

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Scott Mathers, MPA, P. Eng.,  
Deputy City Manager, Planning and Economic Development

**Subject:** Designation of the Property at 599-601 Richmond Street  
pursuant to Part IV, *Ontario Heritage Act*, Ward 13

**Date:** June 19, 2023

## Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the designation of the property at 599-601 Richmond Street, the following actions **BE TAKEN**:

- a) Notice **BE GIVEN** under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report; and,
- b) Should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 599-601 Richmond Street to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.

**IT BEING NOTED** that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

**IT BEING FURTHER NOTED** that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

## Executive Summary

The property at 599-601 Richmond Street is listed on the City's Register of Cultural Heritage Resources. A Notice of Application for a Zoning By-Law Amendment was issued for the property on April 19, 2023. The development application seeks to retain the existing cultural heritage resources in situ and construct a 12-storey mixed used development located to the rear of the existing cultural heritage resources. As a prescribed event, Municipal Council has 90 days from the Notice of Application to issue a notice of intention to designate the property under the *Ontario Heritage Act*. The applicant submitted a Heritage Impact Assessment for the Zoning By-Law Amendment which determined that the property met 4 of the 9 criteria of Ontario Regulation 9/06. The evaluation determined that the property is a significant cultural heritage resources that merits designation pursuant to Part IV, *Ontario Heritage Act*. Staff agree with recommendation that the property meets the criteria for designation. Municipal Council should issue a notice of intention to designate the property at 599-601 Richmond Street pursuant to Part IV, *Ontario Heritage Act*.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan area of focus, "Wellbeing and Safety":

- London has safe, vibrant, and healthy neighbourhoods and communities.
  - Londoners have a strong sense of belonging and sense of place.
    - Create cultural opportunities that reflects arts, heritage, and diversity of community.

# Analysis

## 1.0 Background Information

### 1.1 Property Location

The property located at 599-601 Richmond Street is located on the west side of Richmond Street, just south of the intersection of Richmond Street and Central Avenue (Appendix A).

### 1.2 Cultural Heritage Status

The property at 599-601 Richmond Street is listed on the Register of Cultural Heritage Resources. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2018.

### 1.3 Description

The property at 599-601 Richmond Street includes two distinct structures, identified respectively as 599 Richmond Street and 601 Richmond Street.

The building located at 599 Richmond Street is a two-storey commercial building with a commercial storefront on the first storey, and residential second storey. The storefront is defined by the large windows and commercial storefront entries, and the second storey upper façade by the large windows. The cornice of the roof is bookended by two large corbels and is decorated with smaller brackets, typical of Italianate commercial styles.

The building located at 601 Richmond Street is a two-storey commercial building with a commercial storefront on the first storey and residential second storey. The commercial storefront consists primarily of glazing and a recessed corner entryway and column. The building is prominently situated on southwest corner of Richmond Street and Central Avenue.

See Appendix C for a complete description of the resources.

### 1.4 Property History

The buildings on the property at 599-601 Richmond Street were constructed prior to 1872 and have been a part of the commercial streetscape of Richmond Street since their construction. Home to early business including a “cutter” (1872), tanners (1874), grocers (1875), and saloon (1881), the subject property has been used for various commercial purposes since its construction.

See Appendix C for details related to the history of the subject property.

## 2.0 Discussion and Considerations

### 2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the Provincial Policy Statement (2020), the Ontario Heritage Act, The London Plan. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

#### 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).

“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 determine cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.”

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

### **2.1.2 Ontario Heritage Act**

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

To determine eligibility for designation under Section 29 of the Ontario Heritage Act, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

#### **2.1.2.1 Ontario Regulation 9/06**

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are consistent with Policy 573\_ of *The London Plan*. These criteria are:

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

A property is required to meet two or more of the abovementioned criteria to merit designation under Section 29 of the *Ontario Heritage Act*.

#### **2.1.2.2 Ontario Regulation 385/21**

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. Heritage designating by-law must meet the requirements of Ontario Regulation 385/21.

## **2.2 The London Plan**

The Cultural Heritage chapter of The London Plan recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572\_ and 573\_ of The London Plan enable the designation of individual properties under Section 29 of the Ontario Heritage Act, as well as the criteria by which individual properties will be evaluated

### 3.0 Financial Impact/Considerations

None.

### 4.0 Key Issues and Considerations

#### 4.1. Notice of Application for Zoning By-Law Amendment

On April 19, 2023, the City issued a Notice of Application for a Zoning By-Law Amendment (Z-9607) for the property at 599-601 Richmond Street. The proposed amendment is to allow a 12-storey mixed-use apartment building, and 8 surface parking spots. The proposed apartment building seeks to retain the existing buildings at 599-601 Richmond Street. As Notice of Application for a heritage-listed property, the application constitutes a Prescribed Event, as defined under the *Ontario Heritage Act*. Municipal Council has 90 days from the Notice of Application to designate a property under the *Ontario Heritage Act*. If Municipal Council does not issue a Notice of Intention to Designation the property within 90 days, the property can no longer be designated. Further, as a result of changes to the *Ontario Heritage Act* through Bill 23, the property may only remain on the Register of Cultural Heritage Resources until January 1, 2025. If the property is not designated prior to January 1, 2025, it will be removed from the Register.

The 90-day period for this Notice of Application expires on July 18, 2023.

A Heritage Impact Assessment (HIA) was submitted as part of the complete application requirements for this Zoning By-Law Amendment. A HIA was completed in October 2022 for the proposed 12-storey apartment building.

The HIA included a cultural heritage evaluation of the subject property and the adjacent heritage listed properties for the purposes of assessing the potential impacts of the proposed development on the on-site and adjacent cultural heritage resources. The evaluation of the subject property determined that the property at 599-601 Richmond Street met the criteria of Ontario Regulation 9/06, warranting designation pursuant to the *Ontario Heritage Act*.

Staff agree with the evaluation of the property included within the HIA, and are satisfied that the impacts to the significant cultural heritage resources as a result of the proposed development will be mitigated for this application through subsequent the planning process.

#### 4.2 Cultural Heritage Evaluation

As a part of the Heritage Impact Assessment submitted for this Zoning By-Law Amendment, the property at 599-601 Richmond Street was evaluated using the criteria of Ontario Regulation 9/06 (see Section 2.1.2.1 above). The property has met three criteria for designation; exceeding the threshold of two or more criteria to merit designation. The consultant evaluated the two separate buildings on the property (599 Richmond Street and 601 Richmond Street), as separate resources. Nonetheless, both resources were determined to meet the same criteria. For the purposes of this staff report, the evaluation includes both buildings. The criteria it has met are:

Criterion 1: The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or, construction method.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Criterion 8: The property has contextual value because it is physical, functionally, visually or historically linked to its surroundings.

See Appendix C for more information.

#### 4.3 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resources is not a measure of its cultural heritage value. Cultural heritage resources can

be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (Ministry of Culture, 2006).

The extant buildings on the property at 599-601 Richmond Street demonstrate a high degree of integrity. Many of the heritage attributes on the property contribute to the Italianate influences on these commercial buildings. In particular this can be found on their two-storey commercial form, the roofs, and ornamentation including decorative brackets. While the second storey windows have been replaced with modern replacement windows, the window openings remain, contributing to the cultural heritage value or interest of the property.

#### **4.4 Consultation**

The London Advisory Committee on Heritage (LACH) was previously circulated on a Notice of Application for the property at 599-601 Richmond Street in July 2021. The LACH received the Notice and the Heritage Impact Assessment that was circulated at that time.

In compliance with the requirements of Section 29(2) of the *Ontario Heritage Act*, the Community Advisory Committee on Planning (CACP), as the City's municipal heritage committee, was consulted at its meeting on June 14, 2023.

## **Conclusion**

The property at 599-601 Richmond Street is listed on the City's Register of Cultural Heritage Resources. A Notice of Application for a Zoning By-Law Amendment was issued for the property on April 19, 2023. The development application seeks to retain the existing cultural heritage resources in situ and construct a 12-storey mixed used development located to the rear of the existing cultural heritage resources.

The property at 599-601 Richmond Street is a significant cultural heritage resource that is valued for its physical or design values and contextual values. The evaluation of the property at 599-601 Richmond Street completed as a part of the Heritage Impact Assessment associated with the Zoning By-Law Amendment determined that the property met the criteria for designation pursuant to Part IV of the *Ontario Heritage Act*. Staff agree with the consultant's evaluation that the property meets the criteria of Ontario Regulation 9/06.

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Manager, Heritage and Urban Design

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#### **Appendices**

Appendix A Property Location

Appendix B Images

Appendix C Heritage Impact Assessment – MHBC Planning Limited

Appendix D Statement of Cultural Heritage Value or Interest – 599-601 Richmond Street

Appendix E Heritage Attributes – 599 Richmond Street

Appendix F Heritage Attributes – 601 Richmond Street

# Appendix A – Property Location

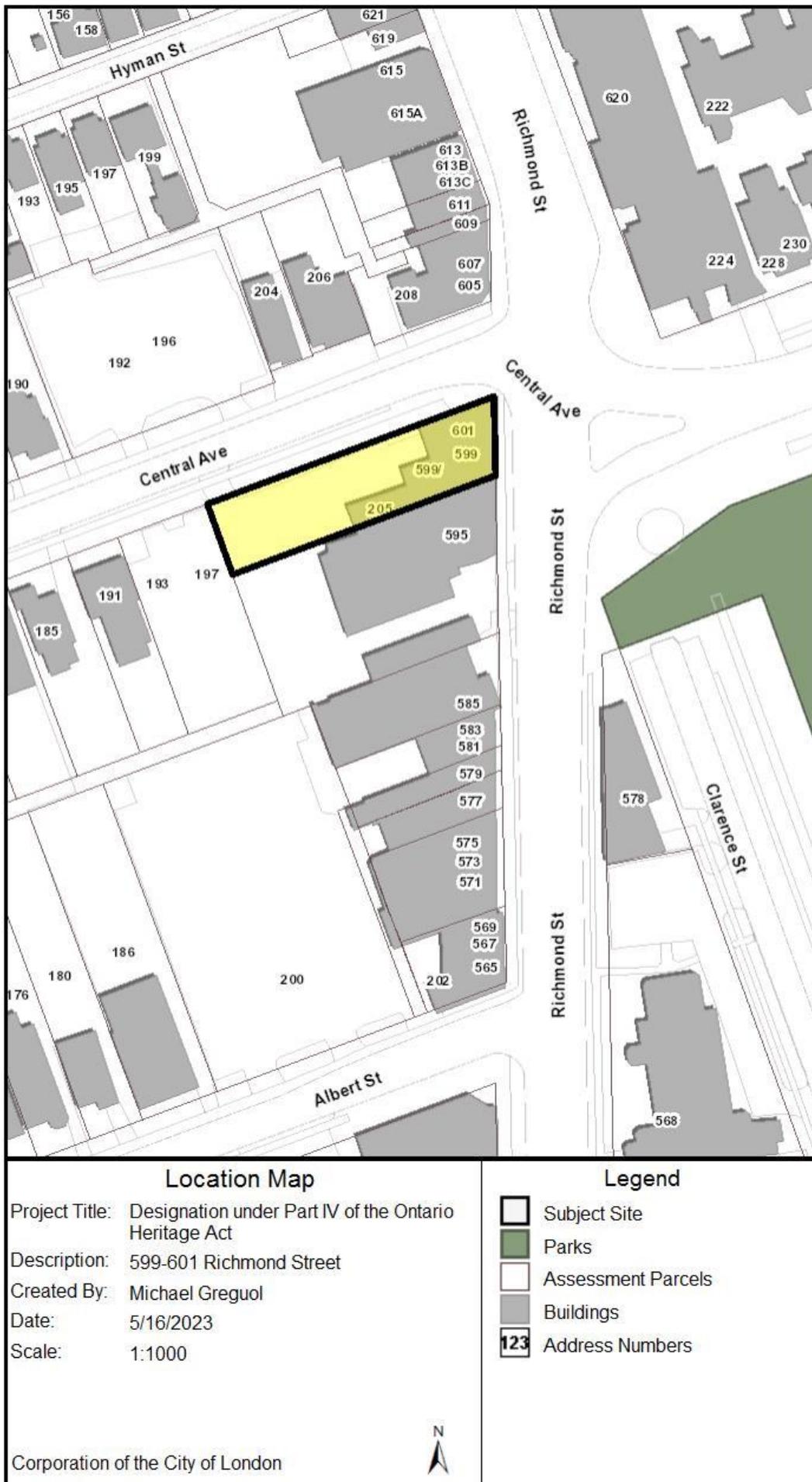


Figure 1: Property Location Map showing the subject property at 599-601 Richmond Street.

Appendix B – Images



Image 1: Photograph showing the building on the subject property at 599 Richmond Street.



Image 2: Photograph showing second storey windows on the upper facade of the building at 599 Richmond Street.



Image 3: Photograph showing corbel and cornice details above storefront on the building at 599 Richmond Street.



Image 4: Photograph showing roofline, cornice, corbel, and bracket details on the building at 599 Richmond Street.



Image 5: Photograph showing roofline, cornice, corbel, and bracket details on the building at 599 Richmond Street.



Image 6: Photograph showing a portion of the storefront of the building at 599 Richmond Street.



Image 7: Photograph showing a portion of the storefront of the building at 599 Richmond Street.



Image 8: Photograph showing the building on the subject property at 601 Richmond Street, as the southwest corner of Richmond Street and Clarence Street.



Image 9: Photograph showing north facade of the building at 601 Richmond Street, fronting onto Central Avenue.



Image 10: Photograph showing north facade of the building at 601 Richmond Street, fronting onto Central Avenue.



Image 11: Photograph showing side (north) entry to building at 601 Richmond Street.



Image 12: Photograph showing the details of the recessed entryway to the building at 601 Richmond Street.



Image 13: Photograph showing the corner entry way of the building at 601 Richmond Street, and portion of the storefront fronting onto Central Avenue.



Image 14: Photograph showing recessed storefront entry way to the building at 601 Richmond Street.

## **Appendix C – Heritage Impact Assessment**

MHBC Planning Limited (MHBC), *Cultural Heritage Impact Assessment, 599-601 Richmond Street/205 Central Avenue, London, ON*, (October 28, 2022) [attached separately].

## Appendix D – Statement of Cultural Heritage Value or Interest

### 599-601 Richmond Street

**Legal Description:** LT 3 S CENTRAL AV & W RICHMOND ST PLAN 167 (W), PTS 1, 2, 4 & 5 33R4497; S/T & T/W 722752 LONDON

**PIN:** 08263-0113

### Description of Property

The property at 599-601 Richmond Street is located on Part of Lot 3, on Plan 167. The property is located at the southwest corner of Richmond Street and Central Avenue within the North Talbot area. The building at 599 Richmond Streets consists of a two-storey commercial form building including a storefront on the ground floor and residential upper façade with a flat roof. The building at 601 Richmond Street also consists of a two-storey commercial form building with a storefront on the ground floor and a commercial upper façade, with a hipped roof. Both building are clad with painted brick veneer.

### Statement of Cultural Heritage Value or Interest

The property at 599-601 Richmond Street meets three of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 of the *Ontario Heritage Act*, and displays Design and Physical Value, and Contextual Value.

#### Criterion 1

Constructed c.1880, the building at 599 Richmond Street displays design value and physical value as a representative example of the commercial Italianate architectural style popular in the Victorian era. The two-storey building includes common characteristics of the style including the flat roof with overhanging eave, corbels and brackets along the cornice, windows openings on the east (front) façade, and the storefront details.

Constructed, c.1872, the building at 601 Richmond Street displays design and physical value as a representative example of the commercial Italianate style popular in the Victorian era. The two-storey building includes common characteristics of the style including the overhanging eaves, decorative brick window surrounds, cornice details of the recessed storefront entryway, arched windows on the sides of the north entry vestibule, and panelled door, and door surrounds on the north entry vestibule.

#### Criterion 7

The building at 599 Richmond Street has contextual value as it is important in maintaining the commercial character of Richmond Street. As one of several Victorian commercial buildings remaining on Richmond Street, the building is important in defining and maintaining the character.

The building at 601 Richmond Street has contextual value as it is important in maintaining the commercial character of Richmond Street. As one of several Victorian commercial building remaining on Richmond Street, the building is important in defining and maintaining the character.

#### Criterion 8

The building at 599 Richmond Street has contextual value as it is physically linked to 601 Richmond Street, also a Victorian commercial building. Further, the building is functionally linked to its surroundings as it relates to the commercial streetscape on Richmond Street and is visually linked to the corner properties at the intersection of Richmond Street and Central Avenue. Lastly, the building is historically linked to its surroundings as it relates to the surrounding Victorian commercial building, and adjacency to Victoria Park, a former military reserve at the time of the buildings construction.

The building at 601 Richmond Street has contextual value as it is physically linked to 599 Richmond Street, also a Victorian commercial building. The building is functionally linked to its surroundings as a commercial building along Richmond Street and is

visually linked as a gateway between Richmond Street and Central Avenue. The building is also historically linked to its surroundings as Central Avenue (previously Lichfield Street) was originally laid out directly eastward to Blackfriar's Bridge. Further, the building was used as a hotel between approximately 1884-1891 which historically suited its context with neighbouring hotels such as the hotel owned by Thomas Morkin at 587 Richmond Street and the "Western Hotel", formerly at 463 Richmond Street.

### **Heritage Attributes**

The heritage attributes that contribute to the Design Value and Physical Value of the property include:

#### *599 Richmond Street*

- The form, scale, and mass of the two-storey commercial form building;
- Painted brick veneer exterior on the east façade of the building;
- Commercial storefront including;
  - Decorative panels with reliefs and trims;
  - Pilasters
  - Recessed entryway
  - Large fixed windows
- Symmetrical row of six arched window openings and stone sills on the second storey of the east façade;
- Cornice details including:
  - Large corbels on each end of the cornice;
  - Smaller band of corbels spanning the entirety of the east cornice.

#### *601 Richmond Street*

- The form, scale, and mass of the two-storey commercial form building;
- Painted brick veneer exterior on the east and north facades of the building;
- Commercial storefront including:
  - Decorative panels with reliefs and trims;
  - Recessed corner entryway that faces the intersection of Richmond Street and Central Avenue;
  - Large fixed windows;
  - Projecting cornice with dentil details, supported by column;
- Pair of second storey window openings, and painted decorative brick surrounds on the east façade;
- Row of second storey window openings, and painted decorative brick surrounds on the north façade;
- Projecting enclosed entry vestibule on the north façade including;
  - Decorative panel door;
  - Decorative wood door surrounds;
  - Arched windows on the east and west sides of the entry vestibule;

The heritage attributes that contribute to the Contextual Value of the property include:

#### *599 Richmond Street*

- Location adjacent to 601 Richmond Street;
- Location on Richmond Street.

#### *601 Richmond Street*

- Location adjacent to 599 Richmond Street;
- Location on the southwest corner of Richmond Street and Central Avenue.

## Appendix E – Heritage Attributes – 599 Richmond Street



1. The form, scale, and mass of the two-storey commercial form building.



2. Painted brick veneer exterior on the east façade of the building.



3. Commercial storefront including a) decorative panels with reliefs and trims, b) pilasters, c) recessed entryway, and d) large fixed windows.



4. Symmetrical row of six arched window openings and stone sills on the second storey of the east façade.



5. Cornice details including a) large corbels on each end of the cornice, and b) smaller band of corbels spanning the entirety of the east cornice.

Note: Not every heritage attribute indicated above; image is considered indicative of heritage attributes

## Appendix F – Heritage Attributes – 601 Richmond Street



1. The form, scale, and mass of the two-storey commercial form building.



2. Painted brick veneer exterior on the east and north façades of the building.



3. Commercial storefront including a) decorative panels with reliefs and trims, b) recessed corner entry that faces Richmond Street and Central Avenue, c) large fixed windows, and d) projecting cornice with dentil details, supported by column.



4. Row of second storey window openings, and painted brick surrounds on the east façade.



5. Projecting enclosed entry vestibule on the north façade including a) decorative panel door, b) decorative wood door surrounds, and c) arched window on the east and west sides of the entry vestibule.

Note: Not every heritage attribute indicated above; image is considered indicative of heritage attributes

# CULTURAL HERITAGE IMPACT ASSESSMENT

599-601 Richmond Street/  
205 Central Avenue,  
City of London, ON

Original Submission:  
**December 12, 2020**

Updated Submission:  
**October 28, 2022**

Prepared for:  
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**Project No. 13198-N**



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

# Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject properties at 599-601 Richmond Street and 205 Central Avenue within the City of London are situated within the territory of the Haudenosaunee Confederacy. These lands are a part of the London Township Treaty 6 which was signed on September 7<sup>th</sup>, 1796 by representatives of the Crown and certain Anishinaabe peoples. This treaty covers approximately 30km<sup>2</sup> (Native Land, 2022; Ministry of Indigenous Affairs, 2022).

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

# Executive Summary

MHBC was retained in October 2020 by Westdell Development Corporation to undertake a Heritage Impact Assessment (“HIA”) for the subject lands located at 599-601 Richmond/ 205 Central Avenue Street and the adjacent property at 595 Richmond Street. The purpose of this HIA is to determine the impact of the proposed redevelopment on identified heritage attributes of the existing buildings on the subject lands and adjacent property. Both the buildings on the subject lands and existing building located at 595 Richmond Street have been determined to have cultural heritage value or interest (“CHVI”) which is identified in Section 5.0 of this report. The following impacts were identified in Section 7.0 of this report:

Adverse Impacts at 599-601 Richmond Street and 595 Richmond Street:

1. **Negligible Impact** of the destruction and removal of some of the building fabric at the rear of 599-601 Richmond Street; and
2. **Potential Impact** from land disturbances for 599-601 Richmond Street and 595 Richmond Street.

As required, this report outlines mitigation measures for the potential impacts in Section 7.0:

- A Temporary Protection Plan is recommended which will include:
  - o Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;
  - o Entry and exit point for construction traffic be located to the west of the site;
  - o A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained; and
  - o Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.

In order to conserve the historical context of existing buildings on the subject lands and adjacent properties as it relates to Richmond Row, the following is recommended:

- Construction materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);
- Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands; and
- Mechanical equipment on the roof be screened to not detract from overall character.

# 1.0 Introduction

The purpose of this Cultural Heritage Impact Assessment is to assess the impact of the proposed development located at 599-601 Richmond Street, London (hereinafter “the subject lands”). The subject property is identified on the City of London’s Register of Cultural Heritage Resources as a “listed” property. The subject property is not designated under Part IV or V of the *Ontario Heritage Act* (“OHA”). In addition to being listed on the municipal register, the subject property is adjacent to 205 Central Avenue, a property which is also listed on London’s Register of Cultural Heritage Resources.

As per Policy 565 of the *London Plan*, the City of London has requested a Heritage Impact Assessment be completed to form part of the complete planning application required for the redevelopment of the site. Pre-application consultation notes of September 29, 2020 confirm the requirement of a Heritage Impact Assessment for development on the subject lands (see Appendix ‘D’).

This report analyzes the impact of proposed development upon the existing built heritage components located at 599-601 Richmond Street and adjacent property located at 595 Richmond Street and provide mitigation, conservation measures and/ or alternative development options as required. Please note, the City of London’s mapping indicates that 599-601 Richmond Street are included in the municipal address for 205 Central Avenue. As such, when this report refers to 599-601 Richmond Street, 205 Central Avenue is included.

This report will first provide a brief review of the subject property and the adjacent designated properties before reviewing the policy applicable to all three sites. From here, this report will review the historical background of the site in terms of indigenous communities, the City of London, and the development of the site itself. Afterwards, this report will provide a detailed description of the subject property and adjacent designated properties. This will be followed by an evaluation of the associated cultural heritage resources and the impact analysis inclusive of a description of the proposed development.

## 1.1 Description of Subject Property

The subject lands located at 599-601 Richmond Street (alternatively addressed at 205 Central Avenue) are legally described as: Lot 3 S Central Avenue & W Richmond St Plan 167 (w), Pts 1, 2, 4 & 5 33r4497; S/t & T/w 722752 London. The subject lands are located at the intersection of Richmond Street and Central Avenue near downtown London. The subject lands are approximately 112.79m<sup>2</sup> in size. See “Appendix A” for map of subject lands.

*599-601 Richmond Street & 205 Central Avenue, London, Ontario  
Heritage Impact Assessment*

The subject lands include a building complex that is comprised of two, two-storey commercial buildings; one located at 599 Richmond Street and the other at 601 Richmond Street. The building at 601 Richmond Street is at the corner of Richmond Street and Central Avenue with frontages on both streets. The building at 599 Richmond Street fronts only onto Richmond Street. The rear portion of the property is used as surface parking.



*Figure 1: 599-601 Richmond Street from north-east corner of intersection of Richmond Street and Central Avenue (Source: MHBC, 2020).*



*Figure 2: View of rear parking lot associated with 599-601 Richmond Street (Source: MHBC, 2020)*

Below, figure three identifies the subject lands and the adjacent lands at 595 Richmond Street in the context of the neighbourhood surrounding the intersection of Central Avenue and Richmond Street.



Figure 3: Aerial photograph of the subject property noted in red (Source: London City Map, accessed October 2020)

## 1.2 Description of Surrounding Area

The subject lands are located at the intersection of Richmond Street and Central Avenue. Buildings along Richmond Street are predominantly mixed use with ground floor commercial and residential units above. The majority of buildings along Richmond Street are two-storey though some taller buildings are present at three and four stories. Along Central Avenue, many of the existing two-storey dwellings have been converted to include commercial and professional uses on the ground floor. There are many surface level parking lots that front onto Central Avenue as

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well. Across Richmond Street from the subject lands is Victoria Park. This park is a designated cultural heritage resource on the City of London's Heritage Register.



Figure 4: : An aerial photograph of the subject property and surrounding context where the subject lands are outlined in red (Source: London City Map, accessed October 2020).



Figure 5: A streetscape photograph of 595 and 599-601 Richmond Street from corner of Victoria Park looking west (Source: MHBC, 2020)

### 1.3 Heritage Status

The subject lands are identified as “listed” (non-designated) on the City of London’s 2019 Register of Cultural Heritage Resources per Part IV, Section 27 of the *Ontario Heritage Act* (“OHA”). The subject lands at 599-601 Richmond Street were listed on the Heritage Register on March 27, 2018; neither the construction date nor an architectural style are identified on the heritage register listing. The adjacent property at 595 Richmond Street was listed on the Heritage Register on October 27, 2020. This property is identified as being constructed circa 1881 although no architectural style is identified on the heritage register listing. Across the street from the subject lands is the West Woodfield Heritage Conservation District which is designated under Part V of the OHA.

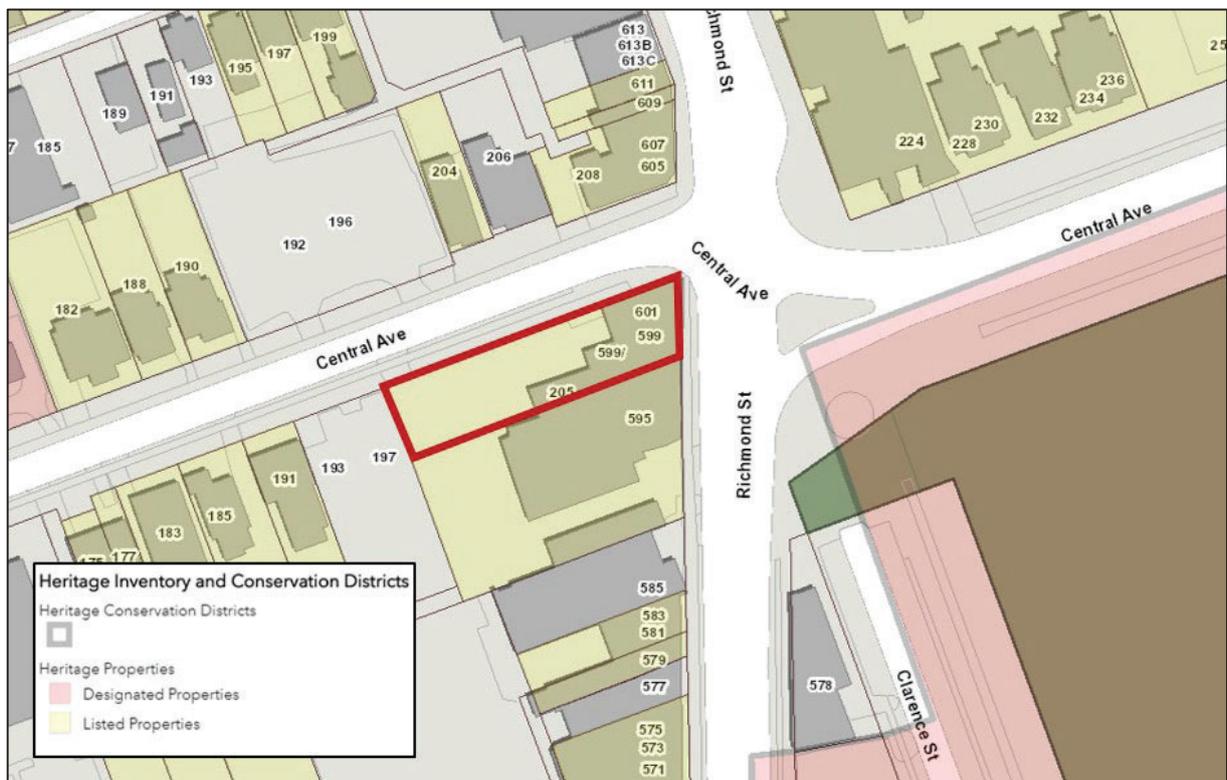


Figure 6: Excerpt of the London’s City Map noting the location of the subject property (outlined in red), listed on the heritage register (Source: City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2020).

The subject lands and adjacent listed property are not identified by the City of London as being part of a cultural heritage landscape as per Map 9 of *The London Plan* (see below figure). Neither the subject property nor the adjacent listed property are located within a Heritage Conservation District (“HCD”). However, the subject property and adjacent listed property are both located on a

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portion of the 'historic main street' known as "Richmond Row" per figure 15 of the City of London's Official Plan.

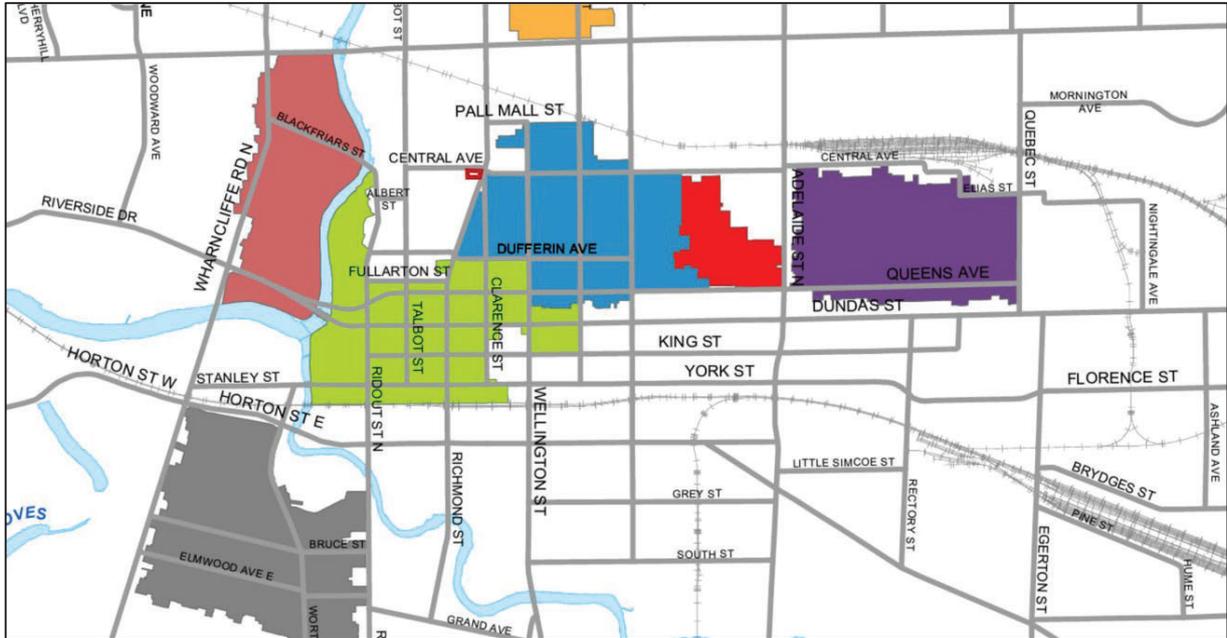


Figure 7: Excerpt of the Map 9 of The London Plan where the subject lands are identified in a red outline and are not included in a heritage conservation district or a cultural heritage landscape (Source: Map 9, City of London Official Plan, accessed 2020).

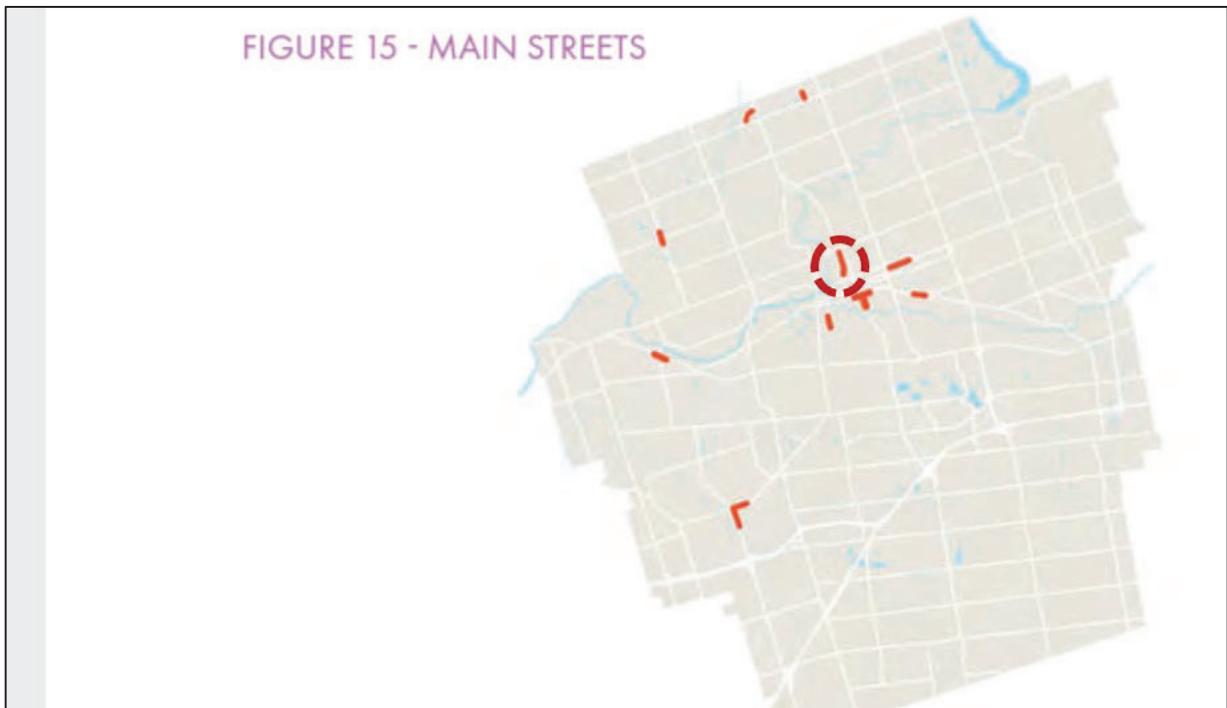


Figure 8: Figure 15 from the London Plan where the Main Street portion identified as Richmond Row is outlined in a red dashed circle (Source: The London Plan, 2022).

## 1.4 Land Use and Zoning

The subject lands are zoned Business District Commercial One (“BDC (1)”). The Business District Commercial zone permits a range of uses from commercial to institutional and in some instances, residential. The special provision on the subject lands, as noted by “(1)”, indicates that in addition to the regular permitted uses, this zone is allowed to establish hotels, restaurants, and taverns.

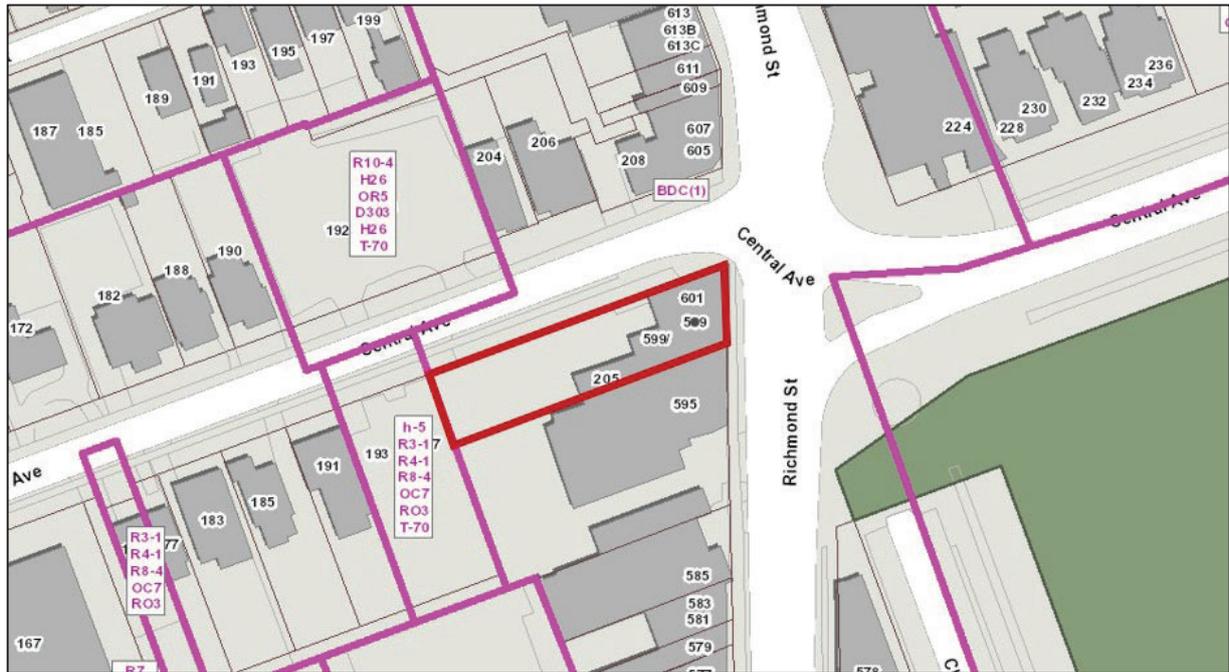


Figure 9: An excerpt from the City of London's Zoning Bylaw indicating that the subject lands are zoned BDC(1) as indicated by the red outline (Source: London Interactive Mapping, 2022).

## 2.0 Policy Context

### 2.1 The Planning Act

The *Planning Act, R.S.O. 1990, c. P. 13* (“the Planning Act”) includes a number of provisions relating to cultural heritage. These provincial directions are mainly contained in Sections 2.0 and 3.0 of the Planning Act where the relevance of policy statements and provincial plans are discussed. As one of the intentions of the Planning Act is to, “encourage the co-operation and co-ordination among the various interests”, Section 2.0 outlines 18 areas of provincial interest that must be considered by the appropriate authorities in the planning process. With respect to cultural heritage, subsection 2(d) of the Planning Act provides that:

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

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

The Planning Act therefore establishes the need to consider cultural heritage resources throughout the land use planning process.

### 2.2 Provincial Policy Statement (2020)

In support of the provincial interests identified in Section 2.0 of the Planning Act, and as permitted by Section 3.0 of the same Act, the Province has refined land use planning policy guidance into the *Provincial Policy Statement, 2020* (“PPS”). The PPS is, “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. While addressing cultural heritage resources, the PPS provides the following guidance:

**Policy 2.6.2:** *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

**Policy 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.*

In defining some of the terms referenced in these policies, the PPS states the following:

<b>Phrase</b>	<b>Definition</b>
<b>Significant:</b>	<i>e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.</i>
<b>Built Heritage Resource:</b>	<i>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.</i>
<b>Protected Heritage Property:</b>	<i>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.</i>

Similarly to the Planning Act, the Provincial Policy Statement, 2020 provides for the consideration of cultural heritage resources and cultural heritage landscapes through the planning process.

## 2.3 Ontario Heritage Act

The *Ontario Heritage Act, R.S.O. 1990, c.O. 18*, ("OHA") is the primary source of provincial legislation that enables municipalities to conserve, protect, and manage cultural heritage resources. This HIA has been guided by the criteria provided within *Regulation 9/06* under the OHA which outlines the mechanisms for determining cultural heritage value or interest; this regulation sets forth categories of criteria and several sub-criteria for evaluations.

## 2.4 City Of London Official Plan

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

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

*has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.”*

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the existing listed properties on site located at 599-601 Richmond Street/ 205 Central Avenue and adjacent listed property located at 595 Richmond Street to determine whether the development is appropriate or not as it relates to the conservation of its associated heritage attributes.

## 2.5 Victoria Park Secondary Plan

The subject lands are located on the exterior of the Victoria Park Secondary Plan. As such, 599-061 Richmond Street and 595 Richmond Street are not subject to the policies included therein. The location of the subject lands in comparison to the VPSP is shown in Appendix ‘A’ of the Secondary Plan where the Plan boundary is in a red outline, the designated area is in a dark blue outline, listed properties are in yellow, and designated properties are in red. The subject lands are outlined in a thick, dark red outline.



Figure 10: An excerpt of the Victoria Park Secondary Plan showing the plan area in a red outline, the designated area in a dark blue outline, and the subject lands in a thick, red outline to the west of the plan area. (Source: Victoria Park Secondary Plan, 2022).

Due to the site's proximity to the boundary of the Victoria Park Secondary Plan, it is important to review the applicable heritage policies to ensure the proposed development does not outright conflict with the intent of the Secondary Plan.

When this HIA was initially prepared in 2020, the Victoria Park Secondary Plan (the "Secondary Plan" or "VPSP") was in draft form. Since 2020, the Secondary Plan has been approved and is in full force and effect. The policies considered when initially preparing this HIA were from the final draft of the Secondary Plan and remain relevant as they were approved in the final version of the VPSP.

Sub-section 1.3 of the Victoria Park Secondary Plan (Draft of January 2020) identified the importance of cultural heritage resources within the neighbourhood of Victoria Park which is designated under Part IV and Part V of the OHA. The purpose of the Plan is to develop a "consistent framework to evaluate future development [...] while ensuring conservation of the cultural heritage resources in the area" (VPSP, 4). One of the plans key principles is, "to enhance and conserve cultural heritage resources within and surrounding Victoria Park" (VPSP, 7). Subsection 3.2 in the Secondary Plan entitled "View Corridors" will be reviewed as it relates to the proposed development. Sub-section 3.5 of the Plan focuses on cultural heritage. It states that, "cultural heritage resources are foundational to its character" (VPSP, 21). It is understood that the City is currently going through the process of drafting the Victoria Park Secondary Plan and acknowledges this Plan within the context of this report.

## 2.6 City Of London Terms of Reference

This Heritage Impact Assessment is based on the requirements of the Ministry of Heritage, Sport, Tourism, and Culture Industries ("MHSTCI"). The MHSTCI has released Info Sheet #5 which includes details on the requirements of a Heritage Impact Assessment as follows:

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

The above-noted categories will be the method to determine the overall impact to the subject property and its heritage attributes as it relates to the proposed development.

## 3.0 Historical Background

### 3.1 Indigenous Communities and Pre-Contact History

In Ontario, the 'pre-contact' period refers to time before Europeans arrived in North America. This includes the Paleolithic period beginning in 11,500 B.P., the Archaic Period from 9,500 B.P. to 2,900 B.P., and the Woodland Period from 900 B.P. to the 16<sup>th</sup> Century. There are several registered archaeological sites in London, including Iroquoian longhouse settlements (Archaeological Management Plan, 2017), which date back to these time periods

When the Europeans arrived in the 16<sup>th</sup> and 17<sup>th</sup> centuries, the 'contact-period' began. At this time, the *London Township Treaty* was signed between certain members of the Anishinabek, Haudenosaunee, and Lenni-Lenape peoples and representatives of the Crown (Whebell & Goodden, 2020).

Today, the Chippewa's of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames identify the City of London and the surrounding area as their traditional territory (The London Plan, 2019, 137).

### 3.2 The City of London

In 1793, Lieutenant-Governor John Graves Simcoe was attracted to the London area by the Forks of the Thames. Here, he envisioned the location for the capital of the Province of Ontario (City of London, 2020). Three decades later in 1826, London was founded as the district town of the area (City of London, 2020).

By 1834, the Town of London had grown to include a courthouse, storefronts, and nearly 1,000 residents (City of London, 2020). Between 1838 and 1869, the Town of London acted as a military base for the MacKenzie Rebellion. During this time, a garrison was established on the lands now known as Victoria Park (City of London, 2020). Following the establishment of the garrison, the town became incorporated and developed the necessary municipal services to accommodate the rapid local growth (City of London, 2020). Below, Figure 12 shows the location of the subject lands as part of the 'John Kent Farm' of 1824. Across the street is a 'Military Reserve' of 1838 and 'Reserve Infantry Barracks'.



Figure 11: Excerpt of the map entitled "Features of North Central London in the 1840s" published in May, 1845 where the red outline represents the approximate location of subject property (Source: Western University Library).

Unfortunately, in 1844 and 1845, a fire destroyed a portion of the town's centre. By 1848, the town was rebuilt and reincorporated. At this time, the population of the Town of London was recorded as 4,584 (Whebell & Goodden, 2020).

The Town was connected with the surrounding area through the construction of 'Proof Line Road' as spearheaded by local merchants, John Labatt and Thomas Carling. Further, the establishment of the Great Western Railway line in 1854 allowed for the continued growth of local businesses as the opportunities for importing and exporting goods increased. In 1855, the Town of London was officially incorporated by the City (Whebell & Goodden, 2020).

By the mid-1800s, the City of London had grown significantly. Then, in the latter half of the 19<sup>th</sup> century, many of London's neighbouring communities were annexed into Westminster Township. At this time, Westminster Township was the biggest township in Middlesex County (Whebell & Goodden, 2020).

By the First World War, there were approximately 55,000 people living in the City of London (City of London, 2020). In the year 1961, London Township annexed Westminster Township which increased the City's population by 60,000 people (Meligrana, 5; Whebell & Goodden, 2020). Since then, the City has continued to grow and as of 2016, the population of the City was approximately 383, 822 (Canadian Census, 2016).

### 3.3 599-601 Richmond Street / 205 Central Avenue, & 595 Richmond Street

In 1855, the subject lands were located in Ward 2 of the City of London. The unique intersection of Richmond Street and Central Avenue is apparent in the 1855 Map of the City of London (below). On this map, the east end of Central Avenue is instead named Lichfield Street, the west end of Central Avenue is instead named Great Market Street, and Richmond Street is instead named Mark Lane.



Figure 12: Excerpt of the Map of the City of London Canada West surveyed and drawn by S. Peters in 1856; the red outline represents the approximate location of subject property (Source: Peters, 1856).

In 1863, Lot '3' of Plan 167, which includes the subject lands, was sold from Joseph Kent to Thomas McDonough; McDonough was a 42-year old emigrant from Ireland (LRO; 1881 Census of Canada). By 1872, the *Bird's Eye View of London, Ontario, Canada, 1872* by E.S. Glover indicated that the subject lands contained a building. Glover's publication shows that the subject lands were across the street from two open spaces: the fairgrounds and a barracks.



Figure 13: Excerpt of Bird's Eye View of London, Ontario, Canada, 1872 by E.S. Glover; the red outline represents the approximate location of the subject lands on the southwest corner of Richmond Street and Central Avenue (Courtesy of Western University Library).

In the 1872 – 1873 *Cherrier & Kirwin London, Petersville, Westminster Directory*, William Riddell was listed as a "cutter" at the corner of Litchfield Street (now Central Avenue) and Richmond Street. At

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this time, the property to the south—now 595 Richmond Street—contained two unoccupied houses.

Then, the 1874-1875 *City of London and County of Middlesex Gazetteer* lists Patrick Collins and P.B. Flanagan, “tanners”, at the southwest corner of Richmond Street and Litchfield Street. In 1875, Patrick Flanagan is listed as a “grocer” in the same location (McAlpine, Everett & Co.).<sup>1</sup>



Figure 14: An excerpt from the Map of London 1875 from McAlpine's London city and county of Middlesex directory; the red outline represents the approximate location of the subject lands (Courtesy of Library and Archives Canada).

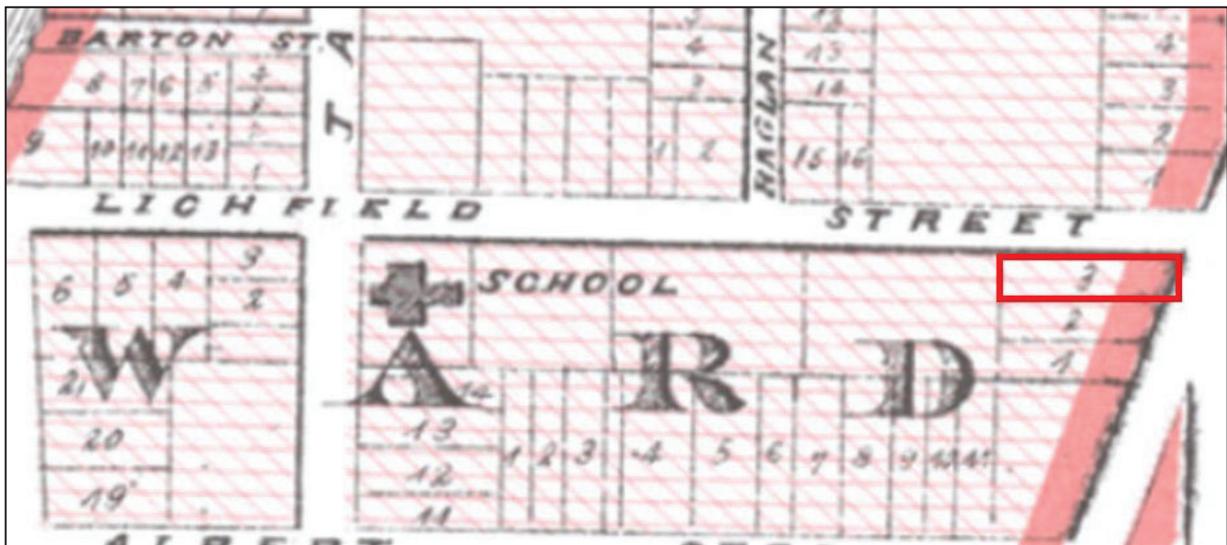


Figure 15: An excerpt from an 1878 survey of the area where the red box indicates location of subject lands (Courtesy of Western University Library).

The 1881 Fire Insurance Plan (“FIP”) for the area demonstrates that the subject lands were originally addressed as 599-603 Richmond Street and the adjacent property to the south was addressed at 595-597 Richmond Street. On the FIP, 603 Richmond Street (currently 601 Richmond Street) includes a two-storey brick façade with a two-storey wood frame extension and two one-

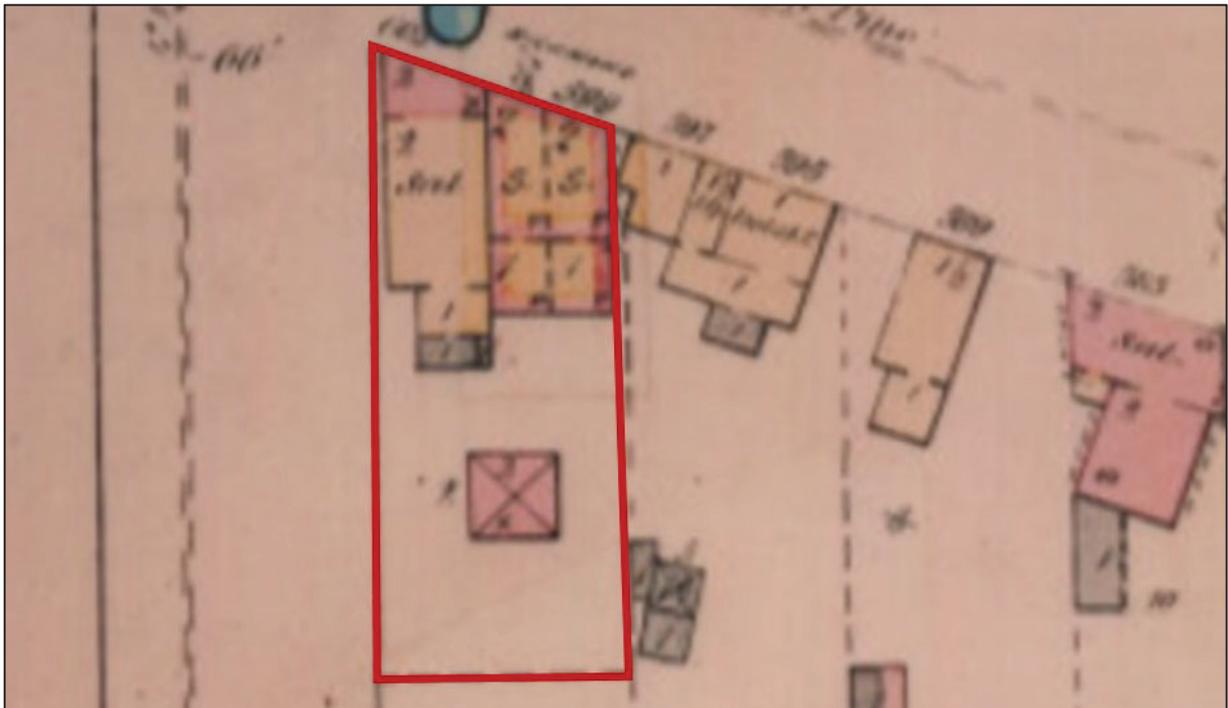
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<sup>1</sup> Early LRO records do not include G.R. Reference or Remarks relating to portions of the subject lands granted in transactions but rather state “undivided one-third interest.”

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storey wood frame additions to the rear of the building. The building at 599 Richmond Street (currently the same, 599 Richmond Street) includes a two-storey wood frame building with a one-storey addition to the rear. The entire building is clad with brick veneer. The rear of the property contains a two-storey brick stable building. To the south, the property titled as 595-597 Richmond Street contained a three-storey stone building with a one-storey stone addition to the rear.

On the 1881 FIP, 603 Richmond Street is labeled, "Sal", which indicates the building was used as a Saloon. On the same plan, 599 Richmond Street is labelled, "S", which indicates that the building was used a store. To the south, the property at 595-597 Richmond Street is labelled, "upholstery".



*Figure 16: An excerpt of the 1881 Fire Insurance Plan; the red outline identifies subject lands (Courtesy of Western University Library).*

By 1890, Litchfield Street and Great Market Street were renamed to 'Central Avenue' as shown in the *1890 Bird's Eye View*. The drawings shows what appears to be a two-storey commercial building at the corner of Litchfield Street and Richmond Street; this appears to be the building which is present on the subject lands today. This drawing also shows that there are several smaller residences lining Litchfield Street, to the west of the subject lands. This contrasts with the larger buildings present along the north side of Litchfield Street and Great Market Street as well. Victoria Park can be seen to the southeast of the subject lands as buffered from the streets by rows of trees. By the end of 1890, Litchfield Street and Great Market Street were renamed to Central Avenue.

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Figure 17: An excerpt from 1890 Bird's Eye View drawing of the City of London where the red box indicates subject lands (Source: Courtesy of Western University Library).



Figure 18: An excerpt of 1893 Bird's Eye View where the red box indicates subject lands (Courtesy of Western University Library).

Fire Insurance Plans show that up until 1912, the building at 595 Richmond Street was used as a mattress manufacturer before being used as an upholstery & furniture store. Simultaneously, building at 599 Richmond Street was used as a grocery store & a barbers shop and the building at 603 Richmond Street was used as a hotel & a grocery store (Foster's London City and Middlesex County Directory). The physical compositions of the buildings remained the same.

By 1943, 595 Richmond Street is referred to as "J.F. Hunt & Sons (est. 1901)" by the London Free Press (LFP, 1943). By 1945 the building mass appears to change to a new building envelope. It could not be determined if the original building at 595 Richmond Street was replaced by or enclosed in the new building footprint.

The appearance of the buildings at 595-603 Richmond Street appear to be the same between the 1893 Fire Insurance Plan and historical aerial photos showing the mid-20<sup>th</sup> century landscape of Central Avenue and Richmond Street.

At some point between 1923 and 1945, the footprint of the building at the rear of the subject lands was altered to reflect a rectangular shape. This structure is present in mid-century photographs (see 1955 below). This is the building to the rear of the subject lands that exists today.

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Figure 19: 1945 aerial photograph including subject property outlined in red (Courtesy of London Air Photo Collection, 2020).



Figure 20: 1955 aerial photograph including subject property outlined in red (Courtesy of London Air Photo Collection, 2020).

## 4.0 Detailed Description of Potential Heritage Resources

### 4.1 Description of Built Heritage on the Subject Lands

The subject lands and adjacent property at 595 Richmond Street create a row of commercial units

The subject lands and adjacent property at 595 Richmond Street are connected as a row of commercial units. As such, building elevations that are attached to a neighbouring building will not be described by this report as they are not exposed or visible. This includes:

- North Elevation of 595 Richmond Street;
- North Elevation of 599 Richmond Street;
- South Elevation of 599 Richmond Street; and
- South Elevation of 601 Richmond Street.

Please note, this section of the report is not intended to be a structural assessment but rather a general review of conditions from a heritage conservation perspective.

#### 4.1.1 599 Richmond Street

##### **Commercial Building**

The commercial building has a rectangular floor plan and a flat platform roof. The roof has three (3) original stone chimney shafts.

##### Front Elevation (East)

The majority of the first level is composed of a contemporary storefront with large window panes. The façade is divided into two (2) storefronts which is consistent with the building's historical use for two commercial businesses. Painted cornicing and fascia board extend from either side of the façade along the second storey sill intermediately interjected by wooden pilasters. The façade to the left of the building includes a wood pilaster crested with a corbel at the commencement of the second storey level. This ties into cornicing along the second storey sill. Following the door opening is a storefront window divided into two panes of glass with wood paneling below. Another wood pilaster crested with a corbel detail divided the left side of the façade from the right. The right side of the façade includes a storefront divided into three window panes. Below the store windows is wood paneling. Enclosing the building's façade to the right is another wood pilaster crested with corbel detail. There is an indentation between 599 and 601 Richmond Street where the buildings were 'fused' together.

The second storey includes a set of six (6) symmetrically placed window openings with wood sills which include contemporary vinyl windows. There is signs of 'bowing' in the brick along the second storey which is caused by the expansion of bricks as they absorb moisture over time. The roofline of the second storey consists classical cornicing decorated with a series of smaller scale corbels/ brackets which are enclosed by two larger wood corbels.



Figure 21: View of left side of front façade looking south-west.



Figure 22: View of front façade From Victoria Park

## West Elevation

This elevation includes the second storey of the original building with two (2) window openings; sills appear to have been covered by metal. Attached to this façade is one lean-to addition that sits snugly beneath the window sills and includes a plethora of mechanical equipment. Attached to the lean-to addition is a rectangular, flat-roof addition with vinyl cladding. These additions are

interjected on the west (lean-to addition) and south (later rear addition) by the brick ancillary structure which will be examined in the following section.



Figure 23: View of west elevation (Source: MHBC, 2020).



Figure 24: View of west elevation looking south-east (Source: MHBC, 2020).

### Brick Ancillary Structure

The structure includes two (2) remaining red brick retaining walls (north and west elevations). The original south and east elevations no longer exist. However, a newer wood extension has been added to the structure to attach it to the rear of 599 Richmond Street, this can be considered the current east elevation. There appears to be concrete padding below the north retaining wall, however, not the west. The building is physically linked to an alleyway that is accessed between the units of 595 and 599 Richmond Street.

#### North Elevation

The north elevation includes four (4) brick pilasters (one of which composes the north-west corner pilaster) with pseudo brick buttresses. There is a double door opening on this elevation approximately in the centre of the façade. There is a concrete wall sill plate on the top of the wall.

#### West Elevation

The west elevation includes three (3) pilasters (one of which composes the north-west corner pilaster, same as indicated for the north elevation). Also similar to the north elevation, the pilaster form of a small buttress at towards the wall sill plate. There is a minimal space between the north elevation of 595 Richmond Street and the termination of the most southern pilaster on this elevation.

### Interior

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The interior of 599-601 Richmond Street could only be accessed from the interior of Joe Kool's restaurant and photos were only able to be taken from a door opening on the northern elevation of 595 Richmond Street.

The interior of the retaining wall along the north elevation includes two types of brick bonding. The half closer to the east includes herringbone brick bonding and to the west brick soldier coursing. It is inconclusive why the coursing changes from one side to the other, but it is probable that either side was included in a separate unit within the former building.

The interior demonstrates that the exterior brick pilasters were structurally supported from the interior by concrete posts (typically brick pilasters constructed within this era would have been supported by concrete piers). The interior also includes some structural wood components such as a wood beam below the concrete wall sill plate.



*Figure 25: View of north elevation (Source: MHBC, 2020).*



*Figure 26: View of west elevation (Source: MHBC, 2020).*



*Figure 27: View of interior of west side of north elevation from interior of Joe Kool's restaurant looking north-west (Source: MHBC, 2020).*



*Figure 28: View of interior of east side of north elevation from the interior of restaurant looking north-east (Source: MHBC, 2020).*

### 4.1.2 601 Richmond Street

The commercial building has a rectangular floor plan with a hipped roof with asphalt shingles and extended eaves.

#### Front (East) Elevation

The majority of the first level is composed of a storefront with three large pane windows and wood paneling below. The front entrance is angled towards the intersection of Richmond Street and Central Avenue which negates building fabric on the north east corner of the building, due to this, the second level of the north east corner of the building acts as an overhang supported by a post. A small portion of the south-east corner of the first level includes the remaining portion of the exposed brick facade. The first and second storey is divided by cornicing. The second storey two window openings symmetrically placed with 4 x 3 fenestrations with brick header (bricks have been painted to mimic a decorative brick surround); the sills are covered in metal. The roofline includes wood fascia board below the extending eaves of the roof.



Figure 29: View of front façade looking northwest (Source: MHBC, 2020).



Figure 30: View of front façade from Victoria Park (Source: MHBC, 2020).



Figure 31: View of entrance to 601 Richmond Street via south-west corner of the intersection at Richmond Street and Central Avenue (Source: MHBC, 2020).



Figure 32: View of front façade looking south, (right) View of entrance at corner of the intersection looking south-east (Source: MHBC, 2020).

## North Elevation

The first level of the north elevation includes two bays. The first bay is to the left of the facade and includes a portion of the storefront and entrance overhang with corncicing dividing the second and first storey. The second level of the eastern bay includes one window opening with brick header and 4 x 4 fenestration and fascia board along roofline.

There is a slight projection on this elevation creating the second bay along the facade. This bay includes one square window opening, which appears to have replaced an original window opening and an enclosed portico. The portico includes an arched 'Roman' window opening with associated semi-circular brick arch surround on the east and west side. The portico also includes a decorative entryway with wood surround including pilasters and wave header which appears to conceal a brick voussoir. The door includes a unique design of paneling and centered, elongated window. There is a set of concrete stairs leading up to the portico and wood railing to the left of the portico. The masonry below the door threshold is in fair to poor condition with signs of cracked and missing mortar. To the right of the portico is a window opening with stone sill and header. The second storey on this bay includes four window openings with brick voussoirs with 4 x 3 fenestrations; the sills are clad in metal.

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Figure 33: View of north elevation (Source: MHBC, 2020).



Figure 34: View of enclosed portico looking south-west (Source: MHBC, 2020).



Figure 35: View of front door entryway of portico (Source: MHBC, 2020).

West Elevation

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The west elevation includes one window opening to the right of the second level with a pair of contemporary windows. The exterior is clad in vinyl siding.



Figure 36: View of west elevation (Source: MHBC, 2020).

## 4.2 Description of Adjacent Listed Property

### 4.2.1 595 Richmond Street

Front (East) Elevation)

The east elevation is composed of two separate front facades. The first level of the southern half of the building includes a stone veneer and glazed storefront with an awning. The façade to the north (Joe Kool's) includes a glazed storefront on the first level similar to that of 599-601 Richmond Street and includes a Boomtown inspired parapet which extends the façade beyond the one and half storey roof line; this is similarly used for the adjacent façade to the south (Circle K).



Figure 37: View of front façade of 595 Richmond Street including restaurant “Joe Kool’s” to the north and “Circle K” to the south; red box indicates location of access between 595 and 599 Richmond Street to rear ancillary brick structure (Source: MHBC, 2020).

The first level of the northern half of the building (Joe Kool’s) includes a storefront similar to the store front of adjacent 599-601 Richmond Street. Store windows are situated to the left of this half of the façade with wood paneling below. There are wood columns that are intermediately placed along the storefront below the stretch of corncicing that divides the first storey for the storey above. There are five (5) corbels intermediately placed along/ supporting this cornice. Following the storefront is a niche which includes a double door entry with wooden doors. To the right of this is another door opening which is enclosed in a wood surround with wood columns that are topped with corbels. This entry is blocked off with boarding and gates.

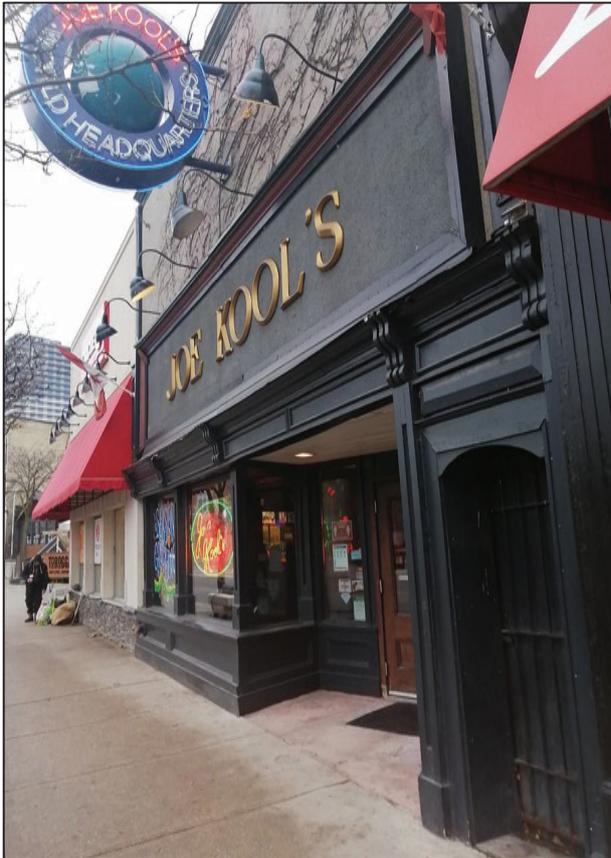


Figure 38: View of front façade of 595 Richmond Street including restaurant "Joe Kool's" to the north and "Circle K" to the south (Source: MHBC, 2020).



Figure 39: View of door opening/ access that leads to alleyway to brick ancillary structure to the rear of 595 Richmond Street (Source: MHBC, 2020).

### South Elevation

The eastern portion of the south elevation is a continuation of the front elevation with stone veneer, awning, and extension of the faux façade. It also includes a paired door opening. The remainder of the façade includes painted brick which to towards the rear is covered with a contemporary veneer associated with patio/ verandah addition, part of which is enclosed with a hipped roof. There are a series of mid-century glass block windows along this elevation some of which have been altered to accommodate the verandah. The verandah is supported by a series of concrete posts.



Figure 40: View of right side of the south elevation (Source: MHBC, 2020).



Figure 41: View of verandah along south elevation looking north-east (Source: MHBC, 2020).

### West Elevation

The west elevation includes the extension of the verandah on the south elevation with a stairway to the parking lot. The roof at the rear is composed of standing seam metal roof. The verandah is supported by a series of posts. There is an additional stairway leading from the verandah to a door opening on the left side of the elevation. Below this door opening is another door opening at the first level.



Figure 42: West elevation of 595 Richmond Street including associated parking lot (Source: MHBC, 2020).

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North Elevation

The north elevation includes a cinder block façade which abuts the west elevation of the brick ancillary structure and wood extension of this structure.



Figure 43: View of north elevation (Source: MHBC, 2020).

## 5.0 Evaluation of Cultural Heritage Resources

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject property as per Ontario Regulation 9/06, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

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

### 5.1 599 Richmond Street – Commercial Building

#### 5.1.1 Design / Physical Value

The building is modestly representative of the Italianate architectural style popular in the Victorian era. Characteristics of this style include: the flat roof with overhanging eave and corbelling and cornicing along the roofline. The building has retained its original mass and scale as well as existing window openings along front façade.

### 5.1.2 Historical / Associative Value

The building has been used as commercial business since c. 1872 and continues to operate as a commercial business today. The building can yield information as it relates to the commercial development of Richmond Row over the past 150 years.

### 5.1.3 Contextual Value

The building is important in maintaining the character of the area which is early Victorian commercial. It is physically linked to the property as it relates to 601 Richmond Street. The main building is functionally linked as it relates to the use as a commercial business, visually linked to the corner of Richmond Street and Central Avenue and historically linked to the area is relates to surrounding commercial buildings and adjacent Victoria Park (former military reserve).

### 5.1.4 List of Heritage Attributes

The following attributed were identified on the Commercial Building at 599 Richmond Street:

- Original massing and scale of building;
- Original exterior brick veneer on north elevation;
- Original symmetrical row of window openings with stone sills;
- Original roofline with corbelling and corning;
- Original chimney shaft;
- Location along Richmond Row.

### 5.1.5 Ontario Regulation 9/06 Evaluation

Criteria	599 Richmond Street – Commercial
<b>Design/Physical Value</b>	
Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No

<b>Criteria</b>		<b>599 Richmond Street – Commercial</b>
<b>Historical/Associative Value</b>		
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No	
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No	
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown	
<b>Contextual Value</b>		
Important in defining, maintaining or supporting the character of an area.	Yes	
Physically, functionally, visually, or historically linked to its surroundings.	Yes	
Is a landmark.	No	

### 5.1.6 Summary of Evaluation and Statement of Cultural Heritage Value or Interest

In summary, the cultural heritage value or interest of the property is vested in its modest representation of Italianate architectural style within a Victorian commercial context. It is important in maintaining the character of the area and is physically, functionally, visually and historically linked to its surroundings.

## 5.2 599 Richmond Street – Ancillary Structure / Ruin

### 5.2.1 Design / Physical Value

The original building has been considerably altered and as lost a great extent of its integrity, now considered a 'ruin' as it does not have a roof and has lost two of its four original exterior walls. The structure, as it relates to the northern cinder block elevation of 595 Richmond Street and the wood extension along the east elevation, was used most recently as a bar patio, but has been left vacant for approximately 10 years.

### 5.2.2 Historical / Associative Value

The structure was constructed between 1923 and 1944 and has been associated with both 599 Richmond Street and 595 Richmond Street. It is uncertain as to the exact use of the structure, possibly it was an extension of the historic upholstery business or used for the commercial occupations of 599 Richmond Street. Most recently it was used as an outdoor patio for the restaurant at "Joe Kool's". The removal of a great portion of the original building fabric challenges the understanding of its original purpose and use.

### 5.2.3 Contextual Value

The structure is associated with 595 and 599 Richmond Street, however, is not consistent with the overall character of Richmond Row which is dominated by Italianate commercial buildings constructed in the Victorian era.

### 5.2.4 Ontario Regulation 9/06 Evaluation

Criteria	599 Richmond Street – Ancillary
<b>Design/Physical Value</b>	
Rare, unique, representative or early example of a style, type, expression, material or construction method.	No
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No

<b>Criteria</b>		<b>599 Richmond Street – Ancillary</b>
<b>Historical/Associative Value</b>		
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No	
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No	
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown	
<b>Contextual Value</b>		
Important in defining, maintaining or supporting the character of an area.	No	
Physically, functionally, visually, or historically linked to its surroundings.	No	
Is a landmark.	No	

### 5.2.5 Summary of Evaluation

In summary, the brick ancillary structure or ‘ruin’ has lost the majority of its integrity. The purpose and use of the original building is not clear which creates a gap in understanding its place in the ‘story’ or rather ‘history’ of the subject lands. Unfortunately, due to the removal of a great extent of its original heritage building fabric and disconnect with the surrounding character, it has been determined that this structure or ‘ruin’ does not have significant cultural heritage value or interest.

## 5.3 601 Richmond Street

### 5.3.1 Design / Physical Value

The building is representative of the Italianate architectural style popular in the Victorian era c. 1870. Characteristics of this style include: the overhanging eaves, decorative brick window surrounds, portico with flat roof and corncing. Further, this includes the Roman arched window opening on eastern side of this feature. The building has retained the majority of its original mass and scale with the exception of the removal of a one storey addition to the rear. It also retains most of the original window openings.

### 5.3.2 Contextual Value

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

### 5.3.3 List of Heritage Attributes

Below are the heritage attributes identified at 601 Richmond Street:

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

### 5.3.4 Ontario Regulation 9/06 Evaluation

Criteria	601 Richmond Street
<b>Design/Physical Value</b>	
Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes

Criteria	601 Richmond Street
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No
Historical/Associative Value	
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown
Contextual Value	
Important in defining, maintaining or supporting the character of an area.	Yes
Physically, functionally, visually, or historically linked to its surroundings.	Yes
Is a landmark.	No

### 5.3.5 Summary of Evaluation and Statement of Cultural Heritage Value or Interest

In summary, the cultural heritage value or interest of the property is vested in its modest representation of Italianate architectural style within a commercial context. It can yield information as it relates to the commercial development of Richmond Row as well as the

development of early circulation patterns as it relates to the trajectory of Central Avenue (formerly Litchfield) and Richmond Street. It is important in defining, maintaining and supporting the character of the area and is physically linked to 599 Richmond Street, functionally linked as a commercial building, visually linked to the corner of Central Avenue and Richmond Street and historically linked to its surroundings including neighbouring commercial buildings along Richmond Row and adjacency to Victoria Park.

## 5.4 595 Richmond Street

### 5.4.1 Design / Physical Value

The building is not representative of specific architectural style and does not display a high degree of craftsmanship or artistic merit.

### 5.4.2 Historical / Associative Value

The building does not possess historical or associative value.

### 5.4.3 Contextual Value

The building is physically and visually linked to its location on Richmond Street as it relates to 599-601 Richmond Street. It is functionally linked as a commercial business along Richmond Row. The building is historically linked to its surroundings as it relates to adjacent commercial buildings constructed within the same era.

### 5.4.4 List of Heritage Attributes

The following attributes were identified at 595 Richmond Street:

- Location on Richmond Row.

### 5.4.5 Ontario Regulation 9/06 Evaluation

Criteria	595 Richmond Street
Design/Physical Value	

Criteria	595 Richmond Street
Rare, unique, representative or early example of a style, type, expression, material or construction method.	No
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No
Historical/Associative Value	
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown
Contextual Value	
Important in defining, maintaining or supporting the character of an area.	No
Physically, functionally, visually, or historically linked to its surroundings.	Yes
Is a landmark.	No

## 5.4.6 Summary of Evaluation and Statement of Cultural Heritage Value or Interest

In summary, the cultural heritage value or interest of the property is related to its physical, functional, visual, and historical surroundings.

## 6.0 Description of Proposed Development

The proposed development for the subject lands includes a twelve-storey apartment building containing 46 one bedroom units and 43 two bedroom units for a total of 89 units. Each unit has access to a balcony or a terrace. The proposal contains eight covered parking spaces on the main level inclusive of one barrier-free parking space. A drop-off space is provided on Central Avenue adjacent to the lobby access. The lobby provides access to the building's elevators as well as the covered parking spaces, an office, a mail room, and a Central Alarm Control Facility ("CACF"). An exercise room is to be provided on the second-floor.

The main floor of the building is also to contain two commercial units, one being 133.96 square metres in area and the other to be 130.94 square metres in area. Both units are to front onto Central Avenue. The commercial units will be connected to the existing commercial building through an enclosed access hallway that fronts on Central Avenue and access one of the commercial units.



Figure 44: The North Elevation of the proposed apartment building (Westdell Development Corp., 2022).

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The building design reflects a stepped form where the first and second floors are 730.49 m<sup>2</sup>, the third to ninth floors are 653.39 m<sup>2</sup>, the eleventh floor is 474.97 m<sup>2</sup>, and the twelfth floor is 464.24 m<sup>2</sup>. The exterior of the building is to be coloured darker on the bottom two and top three floors with a lighter colour chosen for the middle seven floors.



Figure 45: East elevation of the proposed building (Westdell Development Corp., 2022).



Figure 46: West elevation of the proposed building (Westdell Development Corp., 2022).



Figure 47: The southern elevation of the subject lands (Westdell Development Corp., 2022).

Site plan drawings for the proposed building can be found in Appendix 'B' to this report.

## 7.0 Impact Analysis

### 7.1 Introduction

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

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

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

### 7.2 Impact Analysis Table

Impact Analysis table for 599-601 Richmond Street and 205 Central Avenue:

Impact	Impact	Analysis
<b>Destruction or alteration of heritage attributes</b>	Negligible Impact.	The proposed development will remove the remains of a c.1923-1944 brick ancillary structure and a portion of rear additions associated with 599 Richmond Street c. 1881. The impact is negligible as although building fabric will be removed, it is limited to approximately 30m <sup>2</sup> and

Impact	Impact	Analysis
		is located to the rear of the property and will not impact the heritage attributes along the east (front) and west elevations.
<b>Shadows</b>	No Impact.	Shadows from the proposed development will be predominantly directed to the northeast, north, and northwest. However, the shadow study indicates that the building at 599-601 Richmond Street will be partially shadowed throughout the year as shown on the models for March 21 <sup>st</sup> at 4:00pm, June 21 <sup>st</sup> at 4:00pm, September 21 <sup>st</sup> at 4:00pm, and December 21 <sup>st</sup> at 4:00pm. These shadows will not alter the appearance of any identified heritage attributes or change the viability of any natural features on the subject site or adjacent (as none have been identified). As such, the proposed development will not impact the heritage attributes on the subject lands or those adjacent.
<b>Isolation</b>	No Impact.	<p>The frontage of the building on both Richmond Street and Central Avenue will remain physically unchanged. This includes the building's relationship to the intersection of Richmond Street and Central Avenue which has existed for some time. Additionally, the building's relationship to the commercial landscape of Richmond Row will not change. As such, the relationships that these facades have, and have previously had, with the street will not be impacted by the proposed development to cause any isolation.</p> <p>Further, the proposed development will add twelve stories to the general mass and scale of the existing neighbourhood. This density will be established behind the existing structures which allows the buildings to maintain the Richmond streetscape by acting as a buffer between the existing heritage features and the proposed new development.</p>
<b>Direct or Indirect Obstruction of Views</b>	No Impact.	The façade of the buildings along Richmond Street—and the subject lands in particular—are part of a significant view of the Richmond Row commercial strip. This view is visible from various vantage points throughout Victoria Park. As the

Impact	Impact	Analysis
		<p>proposed development is to be established behind the building on the subject lands, the views of the facades of the heritage buildings from Victoria Park will not be obstructed by the proposed development.</p> <p>The rear elevation of the building at 599-601 Richmond Street will be altered by the proposed development by adding a covered walkway between the existing building and the proposed building. This will create an obstruction of the view of the rear of the building however this façade does not contain any identified heritage attributes. There is no anticipated impact.</p>
<b>A Change in Land Use</b>	No Impact.	<p>The proposed development is to include mixed uses, commercial and residential. The existing building at 599-601 Richmond Street has historically contained commercial uses and residential uses evolved over time.</p> <p>The proposed building will front on Central Avenue which has a history of residential uses fronting the street. Therefore, the mixed-use nature of the proposed building is appropriate for the lands even though it introduces a change in land use. The change in land use will marry the historic uses of Richmond Street and Central Avenue, having a no impact on the identified heritage attributes.</p>
<b>Land Disturbance</b>	Potential Impact.	<p>There are no underground levels proposed as part of the development of the subject lands. However, the construction of the proposed building is to be very close to the existing building and physically connected on the main floor. There is potential for changes in grade, drainage and vibrations emitted from construction equipment, including incoming and outgoing construction traffic to adversely affect the retained buildings on-site.</p>

Impact Analysis table for 595 Richmond Street:

Impact	Level of Impact	Analysis
<b>Destruction or alteration of heritage attributes</b>	No Impact.	There is no development proposed on the lands at 595 Richmond Street. No heritage attributes associated with this building will be destroyed or altered as part of the proposed development. Therefore, the development will have no impact on the existing building at 595 Richmond Street.
<b>Shadows</b>	No Impact.	The shadow study produced for the adjacent property (599-601 Richmond Street) indicates that shadows from the proposed building will predominantly direct shadows between the east, north, and west. The shadow study shows that the building at 595 Richmond Street will not be affected by any potential shadowing as the adjacent heritage property is south of the subject lands. Therefore, any shadows produced by the proposed building will not have an impact on any identified heritage attributes at 595 Richmond Street.
<b>Isolation</b>	No Impact.	<p>The building at 595 Richmond Street will remain physically unchanged. This includes the site's relationship with Richmond Street and the site's relationship with the commercial nature of Richmond Row. As such, the proposed development will not cause any potential isolation of the any heritage attributed identified at the adjacent heritage property, 595 Richmond Street.</p> <p>Similar to the subject lands at 599-601 Richmond Street, the proposed development will add an additional twelve stories to the general mass and scale of the existing neighbourhood. This density will be established behind and to the northwest of 595 Richmond Street and as such will not cause any isolation of the building at 595 Richmond Street and its relationships to the Richmond Row commercial strip or the intersection of Richmond Street and Central Avenue.</p>
<b>Direct or Indirect Obstruction of Views</b>	No Impact.	The front façade of the building at 595 Richmond Street has vantage points from Victoria Park, across Richmond Street. As the proposed building is to be established behind and to the

Impact	Level of Impact	Analysis
		<p>northwest of 595 Richmond Street, the visibility of the front of the building from the identified vantage points in Victoria Park will not be affected by the proposed development.</p> <p>The rear of the building is not to be changed by the proposed development. Therefore, while the establishment of the new building would alter how the rear of the building at 595 Richmond Street is viewed (i.e.: no longer visible from 205 Central Avenue when looking south), it will not obstruct this view entirely; the rear of the building will remain visible from other locations (i.e.: 193 Central Avenue looking southeast).</p>
<b>A Change in Land Use</b>	No Impact.	<p>The land use at 595 Richmond Street will remain commercial and maintain its status as part of the Richmond Row commercial strip. While the introduction of a residential use on the adjacent property does constitute a change from the original use of the building, the residential use will not restrict the continuation of the commercial use of the Richmond Row or at 595 Richmond Street specifically. Therefore, the change of use proposed development will not impact 595 Richmond Street.</p>
<b>Land Disturbance</b>	Potential Impact.	<p>There are no underground levels proposed as part of the development of the subject lands. However, the construction of the proposed building is to be very close to the building at 595 Richmond Street. As such, there is potential for changes in grade, drainage and vibrations emitted from construction equipment, including incoming and outgoing construction traffic to adversely affect the buildings on-site.</p>

### 7.2.1 Impact of Isolation

The *Ontario Heritage Tool Kit* outlines an impact of isolation is when a heritage attribute of a cultural heritage resource is isolated from its surrounding environment, context, or significant relationship. The proposed development will not alter the relationship or orientation of the cultural heritage resources to Richmond Row. The consistency and rhythm of the streetscape will not be interrupted by the development which is set back from the main streetscape due to its location behind the existing buildings.



Figure 48: Kinetic view of 595, 599-601 Richmond Street as it relates to Richmond Street looking southwards (Source: Google Earth Pro, 2020).

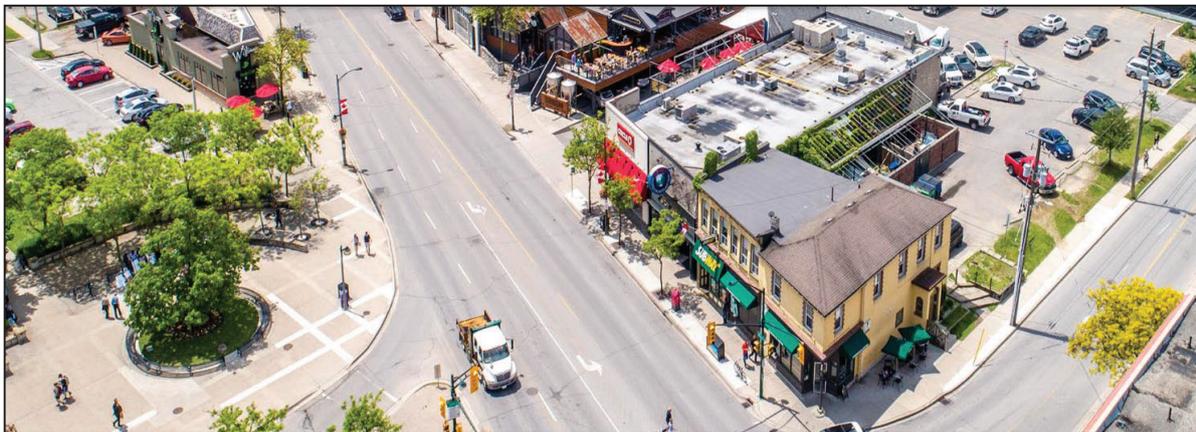


Figure 49: Aerial view of subject lands (Source: Westdell Development Corp., 2020).

## 7.2.2 Impact of Direct or Indirect Obstruction of Views

The *Standards and Guidelines for the Conservation of Historic Places* (Second Edition) defines in Section 4.1.5 "Visual Relationships" which is included as part of a character-defining element of a historic place and relates to an observer and their relationship with a landscape or landscape feature or between the relative dimensions of landscape features (scale). This policy with the Ministry adopted the following definitions of a view and vista, respectively:

**Vista** means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.

The *Ontario Heritage Toolkit* acknowledges that views of a heritage attributes can be components of its significant cultural heritage value. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example.

**View** means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field.

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

While there may be many vantage points providing views and vistas of a property, landscape, building or feature, these must be evaluated to determine whether or not they are significant. Significance is defined by PPS 2020 as follows:

**Significant:** means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Therefore, a significant view must be identified as having an important contribution to the understanding of a place, event or people.

The table on the following page identifies the two identified significant views of the existing buildings on the subject lands and adjacent building at 595 Richmond Street. Please note that the "View Corridors" identified in the draft VPSP in sub-section 3.2 are not impacted by the development.

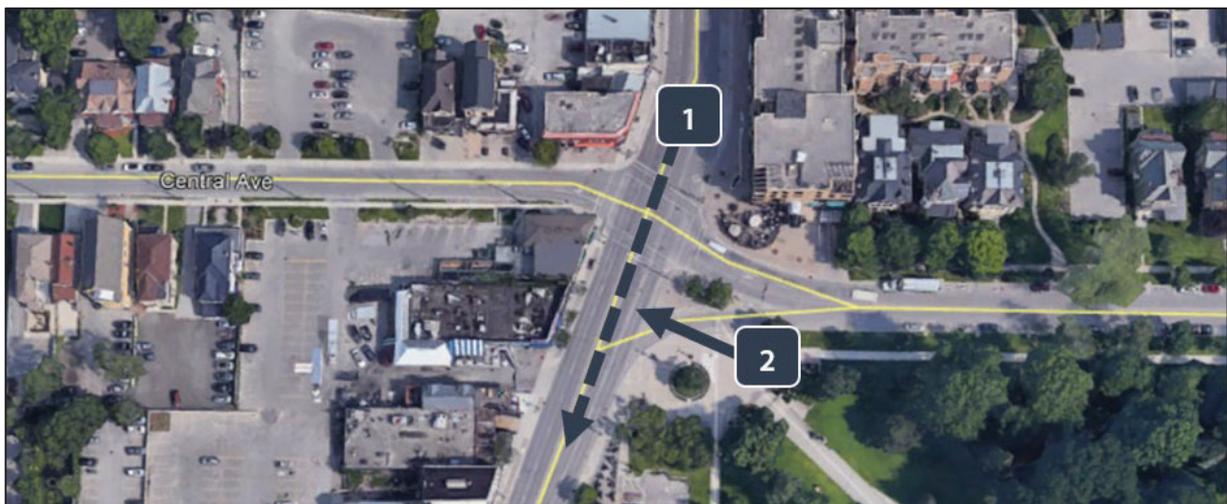


Figure 50: An aerial photo of the context surrounding the subject lands. View 1 (number 1 and dashed arrow) is a kinetic view representative of moving south on Richmond Street. View 2 (number 2 and solid arrow) is a static view from the east side of Victoria Park looking west. (MHBC, 2022).

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**View 1: Kinetic View Moving Down Richmond Street**

The proposed development will be setback from the 599-601 Richmond Street which will reduce any impact on the kinetic view along Richmond Street along Richmond Street to the downtown core and towards Victoria Park and associated West Woodfield HCD.



Figure 51: Kinetic view of existing built heritage on subject lands travelling south along Richmond Street (Source: Google Earth Pro, 2020).

**View 2: Static View from Victoria Park**

The background of the static view of the built heritage on the subject lands will change as a result of the proposed development. The foreground of the view will remain the same and there will be no direct or indirect obstruction of this view.

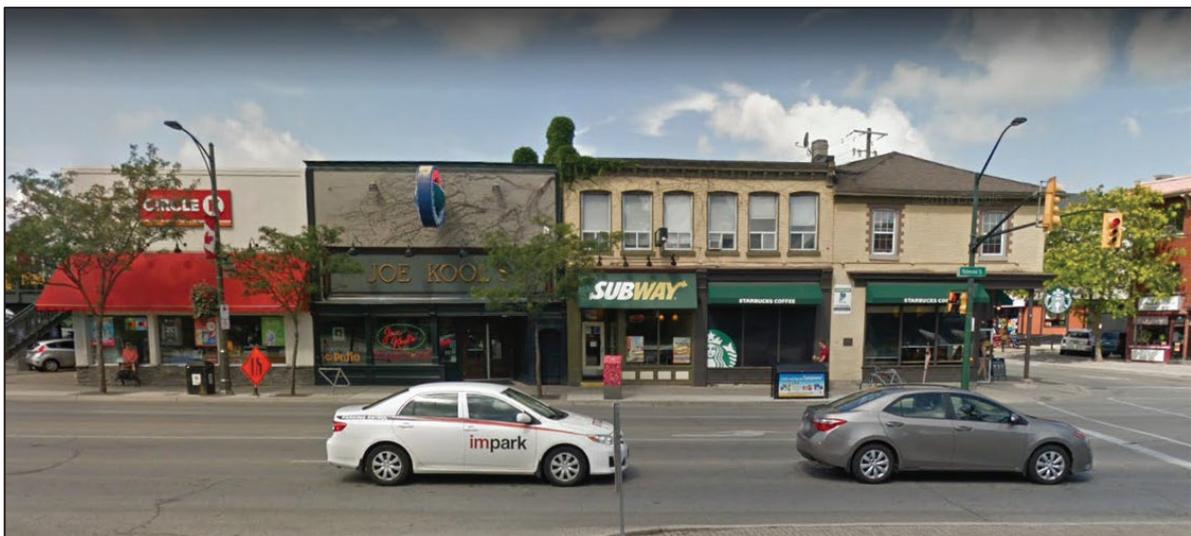


Figure 52: Static view of subject lands and adjacent property looking westward from south side of Richmond Street/ Victoria Park (Source: Google Earth Pro, 2020).

### 7.2.3 Impact of Land Disturbances

While the proposed development does not include any underground levels, the building is to be situated near, and in some instances connecting to, the rear façade of 599-601 Richmond Street and 595 Richmond Street. There is potential that changes in grade, drainage and vibrations emitted from construction equipment, and incoming and out-coming construction traffic could adversely affect the retained buildings on-site.

## 8.0 Alternative Development Options and Mitigation Measures

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework.

### 8.1 The 'Do-Nothing' Alternative

The 'do nothing' alternative would prevent the development from occurring and as a result there would be no adverse impacts to the existing cultural heritage resources including the removal of the rear addition and brick ancillary building associated with 599 Richmond Street. This would also result in no development and no contribution to the City's goal of urban regeneration in Central London.

### 8.2 Reduce Building Footprint and Retain Rear Portion of 599-601 Richmond Street

This option would reduce the size of the proposed development to retain, at minimum, the remaining portion of the rear addition associated with 599-601 Richmond Street. This option would increase the distance between both the rear façade of 599-601 Richmond Street and north elevation of 595 Richmond Street. This option is not recommended as the impacts are negligible and can be remedied with mitigation measures.

### 8.3 Reduce Building Footprint for Increased Setbacks

The building proposed on-site is near the rear elevation of 599-601 Richmond Street and the north elevation of 595 Richmond Street. If the setback was increased, there would be an additional space between construction and the above-mentioned facades of adjacent buildings. This option would likely reduce the building density or increased height to maintain the same unit yield. This option is not recommended since mitigation measures can address any potential impacts.

## 9.0 Mitigation Measures

Section 7 of this report identifies the potential adverse impacts to the existing cultural heritage resources at 599-601 Richmond Street and the adjacent heritage property at 595 Richmond Street. Here, this report recommends certain actions be taken to reduce any potential impact that the proposed development may have on the existing heritage buildings.

### 9.1 Recommended Mitigation Measures

A negligible impact for the removal of a portion of the rear addition of 599-601 Richmond Street and brick ancillary buildings was identified in Section 7.0 of this report. The following outlines mitigation measures as it relates to the impact:

- *A Temporary Protection Plan is recommended which will include:*
  - *Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;*
  - *Entry and exit point for construction traffic be located to the west of the site;*
  - *A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained; and*
  - *Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.*

## 10.0 Conservation Measures

The *Ontario Heritage Toolkit* outlines acceptable infill designs which are to fit in the immediate context, be of the same scale and similar setback, maintain proportions of windows and entrances similar to other heritage resources and be of similar colour and material. Appropriate infill within an area with several heritage buildings is a form of conservation. The new infill proposed should be appropriate in that it conserves the heritage attributes of the existing buildings at 595 and 599-601 Richmond Street and the overall historic character of Richmond Row including Victoria Park which is consistent with the goals of the Victoria Park Secondary Plan (“VPSP”).

The VPSP includes principles to design buildings to be sympathetic to Victoria Park, to appropriately ‘frame’ Victoria Park in addition to enhancing and conserving cultural heritage resources within and surrounding Victoria Park. This Plan also requires that adjacent cultural heritage resources be “physically and visually compatible with surrounding cultural heritage resources” and that “new buildings shall be designed to be sympathetic heritage attributes” (VPSP, 21). Methods to design sensitive infill in the Plan includes:

- Massing;
- Rhythm of solids and voids;
- Significant design features; and,
- High quality materials.

In addition to the above, the *Toolkit* states that new development should be sympathetic to the heritage neighbourhood by considering:

- Height;
- Built Form;
- Setback;
- Materials; and
- Other architectural elements.

The neutral colour palette of the proposed building is consistent with colours used in historic buildings in the neighbourhood. The symmetrical rows of windows contemporarily mimic the windows of 599-601 Richmond Street. The east stepback of the building and architectural articulations of the building (i.e. step backs) allow for the mass and scale of Richmond Row to be conserved.

The details of materials of the building and lighting and signage have to yet been confirmed. Due to this, the following is recommended to be completed in the site plan process:

- Materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);
- Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands; and,
- Mechanical equipment on the roof be screened to not detract from overall character.

# 11.0 Conclusions and Recommendations

MHBC was retained in October 2020 by Westdell Development Corporation to undertake a Heritage Impact Assessment (“HIA”) for the subject lands located at 599-601 Richmond/ 205 Central Avenue Street and the adjacent property at 595 Richmond Street. The HIA was originally completed in 2021 to reflect the original development proposal of an eight storey mixed-use building with ground floor commercial units and residential units above. However, as the development proposal has been updated to instead be twelve stories in height, this HIA has been updated to reflect the new design.

The purpose of this HIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands and adjacent property. Both the buildings on the subject lands and existing building located at 595 Richmond Street have been determined to have cultural heritage value or interest (“CHVI”) which is identified in Section 5.0 of this report. The following impacts were identified in Section 7.0 of this report:

Adverse Impacts at 599-601 Richmond Street and 595 Richmond Street:

3. **Negligible Impact** of the destruction and removal of some of the building fabric at the rear of 599-601 Richmond Street; and
4. **Potential Impact** from land disturbances for 599-601 Richmond Street and 595 Richmond Street.

As required, this report outlines mitigation measures for the potential impacts in Section 7.0:

- A Temporary Protection Plan is recommended which will include:
  - o Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;
  - o Entry and exit point for construction traffic be located to the west of the site;
  - o A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained; and
  - o Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.

In order to conserve the historical context of existing buildings on the subject lands and adjacent properties as it relates to Richmond Row, the following is recommended:

- Materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);

*599-601 Richmond Street & 205 Central Avenue, London, Ontario*  
*Heritage Impact Assessment*

- Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands;
- Mechanical equipment on the roof be screened to not detract from overall character.

The above-mentioned recommendations should be part of the site plan process.

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*Heritage Impact Assessment*

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*599-601 Richmond Street & 205 Central Avenue, London, Ontario*  
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# APPENDIX **A**

## Location Map



Data Source: City of London

**Figure**

**Location Plan**

**599-601 Richmond Street  
& 205 Central Avenue,  
London, Ontario**

**Westdell Corporation,  
London, Ontario**

**LEGEND**

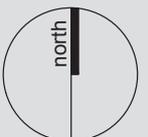
 Subject Lands

**DATE:** December 9, 2020

**SCALE:** Not to Scale

**FILE:** 20359A

**DRN:** LHB



K:\13198N - RICHMOND ST - LONDON\REPORT\LOCATION PLAN.DWG

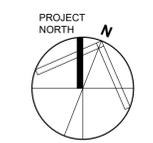
**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9  
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*Heritage Impact Assessment*

# APPENDIX **B**

## Site and Floor Plans





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No.	DATE	REVISION
8	MAR 27/20	PREPARE SCHEME D PER I.M. REVIEW
9	APR 18/20	PREP. ALT. SCHEME E PER I.M. REQUEST
10	AUG 10/20	PREP. SCHEME F FOR STOREY PER CITY REQ.
11	AUG 14/20	REV. SCHEME F PER I.M. REQUEST
12	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
13	MAY 11/21	REV. PER CITY COMMENTS
14	SEPT. 12/21	REV. PER UDRP WESTDELL COMMENTS
15	JAN 27/22	REV. PER CITY PLAN G JAN 27 COMMENTS
16	MAR 18/22	REV. PER CITY REVIEW, REVISED ELEVATIONS
17	JULY 9/22	DEVELOP 12 STOREY CONCEPT



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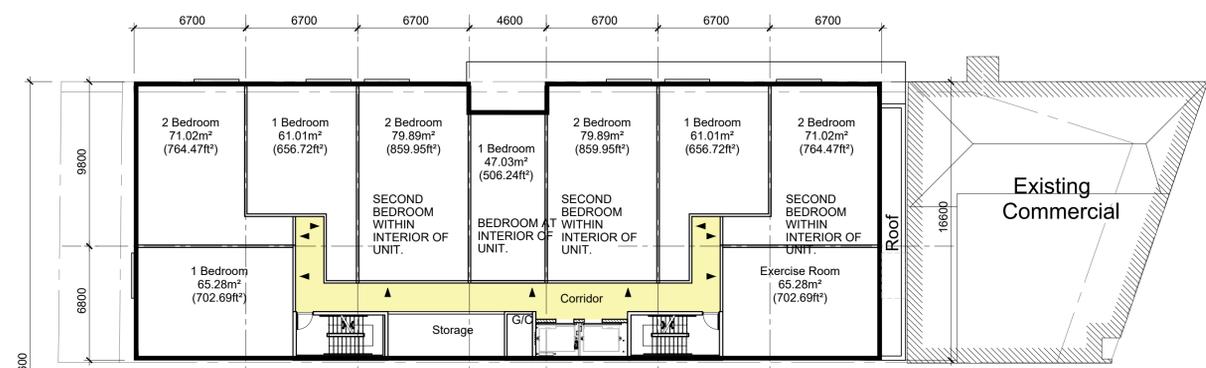
**Westdell Development Corp.**  
 782 RICHMOND ST., LONDON, ON

**Project Name**  
 599 Richmond St.,  
 Sch. H - 12 Storey Residential Tower Proposal  
 London, Ontario

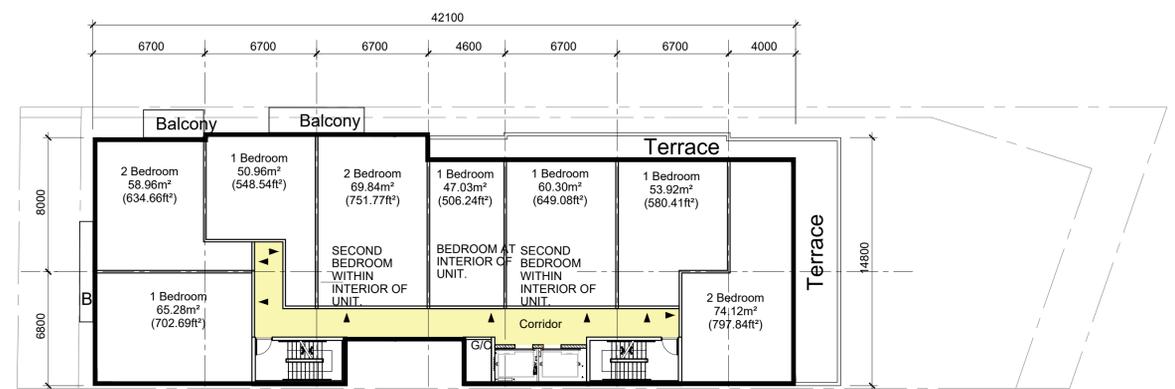
**Drawing Title**  
 Preliminary Floor Plate Proposals

DATE:	AUG. 10, 2019
SCALE:	AS NOTED
DRAWN:	C.T.
REVIEWED:	B.K.
FILE No:	19-####A1.DWG
PROJECT No:	19-####

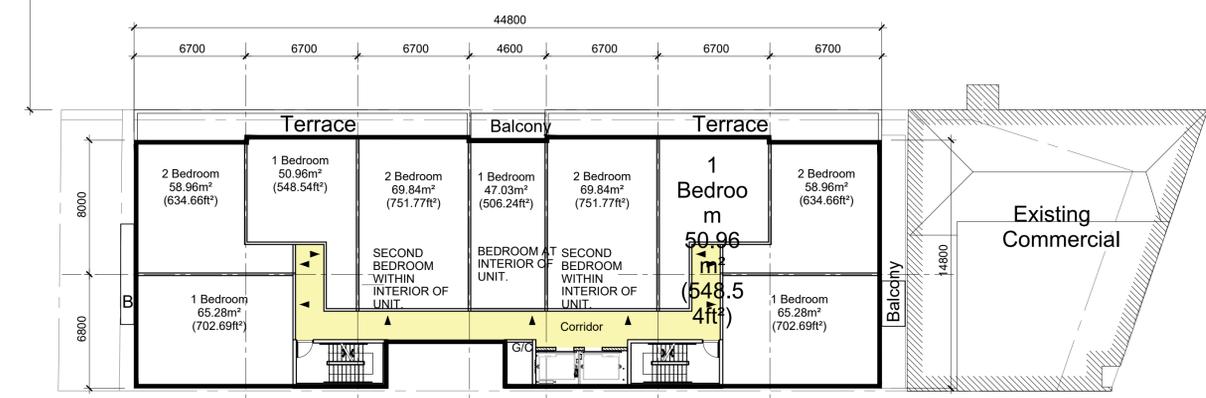
**A1.2<sub>H</sub> SPA**



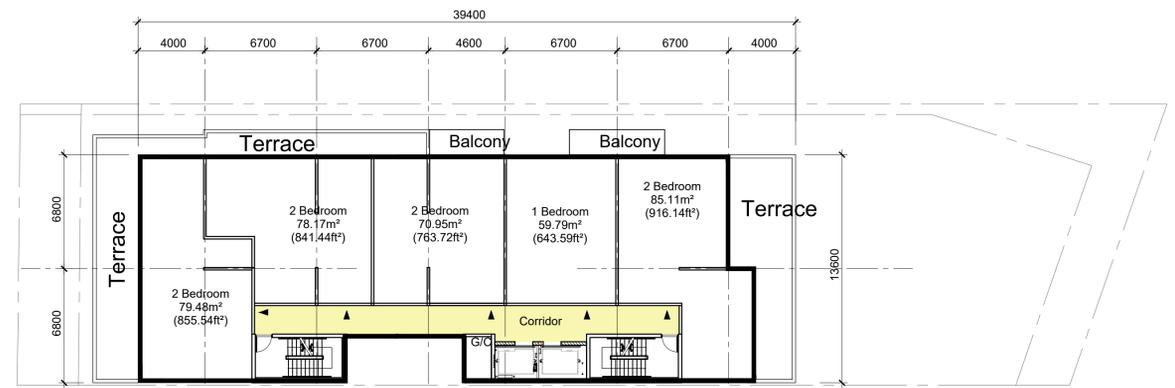
**2nd Floor Plan** Floor Plate 737.26m<sup>2</sup> (7936.06ft<sup>2</sup>)  
 SCALE 1 : 200



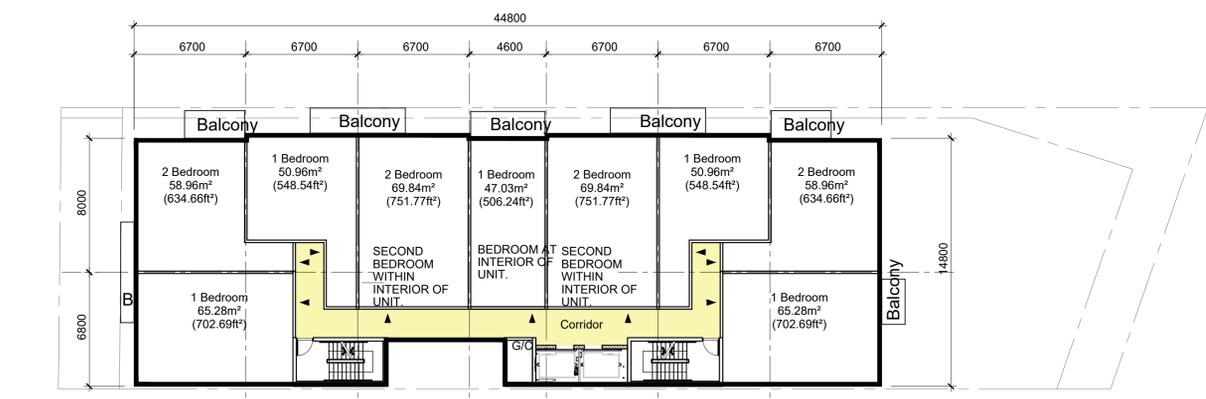
**10th Floor Plan** Floor Plate 582.61m<sup>2</sup> (6271.36ft<sup>2</sup>)  
 SCALE 1 : 200



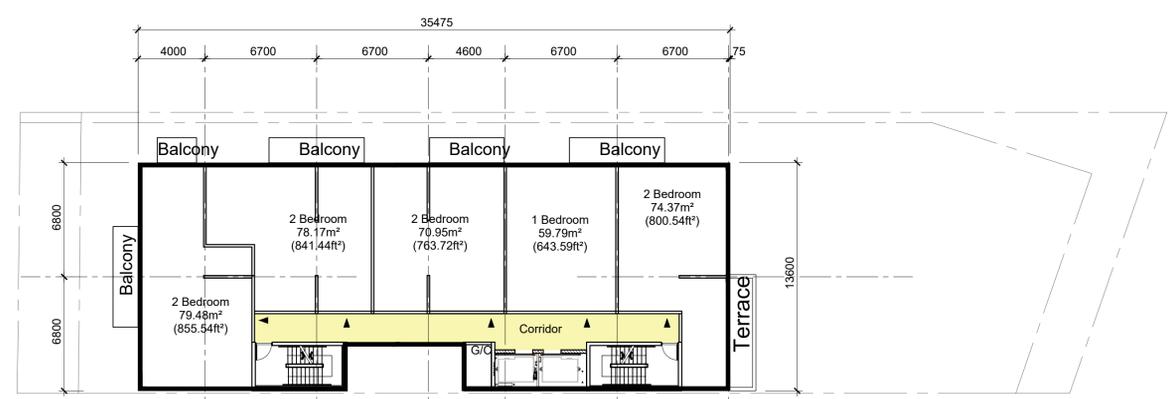
**3rd Floor Plans** Floor Plate 653.39m<sup>2</sup> (7033.26ft<sup>2</sup>)  
 SCALE 1 : 200



**11th Floor Plan** Floor Plate 474.97m<sup>2</sup> (5112.70ft<sup>2</sup>)  
 SCALE 1 : 200



**4th - 9th Floor Plan** Floor Plate 653.39m<sup>2</sup> (7033.26ft<sup>2</sup>)  
 SCALE 1 : 200



**12th Floor Plan** Floor Plate 464.24m<sup>2</sup> (4997.20ft<sup>2</sup>)  
 SCALE 1 : 200

**Scheme H**  
 Accommodation Data:  
 1 Bedrooms 46 Suites  
 2 Bedrooms 43 Suites  
 Total 89 Suites

*599-601 Richmond Street & 205 Central Avenue, London, Ontario  
Heritage Impact Assessment*

# APPENDIX **C**

## Elevations

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No.	DATE	REVISION
5	AUG. 10/20	PREP. SCHEME F/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
7	FEB. 15/21	ADD EXTERIOR FINISHES
8	FEB. 22/21	REVISE 2ND FLOOR COLOUR PER D.T. REVIEW
9	MAY 11/21	REV. PER CITY COMMENTS
10	SEPT. 12/21	REV. PER UDRP. WESTDELL COMMENTS
11	MAR. 18/22	REV. PER UDRP REVIEW, COMMENTS
12	JULY. 9/22	DEVELOP 12 STOREY CONCEPT

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**Westdell Development Corp.**  
 782 RICHMOND ST., LONDON, ON

**Project Name**  
 599 Richmond St., Sch. H - 12 Storey Residential Tower Proposal

**Drawing Title**  
 Preliminary North Elevation

DATE: AUG. 10, 2019  
 SCALE: AS NOTED  
 DRAWN: C.T.  
 REVIEWED: B.K.  
 FILE No: 19-####A1.DWG  
 PROJECT No: 19-####

**A2.1<sub>H</sub>**



**North Elevation Proposal**  
 July 9, 2022



## South Elevation Proposal

July 9, 2022

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No.	DATE	REVISION
5	AUG 10/20	PREP. SCHEME F/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
7	FEB 15/21	ADD EXTERIOR FINISHES
8	FEB 22/21	REVISE 2ND FLOOR COLOUR PER D.T. REVIEW
9	MAY 11/21	REV. PER CITY COMMENTS
10	SEPT. 12/21	REV. PER UDRP. WESTDELL COMMENTS
11	MAR 18/22	REV. PER UDRP REVIEW, COMMENTS
12	JULY 9/22	DEVELOP 12 STOREY CONCEPT


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**Westdell**  
 Development Corp.

782 RICHMOND ST., LONDON, ON

**Project Name**  
 599 Richmond St.,  
 Sch. H - 12 Storey  
 Residential Tower  
 Proposal

London, Ontario

**Drawing Title**  
 Preliminary  
 South Elevation

DATE: AUG. 10, 2019  
 SCALE: AS NOTED  
 DRAWN: C.T.  
 REVIEWED: B.K.  
 FILE No: 19-####A1.DWG  
 PROJECT No: 19-####

**A2.2<sub>H</sub>**



### East Elevation Proposal

July 9, 2022



### West Elevation Proposal

July 9, 2022

DO NOT SCALE DRAWINGS.

CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.

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No.	DATE	REVISION
5	AUG. 10/20	PREP. SCHEME F/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
7	FEB. 15/21	ADD EXTERIOR FINISHES
8	FEB. 22/21	REVISE 2ND FLOOR COLOUR PER D.T. REVIEW
9	MAY 11/21	REV. PER CITY COMMENTS
10	SEPT. 12/21	REV. PER UDRP. WESTDELL COMMENTS
11	MAR. 18/22	REV. PER UDRP REVIEW, COMMENTS
12	JULY. 9/22	DEVELOP 12 STOREY CONCEPT



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**Westdell**  
Development Corp.

782 RICHMOND ST., LONDON, ON

**Project Name**  
599 Richmond St.,  
Sch. H - 12 Storey  
Residential Tower  
Proposal

London, Ontario

**Drawing Title**  
Preliminary East  
& West Elevations

DATE: AUG. 10, 2019  
SCALE: AS NOTED  
DRAWN: C.T.  
REVIEWED: B.K.  
FILE No: 19-####A1.DWG  
PROJECT No: 19-####

**A2.3<sub>H</sub>**

*599-601 Richmond Street & 205 Central Avenue, London, Ontario*  
*Heritage Impact Assessment*

# APPENDIX **D**

## Pre-Application Heritage Conservation Notes

Note: Application fees have changed as of January 1, 2020. The following new/revised fees for new applications submitted after January 1, 2020 are as follows: Combined Official Plan Amendment/Zoning By-law Amendment Applications \$20,480, Official Plan Amendment Applications \$12,288, Zoning By-law Amendment Applications \$11,264, Proposal Summaries \$256 (this amount will be discounted from the fee of an associated application).



**London**  
CANADA

## RECORD OF PRE-APPLICATION CONSULTATION

The following form is to be completed and signed off at/following the Pre-application Consultation Meeting (PACM).

Date: September 29, 2020

TO: Laverne Kirkness

FROM: Catherine Maton

RE: 599-601 Richmond Street

**ATTENDEES:** Michael Tomazincic, Manager – Current Planning, Development Services, City of London  
Catherine Maton, Planner II – Current Planning, Development Services, City of London  
Jerzy Smolarek, Urban Designer – Development Services, City of London  
Laverne Kirkness – Kirkness Consulting Inc.  
David Traher – Westdell Development Corp.  
lyman Meddoui – Westdell Development Corp.  
Claudio Tome – R. Tome and Associates

**PLANNING APPLICATION TEAM:** Laura Dent, Development Services – Heritage ([ldent@london.ca](mailto:ldent@london.ca) 519-661-2489 ext. 0267); Jerzy Smolarek, Development Services – Urban Design ([jsmolare@london.ca](mailto:jsmolare@london.ca) 519-661-2489 ext. 1816); Meg Sundercock, Development Services – Site Plan ([msundercock@london.ca](mailto:msundercock@london.ca) 519-661-2489 ext. 4471); Brent Lambert, Development Services – Engineering ([blambert@london.ca](mailto:blambert@london.ca) 519-661-2500 ext. 4956)

City staff reviewed your Proposal Summary submitted September 9, 2020 at an Internal Review Meeting on September 24, 2020. The following form summarizes a preliminary list of issues to be considered during the processing of your application. We have also identified the initial material submissions (Studies, Reports, Background or Information) that must be submitted along with the completed application form, required fees and this Record of Pre-Application Consultation Form before your application will be accepted as complete for opening and processing.

### Proposed Development

- Current Designation: Main Street Commercial Corridor
- London Plan Place Type: Rapid Transit Corridor Place Type
- Current Zone: Business District Commercial Special Provision (BDC(1)) Zone
- Proposal: Zoning By-law Amendment to facilitate a severance and development of an 8-storey, 53-unit mixed-use apartment building at the rear of the site.

### Major Issues Identified

- The site is designated Main Street Commercial Corridor (MSCC) in the 1989 Official Plan and is subject to specific policies for the Richmond Street Main Street Commercial Corridor.
  - Permitted uses in the MSCC designation include residential units created through the development of mixed-use buildings. Residential densities should be consistent with the densities allowed in the Multi-Family High

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- Density Residential designation, which is a maximum of 250 units per hectare in Central London (excluding bonusing). Bonusing would be required to achieve the proposed density.
- Richmond Street, between the Downtown and Oxford Street, shall develop as a mixed-use area. Mixed-use projects that include street level commercial uses appropriate to a pedestrian-oriented shopping area will be encouraged.
- This area is distinguished from the other Main Street Commercial Corridors with regard to the scale of new office and residential development that is permitted and that it acts as a gateway to the Downtown from the north.
  - The maximum permitted height of new development shall be stepped down from the Downtown boundary at Kent Street to Central Avenue and then will be allowed to increase between Mill Street and Oxford Street.
  - It is noted that the subject lands are located in the area between Kent Street and Central Avenue.
- The site is in the Rapid Transit Corridor Place Type of The London Plan in the Richmond Row Specific Segment. The Main Street policies of the Rapid Transit Corridor Place Type apply to the Richmond Row Segment – Richmond Street from Oxford Street to Kent Street.
  - Within the Richmond Row Segment, buildings will be a maximum of 12-storeys in height. Type 2 Bonus Zoning beyond this limit, up to 16-storeys, may be permitted in conformity with the Our Tools part of The London Plan.
  - Cultural heritage resources shall be conserved in conformity with the Cultural Heritage policies of The London Plan.
  - The design and building materials of new structures will be in keeping with, and supportive of, the form and character of the Main Street segment.
  - A podium base, with a substantial setback to the tower, should be used for buildings in excess of 4-storeys.
- Staff have concerns that the proposed severance would eliminate the property's frontage on the Rapid Transit Corridor and result in policy conflicts.
- The proponent is to confirm whether there are any existing easements in favour of adjacent properties.
- A canopy will only be considered within the City's right-of-way if it is retractable in order to avoid any conflicts within the right-of-way.
- Should a bonus zone be sought, the proponent will be required to clearly identify the bonusable features proposed. These details are to be provided at minimum in the Planning Justification Report required as part of the complete application.
- The proponent is encouraged to initially consult with HDC London regarding the provision of affordable housing and obtain a letter of Undertaking from HDC acknowledging this consultation. The proponent should contact Brian Turcotte ([bturcotte@hdclondon.ca](mailto:bturcotte@hdclondon.ca)) to discuss further.

#### Urban Design:

- Provide further articulation on the north elevation of the tower in order to add interest and break up the massing of the building. This can be achieved by providing further fenestration and including brick on floors 3-5 in keeping with the design that is proposed for the second floor. Design floors 6-8 to have a different design (setback, material, and fenestration) than the lower floors in order to breakup the sheer wall, massing, and to provide for interest to the top portion of the building.
- Ensure the elevations match the site plan and floor plans, this relates specifically to the southern wall of the second storey.
- Remove any portions of the building that overhang into the City Right-of-Way in order to avoid a perpetual encroachment agreement; and
- This application is to be reviewed by the Urban Design Peer Review Panel (UDPRP), and as such, an Urban Design Brief will be required. UDPRP meetings take place on the third Wednesday of every month, once an Urban Design Brief is submitted as part of a complete application the application will be scheduled for an

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upcoming meeting and the assigned planner as well as the applicant's agent will be notified. If you have any questions relating to the UDPRP or the Urban Design Briefs please contact Wyatt Rotteau at 519.661.2500 x7545 or by email at wrotteau@london.ca.

- Along with the standard requirements of the Urban Design Brief (as outlined in the Terms of Reference), please ensure the following visuals are included to facilitate a comprehensive review by the UDPRP.
  1. A Spatial Analysis of the surrounding neighbourhood;
  2. Site Plan;
  3. Landscape Plan with a detailed streetscape plan;
  4. Section drawings to include:
    - North-south showing how the proposed building interfaces with Central Avenue;
  5. Building elevations, for all four sides of the building;
  6. 3D Renders of the proposed building, with views of the tower from Richmond Street, Central Avenue, as well as from Victoria Park;
  7. Layout of the ground floor with proposed internal uses;
  8. Plan view of the extents of the tower and all proposed step backs, including with measurements;
  9. Wind study
  10. Shadow Study

#### Site Plan:

- The applicant will need to complete Site Plan Consultation prior to applying for a ZBA and consent.
  - In order to produce a zoning referral record for the consent, the submission must include a complete zoning data table for both the severed and retained parcels including the GFA for both residential and non-residential uses and a dimensioned site plan showing the proposed property boundaries.
- The right-of-way noted on the site plan does not appear to be City-owned and may be a private easement. The applicant should confirm in order to accurately determine the lot area for density and coverage calculations.
- A clean copy of the elevations showing all dimensions should be provided at Site Plan Consultation.
- Long-term bicycle parking should be shown internal to the building.
- The internal parking arrangement could present sightline issues for vehicles backing out of spaces.

#### Landscape Architecture:

- There are three recently planted street trees which require consent from Forestry Operations for their removal.

#### Parks:

- Cash-in-lieu of parkland required at Site Plan.

#### Heritage:

- 599-601 Street is a LISTED property on the City's *Register (Inventory of Heritage Resources)*.
- *The London Plan (Policy 586)* states that development and site alteration to properties LISTED on the *Register* has to be evaluated to demonstrate that the heritage attributes of the heritage designated properties or properties LISTED on the Register will be conserved.
- This evaluation process should take the form of an Heritage Impact Assessment (HIA) based the Ministry's InfoSheet #5. Note that this evaluation should clearly articulate the cultural heritage value or interest and *heritage attributes* of the heritage resource at 599-601; 559/ Richmond St and 205 Central Ave.
- Note that this property is not a protected heritage property, but is LISTED and may possess heritage significance. As per InfoSheet #5, the property should be

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evaluated and statements of cultural heritage value or interest and heritage attributes should be developed as part of the HIA.

- The proposal appears to include the demolition of the building(s) at the addresses 205 Central Avenue and 599 Richmond Street. Demolition of properties on the City's *Register* requires consultation with the London Advisory Committee on Heritage (LACH) and Council approval.

#### Sewers Engineering:

- The proposed populations exceed the allocated as per Replacement program drawing for Central Ave. Prior to this zoning amendment moving forward, the applicant shall have his consulting engineer provide sanitary servicing report to demonstrate the outlet, building height, the maximum population and flow will be generated by the proposed site.

#### Water:

- Water is available via the 200mm PVC watermain on Central Avenue.
- A water servicing brief addressing domestic demands, fire flows, and water quality will be required.
- The report shall also include a section indicating the proposed ownership of the development (one owner or multiple owners).
- Water servicing shall be configured in a way to avoid the creation of a regulated drinking water system.
- Additional comments will be provided during site plan consultation/application.

#### Stormwater:

- As per as constructed plan# 14993 & 16814, the site (at C=0.90) is tributary to the existing 300mm and 450mm storm sewers on Central Avenue.
- As per the Drainage By-law, the consultant would be required to provide for a storm pdc ensuring existing peak flows from the 2 through 100 year return period storms are maintained pre to post development with any increase in flow being managed onsite. The servicing report should also confirm capacity in the existing sewers.
- As per the City of London's Design Requirements for Permanent Private Systems, the proposed application falls within the Central Subwatershed (case 4), therefore the following design criteria should be implemented:
  - the flow from the site must be discharged at a rate equal to or less than the existing condition flow;
  - the discharge flow from the site must not exceed the capacity of the stormwater conveyance system;
  - the design must account the sites unique discharge conditions (velocities and fluvial geomorphological requirements);
  - "normal" level water quality is required as per the MOE guidelines and/or as per the EIS field information; and
  - shall comply with riparian right (common) law.
  - The consultant shall update the servicing report and drawings to provide calculations, recommendations and details to address these requirements.
- The subject lands are located within a subwatershed without established targets. City of London Standards require the Owner to provide a Storm/Drainage Servicing Report demonstrating compliance with SWM criteria and environmental targets identified in the Design Specifications & Requirements Manual. This may include but not be limited to, quantity control, quality control (70% TSS), erosion, stream morphology, etc.
- The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions up to and including 100-year storm events.

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- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.
- Additional SWM related comments will be provided upon future review of this site.

Studies, Reports, Background or Information to be completed and submitted with the application form

- Zoning By-law Amendment application and fee
- Planning Justification Report (including specific details on the proposed bonusable features)
- Urban Design Brief (including all items identified in Urban Design comments)
- Zoning Data Sheet
- Site Concept Plan, Renderings, and Elevations
- Heritage Impact Assessment
- Record of Site Plan Consultation
- Parking Study
- Sanitary Servicing Report
- Image for Use on Sign and Webpage
- Electronic copies of all supporting background information (USB)

PRE-APPLICATION CONSULTATION HAS OCCURRED

YES  NO

PLANNER: \_\_\_\_\_

PROPONENT: \_\_\_\_\_

DATE: September 29, 2020

**Disclaimer**

The pre-application consultation process is intended to identify issues early in the process and to identify the reports, studies and information required to be submitted as part of a complete application. A complete application enables Council to make informed decisions within a reasonable period of time and ensures that the public and other stakeholders have access to the relevant information early in the process. While every effort has been made to identify information needs at this stage, additional issues and/or information needs may be identified through the application review process and may be requested at that time. Should a formal submission of an application not materialize within 9 months, a subsequent Pre-Application Consultation Meeting (PACM) will be required.

Council adopted *The London Plan*, the City's new Official Plan for the City, on June 23, 2016. It is not yet in force and effect, but should it come into force and effect before you

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submit your complete application, City staff may identify additional complete application requirements at the time of application submission in order to comply with *The London Plan* policies.

*599-601 Richmond Street & 205 Central Avenue, London, Ontario  
Heritage Impact Assessment*

# APPENDIX **E**

Curriculum Vitae



## CURRICULUM VITAE

### EDUCATION

2006

Masters of Arts (Planning)  
University of Waterloo

1998

Bachelor of Environmental Studies  
University of Waterloo

1998

Bachelor of Arts (Art History)  
University of Saskatchewan

### Dan Currie, MA, MCIP, RPP, CAHP

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

### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

### SELECTED PROJECT EXPERIENCE

#### Heritage Conservation District Studies and Plans

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

#### Heritage Master Plans and Management Plans

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

### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

### Cultural Heritage Evaluations

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

### Heritage Impact Assessments

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

### Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

### Conservation Plans

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

### CONTACT

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

## CURRICULUMVITAE

### Dan Currie, MA, MCIP, RPP, CAHP

#### Tribunal Hearings:

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

#### LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

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

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



## EDUCATION

2011

Higher Education Diploma

**Cultural Development/ Gaelic Studies**

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

**Joint Advanced Major in Celtic Studies and Anthropology**

Saint Francis Xavier University

2014

Master of Arts

**World Heritage and Cultural Projects for Development**

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

[www.linkedin.com/in/rachelredshaw](http://www.linkedin.com/in/rachelredshaw)

## CONTACT

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F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com

# CURRICULUM VITAE

## Rachel Redshaw, MA, H.E. Dipl., CAHP

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

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

## PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

## PROFESSIONAL HISTORY

2022 - Present Senior Heritage Planner,  
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 - 2022 Heritage Planner,  
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)  
Township of Wellesley

2018 Building Permit Coordinator (Contract)



## CURRICULUM VITAE

**Rachel Redshaw, MA, H.E. Dipl., CAHP**

RSM Building Consultants

- |           |   |
|-----------|---|
| 2017      | Deputy Clerk,<br>Township of North Dumfries   |
| 2015-2016 | Building/ Planning Clerk<br>Township of North Dumfries  |
| 2009-2014 | Historical Researcher & Planner<br>Township of North Dumfries   |
| 2012      | Translator, Archives of Ontario   |
| 2012      | Cultural Heritage Events Facilitator (Reminiscence Journey) and<br>Executive Assistant, Waterloo Region Plowing Match and Rural<br>Expo |
| 2011      | Curatorial Research Assistant<br>Highland Village Museum/ Baile nan Gàidheal  |

### PROFESSIONAL/COMMUNITY ASSOCIATIONS

- |              |  |
|--------------|--|
| 2022-Present | Professional Member, Canadian Association of Heritage<br>Professionals                         |
| 2017-2020    | Member, AMCTO  |
| 2018-2019    | Member of Publications Committee, Waterloo Historical Society                                  |
| 2018         | Member, Architectural Conservancy of Ontario- Cambridge  |
| 2018 - 2019  | Secretary, Toronto Gaelic Society  |
| 2012 -2017   | Member (Former Co-Chair & Co-Founder), North Dumfries<br>Historical Preservation Society       |
| 2011 - 2014  | Member, North Dumfries Municipal Heritage Committee  |
| 2013         | Greenfield Heritage Conservation District, Sub-committee,<br>Doors Open Waterloo Region        |
| 2012         | Volunteer Historical Interpreter, Doon Heritage Village, Ken<br>Seiling Waterloo Region Museum |
| 2008-2012    | Member, Celtic Collections, Angus L. Macdonald Library   |
| 2012-2013    | Member (Public Relations), Mill Race Folk Society  |

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www.mhbcpplan.com



## CURRICULUM VITAE

### Rachel Redshaw, MA, H.E. Dipl., CAHP

- 2011 Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

#### AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and Gallery
- 2013 Lecture, *The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History*, University of Guelph Spring Colloquium
- 2012-2013 Gaelic Events Facilitator, University of Guelph
- 2012-2015 Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
- 2012 *Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal* (BA Thesis)  
Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
- 2012 Waterloo Historical Society Publication, *Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries*
- 2007-2012 25 historical publications in the Ayr News (access to some articles <http://ayrnews.ca/recent> )

#### PROFESSIONAL DEVELOPMENT COURSES

- 2021 Certificate for Indigenous Relations Training Program with University of Calgary
- 2020 Condo Director Training Certificate (CAO)
- 2018 Building Officials and the Law (OBOA Course)
- 2017-2018 AMCTO Training (MAP 1)
- 2017 AODA Training

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# CURRICULUM VITAE

**Rachel Redshaw, MA, H.E. Dipl., CAHP**

2010

Irish Archaeological Field School Certificate

## COMPUTER SKILLS

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

## SELECT PROJECT EXPERIENCE 2018-2022

### CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- Middlesex County Court House, National Historic Site, for development at 50 King Street
- McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street and 87 Scott Street, City of Kitchener
- 39 Wellington Street West, City of Brampton

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## CURRICULUM VITAE

### Rachel Redshaw, MA, H.E. Dipl., CAHP

- 543 Ridout Street North, City of London
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
- 174 St. Paul Street, Town of Collingwood (OLT)
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 250 Allendale Road, City of Cambridge
- 249 Clarence Street, City of Vaughan

#### *Specific for Relocation of Heritage Buildings*

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

#### CULTURAL HERITAGE SCREENING REPORT

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

#### CULTURAL HERITAGE EVALUATION REPORTS

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

#### CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener

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### Rachel Redshaw, MA, H.E. Dipl., CAHP

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

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

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

#### DOCUMENTATION AND SALVAGE REPORTS

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

#### HERITAGE PERMIT APPLICATIONS

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

#### HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/ HERITAGE CHARACTER STUDY

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

#### CONTACT

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# CURRICULUM VITAE

Robyn McIntyre, BES

## EDUCATION

### 2022

Bachelor of Environmental Studies  
Honours Planning (Co-op)  
University of Waterloo  
Specialization: Land Development  
Specialization: Urban Design

Robyn McIntyre formally joined MHBC as a Planner in 2022. Before joining the MHBC team, Robyn completed co-op placements with the Town of Bracebridge (2019), Borden Ladner Gervais LLP (2020), the County of Bruce (2020), and MHBC's Kitchener office (2021). Through these placements, Robyn focused on land development, municipal planning, tribunal hearings, and heritage planning.

At MHBC, Robyn works with both private and public sector clients on a variety of project. She completes research & compiles due diligence reports, reviews & applies policy, writes planning justification reports/urban design briefs, and prepares development applications among other responsibilities. Additionally, Robyn has experience preparing appeal documents for the Local Planning Appeal Tribunal (now Ontario Land Tribunal) and the Toronto Local Appeal Body.

Robyn is working towards becoming a full member of the Ontario Professional Planners Institute (OPPI) and Canadian Institute of Planners (CIP). She is currently completing her candidacy for her Registered Professional Planner Designation in Ontario.

## PROFESSIONAL HISTORY

- |                |  |
|----------------|--|
| 2022 – Present | Planner<br>MacNaughton Hermsen Britton Clarkson Planning Ltd.                |
| 2021 – 2022    | Student Planner (Co-op)<br>MacNaughton Hermsen Britton Clarkson Planning Ltd |
| 2020 – 2020    | Planning Student (Co-op)<br>The Corporation of the County of Bruce           |
| 2020 - 2020    | Student Planner (Co-op)<br>Borden Ladner Gervais LLP                         |
| 2018 - 2019    | Planning Student (Co-op)<br>The Corporation of the Town of Bracebridge       |

## CONTACT

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## CURRICULUM **VITAE**

Robyn McIntyre, BES

### **SELECTED PROJECT EXPERIENCE**

Research, analysis, and preparation of submission materials (reports, studies, applications, etc.) for municipal land development projects.

Receive, process, and make recommendations on municipal land development applications while supporting municipal clients.

Field work, research, and report preparation for various heritage projects (Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Heritage Conservation District Studies) under Parts IV and V of the *Ontario Heritage Act*.

Submission and receipt of development applications under the Planning Act (Minor Variances, Zoning Bylaw Amendments, Consents, Official Plan Amendments, Plans of Subdivision, Plans of Condominium).

Organization of Case Management Conferences and preparation of appeal package documents (notices, affidavits, reports, applications, and forms) for appeals at the Local Planning Appeal Tribunal and Toronto Local Appeal Body.

### **PROFESSIONAL DEVELOPMENT**

Candidate for Registered Professional Planner Designation.

Plain Language Seminar, Ontario Professional Planners Institute, November 2020.

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