

# Heritage Impact Assessment

192-194 Central Avenue,  
London, Ontario

Date:  
**July 24, 2023**

Prepared for:  
**Farhi Holdings Corporation**

Prepared by:  
**MacNaughton Hermsen Britton Clarkson  
Planning Limited (MHBC)**  
200-540 Bingemans Centre Drive  
Kitchener, ON N2B 3X9  
T: 519 576 3650  
F: 519 576 0121

File no. 18159AN



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PLANNING  
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ARCHITECTURE

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# Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Redshaw, MA, HE Dipl., CAHP	<i>Senior Heritage Planner</i>	Author, Research, Fieldwork
Paul Lee	<i>Technician</i>	Map Figures

# Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
DHCD	<i>Downtown (London) Heritage Conservation District</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MCM	<i>Ministry of Citizenship and Multiculturalism</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for Determining Cultural Heritage Value or Interest</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

# Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 192- 194 Central Avenue, City of London, Ontario which is situated within territory of the Mississauga, Attiwonderonk and Anishinabewaki ᐱᐅᓂᓂᐱᐅᐅᐅ. These lands are acknowledged as being associated with the following treaties (accessed from Ministry of Indigenous Affairs):

- *London Township Purchase, Treaty 6 signed on September 7, 1796*

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

## Other Acknowledgements

This HIA also acknowledges the City of London, and Western University for providing information required to complete this report as well as the North Talbot Cultural Heritage Inventory.

## Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in March 2022 by Farhi Holdings Corporation to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 192- 194 Central Avenue, City of London, Ontario (the “subject lands”) (see Appendix ‘A’). The proposed redevelopment of the subject property includes the construction of a 12 storey apartment building. This Heritage Impact Assessment determined that the properties located at 190, 191 and 204 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street and 195, 197 and 199 Hyman Street have Cultural Heritage Value or Interest as per O. Reg. 9/06 (see Section 5.0 for the Statements of cultural heritage value or interest). Furthermore, this impact assessment has concluded the following adverse impacts:

- Negligible impact of indirect obstruction of views as it relates to the kinetic views of the properties located at 190 and 204 Central Avenue and the background view of the properties along Hyman Street; and,
- Potential impact as a result of land disturbances as it relates to construction activities, particularly the two level underground parking garage which is within close proximity (2-6 metres) of excavation. There is also potential impact as a result of changes to grade and accidental damage from construction activities, equipment and material.

Alternative design options were explored including developing an increased buffer zone which results in increased setbacks, however, due to constraints of the site are not feasible. Therefore, the following mitigation and conservation measures have been provided to mitigate identified adverse impacts:

- In order to mitigate the impact on kinetic views it is recommended that there be increased step backs on the front (south) and step back along the east elevation, particularly as it relates to the building located at 204 Central Avenue;
- Completion of a Landscape Plan; the landscaping should be used as a transitional buffer between the new development and surrounding area to integrate the new building into the mature neighbourhood and conserve views. The use of tree plantings and pedestrian pathways can allow for a well-circulated and presentable environment for the new building. Vegetative wall are encourage over fencing such as board on board as it creates a softer visual transition along the north-west and east property boundaries and should be of a type that would not directly obstruct views;

- It is recommended that a Temporary Protection Plan be completed that is specific to the construction period for the properties located at 190 and 204 Central Avenue and 199 Hyman Street. This Plan is recommended to include:
  - A Vibration Monitoring Plan to determine the Zone of Influence (ZOI) and implementation thereof if warranted through the completion of the Plan;
  - A certification from a structural engineer that the footings and shoring will not damage adjacent cultural heritage resources specifically located at Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue;
  - Implementation measures to ensure that construction equipment and material not be stored a\within the immediate vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties;
  - Pre-condition assessment of buildings including the Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue, as visible from the subject lands unless otherwise authorized by adjacent land owners;
  - Hoarding Plan; and,
  - Risk Management Plan.

# 1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in March 2022 by Farhi Holdings to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 192- 194 Central Avenue, City of London, Ontario (the “subject lands”) (see Appendix ‘A’). The proposed redevelopment of the subject property includes the construction of a 12 storey apartment building with a two level parking garage. The subject lands currently consist of a public parking lot.

The subject lands are not identified on the *City of London’s Register of Cultural Heritage Resources* (2019) as containing a “listed” property or designated under Part IV or V of the *Ontario Heritage Act* (“OHA”). The subject lands are, however, adjacent to seven (7) ‘listed’ (non-designated) properties on the *City of London’s Register of Cultural Heritage Resources* (2019) located at: 190, 191, 204 and 205 Central Avenue/ 599-601 Richmond Street, 195, 197, 199 Hyman Street, London, Ontario. These properties were included in the North Talbot Cultural Heritage Inventory, London, Ontario (see Appendix ‘C’).

As per Policy 565 of the *London Plan*, the City of London requests that a Heritage Impact Assessment be completed to form part of complete planning applications required for the redevelopment of the site. The City requires that the assessment for the adjacent (both contiguous and non-contiguous) properties; the scope of work confirmed by Heritage Planning Staff.

## 1.1 Description of Subject Lands

The subject lands are located at 192- 194 Central Avenue, London, Ontario shown in Figure 1 and Appendix ‘A’ of this report. The site is located north of Central Avenue, south of Hyman Street, west of Richmond Street and east of St. George Street. Legally, the subject lands are described as Parcel 27-1, Section 33-I-328 (w) Pt Lt 27 & All Lots 28, 29 & A Plan 238 (w), Pts 1 & 5, 33r10101; T/w Row W 13470 London.

The site is currently vacant and is used to facilitate a surface parking lot and there are two vehicular entry ways to the subject lands via Central Avenue (see Photos 1 & 2).



**Figure 1**  
**Location Plan**

**192-200 Central Avenue**  
 City of London  
 Ontario

**LEGEND**

 Subject Lands

Source:  
 City of London 2022 Aerial Imagery

Date: July 2023

Scale: 1:1,500

File: 18159AN

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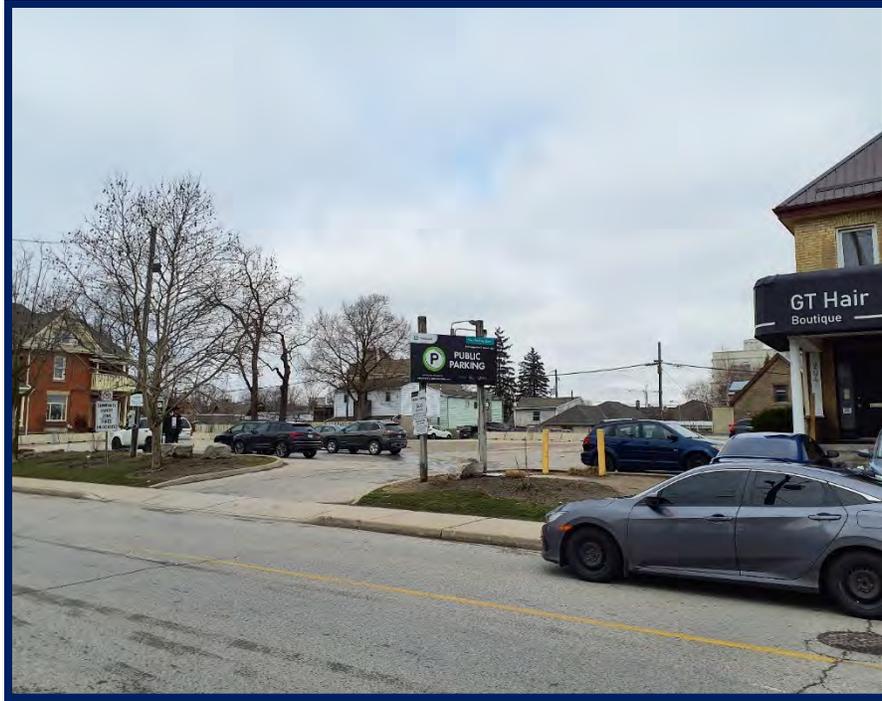
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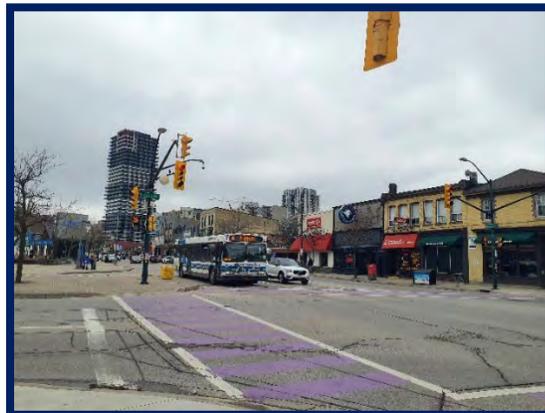
Figure 1: An aerial view of the subject lands and surrounding area; the subject lands are identifying by the red dotted line (MHBC, 2023).



Photos 1 & 2: (above) View of the subject lands looking north west from south side of Central Avenue; (below) View of subject lands looking south-east from western property line of subject lands (MHBC, 2023).

## 1.2 Description of Surrounding Area

The surrounding area includes a variety of uses ranging from commercial to residential. To the east is the commercial corridor of Richmond Street which primarily includes 2-3 storey historic commercial buildings in the immediate vicinity. The size and scale of buildings ranges from low to high-rise along this corridor which is intended for intensification. Central Avenue is mainly characterized by two storey buildings, however, is interspersed with contemporary buildings of larger scale and massing, including a 10 storey multi-residential apartment building which is to the west of the subject lands. Hyman Street to the north is primarily 1-3 storey buildings with shallow setbacks; similar to Central Avenue it includes several contemporary infill properties that contrast with the original historic character of the streetscape.



Photos 3-6: (above left) View of Central Avenue Streetscape looking eastward towards intersection of Central Avenue of Richmond Street; (above right) View of Central Avenue looking eastward towards Talbot Street; (below left) View of Hyman Street looking westwards; (below right) View of Richmond Street looking southwards with 205 Central Avenue/ 599-601 Richmond Street on the right (MHBC, 2023).

### 1.3 Heritage Status

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: *City of London's Register of Cultural Heritage Resources* (2019), *City of London's Official Plan*, the *Ontario Heritage Act Register* (Ontario Heritage Trust), the *Canadian Register of Historic Places*. Based on the review of the above mentioned databases, it was confirmed that the subject lands are adjacent to seven (7) 'listed' (non-designated) properties on the *City of London's Register of Cultural Heritage Resources* (2019) located at: 190, 191, 204 and 205 Central Avenue/ 599-601 Richmond Street, 195, 197, 199 Hyman Street, London, Ontario (see Figure 2 and Table 1.0). The property is north-west of the Downtown London Heritage Conservation District, however, the subject lands are located in the Cultural Heritage Inventory for the North Talbot Study Area which has been completed in advance of a Heritage Conservation District Study (see Appendix 'C' for inventory profiles). Section 4.0 of this report reviews the existing conditions of the adjacent listed properties and Section 5.0 provides photographs and an evaluation under the prescribed O. Reg. 9/06 to determine the properties' CHVI.

Table 1.0- Adjacent Listed Properties

No. in Figure 2	Address	Description from Municipal Heritage Register
No. 1	191 Central Avenue	1881, Italianate, added to the register on December 20, 2010
No. 2	205 Central Avenue/ 599-601 Richmond Street	N/A/, added to the register on March 27, 2018
No. 3	190 Central Avenue	c. 1907, added to the register on October 27, 2020
No. 4	204 Central Avenue	c. 1901, Queen Anne, added to the register on October 27, 2020
No. 5	195 Hyman Street	c. 1922, added to the register on October 27, 2020
No. 6	197 Hyman Street	c. 1922, added to the register on October 27, 2020
No. 7	199 Hyman Street	c. 1888, Victorian, Carriage House, added to the register on March 27, 2018



**Figure 2**  
**Heritage Map**

**192-200 Central Avenue**  
 City of London  
 Ontario

**LEGEND**

-  Subject Lands
-  Heritage Conservation Districts
-  Listed on the City of London Register of Cultural Heritage Resources
-  1 191 Central Ave
-  2 205 Central Ave
-  3 190 Central Ave
-  4 204 Central Ave
-  5 195 Hyman St
-  6 197 Hyman St
-  7 199 Hyman St

Source: City of London 2022 Aerial Imagery

Date: July 2023

Scale: 1:1,500

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## 1.4 Land Use and Zoning

The subject property is zoned R10-4, H26, OR5, D303, H26, T-70 and is intended for a variety of uses. Currently, the property is used as a surface parking lot.

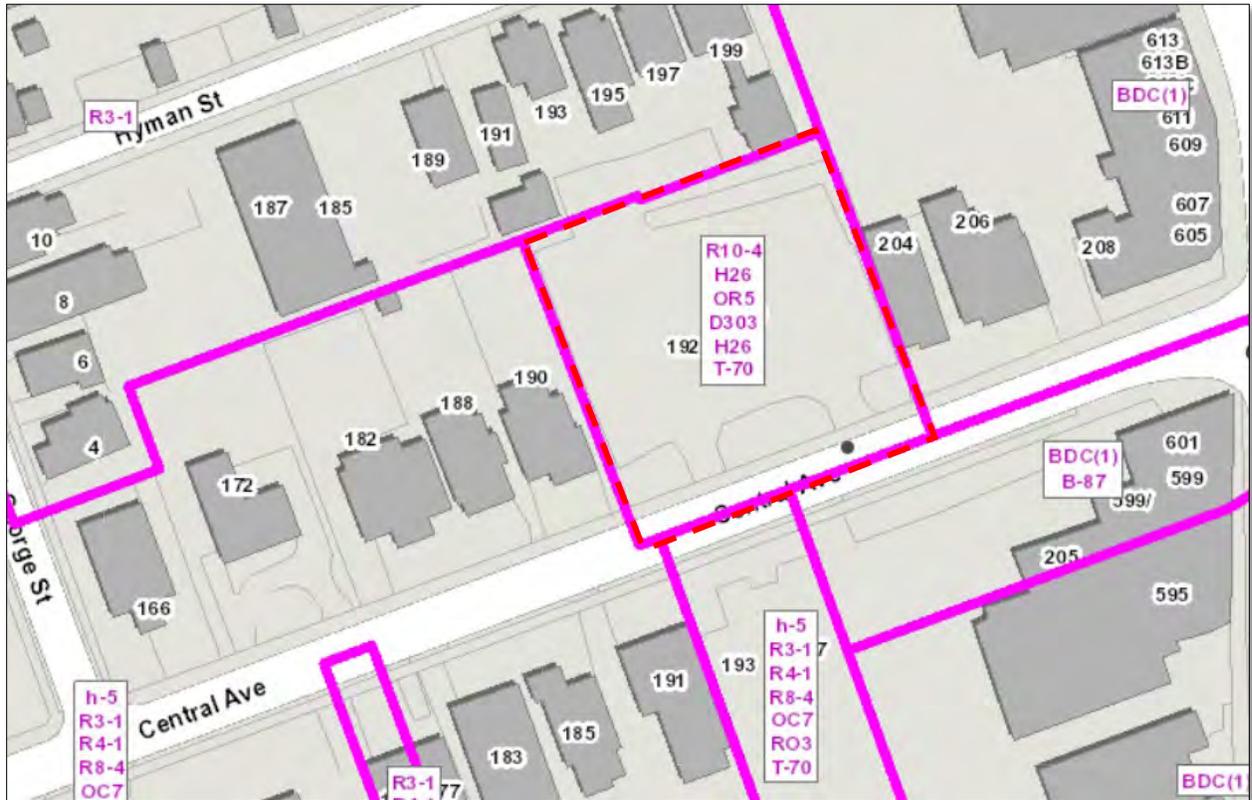


Figure 3: Excerpt from the City of London Interactive Zoning City Map; red box identifies the subject property (Source: City of London Interactive Mapping, 2023).

# 2.0 Policy Context

## 2.1 The Ontario Planning Act

The *Planning Act* includes direction relating to a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

## 2.2 Provincial Policy Statement (2020)

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

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

***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.***

The PPS defines the following terms

***Significant:*** in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

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

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

## 2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA acknowledges the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest.

## 2.4 City of London Official Plan

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

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

*character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.*

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the subject property and adjacent properties located at: 190, 191, 204 and 205 Central Avenue/ 599-601 Richmond Street, 195, 197, 199 Hyman Street, London, Ontario.

## 2.5 City of London Terms of Reference

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the *Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5* which are as follows:

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

The above-noted categories will be the method to determine the overall impact to the adjacent listed properties and their associated heritage attributes as it relates to the proposed development.

# 3.0 Historical Background

## 3.1 Indigenous Communities and Pre-Contact History

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

On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km<sup>2</sup> and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermillion” (Ministry of Indigenous Affairs, Government of Ontario).

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

## 3.2 Brief Historical Overview of the City of London

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). Thomas Talbot who accompanied Simcoe immigrated to Upper Canada upon receiving a land grant in the newly established London District in 1800 (Historic Places Canada).

It was not until more than three decades later, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020). The town expanded and by 1834 there were 1,000 residents (City of London, 2020). The Mackenzie Rebellion was the catalyst to establishing a garrison in the town which served as a military base between 1838 and 1869 in what is presently Victoria Park which is just west of the subject lands (City of London, 2020). Leading merchants such as John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).

Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town's centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running through the town, allowing for businesses to flourish with the ability to import and export more goods. In 1855, the Town of London was officially incorporated as a City (Whebell & Goodden, 2020).

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

By the First World War, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City growth slowed due to challenges posed by the Great Depression. The year 1961 marked the great annexation of London which increased its population by 60,000 residents and included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

### 3.3 Overview of Historical Context of Subject Lands and Surrounding Area

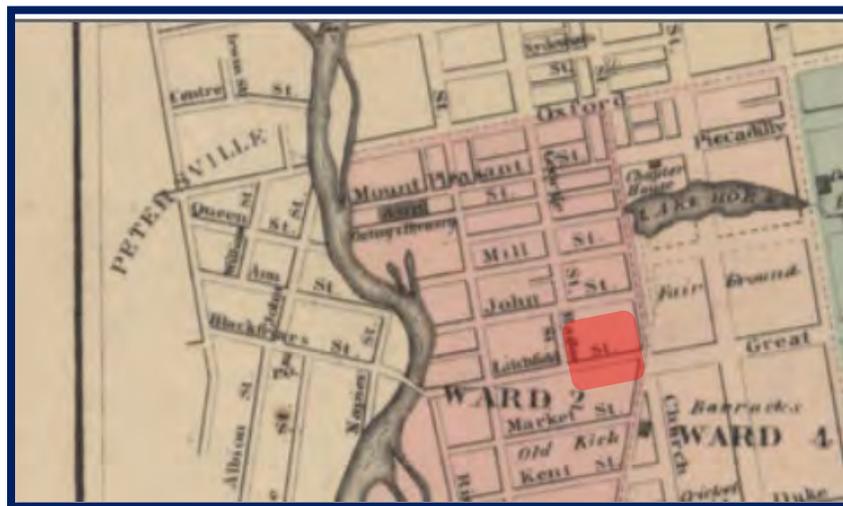
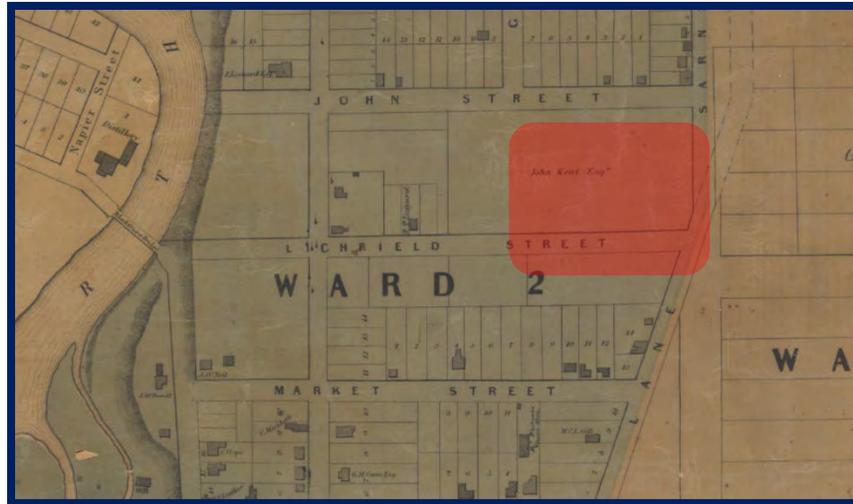
This sub-section is intended to provide a brief overview of the evolution of the historical context of the subject lands and the surrounding area. Section 5.0 of this report will provide more detailed review of the histories of each of the adjacent 'listed' (non-designated) properties.

The subject lands and the surrounding area were originally part of John Kent Farm of 1824 which is identified in the “Features of North Central London in the 1840s” map. To the immediate east of the area was the military reserve of 1838 and the reserve infantry barracks; the military reserve became the location of Crystal Palace and the fairgrounds.



Figure 4: Excerpt of an 1865 historical map showing military barracks; red circle indicates approximate location of subject lands and adjacent listed properties (Courtesy of Western University).

In 1855, the subject lands and adjacent properties were located in Ward 2 and were not surveyed into lots; the properties on the north side of Central Avenue were considered part of John Kent's Esquire's estate (see Figure 5). At the time, Central Avenue was called "Lichfield Street", although there are variations in the spelling of the street in historic records. By 1875, immediately to the east were the fairgrounds and just south of the properties, the military barracks. Also, Raglan Street was established traversing north and south between John Street and Central Avenue (formerly Lichfield Street) (Raglan Street is now a continuation of St. George Street).



Figures 5 & 6: (above) Excerpt of the 1855 Map of the City of London Canada West; (below) Excerpt of the 1875 Plan of London, Middlesex County, Ontario Map; red boxes identify approximate location of subject lands and adjacent listed properties (Courtesy of Western University).

By 1872, a Bird's Eye View depicts buildings concentrated along Richmond Street and the south side of Central Avenue (formerly Lichfield Street). The buildings along the north side of Central Avenue and in the area of current Hyman Street are limited and sporadic (see Figure 7). In the 1878 Map of the City of London and Surburbs, the subject lands are not included in a numbered lot; lots along Richmond Street and Raglan Street are represented by Lot 1-6, 12-16 (Lot 12 is currently in the ROW of Hyman Street) (see Figure 8).

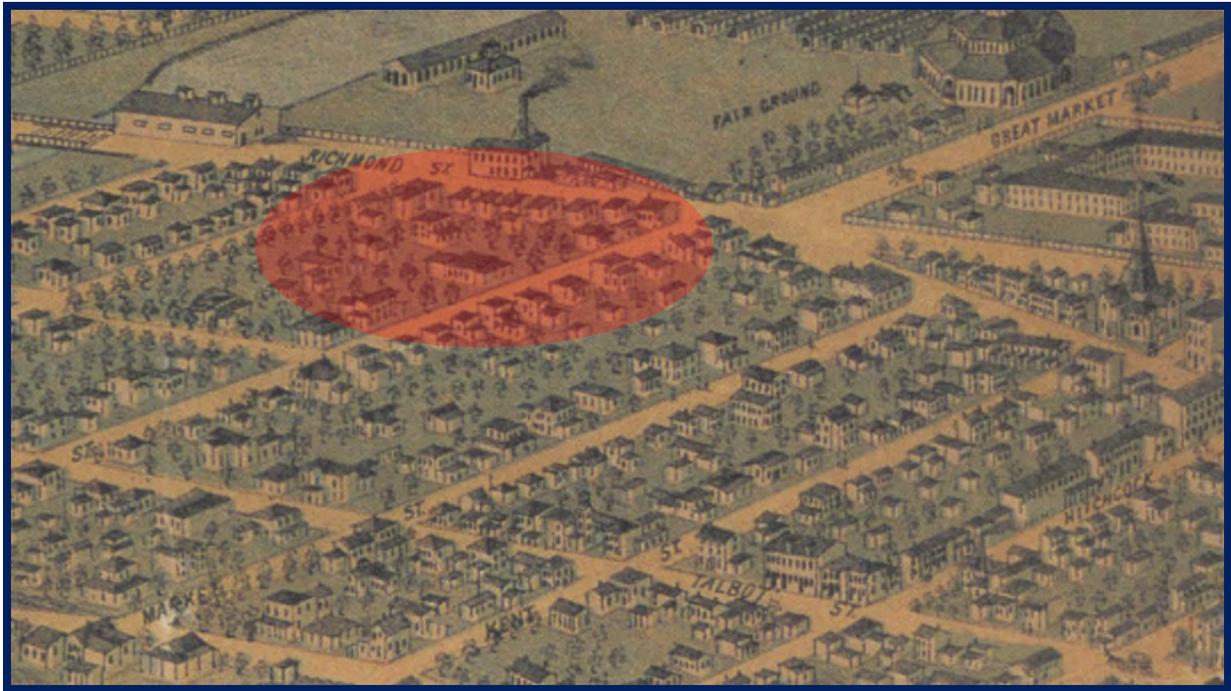


Figure 7: Excerpt from the 1872 Bird's Eye View of London, Ontario; red circle indicates the area in which the subject property are located (Courtesy of Western University Libraries).

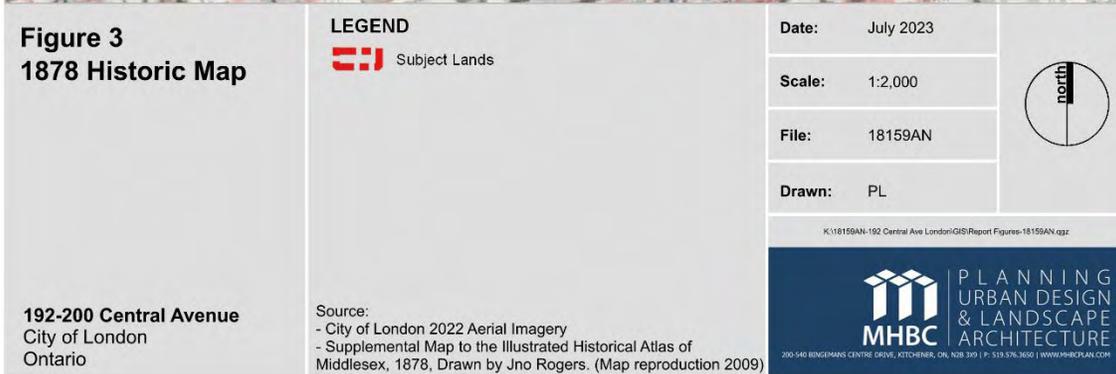
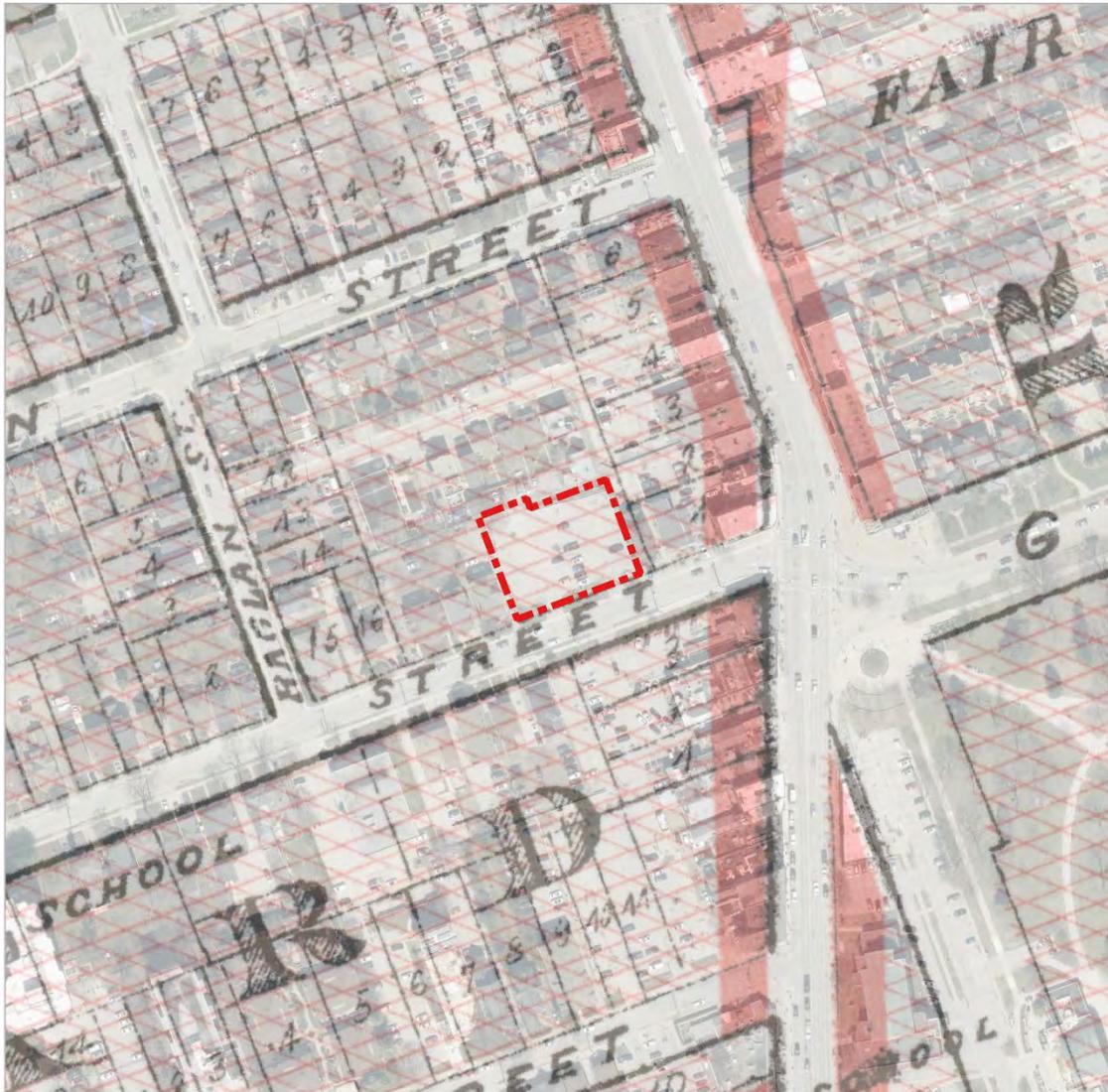
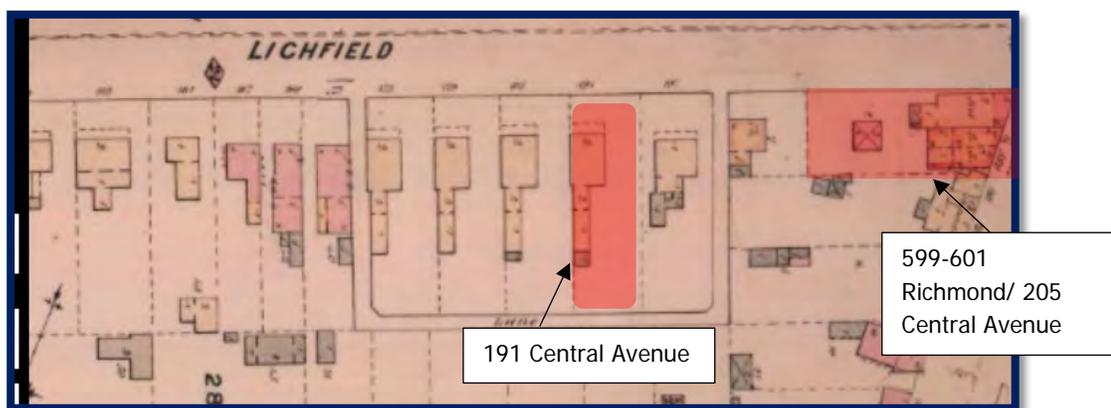
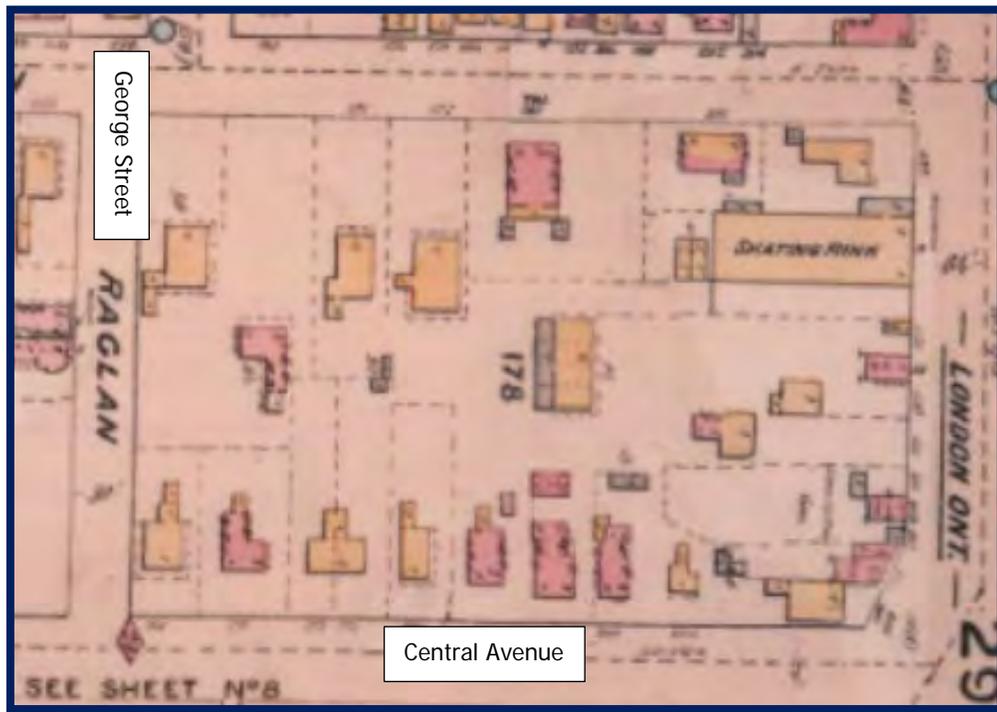


Figure 8: Overlay of Map of London and Suburbs from 1878; red dotted line identifies the subject lands (MHBC, 2023 & Courtesy of Western University Libraries).

The 1881 (revised 1888) Fire Insurance Plan demonstrates that at the time, Hyman Street had not yet been established on the west side of Richmond Street. It also demonstrates that the adjacent listed properties listed at 191 and 204 Central Avenue and 195, 197 and 199 Hyman Street were not yet constructed. A wood frame building with stone addition appears in the location of the existing Carriage House and brick buildings appear in the location of the subject lands (there are wood frame buildings in the location of 191 and 204 Central Avenue).



Figures 9 & 10: Excerpt of the 1881 revised 1888 Fire Insurance Plan; red shading identifies the presence of 191 Central Avenue and 205 Central Avenue/ 599-601 Richmond Street (Courtesy of Western University Libraries).

In the 1890 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts a concentration of buildings along Central Avenue (formerly Lichfield Street) which vary in size and massing, particularly on the north side of the street (see Figure 11). At this time, Raglan Road transitioned into George Street. The buildings located at 191 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street and possibly the Carriage House at 199 Hyman Street appear to be represented in this illustration.

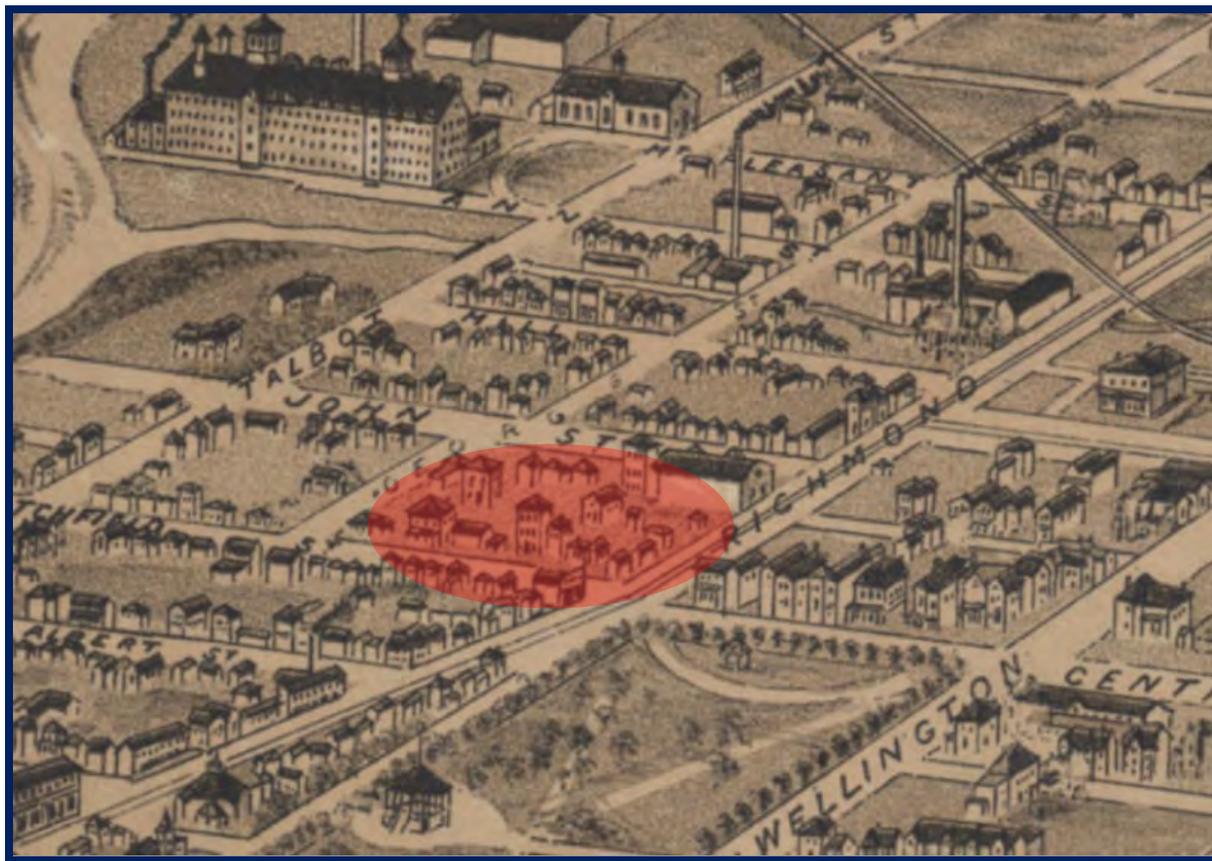


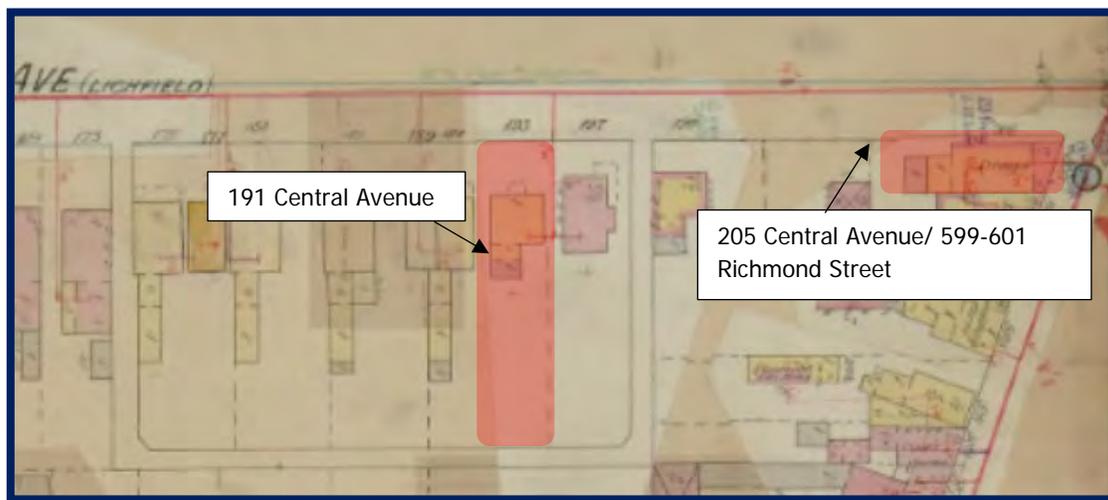
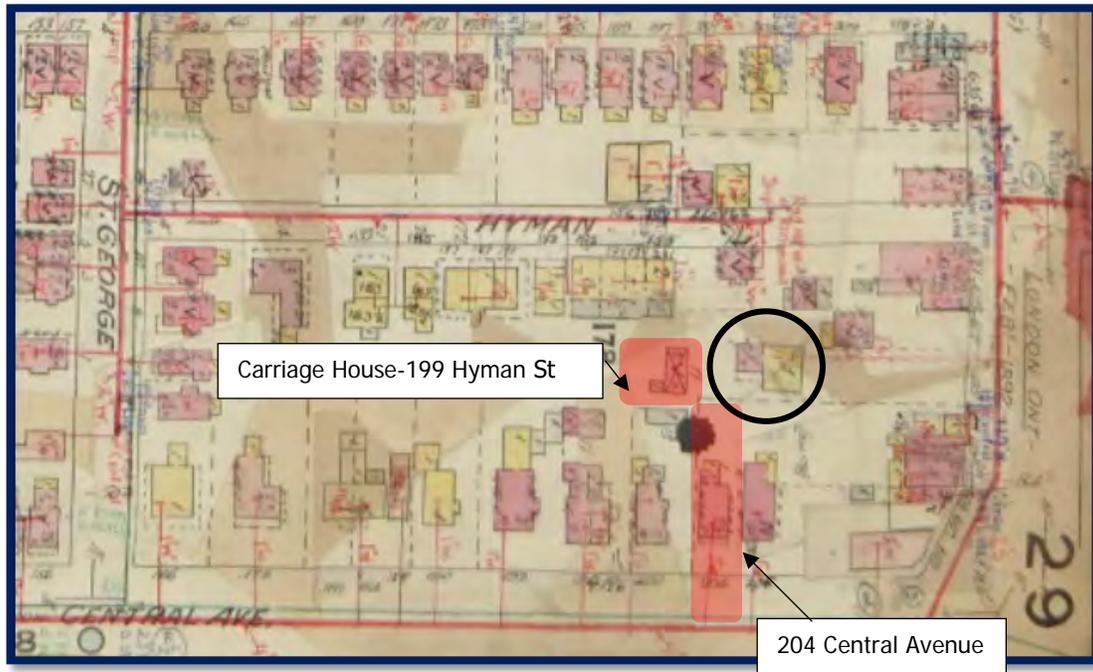
Figure 11: Excerpt of the 1893 *Bird's Eye View of London, Ontario, Canada* (Courtesy of Western University Libraries).

In the 1893 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts a concentration of buildings along either side of Central Avenue (formerly Lichfield Street). Hyman Street appears to the east which eventually extends westwards, traversing the block that includes the subject lands.

In 1898, "Lichfield Street" was replaced as an extension of Central Avenue and Hyman Street was extended westward between Richmond Street and George Street.

The 1892 (revised 1907) Fire Insurance Plan shows the existing Carriage House which is identified as a brick stable (located at 199 Hyman Street associated with 615 Richmond

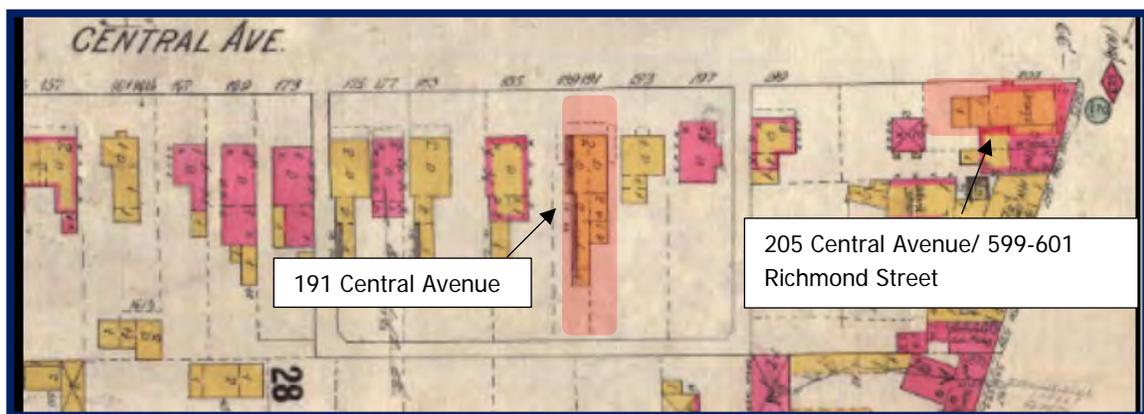
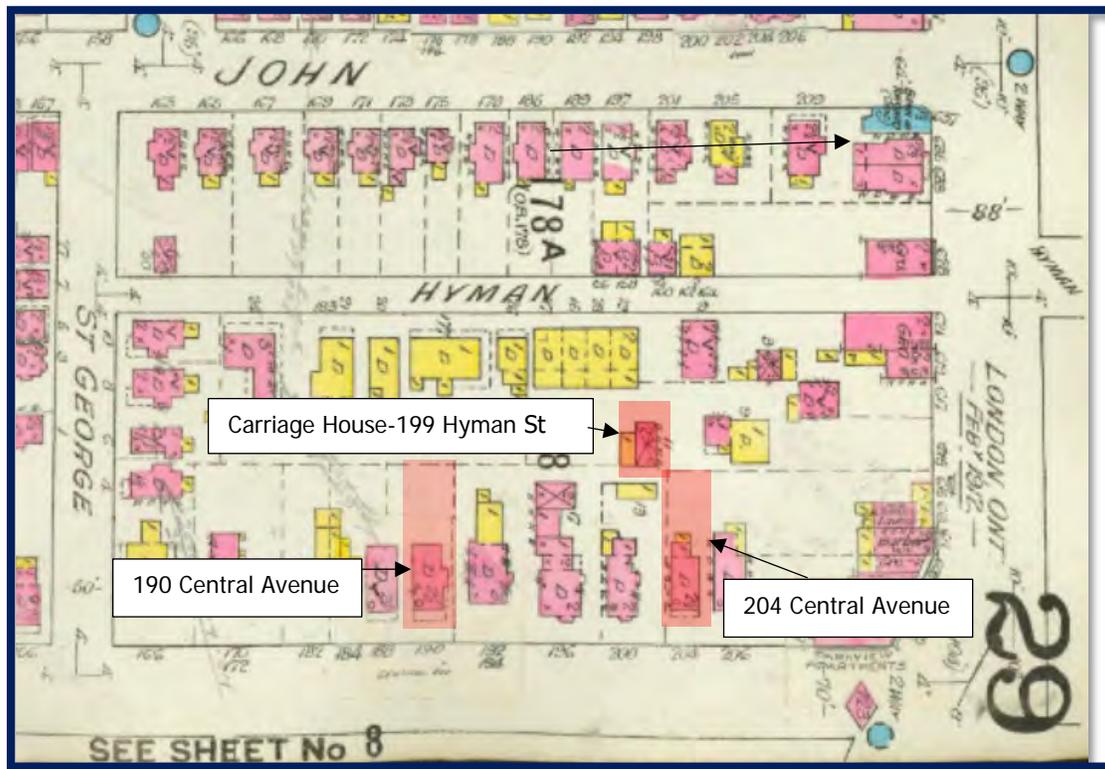
Street identified by the black circle in Figure 12), and the buildings located at 191 and 204 Central Avenue and 205 Central Avenue/ 599-601 Richmond Street are also present. Hyman Street is also represented in this Plan. A row of wood frame townhouses appear in the location of the existing 195 and 197 Hyman Street.



Figures 12 & 13: Excerpts of the 1892 revised 1907 Fire Insurance Plan; red indicates location of adjacent listed properties (Courtesy of Western University Libraries).

The 1912 (revised 1915) Fire Insurance Plan shows that between 1907 when the preceding Fire Insurance Plan was completed, and 1915, the two storey brick dwelling located at 190 Central Avenue was constructed (see Figures 14-15). By 1922, the building located at

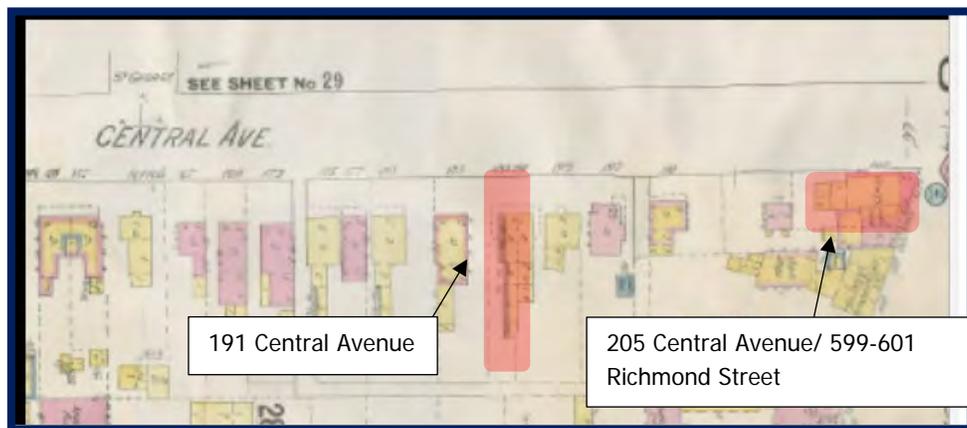
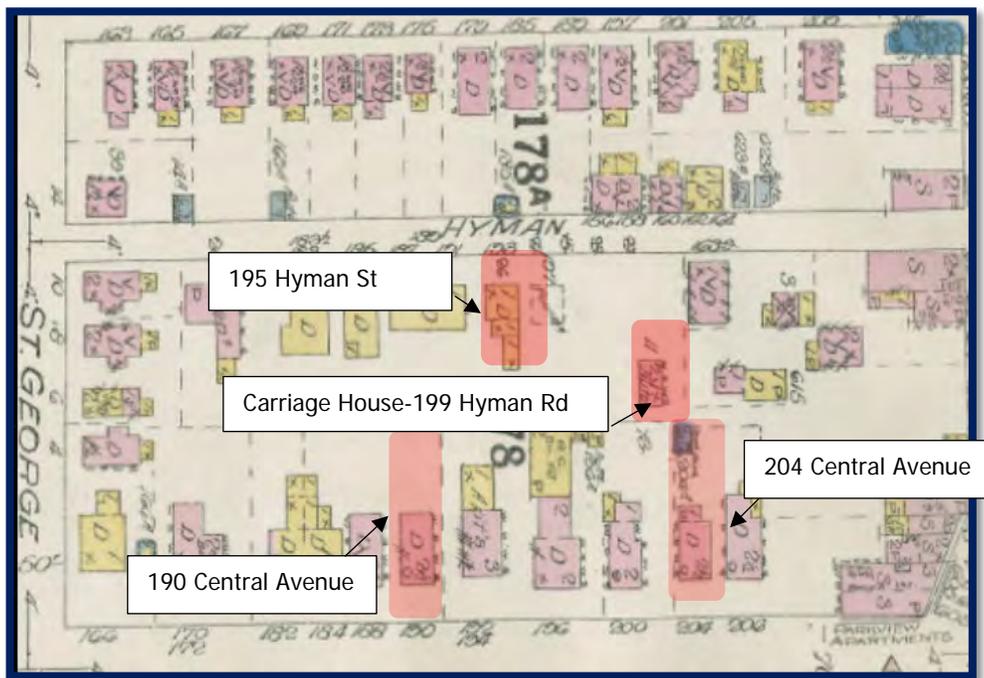
195 Hyman Street is present and the building located at 197 Hyman Street is shown undergoing construction (see Figure 14).



Figures 14 & 15: Excerpts of the 1912 revised 1915 Fire Insurance Plan; red outlined indicates location of adjacent listed properties (Courtesy of Western University Libraries).

The 1912 (revised 1922) Fire Insurance Plan shows that in 1922 the existing dwelling at 195 Hyman Street was constructed and that the existing house at 197 Hyman Street was in the process of being constructed after the removal of a row of wood frame townhouses. At

the time, Hyman Street had limited buildings on the north side. Both the north and south side of Central Avenue were developed.



Figures 16 & 17: Excerpts of the 1912 revised 1922 Fire Insurance Plan; red outlined indicates location of adjacent listed properties (Courtesy of Western University Libraries).

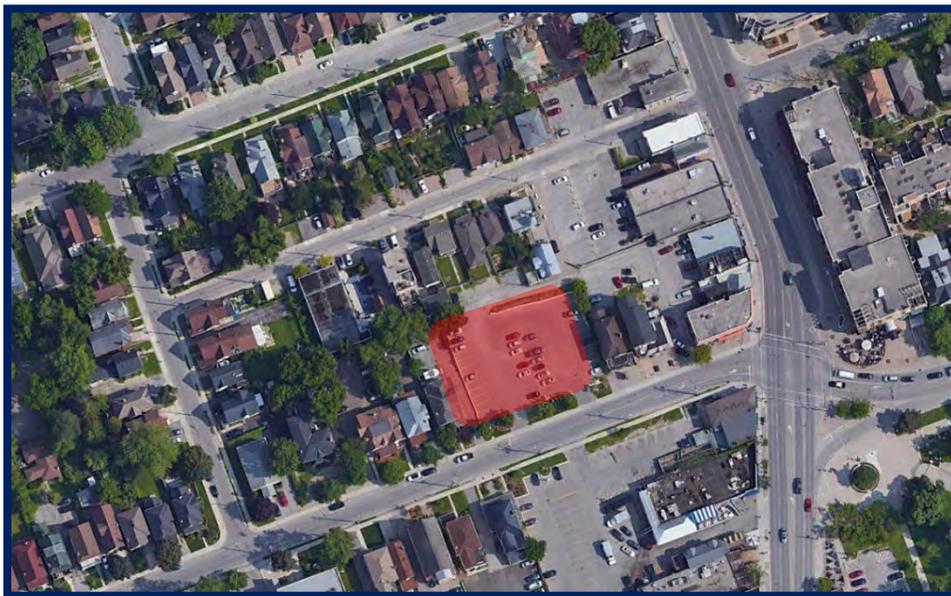
Historic aerial from 1922 and 1945 show that there was a consistent streetscape along both sides of Central Avenue. The north side of Hyman Street was limited in development as it mostly containing the rear of properties fronting John Street (which is consistent with the current streetscape). By 1945, there appears to have been trees along Central Avenue in the vicinity of the subject lands which no longer exists.



Figure 18 & 19: (above) Historical aerial from 1922 showing subject lands and surrounding area; (below) Historical aerial from 1945 showing subject lands and surrounding area; red box indicates approximate location of subject lands (Courtesy of London Air Photo Collection, Western Libraries).

In the latter half of the 20<sup>th</sup> century, there were several changes to the subject lands and surrounding area. Several buildings were removed, including the former dwellings on the subject lands (the remaining dwelling was removed between 2006 and 2015) and dwelling

associated with 199 Hyman Street (615 Richmond Street) which was removed in the 1940s-1950s.



Figures 20 & 21: (above) Aerial photograph from 2006 showing subject lands and surrounding area; (below) Aerial photograph from 2015 showing subject lands and surrounding area; red box indicates approximate location of subject lands (Source: Google Earth Pro).

# 4.0 Existing Conditions

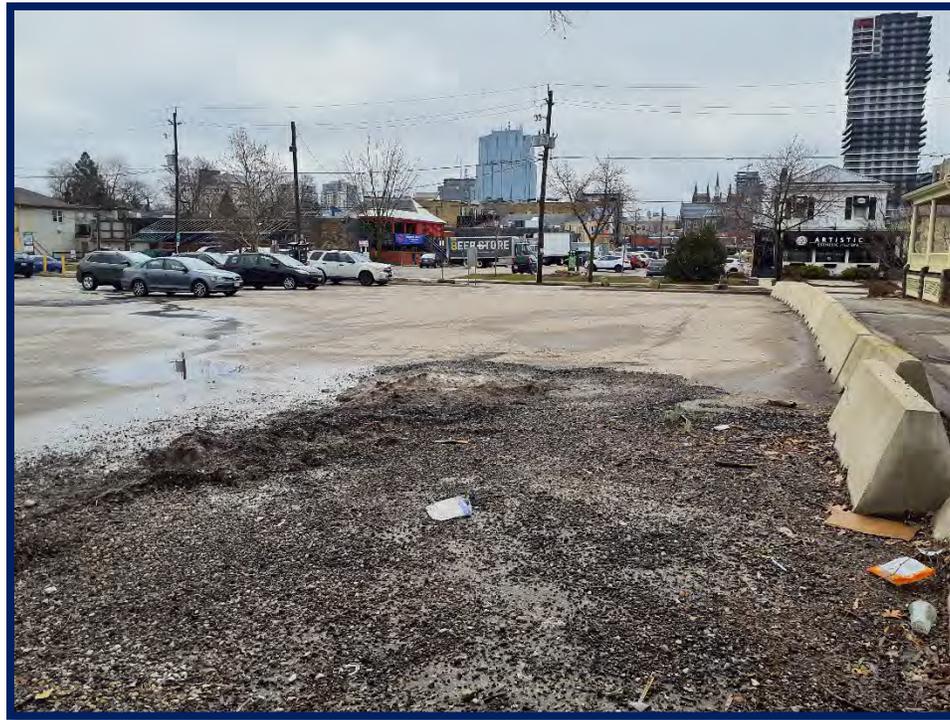
The following sub-section will describe the built features and landscape features on the subject lands and adjacent properties. A site visit was conducted by MHBC Cultural Heritage Staff on April 27, 2023.

## 4.1 192-194 Central Avenue

The subject lands are vacant and primarily comprised of asphalt surface parking and minimal vegetation. There are two vehicular entries to the subject lands off of Central Avenue. The rear of the property slopes in grade towards the rear of the properties located at 195-199 Hyman Street.



Figure 22: Aerial photograph of subject lands outlined by the red box (MHBC, 2023).



Photos 7 & 8: (above) View of subject lands looking south-east towards Central Avenue  
(below) View of subject lands looking southwards towards Central Avenue (MHBC, 2023).

## 4.2 Adjacent Properties

### 4.2.1 190 Central Avenue

The property includes a 2 ½ storey brick building with stone foundation and a cross-hipped asphalt shingled roof with prominent chimney shaft. The building includes gabled roof pitches, shingling, stone lintels and sills, a verandah with pediment roofline above the entryway. Several original features, including windows and doors, appear to be present. There is limited landscape features on-site which include a board on board fence and some low-lying plantings and coniferous trees in the front yard.



Photos 9 & 12: (above left) View of front (south) and east elevation of the building; (above right) View of front façade from the north side of Central Avenue; (below left) View of east elevation from subject lands; (below right) View of rear (north) elevation of building (MHBC, 2023).

#### 4.2.2 191 Central Avenue

The property includes a two storey building which is clad in synthetic siding with a low-pitched hipped roof clad in standing seam metal with extended eaves and original brick chimney shaft. A modern, one storey addition has been added to the front (north) and a portion of the west and east elevation; the extent of reversibility is unknown. There a landing and egress added to the west elevation and two addition on the rear (south) elevation. There are minor neo-classical details that appear to have added in the form of windows surrounds. All windows and door appear to have been replaced. There is limited landscaping with the exception of low-lying plantings along the front elevation; the remainder of the property includes surface asphalt parking.



Photos 13-15: (above left) View of front (north) of the building; (above right) View of east elevation of the building; (below) View of rear (south) elevation of building (MHBC, 2023).

#### 4.2.3 204 Central Avenue

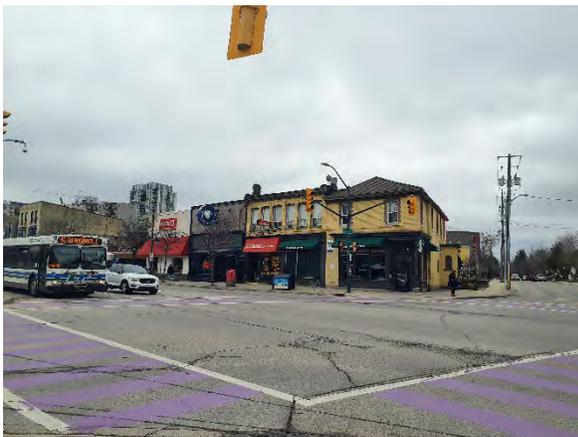
The property includes a 2 ½ storey brick building with a metal standing seam hipped roof and brick chimneys. The front elevation includes an open gabled roofline with decorative fascia and eaves. The majority of the original door and window openings appear to be present as well as some original window frames. The front elevation includes a modern addition that conceals the majority of the front elevation. There is also an original/ early addition to the rear of the building with a wood porch. There is limited landscaping elements with the exception of some low-lying planting along the east elevation; the remainder of the site is asphalt paving.



Photos 16-19: (above left) View of front (north) of the building; (above right) View of east elevation of the building; (below left) View of rear (north) elevation of the building (below right) View of rear (north) and east elevation of the building (MHBC, 2023).

#### 4.2.4 205 Central Avenue/ 599-601 Richmond Street

The property includes a two storey masonry building with dichromatic painted brick detailing. The building has a low-pitched hipped roofline with asphalt shingles. There are additions to the rear (west) of the building and a storefront along the first storey of the front of the building at the intersection of Central Avenue and Richmond Street which includes deep corncicing, dentil moulding and panelling. There is an enclosed portico entryway with platform roofline along the north elevation which includes a unique semi-arched window opening. Some of the original window and door openings remain, however, the majority of the window and door frames have been replaced. There is limited landscape features on-site with the exception of one planting by the enclosed portico on the north elevation.



Photos 20-23: (above left) Perspective view of north elevation of original building footprint; (above right) View of north elevation and storefront fronting intersection of Richmond Street and Central Avenue (below left) View of north and east elevation of the building; (below right) View of rear elevation (west) elevation of building (MHBC, 2023).

#### 4.2.5 195 Hyman Street

The property includes a one storey dwelling with low-pitched hipped roof with central hipped dormer characteristic of the American Foursquare cottage. The building includes a front porch with lean-to/ extended roofline, supported by Ionic columns. The front façade is characterized by a symmetrical entryway flanked by windows on either side of the door opening. There is limited landscaping on-site with the exception of some low-lying planting along the porch, open green space, board and board fencing.



Photo 24: View of front (north) elevation of the building (MHBC, 2023).

#### 4.2.6 197 Hyman Street

The property includes a one storey dwelling with low-pitched hipped roof with central hipped dormer characteristic of the American Foursquare cottage and brick chimney shaft. The building includes a front porch with lean-to/ extended roofline, supported by columns and stone/ pre-cast support piers and enclosed with wood. The front façade is characterized by a symmetrical entryway flanked by windows on either side of the door opening. There is limited landscaping on-site with the exception of some low-lying planting along the porch, open green space, board and board fencing.



Photo 25: View of front (north) elevation of the building (MHBC, 2023).

#### 4.2.7 199 Hyman Street (the Carriage House)

The property includes a contemporary building that was constructed c. 2005 which removed the original dwelling that was associated with the brick coach house to the rear of the property (see Figure x). The property includes a 2 ½ storey brick building which has a high-pitched gable roofline which is currently clad in metal; the roof also includes two dormers on the west elevation. There are window openings along the eastern elevation and larger opening along the first storey; the former window openings along the first storey have been filled. There is a unique chamfered corner on the south-east corner of the building. There is a human door entry on the north elevation on the second storey and larger opening on the lower storey. There is limited landscape features with the exception of a laneway that runs along the south and east elevation.



Photos 26 & 27: (left) Perspective view of south and east elevation of the Carriage House (MHBC, 2023); (right) Aerial view of location of Carriage House on 199 Hyman Street (Google Earth Pro, 2021).



Photos 28-30: (above left) Perspective view of north elevation; (above right) View of south and east elevation (below) View of south and west elevation (MHBC, 2023).

# 5.0 Evaluation of Cultural Heritage

## Resources

### 5.1 Evaluation Criteria

The determination of CHVI for potential cultural heritage resources is mandated by the provincial government through the prescribed *Ontario Regulation 9/06* ("O. Reg 9/06") which is as follows:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.'
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

Since the *More Homes Built Faster Act, 2022* has come into force, the former sub-criteria (physical/ design, historical/ associative, contextual) have been removed, however, please note that this is used in the evaluation as requested by City of London Heritage Planning

Staff. If the property meets one or more of the criteria, it may be included in the Municipal Heritage Register, however, must meet two or more criteria to be designated under the OHA.

The properties located at 190, 191, 204 Central Avenue and 195, 197, 199 Hyman Street, London, Ontario will be evaluated in this section of the report to determine Cultural Heritage Value or Interest. Please note that the property located at 205 Central Avenue/ 599-601 Richmond Street was determined to have Cultural Heritage Value or Interest ("CHVI") in a Heritage Impact Assessment completed by MHBC (December 2020 revised October 2022) and is reviewed in the following sub-section.

## 5.2 Statement of CHVI for 205 Central Avenue/ 599-601 Richmond Street

The property includes a building which is representative of the Italianate architectural style popular in the Victorian area c. 1870. Characteristics of this style include: the overhanging eaves, decorative brick window surrounds, portico with flat roof and corncicing including Roman arched window opening on eastern side of this feature.

The property can yield information as it relates to the commercial development of Richmond Row as well as the development of early circulation patterns as it relates to the trajectory of Central Avenue (formerly Litchfield) and Richmond Street. The property has been used for commercial businesses since c. 1870 and continues to operate as a commercial business today. The building can yield information as it relates to the commercial development of Richmond Row over the past 150 years. The building originally was used as a hotel, a saloon and later a grocer and exemplifies the diversity of commercial business on Richmond Row.

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

Below are the heritage attributes identified at 601 Richmond Street:

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

### 5.3 Evaluation of Adjacent, Listed Properties

The following pages include evaluation profiles for the properties located at 190, 191 and 204 Central Avenue and 195, 197 and 199 Hyman Street which provide a Statement of Cultural Heritage Value or Interest and associated heritage attributes.

# 191 Central Ave

London, Ontario



## Location



## Historical Images



1890 Bird's Eye View Courtesy of Western University



Fire Insurance Plan 1881 revised 1888  
Courtesy of Western University

## Ontario Regulation 9/06

### Physical/ Design Value

The property includes a two storey wood frame building clad in siding constructed c. 1884. The building has a low-pitched hipped roof with extended eaves. The building appears to have originally been of the Italianate architectural style, however, it has lost a significant amount of its heritage integrity by the removal of original features and other alterations. Details include: extended eaves, deep cornicing, low-pitched hipped roofline and original footprint. Several alterations have been made which have removed original features; the original verandah has been altered/ partially enclosed.

Integrity: Fair

### Historical/ Associative Value

The property's first occupant in 1884 is identified as James Reid (1884-1886) who was followed by several other occupants. Other occupants of the 19th century included: Hugh McKay (1887-1890), William Crone (1891), Mrs. Barbara Owens (1892), John Robertson (1894), John Robertson (1895-1901), Hugh McKay, who occupied the property for approximately 3 years, was a cigar manufacturer in the 19th century and founder of the McKay & Company. Later residents include the surnames: Tarn, Down, Sussex and Jakubiak

### Contextual Value

The building on the property was constructed along with three other similar building footprints and Italianate architectural styles; two of these still remain including 175-177 and 185 Central Avenue. Although the building has lost heritage integrity, the general massing, scale and form supports these adjacent buildings.

### Heritage Attributes

Original footprint, extended eaves and deep cornicing and low-pitched hipped roofline, remaining original window and door openings.

### Statement of CHVI

The property has historical associations with Hugh McKay who was a major cigar manufacturer in the City of London and the founder of the McKay & Company. The property has contextual value as it supports the character of the area, particularly due to its massing, scale and form as it relates to the buildings currently at 175-177 and 185 Central Avenue which are representative of the Italianate architectural style.

## References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Downtown London: Layer's of Time, p 118.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	191 Central Avenue
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	Yes.
viii. Physically, functionally, visually, or historically linked to its surroundings	No.
ix. Is a landmark	No.

# 190 Central Ave

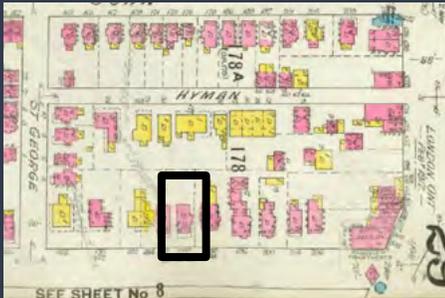
London, Ontario



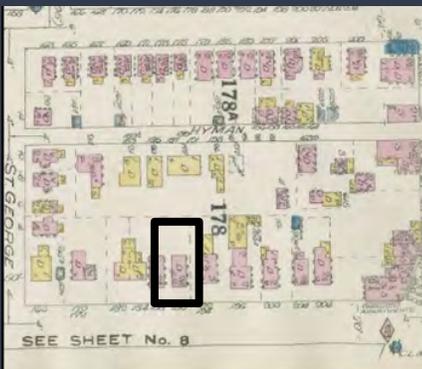
## Location



## Historical Images



Fire Insurance Plan 1912 revised 1915  
Courtesy of Western University



Fire Insurance Plan 1912 revised 1922  
Courtesy of Western University

## Ontario Regulation 9/06

### Physical/ Design Value

The property includes a two and half storey, red brick former dwelling with a cross-hipped roof and front gable. The building includes a verandah with a low hipped roof and pediment roof detail above the entryway. The building was constructed between 1907 and 1915. The building is representative of a blend of the Queen Anne Revival and Edwardian Classicism architectural styles.

Integrity: Excellent

### Historical/ Associative Value

The building was first occupied by the Cartwright Family followed by the Grant Family. By 1928, the building was used as two units; one of which was more consistently used by Clara Kilbourne into the 1930s. Clara began her career as a nurse before becoming a doctor by 1921; this may yield information as it relates to women's involvement in the medical field in the early 20th century. By the 1940s, the building had been used for multiple renters including: David Morrisson, David E Kime, Ernest Harlick, Andrew Gunesch, J. French.

### Contextual Value

The property is supportive of the late Victorian and early Edwardian architecture that is within the surrounding area.

### Heritage Attributes

Brick elevations including voussoirs, verandah with pediment detail, hipped roofline with gables including decorative shingling.

### Statement of CHVI

The property includes a building which is representative of the Queen Anne architectural style with influences of Edwardian Classicism. The property has potential to yield information as it relates to the involvement of women in the medical field due to its association with Clara Kilbourne who was a practicing medical doctor in London by 1921 and occupied a unit for her practice on the property. The property is important in supporting the character of the area as it supports the Late Victorian and Edwardian architecture in the surrounding area.

## References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	190 Central Avenue
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	Yes.
viii. Physically, functionally, visually, or historically linked to its surroundings	No.
ix. Is a landmark	No.

# 204 Central Ave

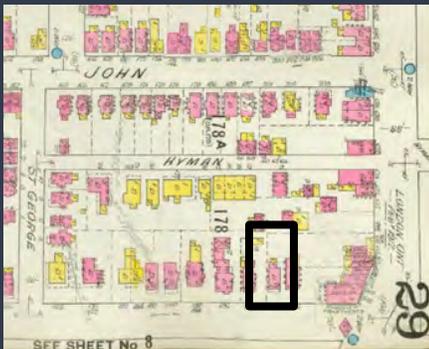
London, Ontario



## Location



## Historical Images



BFire Insurance Plan 1912 revised 1915  
Courtesy of Western University



Fire Insurance Plan 1912 revised 1922  
Courtesy of Western University

## Ontario Regulation 9/06

### Physical/ Design Value

The property includes a two and half storey buff brick former dwelling with a hipped roof and front open gable with decorative bargeboard, shingles, paired windows with arched transom window and brick voussoirs. Other details include the front entryway with transom and sidelight. The original verandah has been altered to accommodate a storefront. The building is representative of the Queen Anne Revival architectural style. The house was constructed between 1901 and 1907.

Integrity: Fair

### Historical/ Associative Value

The building on the property was constructed between 1901 and 1907 and appears in the 1907 Fire insurance Plan. In 1908, the first occupant of the property includes Mrs. C. Wren. By 1928, the property was owned by the Ward Family who owned the property into the 1950s.

### Contextual Value

The property has been disjointed from the surrounding area due to the removal of adjacent historic building stalk.

### Heritage Attributes

Brick elevations including voussoirs, decorative wood bargeboard and shingles, original window and door opening, including front entryway with transom and sidelights.

### Statement of CHVI

The property includes a building that is representative of the Queen Anne Revival architectural style.

## References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	204 Central Avenue
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	No.
viii. Physically, functionally, visually, or historically linked to its surroundings	No.
ix. Is a landmark	No.

# 195 Hyman St

## London, Ontario

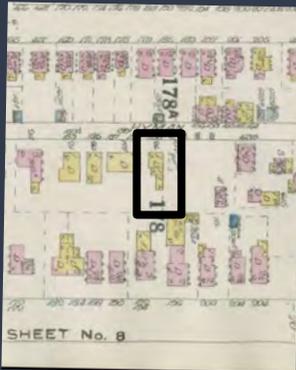
Located on north side of Ontario Street on the eastern corner of Queen Street and Ontario Street.



### Location



### Historical Images



Fire Insurance Plan 1912 revised 1922  
Courtesy of Western University



Example of Sears Catalogue Kit Home from 1921 providing a similar plan and design as property.

## Ontario Regulation 9/06

### Physical/ Design Value

The property includes a one storey wood frame dwelling clad in siding with a hipped roof and centrally placed hipped dormer constructed in 1922. The building includes a front porch with lean-to roofline as extension of the main roof structure. The building is representative of a worker's cottage (inspired by the American Foursquare architectural style). This particular house appears to be an example of a Sears Catalogue Home Kit.

Integrity: Fair

### Historical/ Associative Value

The property originally contained wood frame rowhouses which were removed and replaced by the existing house on the property among other buildings. The first resident is identified as Donald Robinson (identified as a labourer in the censuses) followed by Fred Chantler in 1924. By 1928, the owner is listed as Joseph Howes who had worked in liveries but was retired when he resided at the home. The property had several occupants throughout the years; by the late 1940s, the property was owned by the Miller Family.

### Contextual Value

The property is visually linked to the adjacent building at 197 Hyman Road which was built soon after the existing building on-site. The existing buildings on both of these property are mirrored and have a visual connection albeit alterations have been made.

### Heritage Attributes

Original building footprint, low-pitched hipped roofline, symmetrical facade and central hipped roof dormer.

### Statement of CHVI

The property includes a building that is representative of a worker's cottage with influences of the American foursquare architectural style. The property is visually linked to the adjacent building at 197 Hyman Road which was constructed around the same time as the existing building and in the same architectural style.

### References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	195 Hyman Road
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	No.
viii. Physically, functionally, <u>visually</u> , or historically linked to its surroundings	Yes.
ix. Is a landmark	No.

# 197 Hyman St

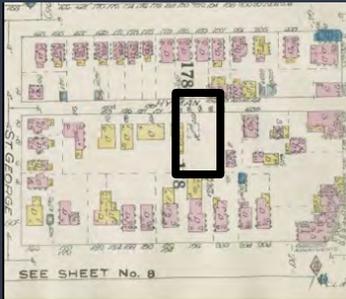
## London, Ontario



### Location



### Historical Images



Fire Insurance Plan 1912 revised 1922  
Courtesy of Western University



Example of Sears Catalogue Kit Home from 1921 providing a similar plan and design as property.

## Ontario Regulation 9/06

### Physical/ Design Value

The property includes a one storey wood frame dwelling clad in siding with a hipped roof and centrally placed hipped dormer constructed in 1922. The building includes a front porch with lean-to roofline as extension of the main roof structure. The building is representative of a worker's cottage (inspired by the American foursquare architectural style). This particular house appears to be an example of a Sears Catalogue Home Kit.

Integrity: Fair

### Historical/ Associative Value

The property originally contained a segment of wood frame rowhouses which were removed and replaced by the existing house on the property among other buildings. The first resident was Edward Johnson (identified as a labourer in the censuses). Following Johnson were several residents including: Fred Conquer, Harold Noakes and Peter Gray. By 1949, the property had two residents George Payne and Frank Aristone, who resided on the property into the 1950s.

### Contextual Value

The property is visually linked to the adjacent building at 195 Hyman Road which was built soon after the existing building on-site. The existing buildings on both of these property are mirrored and have a visual connection albeit alterations have been made.

### Heritage Attributes

Original building footprint, low-pitched hipped roofline, symmetrical facade and central hipped roof dormer.

### Statement of CHVI

The property includes a building that is representative of a worker's cottage with influences of the American foursquare architectural style. The property is visually linked to the adjacent building at 195 Hyman Road which was constructed around the same time as the existing building and in the same architectural style.

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London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

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

# 199 Hyman St

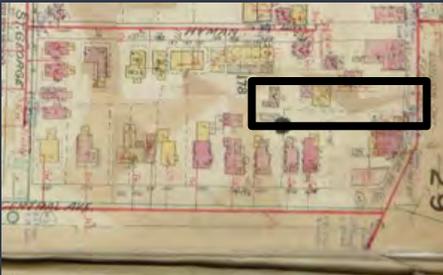
London, Ontario (Carriage House)



## Location



## Historical Images



Fire Insurance Plan 1881 revised 1888  
Courtesy of Western University



Fire Insurance Plan 1912 revised 1922  
Courtesy of Western University

## Ontario Regulation 9/06

### Physical/ Design Value

The property includes a 2 1/2 storey buff brick late Victorian Carriage House which has an open gabled roofline, a row of window openings on the second storey, including an arched window opening in the northern gable. The building is a rare example of a late Victorian Carriage House.

Integrity: Good

### Historical/ Associative Value

The property includes a Carriage House that was constructed circa 1888 and believed to be associated with a building formerly located at 615 Richmond Street which was a wood frame house with brick addition set back off of Richmond Street. The former dwelling was owned by Mrs. Mary Christie until 1907/1908 when it is identified as vacant. Other owners include: P. Howard, Thomas Allen, Thomas Beasley and Leonard Burgess. By 1924, the directories no longer list the address. The FIP of 1881 and 1888 do not show the Carriage House (only a wood frame outbuilding with stone addition is shown in the locale), however it does appear in the later 1892 revised 1907 FIP where it is identified as a stable and later as an automobile garage in the 1912 revised 1922 FIP.

### Contextual Value

The property is historically linked to the area and is one of the only remaining Victorian buildings along Hyman Road and in the immediate surrounding area.

### Heritage Attributes

Buff brick elevations, original footprint, gabled roof, remaining original window and door openings, arched window opening in the gable.

### Statement of CHVI

The property includes a building that is representative of Late Victorian architecture particularly as it relates to equestrian architecture as this is a rare example of a late Victorian carriage house in the immediate locale. The property is associated with the theme of the 19th century development of the neighbourhood and has potential to yield information as it relates to the community in the latter half of the 19th century and the evolution of transportation. The property is historically associated with the surrounding community.

## References

Library and Archives Canada. Census of Canada, 1861, 1871, 1881, 1891, 1901 1911, 1921. Ottawa, Ontario, Canada: Library and Archives Canada,

[Canada, Voters Lists, 1935-1980](#) accessed via ancestry.ca.

Fire Insurance Plans 1881 revised 1888, 1892 revised 1907, 1912 revised 1915, 1912 revised 1922.

London and Middlesex County Directory 1881-1882, 1884, 1886, 1887, 1888, 1890, 1891, 1892, 1893, 1894, 1895, 1896.

Foster's City of London and Middlesex County Directory 1897-1898, 1898-1899, 1900, 1901

Vernon Directories 1908-1970.

Ontario Regulation 9/06	199 Hyman Road
i. <u>Rare</u> , unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
iv. Direct associations with a <u>theme</u> , event, belief, person, activity, organization, institution that is significant	Yes.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii. Important in defining, maintaining or supporting the character of an area	Yes.
viii. Physically, functionally, visually, or <u>historically</u> linked to its surroundings	Yes.
ix. Is a landmark	No.

# 6.0 Description of Proposed Development

The proposed development includes the construction of a 13 storey multi-residential building with a total of 120 units. There are 77 parking spaces proposed within a two level underground parking garage and 458m<sup>2</sup> of landscaped area. The parking garage will be accessed off of Central Avenue on the western side of the subject lands. See Appendix 'B' of this report for larger versions of the site plan, elevations and renderings. The proposed building includes step backs at the 3<sup>rd</sup> and 10<sup>th</sup> floor with a variety of materials (see Figures 24-25). There is a rooftop terrace/ amenity area on the third floor above the two storey porte-cochère adjacent to 190 Central Avenue.

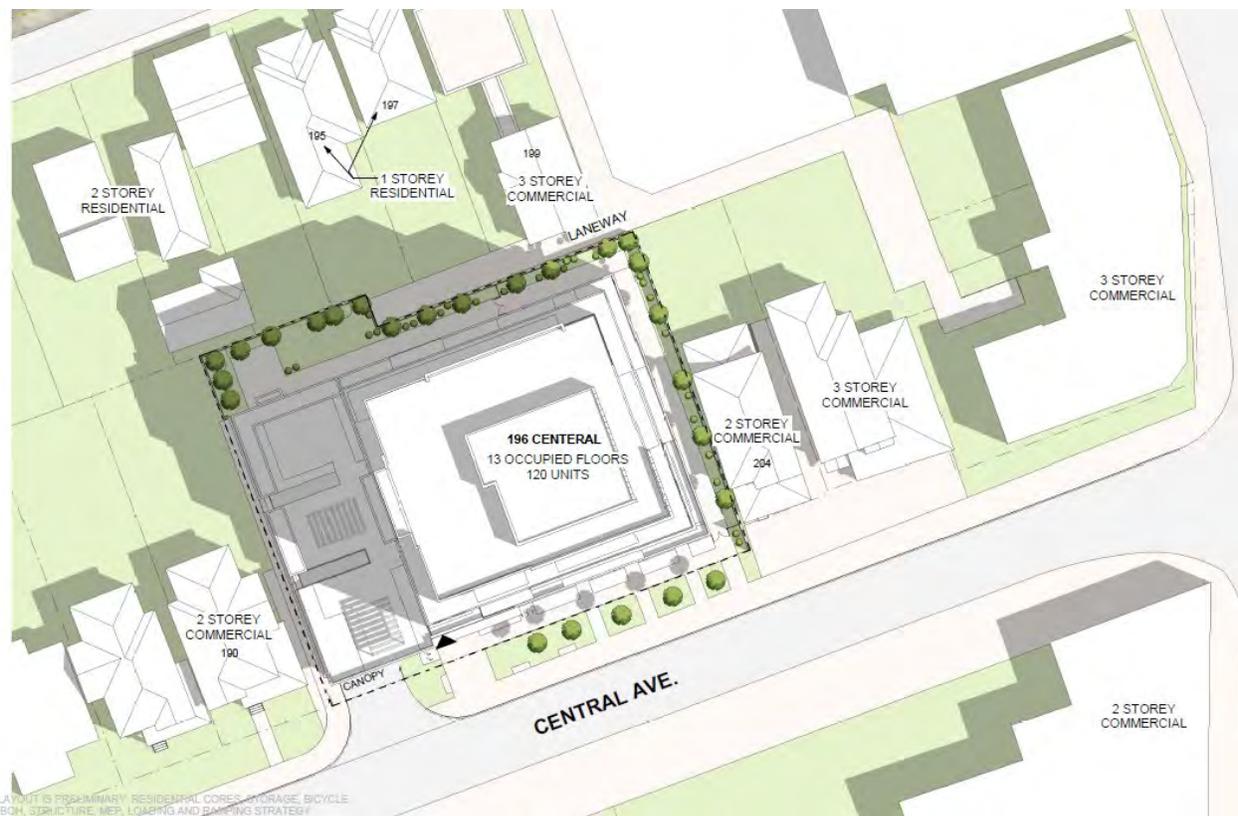


Figure 23: Proposed site plan (Source: SRM Architects Inc., 2023).



**FARHI**  
 BUSINESS CORPORATION

**NORTH ELEVATION**  
 D-32

**CENTRAL AVE**

Scale 1 : 250 FULL SIZE  
 Scale 1 : 500 HALF SIZE

Dec. 15, 2022  
 REVISION NO.0



**IRM**  
 ARCHITECTS INC.

**FARHI**  
 BUSINESS CORPORATION

**SOUTH ELEVATION**  
 D-30

**CENTRAL AVE**

Scale 1 : 250 FULL SIZE  
 Scale 1 : 500 HALF SIZE

Dec. 15, 2022  
 REVISION NO.0

Figures 24 & 25: (above) North (rear) elevation of proposed development; (below) South (front) elevation of proposed development (SRM Architects Inc., 2023).



SRM ARCHITECTS INC. FARHI HOLDINGS CORPORATION  
 EAST ELEVATION  
 D-34

CENTRAL AVE  
 Dec 15, 2022  
 REVISION NO. 6  
 Scale 1 : 250 FULL SIZE  
 Scale 1 : 500 HALF SIZE



SRM ARCHITECTS INC. FARHI HOLDINGS CORPORATION  
 WEST ELEVATION  
 D-33

CENTRAL AVE  
 Dec 15, 2022  
 REVISION NO. 6  
 Scale 1 : 250 FULL SIZE  
 Scale 1 : 500 HALF SIZE

Figures 26 & 27: (above) East elevation of proposed development; (below) West elevation of proposed development (SRM Architects Inc., 2023).



Figure 28: Coloured rendering of the proposed development (Source: SRM Architects Inc., 2023).

The following Table 2.0 identifies the proposed setbacks for the proposed redevelopment:

Table 2.0- Proposed Setbacks (Podium)

Setback	Proposed
Front Yard Setback	3m from property line 1.5m from road widening
Rear Yard Setback	3.43m
Interior Side Yard	
<i>West</i>	12.43m
<i>East</i>	3.16m

The setbacks reviewed above do not include the two storey port-cocherè structure which is approximately 2.0 metres from the building at 191 Central Avenue.

# 7.0 Impact Analysis

## 7.1 Introduction

The impacts of a proposed development or change to a cultural heritage resource may occur over a short, medium or long-term. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of impact which may be direct or indirect, beneficial or adverse. According to the Ontario Heritage Tool Kit, the following constitutes adverse impacts which may result from a proposed development:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

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

**Table 3.0- ICOMOS Scale and Severity of Change/ Impact**

Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource of significantly modified.  Changes to the setting an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different.  Change to setting of an historic building, such that is it noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

## 7.2 Impact Analysis for Adjacent Cultural Heritage Resources

The assessment of the impact of the proposed development on the adjacent properties at 190, 191, 204 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street, 195, 197 and 199 Hyman Street is addressed in Table 4.0 below.

Table 4.0 – Impact Analysis for Adjacent Cultural Heritage Resources

<b>Impact</b>	<b>Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)</b>	<b>Analysis</b>
Demolition of any, or part of any, heritage attributes or features;	None.	The redevelopment of the subject lands does not propose to demolish identified heritage attributes of the adjacent cultural heritage resources.

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.	The redevelopment of the subject lands does not propose to alter identified heritage attributes of the adjacent cultural heritage resources.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	The proposed development will result in shadows, however, they will not change the viability of identified landscape features or viability of the use of interior spaces of adjacent cultural heritage resources.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	Currently the subject lands are used as a parking lot and there is a variety of buildings, including uses and massing and scale, along the streetscape. See sub-section 7.2.1.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	Negligible.	The new construction does obstruct the kinetic view of 190 and 204 Central Avenue along Central Avenue. The close proximity to this building detracts from the three dimensional form of the buildings.  The proposed development will alter the background views of properties along Hyman Street.  See sub-section 7.2.2.
A change in land use where the change affects the property's cultural heritage value; and	None.	Currently the subject lands are vacant which creates a void in the streetscape. The use of the property for residential and commercial use is better suited with the surrounding historical and current land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns	Moderate.	There is potential for land disturbances for the built heritage resources located at 190 and 204 Central Avenue and the

that adversely affect a cultural heritage resource.		Carriage House located at 199 Hyman Street. See sub-section 7.2.3.
---	--	--

### 7.2.1 Impact of Isolation

There is some variation in massing, scale and architectural style in the immediate area of the subject lands particularly as it relates to infill properties both on Central Avenue and Hyman Street. The establishment of the surface parking lot to the west and to the south, subsequent to the removal of historic residential buildings, and contrasting commercial context of Richmond Street to the east, has isolated the property at 204 Central Avenue from its former context (see Figures 29). The historic character of the residential area commences moving westwards from 190 and 191 Central Avenue; the massing and scale of the proposed development, although significant larger in height, does not isolate the existing historic housing stalk along this stretch of Central Avenue from one another (see Figure 30). The removal of the residential building associated with the Carriage House of 199 Hyman Street (formerly associated with 615 Richmond Street) and construction of the 21<sup>st</sup> century building to the north and the establishment of the parking lot on the subject lands to the south and contrasting commercial context to the east has isolated this building from its former context, therefore, the new construction will not isolate it from its existing environment which has significantly evolved over time.

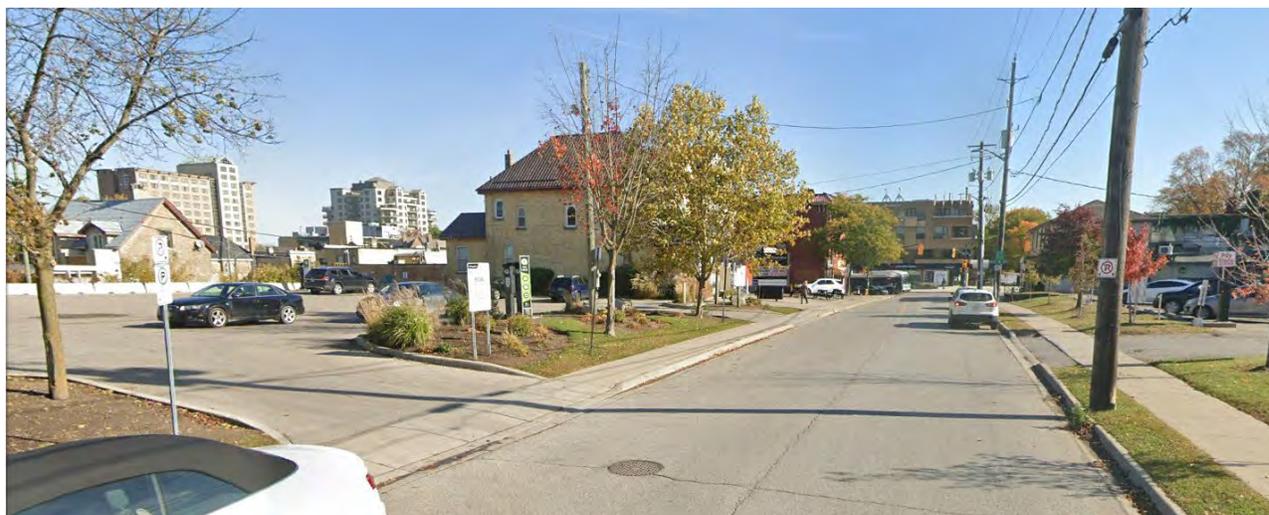


Figure 29: View of 204 Central Avenue looking eastwards towards Richmond Street in current context (Source: Google Earth Pro, 2023).

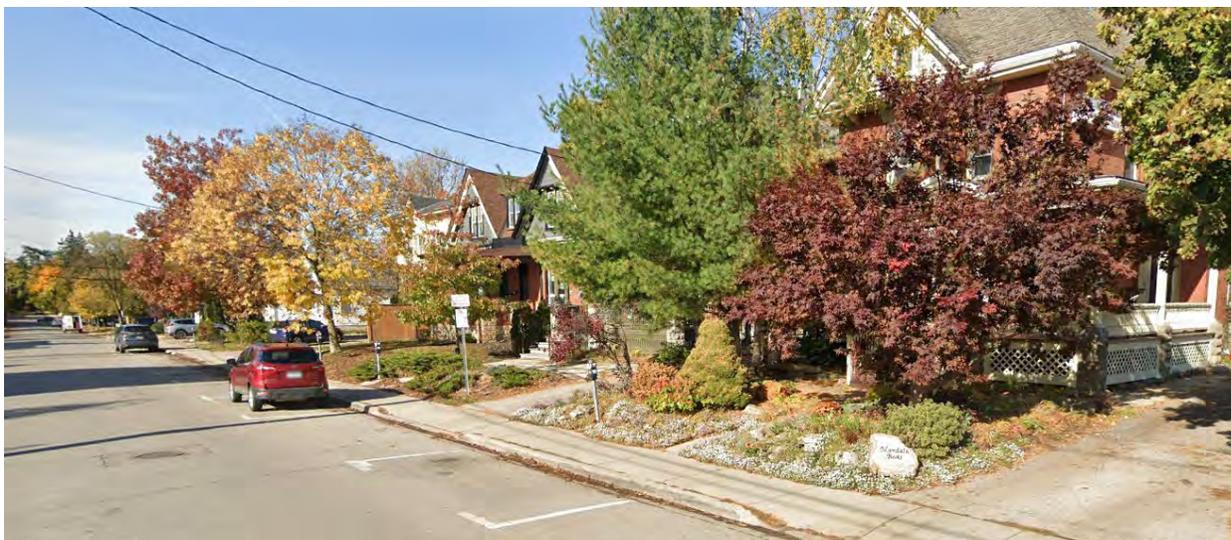


Figure 30: View of 190 Central Avenue and similar housing moving westward along Central Avenue (Source: Google Earth Pro, 2023).

### 7.2.2 Impact of Obstruction of Views

The Ontario Heritage Toolkit (2006) provided by the Ministry of Citizenship and Multiculturalism (“MCM”) acknowledges that views of heritage attributes can be components of its significant cultural heritage value. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example. A view describes a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field. Views can be either static or kinetic. Static views are those which have a fixed vantage point and view termination while kinetic views are those related to a route (such as a road or walking trail). Contrarily, a vista means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.

Due to the setbacks of the proposed development, the new construction will indirectly obstruct portions of the kinetic views of both 191 and 204 Central Avenue, particularly the east elevation of 190 Central Avenue and west elevation of 204 Central Avenue, which detract from the three dimensional form of these buildings. Although this is identified, it is considered a negligible impact as it does not negate these views. There will also be changes to the background view of 195, 197 and 199 Hyman Street, although this is not considered an obstruction of views.



Figure 31: Coloured rendering of the proposed development; red arrows identify views (Source: SRM Architects Inc., 2023).

### 7.2.3 Impact of Land Disturbances

The proposed two level underground garage is within close proximity of 190 Central Avenue (approximately 2.9 metres), 204 Central Avenue (approximately 1.5 metres) and the Carriage House at 199 Hyman Street (approximately 3.3 metres) (see Figure 32); these calculations do not include the space required for shoring. There is a change in grade to the rear of the property which will be altered for the development. There is potential that construction activity, including excavation and changes to grade, could adversely impact the above-mentioned adjacent properties.



**Figure**  
**Distances between**  
**the Adjacent**  
**Buildings and the**  
**U/G Parking**

192-200 Central Avenue  
 City of London  
 Ontario

**LEGEND**

 Subject Lands

**Notes:**  
 - Aerial Imagery: City of London Ortho Basemap - 2022  
 - Site Plan: Design Presentation, SRM Architects INC. Jul. 4, 2023

**DATE:** July, 2023

**SCALE:** 1:500

**FILE:** 18159AN

**DRAWN:** PL



K:18159AN-192 CENTRAL AVE LONDONRPTDISTANCES-UGP  
 JULY28 2023 DWG

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Figure 32: Overlay of parking garage on subject lands and approximate distance between the limits of the parking garage and the existing adjacent buildings and structures (Source: MHBC, 2023).

## Summary

The summary of adverse impacts include:

1. Negligible impact of indirect obstruction of views as it relates to the kinetic views of the properties located at 190 and 204 Central Avenue and the background view of the properties along Hyman Street; and,
2. Potential impact as a result of land disturbances as it relates to construction activities, particularly the two level underground parking garage which is within close proximity (2-6 metres) of excavation. There is also potential impact as a result of changes to grade and accidental damage from construction activities, equipment and material.

# 8.0 Alternative Development Options, Mitigation and Conservation Measures

## 8.1 Alternative Development Options

Consideration of alternative development approaches is routinely undertaken through the assessment of heritage impacts when significant adverse impacts are identified.

Alternatives can include 'do nothing' or proceed with an alternate form of development. Since impacts have been identified, the following alternative development options have been assessed:

1. Do Nothing

This would result in no development on-site and no impacts to the cultural heritage resource. This option is not encouraged as the redevelopment of the site allows for a continuous streetscape and mitigation measures can be implemented to reduce impact.

2. Develop increased buffer zone

This option explored an increased front yard setback (currently proposed at 3.0 metres), side yard and rear yard setbacks to be set back from the built heritage features located at 190 and 204 Central Avenue and the Carriage House located at 199 Hyman Street to reduce impacts on kinetic views and land disturbances. Due to constraints of the site, increased setbacks could not be pursued and therefore, mitigation measures have been provided in the following sub-section to reduce/ mitigate identified impacts.

## 8.2 Mitigation and Conservation Measures

The following sub-section provides mitigation and conservation measures as it relates to the proposed development:

- In order to mitigate the impact on kinetic views it is recommended that there be increased step backs on the front (south) and step back along the east elevation, particularly as it relates to the building located at 204 Central Avenue;
- Completion of a Landscape Plan; the landscaping should be used as a transitional buffer between the new development and surrounding area to integrate the new

building into the mature neighbourhood and conserve views. The use of tree plantings and pedestrian pathways can allow for a well-circulated and presentable environment for the new building. Vegetative wall are encourage over fencing such as board on board as it creates a softer visual transition along the north-west and east property boundaries and should be of a type that would not directly obstruct views; and,

- It is recommended that a Temporary Protection Plan be completed that is specific to the construction period for the properties located at 190 and 204 Central Avenue and 199 Hyman Street. This Plan is recommended to include:
  - A Vibration Monitoring Plan to determine the Zone of Influence (ZOI) and implementation thereof if warranted through the completion of the Plan;
  - A certification from a structural engineer that the footings and shoring will not damage adjacent cultural heritage resources specifically located at Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue;
  - Implementation measures to ensure that construction equipment and material not be stored a\within the immediate vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties;
  - Pre-condition assessment of buildings including the Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue, as visible from the subject lands unless otherwise authorized by adjacent land owners;
  - Hoarding Plan; and,
  - Risk Management Plan.

# 9.0 Conclusions & Recommendations

This Heritage Impact Assessment determined that the properties located at 190, 191 and 204 Central Avenue, 205 Central Avenue/ 599-601 Richmond Street and 195, 197 and 199 Hyman Street have Cultural Heritage Value or Interest as per O. Reg. 9/06 (see Section 5.0 for the Statements of cultural heritage value or interest). Furthermore, this impact assessment has concluded the following adverse impacts:

- Negligible impact of indirect obstruction of views as it relates to the kinetic views of the properties located at 190 and 204 Central Avenue and the background view of the properties along Hyman Street; and,
- Potential impact as a result of land disturbances as it relates to construction activities, particularly the two level underground parking garage which is within close proximity (2-6 metres) of excavation. There is also potential impact as a result of changes to grade and accidental damage from construction activities, equipment and material.

Alternative design options were explored including developing an increased buffer zone which results in increased setbacks, however, due to constraints of the site are not feasible. Therefore, the following mitigation and conservation measures have been provided to mitigate identified adverse impacts:

- In order to mitigate the impact on kinetic views it is recommended that there be increased step backs on the front (south) and step back along the east elevation, particularly as it relates to the building located at 204 Central Avenue;
- Completion of a Landscape Plan; the landscaping should be used as a transitional buffer between the new development and surrounding area to integrate the new building into the mature neighbourhood and conserve views. The use of tree plantings and pedestrian pathways can allow for a well-circulated and presentable environment for the new building. Vegetative wall are encourage over fencing such as board on board as it creates a softer visual transition along the north-west and east property boundaries and should be of a type that would not directly obstruct views; and,

- It is recommended that a Temporary Protection Plan be completed that is specific to the construction period for the properties located at 190 and 204 Central Avenue and 199 Hyman Street. This Plan is recommended to include:
  - A Vibration Monitoring Plan to determine the Zone of Influence (ZOI) and implementation thereof if warranted through the completion of the Plan;
  - A certification from a structural engineer that the footings and shoring will not damage adjacent cultural heritage resources specifically located at Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue;
  - Implementation measures to ensure that construction equipment and material not be stored a\within the immediate vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties;
  - Pre-condition assessment of buildings including the Carriage House located at 199 Hyman Street, the existing buildings located at 190 and 204 Central Avenue, as visible from the subject lands unless otherwise authorized by adjacent land owners;
  - Hoarding Plan; and,
  - Risk Management Plan.



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# Appendix A

## Maps



**Figure 1  
Location Plan**

**LEGEND**

 Subject Lands

**Date:** July 2023

**Scale:** 1:1,500

**File:** 18159AN

**Drawn:** PL



K:\18159AN-192 Central Ave London\GIS\Report Figures-18159AN.ggz

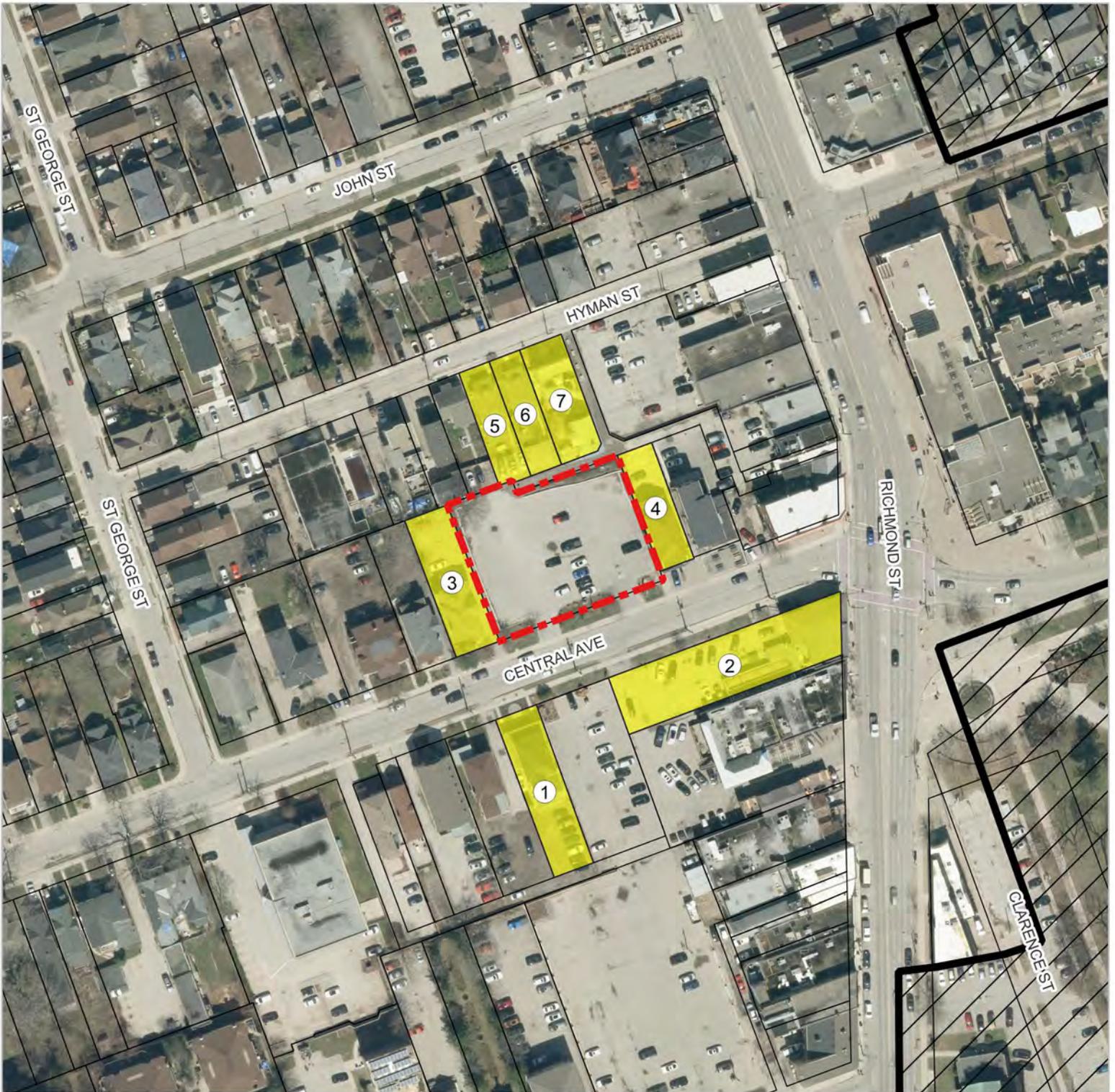
**192-200 Central Avenue**  
City of London  
Ontario

Source:  
City of London 2022 Aerial Imagery



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGHAM'S CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM



**Figure 2  
Heritage Map**

**192-200 Central Avenue**  
City of London  
Ontario

**LEGEND**

-  Subject Lands
-  Heritage Conservation Districts
-  Listed on the City of London Register of Cultural Heritage Resources
-  191 Central Ave
-  205 Central Ave
-  190 Central Ave
-  204 Central Ave
-  195 Hyman St
-  197 Hyman St
-  199 Hyman St

Source: City of London 2022 Aerial Imagery

Date: July 2023

Scale: 1:1,500

File: 18159AN

Drawn: PL

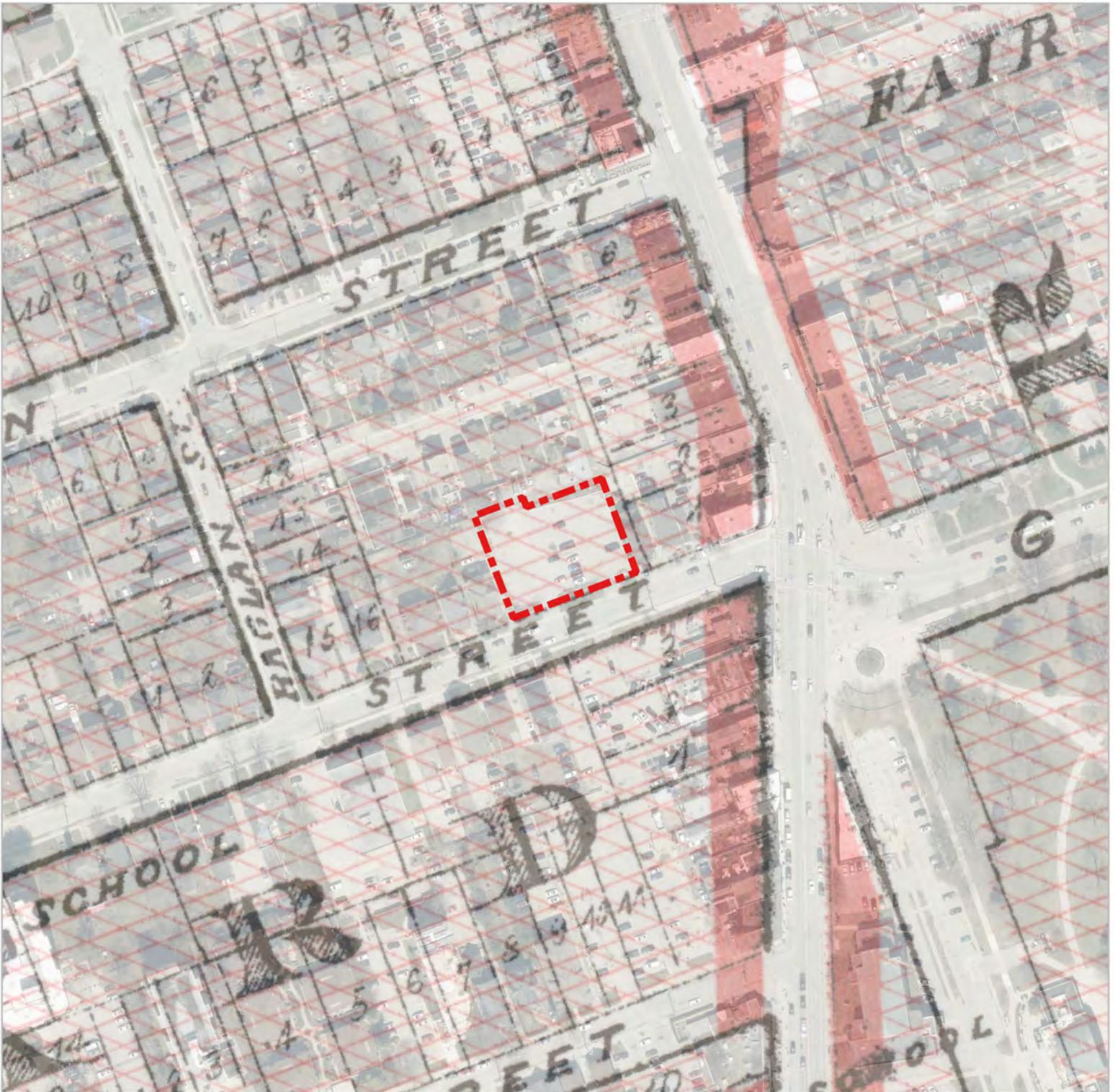


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200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM



**Figure 3**  
**1878 Historic Map**

**LEGEND**

 Subject Lands

**Date:** July 2023

**Scale:** 1:2,000

**File:** 18159AN

**Drawn:** PL



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**192-200 Central Avenue**  
City of London  
Ontario

Source:  
- City of London 2022 Aerial Imagery  
- Supplemental Map to the Illustrated Historical Atlas of Middlesex, 1878, Drawn by Jno Rogers. (Map reproduction 2009)



**PLANNING  
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200-540 BINGHAM'S CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM



NOTES: PRELIMINARY RESIDENTIAL CORES, STORAGE, BICYCLE STRUCTURE, MEP, LOADING AND RAMPING STRATEGY FOR ANALYSIS AND DEVELOPMENT

## Figure Site Plan

### LEGEND

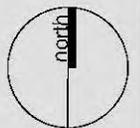
 Subject Lands

DATE: April, 2023

SCALE: 1:500

FILE: 18159AN

DRAWN: PL



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**192-200 Central Avenue**  
City of London  
Ontario

### Notes:

- Aerial Imagery: City of London Ortho Basemap - 2022
- Site Plan: Design Presentation, SRM Architects INC. Dec. 15, 2022

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



**Figure**  
**Distances between**  
**the Adjacent**  
**Buildings and the**  
**U/G Parking**

**LEGEND**

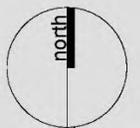
 Subject Lands

**DATE:** July, 2023

**SCALE:** 1:500

**FILE:** 18159AN

**DRAWN:** PL



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 JULY26 2023.DWG

192-200 Central Avenue  
 City of London  
 Ontario

**Notes:**

- Aerial Imagery: City of London Ortho Basemap - 2022
- Site Plan: Design Presentation, SRM Architects INC. Jul. 4, 2023

**MHBC** PLANNING  
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 ARCHITECTURE  
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
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# Appendix B

## Site Plan, Elevations and Renderings



**DRAWING LIST**

Sheet Number	Sheet Name	Current Revision
SP0-00	COVER PAGE	
SP0-01	TOPOGRAPHIC SURVEY PLAN	1
SP0-02	PERSPECTIVE VIEWS	1
SP0-03	PERSPECTIVE VIEWS	1
SP0-04	CONTEXT PLAN	1
SP0-05	BUILDING STATISTICS SUMMARY	1
SP0-07	SITE PLAN	1
SP0-09	LEVEL 01 WITH SITE	1
SP0-10	TRUCK MANEUVERING PLAN	1
SP1-01	LEVEL 01 FLOOR PLAN	1
SP1-02	LEVEL 02 FLOOR PLAN	1
SP1-03	LEVEL 03 FLOOR PLAN	1
SP1-04	LEVEL 04 FLOOR PLAN	1
SP1-05	LEVEL 05 FLOOR PLAN	1
SP1-06	LEVEL 06 FLOOR PLAN	1
SP1-08	LEVEL 10 FLOOR PLAN	1
SP1-09	LEVEL 11-13 FLOOR PLAN	1
SP1-10	MECHANICAL FLOOR PLAN	1
SP1-11	ROOF PLAN	1
SP1-P1	LEVEL P1 FLOOR PLAN	1
SP1-P2	LEVEL P2 FLOOR PLAN	1
SP4-00	BUILDING ELEVATION EAST	1
SP4-01	BUILDING ELEVATION NORTH	1
SP4-02	BUILDING ELEVATION SOUTH	1
SP4-03	BUILDING ELEVATION WEST	1
SP4-04	BUILDING SECTION 1	1
SP4-05	BUILDING SECTION 2	1
SP4-06	BUILDING SECTION 3	1
SP4-07	BUILDING SECTION 4	1
SP4-08	BUILDING SECTION 5	1

192-196 Central ave., London, Ontario

ISSUED FOR REZONING SUBMISSION

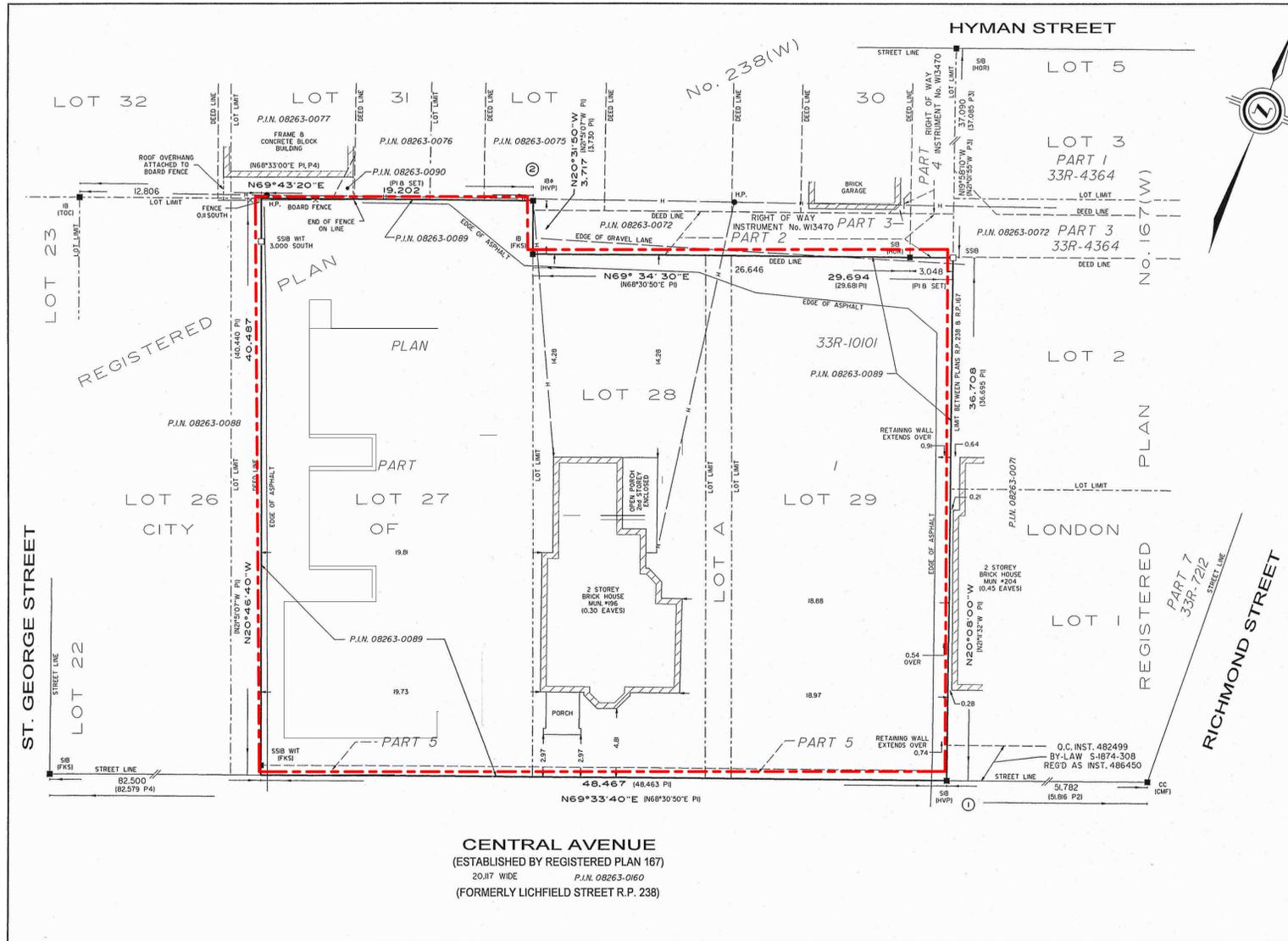
22084 |

**ARCHITECT**

SRM Architects Inc.  
39 Advance Rd  
Toronto, Ontario, M8Z 2S6  
T: 509.891.0691

**SRM**<sup>↗</sup>  
architects+  
urban\*designers

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised 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 judgment in light of the information available to him at the time of preparation and is not to be relied upon as a basis for any action. 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. C:\Users\AGregori\Desktop\22084 - Construction Drawings\_01.dwg



**METRIC.** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM STATION No. 028942060 AND STATION No. 028941070 AND ARE REFERRED TO CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

STATION	NORTHING	EASTING
028942060	4759997.674	4802018.7
028941070	4758931.597	47950173
1	4759789.428	479495.483
2	4759816.999	479453.735

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999565. THIS DIGITAL FILE IS PREPARED USING GRID CO-ORDINATES.

DIGITAL SCALING OF THIS PLAN IS TO GROUND LEVEL AND CONFORMS TO THE GRID COORDINATES AT THE POINT LABELLED ON THE DRAWING AS ① TO CONVERT THE PLAN TO GRID SCALE, THE DRAWING MUST BE SCALED BY A FACTOR OF 0.999565 ABOUT POINT ①.

**PART B**

**SURVEY REPORT**  
DATE: November 20, 2005 David Bianchi

- THIS REPORT DOES NOT CERTIFY ZONING COMPLIANCE.
- SITUATE ON THE PARCEL IS A 2 STOREY BRICK HOUSE.
- NOTE THE LOCATION OF THE FENCE ALONG THE NORTH LIMIT OF THE PARCEL.
- THE PARCEL IS TOGETHER WITH A RIGHT OF WAY IN INSTRUMENT No. W13470 OVER PARTS 2, 3 AND 4, PLAN 33R-10101.
- NOTE THE POSITION OF THE AIR CONDITIONER ALONG THE EASTERLY LIMIT. THE AIR CONDITIONER EXTENDS OVER THE PROPERTY LIMIT BY 0.54m.
- NOTE THE POSITION OF THE RETAINING WALL ALONG THE EAST LIMIT WHICH EXTENDS OVER THE EAST PROPERTY LINE 0.91m TO THE NORTH AND 0.74m TO THE SOUTH.
- NOTE THE POSITION OF THE EAVES ALONG THE EAST LIMIT WHICH EXTEND OVER THE PROPERTY LIMIT BY 0.24m AT THE NORTH BUILDING CORNER AND 0.17m AT THE SOUTH BUILDING CORNER.
- NOTE THE POSITION OF THE GRAVEL LANE AT THE NORTHEAST CORNER OF THE PROPERTY.
- NOTE THE LOCATION OF THE AERIAL UTILITY WIRE CROSSING THE PARCEL ALONG THE NORTH LIMIT.

**SURVEYOR'S REAL PROPERTY REPORT**

**PART A**  
PLAN OF PART OF LOT 27 AND ALL OF LOTS 28, A & 29 REGISTERED PLAN No. 238(W) BEING PARTS 1 & 5, PLAN 33R-10101 IN THE CITY OF LONDON COUNTY OF MIDDLESEX SCALE 1:200

2005 ARCHIBALD, GRAY & MCKAY LTD. ONTARIO LAND SURVEYORS

**NOTES & LEGEND**

- DENOTES MONUMENTATION FOUND
- DENOTES MONUMENTATION PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IB\* DENOTES ROUND IRON BAR
- CC DENOTES CUT GROSS
- (WIT) DENOTES WITNESS
- (AGM) DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
- (HORI) DENOTES HOLSTEAD & REDMOND LTD., O.L.S.'s
- (FKS) DENOTES FARCOMB, KIRKPATRICK & STIRLING SURVEYING LTD., O.L.S.'s
- (HVP) DENOTES H.L. VAN PELT, O.L.S.'s
- (CMF) DENOTES MURRAY FRASER LTD., O.L.S.'s
- (TDC) DENOTES T.O. CALLON, O.L.S.'s
- (P1) DENOTES PLAN 33R-10101
- (P2) DENOTES PLAN 33R-7212
- (P3) DENOTES PLAN 33R-4364
- (P4) DENOTES PLAN OF SURVEY BY T.O. CALLON, DATED JULY 5th, 1988

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:  
I) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2) THE SURVEY WAS COMPLETED ON THE 23rd DAY OF NOVEMBER, 2005.

REVISED TO SHOW REVISION TO SURVEY REPORT.  
November 20, 2005 David Bianchi  
DAVID BIANCHI  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1618412



ARCHIBALD, GRAY & MCKAY LTD. ONTARIO LAND SURVEYORS & ENGINEERS 553 SOUTHDALE ROAD EAST, LONDON, ONTARIO, N6E 1A2 PHONE: (519) 885-5300 FAX: (519) 885-5303 web: www.agm.on.ca email: agm@agm.on.ca

THIS REPORT WAS PREPARED FOR OFFCAMPUS CONTRACTORS INC.

DRAWN BY: M.R.P.	DIGITAL FILE: L050501	PLAN No:
CHECKED BY: D.B.	COGO FILE: L050501	3-A-2850-A
PLOT DATE: 10/01/2006	FILE No: LC-0238(W)-0-3	

**GENERAL NOTES**

- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
- All work shall comply with the 2012 Ontario Building Code and amendments.
- 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-contractors shall have a set of approved construction documents on site at all times.
- All documents remain the property of the architect. Unauthorised 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 consultants 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.

1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client: **FARHI HOLDINGS CORPORATION**

Project Name / Address: **FARHI 192-196 CENTRAL AVE.**

Project No: 22084  
Drawing Date: 07/04/23  
Drawn by: AG  
Checked by: ZK  
Office Location: TORONTO  
Plot Date / Time: 28-Jul-23 3:03:21 PM

**TOPOGRAPHIC SURVEY PLAN**

Drawing Scale:	1 : 200
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP0-01



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 C:\Users\AGregori\Desktop\22084 - Construction Drawings\_01.rvt

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:

**FARHI**  
HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

**SRM**<sup>↑</sup>  
 architects+  
 urban+designers

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 2:59:31 PM

**PERSPECTIVE VIEWS**

Drawing Name:

Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	

**SP0-02**

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 C:\Users\A\Gregori\Desktop\22084 - Construction drawings\_01.rvt



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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:



Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

	Project No:	22084
	Drawing Date:	07/04/23
	Drawn by:	AG
	Checked by:	ZK
	Office Location:	TORONTO
Plot Date / Time:	28-Jul-23 2:59:32 PM	

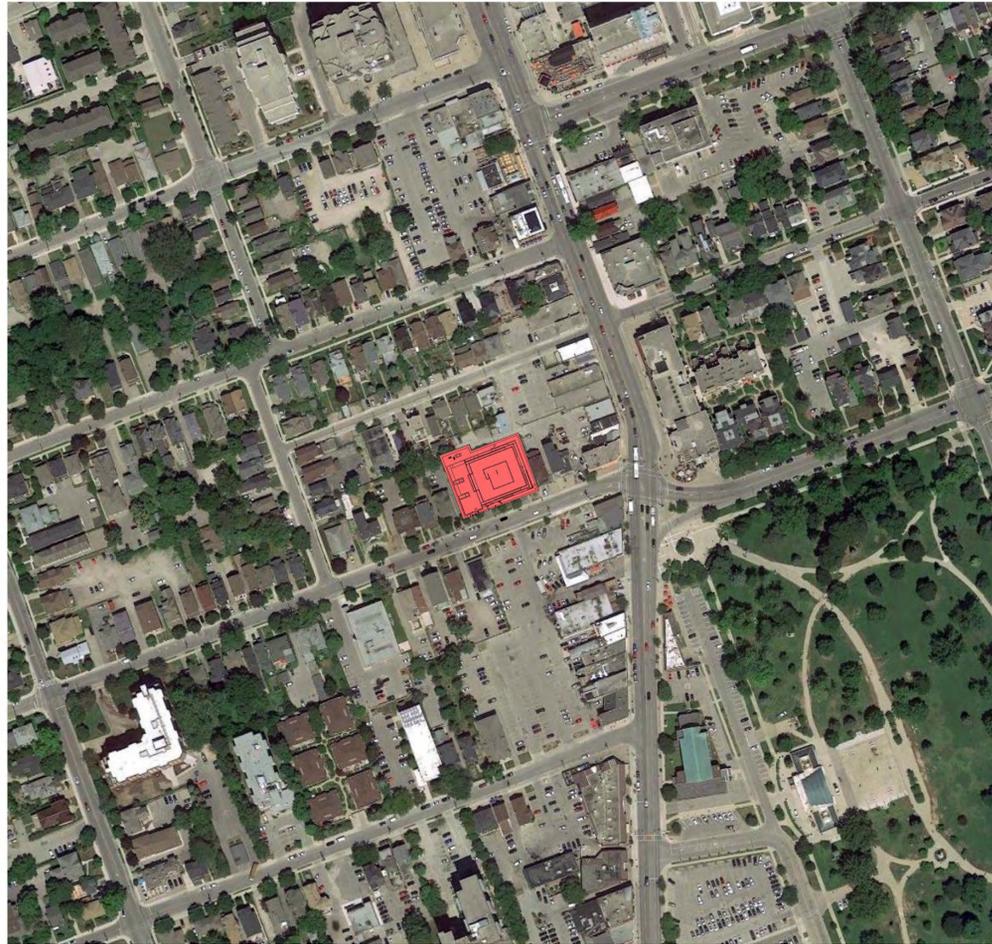
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**PERSPECTIVE VIEWS**

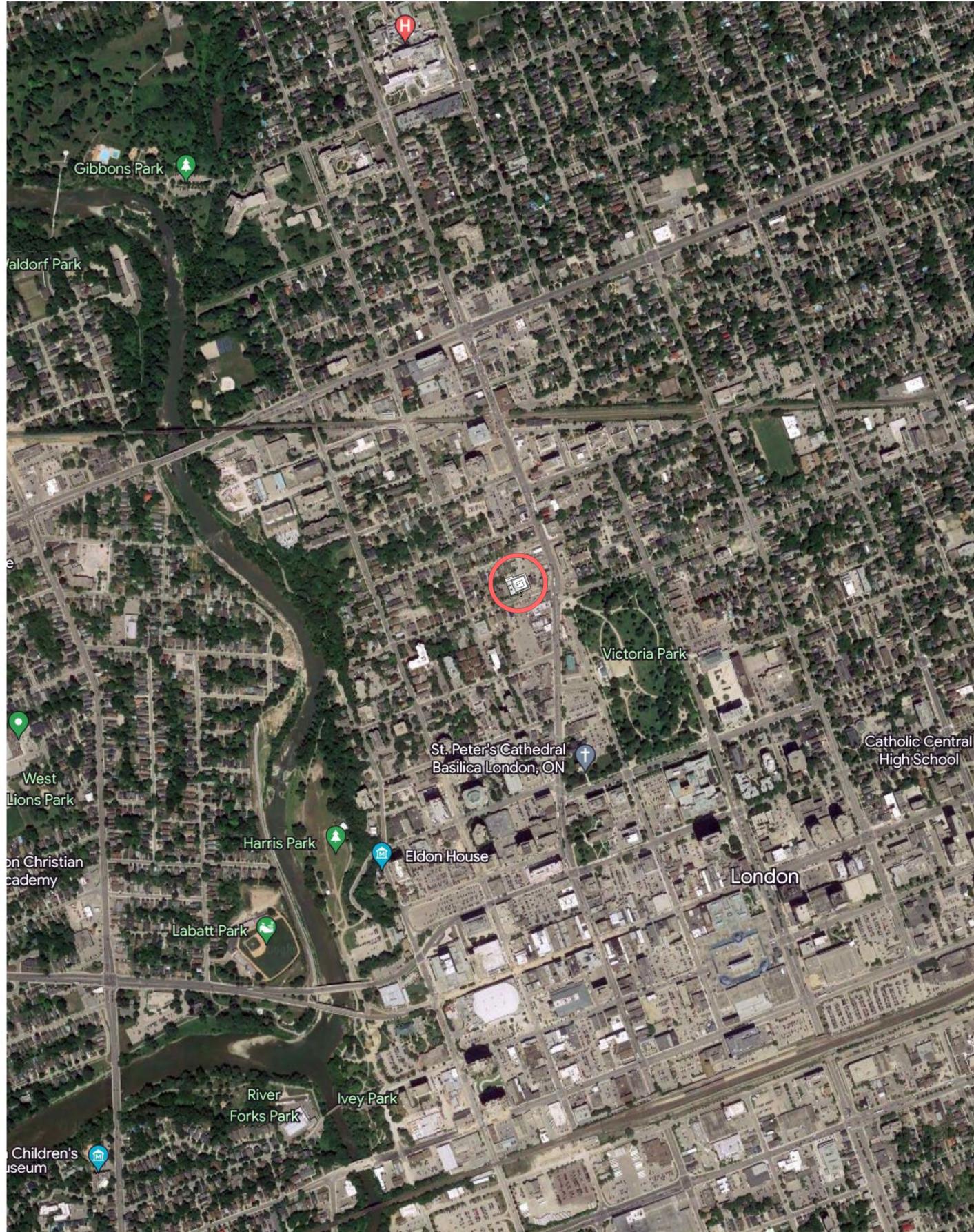
Drawing Scale:

Status: ISSUED FOR REZONING SUBMISSION  
 Revision No.: r1  
 Drawing No.:

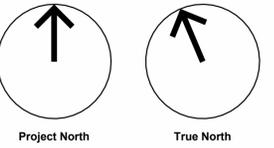
**SP0-03**



② CONTEXT 1-2000



① CONTEXT 1-5000



**GENERAL NOTES**

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:



Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

**SRM**  
architects+  
urban\*designers

Project No:	22084
Drawing Date:	07/04/23
Drawn by:	AG
Checked by:	ZK
Office Location:	TORONTO
Plot Date / Time:	28-Jul-23 2:59:40 PM

Drawing Name:

**CONTEXT PLAN**

Drawing Scale:	As indicated
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	

**SP0-04**

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GENERAL SITE DESCRIPTION	
NAME OF PROJECT	192-196 CENTRAL AVE, LONDON, ON
MUNICIPAL ADDRESS	192-196 CENTRAL AVE
ZONING	R10-4, H26, OR5, D303, T-70
LOT AREA (m2)	1,861.80m <sup>2</sup>
EAST BOUNDARY	40.47m
NORTH BOUNDARY	45.84m
WEST BOUNDARY	36.70m
SOUTH BOUNDARY (LOT FRONTAGE)	46.46m

BUILDING DATA	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
BUILDING AREA		1,312.38m <sup>2</sup>		
BUILDING COVERAGE AREA		45% max	70.48%	156.22%
BUILDING HEIGHT (m)*		26m max	42.9m	183.84%
TOTAL NUMBER OF RESIDENTIAL UNITS		126		
DENSITY		55.74 units (300 units per hectare)	126 units (678 units per hectare)	226.04%
TOTAL GROSS FLOOR AREA (m <sup>2</sup> )			10,632m <sup>2</sup>	
RESIDENTIAL AREA (m <sup>2</sup> )			9,494m <sup>2</sup>	
COMMERCIAL AREA (m <sup>2</sup> )				
SETBACKS			PODIUM	TOWER
FRONT YARD (m)		6m+1m per 10m building height above first 3m	3m from property line 1.5m from road widening	4m (4 to 9 floors) 5.7m (10 to 13 floors)
INTERIOR WEST SIDE YARD (m)		1.2m per 3m of building height Not less than 4.5m	12.43m	12.74m (4 to 9 floors) 14.47m (10 to 13 floors)
INTERIOR EAST SIDE YARD (m)		1.2m per 3m of building height Not less than 4.5m	3.16m	5m (4 to 9 floors) 6m (10 to 13 floors)
REAR YARD (m)		1.2m per 3m of building height Not less than 7m	3.43m	4.80m (4 to 9 floors) 6.28m (10 to 13 floors)

\*Mech penthouse excluded from building height

AUTOMOBILE INFRASTRUCTURE	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)	
NUMBER OF RESIDENTIAL PARKING SPACES	0.5 per unit	63	68		
NUMBER OF BARRIER FREE PARKING SPACES	4% of TOTAL REQUIRED	TYPE A 1	TYPE B 2	TYPE A 2	TYPE B 2
NUMBER OF VISITOR PARKING SPACES*	10% of PARKING SPACES	6	6		
NUMBER OF COMMERCIAL PARKING SPACES					
TOTAL PARKING SPACES		63	68	107.93%	

\*Site Plan Control By-Law 1455-541 section 6.2: visitor parking can be included within total required parking

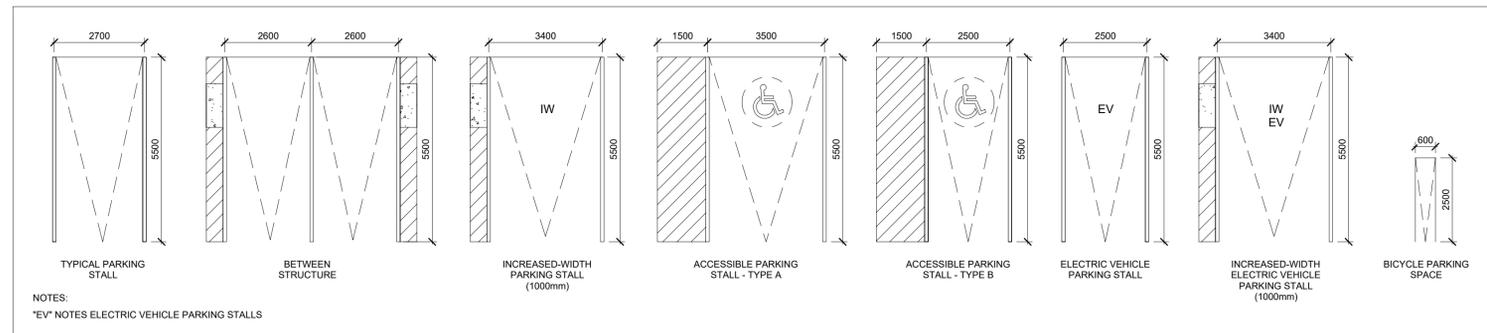
CYCLING INFRASTRUCTURE	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF LONG-TERM BICYCLE PARKING SPACES	1 per UNIT: 0.9x126 units	113	101	
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES	1 per UNIT: 0.1x126 units	13	13	
TOTAL PARKING SPACES		126	114	90.47%

LANDSCAPING DATA	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
LANDSCAPED AREA (m2)	20%	372.36m <sup>2</sup>	273.76m <sup>2</sup>	73.52%

LOADING REQUIREMENTS	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
RESIDENTIAL	n/a		LAY-DY AREA at GROUND FLOOR ENTRANCE	

AMENITY AREA REQUIREMENTS	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
REQUIRED AMENITY AREA				n/a
PROPOSED INDOOR AMENITY AREA AT LEVELS 02 & 03			239.50m <sup>2</sup> (02); 57.60m <sup>2</sup> (03)	
PROPOSED OUTDOOR AMENITY AREA AT LEVEL 03			271.61m <sup>2</sup>	
TOTAL PROPOSED			568.71m <sup>2</sup>	

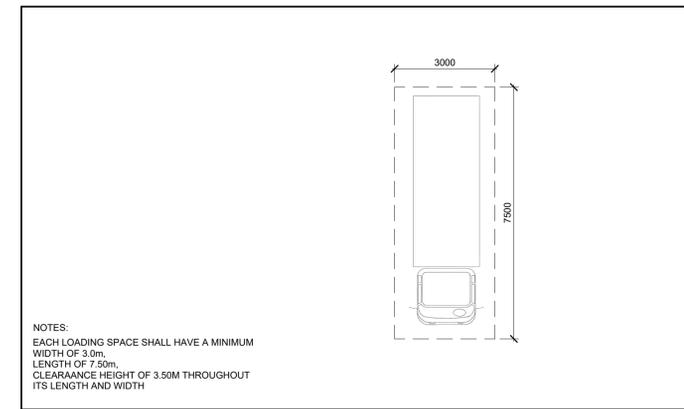
## 2 SITE AND ZONING STATISTICS



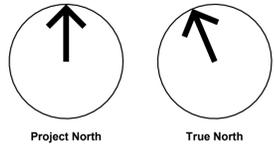
## 1 PARKING STALL DIMENSIONS

BUILDING STATISTICS								
AMENITY FLOOR	LEVEL DESIGNATION	RESIDENTIAL AREA		AMENITY (EXCL. BALCONIES)		GFA		# OF PARKING
		m2	ft2	m2	ft2	m2	ft2	
ROOF	ROOF	0.0	0.0	0.0	0.0	0.0	0.0	0
MECHANICAL	LEVEL 14	0.0	0.0	0.0	0.0	124.5	1340.7	0
	LEVEL 13	673.3	7279.9	0.0	0.0	691.0	7437.8	0
	LEVEL 12	673.3	7279.9	0.0	0.0	691.0	7437.8	0
TOWER	LEVEL 11	673.3	7279.9	0.0	0.0	691.0	7437.8	0
	LEVEL 10	723.7	7790.9	0.0	0.0	691.0	7437.8	0
	LEVEL 9	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 8	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 7	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 6	804.5	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 5	844.6	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 4	850.1	9109.4	0.0	0.0	853.7	9189.1	0
	LEVEL 3	786.6	8480.8	57.6x271.6m <sup>2</sup> 329.2	3543.4	854.1	9193.4	0
	LEVEL 2	596.5	6417.4	239.5	2577.9	928.5	9994.2	0
GROUND FLOOR	LEVEL 1	455.5	4923.4	0.0	0.0	838.8	9028.7	0
UNDERGROUND PARKING	LEVEL P1	0.0	0.0	0.0	0.0	1673.9	18017.7	33
	LEVEL P2	0.0	0.0	0.0	0.0	1673.9	18017.7	35
<b>TOTALS</b>		<b>9494.9</b>	<b>102202.3</b>	<b>568.7</b>	<b>6121.4</b>	<b>13979.9</b>	<b>150478.4</b>	<b>68</b>

## 3 BUILDING STATISTICS



## 4 LOADING DOCK DIMENSIONS



## GENERAL NOTES

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:

**FARHI**  
HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

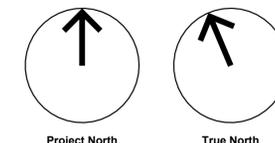
**SRM**  
architects+  
urban\*designers

Project No: 22084  
Drawing Date: 07/04/23  
Drawn by: AG  
Checked by: ZK  
Office Location: TORONTO  
Plot Date / Time: 28-Jul-23 2:59:41 PM

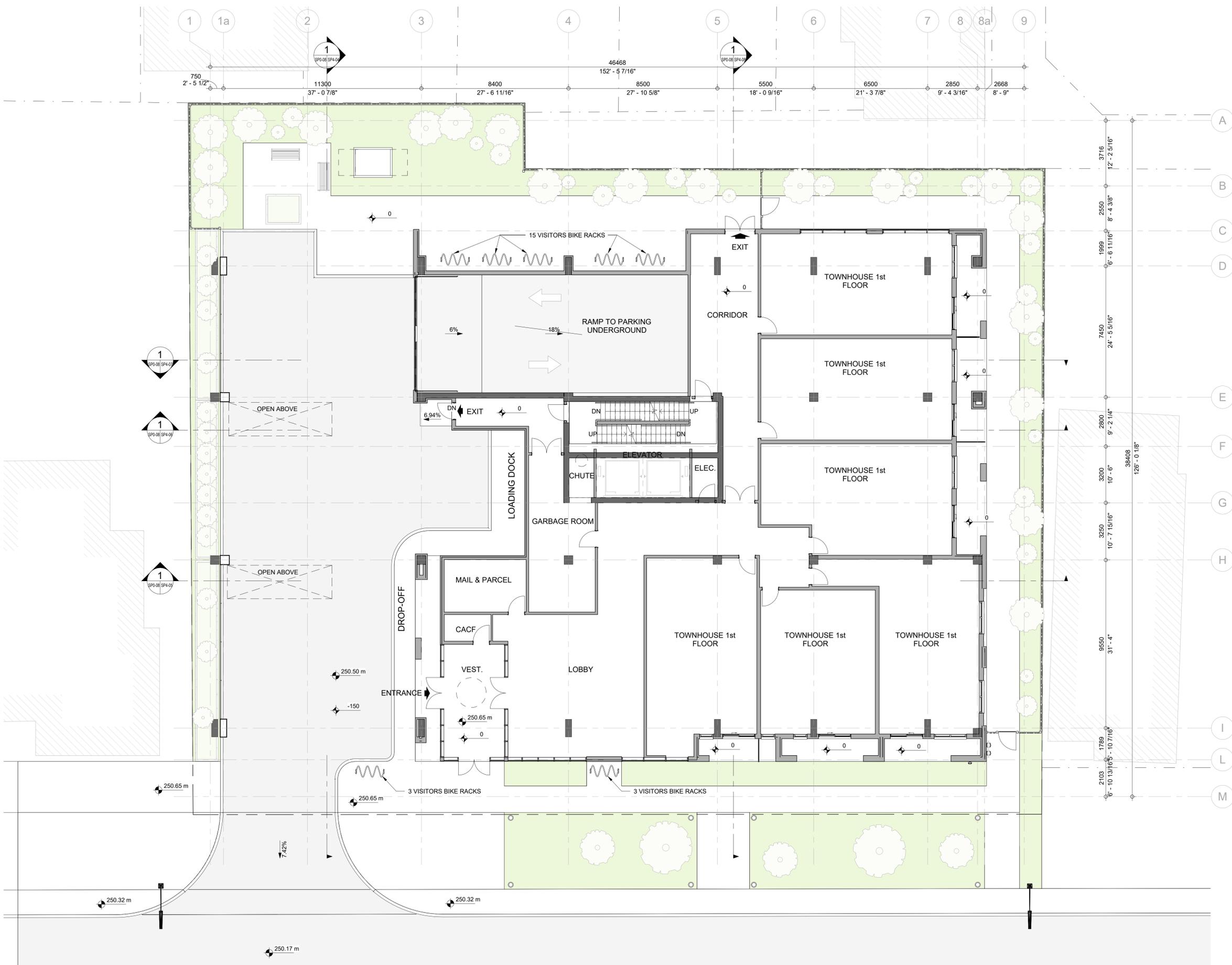
## BUILDING STATISTICS SUMMARY

Drawing Scale: As indicated  
Status: ISSUED FOR REZONING SUBMISSION  
Revision No.: r1  
Drawing No.: SP0-05





- GENERAL NOTES**
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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING



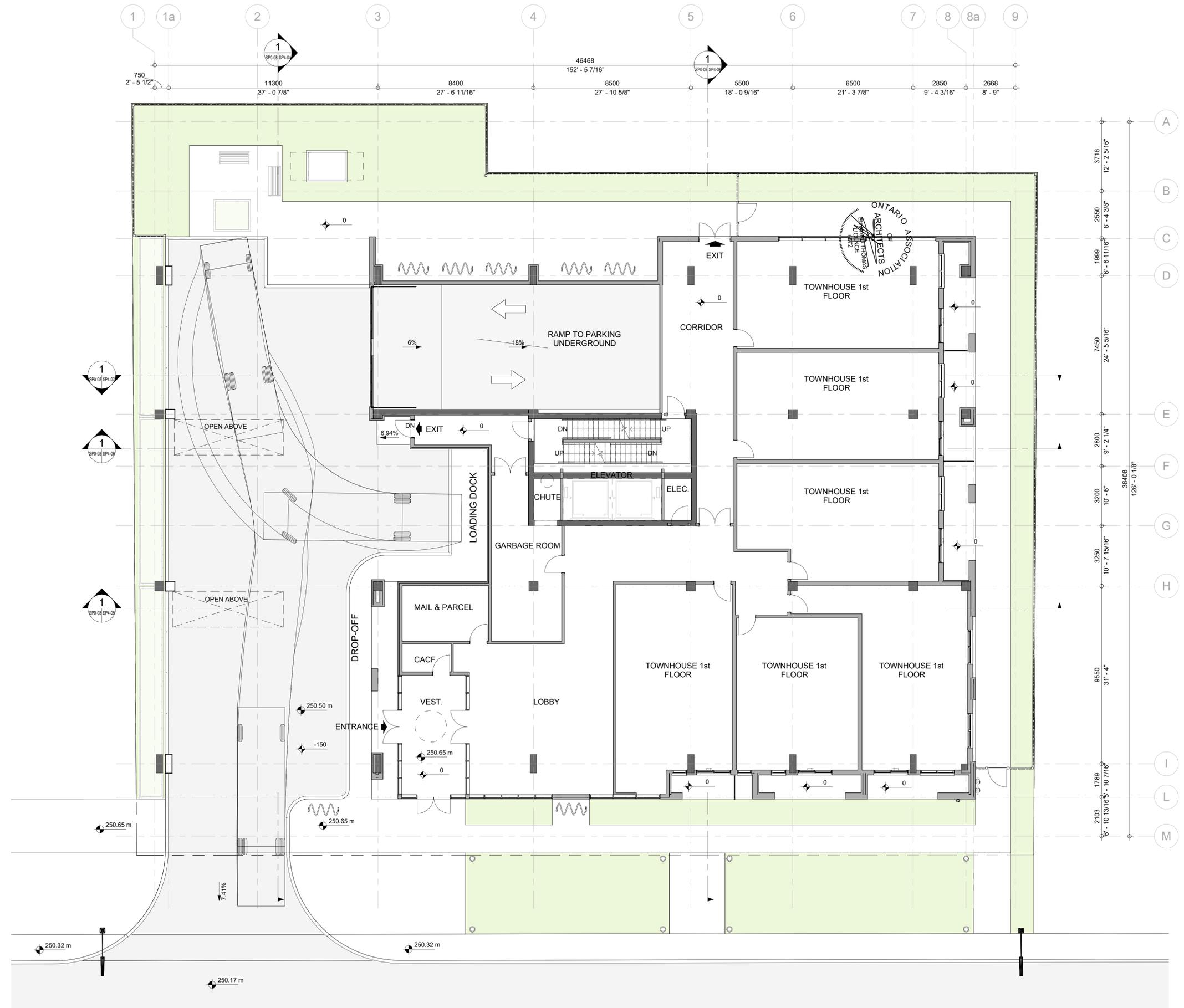
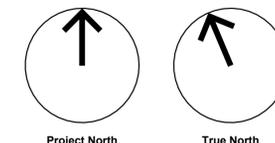
Project Name / Address:  
**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 2:59:48 PM

**LEVEL 01 WITH SITE**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP0-09

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 C:\Users\AGregori\Desktop\22084 - Construction Drawings\_01.rvt



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No.	Date	Revision

Client:

**FARHI**  
HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 2:59:49 PM

**TRUCK MANEUVERING PLAN**

Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

Revision No.: r1

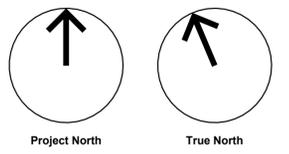
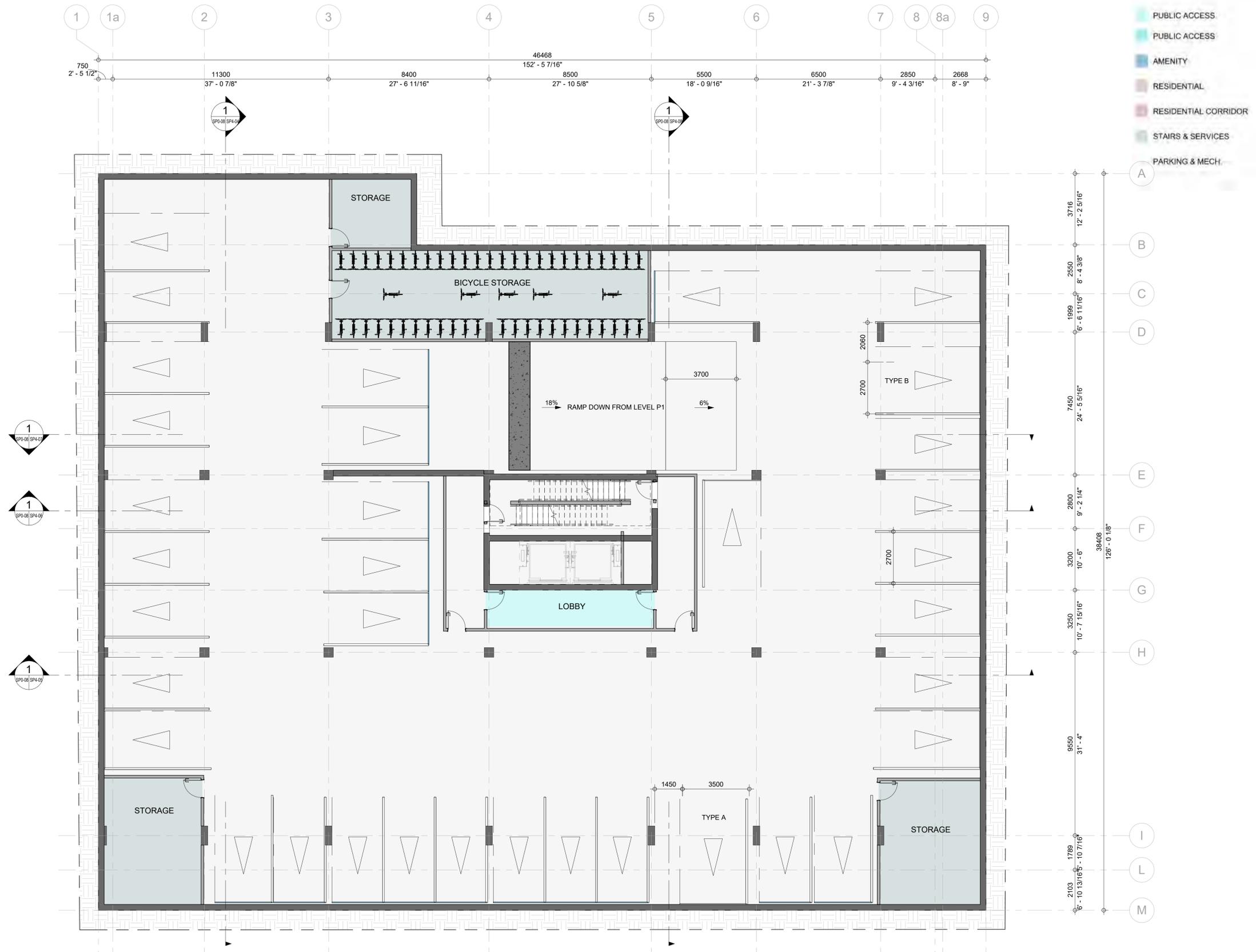
Drawing No.:

**SP0-10**

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No.	Date	Revision



Project Name / Address:

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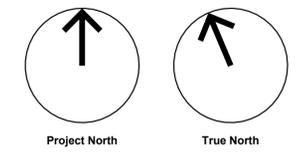
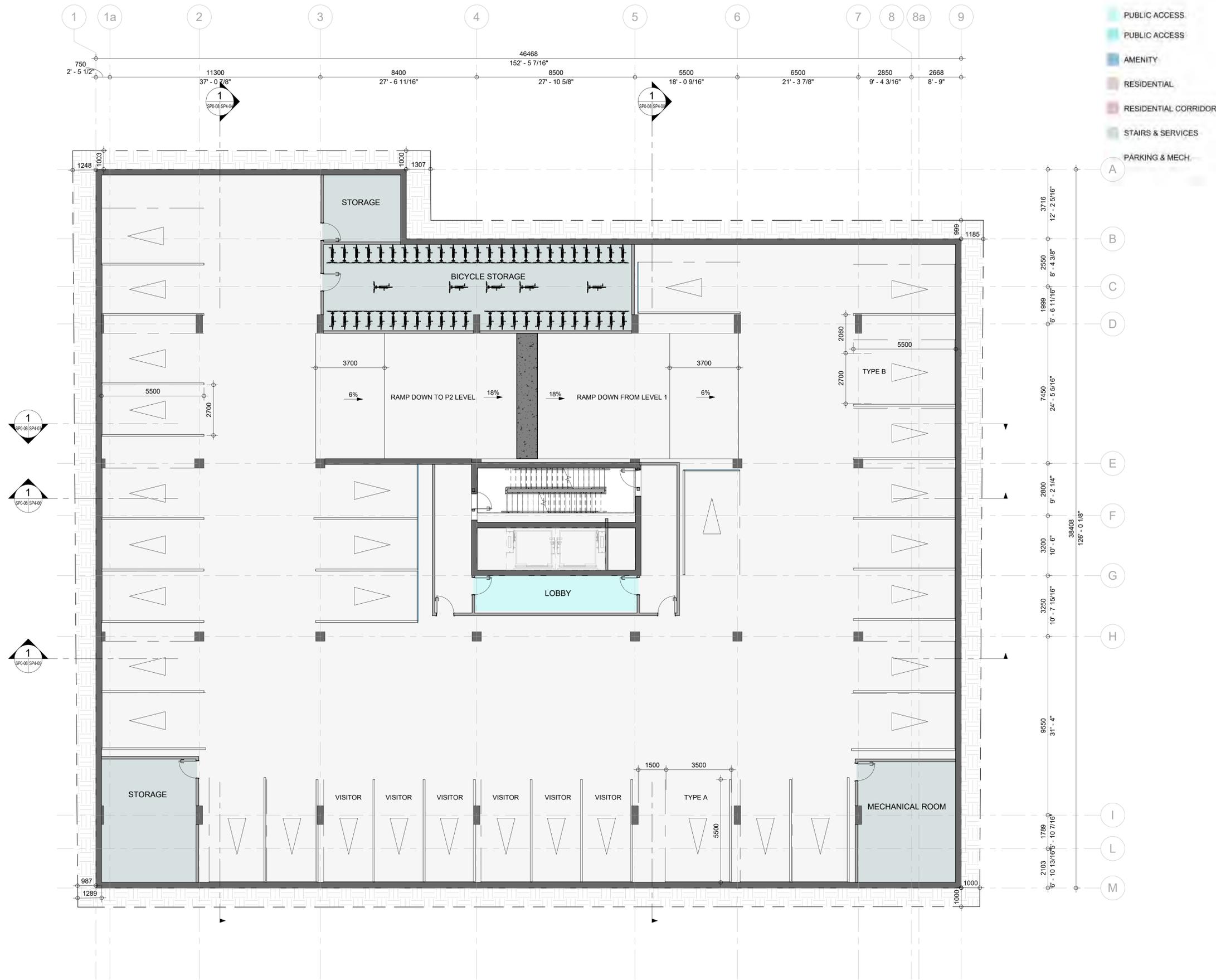
**SRM**  
 architects+  
 urban\*designers

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Office Location: TORONTO  
 Checked by: ZK  
 Plot Date / Time: 28-Jul-23 2:59:57 PM

**LEVEL P2 FLOOR PLAN**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-P2

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No.	Date	Revision



Project Name / Address:  
**FARHI**  
**192-196 CENTRAL AVE.**

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Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:00:05 PM

**LEVEL P1 FLOOR PLAN**

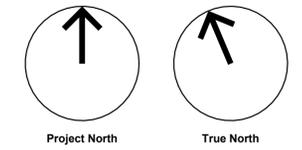
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Status: ISSUED FOR REZONING SUBMISSION

Revision No: **r1**

Drawing No: **SP1-P1**

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No.	Date	Revision



Project Name / Address:  
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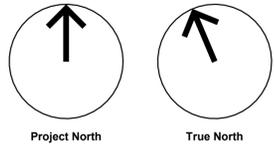
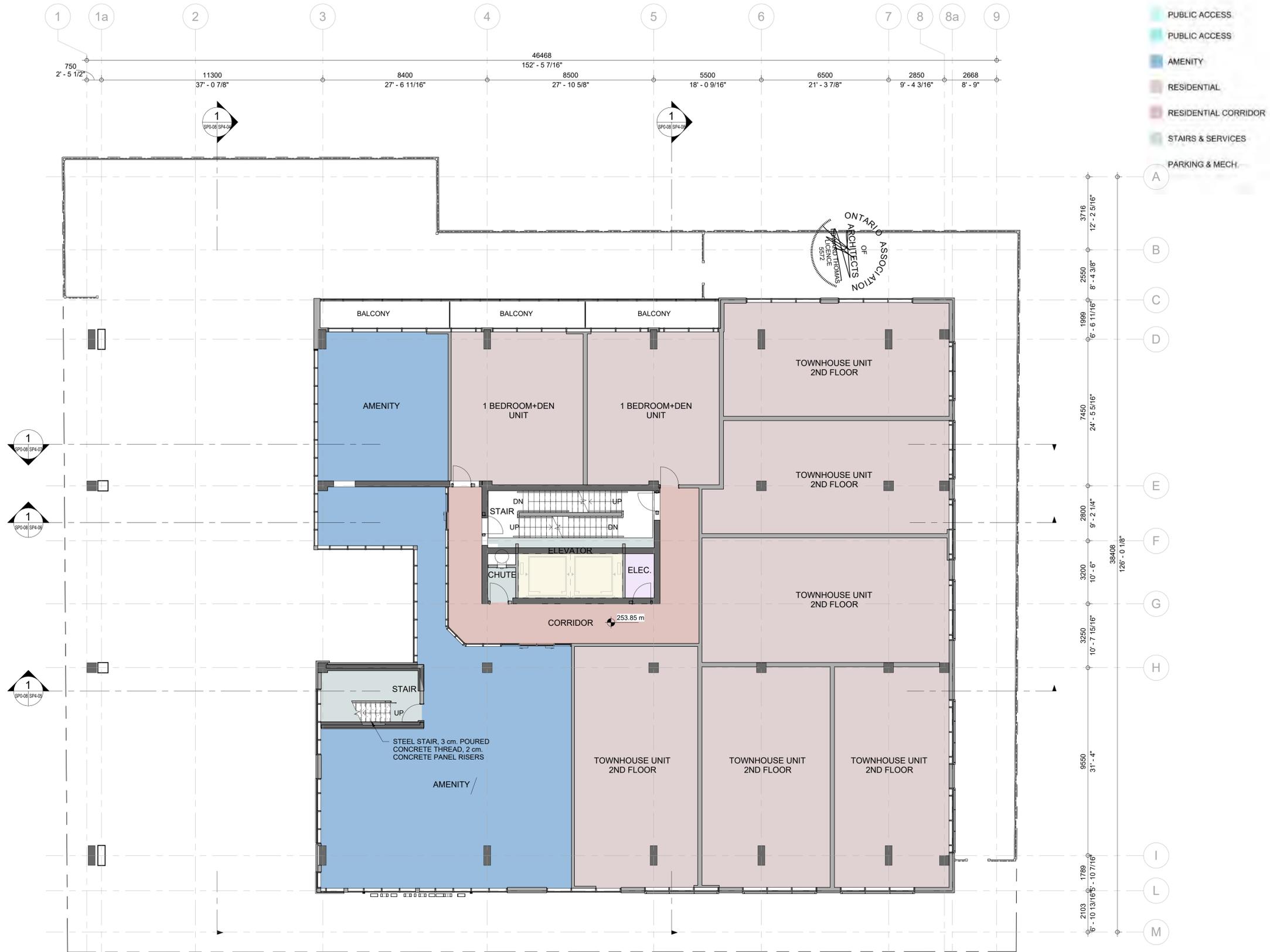
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 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:00:07 PM

**LEVEL 01 FLOOR PLAN**

Drawing Scale: 1 : 100

Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-01

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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING

Client:

**FARHI HOLDINGS CORPORATION**

Project Name / Address:

**FARHI  
192-196 CENTRAL AVE.**

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:00:08 PM

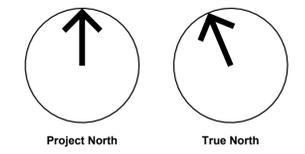
**LEVEL 02 FLOOR PLAN**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-02

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Client:

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Project Name / Address:

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Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

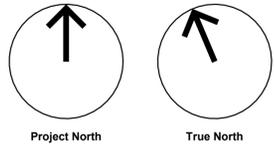
Office Location: TORONTO

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**LEVEL 03 FLOOR PLAN**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-03

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision



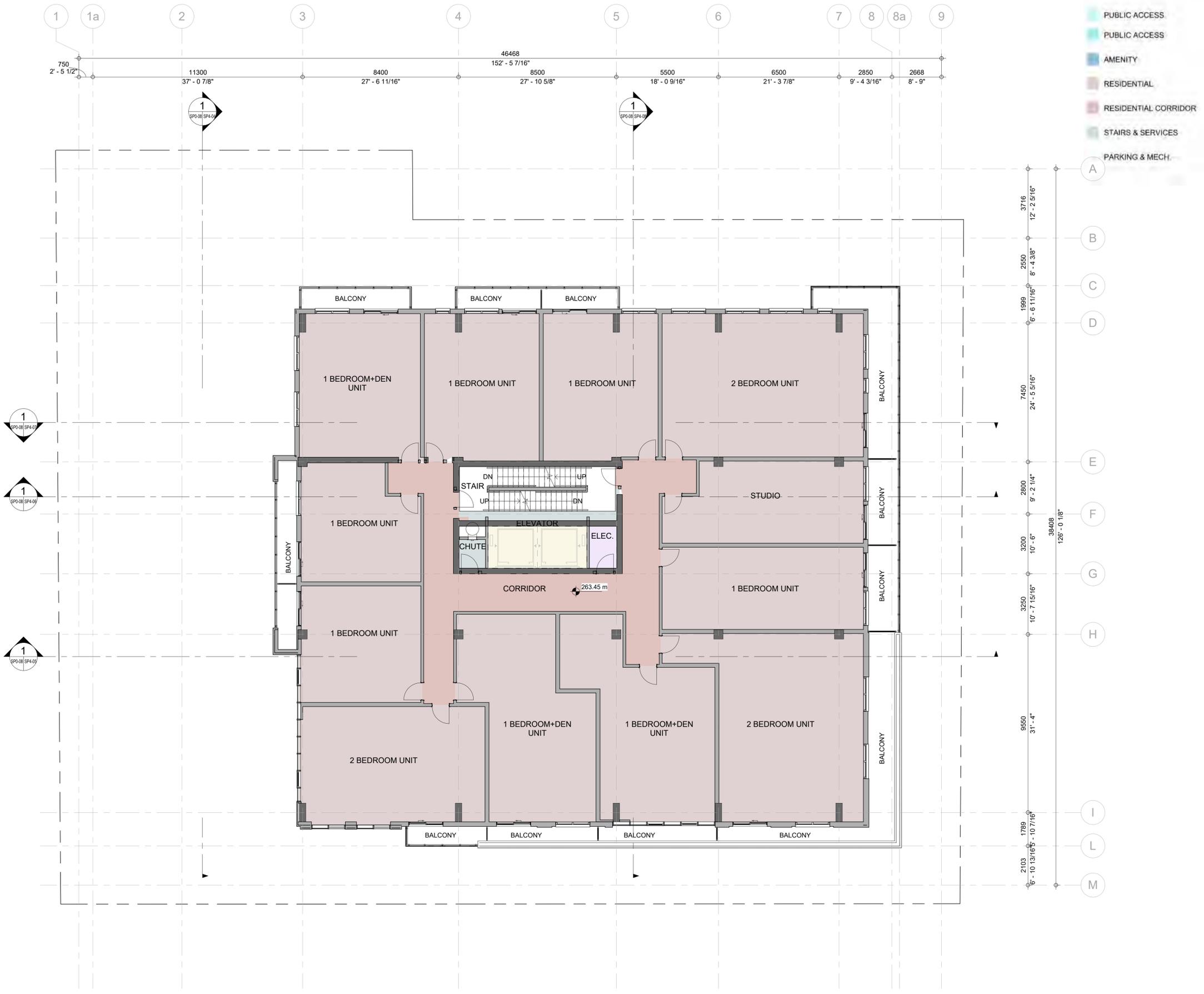
Client:  
**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:00:10 PM

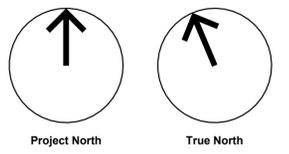
**LEVEL 04 FLOOR PLAN**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-04

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1	28 JULY 2023	ISSUED FOR REZONING
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Client:  
**FARHI**  
**192-196 CENTRAL AVE.**

<b>SRM</b> architects+ urban*designers	Project No: 22084 Drawing Date: 07/04/23 Drawn by: AG Checked by: ZK Office Location: TORONTO Plot Date / Time: 28-Jul-23 3:00:11 PM
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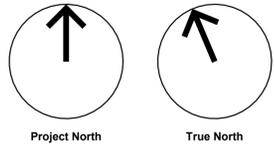
**LEVEL 05 FLOOR PLAN**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP1-05

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Client:

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HOLDINGS CORPORATION

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**SRM**  
architects+  
urban\*designers

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG      Checked by: ZK

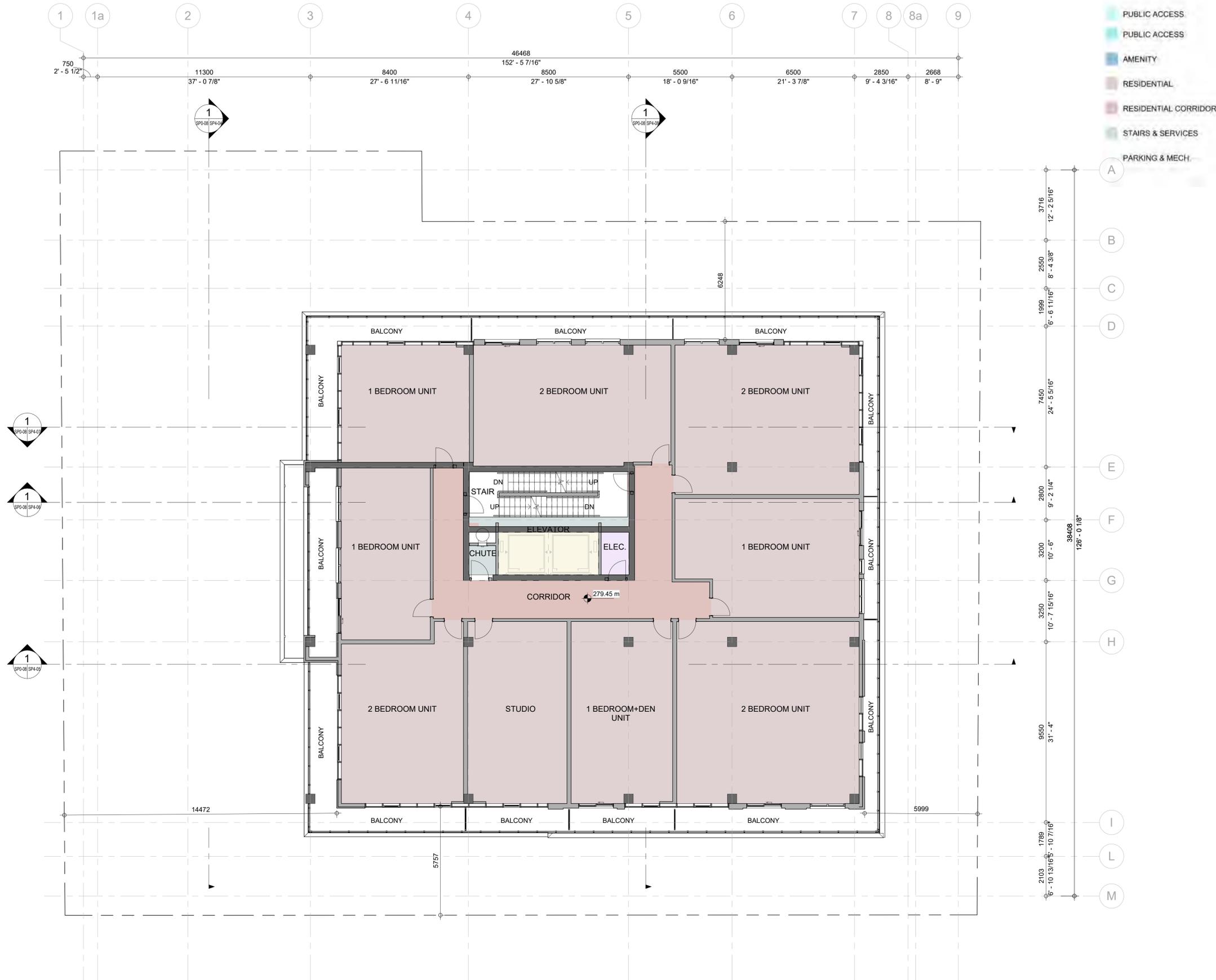
Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:00:12 PM

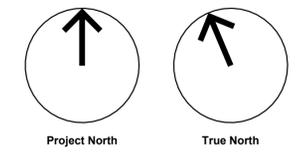
**LEVEL 06 FLOOR PLAN**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	<b>r1</b>
Drawing No.:	<b>SP1-06</b>

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- STAIRS & SERVICES
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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:

**FARHI**  
HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

**SRM**  
architects+  
urban\*designers

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG      Checked by: ZK

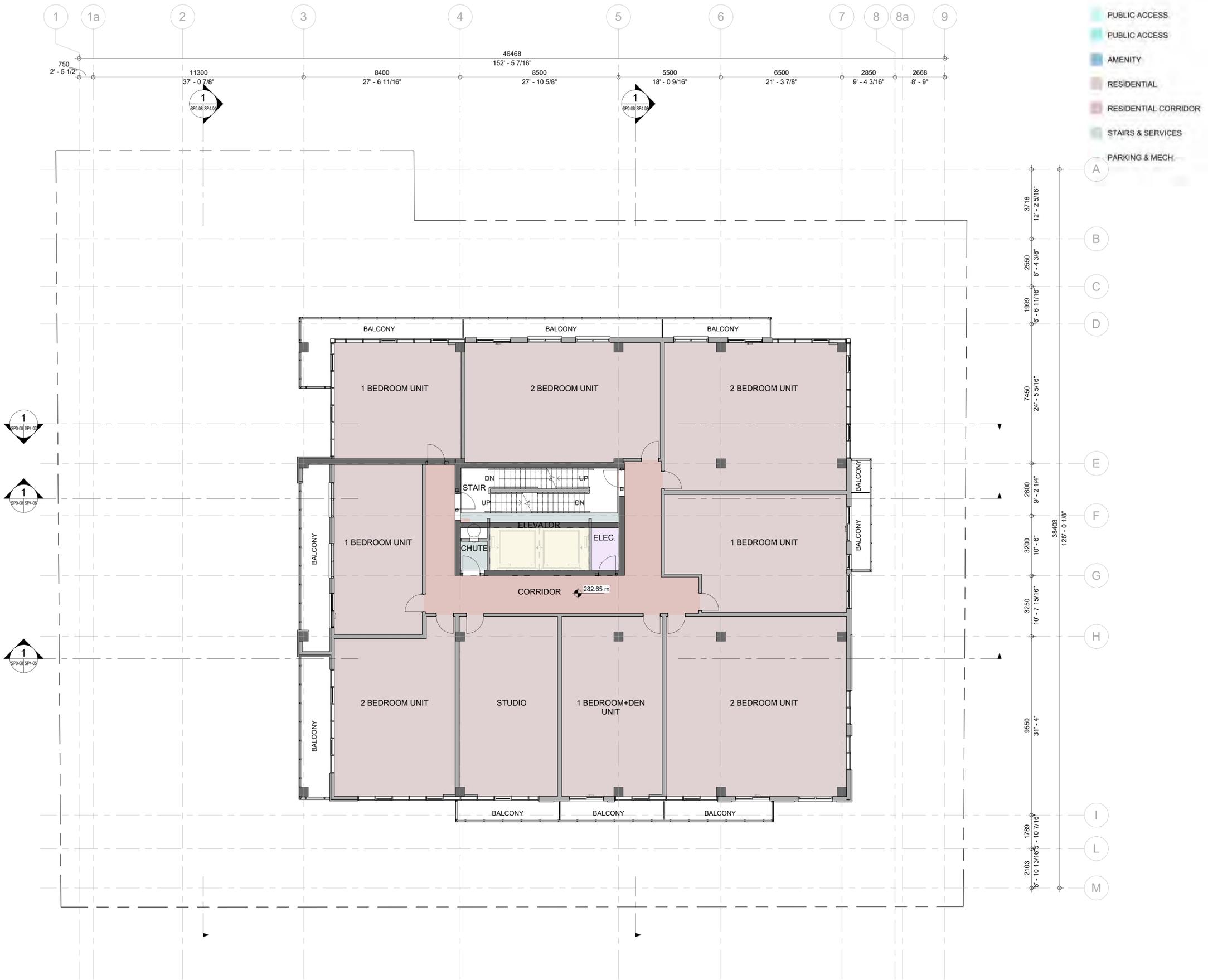
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Plot Date / Time: 28-Jul-23 3:00:13 PM

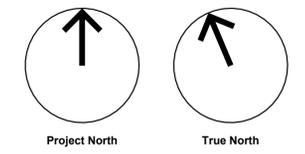
**LEVEL 10 FLOOR PLAN**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	<b>r1</b>
Drawing No.:	<b>SP1-08</b>

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision



Project Name / Address:

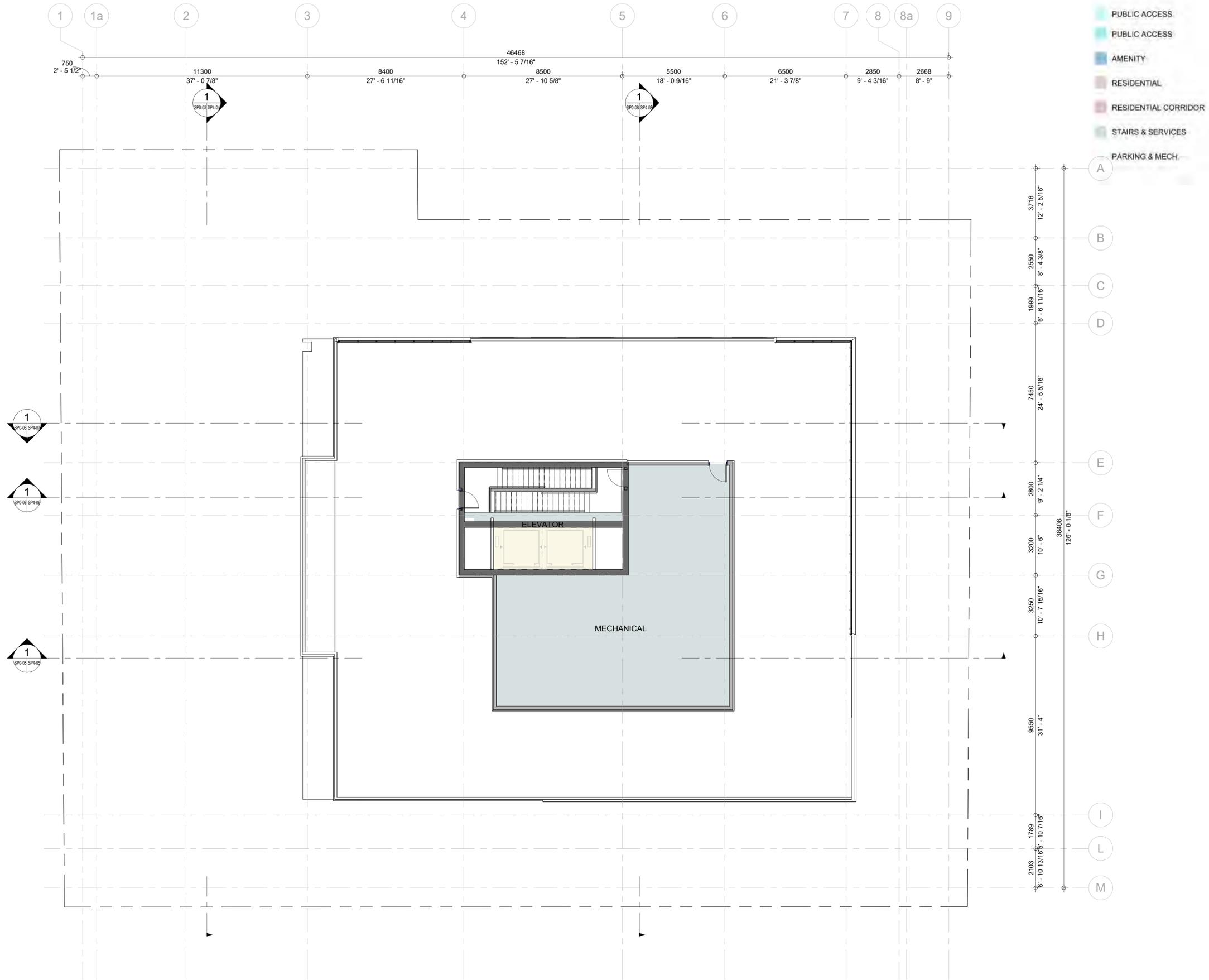
**FARHI**  
**192-196 CENTRAL AVE.**

<b>SRM</b> architects+ urban*designers	Project No: 22084 Drawing Date: 07/04/23 Drawn by: AG Office Location: TORONTO Checked by: ZK Plot Date / Time: 28-Jul-23 3:00:14 PM
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**LEVEL 11-13 FLOOR PLAN**

Drawing Scale: 1 : 100	Status: ISSUED FOR REZONING SUBMISSION
Revision No.: r1	Drawing No.: SP1-09

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1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:

**FARHI**  
HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

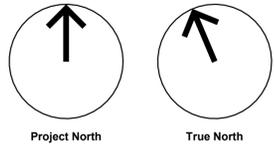
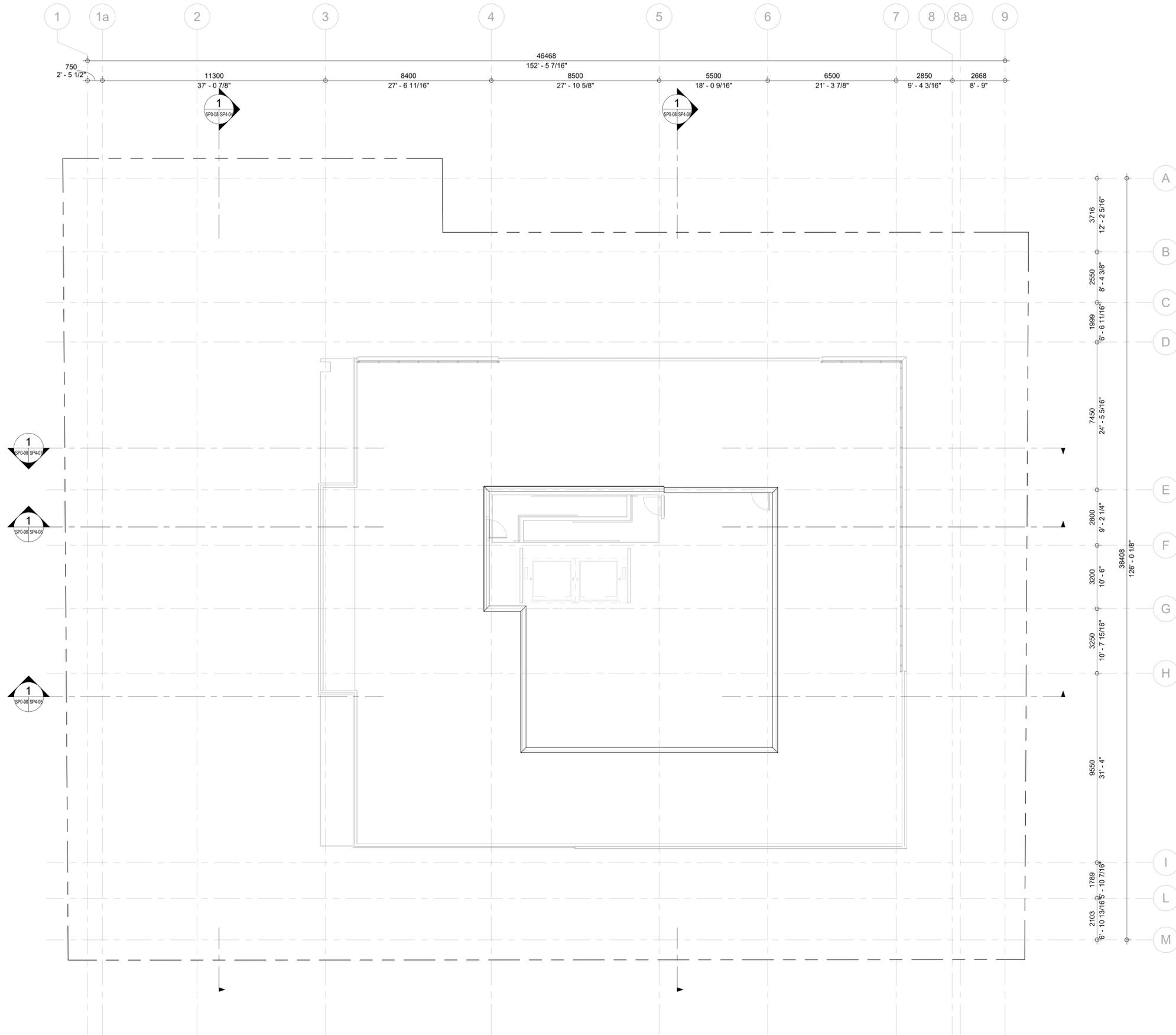
Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:00:15 PM

**MECHANICAL FLOOR PLAN**

Drawing Scale: 1 : 100  
 Status: ISSUED FOR REZONING SUBMISSION  
 Revision No: r1  
 Drawing No.:

**SP1-10**

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No.	Date	Revision

Client:

**FARHI**  
HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

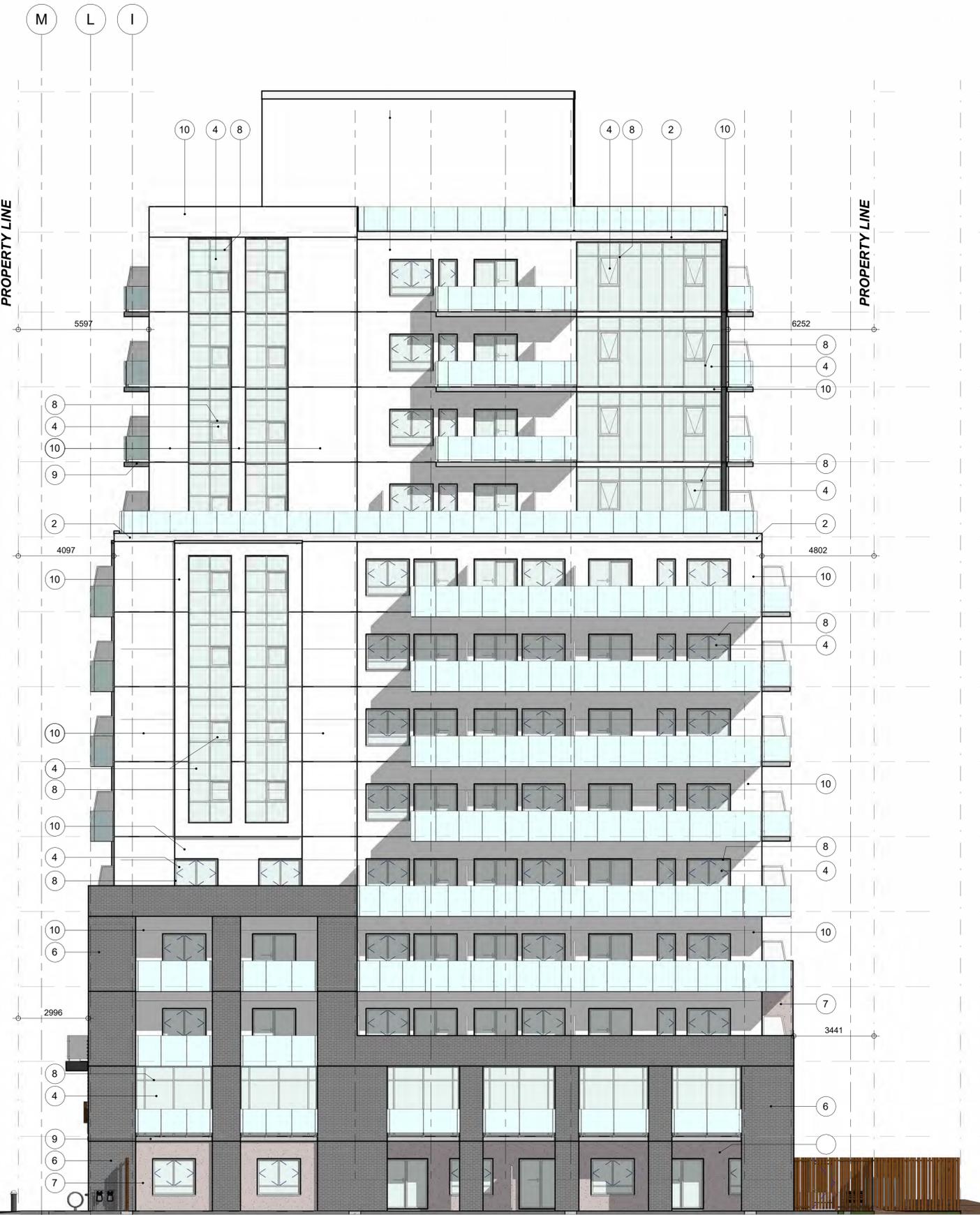
**SRM**  
architects+  
urban\*designers

Project No: 22084  
Drawing Date: 07/04/23  
Drawn by: AG  
Checked by: ZK  
Office Location: TORONTO  
Plot Date / Time: 28-Jul-23 3:00:15 PM

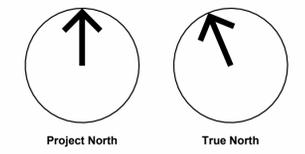
**ROOF PLAN**

Drawing Scale: 1 : 100  
Status: ISSUED FOR REZONING SUBMISSION  
Revision No.: r1  
Drawing No.: **SP1-11**

MATERIAL LEGEND		
#	Name	Description
2	Aluminum white	Aluminum 6061
4	Glazing - Window Glazing	Window Glazing
5	Aluminum dark grey	Aluminum 6061
6	Bricks black	BLACK BRICKS
7	Concrete, Precast	Precast concrete
8	Aluminum mid grey	Aluminum 6061
9	Concrete - Cast In Place	R1
10	Metal - Panel light grey tile	
13	Wood	



ROOF TOSS	298450	47.80
MECHANICAL TOSS	292450	41.80
Level 13 TOFF	289050	38.40
Level 12 TOFF	285850	35.20
Level 11 TOFF	282650	32.00
Level 10 TOFF	279450	28.80
Level 09 TOFF	276250	25.60
Level 08 TOFF	273050	22.40
Level 07 TOFF	269850	19.20
Level 06 TOFF	266650	16.00
Level 05 TOFF	263450	12.80
Level 04 TOFF	260250	9.60
Level 03 TOFF	257050	6.40
Level 02 TOFF	253850	3.20
Level 01 TOFF	250650	0.00



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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING



Client:

**FARHI**  
192-196 CENTRAL AVE.

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:00:30 PM

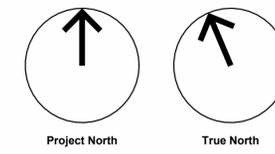
**BUILDING ELEVATION EAST**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	

**SP4-00**

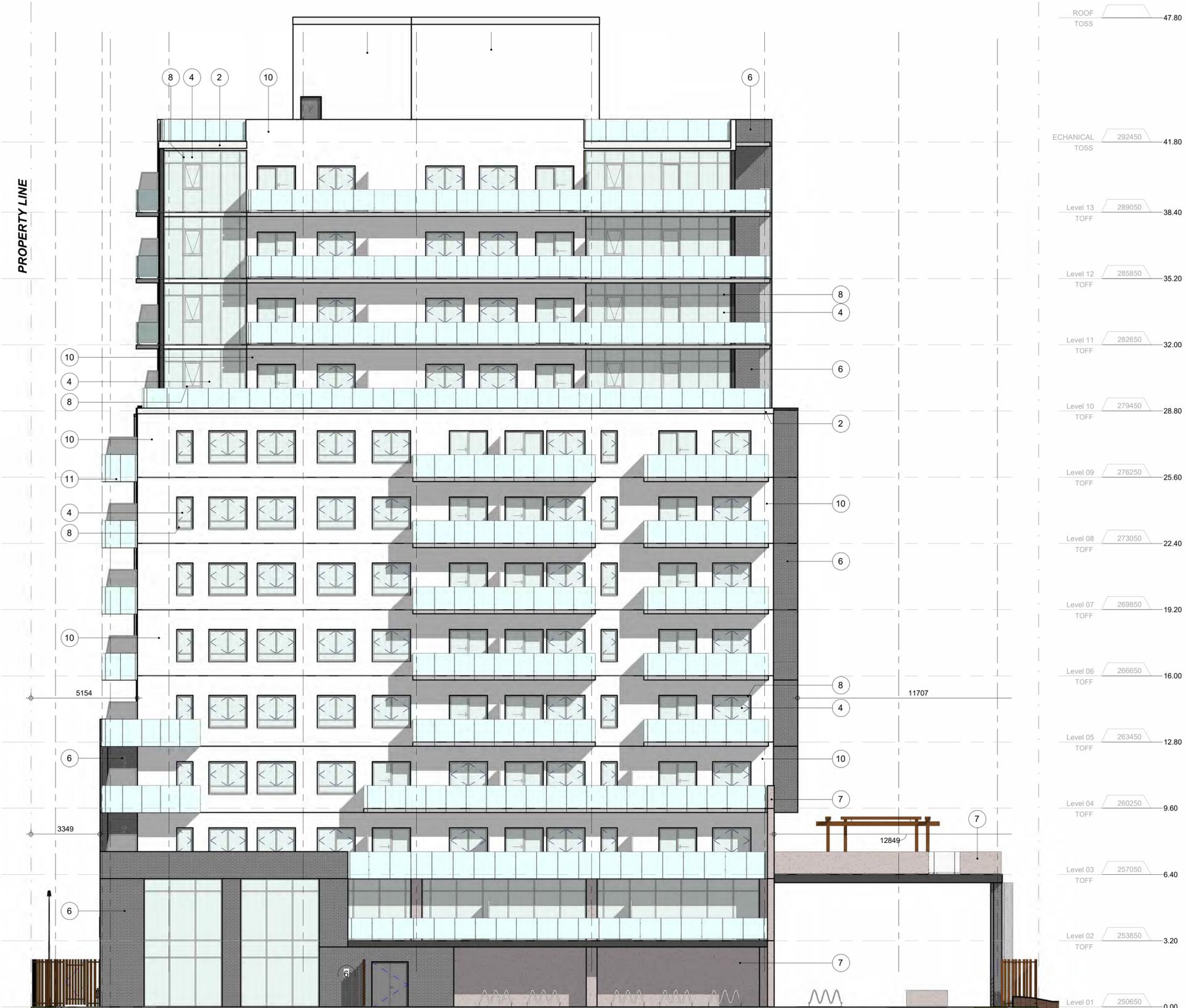
Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultants best judgement in light of the information available to him at the time of preparation and 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. C:\Users\A\Gregori\Desktop\22084 - Construction Drawings\_01.rvt

MATERIAL LEGEND		
#	Name	Description
2	Aluminum white	Aluminum 6061
4	Glazing - Window Glazing	Window Glazing
5	Aluminum dark grey	Aluminum 6061
6	Bricks black	BLACK BRICKS
7	Concrete, Precast	Precast concrete
8	Aluminum mid grey	Aluminum 6061
9	Concrete - Cast In Place	R1
10	Metal - Panel light grey tile	
13	Wood	



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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING

Client:

**FARHI**  
HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG

Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:00:48 PM

Drawing Name:

**BUILDING ELEVATION NORTH**

Drawing Scale: 1 : 100

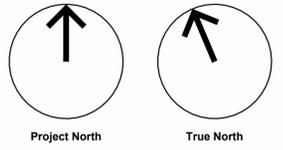
Status: ISSUED FOR REZONING SUBMISSION

Revision No.: r1

Drawing No.: SP4-01



MATERIAL LEGEND		
#	Name	Description
2	Aluminum white	Aluminum 6061
4	Glazing - Window Glazing	Window Glazing
5	Aluminum dark grey	Aluminum 6061
6	Bricks black	BLACK BRICKS
7	Concrete, Precast	Precast concrete
8	Aluminum mid grey	Aluminum 6061
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1	28 JULY 2023	ISSUED FOR REZONING

Client:

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Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:01:24 PM

Drawing Name:

**BUILDING ELEVATION WEST**

Drawing Scale: 1 : 100

Status: ISSUED FOR REZONING SUBMISSION

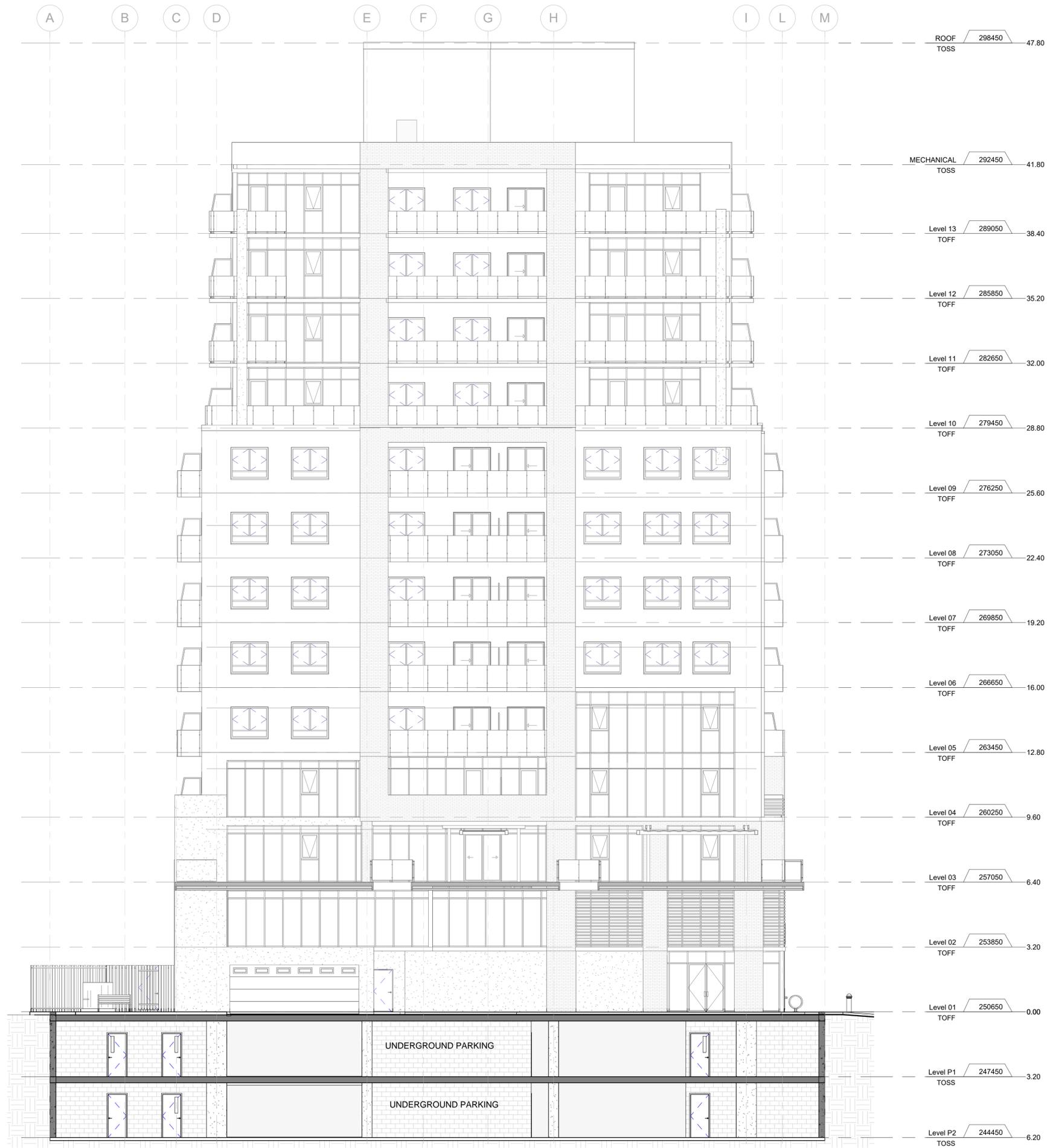
Revision No.: **r1**

Drawing No.: **SP4-03**

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No.	Date	Revision
1	28 JULY 2023	ISSUED FOR REZONING

Client:



Project Name / Address:

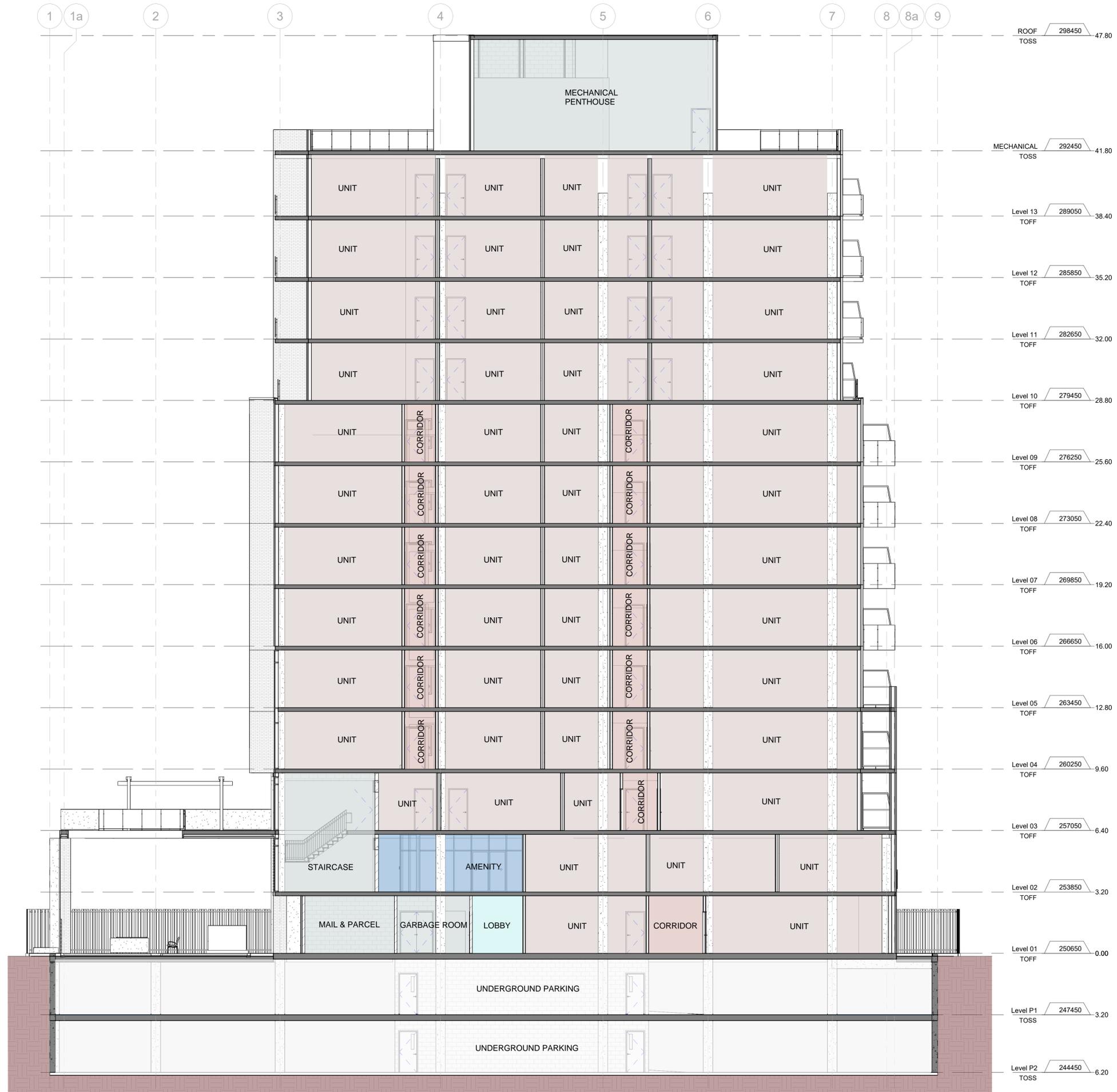
**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:01:31 PM

**BUILDING SECTION 1**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP4-04

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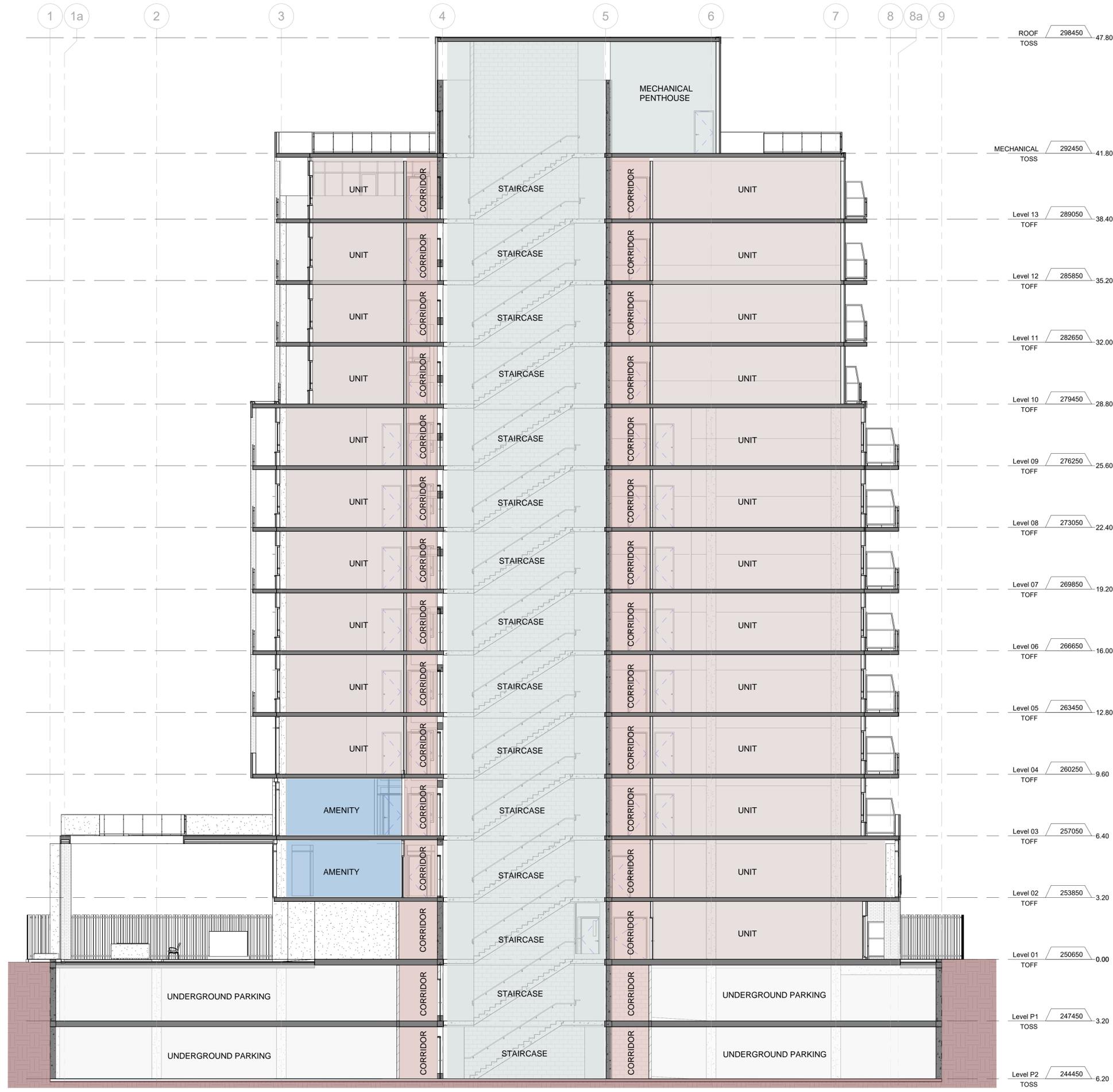


Project Name / Address:  
**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:01:36 PM

**BUILDING SECTION 2**

Drawing Scale: 1 : 100  
 Status: ISSUED FOR REZONING SUBMISSION  
 Revision No.: r1  
 Drawing No.: **SP4-05**



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Client:

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HOLDINGS CORPORATION

Project Name / Address:

**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084

Drawing Date: 07/04/23

Drawn by: AG

Checked by: ZK

Office Location: TORONTO

Plot Date / Time: 28-Jul-23 3:01:40 PM

**BUILDING SECTION 3**

Drawing Scale: 1 : 100

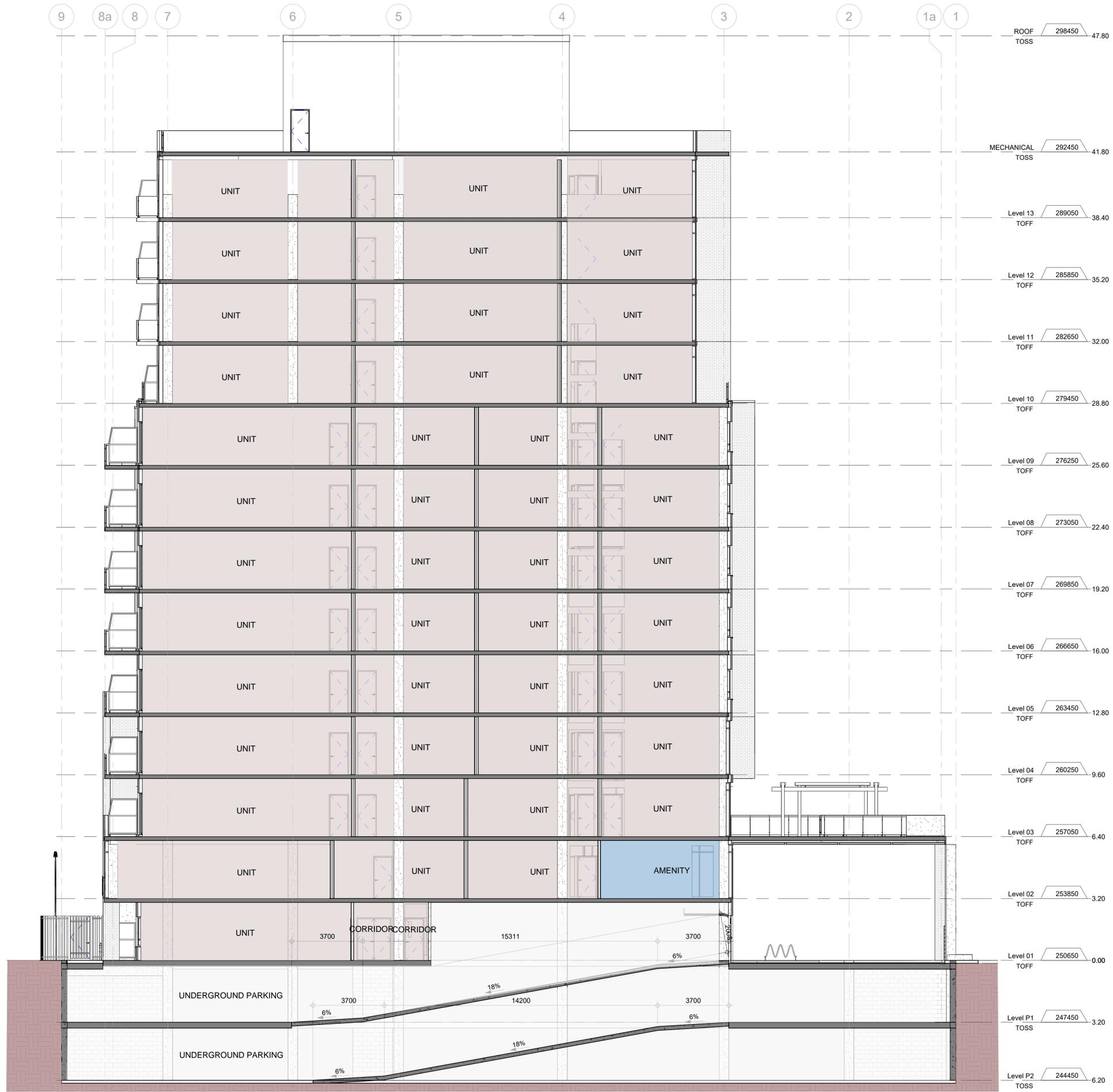
Status: ISSUED FOR REZONING SUBMISSION

Revision No.: **r1**

Drawing No.: **SP4-06**

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. 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.

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised 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 judgment in light of the information available to him at the time of preparation and is not intended to be a contract. 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. C:\Users\AGregori\Desktop\22084 - Construction drawings\_01.rvt



- PUBLIC ACCESS
- PUBLIC ACCESS
- AMENITY
- RESIDENTIAL
- RESIDENTIAL CORRIDOR
- STAIRS & SERVICES
- PARKING & MECH.

- GENERAL NOTES**
1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  5. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
  6. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
  7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

1	28 JULY 2023	ISSUED FOR REZONING
No.	Date	Revision

Client:

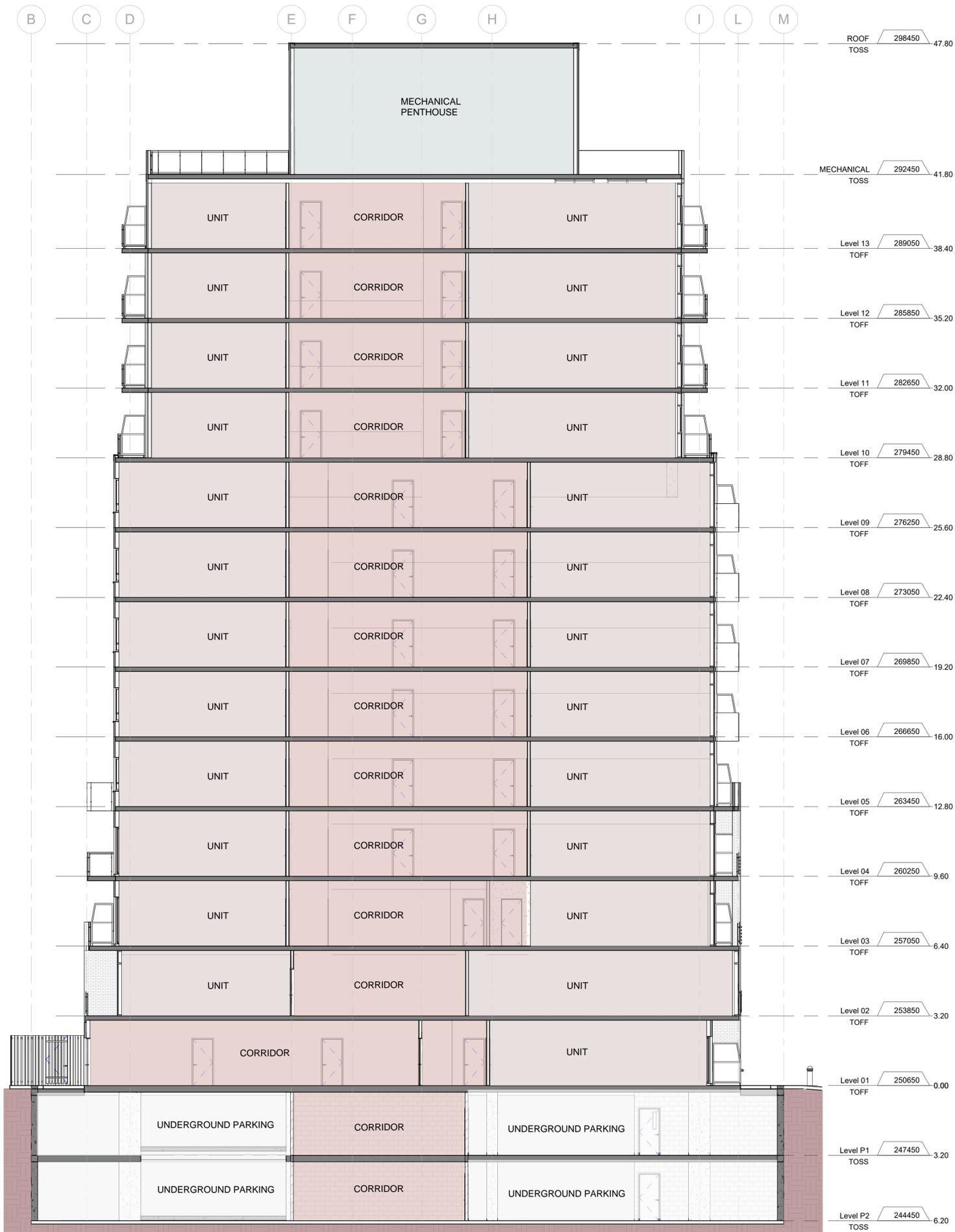
**FARHI**  
HOLDINGS CORPORATION

**FARHI**  
**192-196 CENTRAL AVE.**

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:01:43 PM

**BUILDING SECTION 4**

Drawing Scale: 1 : 100  
 Status: ISSUED FOR REZONING SUBMISSION  
 Revision No.: **r1**  
 Drawing No.: **SP4-07**



Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised 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 and is not intended to be made based on information or decisions to be made based on them or 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.

**GENERAL NOTES**

- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
- All work shall comply with the 2012 Ontario Building Code and amendments.
- 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-contractors 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 consultants 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
1	28 JULY 2023	ISSUED FOR REZONING

Client:



Project Name / Address:

**FARHI**  
192-196 CENTRAL AVE.

**SRM**<sup>↑</sup>  
 architects+  
 urban\*designers

Project No: 22084  
 Drawing Date: 07/04/23  
 Drawn by: AG  
 Checked by: ZK  
 Office Location: TORONTO  
 Plot Date / Time: 28-Jul-23 3:01:44 PM

**BUILDING SECTION 5**

Drawing Scale:	1 : 100
Status:	ISSUED FOR REZONING SUBMISSION
Revision No.:	r1
Drawing No.:	SP4-08

# Appendix C

## North Talbot Cultural Heritage Landscape Property Profiles

## 190 Central Avenue

**Cultural Heritage Status:** None

**Date of Construction:** c. 1907 - 1915

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half storey, red brick residential structure with a cross-hipped roof with a front gable, a raised, covered entry beneath a pediment, a wraparound verandah with a low hipped roof, double-hung windows with transoms on the second storey, and a glazed front doors. It is located on the north side of Central Avenue between St. George Street and Richmond Street, adjacent to a surface parking lot.

**Property History:** A wood framed structure appears up to the 1907 FIP and is replaced sometime before the 1915 FIP. Interestingly, it appears that the Cartwright family occupied both the original and the new building. The occupation of residents J.P. Cartwright, and Mrs. L. Cartwright are not provided.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-20th-century residential property that does not seem to be representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**Sources:** MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); 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
<b>Design/Physical Value</b>		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.
<b>Historical/Associative Value</b>	✓	This property is associated with Cigar manufacturer Hugh McKay.



<b>Contextual Value</b>	✓	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.



## 192-196 Central Ave

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** n/a

**Sub-Area:** First Suburb



**Property Description:** This property consists of a surface parking lot on the north side of Central Avenue, west of Richmond Street.

**Property History:** FIPs show that the property at 192 and 196 Central Avenue originally contained two detached brick houses, constructed sometime prior to 1888. These houses remained on the property until around 2006 when they were replaced with the present parking lot.

**Sources:** FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Google Earth.

## 193-197 Central Avenue

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a surface parking lot, where the former structures were demolished in c.2005. It is located on the south side of Central Avenue, west of Richmond Street.

**Property History:** The 1922 FIP shows that this property originally contained two structures. 193 Central Avenue was single-storey wood frame house, and 197 Central Avenue was a two-and-a-half storey brick house. These were demolished around 2005.

**Sources:** FIP:1912 Rev. 1922, Sheet 8; Google Earth



## 204 Central Avenue

**Cultural Heritage Status:** None

**Date of Construction:** c. 1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, Queen Anne-style, buff brick former residential structure with a hipped roof, a projecting front gable with carved wood bargeboards, shingle imbrication, and a pair of windows in the gable, a single-pane window on the second storey with a splayed brick window head, a pair of windows with an arched transom and brick voussoirs on the second storey, a side hall plan, and a front door with a transom window and a sidelight. A front verandah with wood columns has been modified to house a storefront, with a large storefront window and a wraparound awning. The property is located on the north side of Central Avenue, west of Richmond Street.

**Property History:** The 1888 FIP shows that wood framed structure was originally located on this property. This address is listed in City Directories up to 1899, and disappears in 1900. The current house was constructed sometime between 1901 and 1907, as it is not listed in the 1901 Directory, but is shown on the 1907 FIP. The 1908 Directory lists Mrs. C. Wren at this location, but does not provide details of her occupation.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a Queen Anne-style former residence that has been adapted to commercial reuse. It is notable for its hipped roof, front gable with carved wood bargeboards and shingle imbrication, windows on the second storey with splayed brick window head and brick voussoirs, respectively, front door with transom window and sidelight, and wood verandah that has been modified to house a commercial storefront.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

<b>Contextual Value</b>	✓	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 later patterns of commercial development, contributing to an eclectic, historic commercial streetscape that continues around the corner on Richmond Street.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); 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.



## 195 Hyman Street

**Cultural Heritage Status:** None

**Date of Construction:** 1922

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey residential structure with horizontal siding, a hipped roof, a central hipped-roof dormer, a front verandah with a shed roof and wood posts, a central hall plan, and a six-over-six window to each side of the central front door. It is located on the south side of Hyman Street, west of Richmond Street.

**Property History:** The 1907 FIP shows that a block of four wood framed rowhouses were once located at 195-201 Hyman Street. These structures were very short-lived, having been demolished by the time the 1922 FIP was published. MPAC notes that the current structure was constructed in 1922, and the foundation of 197 Hyman Street is shown on the 1922 FIP.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an early-20th-century worker's cottage, notable for its hipped roof, central hipped-roof dormer, front verandah with a shed roof, central hall plan, and symmetrically placed windows.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	Along with an adjacent former worker's cottage at 195 Hyman Street that has a similar form and massing, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**Sources:** MPAC; FIP (1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29)



## 197 Hyman Street

**Cultural Heritage Status:** None

**Date of Construction:** 1922

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey, painted brick residential structure with a hipped roof, a central hipped-roof dormer, a front verandah with a shed roof and brick and wood posts, a central hall plan, and a double-hung window to each side of the central front door. It is located on the south side of Hyman Street, west of Richmond Street.

**Property History:** The 1907 FIP shows that a block of four wood framed rowhouses were once located at 195-201 Hyman Street. These structures were very short-lived, having been demolished by the time the 1922 FIP was published. MPAC notes that the current structure was constructed in 1922, and a foundation is shown on the 1922 FIP.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an early-20th-century worker's cottage, notable for its hipped roof, central hipped-roof dormer, front verandah with a shed roof, central hall plan, and symmetrically placed double-hung windows.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	Along with an adjacent former worker's cottage at 195 Hyman Street that has a similar form and massing, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**Sources:** MPAC; FIP (1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29)

## 199 Hyman Street

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

**Date of Construction:** 1888

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of two structures located on the south side of Hyman Street, west of Richmond Street. At the rear is a two-and-a-half-storey, buff brick Victorian carriage house. It features a gabled roof, several blind windows on the ground storey, with clerestory windows above, a second-storey entryway with a porch, and two stacked windows with an arched transom in the gable. The street-facing structure is a much later two-storey, multi-unit residential building with a partial above-ground basement, a stucco or concrete panel exterior, a flat roof, and a symmetrical façade with a central entry accessed by a stair from the sidewalk.

**Property History:** Constructed in 1888 according to the *Register of Cultural Heritage Resources*, this property appears to be associated with a residential structure which was formerly located at 615 Richmond Street. Based on the 1907 FIP it was used as a garage/carriage house at the rear of the property. In the 1880s, Mrs. Mary Christie was the occupant of 615 Richmond Street, although her occupation is not listed in either the street or alphabetical section of the City Directories. The 1922 FIP labels this structure as an automobile garage. Aerial photos and geodetic mapping suggest that the house at 615 Richmond Street was demolished during the 1940s or 1950s.

The street-facing structure was constructed sometime after 1965, and replaced a single detached house. Geodetic mapping indicates that this house was likely of the same/similar design to the houses at 195 and 197 Hyman.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The structure to the rear of the property is a rare example of a Victorian-era carriage house, notable for its gabled form, windows with an arched transom in the gable, and clerestory windows along the side. The street-facing structure is a typical late-20th-century multi-unit residence that lacks design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



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<b>Contextual Value</b>	✓	While it does not contribute to a cohesive streetscape, with a large surface parking lot to the east and residences reflecting a variety of eras and styles elsewhere on the street, this property is historically linked to its context. It is one of the only remaining early buildings on Hyman Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); 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; London Air Photo Collection, 1945-1965; Geodetic Survey of London, 1957.



# Appendix D

## Curriculum Vitae



## CURRICULUM VITAE

### EDUCATION

2006

Masters of Arts (Planning)  
University of Waterloo

1998

Bachelor of Environmental Studies  
University of Waterloo

1998

Bachelor of Arts (Art History)  
University of Saskatchewan

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

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

### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

### SELECTED PROJECT EXPERIENCE

#### Heritage Conservation District Studies and Plans

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

#### Heritage Master Plans and Management Plans

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

### CONTACT

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

## CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

### Cultural Heritage Evaluations

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

### Heritage Impact Assessments

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

### Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

### Conservation Plans

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

### CONTACT

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

## CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

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

### LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

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

### CONTACT

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



## EDUCATION

2011

Higher Education Diploma  
Cultural Development/ Gaelic  
Studies  
University of the Highlands and  
Islands

2012

Bachelor of Arts  
Joint Advanced Major in Celtic  
Studies and Anthropology  
Saint Francis Xavier University

2014

Master of Arts  
World Heritage and Cultural  
Projects for Development  
UNESCO, University of Turin, the  
International Training Centre of the  
ILO

## CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x728  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com

# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel is a Senior Heritage Planner with MHBC and joined the firm in 2018. She holds a Master's degree from the University of Turin in collaboration with the International Training Centre of the ILO and *UNESCO* in World Heritage and Cultural Projects for Development. Rachel has experience in research and report writing for both public and private sector clients. She has experience in historical research, inventory work and evaluation on a variety of projects, including heritage conservation districts, cultural heritage evaluation reports and cultural heritage impact assessments.

Prior to joining MHBC, Rachel gained experience working for Municipal Development Services in rural settings. Rachel's B.A. has a Bachelor's degree (Joint Advanced Major with Honours) in Anthropology and Celtic Studies from Saint Francis Xavier University and Higher Education Diploma from the University of the Highlands and Islands which allowed her to work with tangible and intangible cultural heritage resources in Nova Scotia and Scotland.

## PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)  
Professional Member, International Council on Monuments and Sites (ICOMOS)  
Candidate, Ontario Professional Planners Institute

## PROFESSIONAL HISTORY

2022 - Present	Senior Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018 - 2022	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries



# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

## PROFESSIONAL/COMMUNITY ASSOCIATIONS

2018-2019	Member of Publications Committee, Waterloo Historical Society
2018	Member, Architectural Conservancy of Ontario- Cambridge
2016 - 2019	Secretary, Toronto Gaelic Society
2012 - 2021	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee

## AWARDS / PUBLICATIONS / RECOGNITION

2008-2012	Historical Columnist for the Ayr News
2018	Waterloo Historical Society, "Old Shaw: The Story of a Kindly Waterloo County Roamer"
2012	Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
2014	The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
2012	Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

## PROFESSIONAL DEVELOPMENT COURSES

2021	Indigenous Relations Program (University of Calgary)
2018	Building Officials and the Law (OBOA Course)
2017	AMCTO Map Unit 1
2010	Irish Archaeological Field School Certificate

## CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough

## CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x728  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com



# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- Middlesex County Court House, National Historic Site, for development at 50 King Street
  - McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
  - City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
  - Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
  - 82 Weber Street and 87 Scott Street, City of Kitchener
  - 39 Wellington Street West, City of Brampton
  - 543 Ridout Street North, City of London
  - 34 Manley Street, Village of Ayr, Township of North Dumfries
  - Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
  - 174 St. Paul Street, Town of Collingwood (OLT)
  - 45 Duke Street, City of Kitchener
  - 383-385 Pearl Street, City of Burlington
  - St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
  - 250 Allendale Road, City of Cambridge
  - 249 Clarence Street, City of Vaughan
- Specific for Relocation of Heritage Buildings*
- 1395 Main Street, City of Kitchener
  - 10379 & 10411 Kennedy Road, City of Markham

## CULTURAL HERITAGE SCREENING REPORT

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

## CULTURAL HERITAGE EVALUATION REPORTS

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

## CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x728  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com



# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

## CONSERVATION PLANS

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

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

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

## DOCUMENTATION AND SALVAGE REPORTS

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

## HERITAGE PERMIT APPLICATIONS

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

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



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HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/  
HERITAGE CHARACTER STUDY

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

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Kitchener, ON N2B 3X9  
T 519 576 3650 x728  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com



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