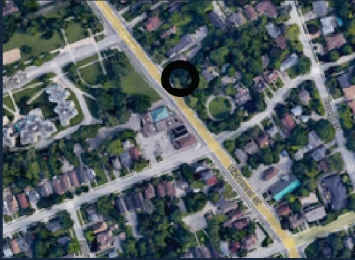


1148 Richmond St

London, Ontario



Location



Current aerial photograph

Historical Images



Illustrated historical atlas of the county of Middlesex, Ontario of 1878



1942 aerial photograph

Ontario Regulation 9/06

Criteria i: The property includes a one-and-a-half storey dwelling constructed c. 1870. The dwelling is representative of a Gothic Revival Ontario Farmhouse. The property is not rare, unique or an early examples of a style (in this case using pre-confederation as a threshold), type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement.

Criteria iv: It is unknown if the property has a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community. Former owners include: Foster and Febrey Families,

Criteria v: The property has potential to yield, information that contributes to an understanding of the early Broughdale community.

Criteria vi: The property does not reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property does not define, maintain or support the existing character of the area which is predominately early to mid-20th century building stock.

Criteria viii: The property can be considered historically linked to the surrounding area, particularly its interrelationship with the property at 1132 Richmond Street which is designated under Part IV of the OHA. The property is not physically, functionally, or visually linked to its surroundings.

Criteria ix: The property is not considered a landmark by the community.

Summary

In summary, the property meets at least 3 of the nine criteria, so for the purpose of this evaluation, it is determined that this property does have Cultural Heritage Value or Interest.

Heritage Attributes

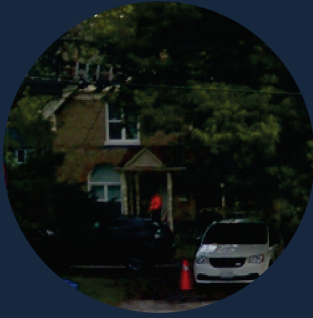
Heritage attributes include: centre-hall rectangular floor plan, one and half storey built form including all elevations and original window and door openings, gabled roofline with signature centrally placed gabled dormer, front verandah with wooden posts.

References

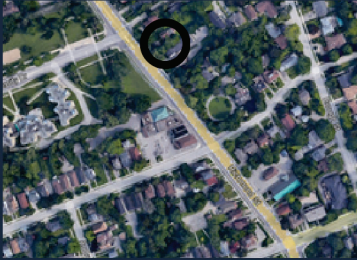
Vernon Directories, City of London
 London City and Middlesex County Directories
 Foster's London City and Middlesex County Directories
 Topographic Maps of 1961 and 1973
 Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
 1890 and 1893 Bird's Eye View of the City of London
 Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch,
 Department of Energy, Mines and Resources

Table 9.0- Evaluation of 1148 Richmond Street

Ontario Regulation 9/06		1148 Richmond Street
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input checked="" type="checkbox"/>
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/> Further research required.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input checked="" type="checkbox"/>
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii.	Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input checked="" type="checkbox"/>
ix.	Is a landmark	<input type="checkbox"/>

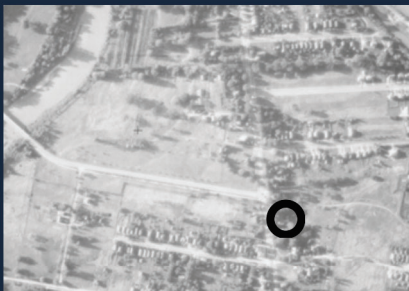


Location

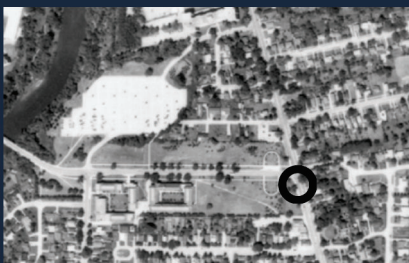


Current aerial photograph

Historical Images



1942 aerial photograph



1971 aerial photograph

1150 Richmond St

London, Ontario

Ontario Regulation 9/06

Criteria i: The property includes a one-and-a-half storey dwelling constructed c. 1900. The dwelling appears to be vernacular in design with limited architectural details and is not clearly representative of a specific typology. The property is not rare, unique or an early examples of a style, type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not demonstrate a high degree of technical or scientific achievement.

Criteria iv: It is unknown if the property has a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community. Previous owners include the Dixon Family.

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria vi: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property does not define or maintain the character of the area, however, it does support the surrounding building stock due to its dating and built form.

Criteria viii: The property is not physically, functionally, visually or historically linked to its surroundings.

Criteria ix: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. As the specifications of Criteria (iv) is unknown, and the property meets at least one criteria (Criteria vii), for the purpose of this evaluation, the property is determined to have Cultural Heritage Value or Interest as potentially meeting two or more of the nine criteria.

Heritage Attributes

Heritage attributes include: one and half storey built form, open gabled roofline and asymmetrical entryway.

References

Vernon Directories, City of London
London City and Middlesex County Directories
Foster's London City and Middlesex County Directories
Topographic Maps of 1961 and 1973
Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
1890 and 1893 Bird's Eye View of the City of London
Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch,
Department of Energy, Mines and Resources

Table 10.0- Evaluation of 1150 Richmond Street

Ontario Regulation 9/06	1150 Richmond Street
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>
ii. Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii. Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/> Further research required.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii. Important in defining, maintaining or supporting the character of an area	<input checked="" type="checkbox"/>
viii. Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
ix. Is a landmark	<input type="checkbox"/>

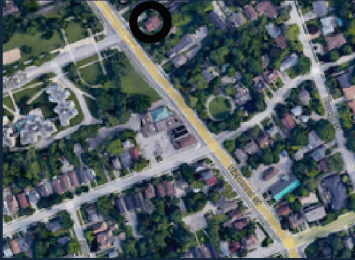
1156 Richmond St

London, Ontario

Ontario Regulation 9/06



Location



Current aerial photograph

Historical Images



1942 aerial photograph



Sears, Roebuck and Co. showing the "Westwood" bungalow debuting in the early 1930s.

Criteria i: The property includes a one-and-a-half storey dwelling constructed c. 1929. The dwelling is representative of the American Foursquare architectural style in a variation of a bungalow. The property is not rare, unique or an early examples of a style, type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property demonstrates a high degree of technical or scientific achievement.

Criteria iv: It is unknown if the property has a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community. Previous owners include: the Hodgins and Brown Families,

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria vi: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. Although the dwelling appears to be reflective of a Sears catalogue home (the Westwood), these kits were well disseminated throughout Canada and not significant to this community.

Criteria vii: The property maintains the character of the area due to its architectural design which is reflective of a collection of primarily one to one-and-a-half storey Edwardian bungalows along Richmond Street.

Criteria viii: The property is not physically, functionally, visually or historically linked to the surrounding area.

Criteria xi: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. As the specifications of Criteria (iv) is unknown, and the property meets at least one criteria, for purpose of this evaluation, the property is determined to have Cultural Heritage Value or Interest as potentially meeting two or more of the nine criteria.

Heritage Attributes

Heritage attributes include: one and half storey built form including all brick elevations and original window and door openings, original window and door frames, medium-pitched hipped roofline with signature centrally placed hipped dormer and masonry chimney shafts, asymmetrical entryway, brick front porch with brick piers and stone capping.

References

Vernon Directories, City of London
 London City and Middlesex County Directories
 Foster's London City and Middlesex County Directories
 Topographic Maps of 1961 and 1973
 Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
 1890 and 1893 Bird's Eye View of the City of London
 Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch,
 Department of Energy, Mines and Resources

Table 11.0- Evaluation of 1156 Richmond Street

Ontario Regulation 9/06		1156 Richmond Street
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input checked="" type="checkbox"/>
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/> Further research required.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii.	Important in defining, maintaining or supporting the character of an area	<input checked="" type="checkbox"/>
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
ix.	Is a landmark	<input type="checkbox"/>

1158 Richmond St

Laneway

London, Ontario

Ontario Regulation 9/06



Location



Current aerial photograph

Historical Images



1942 aerial photograph



1961 topographic map



1971 aerial photograph

Criteria i: The property is vacant and does not include buildings or structures. The property is a laneway that interconnects Richmond Street with University Crescent. The property is not rare, unique, representative or an early examples of a style, type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not demonstrate a high degree of technical or scientific achievement.

Criteria iv: The property is not directly associated with a theme, event, belief, person, activity, organization, institution that is significant to the community.

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria vi: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property does not define, maintain or support the character of the area.

Criteria viii: The property is functionally linked to the surrounding area as a circulation route, particularly due to its interrelationship and access between University Crescent and Richmond Street. Historically, the laneway was part of a lengthy drive which culminated in a cul-du-sac, however, became the current University Crescent as a result of surrounding development by the 1950s. The property is not significantly physically or visually linked to its surroundings.

Criteria ix: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. Although the property meets Criteria viii, the property would require meeting an additional criteria to be determined to have Cultural Heritage Value or Interest. Therefore, it is determined that this property does not have Cultural Heritage Value or Interest.

References

- Vernon Directories, City of London
- London City and Middlesex County Directories
- Foster's London City and Middlesex County Directories
- Topographic Maps of 1961 and 1973
- Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
- 1890 and 1893 Bird's Eye View of the City of London
- Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch, Department of Energy, Mines and Resources

Table 12.0- Evaluation of 1158 Richmond Street

Ontario Regulation 9/06		1158 Richmond Street	
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>	
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>	
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>	
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/>	
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>	
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>	
vii.	Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>	
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input checked="" type="checkbox"/>	
ix.	Is a landmark	<input type="checkbox"/>	

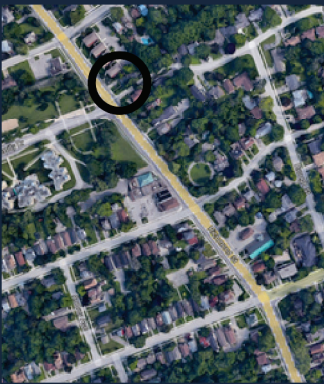
1160 Richmond St

London, Ontario

Ontario Regulation 9/06



Location



Current aerial photograph

Historical Images



1942 aerial photograph



1971 aerial photograph

Criteria i: The property includes a one-and-a-half storey dwelling constructed c. 1890 with additions. The building is not clearly representative of a specific architectural typology but rather presents as a vernacular building which has undergone several alterations. The property is not rare, unique or an early examples of a style, type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not demonstrate a high degree of technical or scientific achievement.

Criteria iv: It is unknown if the property has a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community, however, there is indication that the property has an association with the Dickerson Family, which is one of the few families identified in early directories that reside within the area north of Huron Street and the Thames River within the community of Broughdale at the turn of the century.

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria v: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property does not define or maintain the character of the area. The property does support the surrounding building stock due to its dating and general built form.

Criteria viii: The property is not physically, functionally, visually or historically linked to its surroundings.

Criteria ix: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. As the specifications of Criteria (iv) is unknown, and the property meets at least one criteria (Criteria vii), for the purpose of this evaluation, the property is determined to have Cultural Heritage Value or Interest as potentially meeting two or more of the nine criteria.

Heritage Attributes

Heritage attributes include: one and half storey built form, open gabled roofline and asymmetrical entryway.

References

Vernon Directories, City of London
 London City and Middlesex County Directories
 Foster's London City and Middlesex County Directories
 Topographic Maps of 1961 and 1973
 Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
 1890 and 1893 Bird's Eye View of the City of London
 Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch,
 Department of Energy, Mines and Resources

Table 13.0- Evaluation of 1160 Richmond Street

Ontario Regulation 9/06		1160 Richmond Street
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/> Further research required.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii.	Important in defining, maintaining or supporting the character of an area	<input checked="" type="checkbox"/>
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
ix.	Is a landmark	<input type="checkbox"/>

6.0 Description of Proposed Development

The proposed development includes the removal of the existing BMO Bank of Montreal Building located at 1163 Richmond Street and the construction of an 8 storey residential building (with one underground basement level) for student housing with an approximate total of 250 residential suites and 13 Don suites. There are 5 vehicular surface parking spaces and 59 bicycle parking spaces provided. The surface parking lot will be accessed off Tower Lane on the northern 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 one storey elements fronting Richmond Street and where the development interfaces with Tower Lane properties. There is a large dining area, and indoor and outdoor amenity spaces such as a gym, lounges, multi-purpose rooms, and a courtyard. There are proposed landscape alterations to access the building and enhanced hard and soft landscaping around the University Gates (East).



Figure 11: Conceptual site plan of proposed student residence on Project Site (Source: Architects Tillmann Ruth Robinson, 2023).

The design of the new building includes glazing, brick and precast concrete and metal panelling in a neutral palette with vertical rhythms in the fenestration and other architectural details which reflect that of the Collegiate Gothic architectural style. There is a one storey podium fronting Richmond Street and also along the rear of the central portion of the development. There is a variety of architectural articulation along the elevations that create a range of depth along the facades. See **Figures 12 & 13**.



Figure 12: Conceptual renderings of the elevations of the proposed new residence (Source: Architects Tillmann Ruth Robinson, 2023).



Figure 13: Conceptual dimensional renderings of the proposed new residence (Source: Architects Tillmann Ruth Robinson, 2023).

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 *International Council on Monuments and Sites (ICOMOS) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)*.

Table 14.0- 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 the Subject Lands

7.2.1 Impact Analysis for the Subject Lands (1151 Richmond Street, Medway Hall)

The assessment of the impact of the proposed development on the Medway Hall which is identified as a built heritage resource which requires a Heritage Impact Assessment as per the Campus Wide Development Agreement. The impact analysis is addressed in **Table 15.0** below.

Table 15.0 –Impact Analysis for Medway Hall

<i>Impact</i>	<i>Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)</i>	<i>Analysis</i>
Demolition of any, or part of any, heritage attributes or features;	None.	The redevelopment does not propose to demolish any, or part of any, heritage attributes or features of Medway Hall.
Alteration that is not sympathetic, or is incompatible, with the	None.	The redevelopment does not propose to alter Medway Hall and associated heritage attributes.

historic fabric and appearance of a building;		
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	A Shadow Study was completed and is included in Appendix 'C' of this report. Based on a review of the Study, there are no shadows that will obscure the heritage attributes of change the viability of the associated landscape features of Medway Hall.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	The interrelationship between Sydenham Hall and Medway Hall will not be impacted by the proposed redevelopment. The current setting includes Alumni House (1986) and Elgin Hall (1999) which were later developments in the immediate environment.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.	The proposed development will not impact significant views associated with Medway Hall which would include views of the front façade as well as perspective views of the south (front) and west and east elevations and within the internal courtyard. Schedule 'D' of the Campus Wide Development Agreement does not identify viewsheds within the vicinity of Medway Hall.
A change in land use where the change affects the property's cultural heritage value; and	None.	The extension of the east campus was historically because of a student housing demand and the redevelopment of the Project Site for residential housing is in keeping with the historical use of the immediate surrounding area.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely	None.	Based on this analysis, Medway Hall is approximately 41.1 metres from the new construction in addition to being on the other side of the right-of-way. Therefore, no significant impacts of land disturbances are anticipated.

affect a cultural heritage resource.		
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7.2.2 Impact Analysis for the Subject Lands (1151 Richmond Street- University Gates (East))

The assessment of the impact of the proposed development on the University Gates (East) which is identified as a built heritage resource which requires a Heritage Impact Assessment as per the Campus Wide Development Agreement. The impact analysis is addressed in **Table 16.0** below.

Table 16.0 –Impact Analysis for University Gates (East)

<i>Impact</i>	<i>Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)</i>	<i>Analysis</i>
Demolition of any, or part of any, heritage attributes or features;	None.	The redevelopment does not propose to demolish any, or part of any, heritage attributes of the University Gates (East).
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	Potential.	The redevelopment proposes to alter hardscaping in and around the gates. There is potential that alterations could be made that would be unsympathetic to the historic fabric. See sub-section 7.2.2.1.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	A Shadow Study was completed and is included in Appendix 'C' of this report. Based on a review of the Study, there are no shadows that will obscure the heritage attributes of the University Gates (East).
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	The interrelationship between the gates and other Collegiate Gothic inspired built forms (i.e. Medway and Sydenham Hall) will not be significantly impacted.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.	The proposed development will not impact significant views associated with the gates which would be from the intersection of Richmond Street and University Drive. Schedule 'D' of the Campus Wide Development

		Agreement does not identify viewsheds in vicinity of University Gates (East).
A change in land use where the change affects the property’s cultural heritage value; and	None.	The use of the Project Site for residential purposes is within context of the immediate environment and will not negatively impact the University Gates (East).
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	Potential.	Based on this analysis, University Gates (East) (monuments) are approximately 14 metres (approximately 7 metres including associated stone walls) from the new construction. There is potential that new construction and associated landscape work may result in land disturbances. See sub-section 7.2.2.1.

7.2.2.1 Impact of Alteration and Land Disturbances

The University Gates (East) are located within the immediate vicinity of the proposed new development. The University Gates (East) monuments are approximately 14 metres from the new construction and the associated stone wall along the northern side of University Drive is approximately 7 metres from the new construction. In addition, there is proposed hardscaping proposed directly within the immediate vicinity of these existing features (see **Figures 16 & 17** for existing and proposed conditions). There is potential that unsympathetic alterations, through accidental damage, could occur because of proposed landscaping works and potential for adverse impacts of land disturbances as it relates to new construction and potential changes to soils and drainage. It is expected, however, that other requirements of the new development (i.e. demonstrating adequate grading and drainage plans), that potential impacts of land disturbances will be addressed.



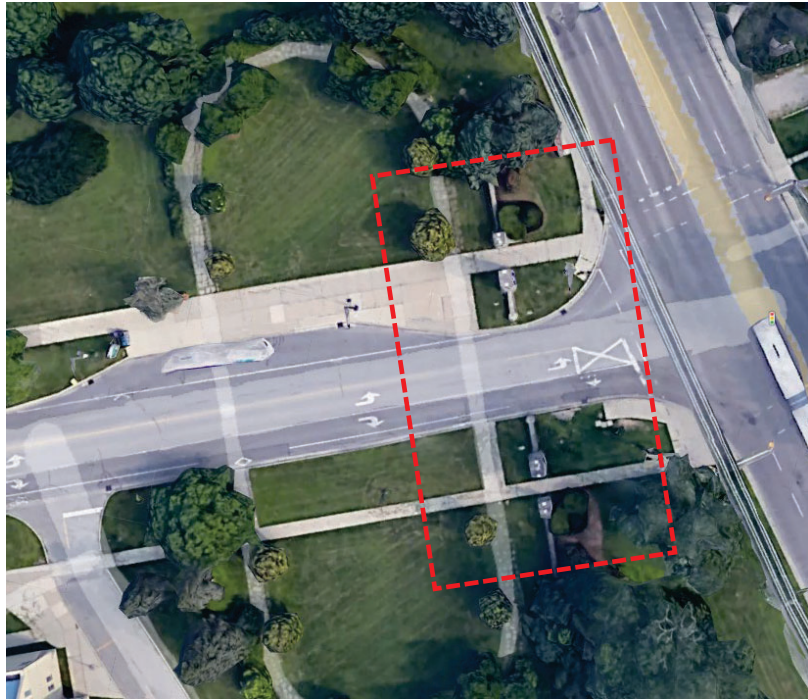
RENDERING LOOKING NORTHWEST BIRD'S EYE VIEW



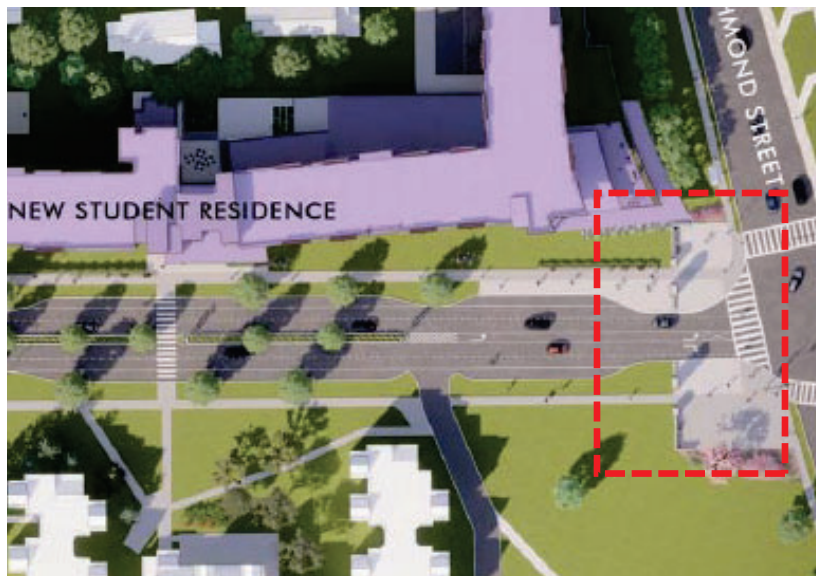
RENDERING LOOKING NORTHWEST

Figures 14 & 15: (left) Conceptual rendering of the proposed new residence looking north-west showing proposed hardscaping in the vicinity of the existing University Gates (East); (below) Pedestrian view of the proposed development and associated hardscaping within the vicinity of the University Gates (East) (East) looking north-west (Source: Architects Tillmann Ruth Robinson, 2023).

Existing Condition
of University Gates
(East)



Proposed
Landscaping for
University Gates
(East)



Figures 16 & 17: (above) Aerial photograph of existing University Gates (East); red box identifying location of University Gates (East) and associated stone walls (Source: Google Earth Pro); (below) Aerial view of the proposed development and associated hardscaping within the vicinity of the University Gates (East); red box identifying location of University Gates (East) and associated stone walls (Source: Architects Tillmann Ruth Robinson, 2023).

7.3 Impact Analysis for Adjacent Cultural Heritage Resources

The following **Table 17.0** provides an impact analysis for the adjacent 'listed' (non-designated) properties which have determined to have potential or identified to have cultural heritage value or interest reviewed in Sub-section 5.5 of this report:

- 1142 Richmond Street
- 1144 Richmond Street
- 1148 Richmond Street
- 1150 Richmond Street
- 1156 Richmond Street
- 1160 Richmond Street

In summary, there are no significant adverse impacts as a result of the proposed redevelopment for the above-mentioned adjacent listed properties. The residential neighbourhood along Richmond Street has historically been part of the growing expansion of the university grounds and the redevelopment is rather part of the historical development of student housing particularly in this part of the university campus. **Figure 18** identifies the approximate distance between the listed (non-designated) properties subject to evaluation and the proposed new construction. **Appendix 'C'** provides the Shadow Study as it applies to the impact analysis of adjacent properties.

Table 17.0- Impact Analysis of Adjacent Listed (Non-designated Properties)

<i>Impact Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)</i>	1142 Richmond St	1144 Richmond St	1148 Richmond St	1150 Richmond Str	1156 Richmo
Demolition of any, or part of any, heritage attributes or features;	The development does not propose demolition of heritage attributes.	The development does not propose demolition of heritage attributes.	The development does not propose demolition of heritage attributes.	The development does not propose demolition of heritage attributes.	The devel does not demolition heritage a
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	The development does not propose alteration to the historic fabric or appearance of the building.	The development does not propose alteration to the historic fabric or appearance of the building.	The development does not propose alteration to the historic fabric or appearance of the building.	The development does not propose alteration to the historic fabric or appearance of the building.	The dev does not alteration historic appearan building.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	The shadows created by the proposed development will not change the viability of the heritage attributes.	The shadows created by the proposed development will not change the viability of the heritage attributes.	The shadows created by the proposed development will not change the viability of the heritage attributes.	The shadows created by the proposed development will not change the viability of the heritage attributes.	The shado created b proposed developm not chang viability o heritage a
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	The proposed development is contained within the campus and will not isolate the property from the existing mature residential character.	The proposed development is contained within the campus and will not isolate the property from the existing mature residential character.	The proposed development is contained within the campus and will not isolate the property from the existing mature residential character.	The proposed development is contained within the campus and will not isolate the property from the existing mature residential character.	The propo developm contained the camp will not is property f existing m residential character
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	The proposed development is primarily along University Drive and will not directly or indirectly obstruct views of the property.	The proposed development is primarily along University Drive and will not directly or indirectly obstruct views of the property.	The proposed development is primarily along University Drive and will not directly or indirectly obstruct views of the property.	The proposed development is primarily along University Drive and will not directly or indirectly obstruct views of the property.	The propo developm primarily University and will n directly or indirectly views of t property.

<p>A change in land use where the change affects the property's cultural heritage value; and</p>	<p>The use of the subject lands was historically for student housing and will not impact this property.</p>	<p>The use of the subject lands was historically for student housing and will not impact this property.</p>	<p>The use of the subject lands was historically for student housing and will not impact this property.</p>	<p>The use of the subject lands was historically for student housing and will not impact this property.</p>	<p>The use of the subject lands was historically for student housing and will not impact this property.</p>
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.</p>	<p>The proposed new construction is approximately 102.5 metres from the property. Due to the distance and being situated non-contiguous on the opposite side of the right-of-way, adverse impacts land disturbances are not anticipated.</p>	<p>The proposed new construction is approximately 91.6 metres from the property. Due to the distance and being situated non-contiguous on the opposite side of the right-of-way, adverse impacts land disturbances are not anticipated.</p>	<p>The proposed new construction is approximately 79.7 metres from the property. Due to the distance and being situated non-contiguous on the opposite side of the right-of-way, adverse impacts land disturbances are not anticipated.</p>	<p>The proposed new construction is approximately 58.9 metres from the property. Due to the distance and being situated non-contiguous on the opposite side of the right-of-way, adverse impacts land disturbances are not anticipated.</p>	<p>The proposed new construction is approximately 58.9 metres from the property. Due to the distance and being situated non-contiguous on the opposite side of the right-of-way, adverse impacts land disturbances are not anticipated.</p>

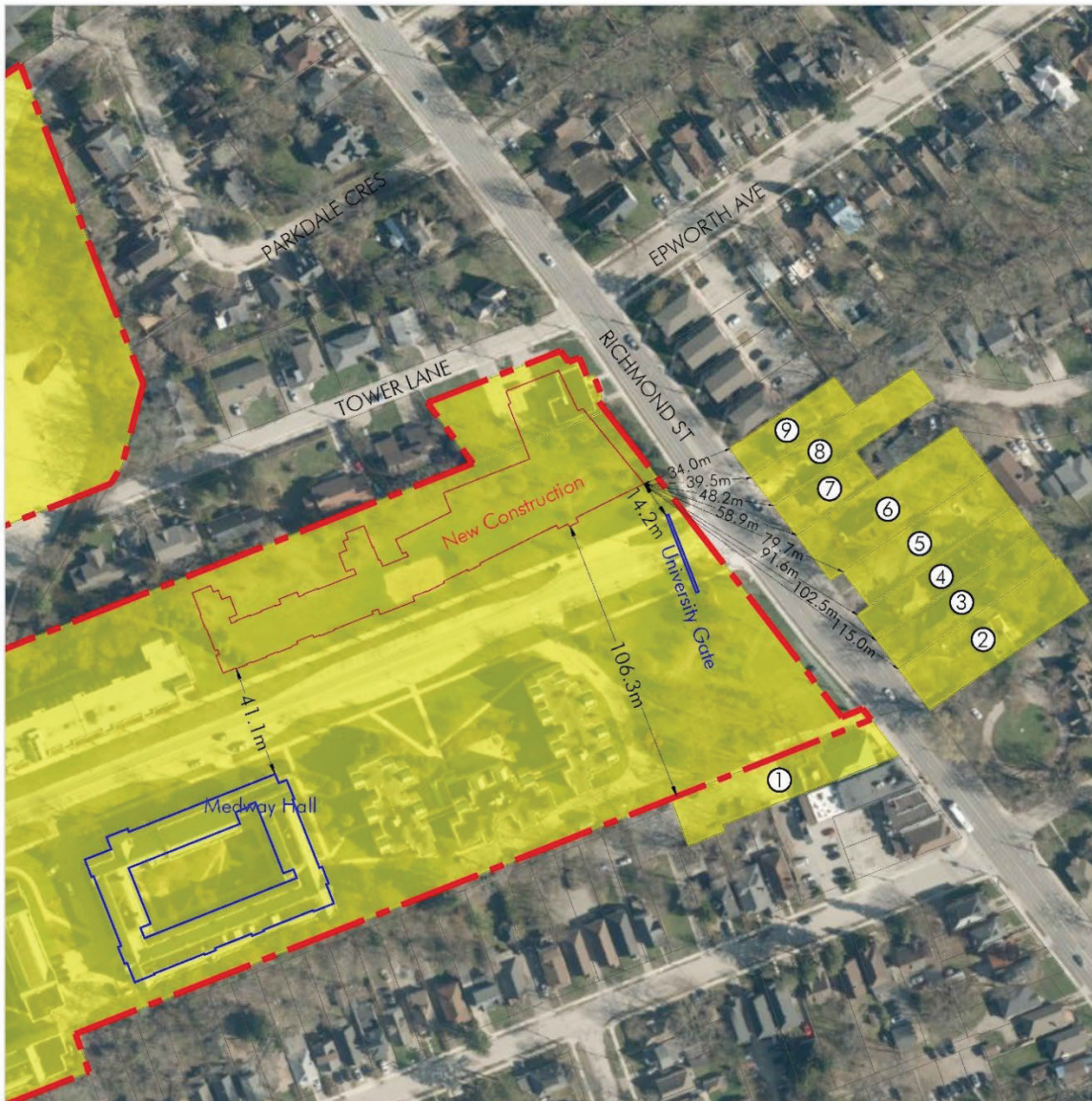


Figure 2-1
Distance to Construction

1151 & 1163 Richmond Str.
City of London
Ontario

LEGEND

- Subject Lands (1151 & 1163 Richmond Street)
- City of London Listed Heritage Properties
- Adjacent Listed Properties
- ① 1137 Richmond St
- ② 1140 Richmond St
- ③ 1142 Richmond St
- ④ 1144 Richmond St
- ⑤ 1148 Richmond St
- ⑥ 1150 Richmond St
- ⑦ 1156 Richmond St
- ⑧ 1158 Richmond St
- ⑨ 1160 Richmond St

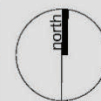
Notes:
- Aerial Imagery: City of London Ortho Basemap - 2022
- Site Plan: Tillmann Architects Ruth Robinson, Oct. 10, 2023

DATE: November, 2023

SCALE: 1:2,000

FILE: 10175E

DRAWN: PL



K:10175E 1151 & 1163 RICHMOND STREET,
LONDON\RP\F2-1_DISTANCE TO CONSTRUCTION.DWG

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ARCHITECTURE
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Figure 18: Aerial photograph identifying distance (metric) between listed (non-designated) properties (Medway Hall and University Gates (East) identified) and the new construction (Source: MHBC, 2023).

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. In review of the impact analysis in Section 7.0 of this report, impacts are limited to a potential impact of alterations and land disturbances due to the University Gates (East). Since there are limited adverse impacts that have been identified, alternative development approaches are not warranted as impact can be adequately addressed through mitigation and conservation measures. The following sub-sections provide recommendations as it relates to mitigation and conservation that are specific to the University Gates (East).

8.2 Mitigation and Conservation Measures

The following lists mitigative measures that are recommended to eliminate or limit potential negative impacts as it relates to the University Gates (East):

- Ensure that hardscaping and other related landscape works be of a material and location that is compatible with the existing masonry of the University Gates (East) such as:
 - Unobtrusive, interlocking pavers of natural stone or brick hardscaping (suggest similar colour of grey limestone); natural stone from local quarry, such as Wiarion, could be used as an accent;
 - Furnishings have simple, clean lines, metal elements and natural wood; and,
 - Clean planting with evergreens (i.e. yew or cedar), grasses and flowering shrubs (i.e. hydrangea).
- Protective measures (i.e. hoarding or tarping) should be implemented around the masonry monuments to reduce/ eliminate potential damage to the structures during construction works; and,
- Ensure proper documentation of the University Gates (East) is completed prior to works (i.e. architectural drawings, digital scanning) and identifying characteristics of the source of the type of stone use and composition of mortar.

It is recommended that the guidelines for masonry in Section 4.5.3 within the Standards and Guidelines for the Conservation of Historic Places ("S&Gs") be applied, where necessary.

- Protect and maintain masonry by preventing water penetration, and maintaining proper drainage so that water or organic matter does not stand on flat surfaces, or accumulate in decorative figures by making appropriate repairs (Guideline 3);
- On-going maintenance cleaning masonry to remove heavy soiling, where needed and when required, using gentle cleaning methods and carrying out masonry cleaning tests prior to the use; recommend five-year inspections to determine when cleaning is required (Guideline 6);
- On-going repairing masonry by repointing the mortar joints where there is evidence of deterioration and using mortars that ensure the long-term preservation of the masonry by duplicating original mortar joints in colour, texture, width and joint profile, where needed and when required; recommend five-year inspections to determine when cleaning is required (Guideline 13).

In addition to the above, it is recommended that similar conservation work be applied to Medway Hall in areas where there is discolouration and minor deterioration of masonry and associated mortar and that works be completed in consistency with Section 4.5.3 of the S&Gs as recommended similarly above for the masonry University Gates (East).

The general design of the proposed new buildings appears consistent with the adjacent cultural heritage resources. The use of precast concrete and brick masonry mimics the texture and appearance of the material of these built heritage resources and the neutral colour palette supports their integration into their immediate context which conserves their surrounding environment.

9.0 Conclusions & Recommendations

In conclusion, this HIA has determined, based on the prescribed O. Reg 9/06, that Medway Hall and University Gates (East) have cultural heritage value or interest ("CHVI") in addition to the following properties: 1142 Richmond Street, 1144 Richmond Street, 1148 Richmond Street, 1150 Richmond Street, 1156 Richmond Street, 1160 Richmond Street reviewed in Sub-section 5.5 of this report.

It was determined that the properties located at 1163 Richmond Street (Former BMO Bank of Montreal Building), which is part of the Subject Lands, and 1137, 1140, 1158 Richmond Street do not have potential to meet at least two of the prescribed criteria under O. Reg 9/06 and therefore, are not considered cultural heritage resources and subsequently not included in the impact analysis in Section 7.0 of this report.

The impact analysis, based on the heritage attributes identified in Section 5.0 for properties of CHVI, identified adverse impacts limited to alteration and land disturbances as it relates to the University Gates (East) and the proposed landscaping associated with the proposed redevelopment. There is no other adverse impact identified for Medway Hall (1151 Richmond Street) or for adjacent, above-mentioned properties determined to be of potential or identified cultural heritage value. Sub-section 8.2 of this report outlines the recommended mitigation and conservation measures to be implemented to mitigate and conserve the University Gates (East) during construction as well as on-going maintenance which are consistent with the S&Gs. Conservation measures are also provided for Medway Hall as it relates to the conservation of masonry.

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
Appendix A

Maps



**Figure 1
Location Plan**

LEGEND

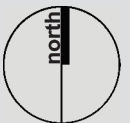
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-  Project Site

Date: November 2023

Scale: 1:5,000

File: 10175E

Drawn: PL



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1151 & 1163 Richmond St.
City of London
Ontario

Source:
City of London 2022 Aerial Imagery



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URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

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Figure 2
Heritage Status

LEGEND



Subject Lands

Listed on the City of London Register of Cultural Heritage Resources



Designated Properties



Listed Properties

Date: October 2023

Scale: 1:5,000

File: 10175E

Drawn: PL



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1151 & 1163 Richmond Street
City of London
Ontario

Source: City of London 2022 Aerial Imagery


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Figure 3
**Identified Properties/
 Built Features
 Requiring Evaluation
 and Assessment**

1151 & 1163 Richmond Street
 City of London
 Ontario

LEGEND

 Subject Lands (1151 & 1163 Richmond St.)

 City of London Listed Heritage Properties

Adjacent Listed Properties

- ① 1137 Richmond St
- ② 1140 Richmond St
- ③ 1142 Richmond St
- ④ 1144 Richmond St
- ⑤ 1148 Richmond St
- ⑥ 1150 Richmond St
- ⑦ 1156 Richmond St
- ⑧ 1158 Richmond St
- ⑨ 1160 Richmond St

Source: City of London 2022 Aerial Imagery

Date: November 2023

Scale: 1:5,000

File: 10175E

Drawn: PL



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Figure 2-1
Distance to
Construction

1151 & 1163 Richmond Str.
 City of London
 Ontario

LEGEND

- Subject Lands (1151 & 1163 Richmond Street)
- City of London Listed Heritage Properties
- Adjacent Listed Properties
 - ① 1137 Richmond St
 - ② 1140 Richmond St
 - ③ 1142 Richmond St
 - ④ 1144 Richmond St
 - ⑤ 1148 Richmond St
 - ⑥ 1150 Richmond St
 - ⑦ 1156 Richmond St
 - ⑧ 1158 Richmond St
 - ⑨ 1160 Richmond St

Notes:

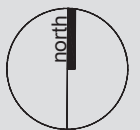
- Aerial Imagery: City of London Ortho Basemap - 2022
- Site Plan: Tillmann Architects Ruth Robinson, Oct. 10, 2023

DATE: November, 2023

SCALE: 1:2,000

FILE: 10175E

DRAWN: PL



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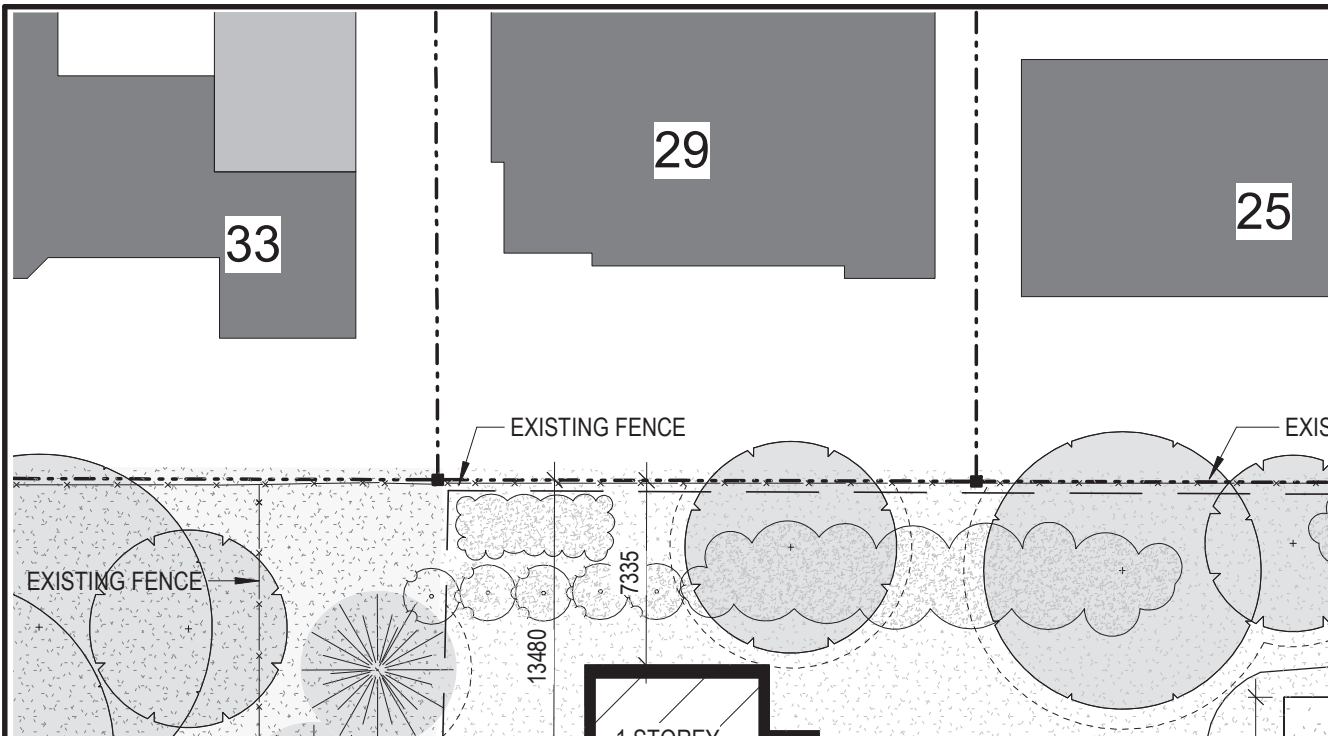
Appendix B

Site Plan, Elevations and Renderings

ZONING BY LAW COMPLIA

UNIVERSITY DRIVE RESIDENCE

ZONE VARIATION	REQUIRED		
	RF (1151 RICHMOND)	RF(7) (1163 RICHMOND)	
PERMITTED USES	B) ANCILLARY RESIDENTIAL I) INSTITUTIONAL USES T) SUPERVISED RESIDENCES U) UNIVERSITIES	SAME AS RF, EXCEPT: RESIDENCE, RESTAURANTS AND LICENSED DRINKING ESTABLISHMENTS NOT PERMITTED.	B) ANCILLA I) INSTITUT T) SUPERV
LOT AREA (m ²) (MIN)	4000.0 m ²		
LOT FRONTAGE (m) (MIN)	50.0 m		
FRONT YARD DEPTH (MIN)	6.0m +1.0m per 3.0m OF MAIN BUILDING HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3.0m	14.0 m	
EXTERIOR SIDE YARD DEPTH (MIN)			
REAR SIDE YARD DEPTH (MIN)	6.0m +1.2m FOR EACH 3.0m OF BUILDING HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3.0m	15.6 m	
INTERIOR SIDE YARD DEPTH (MIN)			
LANDSCAPED OPEN SPACE (%) (MIN)	15%	30%	
LOT COVERAGE (%) (MAX)	30%		
HEIGHT (M) (MAX)	40.0 m	8.0 m	
GENERAL PROVISIONS	REQUIRED		
PARKING	CAMPUS WIDE		CAMPUS
ACCESSIBLE SPACES	CAMPUS WIDE		
BICYCLE PARKING (0.2 SPACES / 100m ² GFA + 2 SPACES	60		(37 INSIDE B





1 NORTH - EAST ELEVATION





RENDERING LOOKING NORTHEAST AL

Appendix C

Shadow Study

APPENDIX C: SUN/SHADOW STUDY



March 10 am



March 12 pm



June 10 am



June 12 pm



APPENDIX C: SUN/SHADOW STUDY



September 10 am



September 12 pm



December 10 am



December 12 pm



Appendix D

CVs



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

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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

CONTACT

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dcurrie@mhbcpplan.com
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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

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

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

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

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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

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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

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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
5th 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

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CURRICULUM VITAE

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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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CURRICULUM **VITAE**

Rachel Redshaw, MA, H.E. Dipl.

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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PLANNING
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& LANDSCAPE
ARCHITECTURE