with the City of London. The property owner has reviewed and agreed to the Heritage Easement Agreement in Appendix B for the Routledge Farmhouse.

The Heritage Easement Agreement will be registered on the title of the property.

Conclusion

The Routledge Farmhouse located at 1656 Hyde Park Road is a significant cultural heritage resource. It is protected by its designation pursuant to Part IV of the *Ontario Heritage Act*. A heritage easement agreement will help to ensure that the cultural heritage value of the property will be conserved throughout the process of relocating the Routledge Farmhouse. The Heritage Easement Agreement will also implement the recommendations included within the Conservation Plan for the Routledge Farmhouse to ensure its long-term conservation for Londoners.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Submitted by: Britt O'Hagan, RPP, MCIP
Manager, Community Planning,
Urban Design and Heritage

CC Sachit Tatavarti, Solicitor

Appendix A Authorizing By-law
Appendix B Heritage Easement Agreement – 1656 Hyde Park Road

Appendix A – Authorizing By-law

Bill No.
2023

By-law No.

A by-law to enact a Heritage Easement Agreement for the property at 1656 Hyde Park Road, pursuant to the provision of the *Ontario Heritage Act*

WHEREAS Section 5(3) of the *Municipal Act*, 2001, S. P. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

WHEREAS Section 9 of the *Municipal Act*, 2001, provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purposes of exercising its authority under that or any other Act;

AND WHEREAS the Owner is the registered owner of certain lands and premises situated in the City of London, in the County of Middlesex and Province of Ontario (hereinafter called the “Property” or “1656 Hyde Park Road” being composed of E ½ LT 14 PL416 LONDON TWP AS IN 789849; EXCEPT PT 1 ER936569, PT 1 33R19406; London and known municipally as 1656 Hyde Park Road, London and designated to be of historic and architectural value by By-law No. L.S.P.-3455-204;

AND WHEREAS the purpose of the *Ontario Heritage Act*, R. S. O. 1990, c. O.18, is to support, encourage, and facilitate the conservation, protection, and preservation of the heritage of Ontario;

AND WHEREAS in accordance with Section 37(1) of the *Ontario Heritage Act*, R. S. O. 1990, c. O.18, the City is entitled to enter into agreements, covenants, and easements with owners of real property or interests therein, for the conservation, protection, and preservation of the heritage of Ontario;

AND WHEREAS by Sections 37(2) and 37(3) of the *Ontario Heritage Act*, R. S. O. 1990, c. O.18, such covenants and easements may be entered into by the City, when registered in the property Land Registry Office against the real property affected by them, shall run with the real property and may, whether positive or negative in nature, be enforced by the City or its assignees against any subsequent owners of the real property even where the City owns no other lands which would be accommodated or benefitted by such covenants or easements;

AND WHEREAS the Owner and the City desire to conserve the cultural heritage value and interest of the Property as described hereto in a manner which will ensure its preservation for future generations;

AND WHEREAS it is appropriate to authorize the Mayor and City Clerk to execute the Heritage Easement Agreement on behalf of the City;

AND THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Agreement attached as Schedule “A” to this By-law, being a heritage easement agreement related to 1656 Hyde Park Road, London, is hereby authorized and approved.
2. The Mayor and the City Clerk are hereby authorized to execute the Agreement authorized and approved under Section 1 above, substantially in the form of agreement attached and to the satisfaction of the City Solicitor.

3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council February 14, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 14, 2023
Second Reading – February 14, 2023
Third Reading – February 14, 2023

Appendix B – Heritage Easement Agreement – 1656 Hyde Park Road

THIS AGREEMENT made this XX day of XXXX 2023 between:
XXXX
(the “Owner”)

and
the Corporation of the City of London
(the “City”)

WHEREAS the Owner is the owner of certain lands and premises situated in the City of London in the County of Middlesex and Province of Ontario, and municipally known as 1656 Hyde Park Road (hereinafter called the “Property”), and more particularly described in Schedule “A” attached hereto and which there is a dwelling (hereinafter called the “Building”);

AND WHEREAS one of the purposes of the *Ontario Heritage Act*, R. S. O., 1990, c. O.18, is to support, encourage, and facilitate the conservation, protection, and preservation of the heritage of Ontario;

AND WHEREAS by Subsection 37(1) of the *Ontario Heritage Act*, the City is entitled to enter into easements or covenants with owners of real property, or interests therein, for the conservation of property of cultural heritage value or interest;

AND WHEREAS in accordance with Subsection 37(1) of the *Ontario Heritage Act*, the City has passed by-law No. XXXX authorizing this Agreement, a copy of which is attached as Schedule “B” to this Agreement;

AND WHEREAS by Subsection 37(3) of the *Ontario Heritage Act*, such covenants and easements entered into by the City when registered in the proper Land Registry Office against the real property affected by them shall run with the real property and may, whether positive or negative in nature, be enforced by the City or its assignee against the owners or any subsequent owners of the real property, even where the City owns no other land which would be accommodated or benefitted by such covenants or easements;

AND WHEREAS the Owner and City desire to conserve the cultural heritage value or interest of the property set out in the “Cultural Heritage Value” attached as Schedule “C” and as may be depicted in the Photographs attached as Schedule “D” and according to the Conservation Plan attached as Schedule “E” to this agreement;

AND WHEREAS to this end, the Owner and the City agree to enter into this heritage easement agreement (hereinafter called the “Agreement”);

NOW THEREFORE THIS AGREEMENT WITNESSTH that in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the City to the Owner (the receipt of which is hereby acknowledged), other valuable considerations and the mutual covenants and restrictions hereinafter set forth, the Owner and the City agree to abide by the following covenants, easements, and restrictions which shall run with the Property forever.

1.0 Purpose

It is the purpose of this Agreement to ensure that the cultural heritage value of the Property will be conserved throughout the process of relocating the Building on the Property, as well as in the short term and long term so that it will remain in perpetuity as part of the cultural heritage of the City of London. To achieve this purpose, the Owner and the City agree that the Heritage Attributes will be retained, maintained, and conserved by the Owner through the application of recognised heritage conservation principles and practices including but not limited to the Eight Guiding Principles for the Conservation of Historic Properties and that no change shall be made to the Heritage

Attributes that will adversely affect the cultural heritage value of the Property as set out in the Statement of Cultural Heritage Value or Interest attached as Schedule “C”.

2.0 Cultural Heritage Value or Interest

2.1 Statement of Cultural Heritage Value or Interest

The Owner and the City agree that for the purposes of this Agreement the Statement (hereinafter called the “Cultural Heritage Value or Interest”) attached as Schedule “C” to this Agreement sets out the reasons why the Property has been identified by the City as having cultural heritage value or interest.

2.2 Photographs Relevant to the Duties of the Owner

The Owner acknowledges that a set of dated photographs, hereinafter referred to collectively as “the Photographs” and attached as Schedule “D”, document the state of the Property as of the date of execution of this Agreement. The original photographs, dated August 26, 2022, will be kept on file at the City’s offices or such other locations as the City may determine, and may be examined at any time upon reasonable notice to the City. The Photographs generally depict certain heritage attributes of the appearance or the construction of the Building and Property. The Cultural Heritage Value or Interest and the Photographs shall be referred to in determining the duties of the Owner under this Agreement.

When alterations are made to the Building pursuant to paragraph 3.1 and/or 3.5, the Owner shall within ninety (90) days of completion of such alterations and at the Owner’s expense, provide to the City new photographs taken from the same vantage point and identifying the same features of the appearance or construction as the original photographs. Such photographs shall be dated and filed with the City by email correspondence. Upon receipt of the photographs, prepared to the satisfaction of the City, the City will issue a notice of receipt by email to confirm the photograph will be used for the purposes of this Agreement. The City shall number the said photographs which shall supersede the original Photographs and all references in this Agreement to the Photographs shall be deemed to refer to such new replacement photographs.

2.3 Reports Relevant to the Duties of the Owner

The Owner and the City acknowledge that recommendations included within the reports below prepared in support of the Zoning By-law Amendment under the *Planning Act* application Z-9301 in the City of London shall be implemented in accordance with this Agreement. The relevant reports that document the state of the Property and recommend mitigation and conservation measures to be implemented include:

- (a) Heritage Impact Assessment (a+LiNK Architecture Inc., revised January 27, 2021);
- (b) Building Condition Assessment Report (a+LiNK Architecture Inc., revised January 27, 2021);
- (c) Conservation Plan (a+LiNK Architecture Inc., revised, January 27, 2021);
- (d) Associated drawings depicting proposal (17|21 Architects)

The reports noted above are associated with the application submission for Z-9301.

2.4 Conservation Principles, Standards and Guidelines

The Owner and the City in carrying out their respective responsibilities and duties under this Agreement shall, where applicable, be guided by and apply the conservation principles set out in the Ontario Ministry of Tourism, Culture, and Sport’s *Eight Guiding Principles in the Conservation of Historic Properties* as revised from time to time, the present edition of which is attached as Schedule “F” and recognised heritage conservation best practices (hereinafter called the “Conservation Principles and Practices”).

3.0 Duties of Owner

3.1 Normal Repairs and Alterations

The Owner shall not, except as hereinafter set forth, without the prior written approval of the City, undertake or permit any demolition, construction, alteration, or any other

thing or act which would may be likely to affect the heritage attributes, features or the appearance or construction of the Building as set out in the Cultural Heritage Value or Interest and as may be depicted in the copies of the Photographs on file or drawings or other documents attached hereto. The approval required to be obtained from the City herein shall be deemed to have been given upon the failure of the City to respond in writing to a written request for it within ninety (90) days of receiving such request at its address as set out in paragraph 6.1 of this Agreement. If the approval of the City is given or deemed to be given under this paragraph, the Owner, in undertaking or permitting the construction, alteration, remodelling, or other thing or act so approved of, shall use materials approved by the City.

3.2 Permitted Relocation

The Owner may relocate the Building from its current location approximately 3.3 metres to the east and 4.2 metres to the south as described in Section 7 of the Conservation Plan attached in Schedule "E". The relocation of the Building and the details of the glass link connecting the Building to the future develop will be completed in accordance with the Conservation Plan, and will be permitted through the approval of a Heritage Alteration Permit processed pursuant to Section 34 of the *Ontario Heritage Act*. Any additional permits or approval, including but not limited to, Building Permits or Demolition Permits will be required, as necessary.

The Owner shall ensure the following with respect to the relocation of the Building:

- (a) the relocation is undertaken by a qualified building moving contractor experienced in the relocation of heritage buildings with at least 10 years demonstrated experience;
- (b) the relocation is monitored by an architect or engineer with qualifications and expertise in heritage matters acceptable to the City;
- (c) as least forty-eight (48) hours notice shall be provided to the City prior to the relocation;
- (d) the relocation and restoration of the building is performed in accordance with the methodology outlined in the Conservation Plan and recommended by the qualified building moving contractor to avoid potential damage to the Building;
- (e) A financial security be taken to ensure conditions (a), (b), (c), and (d) are implemented.

To ensure due performance of all matters required by this Agreement, the Owner shall deposit with the City security, satisfactory to the City, in the amount of \$XXXX, as attached in Schedule "G". The release of any or all security shall be subject to the completion of work required herein to the specifications and satisfaction of the City.

3.3 Insurance

The Owner shall at all times during the currency of this Agreement keep the Building insured against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building. Upon execution of this agreement, the Owner shall deliver to the City a letter or certificate, in a form and from an insurance company, agent, or broker acceptable to the City, which letter or certificate shall state as follows:

"This will confirm that (name of insurer) has insured to the Owner a valid insurance policy which insures the Building against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building."

The Owner further agrees to provide written evidence of the renewal of such policy at least three (3) weeks prior to the expiration date of the policy, in a form satisfactory to the City. If the Owner fails to so insure the Building, or in any such insurance on the Building is cancelled, the City may effect such insurance as the City deems necessary and any sum paid in so doing shall forthwith be paid by the Owner to the City, or if not shall be a debt due and owing to the City and recoverable from the Owner by action in

a court of law. All proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies on the Building shall, on the written demand and in accordance with the requirements of the City, be applied to replacement, rebuilding, restoration, or repair of the Building to the fullest extent possible having regard for the Cultural Heritage Value or Interest, the particular nature of the Building and the cost of such work.

3.4 Damage or Destruction

The Owner shall notify the City of any damage or destruction to the Building within ten (10) days of such damage or destruction occurring. In the event that the Building is damaged or destroyed and the replacement, rebuild, restoration, or repair of it is impractical because of the financial costs involved, or because of the particular nature of the Building, the Owner shall, in writing within forty (40) days of the giving by the Owner of such notice of such damage or destruction, request written approval by the City to demolish the Building, in accordance with paragraph 2.1. If the approval of the City is given or deemed to be given, the Owner shall be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish the building.

3.5 Reconstruction by Owner

If the Owner has not requested the approval to demolish referred to in paragraph 3.4. or if the City does not give the approval to demolish referred to in paragraph 3.4, the Owner shall replace, rebuilding, restore, or repair the Building so as to effect the complete restoration of the Building. Before the commencement of such work, the Owner shall submit all plans and specifications for the replacement, rebuilding, restoration, or repair of the Building to the City for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to the Building. A refusal by the City to approve any plans and specifications may be based upon choice of materials, appearance, architectural style, or any other grounds including, but not limited to, aesthetic grounds, and the determination of the City shall be final. The Owner shall not commence or cause restorative work to be commenced before receiving the written approval of the City of the plans and specifications for it, and such restorative work shall be performed upon such terms and conditions as the City may stipulate. Such approval shall be deemed to have been received upon failure of the City to respond in writing to a written request for it within ninety (90) days of receipt of such request by the City. The Owner shall cause all replacement, rebuilding, restoration, and repair work on the Building to be commenced within thirty (30) of the approval by the City of the plans and specifications for it and to be completed within nine (9) months of commencement, or timing otherwise agreed to the City, or as soon as possible thereafter if factors beyond their control prevent completion within the said nine (9) months, and the Owner shall cause all such work to conform to the plans and specifications approved of and terms and conditions stipulated by the City.

3.6 Failure of the Owner to Reconstruct

In the event that a request to demolish is not submitted or is refused pursuant to the provision of paragraph 3.4 and the Owner fails to submit plans and specifications pursuant to paragraph 3.5 which are acceptable to the City within one hundred and thirty-five (135) days of the damage or destruction to the Building being reported to the City, the City may prepare its own set of plans and specifications. The Owner shall have thirty (30) days from receiving a copy of such plans and specifications to notify the City in writing that they intend to replace, rebuild, restore, or repair the Building in accordance with those plans and specifications.

If the Owner does not so notify the City within the said thirty (30) days, the City may enter onto the property and proceed with replacing, rebuilding, restoring, or repairing the building so as to affect the complete restoration of the building. The Owner shall reimburse the City for all expenses incurred by the City in carrying out such work.

3.7 Maintenance of the Building

The Owner shall at all time maintain the Building in as good and as sound of a state of repair as a prudent owner would normally do so, so that no deterioration in the Building's condition and appearance shall take place, including, without limiting the

generality of the foregoing, taking all reasonable measures to secure and protect the Building from vandalism, fire, and damage from inclement weather.

3.8 Signs, Etc.

The Owner shall not erect or permit the erection on the Building of any signs, awnings, television aerials, or other objects of similar nature without the prior written approval of the City provided, however, the approval of the City shall not be unreasonably withheld, having regard to the Owner's use of the Building, the Cultural Heritage Value or Interest, and the Photographs.

3.9 No Act of Waste

The Owner shall not commit or permit any act of waste on the Property. In particular, the Owner shall not, except with the prior written approval of the City:

- (a) Grant any easement or right-of-way which would adversely affect the easement hereby granted;
- (b) Allow the dumping of soil, rubbish, ashes, garbage, waste, or other unsightly, hazardous, or offensive materials of any type or description;
- (c) Except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the lands that would negatively affect the Building or its Cultural Heritage Value or Interest, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings, as well as the excavation, dredging, or removal of loam, gravel, soil, rock, sand, or other materials;
- (d) Allow any activities, actions, or uses detrimental or adverse to water conservation, erosion control, and soil conservation;
- (e) Allow the planting of trees, shrubs, or other vegetation which would cause any damage or a real likelihood of damage to the Building or otherwise negatively affect it or its Cultural Heritage Value or Interest; and,
- (f) Erect or remove or permit the erection or removal of any building, fence, or structure of any type whatsoever on the Property provided, however, that the approval of the City shall not be unreasonably withheld if such erection or removal would not cause any damage or a real likelihood of damage to the Building or otherwise negatively affect it or its Cultural Heritage Value or Interest.

3.10 Breach of Owner's Obligations

If the City, in its sole discretion, is of the opinion that the Owner has neglected or refused to perform any of their obligations set out in this agreement, the City may, in addition to any of its other legal or equitable remedies, serve on the Owner a notice setting out particulars of the breach and of the City's estimated costs of remedying the breach. The Owner shall have thirty (30) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the City for remedying the breach.

If within those thirty (30) days the Owner has not remedied the breach or made arrangements satisfactory to the City for remedying the breach, or if the Owner does not carry out the said arrangements within a reasonable period of time, of which the City shall be the sole and final judge, the City may enter upon the Property and may carry out the Owner's obligations and the Owner shall reimburse the City for all expenses incurred thereby. Such expenses incurred by the City shall, until paid to it by the Owner, be a debt owed to the City and may be enforced by any remedy authorized or permitted by this Agreement or by law, and no such remedy shall be exclusive of or dependent on any other remedy. If necessary, the City may recover costs from existing securities still held by the City, or may recover costs by adding to the tax roll, pursuant to the *Municipal Act*.

3.11 Waiver

The failure of the City at any time to require performance by the Owner of any obligations under this Agreement shall in no way affect its right thereafter to enforce

such obligations, nor shall the waiver by the City of the performance of any obligations hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time.

3.12 Extension of Time

Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both the Owner and the City, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

3.13 Emergencies

Notwithstanding the provisions of paragraph 3.1, it is understood and agreed that the Owner may undertake such temporary measures in respect of the Building as are:

- (a) In keeping with the intentions of this Agreement;
- (b) Consistent with the conservation of the Building; and,
- (c) Reasonably necessary to deal with an emergency which puts the security or integrity of the Building or occupants of the Building at risk of damage.

Provided that the *Building Code Act, 1992*, S. O. 1992, c. 23, as amended, or re-enacted from time to time is complied with and, where time permits, the City's Heritage Planner is consulted.

4.0 Use of Property

The Owner expressly reserves for itself, its representatives, heirs, successors, and assigns the right to continue the use of the Property for all purposes not inconsistent with this Agreement.

5.0 Inspection by City

The City or its representatives shall be permitted at all reasonable times to enter upon and inspect the Property and the Building upon prior written notice to the Owner of at least twenty-four (24) hours.

6.0 Notice of Easement

6.1 Plaque

The Owner agrees to allow the City to erect a plaque on the Building or Property, in a tasteful manner and at the City's expense, indicating that the City holds a conservation easement on the Property.

6.2 Publicity

The Owner agrees to allow the City to publicise the existence of the easement.

7.0 Notice

7.1 Address of Parties

Any notices to be given under this Agreement shall be delivered to the parties at their respective addresses. The respective addresses of the parties for such purposes presently are as follows:

Owner

1630 HP Inc
1656 Hyde Park Road
London, Ontario
N6H 5L7

City

The Corporation of the City of London
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

The parties agree to notify each other immediately, in writing, of any changes of address from those set out above. The Owner also agrees to notify the City if the property is sold or the ownership is transferred to a new owner.

7.2 Method of Notice

Any notices, certificates or other communications and deliveries required by this Agreement or desired to be given to or made by any party shall be in writing and may be delivered personally, made by mailing the same in a sealed envelope, by registered mail, postage prepaid, return receipt requested, addressed to each part at the address set forth in 6.1 or such other address as the parties shall designate by notice, given in accordance herewith. Personal delivery shall be effective on the day of delivery and delivery by mail shall be effective five (5) days after mailing.

8.0 Indemnity

8.1 No work, act, matter or thing done or omitted to be done by the City, its officers, employees or agents or Municipal Council, pursuant to or in connection with this Agreement, shall give rise to any action, claim, counter-claim or demand by the Owner, or the Owner's heirs, executors, administrators, successors or assigns, for damages or compensation of any kind because of such work, act, matter or thing done or omitted to be done by the City, its officers, employees or agents or Municipal Council, pursuant to or in connection with this Agreement.

8.2 Unless caused by the negligence or wilful misconduct of the City, the Owner agrees to indemnify and forever save harmless the City, its officers, employees, and agents and Municipal Council, from any claim, suit, demand, action, costs or causes of action against the City by the Owner or those for whom the Owner is responsible in law arising out of or in connection with a breach of this Agreement or any work, act, matter, or thing done or omitted to be done by the Owner or those for whom the Owner is responsible in law pursuant to or in connection with this Agreement.

9.0 Entire Agreement

Except as set out herein, this written Agreement embodies the entire agreement of the parties regarding the matters dealt with herein, and no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

10.0 Severability

The Owner and the City agree that all covenants, easements, and restrictions contained in this Agreement shall be severable, and that should any covenant, easement, or restriction in this Agreement be declared invalid or unenforceable, the remaining covenants, easements, and restrictions shall not terminate thereby.

11.0 Binding on Successors

11.1 The covenants, easements, and restrictions set out in this Agreement shall run with the Property and shall ensure to the benefit and be binding upon the parties and their respective heirs, executors, administrators, successors, and assigns as the case may be, in accordance with Section 37 of the *Ontario Heritage Act*, as amended. "Owner" wherever used in this Agreement, is intended and shall be construed to include such subsequent owners, successors and assigns.

11.2 Without in any way affecting or intending to affect the binding nature of the covenants, easements and restrictions herein contained, in any and every conveyance, sale, charge, mortgage, lease, assignment, license, disposition or other dealing whatsoever with the Property and any part thereof, the Owner shall deliver to every grantee, transferee, buyer, mortgagee, lessee, assignee, licensee or other interested person thereunder written notice of this Agreement and obtain from every such party thereof a covenant to observe, perform and comply with the covenants, easements and restrictions herein contained.

11.3 The Owner shall notify the City within ten (10) days of divesting themselves of any legal or beneficial interest in the Property or the Building.

12.0 Termination

Notwithstanding any other provision of this Agreement, this Agreement shall terminate and all covenants, easements and restrictions contained herein shall be released immediately upon the City providing approval to demolish the Building pursuant to paragraph 3.4.

13.0 General

13.1 The Owner hereby agrees to procure and provide to the City any postponement agreements which the City Solicitor considers necessary to ensure that this Agreement shall have a priority over any other any other interests in the Property.

13.2 The headings in the body of this Agreement form no part of the Agreement but shall be deemed to be inserted for the convenience of reference only.

13.3 This Agreement shall be construed with all changes in number and gender as may be required by the context.

13.4 This Agreement shall be governed in accordance with the laws of the Province of Ontario.

13.5 The following schedule attached hereto shall be deemed to form a part of this Agreement:

- (a) Schedule "A" – Legal Description of the Lands
- (b) Schedule "B" – Authorizing By-Law
- (c) Schedule "C" – Cultural Heritage Value or Interest
- (d) Schedule "D" – Photographs
- (e) Schedule "E" – Conservation Plan
- (f) Schedule "F" – Eight Guiding Principles in the Conservation of Historical Properties
- (g) Schedule "G" – Financial Securities

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested by their respective proper signing officers in that behalf duly authorized.

SCHEDULE "A" – Legal Description of the Property

Legal Description: E 1/2 LT 14 PL416 LONDON TWP AS IN 789849; EXCEPT PT 1 ER936569, PT 1 33R19406

PIN: 08137-0409 (LT)

LRO No.: 33 (Middlesex County)

Municipal Address: 1656 Hyde Park Road, London, Ontario

SCHEDULE "B" – Authorizing By-law
Copy of Authorizing By-law to be inserted

SCHEDULE “C” – Cultural Heritage Value or Interest

Description

1656 Hyde Park Road is located at the southwest corner of Hyde Park Road and North Routledge Park.

Statement of Cultural Heritage Value or Interest

1656 Hyde Park Road is of cultural heritage value or interest because of its physical or design value, its historical or associative values, and its contextual values.

Physical/Design Values

The building located at 1656 Hyde Park Road, is a two storey, brick building in the vernacular Italianate farmhouse style circa 1880. Brick used to construct the building is likely local, as it demonstrates characteristic buff colouring and slight inconsistencies in the firing of the brick suggesting a relatively early origin. Brick is laid in a common bond pattern with radiating voussoirs above the windows. The T-plan of the building has a projecting front bay and a porch across the ground storey of the recessed bay. A shallow, hipped roof with deep eaves in a typical Italianate style covers the building and is architecturally supported by paired brackets with relief scrollwork and pendant finials. The soffit is wood.

The porch is supported by chamfered posts with capitals, which are engaged at the building. The post at the northeast corner of the porch appears to have been replaced. Pierced fret work adorns the spandrels of the porch. The original porch deck appears to have been replaced.

Two-over-two wood windows are located in segmental arched voids on the three facades of the building. Aluminum storm windows have been installed in front of the wood windows. Most of the windows have green louvered shutters, which appears to be functional but fixed. The front entry door appears to have been replaced. A wooden door is located at the south-end of the porch with a wooden screen door.

Historical/Associative Values

The property located at 1656 Hyde Park Road is associated within the Routledge family who are significant to the history and development of Hyde Park. Thomas Routledge (1763-1844) and his family arrived as “Talbot Settlers” in 1818 – the earliest organized colonial settlement in the former London Township. He received the Crown grant for the south parts of Lots 25-26, Concession IV in the former London Township on June 20, 1836. His family named the district “Hyde Park”. Thomas Routledge was the first pound keeper of London Township in 1819 and served as Warden of London Township in 1820-1822, a commitment to civic duty he passed on to his children.

Robert Routledge (1824-1904), grandson of Thomas Routledge, appears to have acquired his grandfather’s property at south part Lot 25, Concession IV, in the former London Township by 1875 (perhaps after the death of Thomas Routledge in 1844). Robert Routledge had his property surveyed and subdivided, and registered a Plan of Subdivision on October 23, 1886.

Lot 14 of Registered Plan 416 was one of the lots retained by Robert Routledge, while other lots were sold. Lot 14 contains the building located at 1656 Hyde Park Road and is believed to be associated with the Routledge family. The property appears to have remained in the ownership of Robert Routledge until his death in 1904.

The Routledge family were respected members of the community, and they played a significant role in the early development of Hyde Park. Routledge Street (now North Routledge Park) was named after Hyde Park’s founding family.

Contextual Values

The property at 1656 Hyde Park Road is of contextual value because of its important role in maintaining the village character of Hyde Park as a historic settlement area. The building located at property at 1656 Hyde Park Road is historically linked to the history

and development of Hyde Park. As a former farmhouse, is reflective of the rural village past of Hyde Park and is a physical link to the founding family of Hyde Park.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with the Routledge family, the founding family of Hyde Park, particularly Thomas Routledge and Robert Routledge;
- Form, scale, massing, and plan of the two-storey, buff brick building located on the property;
- Demonstration of the vernacular Italianate farmhouse style;
- Shallow, hipped roof with deep eaves, wood soffit, and paired brackets with relief scrollwork and pendant finials;
- Porch with chamfered wooden posts with capitals, fret work in the spandrels of the porch;
- Two-over-two wooden windows in segmental arched voids on the façade with brick voussoirs;
- Wooden louvered shutters with hardware flanking the windows; and,
- Wooden door and wooden screen door on the south entry off the porch.

SCHEDULE "D" – Photographs
Photographs



Image 1: View of the property at 1656 Hyde Park Road, looking west to the front (east) facade of the Routledge Farmhouse, August 26, 2022.



Image 2: View of the Routledge Farmhouse, showing the front (east) façade including verandah, August 26, 2022.



Image 3: View showing the existing double-hung wood windows, with wood shutters, as well as the deep eaves and paired brackets on the Routledge Farmhouse, August 26, 2022.



Image 4: View showing the chamfered posts with capitals and fretwork on the existing porch on the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 5: Photograph showing front entry door on the front (east) façade of the Routledge Farmhouse, August 26, 2022.



Image 6: Photograph showing the wooden door located at the south end of the porch entry door on of the Routledge Farmhouse, August 26, 2022.



Image 7: Detail showing the chamfered posts, capitals, and fretwork found on the porch on the Routledge Farmhouse, August 26, 2022.



Image 8: Photograph showing the front porch on the Routledge Farmhouse, August 26, 2022.



Image 9: Photograph looking north-west showing the south façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 10: Photograph looking north showing the south façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 11: Detail showing buff brick and existing wood sills on the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 12: Photograph looking north east showing the rear (west) façade at left and south façade at right, August 26, 2022.



Image 13: Detail showing deep eaves, wood soffit and paired brackets with relief scrollwork and pendant finials, on the Routledge Farmhouse, August 26, 2022.



Image 14: Photograph showing the rear (west) façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 15: Photograph showing the rear (west) façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 16: Photograph showing the rear (west) façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 17: Photograph looking south showing the north façade of the Routledge Farmhouse, August 26, 2022.



Image 18: Photograph looking south showing the north façade of the Routledge Farmhouse, August 26, 2022.

SCHEDULE "E" – Conservation Plan
Copy of Conservation Plan to be inserted.

SCHEDULE “F” – Eight Guiding Principles in the Conservation of Historic Properties

The following guiding principles, prepared by the Ministry of Tourism, Culture, and Sport (MTCS), are statements in the conservation of historical properties and are based on international charters that have been established over the past century. These principles provide the basis for all decisions concerning good practice in heritage conservation around the world. Principles explain the “why” of every conservation activity and apply to all heritage properties and their surroundings.

1. Respect for documentary evidence

Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.

2. Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

3. Respect for historical material

Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

4. Respect for original fabric

Repair with like materials to return the resource to its prior condition without altering its integrity.

5. Respect for the buildings history

Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore to a single period of time.

6. Reversibility

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stone are numbered, removed and stored, allowing for future restoration.

7. Legibility

New work should be distinguishable from old. Building should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. Maintenance

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

SCHEDULE "G" – Financial Securities
Details for Financial Securities to be inserted.

CONSERVATION PLAN

Routledge Farmhouse

Hyde Park Village

1656 Hyde Park Road

London, Ontario

Date:

Final Report

17 December 2020

27 January 2021 - Revised

Prepared for:

Harry Herman | HLH Investments Ltd.

1656 Hyde Park Road

London, ON N6H 5L7

Prepared by:

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a+LiNK
architecture inc.
preserve + create + sustain

17 December 2020
27 January 2021 - Revised

Project No. 2015

Mr. Harry Herman
HLH Investments Ltd.
1656 Hyde Park Road
London, ON N6H 5L7

Re: Conservation Plan
Routledge Farmhouse - 1656 Hyde Park Road
London, Ontario N6H 5L7

Dear Mr. Herman,

Attached is the Conservation Plan for the Routledge Farmhouse in regards to the mixed use commercial retail residential development proposal for *Hyde Park Village*, incorporating the Part IV Designated Heritage building as provided by your company, HLH Investments Ltd.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel
Partner, Principal Architect + Heritage Consultant
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHP

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- A. PHASE 1-2 ARCHAEOLOGY REPORT
- B. SCHEDULE OF PREVIOUS REPORTS AND STUDIES
- C. EXISTING SITE AND HERITAGE BUILDING DRAWINGS
- D. PROPOSED DRAWINGS

EXECUTIVE SUMMARY

This Conservation Plan is intended as a tool for review during the three stages of conservation as it applies to the Routledge Farmhouse. As the first stage, *Understanding*, this plan identifies the site and its context, the heritage value of the Routledge Farmhouse, and provide an assessment of its condition, including those elements considered of value, as outlined in the Building Condition Assessment. During the *Planning* stages of conservation, the document clarifies the primary treatment approach for conservation, based on the proposed future use as outlined in the Heritage Impact Assessment, completed previously. Finally, the Conservation Plan (CP) determines preferred methods for *Intervention*, and provides goals and conservation measures with reference to best practices as outlined in *the Standards and Guidelines*, the *MTCS Eight Guiding Principles*, and as provided by the expertise of heritage architects +LiNK Architecture Inc, and the consultant team.

Coined *Hyde Park Village*, HLH Investments has proposed a future development located at 1656 Hyde Park Road, at the corner of Hyde Park Road and North Routledge Park. The entire property is approximately 5 acres, and is boarded by Gainsborough Road to the South, Hyde Park Road to the East and North Routledge Park to the West. The development is proposed in two phases, and will incorporate the existing Routledge Farmhouse, a designated heritage building, alongside multi-use retail, commercial and residential spaces on the site. The proposed development design integrates two (2) commercial podiums: one along Hyde Park Road and one along North Routledge Park comprised of brick and stone to create a dynamic facade, while the upper residential units are comprised of aluminum class systems and supported by stucco framing around the glazing. The proposed mixed use building will be a combination 7 and 8 storeys, providing for a 7-storey massing along Hyde Park Road and an 8-storey massing along North Routledge Park. Commercial uses are located at-grade along Hyde Park Road; the commercial uses are functionally one-storey but showcase a two-storey façade on the exterior to align with the heritage building massing and height. A step-back is provided above this second storey, separating the commercial uses from the residential uses above.

The two-story, yellow-brick heritage farmhouse building will be rehabilitated through adaptive re-use and integrated into this development; renovation on the interior will accommodate retail and commercial spaces, while a new steel and glass “link” will provide an internal, accessible connection to the new commercial development adjacent. In this way, the proposal retains the structure as a unique presence within the neighbourhood and reinforces the building as a “beacon” in the community, respecting the cultural heritage value of the property and its deep connection to the development of the village of Hyde Park.

Two options for reducing the impact of the development on the existing building were explored as part of the evaluation of the proposed development through the Heritage Impact Assessment. These include both retaining the existing building in-situ and pushing the development back on the site by reducing the overall proposed spaces, or relocating the existing building to the southeast and south, approximately 3.3 meters and 4.2 meters, respectively, and creating a connection between the two. Relocation is considered the best option as it creates a larger physical distance between the heritage building and the proposed development, creates space for an outdoor courtyard, connects the new design to the existing through an extended glass “link”, and does not compromise the integrity of the existing building.

During the Building Condition Assessment, it was determined that several aspects of the structural systems require restoration, remediation and replacement, including the foundation system and the exterior wall system. As part of the rehabilitation for the adaptive re-use plan, the construction of the new foundations is proposed, as well as shoring and lifting the building up approximately 5 feet to align with the proposed new development. The building also requires structural stabilization on the interior to reinforce the shear walls as the proposed adaptive re-use includes removal of the interior second floor. Further, the exterior walls require reinforcement due to the nature

EXECUTIVE SUMMARY

of the brick connections. Given to the amount of structural work and shoring required to stabilize the building foundation and exterior walls, the relocation proposed aligns with this work as the last step in that process, lifted and moved to the new proposed location, once the new foundations have been constructed.

The Building Condition Assessment also concluded that several aspects of the heritage fabric were in need of restoration and repair, including the brick and mortar, and many heritage wood elements such as the windows, doors, shutters, sills, porch and roofline detailing. These are addressed as part of this report.

Review of the Building Assessment and Heritage Impact Assessment as part of this Conservation Plan helped to identify and provide guidance on the primary treatment for intervention for the Routledge Farmhouse: **rehabilitation**. These reports are submitted in parallel with this Conservation Report. Key goals for conservation were developed considering this approach, including: stabilizing the structure and building envelope system, preserving and restoration exterior heritage elements; and altering part of the exterior to provide accessibility, new environmental systems, and to accommodate a contemporary glass “link” addition connecting the existing heritage farmhouse to the adjacent multi-use development.

Suggestions for conservation measures made at the close of this CP offer recommendations for the approach to interventions, the sequencing of this work considering short, medium and long-term implementation periods, and possible costs associated with the preferred approach and methods. Ultimately, the Routledge Farmhouse will benefit from a conservation approach to rehabilitation that aligns with the goals and conservation measures as outlined in this report. One that considers the existing conditions, the proposed adaptive re-use of the heritage farmhouse, and the longterm viability of the property as part of the future development would be valuable to ensure the sustainability of the heritage fabric, and the success of its future integration and use within the proposed development for *Hyde Park Village*.

CONSULTANTS

Consultants

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1 INTRODUCTION

1.1 Purpose of the Report

HLH Investments Ltd. retained a+LiNK Architecture Inc. to prepare a Conservation Plan for the Routledge Farmhouse, as part of the application requirements for Zoning for the new development located in Hyde Park, London, Ontario. Three reports have been prepared and coordinated by a+LiNK, and submitted as part of the heritage review and evaluation of the property and Routledge Farmhouse for re-zoning. The three reports include the Building Condition Assessment, Heritage Impact Assessment and this Conservation Plan. The former reports were initially completed during the late summer and early fall of 2020, but have since been updated and revised; the two are being submitted alongside this latter Conservation Plan. The Conservation Plan is based on the Building Condition Assessment and the Heritage Impact Assessment, and outlines an overall conservation program for the heritage resource (Routledge Farmhouse) as part of the master plan proposed for the site of *Hyde Park Village*.

Phase 1 of the project has already been approved in Site Plan Application process and includes the proposed development on the southern half of the site. Phase 2 of proposed development will be submitted for re-zoning, and Site Plan Application. Phase 2 will involve both the heritage rehabilitation work: relocation, restoration and adaptive re-use, as well as the new construction of the proposed development adjacent. A site plan of the proposed development and the phases of work is provided in Appendix D.

The proposed Conservation Plan provides conservation guidance for the heritage farmhouse by first identifying the appropriate primary treatment for conservation, highlighting goals for conservation based on previously completed reports such as the Building Condition Assessments and Heritage Impact Assessments, and recommending appropriate conservation measures for the heritage farmhouse to achieve these goals. The interventions are recommended over the short, medium and long term as part of the proposed phasing of the project. A high-level schedule of costing tied to the estimated amount of time to complete the work is included for reference purposes.

1.2 Methodology

The content and organization of this CP is guided by the Ministry of Tourism, Culture and Sport's (MTCS) InfoSheet #5 Heritage Impact Assessments and Conservation Plans (MTCS, 2006), and The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines, 2010), developed by Parks Canada, referred to as *the Standards and Guidelines* in this report. This report structures the Conservation Decision-making Process into three stages, outlines The Standards (to help guide primary treatment), and provides The Guidelines (advice and direction on heritage elements requiring intervention). The Guidelines are further divided into various areas of focus, including Historic Places, Cultural Heritage Landscapes and Heritage Districts, Archaeological Sites, Buildings, Engineering Works and Materials.

The methods for conservation are based on the Standards and Guidelines, along with the MTCS Eight Guiding Principles in the Conservation of Built Heritage Properties (MTCS, 2007), outlined by The Ministry of Tourism, Culture and Sport and referred to as *the Eight Guiding Principles* in this report. These are included in the report under Section 2 - Conservation Principles.

A site visit was conducted by Ed Van der Maarel of a+LiNK Architecture Inc., with Matthew Pedros of Elgin Contracting in August 2020, to review proposed conservation approach with regards considering relocation and potential costs associated with this approach. Conversations and site visits with moving company Continental Building Movers Ltd. were also conducted by Elgin Contracting to review relocation strategies as part of this process.

2. CONSERVATION PRINCIPLES

2.1 THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Conservation Plan

The Standard and Guidelines have been developed as a general guideline for properties that are listed as part of the Canadian Register of Historic Places as National historic sites. These guidelines, often established as conservation strategies, provide framework that can be adopted and applied to many other historic sites and properties that are not listed as part of the register.

As outlined in the Standards and Guidelines, there are three stages involved in the Conservation Decision-making process as it relates to historic places: understanding, planning and intervening. The Conservation Plan for the Routledge Farmhouse is framed using these three stages as a tool for conservation review.

1. *Understanding*: Referring to a statement of significance and character-defining elements that are considered of heritage value, and assessing the major alterations and changes that have occurred to the property or site. This is critical and can often take time, as this builds the foundation on which the planning and intervening stages can depend, establishing a baseline for the site.

The first part of the report examines the Understanding stage with regards to the site, its context and condition.

2. *Planning*: involves either maintaining the current use or selecting an appropriate future use for the site that is sustainable, and identifying the key project requirements necessary to meet that use. Once the use has been identified, the appropriate conservation approach as a primary treatment can be determined by using and following the applicable Standards and Guidelines.

The second part of the Conservation Plan is structured such that the primary treatment options are considered and the appropriate approach determined, based on the understanding of heritage value and conditions, paired with the proposed future plans for the site. This is the Planning stage.

3. *Intervening*: undertake project work to actively intervene and address areas required to meet the use, based on the outcomes of the previous two steps. Once the work has been completed, carry out regular maintenance work-maintenance plans can help with this.

The third part of the plan provides recommendations for Intervention, the third stage of conservation, by prescribing methods and actions to address conservation needs, using the primary approach (and secondary techniques) determined in stage two.

2. CONSERVATION PRINCIPLES

Conservation Treatments

Conservation is intended to protect the character-defining elements (or heritage attributes), that give a place heritage value and, where possible, ensure longevity of those elements. Conservation ensures the “safeguarding” of heritage value by selecting an appropriate process by which to intervene onto the site. The Standards and Guidelines outline three primary treatment options to achieve conservation goals for a heritage site:

Preservation

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Rehabilitation

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

Restoration

The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Conservation Standards

The Standards and Guidelines provide general standards for preservation, rehabilitation and restoration projects, as described below, and referred to by Parks Canada as *the Standards*:

1. Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable heritage attributes. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining elements of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken.
7. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

2. CONSERVATION PRINCIPLES

8. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
9. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
10. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference. (Parks Canada 2010)

Additional Standards Relating to Rehabilitation

11. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
12. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
13. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing components from the restoration period with new components whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Parks Canada 2010)

2. CONSERVATION PRINCIPLES

4.2 EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF HISTORIC PROPERTIES

The Eight Guiding Principles were established by the Ministry of Tourism, Sport and Culture to provide a basis for best practice decisions regarding heritage conservation and are based on international charters. These are similar to the Standards and Guidelines and include the following:

1. Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
2. Respect for the original location: Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.
3. Respect for historic material: Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
4. Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
5. Respect for the Building's history: Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
6. Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7. Legibility: New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(MTCS, 2007)

3. DESCRIPTION OF PROPERTY

3.1. DESCRIPTION OF RESOURCE

Constructed in 1880, the Routledge Farmhouse is located at 1656 Hyde Park Road, on the southwest corner of Hyde Park Road and North Routledge Park. The two-storey brick building is designated and protected under Part IV of the Ontario Heritage Act as a property of cultural heritage value.

The property at 1656 Hyde Park Road is located within the Hyde Park district in the northwest corner of London. The Routledge farmhouse is a two-storey, brick building of the vernacular Italianate farmhouse style, with locally-made buff-coloured brick. The brick is laid in a common bond pattern with radiating voussoirs above the windows. The house has a projected front bay with a porch across the recessed bay facing Hyde Park Road. The shallow, hipped roof has deep eaves, of typical Italianate style, which cover the building and are supported by paired brackets with relief scrollwork and pendant finials. The front porch is supported by chamfered posts with capitals, with a replaced post at the northeast corner. Pierced fret work adorns the spandrels of the porch. The original porch deck appears to have been replaced. Two-over-two windows are located in segmental arched voids on three facades of the farmhouse, with aluminum storm windows installed in front. Most of the windows have green louvered shutters which are fixed in place. The original front entry door has been replaced.



1656 Hyde Park Road- East Elevation (Street Front)



1656 Hyde Park Road- South Elevation



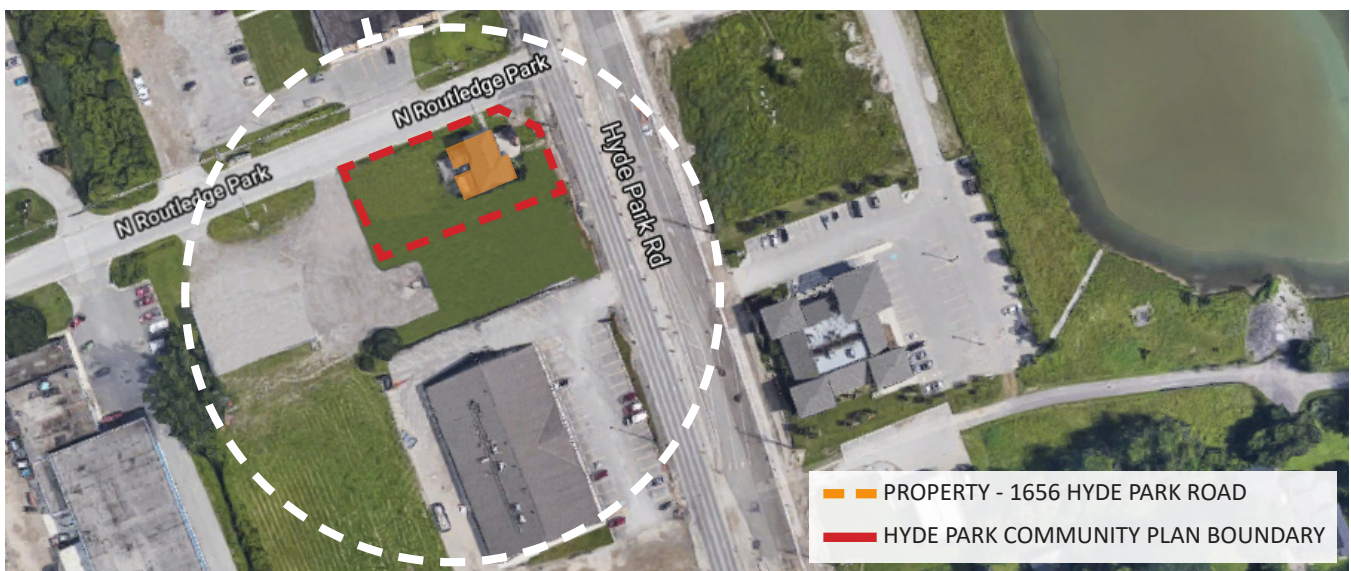
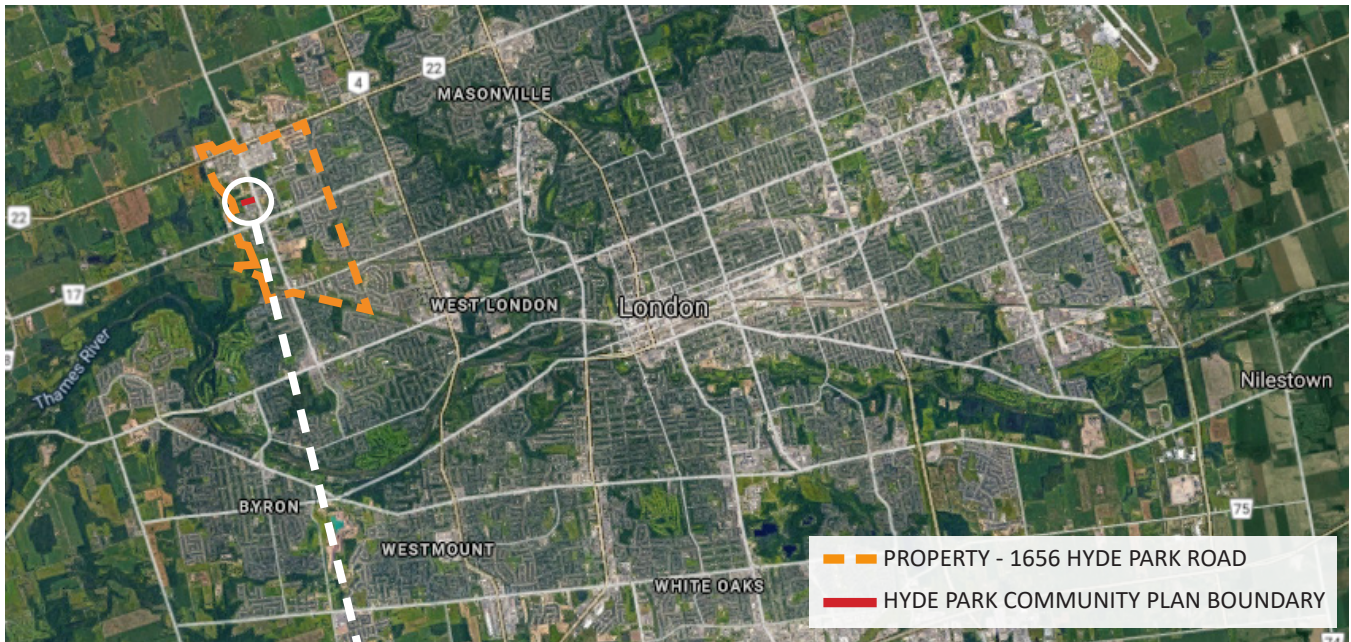
1656 Hyde Park Road- West Elevation



1656 Hyde Park Road- North Elevation

3. DESCRIPTION OF PROPERTY

With context to the larger community and neighbourhood, the Routledge Farmhouse is located in the northwest region of the City of London, just north of the main intersection of the Hyde Park ‘hamlet’ at Hyde Park Road and Gainsborough Road. The Hyde Park hamlet was annexed by the City of London in 1993 and has long contained a considerable amount of industrial, community, commercial, and residential type buildings throughout the area. The site is located within the boundary of the Hyde Park Community Plan, 2001, which outlines community and urban design guidelines for the region, in support of the City of London Official Plan. The Hyde Park Community Plan states that “the existing hamlet area will evolve and intensify to take advantage of full municipal services. Some of the design challenges of incorporating the existing hamlet and developed areas with new neighbourhoods can be addressed through urban design”.



Maps 1+2: Exist. Building in Context of City, Community Plan + Proposed Development Area- 1656 Hyde Park Road; Basemap, Google Images, Aug 2020.

3. DESCRIPTION OF PROPERTY

Historically, the farmhouse is associated with the Routledge family, who founded and named the 'Hyde Park' district in 1818 and played a significant role in its early development. Starting with Thomas Routledge (1763-1844) and his wife, Elizabeth (1763-1835), who arrived in 1818 as 'Talbot Settlers' in the London Township. As the first settlers in this area, they were granted a parcel of land consisting of S1/2 of Lots 25 and 26, Concession 4, known today as the land between Gainsborough Road (at the south), Hyde Park Road (at the east) and just past North Routledge Park (at the north). In addition to acquiring more land in the area, Thomas' grandson, Robert Routledge (1824-1904) owned the 1656 Hyde Park Road property until his death in 1904.

The Routledge family was influential in the development of the Hyde Park district, which remained for 175 years until annexation in 1993 by the City of London. The Routledge family name was attached to many local sites and buildings including the W.K. Routledge Store and Post Office, c. 1908, located at the northeast corner of Hyde Park, which is still standing today, and the new side street opened in the 1960's, now known as North Routledge Park.

The original use of the building was a single dwelling residence and has since been converted to commercial office space in recent years. As a former farmhouse, the building is reflective of the rural village past of Hyde Park and acts as a physical link to the founding family of Hyde Park.



Image 1: Memorial stone to the Routledge family in Arva. Image c/o London Township Families Past and Present Volume II.



Image 2: The W.K. Routledge Store and Post Office, c. 1908, at the northeast corner of Hyde Park. Image c/o 'Vintage London, Ontario'.



Image 3: The Routledge Family, newspaper clipping 'One of the Most Widely-known in the County of Middlesex. Image c/o Findagrave.com

3. DESCRIPTION OF PROPERTY

Current Management and Ownership

The property is currently being used by the owners of 1656 Hyde Park Road, HLH Investments Inc. as their head offices. The two-storey structure is only occupied on the first floor. HLH Investments Inc. has proposed the new development for the site.

3.2 SIGNIFICANCE

The property at 1656 Hyde Park Road, inclusive of the Routledge Farmhouse, was designated as being of cultural heritage value or interest, as per By-law No. L.S.P.-3455-204, on July 26th, 2016. The By-Law is included as Appendix C of the Building Condition Assessment Report by a+LiNK Architecture Inc. As per the Statement of Cultural Heritage Value or Interest, “1656 Hyde Park Road is of cultural heritage value or interest because of its physical or design value, its historical or associative values, and its contextual values.”

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with the Routledge family, the founding family of Hyde Park particularly Thomas Routledge and Robert Routledge;
- Form, scale, massing, and plan of the two storey, buff brick building located on the property;
- Demonstration of the vernacular Italianate farmhouse style;
- Shallow, hipped roof with deep eaves, wood soffit, and paired brackets with relief scrollwork and pendant finials;
- Porch with chamfered wooden posts with capitals, fret work in the spandrels of the porch;
- Two-over-two wooden windows in segmental arched voids on the facade with brick voussoirs;
- Wooden louvered shutters with hardware flanking the windows, and;
- Wooden door and wooden screen door on the south entry off the porch.

Structural Systems

- The structure of the existing heritage building is comprised of balloon wood framing, with a multi-wythe brick foundation. The foundation supports beams and joists, and intermediate built up wood beams are supported on piers that are settling and unstable.
- The brick is tied into the existing framing with nails hammered to the outside face of the wood studs, and nail heads embedded into the brick mortar. These structural elements have been considered in the proposed development, given that they will need to be carefully stabilized in order to prolong the lifespan of the heritage building.

3.3 PLANNING POLICY FRAMEWORK

The Provincial and Municipal authorities have set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of this Conservation Plan:

3. DESCRIPTION OF PROPERTY

A. The Planning Act and Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

- 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.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2014 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

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

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.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage

3. DESCRIPTION OF PROPERTY

conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

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 property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

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.

Since the property is designated under Part IV of the Ontario Heritage Act as per City of London By-law No. L.S.P.-3455-204, an Heritage Impact Assessment is required and the PPS 2014 provides the tools necessary as a Terms of Reference for the document.

B. The Ontario Heritage Act

The Ontario Heritage Act, R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. The criteria within the Ontario Regulation 9/06 of the Ontario Heritage Act provided the tools to determining the cultural heritage value of a property. This regulation provides the criteria which the property must meet in order to become designated.

C. The London Plan

The London Plan, Minister Approved, December 28, 2016, 'constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.'

The London Plan provides for provincial interest and is designed to include the requirements of the Provincial Policy Statement (PPS) 2014. Section 24 of the Planning Act, R.S.O. 1990, c. P. 13, identifies that "no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with this Plan. This includes for approvals of planning and development applications such as official plan amendments, Zoning by-law Amendments, plans of condominium, site plans, consents to sever, and minor variances.

While 'The London Plan' is organized in nine (9) parts, Part 4 specifically outlines 'Cultural Heritage' in its City Building Policies. However other Parts, ie. Part 7 Secondary Plans contribute to the Planning Process and the preservation and integration of the City's cultural heritage.

The specific direction provided in The London Plan is to: "Protect our built and cultural heritage, to promote our unique identity and develop links to arts and eco-tourism in the London region" and "Protect what we cherish

3. DESCRIPTION OF PROPERTY

by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.”

The London Plan and its Policies apply to the proposed development site and therefore the preservation of the City’s cultural heritage must align with these policies. The London Plan is currently partially under review by Local Planning Appeal Tribunal (LPAT) for appeals as of October 2020.

D. City of London CP Terms of Reference - Other

The site is not within a Heritage Conservation District (HCD) and therefore presently there are no guidelines required for review and adherence. Specifically, the Routledge Farmhouse is Designated under Part IV of the Heritage Act and therefore the architectural and historical ‘Reasons for Designation’ are important in identifying the specific approaches to conservation for the property.

The City of London does not have specific Terms of Reference for the preparation of Conservation Plans. Generally, municipal Terms of Reference are based on Provincial Policy Statements’ Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. This document has provided the general terms of reference for this CP, with specific reference to info sheet #5.

E. Municipal Regulatory Context for Designated Heritage Property Alterations and Easements

The Routledge Family Farmhouse is designated as per the Heritage Designation By-Law 3455-204, July 26, 2016. Located at 1656 Hyde Park Road, and sits on a larger site with approximately five (5) acres in area.

Currently owned and operated by HLH Investments Inc., the property is designated because of cultural heritage value or interest. Therefore, any proposed work on the property or the building requires a Heritage Alteration Permit Application be submitted, and a Heritage Alteration Permit as part of any construction completed on the building and property. Any alteration work completed on the property must align with the requirements of the heritage easement and designation, as outlined in the Heritage Designation By-Law unless otherwise agreed upon through the alteration permit process.

F. Zoning

The current zoning of the 1656 Hyde Park Road property, as per Zoning By-law Section 25 by the City of London, is ‘Business District Commercial’ (BDC) zone. As per the By-law, the purpose of this zoning is to implement the ‘Main Street Commercial Corridor’ designation set out in the City’s Official Plan. This zoning provides and regulates a mix of retail, restaurant, neighbourhood facilities, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets.

Currently, the property owner, HLH Investments Ltd. is in the process of re-zoning for the site and proposed development inclusive of the heritage building. In addition to re-zoning, the owner is also in the process of confirming a Heritage Easement currently being coordinated with the City of London’s legal council, for the overall heritage property. The proposed easement would effectively draw a line between the new development and the existing heritage building in order to compartmentalize the heritage assets (the Routledge Farmhouse) from the rest of the development, so that future work proposed for the development project will be separate from any work proposed on the heritage property (requiring a permit).

4. ASSESSMENT OF PROPERTY

4.1 CONDITION OF RESOURCE

As part of the first step to good conservation practice, an assessment of the condition should be completed to ascertain the condition of the building with particular attention paid to the character-defining elements (heritage attributes in this case). A Building Condition Assessment and Report was completed by the team for the Routledge Farmhouse at 1656 Hyde Park Road in order to assess and outline the condition of the exterior (including the heritage elements), and to assess the structural condition of the overall farmhouse building. Structural assessments were previously conducted and a Structural Assessment report completed on June 10, 2019, by VanBoxmeer + Stranges (VB+S) Ltd. Structural Engineers. a+LiNK Architecture Inc. LAO completed a site visit to visually assess the conditions on July 31, 2020 and compiled a report of the conditions in early October 2020. The final BCA report by a+LiNK is a refined report that includes the aforementioned Structural Assessment, and a subsequent Heritage Building Final Report by VB+S (revised January 2021), as an Addendum to the June 2019 report). For the complete report, refer to the Building Condition Assessment Final Report, dated December 17, 2020, Revised January 27, 2021.

4.2.1 Building Condition Assessment

The two-storey yellow-brick Routledge Farmhouse heritage building is exhibiting several aspects of wear, degradation and lack of conservation. The property would benefit from several conservation programs to ensure its longevity, given the conditions observed with particular attention to the exterior, including heritage elements and the structure. These programs might include restoration, preservation and/or rehabilitation, and will be further profiled in the following section, Conservation Principles, under Goals of Conservation as the second step to conservation. A summary of the issues observed and recommendations of prioritized deficiencies outlined in the report are summarized below.

Site Conditions

Observations

The site is sloped significantly towards the house from the raised road at Hyde Park and North Routledge Park, resulting in possible drainage issues as rain and snowmelt are directed towards the foundations. Swales are evident, but not necessarily a long-term solution. The entrances are sealed, and two of the three original entrances have been replaced with contemporary doors that do not reflect the heritage of the original house. An addition and raised deck have been added to the rear of the house, where the main entrance is located, while the former main entrance is accessed by a wooden deck that has been replaced from the original. The porch roof is in poor condition, with signs of paint chipping and peeling, as well as the replacement of one of the original posts with a newer, pressure-treated post that does not reflect the originals.

Recommendations of Prioritized Deficiencies

- Review of swales and grading to avoid water draining towards building as part of Stormwater Management plan and grading plan.
- Weeping system installed around foundation system.
- Restore and repair front porch elements such as columns and spandrels, replace as necessary for structural requirements.
- Remove contemporary deck

4. ASSESSMENT OF PROPERTY

Building Envelope, Structure and Exterior

Observations

The roof was observed from grade, and appears to be in 'fair' condition; it is not original. Eaves and soffits are original and in good condition. Paired wood brackets and finials could not be fully assessed, but appear to be in 'fair' to 'good' condition, with some decay evident. The yellow-brick is in poor condition with evidence of spalling, degradation and mortar failure, as well as environmental staining, particularly at the lower third of the farmhouse. Stepped cracking was noted on all elevations in a few locations near the edge conditions, likely due to settling of the foundations. Brick along the second storey could not be fully assessed without access to a lift (boom). Yellow paint has been applied to the lower portion of the wall near the rear entrance.

Windows and Doors: The windows and doors were observed from grade. The windows are primarily single-glazed, two-over-two wood framed with aluminum storms and segmental arched voids above. Some windows are missing storms. The windows are in 'poor' condition, with signs of decay, paint peeling and cracking. Pieces of the windows are breaking off and the sills are decaying. Shutters with original hardware flank the windows, with evidence of some shutters decaying, missing paint and a few have been removed. A contemporary window was added to the north elevation. The main west entry door at the porch appears to have been replaced. This door is not considered of heritage value as per the Heritage Designation. The alternate, entrance at the south end of the porch on the west elevation is original and is sealed shut. It is noted as a heritage attribute along with the original wood screened door. The paint is chipping at the base of the door near the step. The 6-pane, divided light screen door was sealed so the door could not be fully viewed, as a film has been applied to the divided light glass of the wooden screen door.



Existing front porch, east elevation. Photo by: a+LiNK Architecture Inc., 2020



Decay at heritage wood windows, frames, sills and shutters. Photo by: a+LiNK Architecture Inc., 2020



Signs of mortar failure. Photo by: a+LiNK Architecture Inc., 2020

4. ASSESSMENT OF PROPERTY

Structure: The roof structure could not be fully assessed, but appeared to be in good condition with no signs of rot. No insulation was noted on the interior walls of the building, but some was observed in the attic through the opening in the ceiling on the second floor. The foundation walls are settling due to instability of concrete block piers, and the first floor beams are sagging as a result. The balloon frame system is clad with brick tied with nails grouted into the bed of the mortar joint. Steel nails will corrode over time, leading to weak tie-back to the structure.

Recommendations of Prioritized Deficiencies

- Replacement of roof as per owner/client; Existing roof has been repaired temporarily.
- Exterior paired wood brackets and finials require an assessment at the second level to confirm condition. A restoration program may be required, such as repair and repainting.
- Brick and Mortar: repointing assessment and program as part of the Conservation Plan. May require use of a boom lift to assess condition of upper brick coursings.
- Observed and monitor stepped cracking on exterior.
- Windows and Doors: comprehensive window and door restoration program as part of the Conservation Plan, including wood shutters and the original wooden door and screen at the south end of the west elevation. May require use of a boom lift to assess condition of upper windows.
- Review of structural systems within building exterior and roof to ascertain make-up and confirm best approach to reinforce building structure, brick ties and provide possible new wall system to address moisture and thermal issues. Brick will require adequate tie-back, while exterior walls will need to be reinforced for shear strength, if the second floor is removed.
- Bracing of exterior wall system if second floor is removed, jacking up of first floor as part of foundation work
- Foundations: address foundation system as part of an overall approach to the heritage property as new foundations required to replace settling piers, jacking up the first floor as well.

Heating/Ventilation, Plumbing and Electrical Systems

Observations

- The existing HVAC, plumbing and electrical systems were not fully observed for deficiencies as it is expected these systems are not adequate for any future adaptive re-use project and will be required to be upgraded or completely replaced to meet current code requirements.

Recommendations of Prioritized Deficiencies

- Replacement of HVAC, plumbing and electrical systems

Interior/Finishes

Observations

- Observations and comments made were to review the current condition of finishes at a high-level; these are not considered of heritage value. If the building were adaptively re-used as most of the finishes would be upgraded, and/or replaced. Wood flooring (from what could be seen) and existing window casings and trim appeared to be in 'good' to 'fair' condition, while ceilings were in 'poor' condition.

Recommendations of Prioritized Deficiencies

- Replacement or repair of interior finishes and systems, as required. Complete replacement of ceiling finishes.

4. ASSESSMENT OF PROPERTY

Life Safety

Observations

Currently, no emergency lighting or fire extinguishers were observed. Exit signs are located inaccurately. Access to the building does not meet current AODA and Ontario Building Code (OBC) requirements due to change in grade at the entrance and the size of the door openings.

Recommendations of Prioritized Deficiencies

- A designated substance inspection should be carried out on the building (immediate)
- Provide accurate exit signage, emergency lighting and a wall mounted fire extinguisher on the main floor to meet the OBC. Remove conflicting exit signage.
- Provide accessible entrance and access to the building, accessible washrooms as part of an adaptive re-use project.

Overall, the observations and recommendations made for 1656 Hyde Park Road indicate that the property, and in particular, many of the exterior heritage elements and the envelope, would benefit from a conservation program. Specifically, exterior wood heritage attributes such as the porch, windows, doors and shutters, and detailing such as paired brackets, spandrels and finials. The brick cladding also requires repointing and would benefit from conservation work, along with reinforcement of the brick tied to the exterior wall system and structure. The foundation requires alteration in order to ensure the longevity of the buildings structure, due to settling. Further conservation measures to implement this work are outlined in the Conservation Measures, Section 7 of this report.



1656 Hyde Park Road. Main/East elevation. Photo by: a+LiNK Architecture Inc., 2020

5. PROPOSED USE OF PROPERTY

5.1 RELOCATION, ADAPTIVE RE-USE + RECOMMENDATIONS

Heritage Impact Assessment

A Heritage Impact Assessment was completed for the Routledge Farmhouse by a+LiNK Architecture Inc. in the fall of 2020, and a submitted as a Final Report in December 2020 with revisions in January 2021. The purpose of the Heritage Impact Assessment was to analyze the impact of the new development proposal on the heritage value of the Routledge Farmhouse. The residence is a designated heritage property under Part IV of the Heritage Act, By-Law No. L.S.P.-3455-204, July 26, 2016. The following excerpt has been provided from the HIA Executive Summary. For the complete report, refer to the Heritage Impact Assessment Final Report (December 17, 2020, Revised January 27, 2021).

HLH Investments Ltd. has proposed to adaptively re-use the Routledge Farmhouse in their development plan. The building will support retail and commercial spaces, alongside new retail and commercial spaces at ground level in the adjacent new development. In the proposed development, a transparent glass link addition constructed of steel connected at minimal points (ceiling, walls and ground of the west elevation) will allow for internal access between the heritage farmhouse and the new development. This will allow for re-purposing of the property: currently the house is used as offices, but through the proposed development and plan for adaptive re-use, the farmhouse will be integrated with, and integral to, the new mixed-use, multi-storey development. The proposed mixed use building will be a combination 7 and 8 storeys, providing for a 7-storey massing along Hyde Park Road and an 8-storey massing along North Routledge Park. Commercial uses are located at-grade along Hyde Park Road; the commercial uses are functionally one-storey but showcase a two-storey façade on the exterior. A step-back is provided above this second storey, separating the commercial uses from the residential uses above.

The potential heritage impact of the proposed development at 1656 Hyde Park Road has been assessed and the mitigating approaches analyzed as per the Provincial Policy Statement (PPS) 2014, The London Plan, and the Secondary Plan. The character of the Hyde Park area within The City of London provides for a unique opportunity for the Hyde Park Village development, due to its vast history and nod to both vernacular styles and newer buildings.

The proposed development of mixed use commercial retail residential and integration of the cultural heritage assets provides the platform for the vibrancy and character desired in the London Plan and the Secondary Plan. As with most new developments, height, density, and massing provide the highest levels of impact on cultural heritage assets.

However, the primary mitigating factors for the multi-storey development are; retaining the farmhouse heritage building as a key aspect of the project at the predominant corner of Hyde Park and North Routledge Park and establishing the heritage building as a “beacon” within the development, while surrounding the building with various public realms and connections. The rhythm of podium styles along the commercial level mimic the height, massing and rooflines of the heritage building, but vary in materials and design, creating a juxtaposition between the two. Further to these assets, the proposed design integrates two (2) commercial podiums: one along Hyde Park Road and one along North Routledge Park that are separated by the Heritage building, creating a pause in the design. The residential spaces above are stepped back above the second storey, to draw attention to the commercial level and the heritage residence at the corner apex of the two commercial wings, separated by a courtyard to the south and a glass addition to the west.

A critical aspect of the proposed development includes the relocation of the existing heritage building from its current

5. PROPOSED USE OF PROPERTY

location. The siting of the building is not considered of heritage value, and relocating the building will allow the heritage building to be highlighted and further separated from the development, while the proposed development can preserve its economic viability and density needed for longevity. The heritage impact assessment considered the option to retain the building in its original location and pushing the development footprint further away from the heritage building. However, due to the constraints of the proposed development, including density and economics, the development could not be redesigned to alter the footprint.

Moving the building was the best and preferred option, shifting the building in both the south and southeast directions 3.3 meters and 4.2 meters, respectively. However, given the need for new foundations and raising of the floor to grade to mirror the new development and accommodate accessibility relocating the building can be done as part of this structural stabilizing process. The structural consultant, Vanboxmeer and Stranges Structural Engineers Ltd., has provided an outline of the steps involved in relocating the building, and options for interior reinforcement of the superstructure to remove the existing second floor. That Heritage Building Assessment is included as Appendix B of the Building Condition Assessment. The Building Condition Assessment is submitted as part of the application for re-zoning alongside [the] Heritage Impact Assessment and the corresponding Conservation Plan.

The proposed development achieves the majority of mitigation approaches identified in Section 7 of [the HIA] and of the PPS 2014. Variations in materials and facade design help create a dynamic juxtaposition between the new development and the existing heritage farmhouse. Shadow studies indicate large shadows will be cast over the heritage building in particular during the afternoons and evenings. This is could actually present positive change for the existing shingled roof of the farmhouse - as sun can cause lift and deterioration of asphalt singles more rapidly. While most of the west elevation will be enclosed within the glass link, part of the south elevation will be shaded. Monitoring of the brick on this elevation should be included in the Conservation Plan.

In conclusion, the proposed development meets the guidelines and mitigating measures as provided in the PPS 2014, The London Plan, and Secondary Plan. The design is a good example of respecting and integrating the cultural heritage value of the Routledge Farmhouse through an adaptive re-use approach, providing for future retail and commercial use. Paired with multi-use, high-density commercial and residential development adjacent, and connected via a glass “link”, the proposed approach for the Routledge Farmhouse and development will contribute to the vibrancy and character of the Hyde Park Village, achieving a strong cultural heritage identity within the neighbourhood, community of Hyde Park, and the City of London.



Proposed rendering of Routledge Farmhouse (southeast), integrated into the proposed development for *Hyde Park Village*. Drawing by 17 | 21 Architects Inc., 2020

6. DETERMINING THE PRIMARY TREATMENT: REHABILITATION

6.1 IDENTIFY PROJECT REQUIREMENTS

The Standards and Guidelines outline the required actions as part of conservation activities that are relevant to this CP: understanding, planning, and intervening. The identification of heritage elements and heritage value, the description of the property and previous the Building Condition Assessment completed for the Routledge Farmhouse as discussed in preceding sections of this report, provide a good baseline for understanding the property and its intended use as part of an adaptive re-use project for a new development.

The Heritage Impact Assessment completed for the property is also critical in helping to plan for the appropriate intervention onto the property, providing the anticipated plans for the future development and the inclusion of the Routledge Farmhouse as part of the project. This helps to inform the *planning* stage of conservation. Through an assessment of the existing conditions of the building (BCA) and the assessment of the proposed use for the property (HIA), project requirements have been identified. These includes:

- Stabilizing structure and building envelope;
- Restoring and preserving heritage elements;
- Relocating the building, upgrading and altering the mechanical and electrical systems, removing the interior second floor, providing accessibility, and life safety systems designed to meet future needs, and ensuring the long-term success of the building while protecting its heritage value

6.1.2 Primary Conservation Treatment

To successfully conserve a historic place, or place of cultural value in the case of the Routledge Farmhouse, a decision must be made on the primary treatment, or approach, for conservation before appropriate methods can be recommended and implemented. This is considered stage two of the process, *Planning*, once an understanding of the heritage resource exists, and considers the intended future use and plans for the property related to that use. According to the Standards and Guidelines, before conservation activity begins, a clear objective of conservation must be defined. Referenced previously under Conservation Principles within this document, the objectives, or primary treatments, include preservation, rehabilitation, and restoration. The definitions are reiterated in this section, and when to apply each treatment has also been provided.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value. Preservation is the recommended primary treatment when:

- Materials, features and spaces of the historic place are essentially intact and convey the historic significance, without extensive repair or replacement;
- Depiction during a particular period in its history is not appropriate; and,
- Continuation or new use does not require extensive alterations or additions.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value. Rehabilitation is the recommended primary treatment when:

- Repair or replacement of deteriorated features is necessary;
- Alterations or additions to the historic place are planned for a new or continued use; and,
- Depiction during a particular period in its history is not appropriate.

6. DETERMINING THE PRIMARY TREATMENT: REHABILITATION

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Restoration is the recommended primary treatment when:

- An historic place's significance during a particular period in its history significantly outweighs the potential loss of existing, non-character-defining materials, features and spaces from other periods;
- Substantial physical and documentary or oral evidence exists to accurately carry out the work; and,
- Contemporary additions or alterations are not planned.

(Parks Canada 2010: 15 – 17)

Most conservation projects have various treatments included as part of the overall plan. It is important to first establish a primary treatment plan so that each conservation method, can be compared to the original requirements, goals and objectives.

Rehabilitation has been determined to be the best approach to the Routledge Farmhouse, since the wide-ranging interventions all aim to enable the future use of the farmhouse following relocation through adaptive re-use. Within the rehabilitation approach, the conservation program includes retaining and restoring existing exterior heritage wood elements where possible (preservation); accurately representing missing elements through reinstatement (restoration); and alteration of existing elements, such as doors, windows and brick to construct new elements, such as the addition on the west side (rehabilitation). Both preservation and restoration apply beyond the primary treatment of rehabilitation.

Conservation measures outlined in this report under section 6.0 assess the short, medium and long term plans for this approach, based on the adaptive re-use of the building as part of the proposed development plan at Hyde Park Village. The following section provides an overview of the goals of conservation for 1656 Hyde Park Road, based on the rehabilitation approach to conservation.

6.2 GOALS OF CONSERVATION - REHABILITATION

For a CP to be reasonably applicable, the goals of the conservation approach must align with the heritage values of the site as well as inform the future use and viability of a property. The goals of a conservation plan might be similar to a mission statement, and are specific to the needs of the property and the planned use. Based on the review of the property, and the planned integration of the building through adaptive re-use for the proposed vision for the development of Hyde Park Village by HLH Investments, the following goals have been developed for the rehabilitation of the Routledge Farmhouse. General Standards 1 through 9 apply to the goals for the Routledge Farmhouse, while standards 10 through 12 apply specifically to rehabilitation of the heritage property.

6.2.1 Ensure the Integrity of the Building Envelope and Structure

Goal:

- ***Ensuring the structure is stabilized to withstand the intended use and longevity of the proposed plan during and after relocation of the building, including an interventions made, as well as completing a comprehensive re-pointing program for brick masonry to ensure the integrity of the building envelope are essential for the integrity of the heritage resource.***

Applicable *Standards*: 1, 6, 7, 9, 10, and 12.; *Applicable MTCS Eight Guiding Principles*: 2, 3, 4, 6, 7, 8.

6. DETERMINING THE PRIMARY TREATMENT: REHABILITATION

The rehabilitation of the Routledge Farmhouse is comprehensive in scope, and includes several aspects of the structural systems, with particular focus on the foundations and building envelope, to ensure its sustained use as an integral part of a development project. The foundations have been assessed by the team's structural consultant as part of the Building Condition Assessment. At present, the building is settling on block piers that support wooden beams. In order to sustain the building for the long-term, these unstable foundations will need to be replaced with new foundations. Stabilization of the entire building is required prior to and after moving the existing heritage building as part of this process, such that the structure and exterior building envelope, including the brick (heritage attribute) can withstand relocation. Mothballing and other protective measures might also be necessitated as part of the relocation process, should there be a potential period of vacancy following relocation and prior to the restoration and adaptive re-use as part of the future development adjacent.

6.2.2 Preserve and Restore Exterior Heritage Elements where possible

Goal

- ***Repair and restore exterior heritage elements that have degraded through a comprehensive conservation program, including original wood windows, doors, shutters and detailing along the facade and roofline. Document, store and reinstate the heritage porch to its original design, following the building relocation. These approaches will help ensure the sustainability and viability of the heritage attributes.***

Applicable *Standards*: 1, 2, 3, 4, 7, 8, 10. *Applicable MTCS Eight Guiding Principles*: 1, 3, 4, 5, 8.

The exterior wood heritage elements, have fallen into disrepair, with evident signs of decay and rot; the paint is severely chipping and peeling on windows, the remaining heritage door, and the shutters; windows, doors and shutters are missing pieces, or entire elements have been removed. The porch has been modified with replacements that are not sympathetic to the original. These heritage attributes are integral to the cultural heritage value of the property. A conservation program to repair, restore and preserve these as much as possible, while also considering the plans for relocation, adaptive re-use and alterations are important for the longevity of the property.

6.2.3 6.2.4 Enhance the Building's Appeal, Usability and Heritage Value

Goal

- ***Attracting commercial and retail tenants and customers through interior renovations to provide aesthetically pleasing, environmentally sound and accessible spaces is a key aspect of this goal. Constructing an addition that will link this altered building to the new development, and connect the new to the existing, all while enhancing heritage value as part of the appeal to users is important for the success of the heritage property.***

Applicable *Standards*: 1, 3, 4, 5, 7, 9, 11, 12. *Applicable MTCS Eight Guiding Principles*: 6, 7, 8.

Through the proposed new use of the Routledge Farmhouse as part an adaptive re-use project for the new multi-use commercial and retail development, opportunity to rehabilitate the building and prolong its lifespan is presented. Replacement of the mechanical and electrical systems, and removal of the interior second floor will provide adequate services and open up the space for its intended use. These aspects fall outside of the heritage value of the farmhouse, but are mentioned as they can impact the heritage elements. Accessibility upgrades to the building will also be required by the code, added by way of the west addition that will link the existing farmhouse to the adjacent development. Enhancing and conservation the heritage value of the property will mean that the new work must be physically and visually compatible with, subordinate to, and distinguishable from the heritage farmhouse. The new addition should not impair the heritage building if it is removed in the future.

7. CONSERVATION MEASURES

7.1 INTRODUCTION

The following measures provide an outline of the conservation methods necessary to meet the conservation goals for the Routledge Farmhouse to rehabilitate the heritage resource for adaptive re-use as part of the proposed development by HLH Investments Inc. The aspects of the measures proposed include considerations for conservation required prior to, during and immediately following the relocation of the structure. Further, the rehabilitation of the heritage building, including preservation, restoration/repair and alteration work may not begin for some time and proper mothballing of the building may continue for a prolonged period, should the building not be in use by the owners until Phase 2 of the development project is implemented. Monitoring of the building will be required, and re-visiting of the proposed conservation methods considered as part of the long-term project may need to be completed in order to ensure that the work proposed has not changed in any significant way from the time of this report. Most of the short and medium term conservation measures are expected to be completed as part of the early stages of Phase 2 of the proposed development project.

The long term conservation measures will likely be implemented once Phase 2 is underway, with preservation, restoration, repair and alteration work happening concurrently alongside new construction. Some of the exterior conservation methods could be implemented once the addition is completed, so that the work can be properly executed without disturbances related to that construction, and coordinated with the sitework and mobilization for new development so as not to interfere with the conservation programs for the heritage farmhouse.

An overall cost estimate has been prepared for the proposed conservation plan and rehabilitation of the farmhouse building. These elements include: demolition, relocation, stabilization, preservation, restoration, and alterations to both the interior and exterior. Costing has been provided by Elgin Contracting and Restoration Ltd., for high-level budgetary purposes only, as of the date of this Conservation Plan; true costs for the work, considering inflation and any other major changes to the proposed project will need to be considered when the actual work is completed.

Although replacement percentage estimates may range, costing was provided based on the Building Condition Assessment prepared by a+LiNK Architecture Inc. and VanBoxmeer and Stranges Structural Engineers, and the proposed relocation and future upgrade plans for the building, provided by the structural team in conjunction with the moving company Continental Building Movers Ltd. Proposed by Costs are given lump sum costs. Detailed costing for similar systems will likely be within +/- 15-20% of the budget estimate provided.

The existing site and heritage building drawings including plans, and sections are included as Appendix C of this report. The proposed drawings including the site plan, elevations and renderings for the adaptive re-use of the Routledge Farmhouse and the future development are included as Appendix D of this report.

7.2 SHORT TERM CONSERVATION MEASURES

7.2.1 Documentation

Prior to any other conservation methods or relocation work, the resource must be properly documented and heritage elements recorded and reviewed for a baseline condition. A Building Condition Assessment has been completed, but may need to be updated once the plans are put into motion for the conservation program as it relates to the timing of Phase 2 of the development project. If this is 1-2 years, a review and update of both the BCA and existing base drawings for the house, to provide confirmed to-date conditions and measured drawings would be important. These will form the baseline benchmark for maintenance and restoration should any issues or changes arise during relocation that could alter the heritage attributes.

7. CONSERVATION MEASURES

7.2.2 Removal, Demolition and Salvage

Addition

Demolition of the rear addition is expected to be completed before any relocation is undertaken. The west addition removal should be undertaken with care, particularly where the addition is connected to the existing main heritage house. To protect the join area, the walls should be removed within two feet of the actual main farmhouse, such that a short stub wall can be ascertained and possibly even relocated with the main structure, then cut flush with the brick of the existing house. Since the west elevation will be enclosed in the future to accommodate the addition (the glass “link”), it may be appropriate to delay any work on this elevation until such time as the alterations and repointing of that elevation can be coordinated so there are no interferences between the two, and so the restoration work can be done once the exterior shell is constructed and sealed for air tightness. If any brick is removed during this process, it should be salvaged and stored for future use in the rehabilitation project.

West Deck and Pergola

The deck and pergola should be removed with care to ensure that any connections at the existing connections at the west elevation do not degrade the heritage fabric. Proper restoration guidelines for repointing brick and removal of any remaining screws and other ties from the deck should be followed during the restoration process, unless these ties would otherwise further deteriorate the fabric if left in prior to that time.

Front Porch

The existing front porch is also a key part of this stage. Given the complexities of moving the heritage farmhouse, the porch is recommended to be dismantled, piece by piece, and each element examined and tagged for future re-installation. A conservation program to reinstate the porch will be implemented, once the house has been relocated. This will include construction of a new deck, since the current deck is not original, and sympathetic to the original deck in design, materials and form. The chamfered wooden posts, beams and detailed spandrels with fret work should be reinstated, in the exact location on the original house (in its relocation position), as marked prior to relocation. If the condition of these elements is such that this cannot be accomplished without jeopardizing the safety, a replica of those elements of the porch should be implemented that match the original in form, materials and detailing of high-quality versions of the same elements.

During demolition, elements of the building that are of heritage value that are uncovered should also be carefully documented and noted, and consultation with the heritage architect regarding further steps to ensure the protection of those elements before further work or demolition is completed.

7.2.3 Stabilization

The structural assessment - Heritage Building Final Report - was prepared by VanBoxmeer and Stranges Structural Engineers as a secondary assessment (Addendum) to the original Structural Review and Comments in June 2019. With specific focus on the relocation of the building as part of the proposed development, the Heritage Building Final Report (revised January 21, 2021) was used as a tool to review the structural concerns related to relocating the Routledge Farmhouse.

The subsequent addendum report by VanBoxmeer and Stranges also identified the need for stabilization of the Routledge Farmhouse first, in order to successfully relocate it. This ensures that the forces acting upon the building will not cause it to shift significantly or collapse during relocation without the support of the foundations to carry the loads to the ground. Coordination and instillation of shoring is required to stabilize the existing building and

7. CONSERVATION METHODS

remove the weight and load of the structure from the existing foundations. Stabilizing the building will also help in the short term to alleviate the pressures on the failing foundation piers.; The existing intermediate wood beams of the floor are resting block piers, that are settling, causing instability in the foundation system and sagging of the first floor at these locations. During stabilization, the first floor can be jacked up and properly stabilized as part of the overall building stabilization prior to relocation.

A complete assessment of the brick foundations should be completed during this stage, as only a partial assessment was completed for the initial and secondary condition assessments, due to the limited access to the crawl space. Further, the existing brick foundations should be accurately documented once access is provided, and any new information identified that might impact the heritage elements presented to the heritage architect and team. Finally, any repairs that are immediately required to the foundations uncovered during this stage should be addressed at the time. The existing roof system must be confirmed for stability, but it is expected that the roof system is in good condition and will not require significant stabilization work beyond what is required to move the building.

Brick Tie-Back

Re-securing the heritage fabric to the existing wood frame structure is imperative for the survival of the building in the long term, and specifically if it will be moved. Any horizontal tie-back of the brick to the building structure required to prepare the farmhouse for relocation should be ensured at this stabilization stage prior to any relocation measures. Bracing any major vertical cracks in the masonry should also be done at the same time, to prevent further cracking during lifting, relocation and setting the farmhouse in place. This brickwork must be completed with care, recognizing that negative impacts on the interior of the brick could adversely affect the exterior of the facade and the heritage fabric.

In order to tie-back the brick to the structure, the preferred rehabilitation method involves adding new ties to the original brick; in the original approach, the ends of nails were hammered into the outside face of the wood stud walls and the head of the nails embedded into the existing mortar bed. This results in corrosion of the nails, as water will have infiltrated the brick over time, causing the ties to weaken. The method for stabilizing the brick recommended by a+LiNK Architecture Inc. involves the use of brick-tie backs by way of helio-piers. Stainless steel drill bits are inserted into the brick and the stud to form helio piers, which re-secure the brick back to the stud wall of the wood framing. The actual methods would require verification and reviews by a structural engineer.

If any temporary interventions to stabilize the brick are needed prior to relocation, these should follow *the Standards and Guidelines*, and allow for ease of reversibility once the house is relocated, with minimal impact on the heritage elements to avoid compromising the integrity of the heritage fabric. The interior finishes will be removed at this stage to access the interior of the building envelope and the inside face of the brick to properly tie the brick back to the structure. It is assumed that the occupants will vacate the building prior to this demolition.

7.3 MEDIUM TERM CONSERVATION MEASURES

7.3.1 Preparation for Relocation

Preparation of the site for relocation involves some key elements to be addressed. First, the site will need to be prepared in order to remove the foundations, including possible trenching around the house to access the foundations. The vegetation surrounding the house, while not specifically a heritage element, will need to be removed as part of this site work. Also, once the house is ready to be relocated, the ramp for the moving machinery

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will need to be prepared and the vegetation cannot impede the ramp. Any vegetation removed should occur with reference to any Tree Protection by-laws, and as part of Building Permit regulatory requirements. These should be retained for future re-use once the building is relocated (depending on the outline for the landscape plan as agreed upon for the site).

In order to relocate the building within the site, a temporary roadway will need to be established with at least one foot of granular base to support the weight of the heritage building as it is being relocated. The shear weight of the structure is at more risk of weighing down the hydraulic relocation system without the base, putting pressure on the system that could cause it to become stuck or fail in loose, uneven or weak terrain.

7.3.2 Foundation Alterations

The existing foundation walls below the house (stabilized as part of the short term measures), will need to be removed once the site work is prepped and any other elements to allow adequate access to remove the foundations, with minimal impact on the heritage elements. The brick from the foundations should be carefully salvaged and stored. If any other heritage elements are affected during the removal of the foundations, these should be addressed with the heritage architect and team.

Once the site is prepped and the foundations have been removed, excavation for the new foundations for the relocation footprint of the new house can begin. Because the house is being relocated 3.3 meters to the southeast and 4.2m to the south, part of the new foundations will be excavated underneath the existing house in-situ, prior to removal, while the house is stabilized. However, this will reduce the need to relocate the house to a temporary site beyond the future relocation site to excavate and build new foundations, which would effectively mean moving the building twice. This is not desirable as the strain on moving the building in two stages is significant.

7.3.3 Relocation and Stabilizing

Best practices for relocation recommend mild weather conditions for relocation; temperatures below even 30 degrees Celsius or can present problems for the operation of the hydraulic system. Rain and snow can also be problematic as this can contribute to changes in the terrain and increased risk to the building relocation.

The relocation of the structure and installation onto the new foundations will take approximately a week to ten days. Once the building is in its final position, the footings and foundations can be constructed to the underside of the structure requiring support. New foundations will provide support for the relocated farmhouse at both the appropriate depth for frost heave (and any basement requirements), and for the shift in the elevation level of the first floor at grade upwards approximately 1.5 meters to align with the future grade of the proposed adjacent development project. This will also help to alleviate any concerns for site drainage given that the current house sits below the elevation level of Hyde Park Road and North Routledge Park.

After the building is relocated, and the foundations have been constructed, the farmhouse will require re-stabilization. The temporary shoring will be removed so that the house can be supported by the new foundations. A complete review of the structural system and building envelope as well as exterior elements for any signs of failure during the move is recommended. If there are any immediate concerns, these will need to be implemented and addressed promptly; any additional cracks, or shifting, or any increase in existing cracks, or critical brick and mortar failure may need to be addressed by way of a repointing program at the time once the building is sitting on its permanent foundations; any critical failure of specific exterior heritage elements identified post-move, that cannot withstand mothballing until a complete program is implemented, will need attention. Otherwise, any

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updates to the building review should be identified and if necessary, implemented into the Conservation Plan to be completed as part of the rehabilitation intervention.

Any immediate roof repair work required as part of the temporary work completed to-date on the roof should also be completed during this period, once the building has been relocated in order to prevent any moisture penetration into the heritage building, prior to mothballing.

7.3.4 Mothballing

Mothballing is a process that can effectively control and protect the viability of a heritage resource from potential long-term deterioration during a prolonged period where the building may be unoccupied while preparing for its future use. Deactivating the Routledge Farmhouse once it has been relocated, may be necessary, depending on the timeline for site work and construction for Phase 2 of the adjacent proposed development project. Beyond this, mothballing does not protect a building indefinitely, so even marginal interim uses or non-flammable storage might be considered.

Security

As part of the process to protect the building, securing the building and its component features to reduce vandalism or break-ins is recommended. Construction fencing is a good way to deter trespassing.

Pests

Another important step in this process involves controlling pests. Pest such as small rodents, vermin, raccoons, termites, bugs and birds can wreak havoc on heritage buildings. It is important to remove all animals or insects from the property and seal off any access to prevent deterioration of the heritage resource by these pests once the building is vacated.

Localized Critical Brick Repointing and Repair

Further, localized brick masonry repairs through repointing may be required in areas where very serious moisture penetration could occur as part of the mothballing process. These should be completed based on the updated review of the brick condition at the time of mothballing. The mortar should match the historic mortar in composition, colour and tooling. Further details regarding brick restoration are outlined in Section 7.4.1.

Ventilation

Finally, once the building is secured, pests removed and any critical brick repaired, adequate ventilation is recommended to provide air exchange throughout the building while vacant. If the building is unoccupied and mothballed for winter months, minimal heating at 7 degrees Celsius may be needed, with forced-fan ventilation in the summer months. Louvered openings should be added to wood window and/or door coverings to permit natural ventilation, and equipped with wire mesh to avoid wildlife ingress. Typically, 1-4 air exchanges per hour is considered the minimum for mothballed buildings. Assessment by a qualified Mechanical engineer should be done at the time of to determine the level of required ventilation.

Since the Routledge Farmhouse exterior is a brick heritage building constructed without insulation and air barriers, keeping the interior temperature above the spring dew point to avoid damaging condensation should be followed. While the majority of the interior work will be altered and removed to re-use the building, it should still be protected from the elements through the means recommended above, as prolonged exposure to moisture or other issues could result in mold, rot and degrade structure beyond just the finishes. Retaining electrical services to London Hydro will be necessary to provide this ventilation.

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7.3.5 Monitoring

Because of the intensive work to stabilize and relocate the building onto a new foundation footprint, periodic monitoring of the building structure and its impacts on any heritage fabric is critical. A monitoring program is recommended every two months or so, until the building has time to settle, and a review of any major changes to the exterior as a result should be documented and addressed, if necessary.

If the building is mothballed for an extended period of time, monitoring (and possible maintenance) will also be important to ensure the building remains well ventilated, sealed and protected until ready for future use. Periodic monitoring provides a known presence on the site, and can also detect any critical issues such as water ingress or failure to the systems or heritage elements. An updated assessment may be required prior to the implementation of the rehabilitation and restoration programs recommended in this Conservation plan, depending on the length of time the building is mothballed.

7.4 LONG TERM CONSERVATION MEASURES

7.4.1 Preservation and Restoration Work

While the primary treatment recommended for the conservation of the Routledge Farmhouse is **rehabilitation**, some key aspects of the approach include preservation and restoration as secondary treatment programs to prolong the lifespan of the heritage property and its value. As outlined in the goals for conservation, these programs include measures for heritage elements: brick masonry restoration and mortar repointing, preservation and restoration of exterior wood attributes and re-instating of the original front porch. These should be completed outside of the addition work constructed so as to avoid interference. The replacement of the roof should be completed as part of these measures, and every effort should be made to replace the roof with material and design similar to the original. If no evidence of the original design can be confirmed, replacement with asphalt shingles would be appropriate, considering the colour and style choices: any new work should be complementary, and subordinate to, the original fabric. This approach similarly applies to the new roof of the front porch, once it is re-built.

Brick Masonry: Restoration

A comprehensive brick masonry repair and repointing program should be completed; a complete survey at the time to confirm percentage required and exact repointing locations should be performed using a boom lift as necessary to review all aspects of each elevation. Measured drawings locating areas and depth required should be completed as part of this program. Cracked and failing mortar joints will be repointed alongside repair and replacement of spalled bricks, as identified in the assessment. Mortar should be sympathetic to the original mortar beds used on the heritage fabric, avoiding the use of hard portland cement or vapour-impermeable waterproof coatings.

Exterior Wood Heritage Elements - Windows, Doors, Shutters, and Roofline Detail: Preservation and Restoration

Preservation and restoration of the wood heritage elements located on the exterior of the heritage resources. Primarily, the wood windows, door, shutters and detailed elements at the rooflines and porch should be preserved, restored and repaired where appropriate. This work is considered integral to the heritage value of the property, and should be completed as part of a comprehensive conservation program for exterior wood elements. The existing elements should be thoroughly assessed and planned by a qualified heritage architect, and completed by a qualified heritage restoration contractor.

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Wood fenestration and windows, original doors and shutters should be repaired, in-situ, wherever possible. This includes stripping, sanding and repainting. Remove old caulking and replace with new. Storms should first be removed prior to work. Reinstall storms and replace with like for like on windows missing. The heritage attributes note that the storms are aluminum. Use wood restoration consolidator material to areas of wood window showing signs of decay, and Dutchman where small sections of damaged or decayed wood can be locally repaired. Where the damage of the window and shutter elements are too severe, or they are missing completely, replacement with exact replicas matching form, materials and detailing compatible with the original should be used. A program to review these elements should be conducted and should include a boom lift to access the upper level to properly ascertain the conservation interventions needed for each element.

The rear entrance that has been replaced with a contemporary door will be modified to accommodate the new addition - refer to 7.4.2 for further details regarding this opening. The former original door at the east elevation has been replaced with a new door. This opening should be reviewed to consider both the heritage value of the main facade, and requirements for accessibility from this entrance facing Hyde Park Road. If an accessible entrance is provided through the addition, this door does not need to be accessible. Consideration for a door more sympathetic to the original might be considered here, if evidence of the original door can be confirmed. If this information is not available, a new door that is visually compatible with the historic fabric of the farmhouse would be appropriate, but discernible so as not to confuse it as a replacement for the original.

Detailed paired brackets along the roofline should also be assessed, in situ, when reviewing the windows and shutters using a lift to determine the condition and evaluate if they require comprehensive restoration, or repainting and repair as needed. If possible, retain the wood brackets in-situ, rather than remove them, to complete restoration work. If this is not an option, the brackets requiring restoration should be carefully removed, numbered and conserved before being reinstalled in the exact original location using methods similar to the original connections.

Front Porch Restoration

The original front porch has been modified since it was constructed. The decking has been replaced, and the corner post at the north end has been replaced with a pressure treated post that does not match the original chamfered wooden posts with capitals in design and profile. The post should be reinstated with a new post that has been replicated from the other original posts so that the porch is cohesive. The spandrels with fret work, beams and posts with capitals are in poor condition, with some pieces broken, falling off and decaying. When the porch is re-instated, each piece will have been numbered during the removal process and documented as to the location. Examine each piece to determine if it can be repaired and restored with sanding and repainting. If this is not possible, new replicas matching the wood species, design, form and profile of the originals should be made. If the posts and beams cannot be re-used due to structural and safety reasons, these too should be replicated to match the originals as described above. These interventions should be physically and visually compatible with the heritage fabric, identifiable on close inspection, and documented for future reference.

7.4.2 Alterations for Adaptive Re-Use

Several alterations to the Routledge Farmhouse will be required as part of the rehabilitation program to adaptively re-use the heritage resource for future use. The new west glass “link” addition will allow for adaptive re-use but include alterations. Some of these include:

- Replacement of the heating, ventilation, mechanical and electrical systems to meet future needs

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- Demolition of interior second floor to open up the space - new structural system constructed within the interior to brace the exterior walls
- Providing universal access and altering or creating openings on the west elevation for internal access from the new addition

These alterations will improve the longevity of the heritage farmhouse as it is incorporated into the new development adjacent. However, measures must be taken to ensure the alterations do not impair the heritage elements.

New Addition - Glass “Link”

The addition is designed of sleek steel beams that terminate at the west elevation of the farmhouse, protected behind a thin roof line above. The interior of the space may expose these beams to highlight the contrast between the brick heritage farmhouse (now located on the interior of this addition) and the contemporary addition and link to the rest of the development.

The location of the new steel structural beams of the roof of the addition, where it meets the brick of the west elevation, will touch the existing heritage house but will not be tied into the structure of the house. The structure will be completely separate and self-sufficient, creating a frame that can be supported outside of the connection to the house. Where the addition meets the west elevation of the house, the connections will be minimal and only to provide for thermal bridging and sealant to enclose the interior of the space as an internally and environmentally controlled public entrance and courtyard. Any bricks that are required to be removed or secured to as part of this process should be carefully documented, and the use of minimal intervention wherever possible use.

Any windows, doors and brick disturbed and removed to accommodate the access into the existing house from this addition link should be carefully removed, identified or numbered, and safely stored in a thermally controlled storage area for any future reversibility. Bricks should be carefully dismantled, numbered, cleaned and stored as noted above for reuse. New openings created, including any changes to existing openings, must be done with caution so as not to cause further degradation to the heritage fabric adjacent to the opening of the facade and its fenestration. The new openings should be subordinate to and distinguishable from, the original heritage fabric. The window along the second storey of the west elevation will require alterations as the height of the new addition will intersect with this window. The window in this instance can be filled-in with a new material that would define the window perimeter on the exterior, while creating a glazing back-painted panel on the interior for further definition. A grammar of new materials (for example steel, glass and other contemporary materials) is suggested as an appropriate design approach, clearly identifying any new interventions and infill as part of this alteration work.

Interior Renovations

Demolition of the interior second floor is planned as part of the interior renovations for the building to integrate the design of the space for commercial and retail use, with the rest of the proposed development. As noted in the Heritage Building Final Report by VB+S, removing the wall will required lateral reinforcing of the exterior walls. Although outside of recognized heritage elements, this has been included as part of the conservation plan, due to the relationship of the structural system and stabilization of the overall building its form, massing, and longevity. The system designed will take the lateral wind loads at the second floor and transfer it to the shear walls.

For consistency in design, the steel system might be considered so that it aligns with the grammar of other new elements that are added to the heritage building on the exterior in order to contrast and juxtapose the existing

7. CONSERVATION METHODS

heritage fabric. However, importantly, the system constructed should make every effort to avoid negatively impacting the heritage elements on the exterior, especially the brick and the roof system. The existing roof system is in good condition.

Mechanical and Electrical System Replacement

While not part of the heritage attributes, the replacement of these systems may impact the heritage fabric where new openings are created in the building envelope for these services. These openings must consider the heritage elements and ensure that careful attention in the design avoids the excess removal of, or degradation to, the original brick. Any bricks that must be removed should be salvaged and stored.

7.4.3 Monitoring

Upon completion of the preservation, restoration and alteration work to the exterior heritage elements, an updated baseline report for the building should be completed and referenced for any future reversibility or work that needs to be completed. Periodic monitoring of the heritage elements should continue beyond the completion of the adaptive re-use project to ensure there are no major changes to the structure evidenced through new cracks or brick failure, and to ensure that the restoration programs continue. This monitoring, paired with continued maintenance of the heritage building will ensure the longevity and sustainability of the Routledge Farmhouse for generations to come.

8. COSTING AND SCHEDULING FOR CONSERVATION

The following costing has been prepared by Elgin Contracting and Restoration. The costing has been completed in general order of sequence for completion, with the estimated duration of time indicated in number of days.



ELGIN CONTRACTING AND RESTORATION LTD.

Class 'C' Estimate

Date **October 7, 2020**
 Project **1656 Hyde Park Rd Cost Estimate**
 Project Location **1656 Hyde Park Rd. London, On**
 Project Contact **Harry Hermann**

Item	Item Description	Estimated Duration	Estimated Costs	Notes
1	Demolition of Rear Addition	3 Days	\$ 5,500.00	
2.1	Remove Existing Front Porch - Demolition	2 Days	\$ 1,750.00	
2.2	Remove Existing Front Porch - Salvage & Restoration Heritage Items	4 Days	\$ 4,500.00	Restoration includes scraping of all loose paint, repainting and minor wood restoration to deteriorated wood elements
3.1	Stabilize Brick Structure - Demolish Interior Finish	7 Days	\$ 11,500.00	Any abatement would be additional to this cost
3.2	Stabilize Brick Structure - Install New Brick Ties	6 Days	\$ 12,750.00	Based on VB&S report a series of galvanized metal anchor plates and anchors to existing studs and backside of masonry veneer
4	Temporary Relocation of Structure and Reinstallation on New Foundations	10 Days	\$ 290,000.00	Estimate provide by Continental Building Movers. In discussions a large portion of this cost is associated with temporary support of the existing masonry veneer. Their original suggestion was to remove the veneer and reinstall for costs savings.
5.1	New Foundations - Removal of Brick Foundation, Excavation & Backfill	4 Days	\$ 16,500.00	
5.2	New Foundations - Footings & Foundation Walls	5 Days	\$ 19,750.00	
6.1	Remove Second Floor Structure - Demolition & Temporary Shoring	10 Days	\$ 16,425.00	Assumed some lateral supports to existing walls and shoring of load bearing walls.
6.2	Remove Second Floor Structure - New Beam & Column Structure	8 Days	\$ 14,700.00	
6.3	Remove Second Floor Structure - Enlarged Opening Into New Development	4 Days	\$ 8,150.00	
7.1	Install New SOG - Minor Plumbing	2 Days	\$ 4,500.00	Assumed BF Washroom Rough In
7.2	Install New SOG - In Floor Heat Rough In	2 Days	\$ 8,175.00	Included for rough-in of in floor piping and 2" sm insulation.
7.3	Install New SOG - Slab Prep & Pour	3 Days	\$ 9,900.00	
8.1	Exterior Restoration - Repointing	16 Days	\$ 33,000.00	Assumed 50% Repointing Approx. 1,110sf
8.2	Exterior Restoration - Window Restoration	21 Days	\$ 25,690.00	
8.3	Exterior Restoration - Door Restoration	5 Days	\$ 1,950.00	
8.4	Exterior Restoration - Front Porch Reconstruction	7 Days	\$ 7,600.00	
8.5	Exterior Restoration - Roof Reinforcing	5 Days	\$ 15,000.00	
8.6	Exterior Restoration - Reroofing	2 Days	\$ 4,750.00	New shingles
9.1	Interior Finishes - New Steel Stud @ Exterior Walls	3 Days	\$ 7,500.00	
9.2	Interior Finishes - Insulate & Drywall @ Exterior Walls	15 Days	\$ 24,500.00	
9.3	Interior Finishes - Drywall Ceiling & Insulate Attic	9 Days	\$ 9,500.00	
9.4	Interior Finishes - New Lighting	5 Days	\$ 13,500.00	Assumed fixtures to be more expensive than a standard fixture based on renderings
9.5	Interior Finishes - Painting	6 Days	\$ 6,500.00	
9.6	Interior Finishes - Flooring	2 Days	\$ 5,000.00	
9.7	Interior Finishes - Concrete Polishing	2 Days	\$ 5,650.00	
10	Contingency Allowance	N/A	\$ 30,000.00	
11	General Conditions	N/A	\$ 45,000.00	Bonding, Insurances, Supervision, Site Fencing/Office etc.
12	Contractor Fees	N/A	\$ 30,000.00	
13	Architect & Engineer Fees	N/A	\$ 86,155.00	
ESTIMATED PROJECT COSTS			\$ 775,395.00	+HST

9. RESOURCES

Federal and Provincial Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Tourism, Culture and Sport. *Eight Guiding Principles in the Conservation of Built Heritage Properties*. 2013.
3. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2014.
4. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.

Municipal Documents

1. City of London. *Heritage Designation By Law L.S.P.-3455-204.*, July 26, 2016.
2. City of London. *Illustrated Urban Design Principles*. May 2010.
3. City of London - The London Advisory Committee on Heritage Department of Planning and Development. *Inventory of Heritage Resources 2006*. 2005.
5. City of London. *The London Plan*. Minister Approved December 28, 2016.
6. City of London. *Strategic Plan for the City of London 2015-2019*.

Other - Provided by Client and Team

1. Map Images: *London, Ontario*. Aug 2020. Google Maps, <https://www.google.ca/maps/place/London,+ON>
2. Drawings and Images. 17 | 21 Architects Inc. (formerly *WilsonDiaz Architects*), 2019 - 2020.
3. The London Township History Book Committee, *London Township; Families Past and Present. Volume II*, The Aylmer Express Ltd., October 2001.

10. SUPPLEMENTARY INFORMATION

APPENDICES:

A. PHASE 1-2 ARCHAEOLOGY REPORT

Stage 1-2 Archaeology Assessment of 1600-1674 Hyde Park Rad, 1480 North Routledge Park, and 1069 Gainsborough Road, in part of Lot 25, Concession 3, Township of London, Now City of London, Middlesex County, Ontario by Lincoln Environmental Consulting Corp., April 2019.

B. SCHEDULE OF PREVIOUS REPORTS AND STUDIES

C. EXISTING SITE AND HERITAGE BUILDING DRAWINGS

Site Plan

Existing Conditions, Removals and Erosion Sediment Control Plan North and South for Commercial and Residential Development - 1600 Hyde Park Road, London, ON for HLH Investments Inc., by Development Engineering, June 12, 2019.

Drawings

The following drawings are included to reflect the nature of the proposed relocation of the existing heritage building (both current and post-relocation), in context of the proposed development for Hyde Park Village, by 17 | 21 Architects Inc. (formerly WilsonDiaz Architects Inc), Dec 17, 2020

A100 – Ground Floor Plan

A101 – Partial First Floor Plan and Partial First Floor Demo Plan

A302 – Section 1

A303 – Section 2

A304 – Section 3

D. PROPOSED DRAWINGS

by 17 | 21 Architects Inc. (formerly WilsonDiaz Architects Inc), Dec 17, 2020

A010 – Site Plan (Revised January 18, 2021)

A300 – North Elevation / East Elevation

A301 – South Elevation / West Elevation

Hyde Park Village Renderings – Three Exterior Views and Two Interior Views



APPENDIX A

Stage 1-2 Archaeology Assessment of 1600-1674 Hyde Park Rad, 1480 North Routledge Park, and 1069 Gainsborough Road, in part of Lot 25, Concession 3, Township of London, Now City of London, Middlesex County, Ontario by Lincoln Environmental Consulting Corp., April 2019.

APPENDIX B

Schedule of Previous Reports + Studies

Schedule of Previous Reports and Studies – 1656 Hyde Park Road, London, Ontario

Building Condition Assessment

Building Condition Assessment at 1656 Hyde Park Road., November 5, 2015

By Strik, Baldinelli, Moniz Ltd. (SBM). Note: Not reviewed as part of the Conservation Plan.

Archaeology Assessment

Stage 1-2 Archaeology Assessment of 1600-1674 Hyde Park Rad, 1480 North Routledge Park, and 1069 Gainsborough Road, in part of Lot 25, Concession 3, Township of London, Now City of London, Middlesex County, Ontario, April 2019.

by Lincoln Environmental Consulting Corp.

Heritage Impact Assessment

Heritage Impact Statement:

Routledge Farmhouse -1656 Hyde Park Road, HLH Investments Ltd., May 1, 2019

by Zelinka Priamo Ltd.

Structural Assessment

Structural Review and Comments: 1656 Hyde Park Road N., Condition Survey Draft Report for HLH Investments Ltd., June 10, 2019

by VanBoxmeer and Stranges Structural Engineers Ltd.

Heritage Building Assessment

Heritage Building Final Report: 1656 Hyde Park Road N., HIA for HLH Investments Ltd., January 21, 2021

by VanBoxmeer and Stranges Structural Engineers Ltd.

Costing Report

Class 'C' Estimate, 1656 Hyde Park Road, October 7, 2020

by Elgin Contracting and Restoration Ltd.

Building Condition Assessment

Building Condition Assessment for Hyde Park Village

December 17, 2020; Revised January 27, 2021

by a+LiNK Architecture Inc.

Heritage Impact Assessment

Heritage Impact Assessment for Hyde Park Village

December 17, 2020; Revised January 27, 2021

by a+LiNK Architecture Inc.

APPENDIX C

Existing Site and Heritage Building Drawings

Site Plan

Existing Conditions, Removals and Erosion Sediment Control Plan North and South for Commercial and Residential Development - 1600 Hyde Park Road, London, ON for HLH Investments Inc., by Development Engineering, June 12, 2019.

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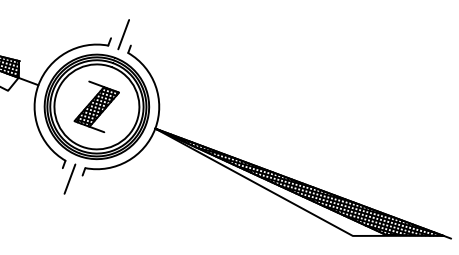
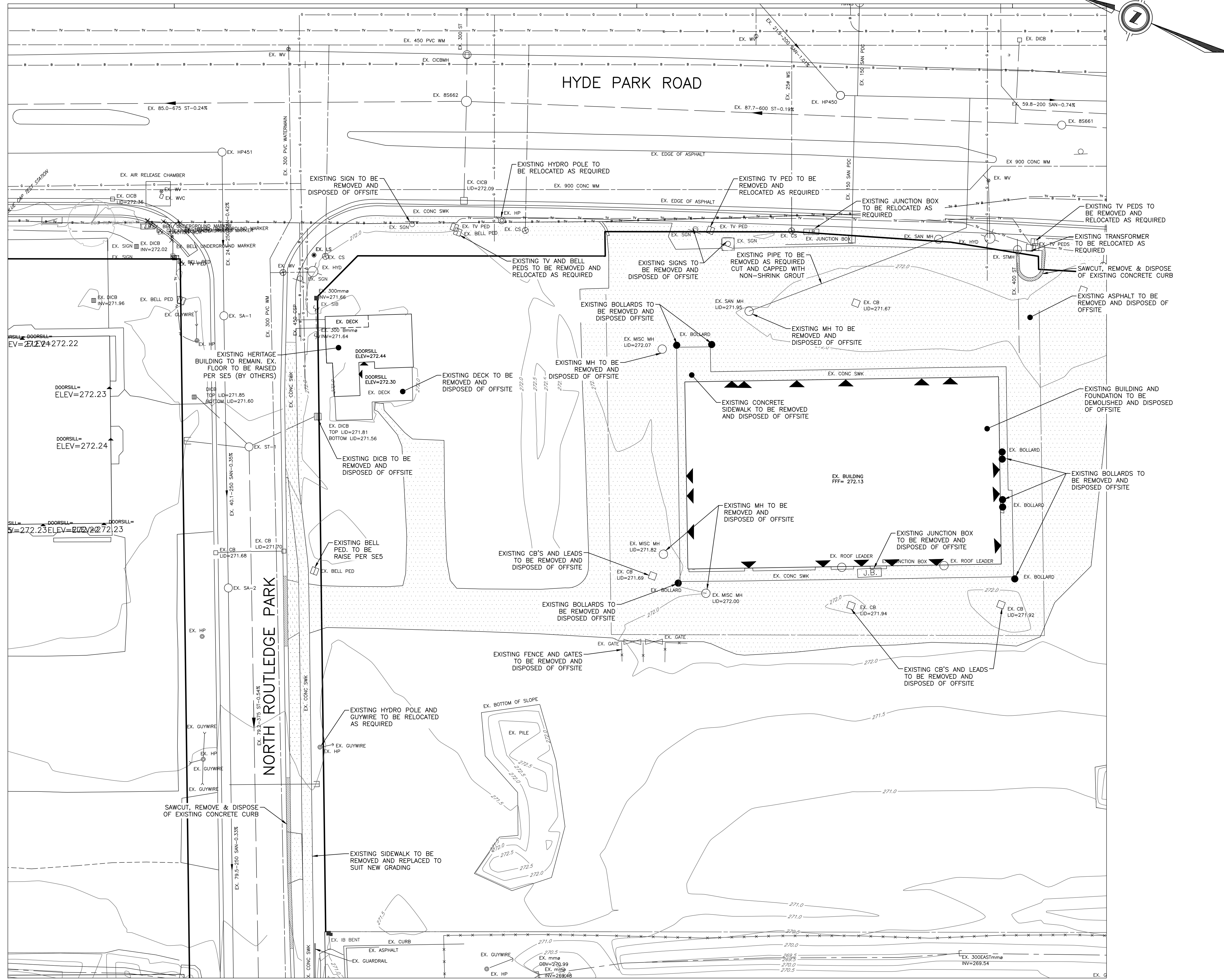
A100 – Ground Floor Plan

A101 – Partial First Floor Plan and Partial First Floor Demo Plan

A302 – Section 1

A303 – Section 2

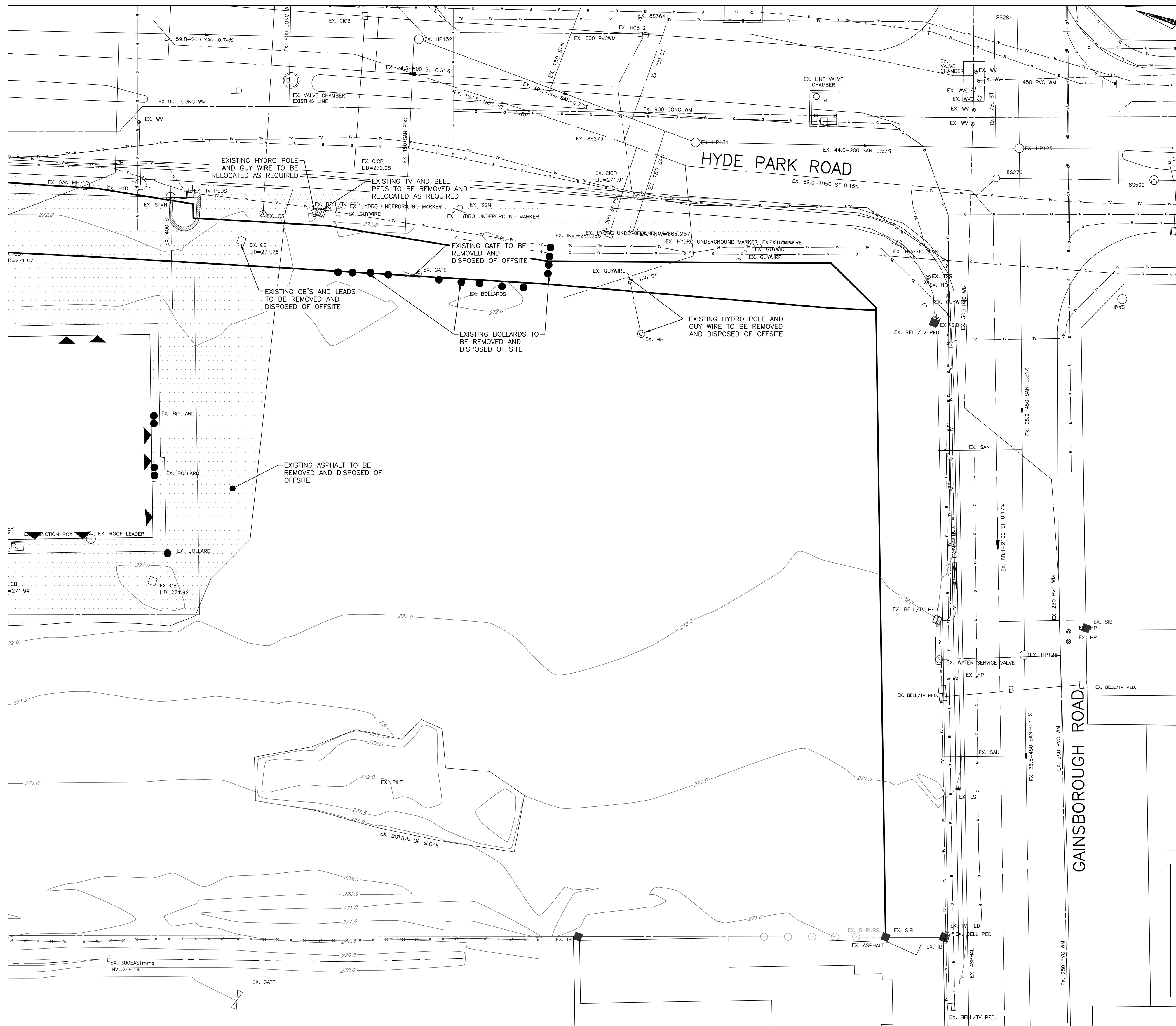
A304 – Section 3



LEGEND

- EX. STMH EXISTING STORM MANHOLE
- EX. SANMH EXISTING SANITARY MANHOLE
- EX. CBMH EXISTING CATCHBASIN MANHOLE
- EX. CB EXISTING CATCHBASIN
- EX. 50.0-200 SAN-1.0% EXISTING SANITARY SEWER
- EX. 50.0-600 ST-0.5% EXISTING STORM SEWER
- EX. FH EXISTING FIRE HYDRANT
- EX. WV EXISTING WATER VALVE
- EX. 150# WM EXISTING WATERMAIN
- EX. TV PED EXISTING TV PEDESTAL
- EX. TV EXISTING TV CABLE
- EX. GM EXISTING GAS METER
- EX. GV EXISTING GAS VALVE
- EX. GM EXISTING GAS MAIN
- EX. BP EXISTING BELL PEDESTAL
- EX. B.PED EXISTING BELL MANHOLE
- EX. BMH EXISTING BELL MANHOLE
- EX. BMH EXISTING BELL CABLE
- EX. HMH EXISTING HYDRO MANHOLE
- EX. HMH EXISTING HYDRO
- EX. J.B. EXISTING JUNCTION BOX
- EX. HP/LS EXISTING HYDRO POLE/LIGHT STANDARD
- EX. HP EXISTING HYDRO POLE
- TP1 APPROXIMATE TEST PIT LOCATION
- BH1 EXISTING BOREHOLE LOCATION (REF. GEOTECHNICAL REPORT BY _____)
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING HEDGE
- EXISTING SHRUB
- EXISTING TREE STUMP
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING HEDGE TO BE REMOVED
- EXISTING SHRUB TO BE REMOVED
- TEMPORARY SURFACE DRAINAGE
- STRAWBALE FILTER
- ROBUST SILT FENCE
- HEAVY DUTY SILT FENCE
- LIGHT DUTY SILT FENCING
- HOARDING FENCE
- EXISTING ASPHALT OR CONCRETE SIDEWALK TO BE REMOVED
- ASPHALT MILLING
- EXISTING CONCRETE CURB TO BE REMOVED
- PROPOSED CONSTRUCTION MUD MAT

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	PROJECT No.	SHEET No.	PLAN FILE No.
					DESIGN BY SD/RP DRAWN BY RP CHECKED BY SD F.B.K. ***	1	***	MM. DD/YY	DEVENG	London Office 41 Adelaide St. N., Unit 71 (519) 672-8310 Paris Office 31 Mechanic St., Unit 301 (519) 442-1441	 CONSULTING CIVIL ENGINEERS	SCALE - 1:300 	COMMERCIAL & RESIDENTIAL DEVELOPMENT 1600 HYDE PARK ROAD, LONDON ONTARIO HLH INVESTMENTS INC.	DEL18-081	1
FILE: DEL18-081 - C3D BASE_RECORDER.DWG											248				



LEGEND

- EX. STMH EXISTING STORM MANHOLE
- EX. SANMH EXISTING SANITARY MANHOLE
- EX. CBMH EXISTING CATCHBASIN MANHOLE
- EX. CB EXISTING CATCHBASIN
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- EXISTING CONCRETE CURB TO BE REMOVED
- PROPOSED CONSTRUCTION MUD MAT

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					DESIGN BY SD/RP DRAWN BY RP CHECKED BY SD F.B.K. ***	1	***	MM. DD/YY	DEVENG

CONSULTANT OR DIVISION

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

development engineering
(London) Limited
CONSULTING CIVIL ENGINEERS

ENGINEER'S STAMP

SCALE

SCALE - 1:300

COMMERCIAL & RESIDENTIAL DEVELOPMENT
1600 HYDE PARK ROAD, LONDON ONTARIO
HLH INVESTMENTS INC.

**EXISTING CONDITIONS, REMOVALS
AND EROSION SEDIMENT CONTROL
PLAN SOUTH**

PROJECT No.	DEL18-081
SHEET No.	2
PLAN FILE No.	



KEY PLAN

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12/17/2020	ISSUED FOR ZONING APPROVAL	2

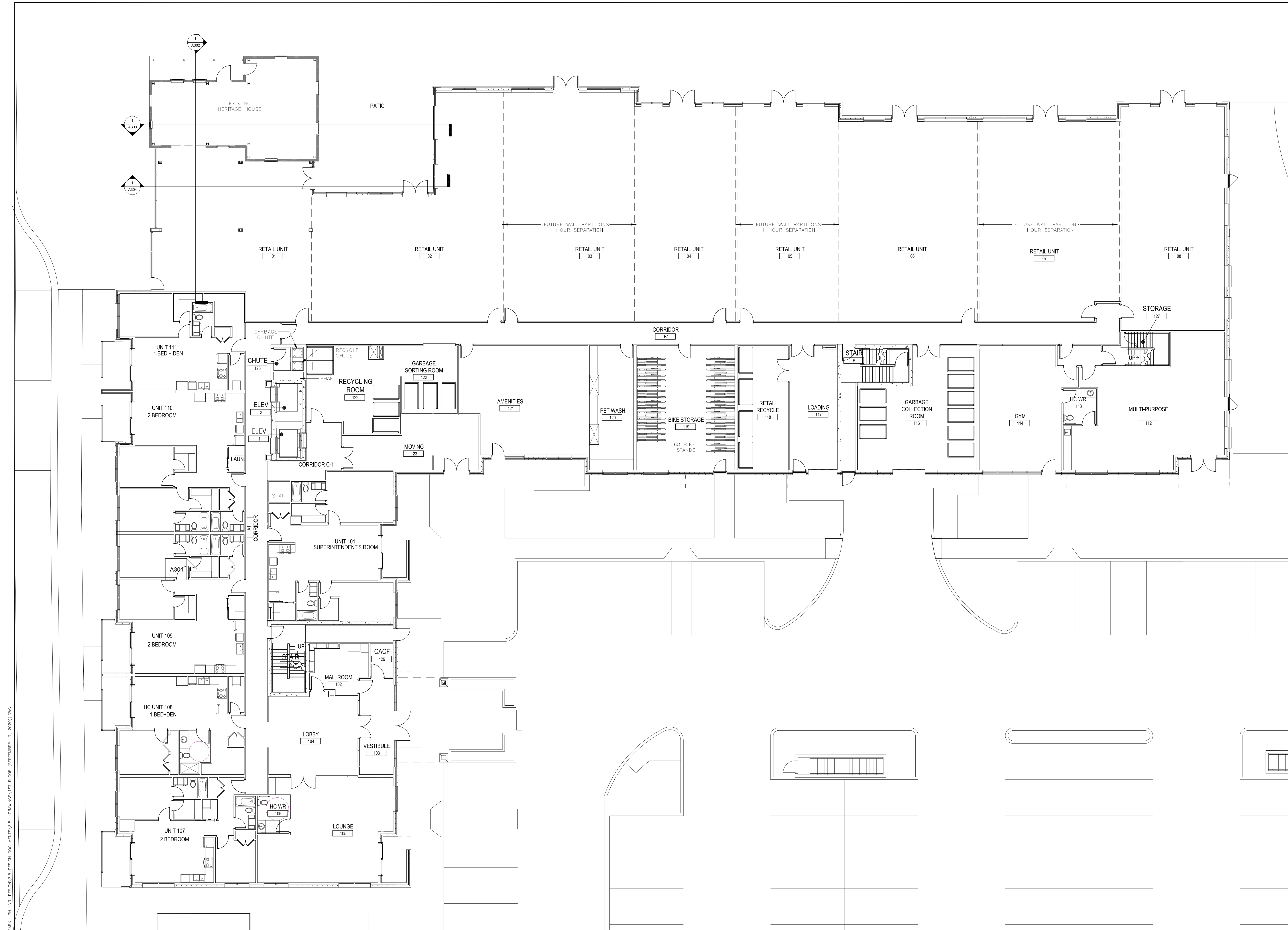
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**COMMERCIAL & RESIDENTIAL
 DEVELOPMENT
 1656 HYDE PARK RD.**

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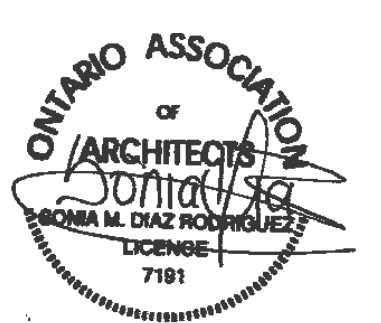
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SCALE: AS NOTED



1 GROUND FLOOR PLAN
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KEY PLAN

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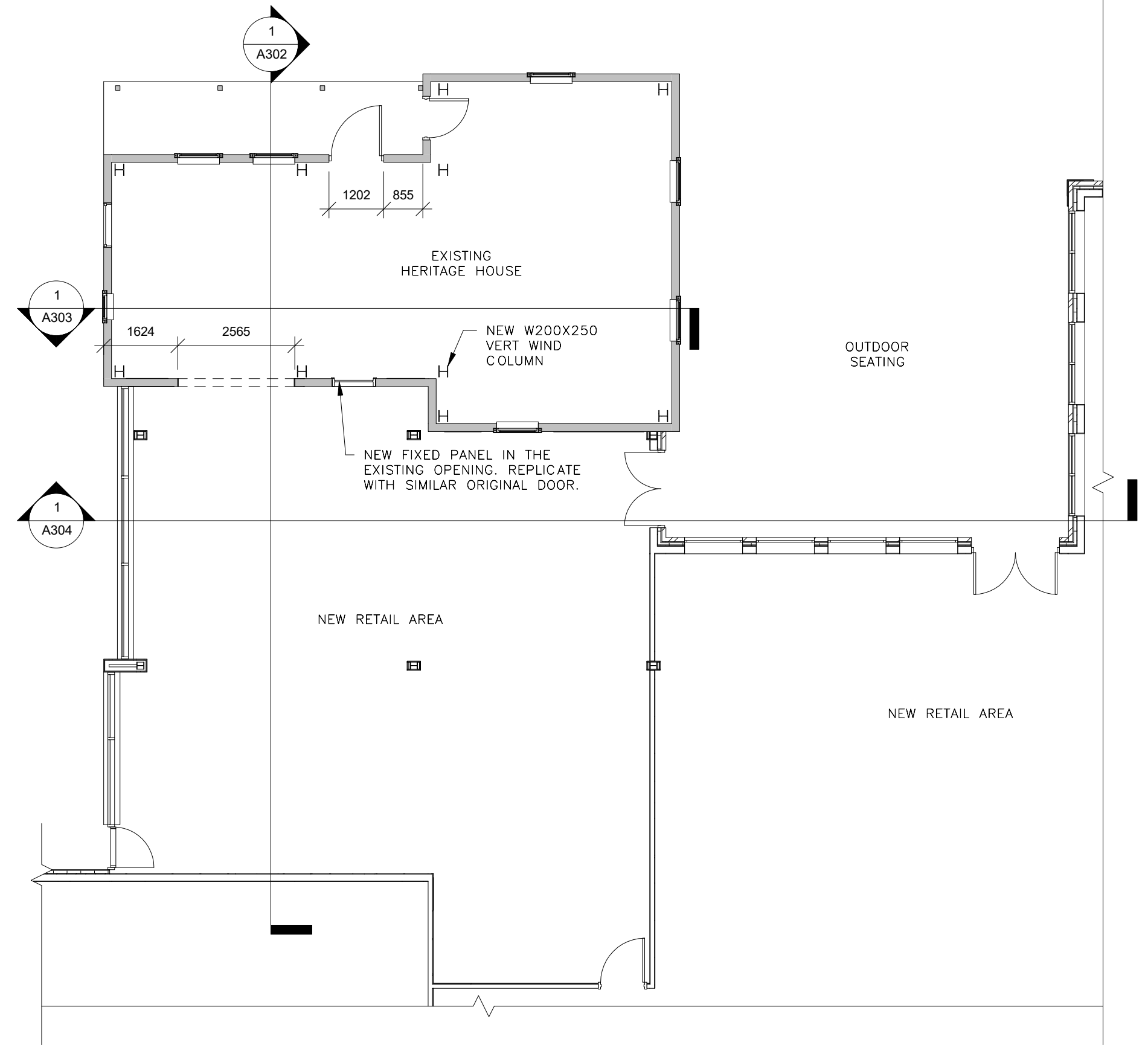
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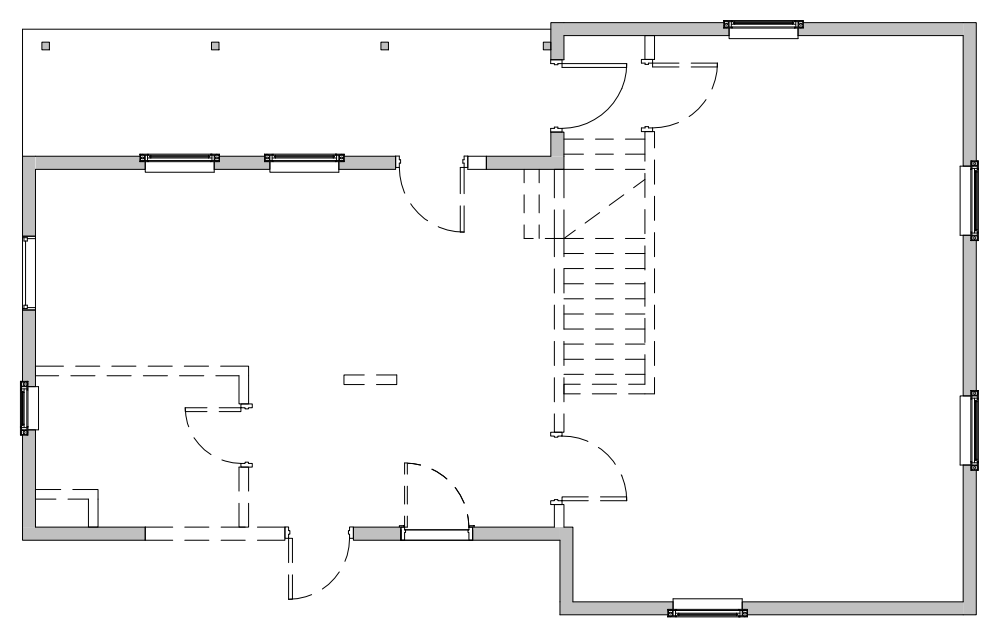
COMMERCIAL & RESIDENTIAL DEVELOPMENT
 1656 HYDE PARK RD.
 1656 HYDE PARK RD., LONDON, ONTARIO
PARTIAL FIRST FLOOR PLAN AND PARTIAL FIRST FLOOR DEMO PLAN

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SCALE: AS NOTED



1 Level 1 - Main floor
 1 : 100



2 Level 1 - Main floor Demo
 1 : 100



KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/17/2020	ISSUED FOR ZONING APPROVAL	2

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COMMERCIAL & RESIDENTIAL DEVELOPMENT
1656 HYDE PARK RD.

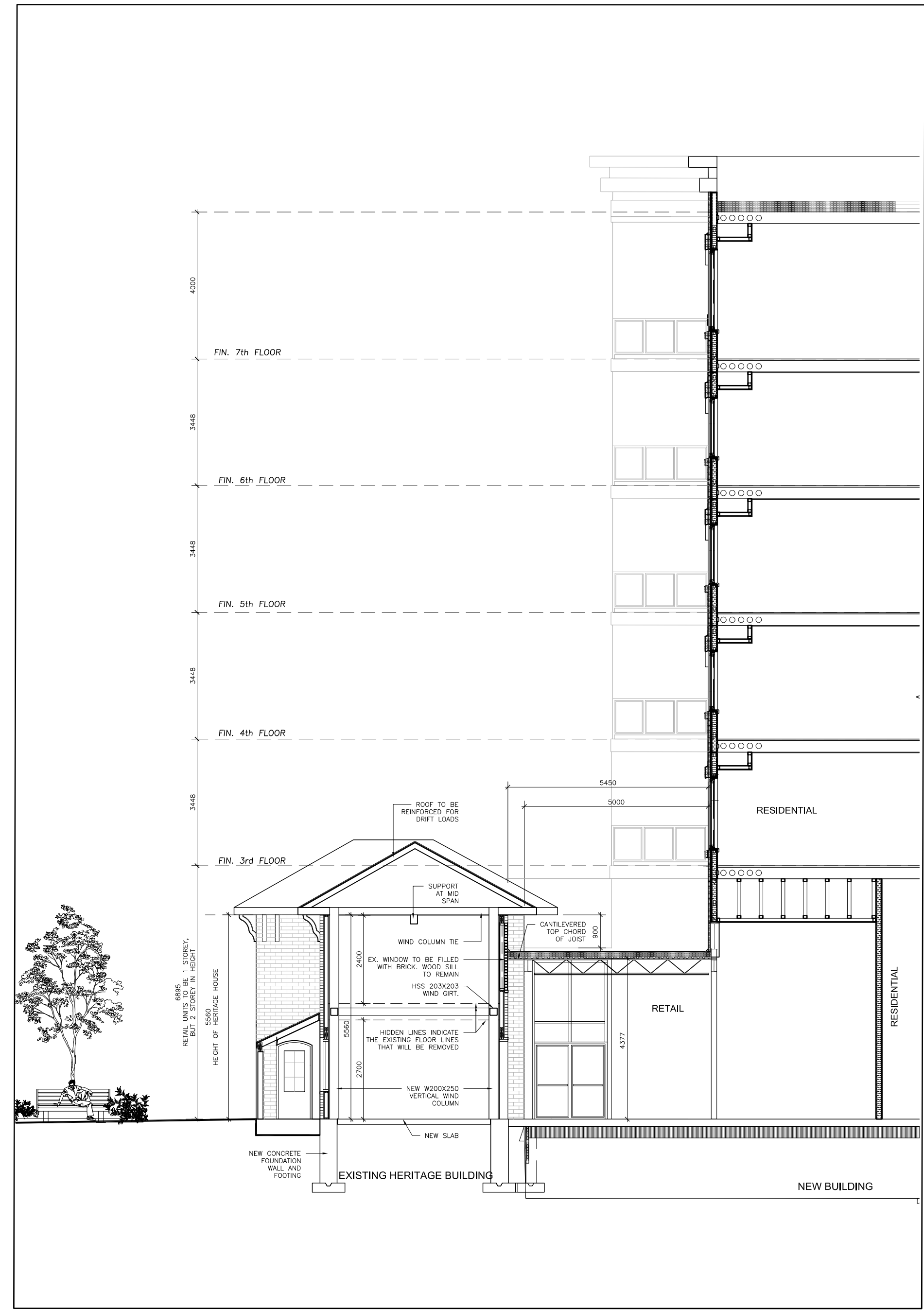
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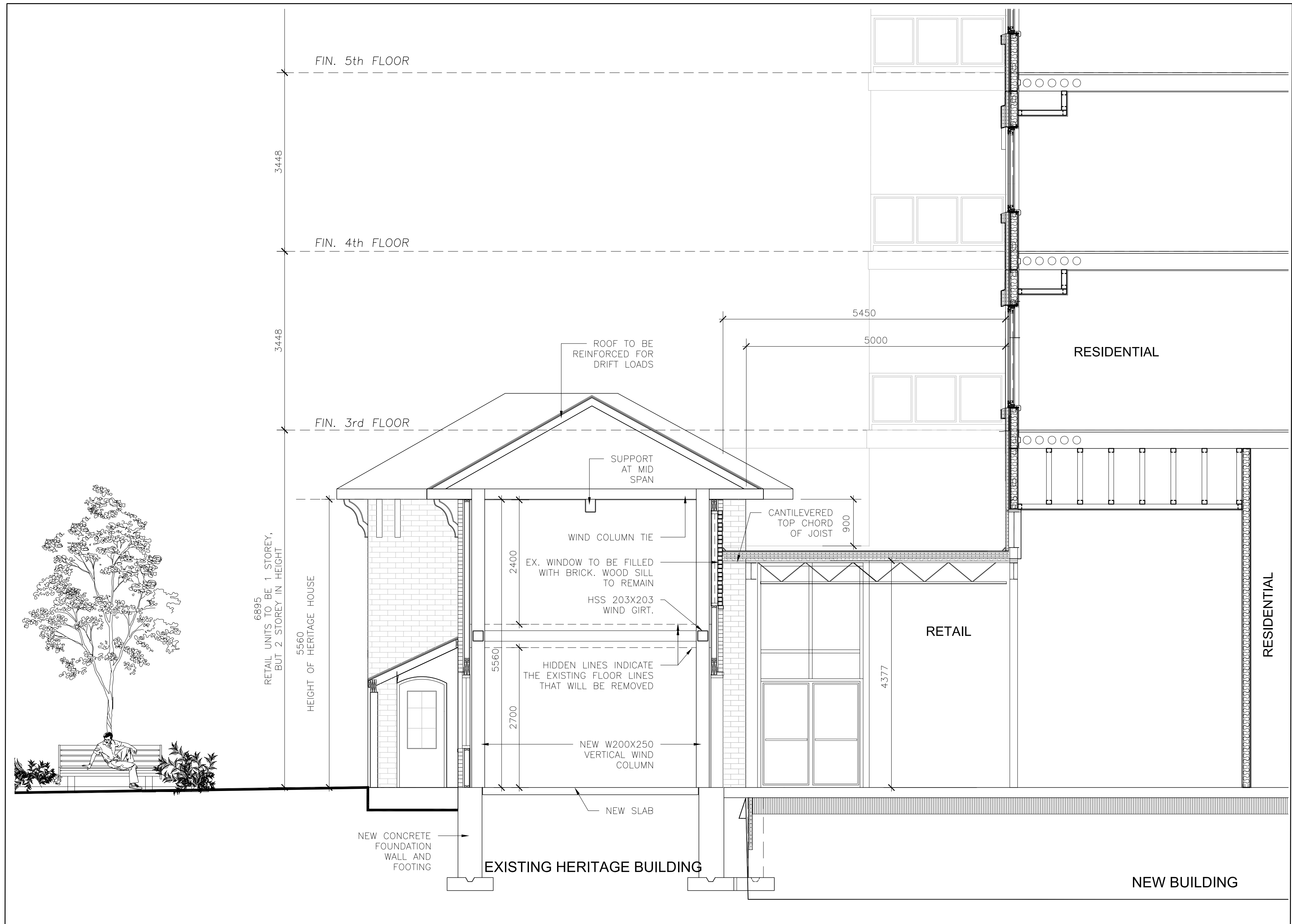
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PROJECT No. 2107

SCALE: AS NOTED

A302



1 SECTION - 1
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2 ENLARGED SECTION - 1
SCALE = 1:50

STRUCTURE OF THE NEW ADDITION TO BE SELF-SUFFICIENT (NOT BEAR ON THE EXIST. HERITAGE HOUSE) AND IS PROVIDED TO SEAL THE SPACE AS AN INTERIOR, THERMALLY CONTROLLED SPACE.

REFER TO CONSERVATION PLAN:
"THE LOCATION OF THE NEW STEEL STRUCTURAL BEAMS OF THE ROOF OF THE ADDITION, WHERE IT MEETS THE BRICK OF THE WEST ELEVATION, WILL TOUCH THE EXISTING HERITAGE HOUSE BUT WILL NOT BE TIED INTO THE STRUCTURE OF THE HOUSE. THE STRUCTURE WILL BE COMPLETELY SEPARATE AND SELF-SUFFICIENT, CREATING A FRAME THAT CAN BE SUPPORTED OUTSIDE OF THE CONNECTION TO THE HOUSE. WHERE THE ADDITION MEETS THE WEST ELEVATION OF THE HOUSE, THE CONNECTIONS WILL BE MINIMAL AND ONLY TO PROVIDE FOR THERMAL BRIDGING AND SEALANT TO ENCLOSE THE INTERIOR OF THE SPACE AS AN INTERNALLY AND ENVIRONMENTALLY CONTROLLED PUBLIC ENTRANCE AND COURTYARD."

REINFORCED EXISTING WOOD STUD WALL FOR ADDED LOADS FROM SNOW DRIFT.



KEY PLAN

LEGEND

ISSUED

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12/17/2020	ISSUED FOR ZONING APPROVAL	2

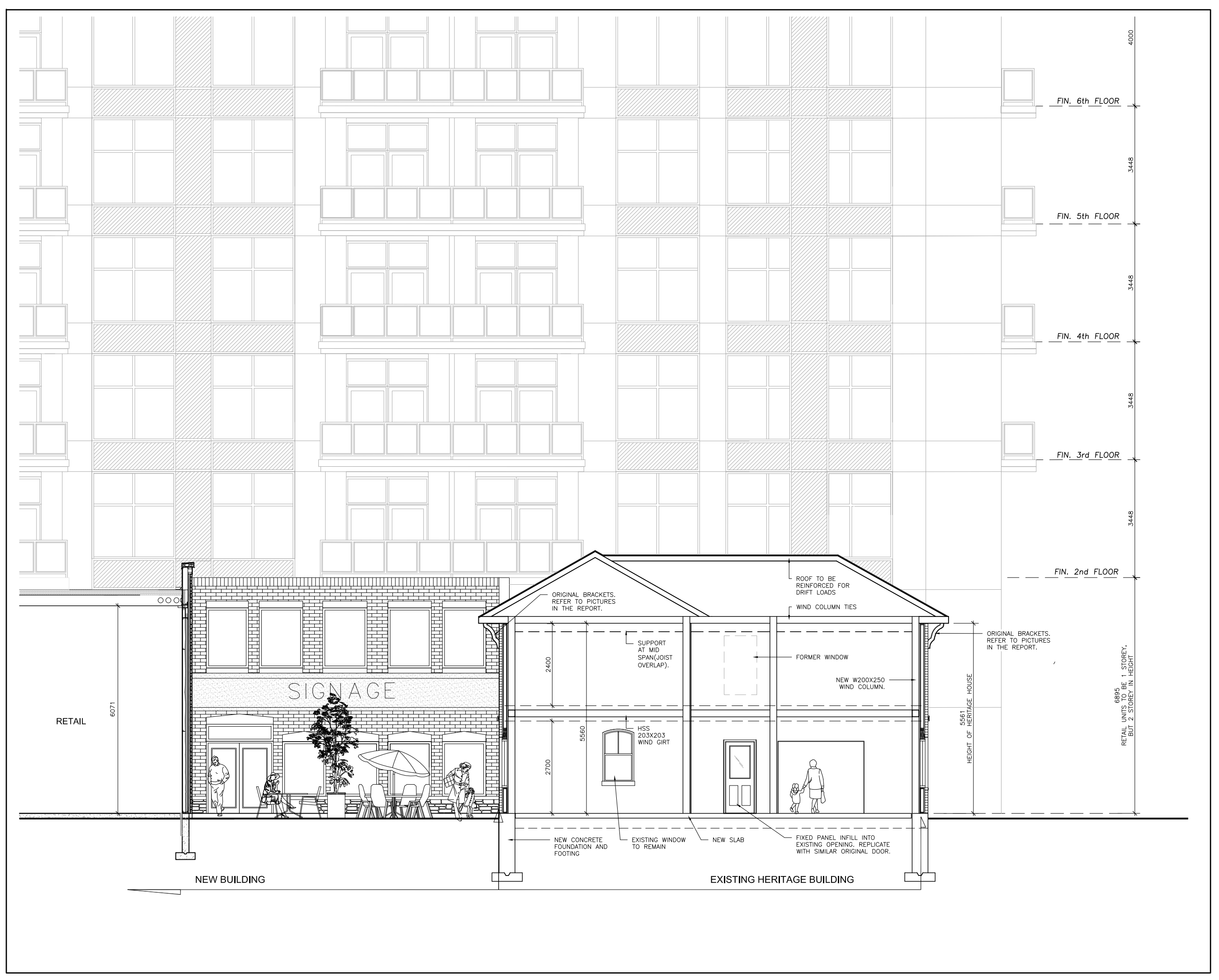
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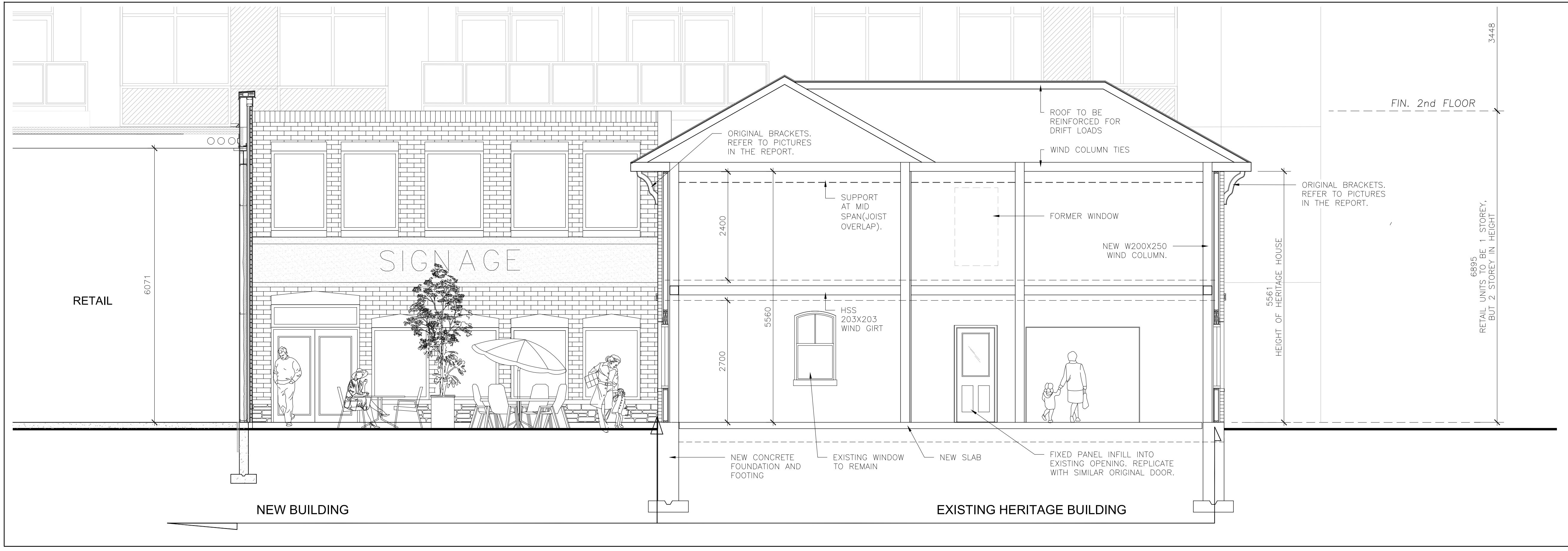
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SECTION-2

CHECKED: SD
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SCALE: AS NOTED **A303**



1 SECTION -2
 SCALE = 1:100



2 ENLARGED SECTION -2
 SCALE = 1:50

2/1/2007 - HUH - 1656 HYDE PARK PH. A3. DESIGN/3.5 DESIGN/3.5 DESIGN/3.5.1 DRAWINGS/1656 - ELEVATIONS (DEC 4, 2020)2013V.DWG DATE PLOTTED: YYYY.MM.DD



KEY PLAN

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**COMMERCIAL & RESIDENTIAL
 DEVELOPMENT
 1656 HYDE PARK RD.**

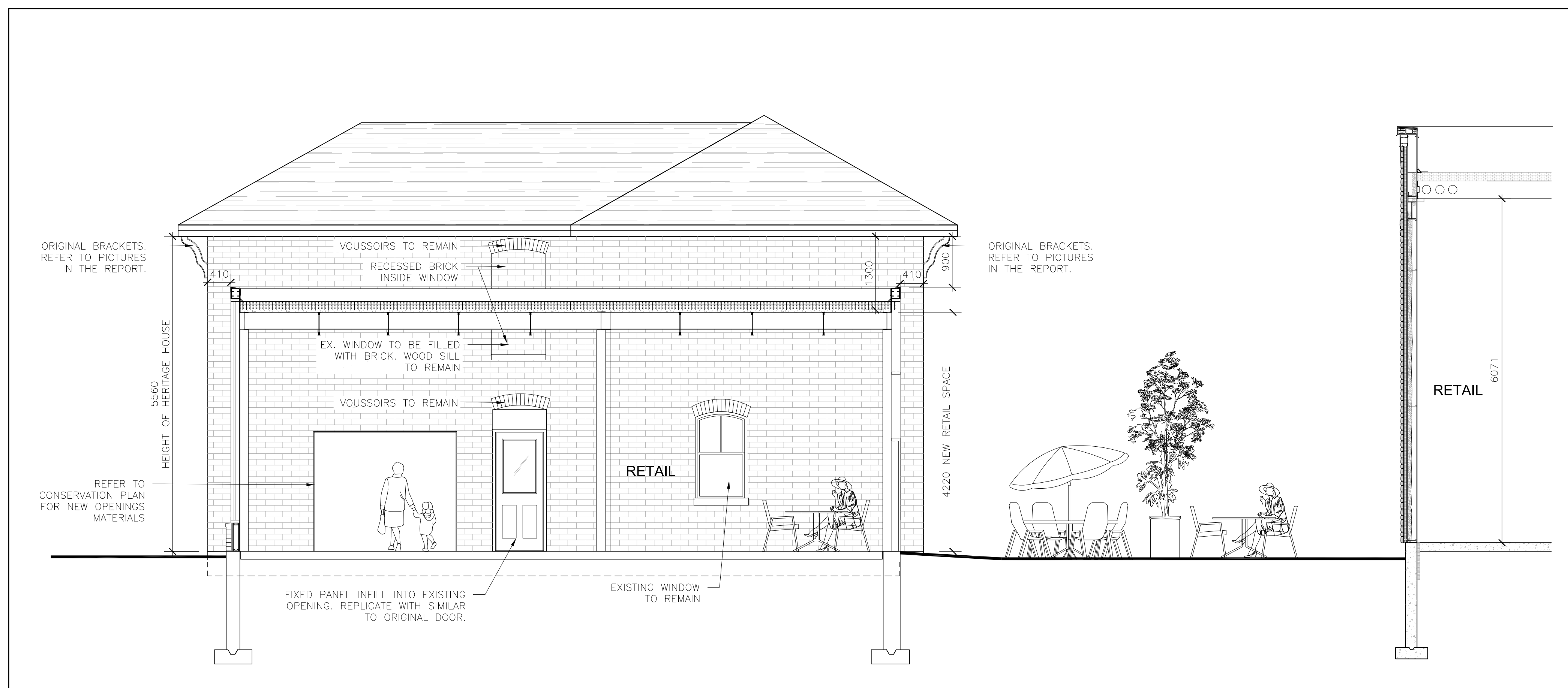
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 PROJECT No. 2107

SCALE: AS NOTED

A304



**1 SECTION -3
 SCALE = 1:50**

APPENDIX D

Proposed Drawings

17 | 21 Architects Inc. (formerly WilsonDiaz Architects Inc), Dec 17, 2020

A010 – Site Plan

A300 – North Elevation / East Elevation

A301 – South Elevation / West Elevation

Hyde Park Village Renderings – Three Exterior Views and Two Interior Views

KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
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12/08/2020	ISSUED FOR ZONING APPROVAL	2

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**COMMERCIAL & RESIDENTIAL
 DEVELOPMENT
 1656 HYDE PARK RD.**

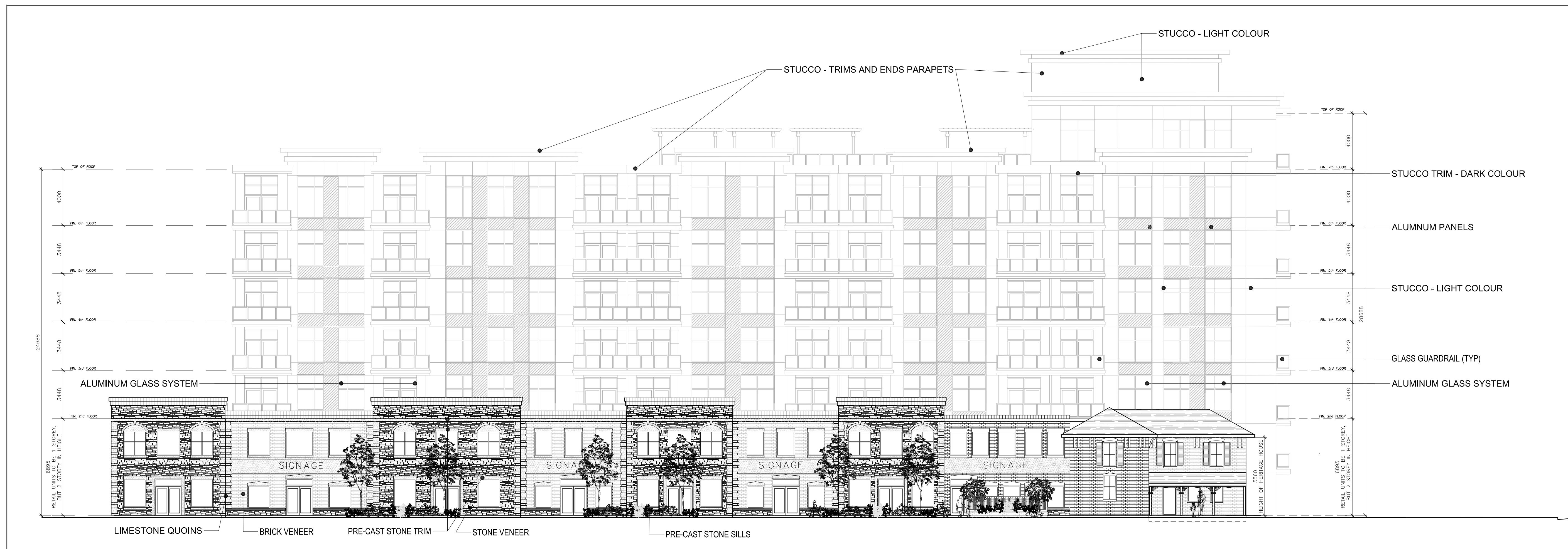
1656 HYDE PARK RD., LONDON, ONTARIO

**DRAWING TITLE:
 NORTH ELEVATION
 EAST ELEVATION**

CHECKED: SD
 DRAWN: SD
 PROJECT No. 2107

SCALE: AS NOTED

A300



**1 EAST ELEVATION - HYDE PARK ROAD
 SCALE = 1:150**



**2 NORTH ELEVATION - NORTH RUTLEDGE PARK
 SCALE = 1:150**

2/1/2007 - HUH - 1656 HYDE PARK PH A3 DESIGN/3.5 DESIGN/3.5 DESIGN/3.5.1 DRAWINGS/1566 - ELEVATIONS (DEC 4, 2020)2107.DWG

KEY PLAN

LEGEND

ISSUED

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**COMMERCIAL & RESIDENTIAL
 DEVELOPMENT
 1656 HYDE PARK RD.**

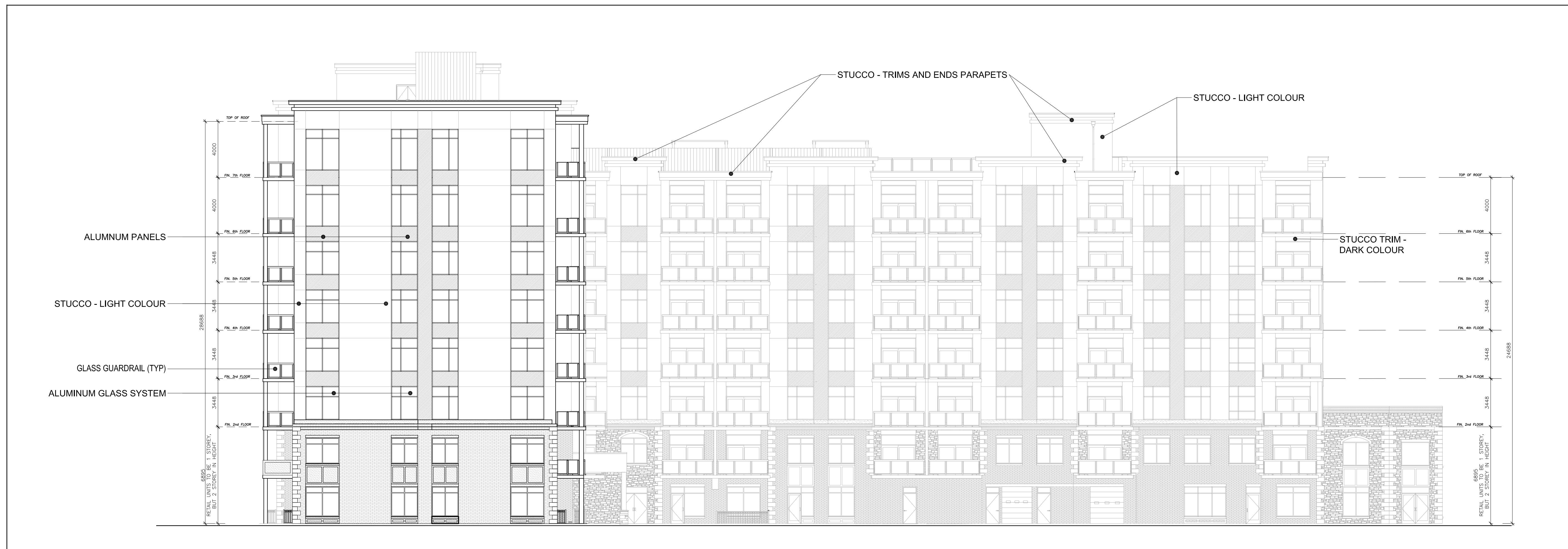
1656 HYDE PARK RD., LONDON, ONTARIO

DRAWING TITLE:
**SOUTH ELEVATION
 WEST ELEVATION**

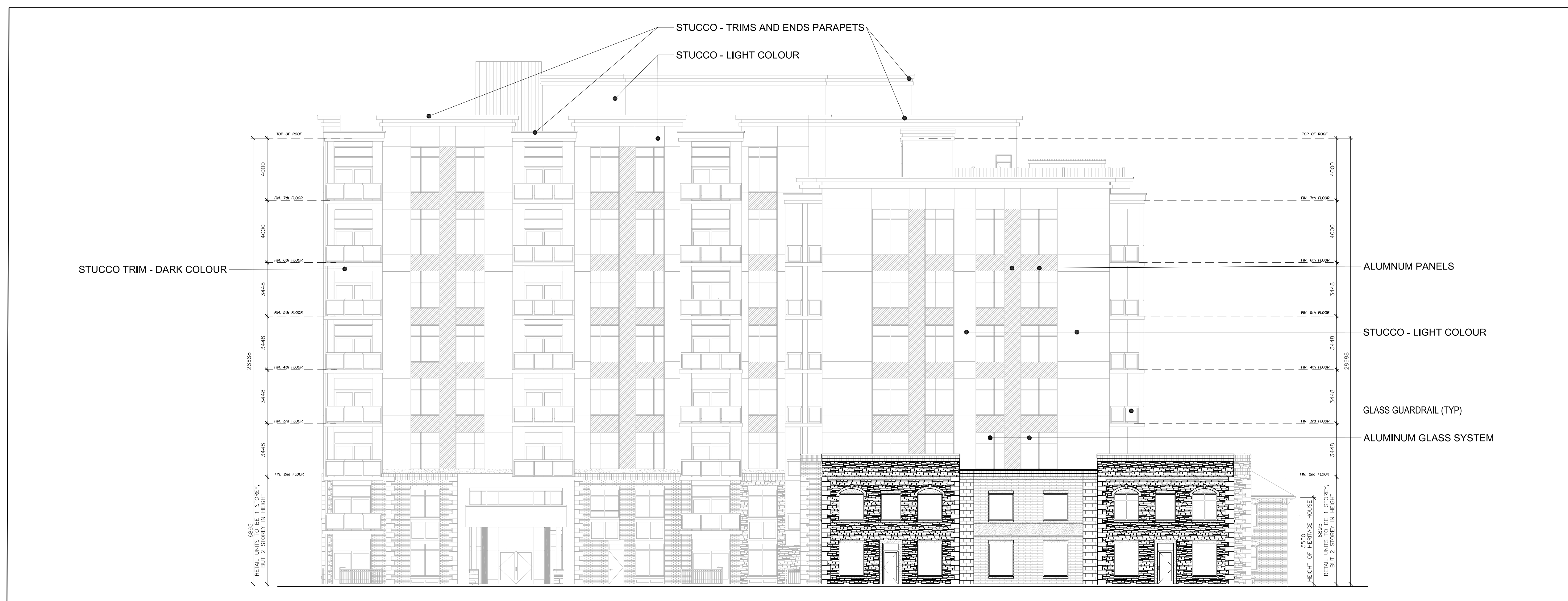
CHECKED: TJV
 DRAWN: SD
 PROJECT No. 2007

SCALE: AS NOTED

A301



**1 WEST ELEVATION
 SCALE = 1:150**



**2 SOUTH ELEVATION
 SCALE = 1:150**













More Homes Built Faster Bill 23

Community Advisory Committee on Planning
January 11, 2023

Bill 23

- *More Homes Built Faster Act, 2022* (Bill 23)
- Proclaimed on January 1, 2023
- Amendments to *Ontario Heritage Act*
- Regulatory changes to O. Reg. 9/06 and O. Reg. 385/21

Listing on the Register

Section 27, *Ontario Heritage Act*

- Non-designated property must meet one or more of the criteria in O. Reg. 9/06
- No change to status of existing heritage listed properties
- Notice of Intent to Designate can only be issued during a Prescribed Event if the property is listed on the Register
- Property can only remain on the Register for 2 years (starting January 1, 2023)
 - 5-year prohibition on listing thereafter



Designating a Property

- Section 29, *Ontario Heritage Act*
- Property must meet two or more criteria of O. Reg. 9/06

O. Reg. 9/06

Criteria to be used under Part IV – Listing & Designations

- i. The properties have design value or physical value because they are rare, unique, representative, or early example of a style, type, expression, material, or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, believe, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because it is important in defining, maintaining or supporting the character of an area.
- viii. The properties have contextual value because it is important in defining, maintaining, or supporting the character of an area.
- ix. The properties have contextual value because it is a landmark.



Heritage Conservation District

- Section 41, *Ontario Heritage Act*
- Mandated criteria for designation of a Heritage Conservation District in O. Reg. 9/06
- Provisions to amend an HCD – in future regulation

O. Reg. 9/06

Criteria to be used under Part V (Heritage Conservation Districts)

At least 25 per cent of the properties within the municipality or defined area r areas satisfy two or more of the following:

- i. The properties have design value or physical value because they are rare, unique, representative, or early example of a style, type, expression, material, or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, believe, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain, or support the character of the district.
- viii. The properties have contextual value because they are physical, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

Heritage Planners' Report to CACP: January 11, 2023

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 246 Dundas Street (Downtown HCD) – signage
 - b) 920 Dufferin Avenue (Old East HCD) – window restoration, storm windows
2. Bill 23 – update
 - a) Amendments to Ontario Heritage Act proclaimed January 1, 2023
3. 2022 Annual Report – to be included on February 2023 agenda

Upcoming Heritage Events

- Thrill! Arthur A. Gleason's Aerial Photography exhibition at Museum London – until April 16, 2023: www.museumlondon.ca/exhibitions/thrill-arthur-a-gleasons-aerial-photography
- LHBA Lifestyle Home Show – January 27-29, 2023, at Western Fair District
 - ACO London Region Branch will be participating
- Heritage Fair 2023 – Saturday February 18, 2023 at the Central Branch, London Public Library from 9am-3pm. More information: www.londonheritage.ca/heritagefair
- Heritage Week 2023 – February 20-26, 2023
 - Further information to come