



Cultural Heritage Impact Assessment, 200 Albert Street, London Ontario

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Proponents: IN8 Developments Inc.

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

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1. Executive Summary

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

The purpose of this CHIA is to review the relevant historical documents, evaluate potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation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

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

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

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

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

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

2. Personnel

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

Acknowledgements

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

3. Introduction

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

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

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

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

3.1 Development Contact Information

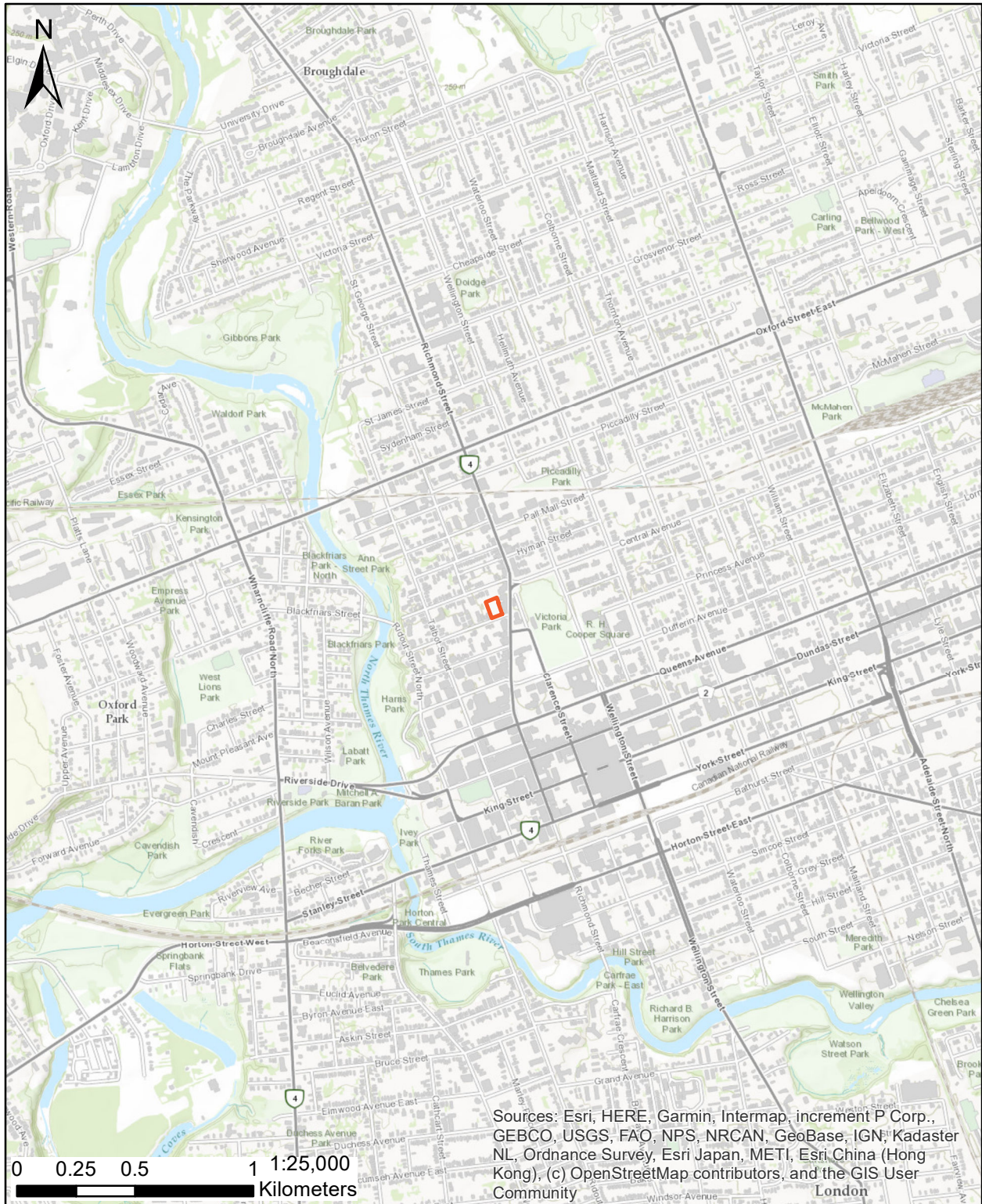
Name: Paul Rygielski

Company Name: IN8 Developments Inc.


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

Email: paul@spectrac.ca

Map 1: Topographic Representation of Study Area



Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario


Legend
 Study Area



Map 2: Modern Aerial Representation of Study Area



Legend

 Study Area

Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario






Map 3: Adjacent Heritage Properties & Districts



Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario

Legend

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



4. Legislative and Policy Framework

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

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act (OHA)

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

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

Contents of register

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

(a) a legal description of the property;

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

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

Same

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

Consultation

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

Restriction on demolition, etc.

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

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

Same

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

Same

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

Extracts

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

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

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

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

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

iii) is a landmark.

4.1.2 Planning Act

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

Part I, Section 2

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

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

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

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

4.1.3 Provincial Policy Statement (2020)

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

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

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

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

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

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

evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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

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

4.2 Municipal Policy Framework

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

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

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

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

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

- Historical research, site analysis and evaluation;
- Identification of the significance and heritage attributes of the cultural heritage resource;
- Description of the proposed development or site alteration;
- Measurement of development or site alteration impact;
- Consideration of alternatives, mitigation and conservation methods;

- Implementation and monitoring; and
- Summary statement and conservation recommendations.

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

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

5. Background Research and Analysis

5.1 County of Middlesex

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

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

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

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

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

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

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

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

5.2 Township of London

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

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

5.3 City of London

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

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

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

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

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

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

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

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

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

5.4 North Talbot Neighbourhood

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

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

5.5 Property History

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

Table 1: Lot 11 Land Registry Abstract Data

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

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

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

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

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

Table 2: Lot 12 Land Registry Abstract Data

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

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

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

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

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

Table 3: Lot 13 Land Registry Abstract Data

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

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

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

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

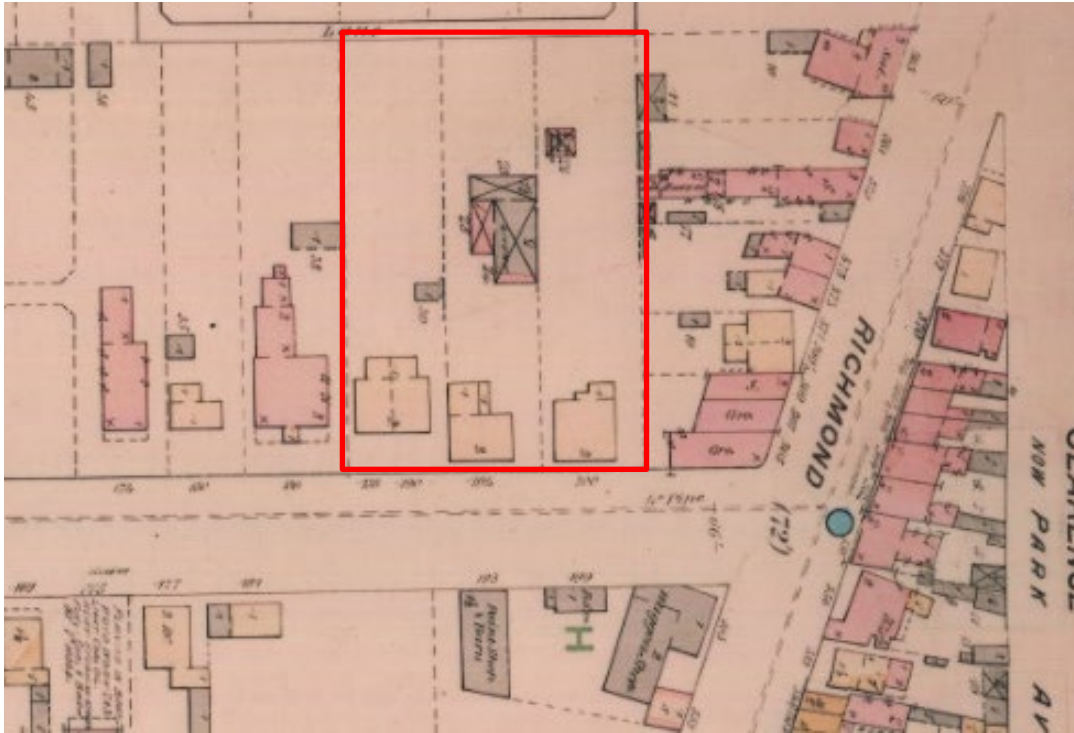


Figure 4: Portion of 1881 Fire Insurance Plan for the City of London, Subject Property is outlined in red (source: Western University)

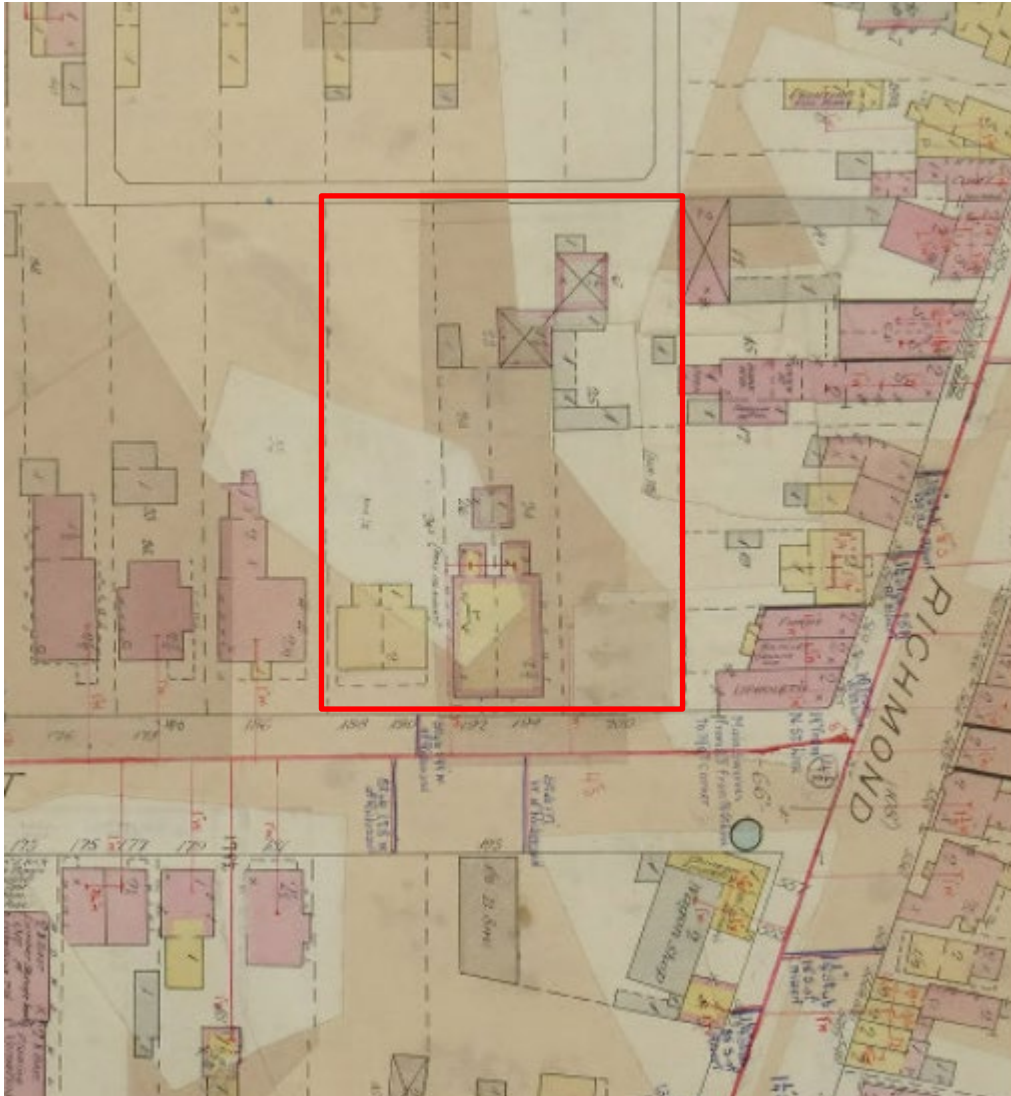


Figure 5: Portion of 1892 Fire Insurance Plan for the City of London, Subject Property is outlined in red (source: Western University)



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

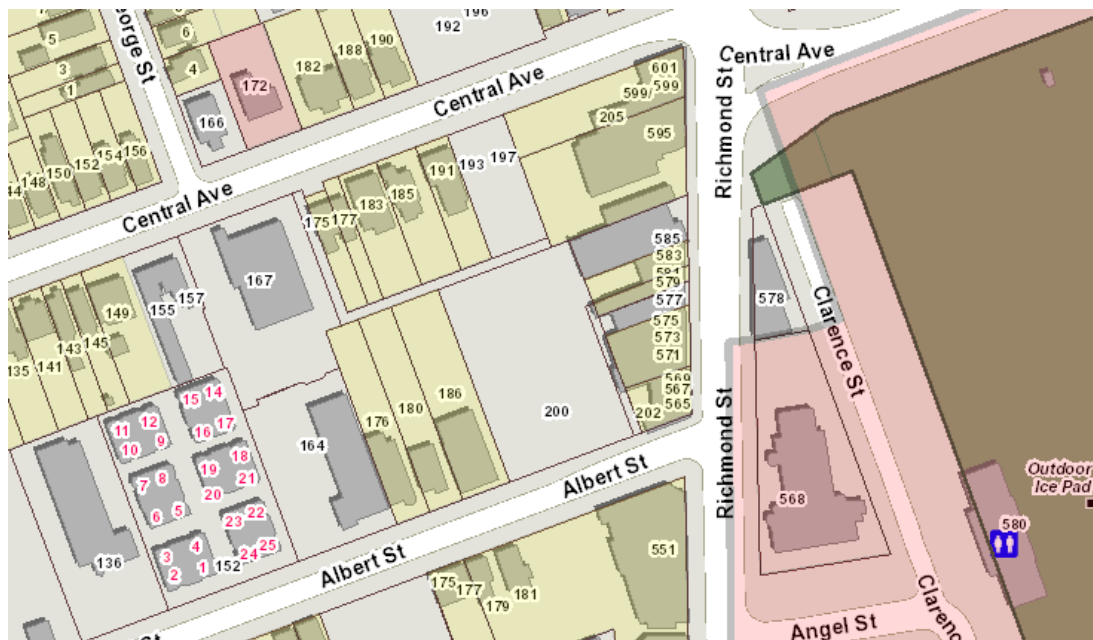


Figure 7: Portion of London City Map depicting heritage inventory and conservation districts, 200 Albert Street is located in center of image

6. Assessment of Existing Condition

6.1 Surrounding Landscape

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

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

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

Documentation of Surrounding Area



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



Figure 9: Looking east down Central Avenue towards Richmond Street



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



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



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



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

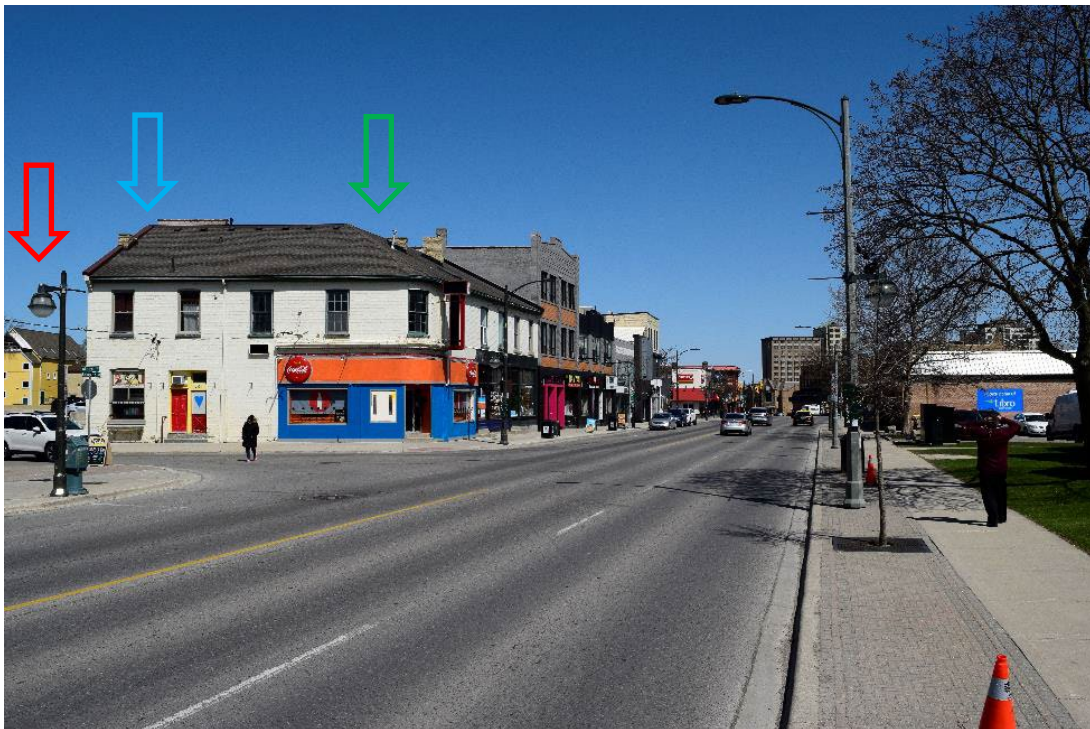


Figure 14: Looking north down Richmond Street, 200 Albert Street is on left of image (red arrow), 202 Albert Street (blue arrow), 565-569 Richmond Street (green arrow)



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



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

Documentation of 200 Albert Street



Figure 17: Looking north from centre of 200 Albert Street



Figure 18: Looking east from centre of 200 Albert Street



Figure 19: Looking south from of 200 Albert Street



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



Figure 21: Looking northwest from centre of 200 Albert Street



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



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

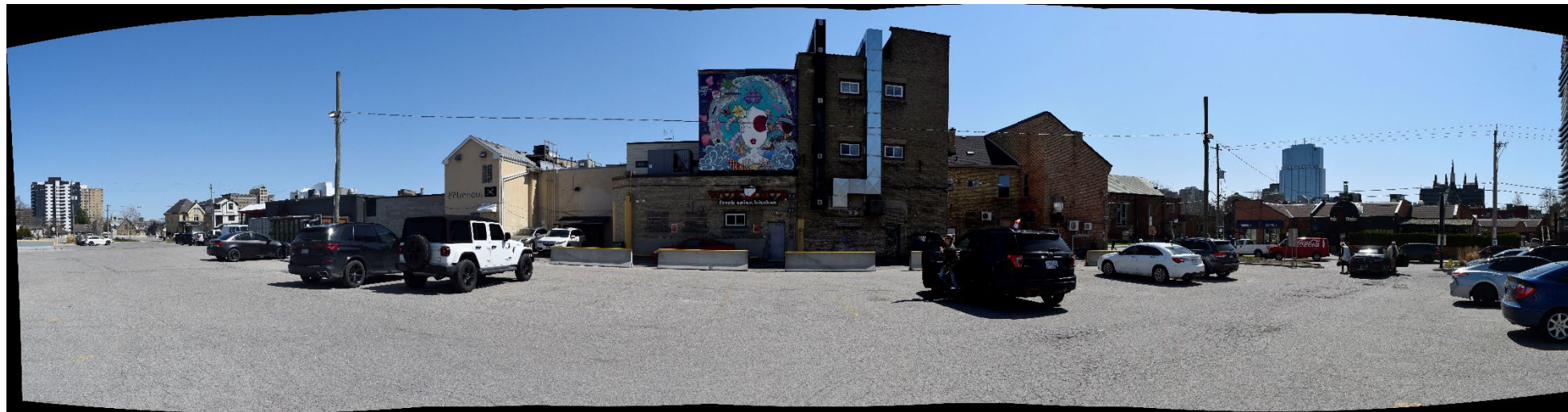


Figure 24: Composite image depicting the west (back) wall of Richmond Street structures, north is to the left, south is to the right

7. Evaluation of Cultural Heritage Value or Interest

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

7.1 Regulation 9/06 Evaluation of 200 Albert Street London

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

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

8. Draft Statement of Significance

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

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

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

9. Description of Proposed Development

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

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



Figure 25: Artistic rendering of proposed development

10. Impact of Development or Alteration on Heritage Resources

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

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

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

Alteration that impacts the historic fabric and appearance:

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

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

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

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

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

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

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

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

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

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

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

11. Recommendations

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

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

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Appendix A



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

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

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

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

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

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

Appendix B



179 Albert Street



DESCRIPTION

Address: 179 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick four square

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Structure has modified center gable dormer

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage feel of the area

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

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

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

181 Albert Street



DESCRIPTION

Address: 181 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick vernacular Queen Anne revival style

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Converted residential structure

HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

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

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

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

186 Albert Street



DESCRIPTION

Address: 186 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick Italianate style structure with two additions

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

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

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

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

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

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

202 Albert Street



DESCRIPTION

Address: 202 Albert Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Brick commercial structure of Victorian style

HISTORICAL ASSOCIATION

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

CONTEXT/COMMENTS

Fine overall condition

Connected to/same as 565-569 Richmond Street

HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Visual anchor of corner of Albert Street and Richmond Street

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

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

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

185 Central Avenue



DESCRIPTION

Address: 185 Central Avenue

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick four square

HISTORICAL ASSOCIATION

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

CONTEXT/COMMENTS

Single family detach residence converted for commercial use

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

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

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

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

191 Central Avenue



DESCRIPTION

Address: 191 Central Avenue

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Four square with aluminum siding

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Single family detach residence converted for commercial use

HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

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

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

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

565-569 Richmond Street



DESCRIPTION

Address: 565-569 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Brick commercial structure

HISTORICAL ASSOCIATION

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

CONTEXT/COMMENTS

Fine overall condition

Connected to/same as 202 Albert Street

HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Visual anchor of corner of Albert Street and Richmond Street

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

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

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

571-575 Richmond Street



DESCRIPTION

Address: 571-575 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Edwardian style commercial structure

HISTORICAL ASSOCIATION

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

CONTEXT/COMMENTS

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

HERITAGE VALUE

Listed property

Visually prominent on Richmond Street (taller than surrounding structures)

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

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

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

579 Richmond Street



DESCRIPTION

Address: 579 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

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

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Highly modified mix used commercial structure.

HERITAGE VALUE

Listed property

Heritage value no longer evident due to extensive renovations.

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

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

581-583 Richmond Street



DESCRIPTION

Address: 581-583 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Late 19th century commercial structure

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

Constructed c.1895

CONTEXT/COMMENTS

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

HERITAGE VALUE

Listed property

Visually prominent on Richmond Street (taller than surrounding structures)

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

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

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

595 Richmond Street



DESCRIPTION

Address: 595 Richmond Street

Recorded By: Chris Lemon

Date Recorded: 29 April 2022

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Unknown, structure has been significantly altered

HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

CONTEXT/COMMENTS

Constructed c.1881

HERITAGE VALUE

Listed property

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

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

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

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

Appendix C



179-181 Albert Street, 551 Richmond Street

Cultural Heritage Status: None

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

Architect/Builder: Unknown

Sub-Area: First Suburb, Richmond Business District



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

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

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

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

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

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



186 Albert Street

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

Date of Construction: c. 1873

Architect/Builder: Unknown

Sub-Area: First Suburb



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

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

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

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



185 Central Avenue

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

Date of Construction: 1881

Architect/Builder: Unknown

Sub-Area: First Suburb



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

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

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a late-19th century residence with Italianate influences, notable for its low gabled roof, front door with a transom, sidelights, and flat-roofed porch, and double-hung, two-over-two windows with lug sills and brick voussoirs.
Historical/Associative Value	✓	This property is associated with dry goods merchant Archibald McPherson.
Contextual Value	✓	As a late-19th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

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



191 Central Avenue

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

Date of Construction: c. 1884

Architect/Builder: Unknown

Sub-Area: First Suburb



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

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

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

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



200 Albert Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



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

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

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

179-181 Albert Street, 551 Richmond Street

Cultural Heritage Status: None

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

Architect/Builder: Unknown

Sub-Area: First Suburb, Richmond Business District



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

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

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

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

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

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



565-569 Richmond Street / 202 Albert Street

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

Date of Construction: 1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



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

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

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

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



571-575 Richmond Street

Cultural Heritage Status: None

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

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



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

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

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

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

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



579 Richmond Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



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

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

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

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



581-583 Richmond Street

Cultural Heritage Status: None

Date of Construction: c. 1895-1898

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



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

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

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



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



595 Richmond Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



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

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

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

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

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



205 Central Avenue, 599-601 Richmond Street

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

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: Richmond Row/The Village Business District



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

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

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



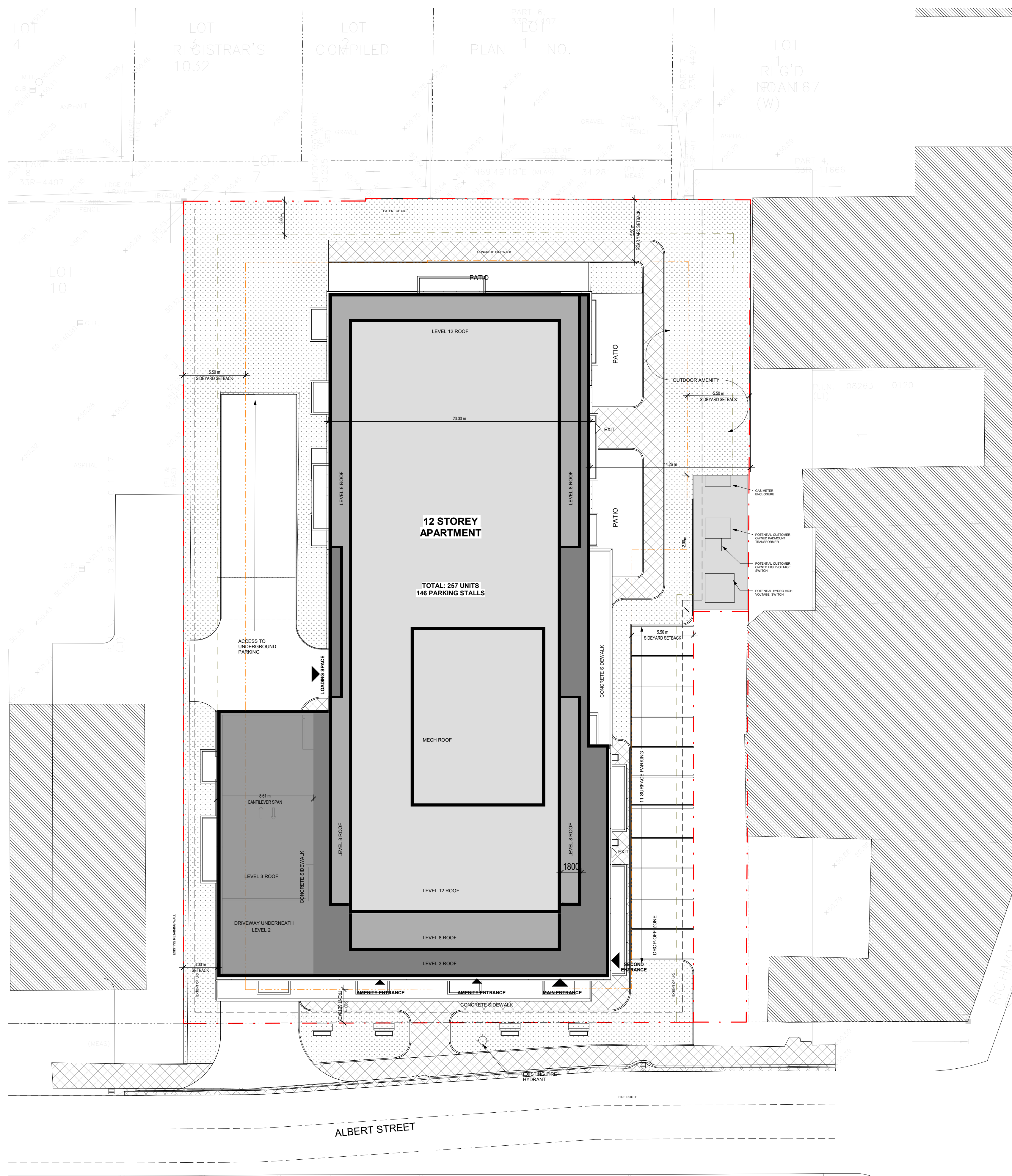
Historical/Associative Value	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.
Contextual Value	✓	This late-19th-century mixed-use building contributes to an eclectic, historic commercial streetscape along Richmond Street. Located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

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



Appendix D





SITE DATA
200 Albert Street, London, Ontario

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

BUILDING DATA

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

VEHICLE PARKING DATA

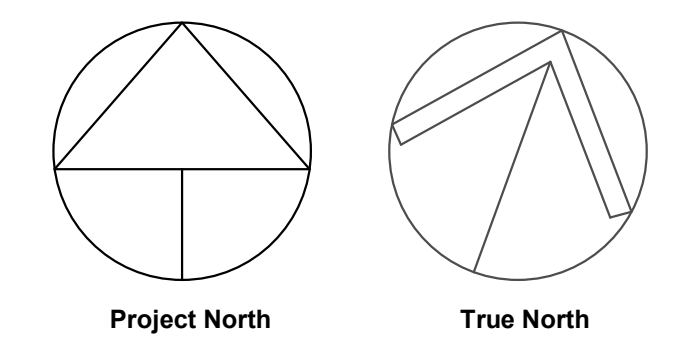
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.0 / units	146 (0.57 / units)
BARRIER FREE PARKING	1 + 3% = 9	9 (INCLUDED)
VISITOR PARKING	0.X / units	XX
TOTAL		146

UNITS DATA

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

LANDSCAPING DATA

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



- GENERAL NOTES**
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 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CRONTACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 - THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

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

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

srm
ARCHITECTS INC.

200 ALBERT ST.

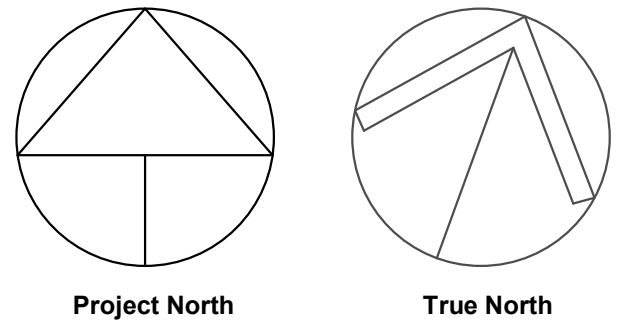
SITE PLAN

Ontario Association of Architects
 OF ARCHITECTS
 JEFFREY ATCHISON
 LICENCE 7254

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

D1.1 - r2

1 01 D1 SITE PLAN
1:200



GENERAL NOTES

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7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

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

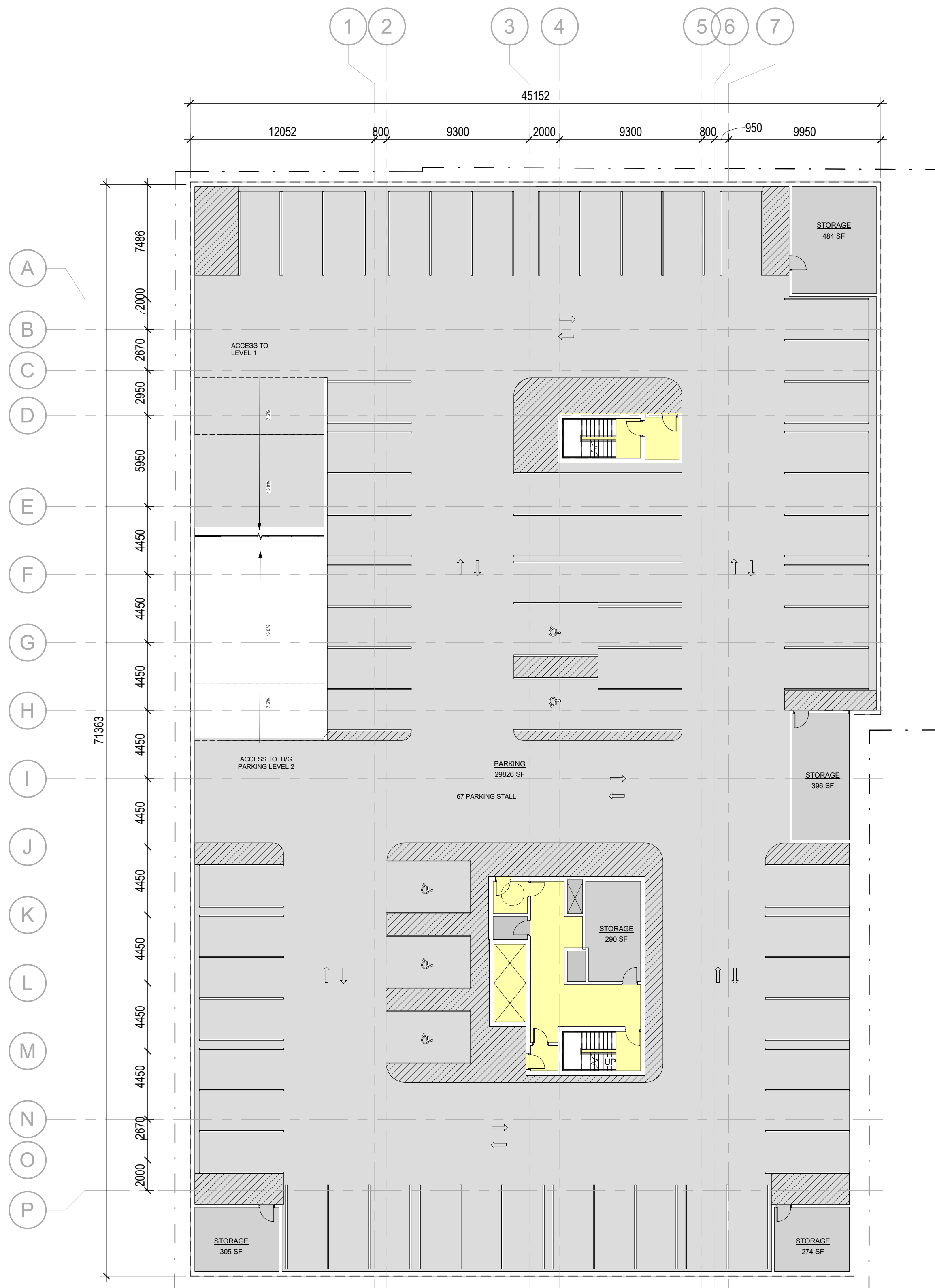
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200 ALBERT ST.

LEVELS P1 & P2 FLOOR PLANS

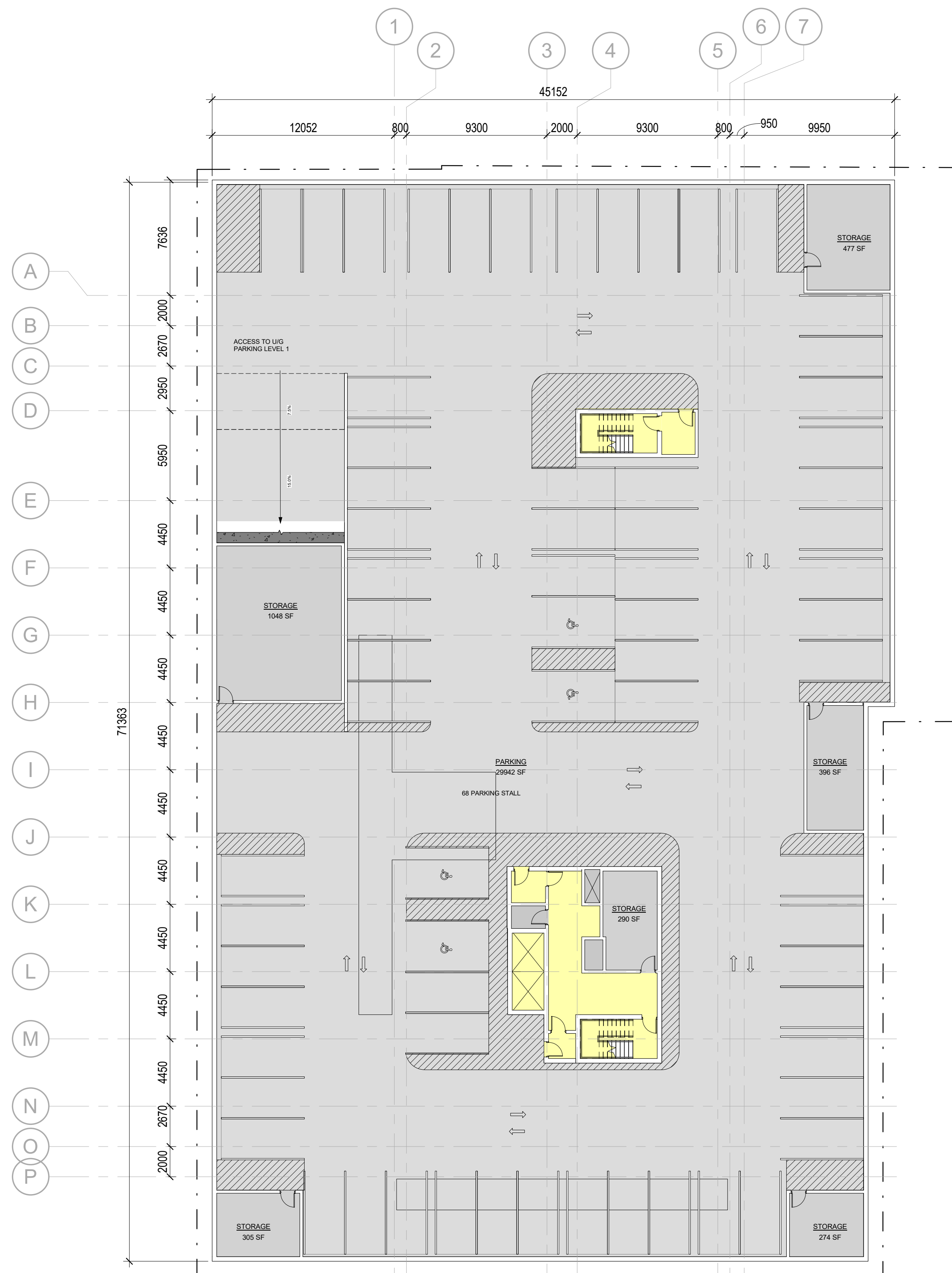
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D2.1 - r2

2



2 UNDERGROUND PARKING -P1
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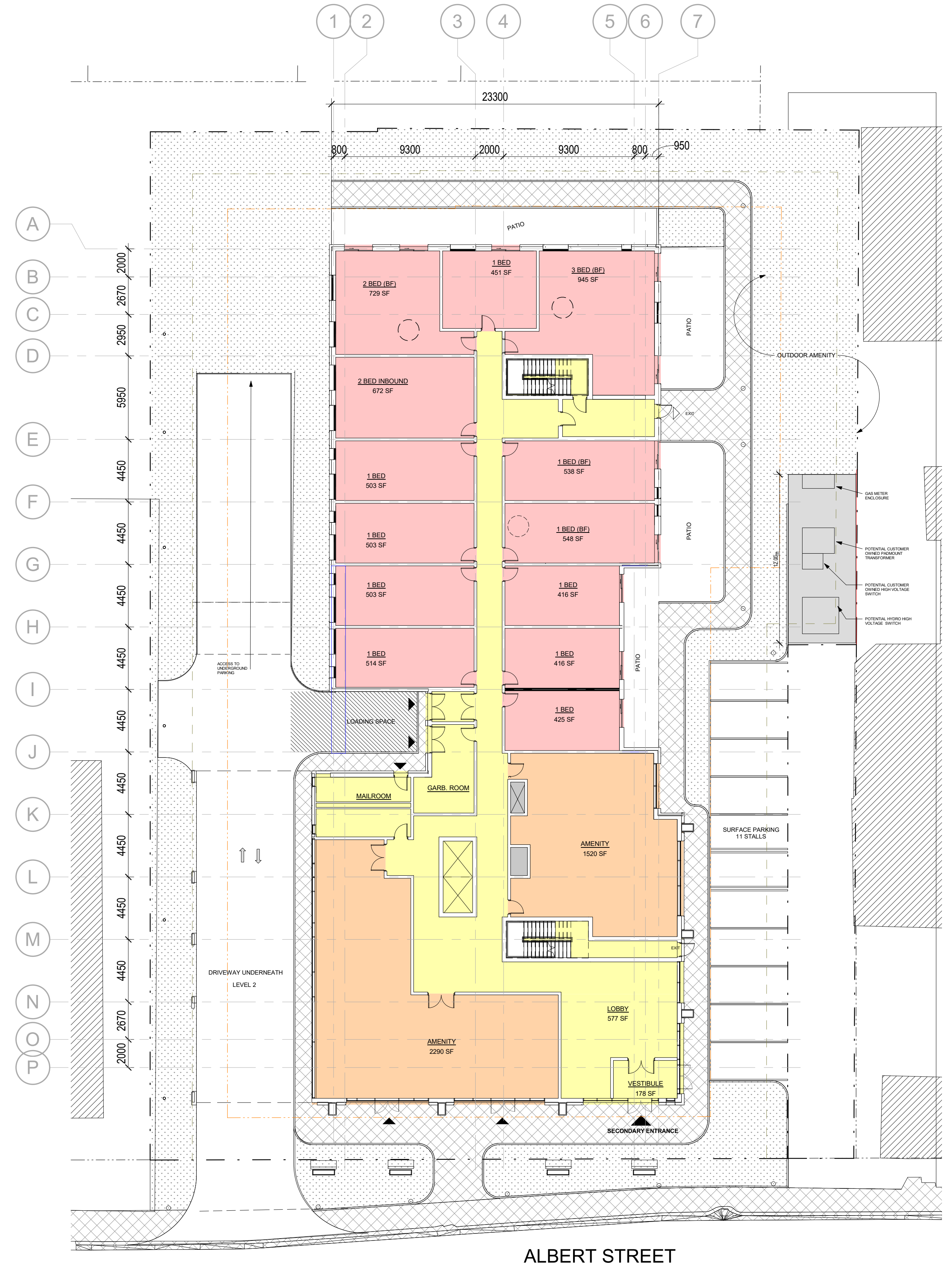
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1 UNDERGROUND PARKING -P 2
1 : 200



2 TYPICAL LEVEL 2 - 3
1:200



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

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 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 - THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

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

srm
ARCHITECTS INC.

Project No: 22049
Project Date: _____
Drawn by: EK
Checked by: MYV
Plot Date / Time: 2022-08-25 3:34:59 PM

200 ALBERT ST.

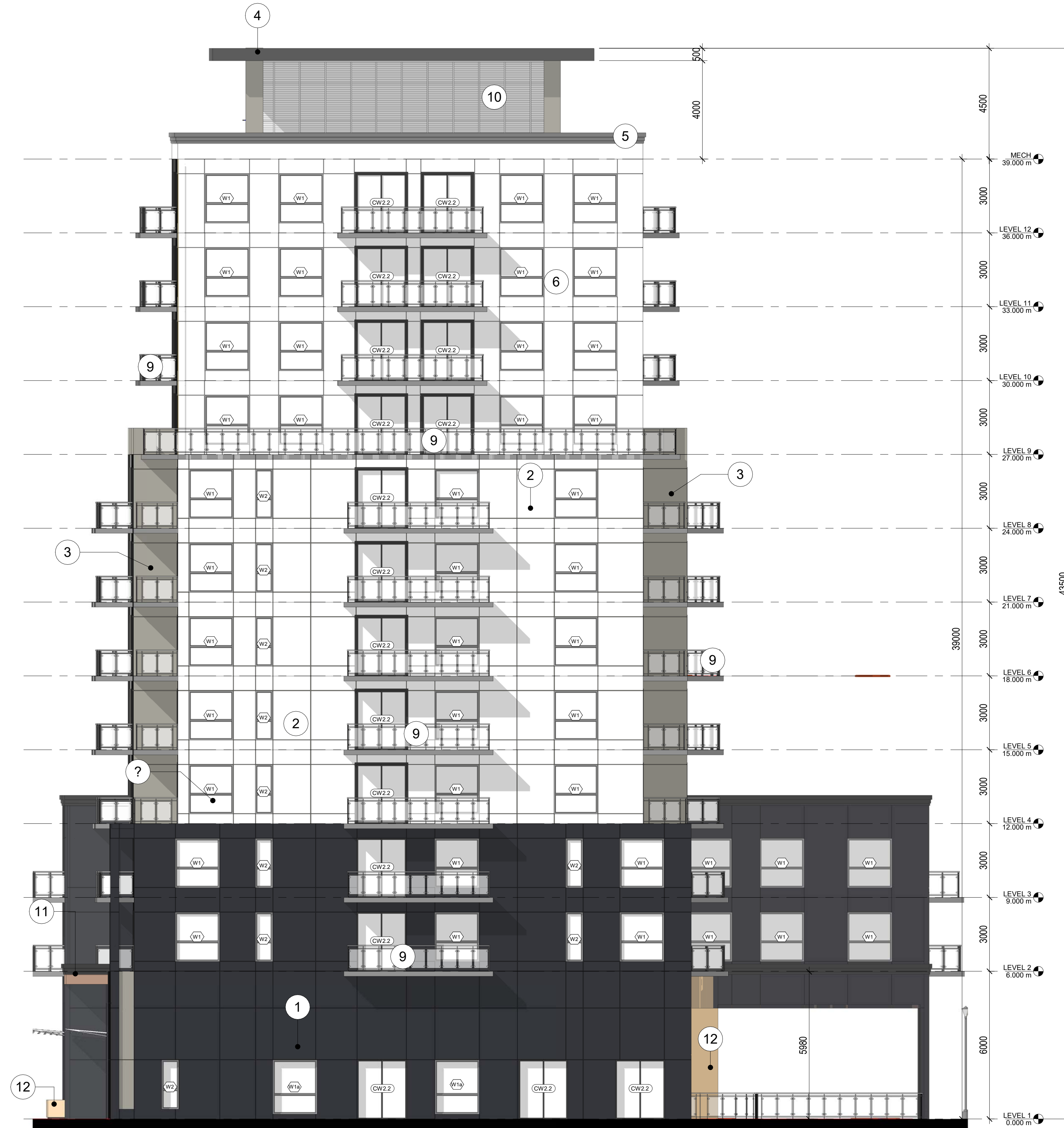
LEVELS 1 & 2-3 FLOOR PLANS

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

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

D2.2 - r2

C:\Users\elebster\Documents\22011_200 Albert Street_V13_elebster.rvt



2 ELEVATION - NORTH
1:100

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
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7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

MATERIAL LEGEND

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

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

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

200 ALBERT ST.

NORTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECTS
 JEFFREY ATCHISON
 LICENCE 7254

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

D3.1 - r2

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1 ELEVATION - EAST
1:100

- GENERAL NOTES**
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
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- MATERIAL LEGEND**
1. PRECAST CONCRETE PANELS - MASONRY BRICK PATTERN - DARK CHARCOAL COLOUR
 2. PRECAST CONCRETE PANELS - PAINTED LIGHT GREY, HORIZONTAL PATTERN
 3. PRECAST CONCRETE PANELS - PAINTED CHARCOAL
 4. METAL ALUMINIUM CANOPY - DARK GREY/BLACK COLOUR
 5. PRECAST CONCRETE CORNICE - LIGHT GREY COLOUR
 6. PRECAST CONCRETE CORNICE - OFF WHITE COLOUR
 7. PRECAST CONCRETE CORNICE - DARK GREY/BLACK COLOUR
 8. PREFINISHED METAL ALUMINIUM CAP - LIGHT GREY COLOUR
 9. VISION GLASS
 10. METAL LOUVER
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 12. YELLOW BRICK

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

srm
ARCHITECTS INC.

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

200 ALBERT ST.
EAST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

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

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



1 ELEVATION - WEST
1:100

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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No.	Date	Revision
2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW

srm
ARCHITECTS INC.

Project No: 22049
 Project Date:
 Drawn by: MRS
 Checked by: MYV
 Plot Date / Time: 2022-08-25 3:35:52 PM

200 ALBERT ST.

WEST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
 OF ARCHITECTS
 JEFFREY ATCHISON
 LICENCE 7254

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

C:\Users\elebater\Documents\22011_200 Albert Street_V13_elevator.rvt



1 ELEVATION - SOUTH
1:100

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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No.	Date	Revision
2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW

srm
ARCHITECTS INC.

Project No: 22049
Project Date: _____
Drawn by: MRS
Checked by: MYV
Plot Date / Time: 2022-08-25 3:36:05 PM

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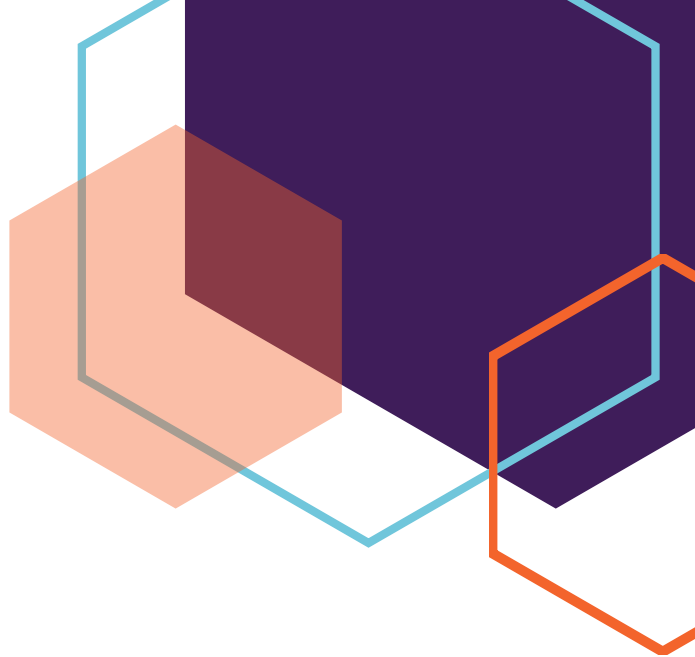
SOUTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

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

D3.4 - r2

Appendix E





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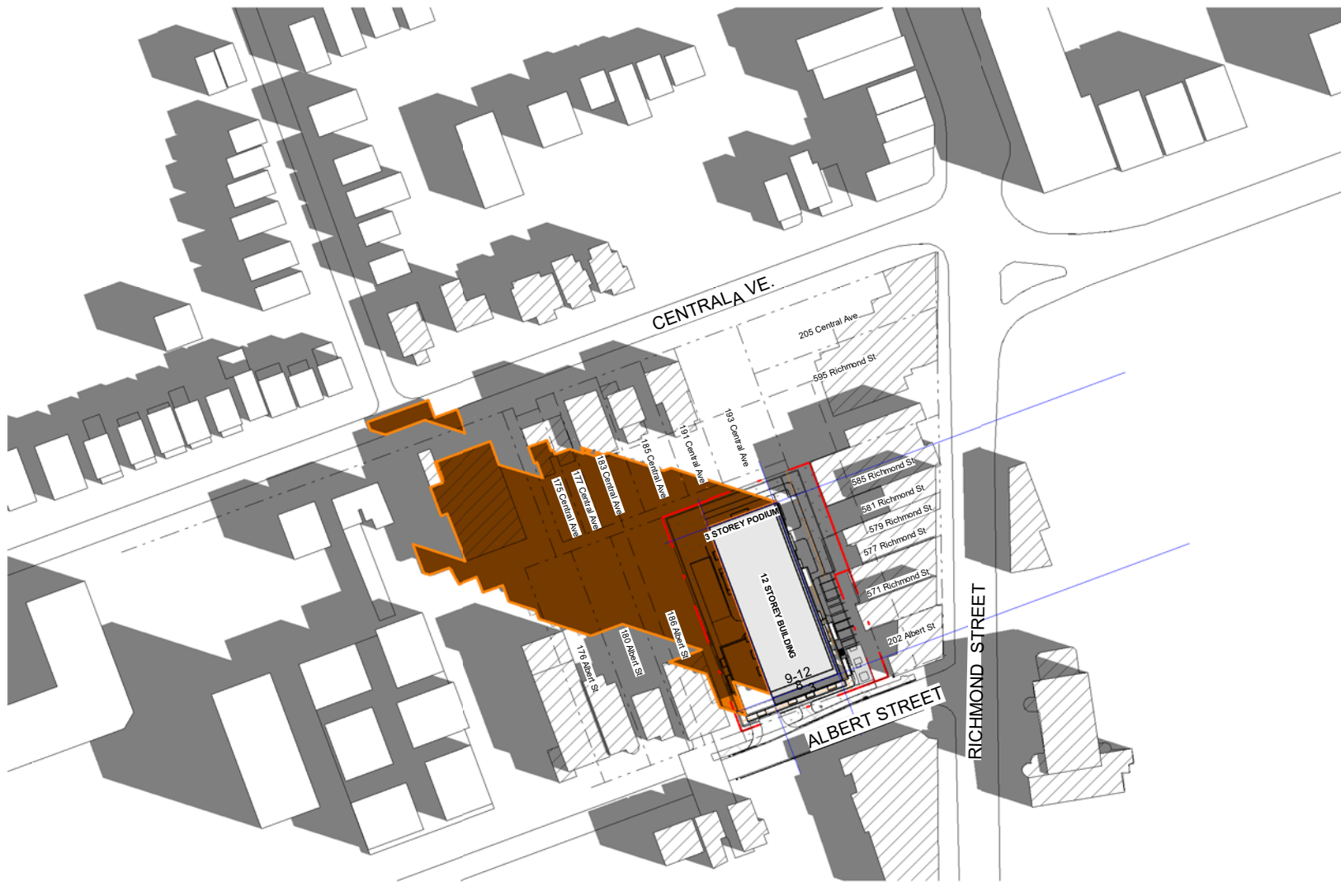






Appendix F

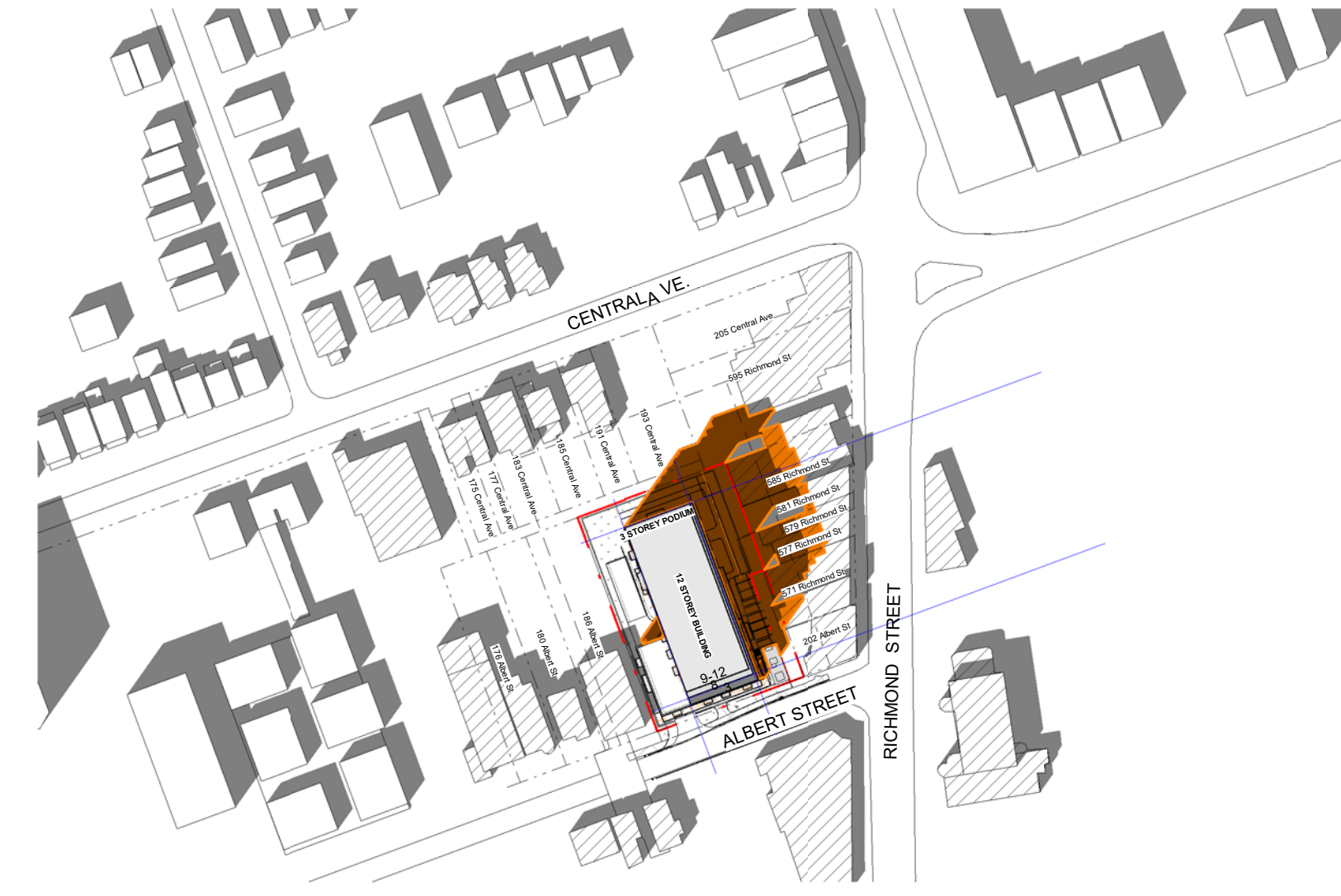




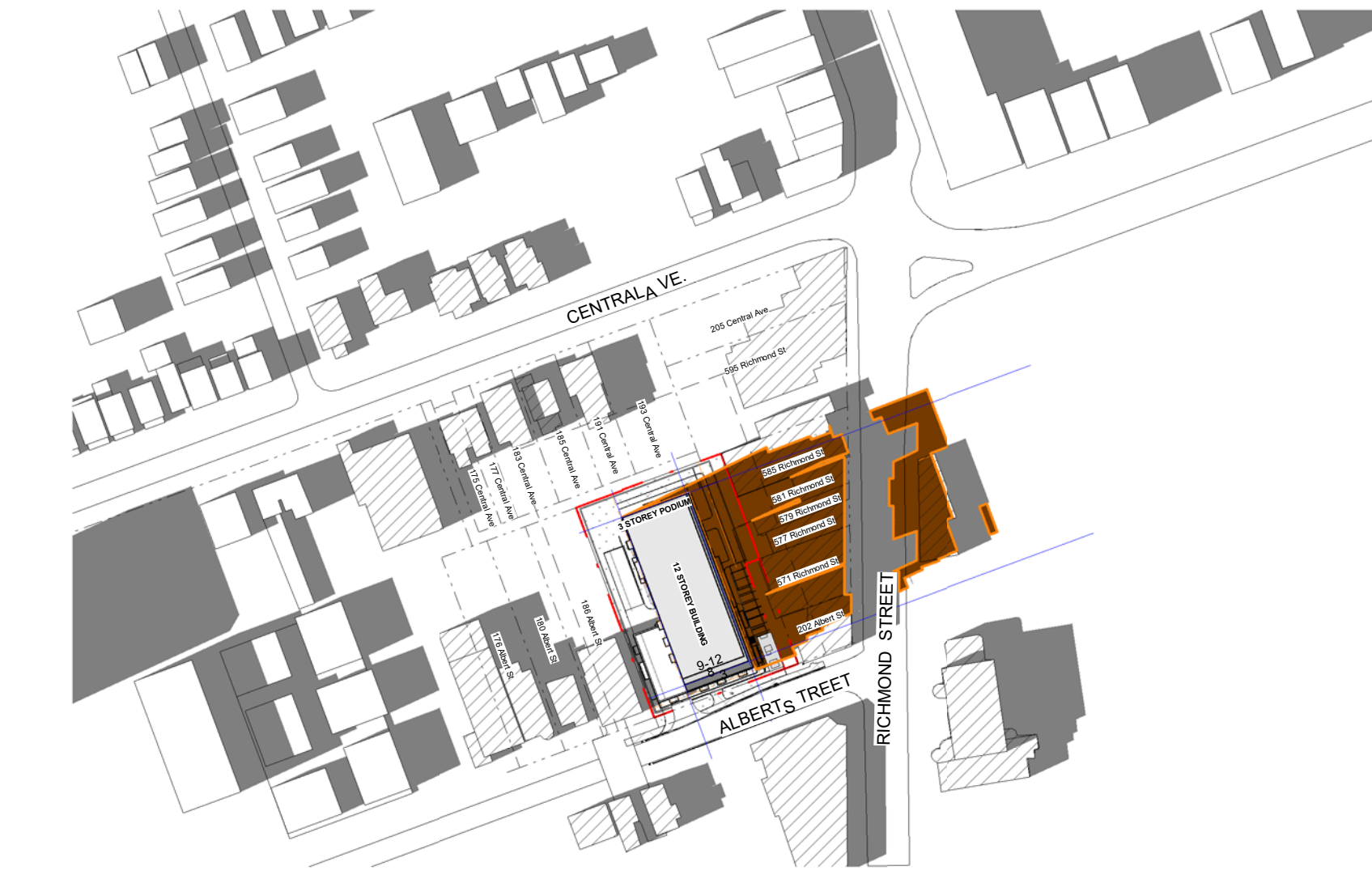
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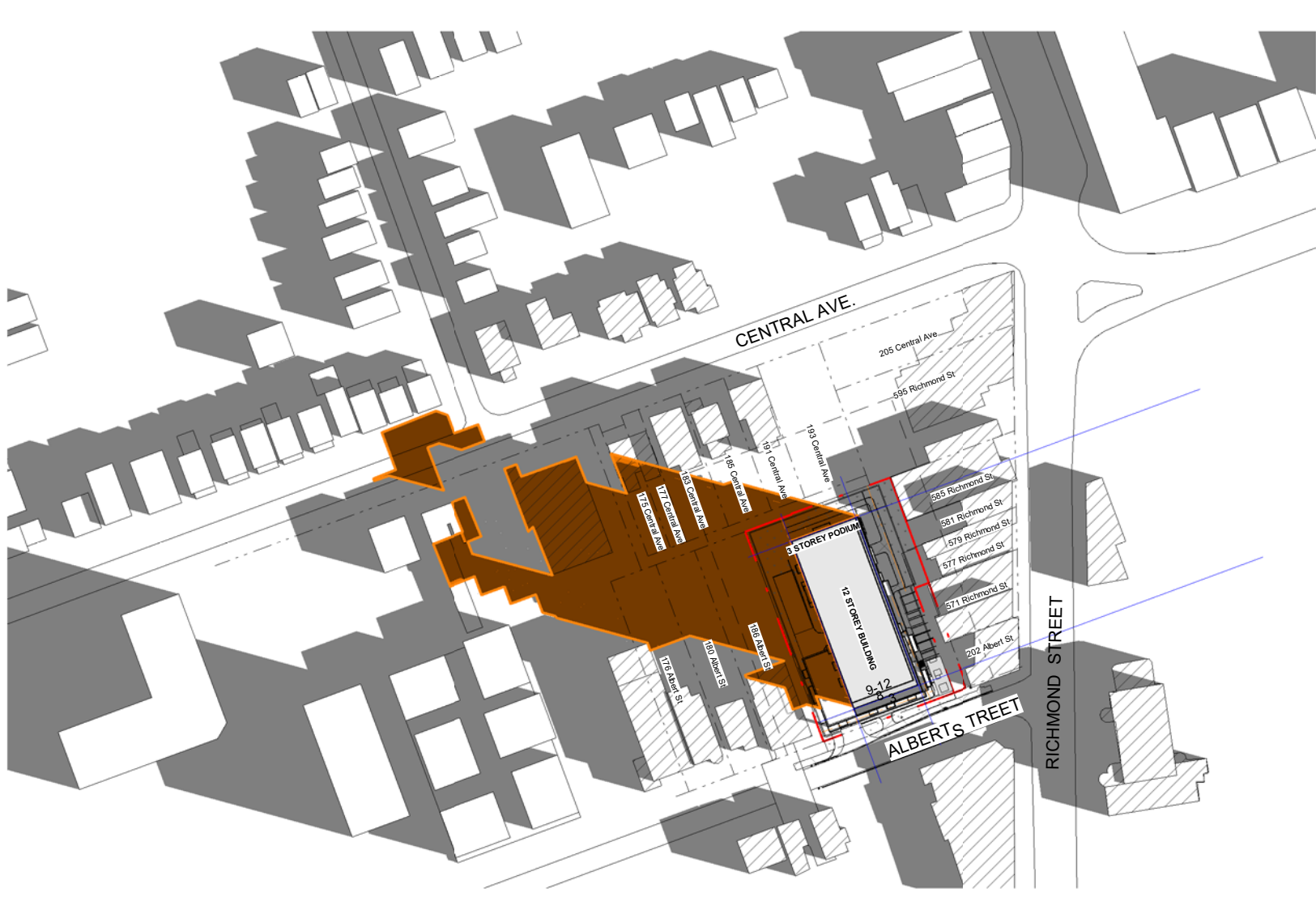
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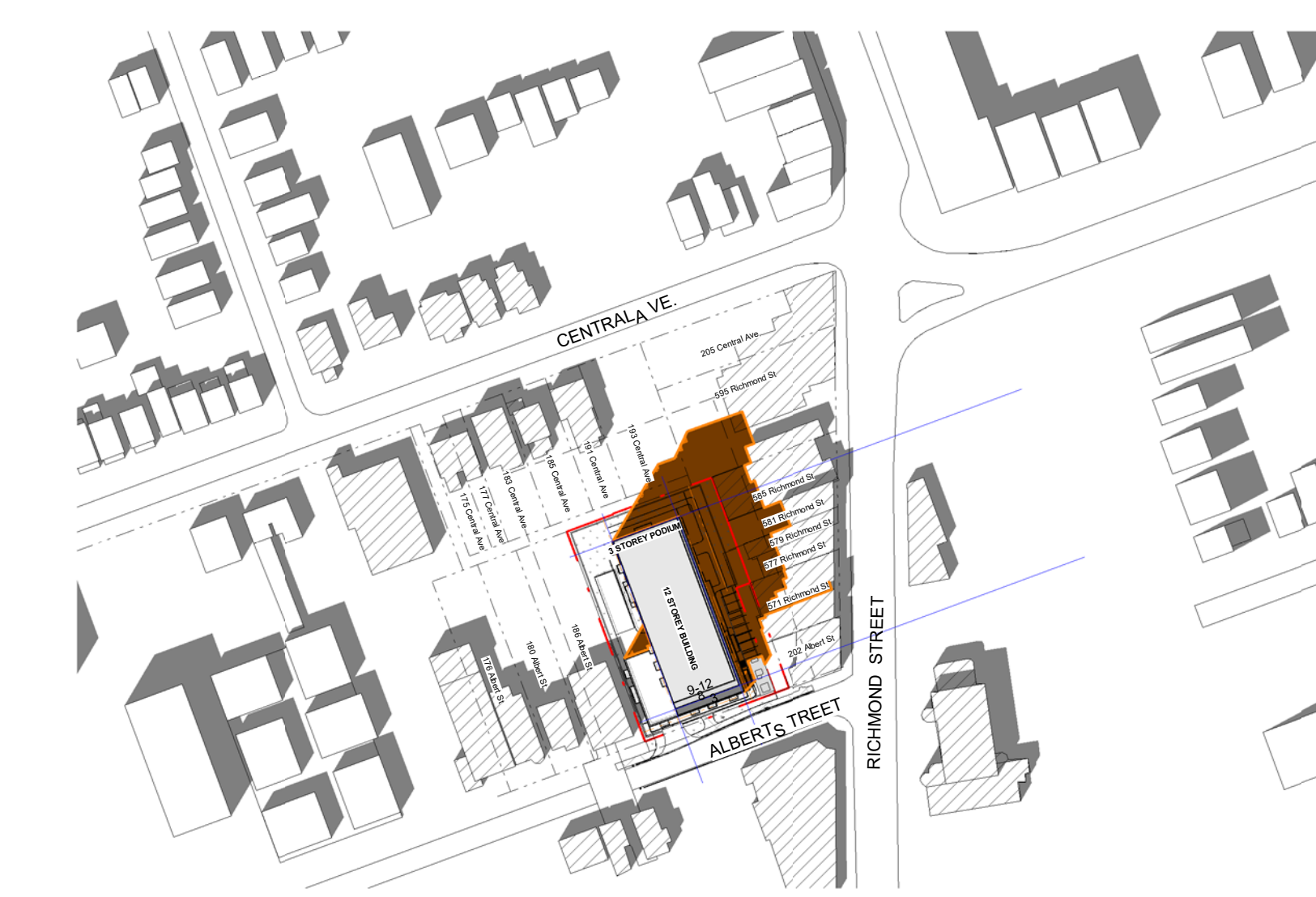
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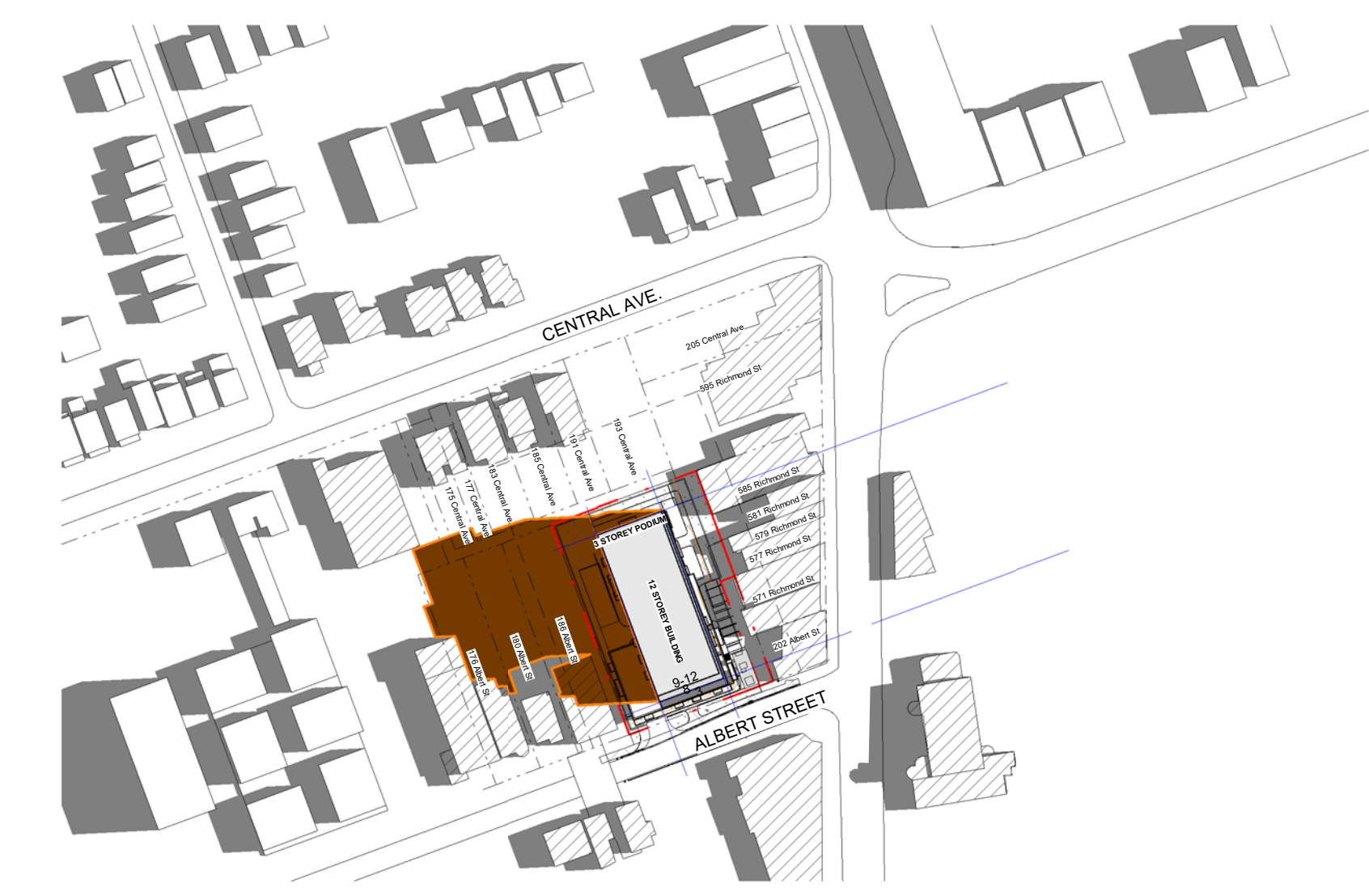
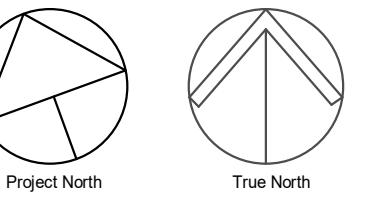
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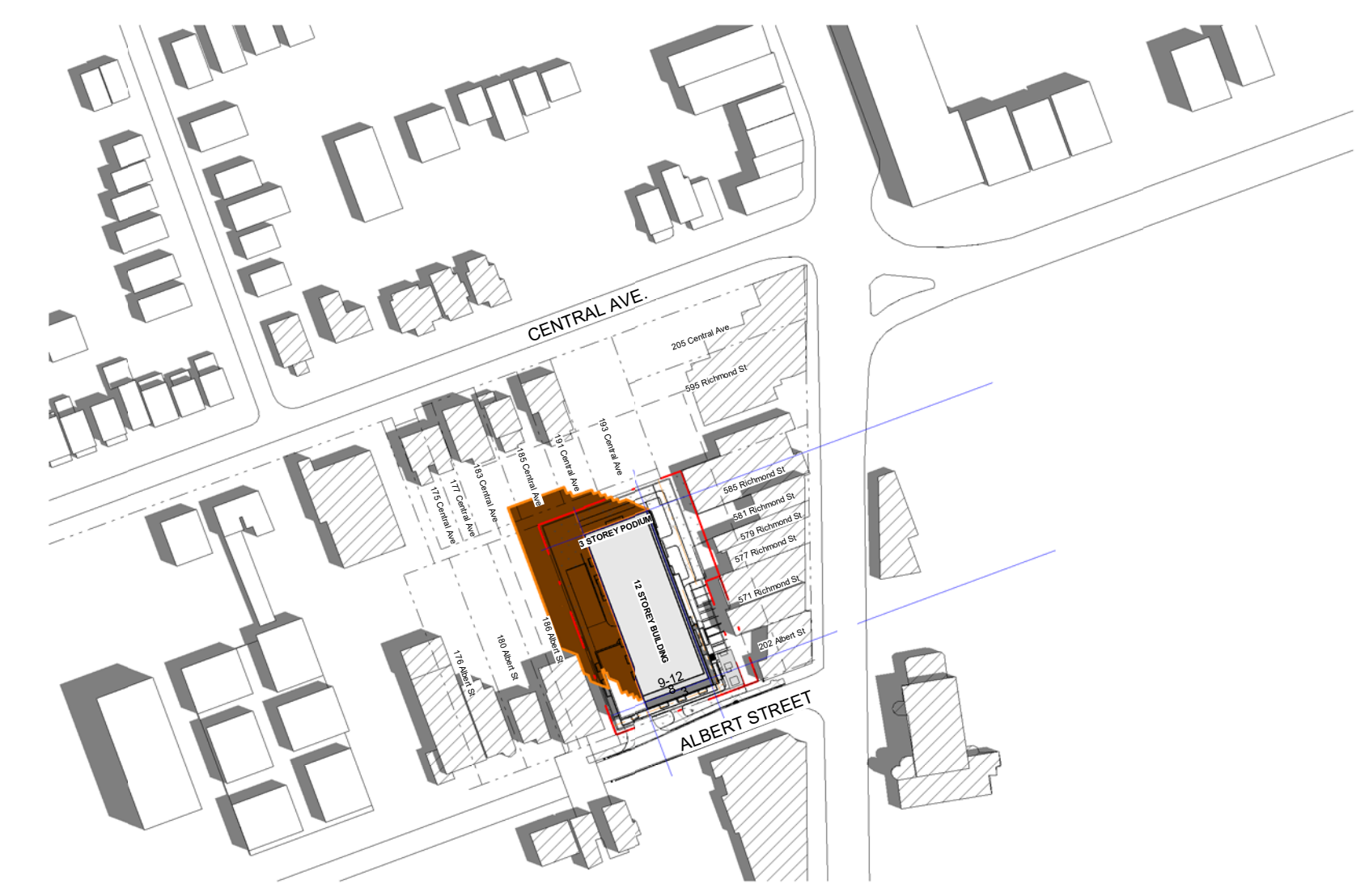
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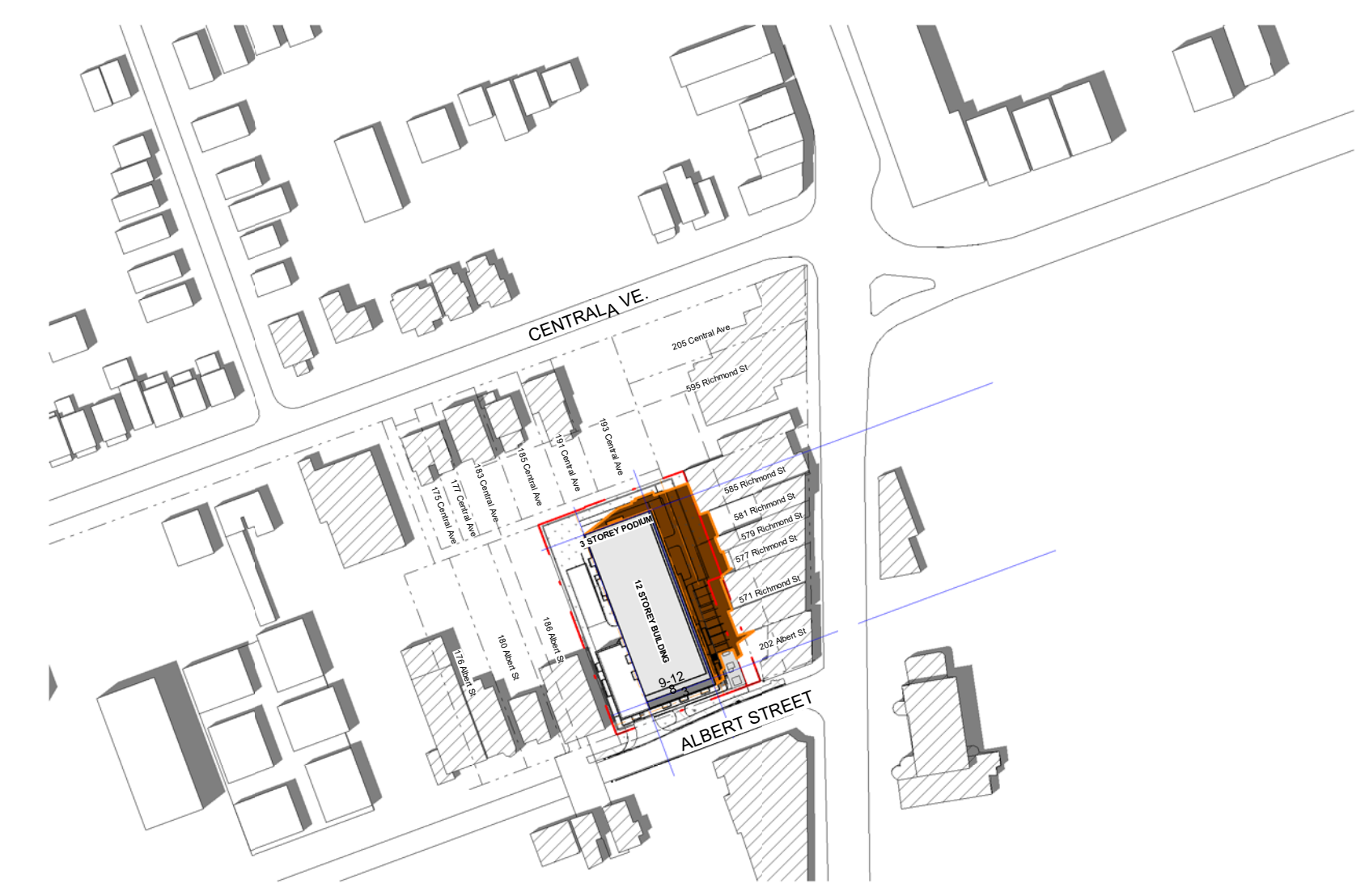
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4 JUNE 21 - 4.00 PM
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5 DECEMBER 21 - 8.00 AM
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6 DECEMBER 21 - 10.00 AM
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7 DECEMBER 21 - 2.00 PM
1:2000



8 DECEMBER 21 - 4.00 PM
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