

# SCOPED HERITAGE IMPACT ASSESSMENT

3563 Bostwick Road,  
London, ON

Date:  
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Prepared for:  
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# Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</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>
S&Gs	<i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>



# Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 3563 Bostwick Road, City of London, Ontario which is situated within the traditional territory of the Anishinaabek, Haudenosaunee, Lūnaapéewak and Attawandaron peoples on lands that relate to the London Township and Sombra Treaties of 1796 and the dish with One Spoon Covenant Wampum (Western University).

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 Heritage Impact Assessment also acknowledges the Western Libraries- Archives and Special Collections for providing relevant information.

## **Executive Summary**

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained by Amiraco Properties Inc. to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 3563 Bostwick Road, London, Ontario. The proposed site plan includes the construction of a housing development which includes a mix of low, medium, and high-density residential units with a total of 1,350 units. Vehicular access is proposed to interface with Pack Road and Bostwick Road. The subject property currently includes agricultural lands and a small woodlot.

The subject property is not identified on the City of London’s Register of Cultural Heritage Resources as a “listed” (non-designated) property, nor is it designated under Part IV of the *Ontario Heritage Act* (“OHA”). However, it is located adjacent (non-contiguous) to the designated protected heritage property at 6092 Pack Road, London, Ontario.

This scoped Heritage Impact Assessment identified no adverse impacts to the adjacent (non-contiguous) protected heritage property at 6092 Pack Road, London, Ontario as a result of the proposed development of the subject property and therefore no alternative development options, mitigation and conservation measures are warranted. New plantings in the form of a treed boulevard along the northern access to Street ‘A’ are encouraged as such plantings would provide a visual break between the properties.

# 1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained by Amiraco Properties Inc. to undertake a Scoped Heritage Impact Assessment (“HIA”) for the proposed development of 3563 Bostwick Road, City of London, Ontario (the “subject property”) (see **Appendix ‘A’**). The proposed site plan includes the construction of a housing development which includes a mix of low, medium, and high-density residential units with a total of 1,350 units. Site access is proposed from both Pack Road and Bostwick Road.

As per Policy 565 of the London Plan, an HIA must be completed to form part of a complete planning application required for the redevelopment of the subject property. This report assesses 6092 Pack Road which located adjacent (non-contiguous) to the subject property. The purpose of the HIA is to assess impact to identified cultural heritage value or interest (“CHVI”) and associated heritage attributes. If adverse impacts are identified, alternative development options, mitigation and conservation measures will be provided.

## 1.1 Description of Subject Property

The subject property is located at 3563 Bostwick Road, London, Ontario shown in **Figure 1** and **Appendix ‘A’** of this report. It is legally described as PART OF LOT 75, EAST OF THE NORTH BRANCH OF THE TALBOT ROAD, (WESTMINSTER), COUNTY OF MIDDLESEX, DESIGNATED AS PART 1, PLAN 33R21475 CITY OF LONDON and consists of approximately 39.85 acres. The property includes agricultural lands and a small rectangular woodlot located at the southwest boundary. The property’s southern border is bounded by mature trees which create a defined edge between the neighboring property at 3645 Bostwick Road and the subject property.



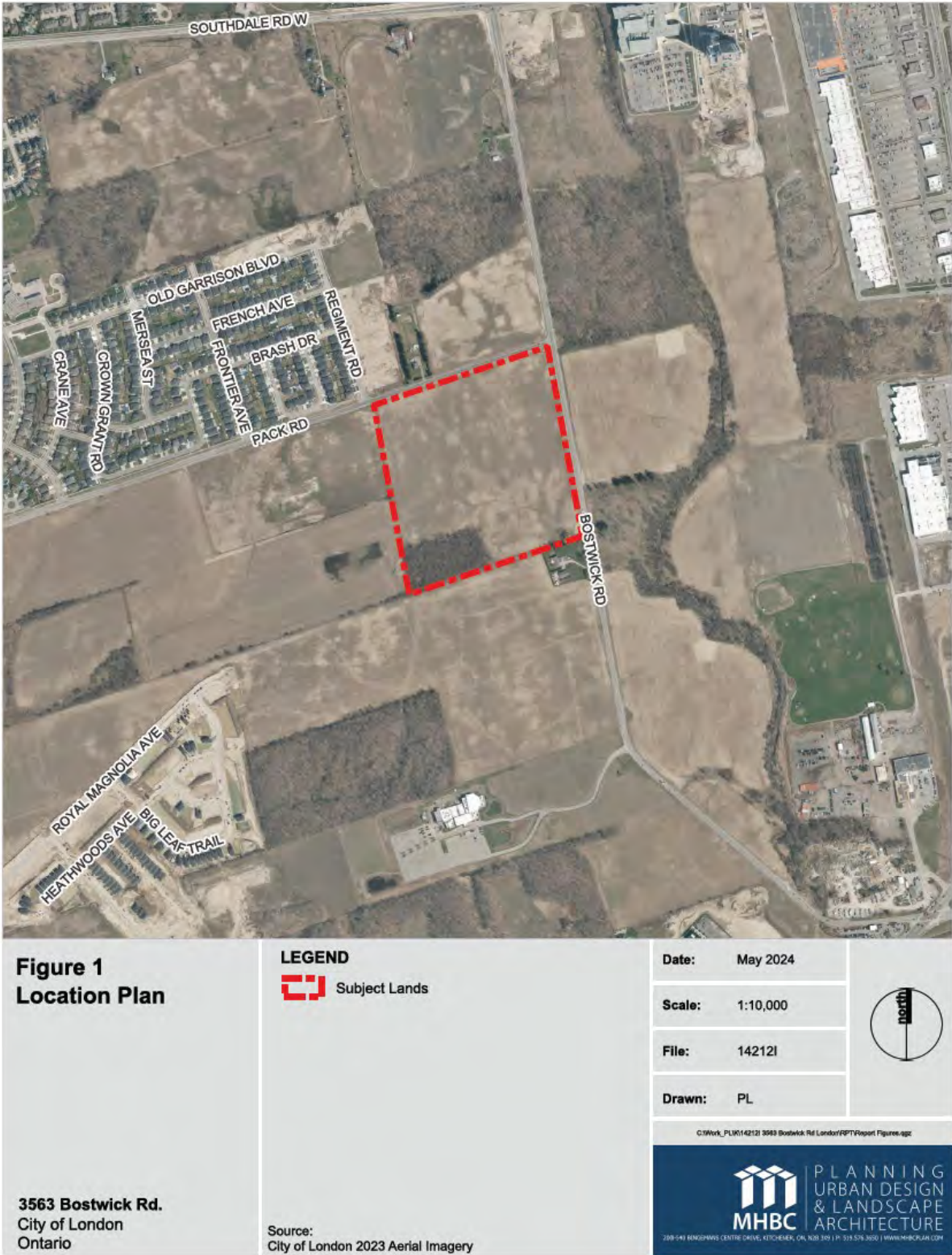
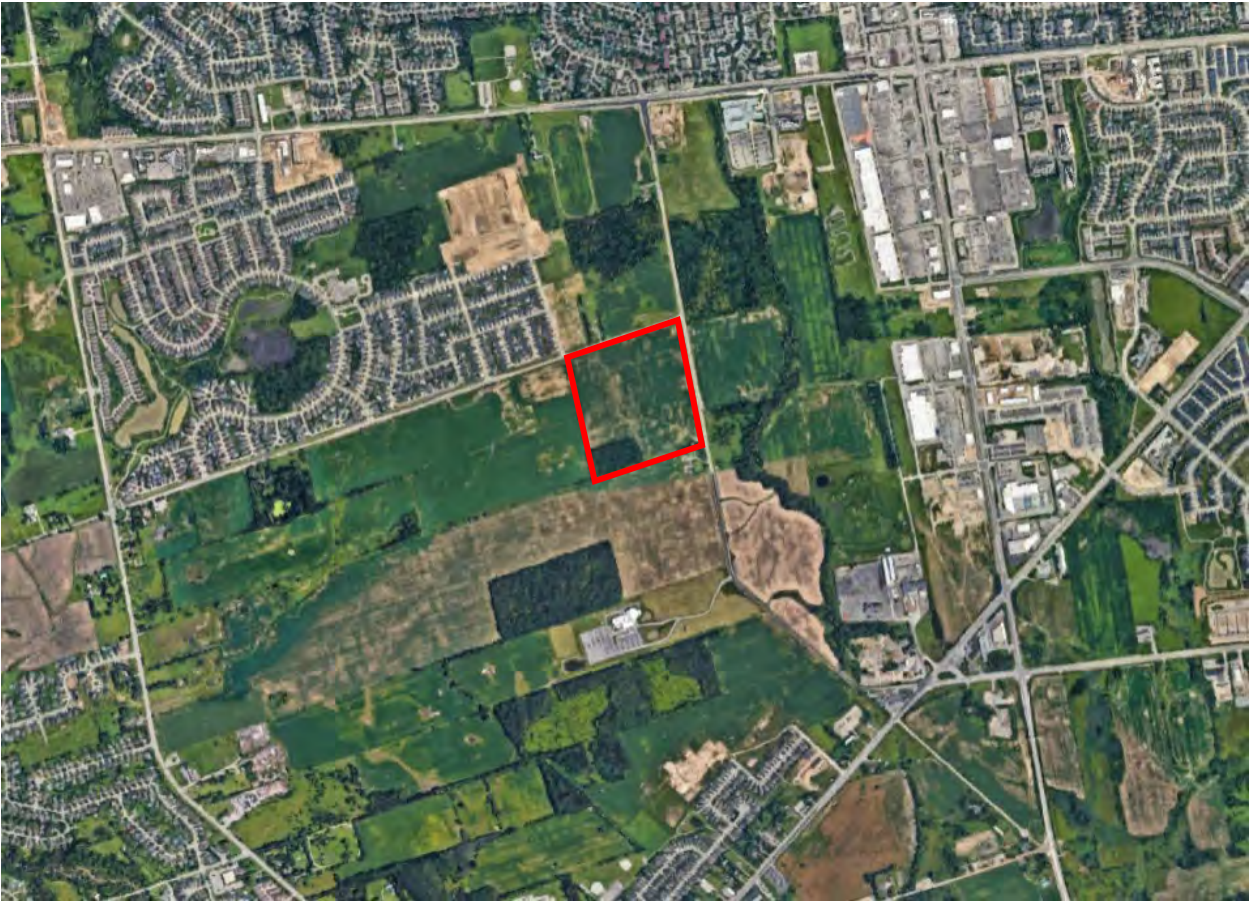


Figure 1: An aerial view of the subject property (in red) and surrounding area (MHBC, 2024).

## 1.2 Description of Surrounding Area

The area surrounding the subject property includes residential, community facility, and open space uses. North-west of the subject property is a low-rise residential subdivision (see **Photo 1**) and a farmhouse and rural agricultural lands directly to the north (see **Photo 2**). Located to the east, south, and west are open space areas. Directly to the south, the subject property shares a border with a lot that includes a single detached dwelling with a barn and accessory structures. The streetscape of Pack Road can best be described as rural with minimal vegetation; it consists of a narrow two-lane road with narrow gravel shoulders and shallow ditches (see **Photo 3**). Bostwick Road can likewise be described as a two-lane rural road with narrow gravel shoulders bounded by shallow ditches (see **Photo 5**).



**Figure 2:** Aerial view of the subject property and surrounding area with the subject property noted in red. (Google Earth Pro, 2024)





**Photo 1:** View of the subject property looking north-west towards Pack Road. (MHBC, 2024)



**Photo 2:** View of the adjacent heritage property located at 6092 Pack Road. (MHBC, 2024)





**Photo 3:** View of a construction site directly across Pack Road. (MHBC, 2024)



**Photo 4:** View of the open space to the west of the subject property. (MHBC, 2024)



**Photo 5:** View of open space across Bostwick Road. (MHBC, 2024)

### 1.3 Heritage Status

The subject property is located south of an adjacent (non-contiguous) property which is designated under Part IV of the OHA (see **Figure 2**). The property located at 6092 Pack Road was listed on the City of London's Register of Cultural Heritage Resources in 2007 and designated under Part IV of the OHA in 2022 under By-law number L.S.P.-3501-248 (see **Appendix 'C'**). The Register of Cultural Heritage Resources notes it as being constructed in 1900 in the vernacular style. The subject property is not designated under Part V as a Heritage Conservation District or otherwise located within an identified Cultural Heritage Landscape.





**Figure 2:** View of the subject property (red dotted line) with the adjacent protected heritage property located at 6092 Pack Road (yellow) (MHBC, 2024)

# 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:** means 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. Preparation of this report has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act*, which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria. Section 2.0 of the *Ontario Heritage Act* directs the Ministry of Citizenship and Multiculturalism ("MCM") to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario.

## 2.4 Ontario Heritage Toolkit

The Province has published several resources containing information related to cultural heritage resources, and compiled the information into the *Ontario Heritage Toolkit*. This compilation is a collection of documents authored by the MCM, which provide guidance related to a variety of cultural heritage planning matters. The documents contained within the Heritage Resources in the Land Use Planning Process compilation have specifically been referenced in the preparation of this report, to ensure consistency with best practices.

## 2.5 City of London Official Plan (The London Plan, 2019)

The London 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.*

The London Plan 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 adjacent heritage property located at: 6092 Pack Road specified by the City for evaluation and assessment.



# 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 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 vermilion” (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 History of the Village of Lambeth

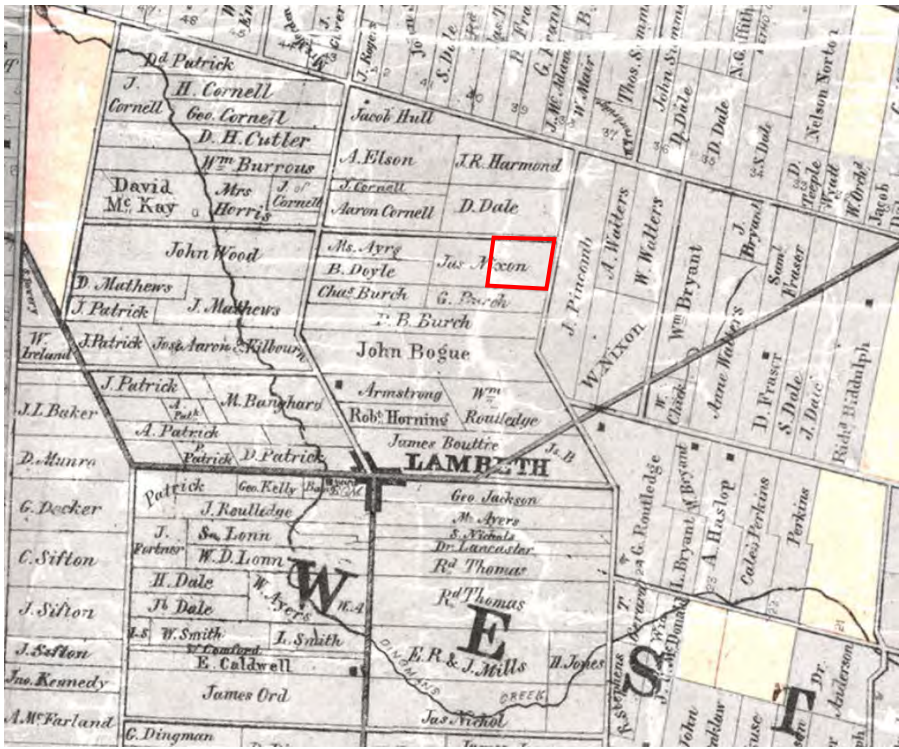
The subject property is located in the historic settlement village of Lambeth, which was not historically included within the boundaries of the City of London until it was annexed in 1993. European settlers arrived in the vicinity between 1809 and 1811, and originally went by several names, including The Junction, St. Andrews, and Westminster, which was the name officially registered with the postal service. By 1818 it included a log schoolhouse and its first post office opened in 1840 (Westminster Township Historical Society). In 1857, the postmaster petitioned to have its name changed to Lambeth. By the 1850s, the town had a hotel and a general store, and by the 1870s, it also included a mill and a sawmill (Westminster Township Historical Society). A branch of the Sovereign Bank of Canada was the area’s first financial institution in the early 1900s but only remained open briefly before going bankrupt.



In 1988, in a bid to stop a controversial annexation by the City of London, Lambeth became part of the newly-created Town of Westminster. However, the Town was annexed in its entirety in 1993 (Curtis, 35). Since Lambeth's annexation, the City of London has continued to grow, and as of 2021, the population of the City has reached approximately 422, 324 (Canadian Census, 2021).

### 3.3 Historical Context

According to the 1862 *Historical County Map of Middlesex County* by George Tremaine and the 1887 *Illustrated Historical Atlas of the County of Middlesex*, the subject property (part of Lot 75 of the East Talbot Road Concession of the Township of Westminster) as being under the ownership of James Nixon (see **Figures 3 & 4**). James Nixon is listed on the Federal Census of 1871 as a 42-year-old farmer. No buildings or structures are present on the subject property on either historical map or on the adjacent heritage property, however, there is a building noted just west of the subject property within Nixon's lot in 1887; this building is no longer present and all that remains is the former driveway access just to the east of Frontier Avenue off of Bostwick Road. Please note, that these historical maps were based on subscriptions and therefore, is not the sole determinant of built features.



**Figure 3:** Excerpt from Tremaine's Map of the County of Middlesex, 1862. Approximate location of the subject property is noted in red. (Courtesy of the University of Toronto).



**Figure 4:** Map of the County of Middlesex Ontario, 1877, with the subject property noted in red. (Courtesy of McGill University)

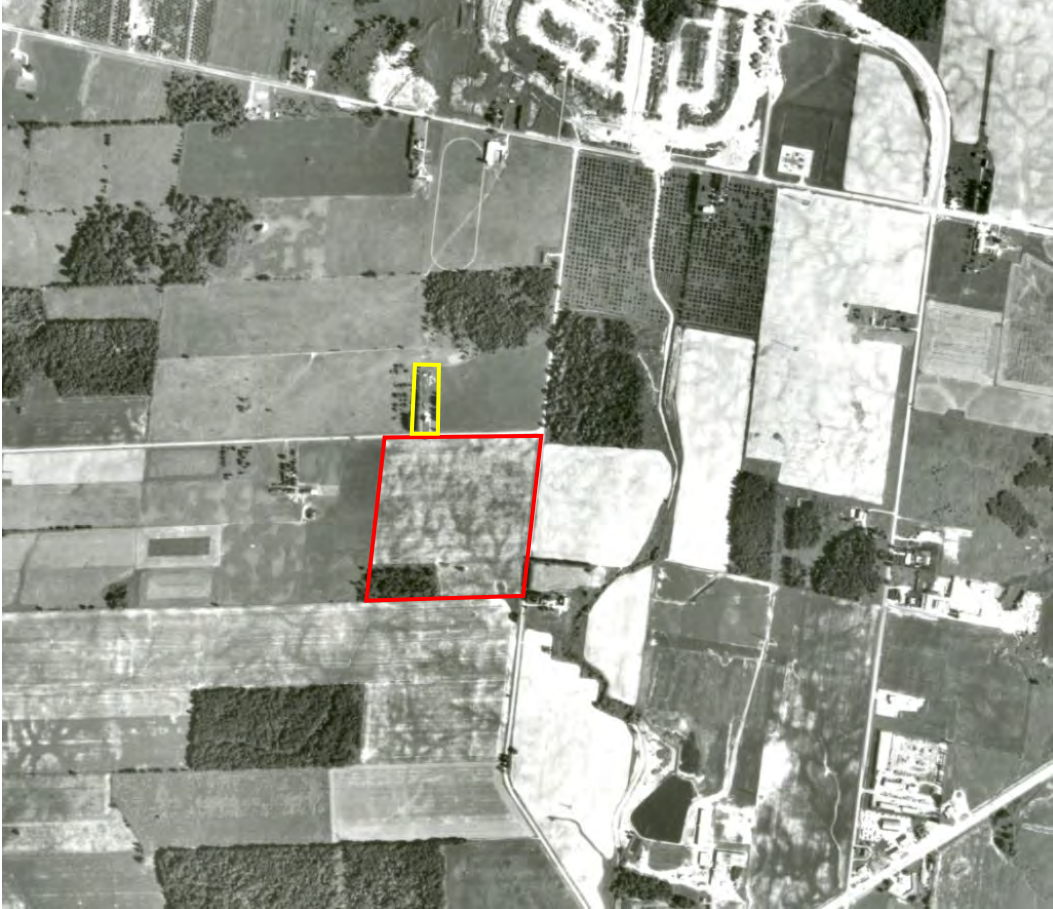
In review of historical cartography and aerial photographs, the subject property historically has been used for agricultural purposes and not included built features. According to a 1950 aerial photograph, the subject property existed as it does presently, and the surrounding context was largely undeveloped (the heritage property at 6092 Pack Road is noted in yellow and the subject property is noted in red in **Figure 5**). The adjacent dwelling and accessory structures to the south (3645 Bostwick Road) have not yet been constructed, nor has the housing development to the north. The spruce windbreaks look to be composed of trees that are already mature at this time, making it likely that they date to the same period as the construction of the dwelling at 6092 Pack Road.





**Figure 5:** 1950 Middlesex Department of Planning and Development aerial photo with the subject property noted in red and heritage property noted in yellow. (Courtesy of Western Libraries Air Photo Collection)

By 1972, the development at Bostwick Road and Southdale Road West is present in aerial photography and the subject property and adjacent heritage property remain largely unchanged from the 1950 aerial (see **Figure 6**). By 1978, several subdivisions are present in the surrounding area. The subject property, adjacent protected heritage property, and their immediate context remain agricultural (see **Figure 7**).



**Figure 6:** 1972 aerial photo produced by NAPL Reproduction Centre-Energy, Mines, and Resources with the subject property noted in red and the heritage property noted in yellow. (Courtesy of Western Libraries Air Photo Collection)





**Figure 7:** 1978 aerial photo produced by UTRCA with the subject property noted in red and the heritage property noted in yellow (Courtesy of Western Libraries Air Photo Collection).



# 4.0 Existing Conditions of Subject Property and Adjacent Protected Heritage Property

The following sub-section will describe the built features and landscape features on the subject property located at 3563 Bostwick Road, London, Ontario and of the adjacent heritage property located at 6092 Pack Road, London, Ontario. A site visit was completed by MHBC on May 3, 2024.

## 4.1 Subject Property (3563 Bostwick Road)

The subject property is generally rectangular in shape with frontage along Pack Road and Bostwick Road as the property is located at south-east corner of the intersection of Bostwick Road and Pack Road. Currently there are no built features on the property and the majority of the lands are currently used for agricultural purposes (cultivated farmland). The southwestern corner of the property includes a mature woodlot (see **Photos 6-9**).



**Photo 6:** View of the subject property looking south from Pack Road. (MHBC, 2024)



**Photo 7:** View of the subject property looking southwest towards the woodlot from Pack Road. (MHBC, 2024)



**Photo 8:** View of the subject property looking east towards Bostwick Road. (MHBC, 2024)





**Photo 9:** View of the subject property looking west from the intersection of Pack Road and Bostwick Road. The heritage property and surrounding mature trees can be seen across Pack Road. (MHBC, 2024)

#### 4.2 Adjacent Protected Heritage Property (6092 Pack Road)

The adjacent heritage property at 6092 Pack Road consists of a two-storey buff brick vernacular farmhouse with Queen Anne elements (see **Photo 10**). The dwelling includes a hip roof and central brick chimney, symmetrical front façade with portico that looks to be of modern construction. The south (front) elevation includes an asymmetrical gable dormer with decorative woodwork elements including brackets, fascia, and octagonal wood shingle cladding. Part of a rear addition can be seen from the public realm. The building appears to be in good condition. The area directly above the portico to the right of on the front façade appears in need of repair, but few other masonry issues are in evidence. The dwelling does not appear to exhibit extensive cracks, spalling, water staining, or washed-out mortar joints. The roof looks to be in good condition and the decorative woodwork elements look as though the paint has been maintained. The spruce windbreaks noted in the heritage designation are still present along the east and west property boundary which frame the heritage property (see **Photo 11-13**). Access to the dwelling is off of Bostwick Road via a gravel driveway to the east of the dwelling; the dwelling is setback approximately 30 metres from the Bostwick right-of-way. There are two gates and fencing along the frontage of the property in addition to cedar plantings. The majority of the property boundary includes tree plantings.



**Photo 10:** View of the heritage property at 6092 Pack Road from Pack Road looking north. (MHBC, 2024)



**Photo 11:** View of the heritage property from across Pack Road looking northwest. (MHBC, 2024)





**Photo 12:** View of the heritage property from across Pack Road looking north. The landscaping context can be seen. (MHBC, 2024)



**Photo 13:** View of the heritage property from across Pack Road looking northeast. The mature spruce windbreak can be seen. (MHBC, 2024)



# 5.0 Statement of Cultural Heritage Value or Interest for Adjacent Protected Heritage Property

The following section reviews the designation by-law for the adjacent protected heritage property located at 6092 Pack Road (included in **Appendix 'C'** of this report). The designation by-law for the heritage property located at 6092 was passed on September 6, 2022 under By-law number L.S.P.-3501-248, which states the following:

## *Description of Property*

*The property at 6092 Pack Road is located in the City of London on the north side of Pack Road, approximately 280 metres west of the intersection of Bostwick Road and Pack Road. Historically, the property is part of the South Half of Lot 76, in the former Westminster Township. The property contains a house, spruce windbreak, pool with cabana, outbuilding, storage container and barn ruins. The house at 6092 Pack Road was likely built between 1900-1910 and is a two-and-a-half-storey, buff brick vernacular farmhouse exhibiting Queen Anne design elements.*

## *Statement of Cultural Heritage Value or Interest*

*The property at 6092 Pack Road is of significant cultural heritage value or interest because of its physical or design values and its historical or associative values. The house at 6092 Pack Road has design value as a representative example of an early 20th century Ontario vernacular farmhouse with the use with Queen Anne design elements that were popular in the late 19th and early 20th-centuries. Vernacular elements include the use of buff brick and rusticated concrete block for the foundation and porch surround. Design elements specific to the Queen Anne style found on the farmhouse include: a 2 1/2 -story structure with compound plan, hip roof, front facing gable, wrap around porch, and use of details such as voussoirs, bargeboard, fish scale shingling, stained-glass, and unique shaped window openings (i.e. oval shaped window near main entrance). The property at 6092 Pack Road is directly associated with the Dale family and was occupied by members of the Dale family from 1842 until at least the early 1970s. The Dale family in the former Westminster Township traces its origins to Jacob Dale, an early settler to Westminster Township originally from Pennsylvania. Dale and decedents became extensive landholders in Westminster Township, particularly around the intersection*

*of present-day Southdale Road and Wharncliffe Road. The Dale family, through their extensive landholdings have made a notable contribution to the pattern of settlement of the former Westminster Township. This area is still referred to as Glendale in recognition of the family.*

The heritage attributes of the property are noted as follows:

- Representative example of an early 20th century Ontario vernacular farmhouse with Queen Anne design elements, including:
  - Two- and one-half storey structure with compound plan
  - Hip roof with brick chimney and gable dormer containing bargeboard and fish scales
  - Buff brick exterior
  - Segmental arch window openings with buff brick voussoirs and concrete sills
  - Stained glass transoms located above main entrance and first storey windows on the south and east elevations
  - Wrap around rusticated concrete block porch with classically inspired wood columns
  - Oval shaped stained-glass window on east elevation
  - Rusticated concrete block foundation

The contemporary garage, the entrance addition at the rear (north) elevation, and the outbuildings at the rear (north) portion of the property (which include a metal shed, barn, and storage container), are specifically excluded from the heritage designation and are not considered to be heritage attributes.

# 6.0 Description of Proposed Development

The proposed development for 3563 Bostwick Road includes the construction of 56 low density residential units, 22 medium density residential units, 312 medium density apartments and cluster units, and 960 high density apartments and cluster units for a total of 1,350 units (see **Figure 8 & 9**). The site is proposed to include 1,325 parking spaces and 980 bicycle parking spaces. Vehicular access to Pack Road to the north and Bostwick Road to the east is proposed, as well as the construction of three internal streets. A park consisting of 4140 m<sup>2</sup> is proposed for the southern section of the development, and 15500m<sup>2</sup> of open space is proposed along the southern border of the property. The additional lands at the southern corner of the intersection of Pack Road and Bostwick Road are not included in the site plan and appear to remain open space (see **Appendix 'B'** of this report for larger versions of the Draft Plan of Subdivision, Site Plan and renderings). A road widening is proposed along Pack Road along Block 8 and along Bostwick Road (Block 20).

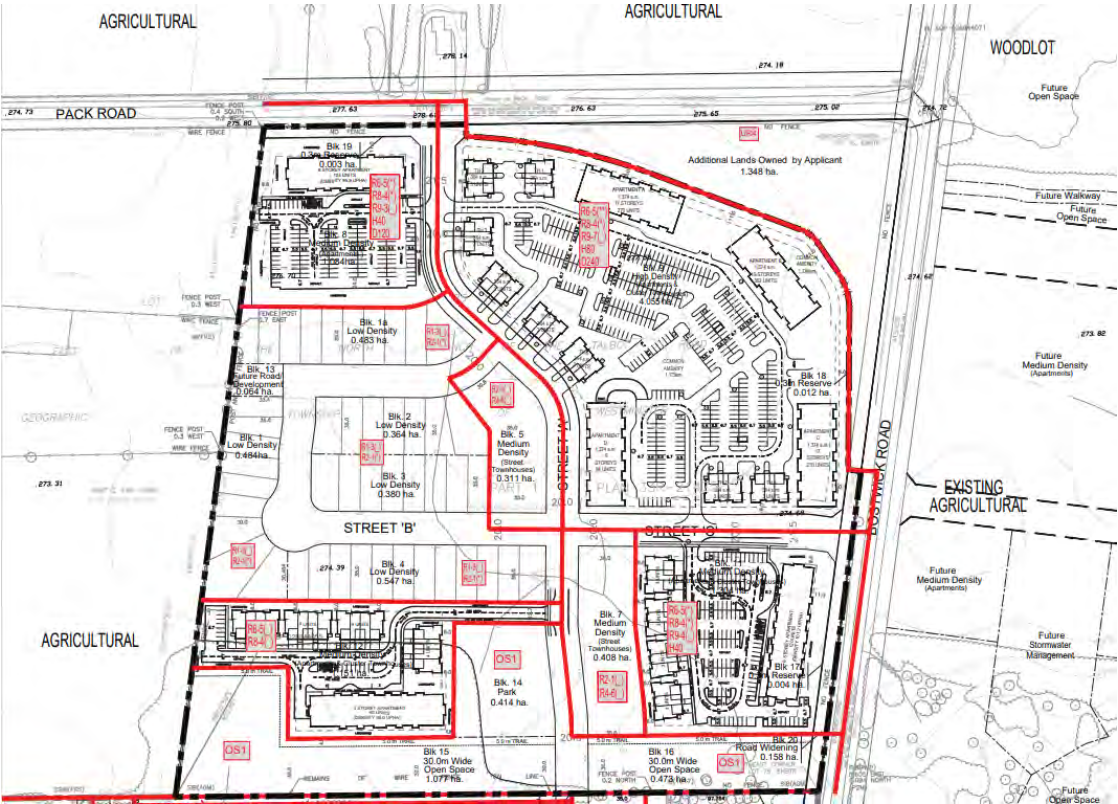


Figure 8: Proposed Site Plan (Source: MHBC, 2024).



**Figure 9:** Conceptual rendering of the proposed development looking south from the intersection of Bostwick Road and Pack Road (Source: Philip Agar Architect Inc., 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 1.0- ICOMOS Scale and Severity of Change/ Impact**

<b>Impact Grading</b>	<b>Description</b>
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 to Adjacent Protected Heritage Property (6092 Pack Road)

**Table 2.0** below provides an impact assessment of the proposed development adjacent to 6092 Pack Road based on the impacts outlined in the Ontario Heritage Toolkit.

**Table 2.0 –Impact Analysis of 6092 Pack Road**

<i><b>Impact</b></i>	<i><b>Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)</b></i>	<i><b>Analysis</b></i>
<b>Demolition</b> 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.
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.	No alterations to the heritage property are proposed. Therefore, no impacts from alterations are anticipated.

<p><b>Shadows</b> created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;</p>	<p>None.</p>	<p>A Shadow Study was completed and is included in <b>Appendix 'D'</b> of this report. The study concludes that there are no impacts to adjacent properties for the spring, summer and autumn shadows (March 21, June 21, and September 21). There is some winter shadowing on the heritage property in December, however, the shadowing will not be significant to result in adverse impacts, particularly as no natural features were identified as heritage attributes of the property.</p>
<p><b>Isolation</b> of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;</p>	<p>None.</p>	<p>No significant relationship is identified between the property and its surrounding environment, nor with any feature on the subject property. There is also a buffer in the form of a setback along Pack Road to ease transition, particularly from the proposed 8 storey apartment in Block 8 and Pack Road. Therefore, no impacts as a result of isolation are anticipated.</p>
<p><b>Obstruction of significant identified views or vistas</b> of, within, or from individual cultural heritage resources;</p>	<p>None.</p>	<p>No significant views or vistas of the dwelling are identified among the heritage attributes of the property. Several views of the dwelling from the public realm are currently obstructed from a number of vantage points by existing plantings, however, current vantage points of the dwelling will be maintained and will be unaffected by the proposed development.</p>
<p><b>A change in land use</b> where the change affects the property's cultural heritage value; and</p>	<p>None.</p>	<p>As the subject property is located across Pack Road from the heritage property, and residential developments are already included close by in the surrounding context, no impacts from the change in land use from agricultural to residential are anticipated to the heritage property.</p>



<p><b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.</p>	<p>None.</p>	<p>The heritage dwelling is across the Pack Road right-of-way from the proposed development and is located approximately 65 metres from the closest new construction including the 8-storey apartment building in medium-density Block 8 and Cluster townhouse #2 in Block 9. Therefore, no impacts associated with land disturbances are anticipated (see <b>Figure 10</b>).</p>
--	--------------	---

Therefore, there are no adverse impacts anticipated for the adjacent protected heritage property as a result of the proposed development.



**Figure 3**  
**Site Plan Overlay**

**LEGEND**  
 Road Widening

**Date:** May 2024

**Scale:** 1:2,500

**File:** 142121

**Drawn:** PL



**3563 Bostwick Rd.**  
 City of London  
 Ontario

**Notes:**  
 • Basemap: City of London 2023 Aerial Imagery  
 • Site Plan from MHBC (January 4, 2024)

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**Figure 10:** Site plan overlay (Source: MHBC, 2024)

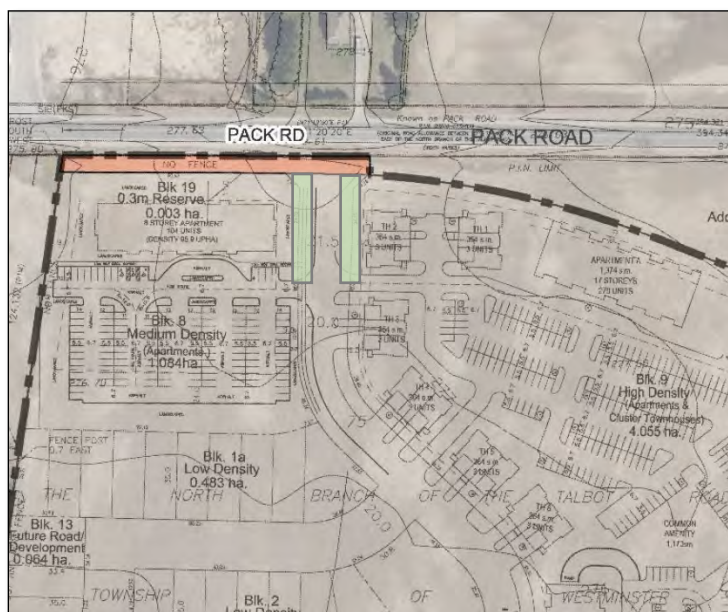
# 8.0 Alternative Development Options, Mitigation and Conservation Measures

## 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, no adverse impacts are anticipated. Since there no adverse impacts have been identified, alternative development approaches are not warranted.

## 8.2 Mitigation and Conservation Measures

No adverse impacts to the heritage property at 6092 Pack Road have been identified as a result of the proposed development at 3563 Bostwick Road. Therefore, no mitigation or conservation measures are required. New plantings in the form of a treed boulevard along the northern access to Street 'A' are encouraged as such plantings would provide a visual homage to the character of the adjacent protected heritage property to the immediate north.



**Figure 11:** Site plan excerpt showing where tree plantings are encouraged to reflect spruce windbreak of adjacent heritage property to the north (Source: MHBC, 2024).



# 9.0 Conclusions & Recommendations

In summary, this scoped Heritage Impact Assessment identified no adverse impacts to the adjacent (non-contiguous) protected heritage property at 6092 Pack Road, London, Ontario as a result of the proposed development of the subject property and therefore no alternative development options, mitigation and conservation measures are warranted. New plantings in the form of a treed boulevard along the northern access to Street 'A' are encouraged as such plantings would provide a visual homage to the character of the adjacent protected heritage property to the immediate north.

# 10.0 Bibliography

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## Images

Aerial photograph of the City of London in 1950, 1955, 1972, 1978. Courtesy of London Air Photo Collection. [Aerial Photography - Western Libraries - Western University \(uwo.ca\)](#)

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*Scoped Heritage Impact Assessment*  
*3563 Bostwick Road, London, ON*

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# Appendix A


## Map Figures





**Figure 1  
Location Plan**

**LEGEND**

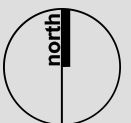
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**Date:** May 2024

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**Drawn:** PL



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**3563 Bostwick Rd.**  
City of London  
Ontario

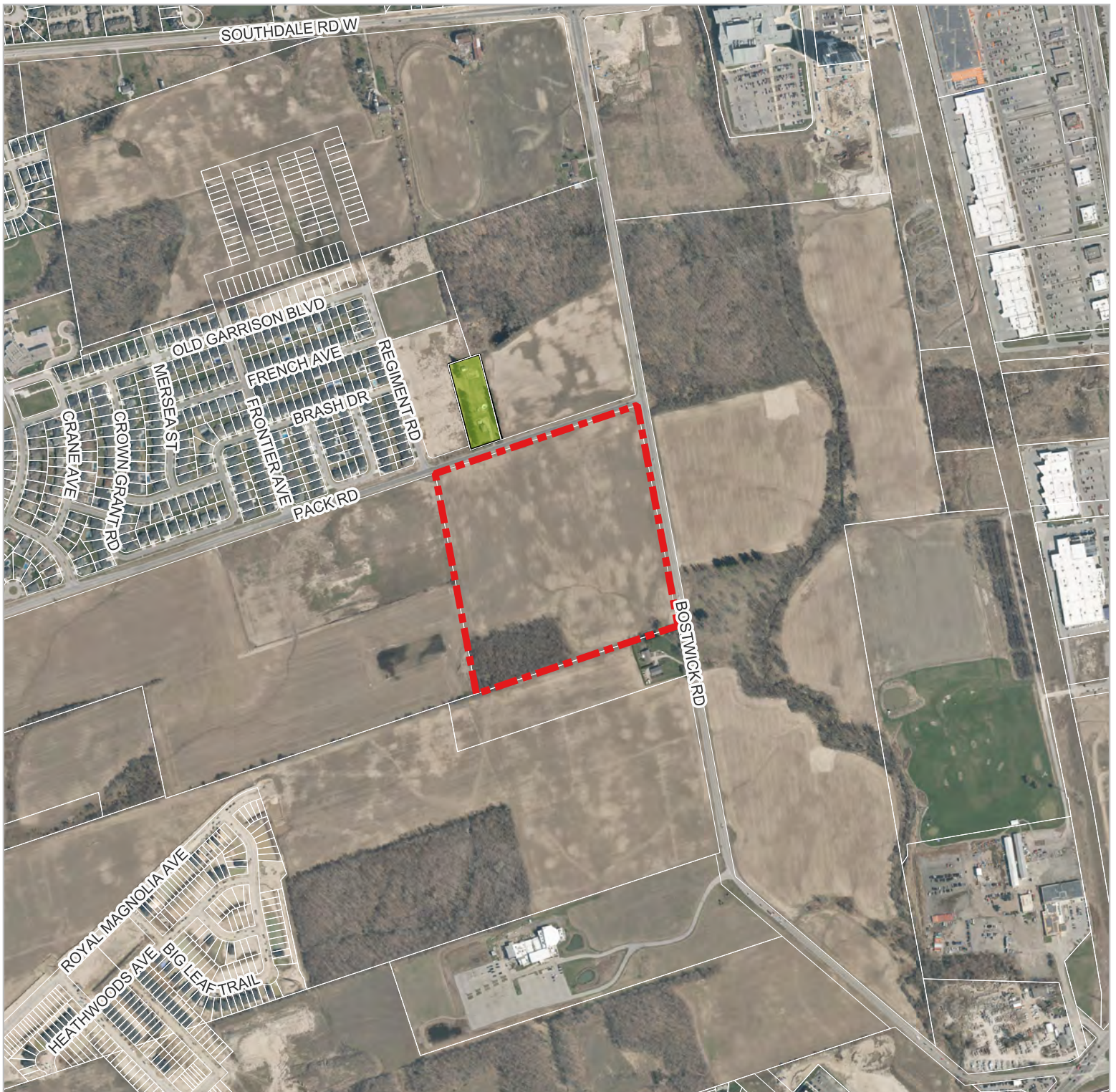
Source:  
City of London 2023 Aerial Imagery



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

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





**Figure 2**  
**Heritage Status**

**LEGEND**

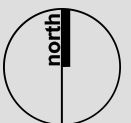
-  Subject Lands
-  Heritage-Designated Properties

**Date:** May 2024

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**File:** 142121

**Drawn:** PL



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**3563 Bostwick Rd.**  
City of London  
Ontario

Notes:  
 ◦ Basemap: City of London 2023 Aerial Imagery  
 ◦ Contains information licensed under the Open Government Licence –City of London





**Figure 3**  
**Site Plan Overlay**

**LEGEND**

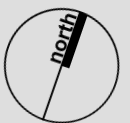
Road Widening

Date: May 2024

Scale: 1:2,500

File: 142121

Drawn: PL



**3563 Bostwick Rd.**  
City of London  
Ontario

Notes:  
 • Basemap: City of London 2023 Aerial Imagery  
 • Site Plan from MHBC (January 4, 2024)

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**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

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# Appendix B

## Proposed Development

274.10

AGRICULTURAL

AGRICULTURAL

WOODLOT

PART OF LOT 75,  
CONCESSION EAST OF THE  
NORTH BRANCH OF TALBOT ROAD  
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)  
CITY OF LONDON  
COUNTY OF MIDDLESEX

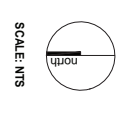
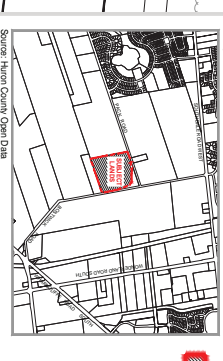
**Owner's Certificate**  
HEREBY AUTHORISE MCKENNON HENRISEN BRITTON CARLSON PLANNING LIMITED TO SUBMIT  
THIS PLAN FOR APPROVAL.

DATE: September 28, 2023  
MIKE MENDIQUO  
PRESIDENT, AMIRACO PROPERTIES INC.

**Surveyor's Certificate**  
HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBMITTED ON THIS PLAN AND THEIR  
RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: Oct 4/23  
TERRY P. DIETZ  
ONTARIO LAND SURVEYOR  
CALLUM DIETZ INCORPORATED  
ONTARIO LAND SURVEYORS

**Key Plan**  
Subject Lands



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR INQUIRY LETTER DATED  
2023  
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS \_\_\_ DAY OF  
2023.

Additional Information Required Under Section 51(17) of the Planning Act:  
R.S.O. 1990, c.P.13 as Amended  
A. As Shown B. As Shown C. As Shown  
D. Residential/Commercial E. As Shown F. As Shown  
G. As Shown H. Municipal Water Supply I. Loan, Clay, Sil  
J. As Shown L. All Services As Required

Area Schedule	30T		
Description	Units	Area (ha)	
Low Density Residential	1-4	56	2,258
Med. Density Residential (S+H)	5,7	22	0,719
Med. Density Residential (Apt & Cluster)	8, 11, 12	312	3,540
High Density Residential (Apt & Cluster)	9	960	4,055
Future Road / Residential	13		0,064
Park	14		0,414
Open Space	15-16		1,550
0.3m Reserves	17-19		0,019
Road Widening	20		0,158
Roads			2,058
<b>Total</b>	<b>19</b>	<b>1,350</b>	<b>14,835</b>

**Notes:**  
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.  
2. BOUNDARIES SHOWN ARE BASED ON THE PLAN AND FIELD SURVEY.  
3. CONVEYANCE OF THE LANDS DESCRIBED IN THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF LONDON.

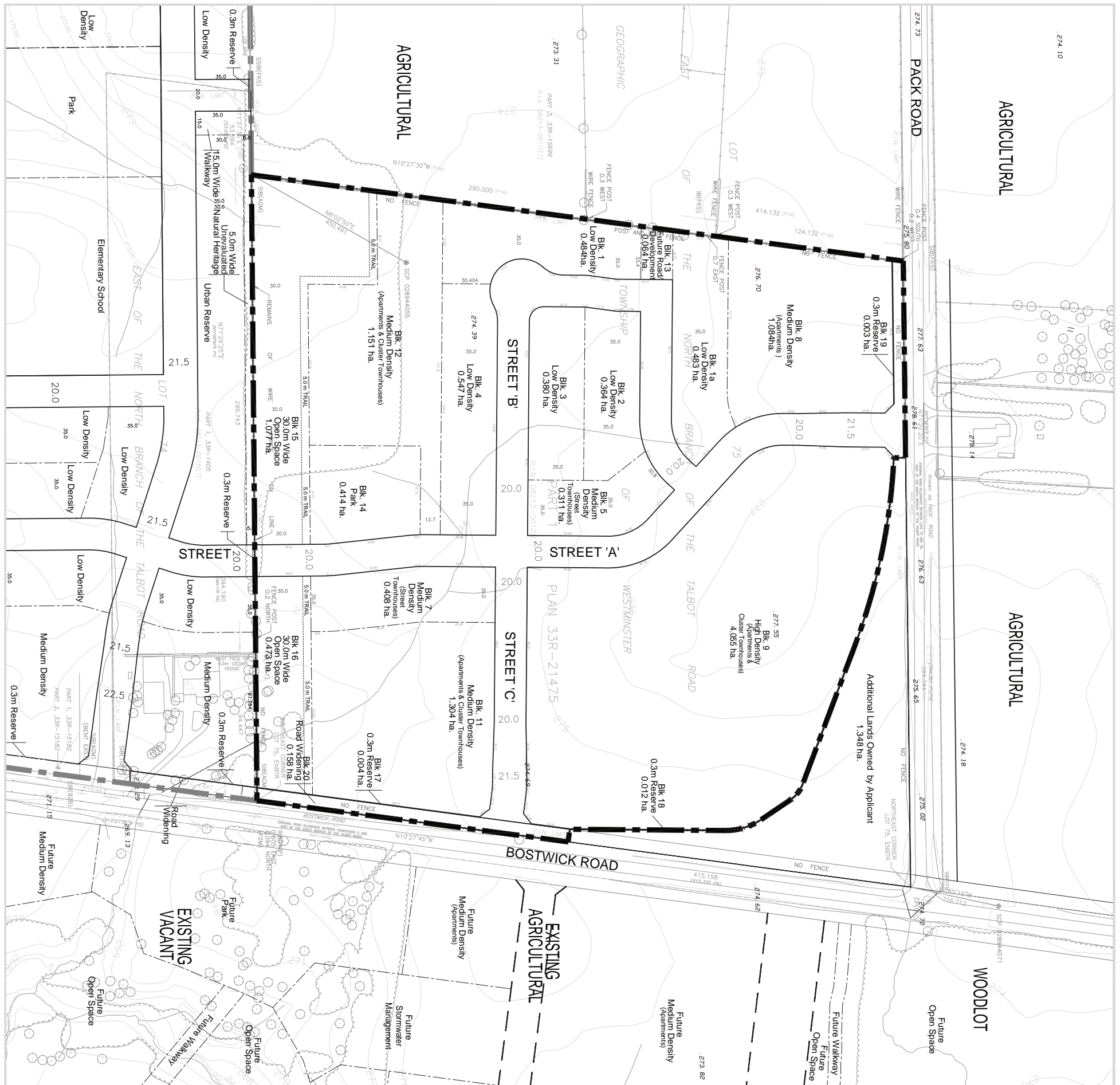
Revision No.	Date	Issued / Revision	By
1	January 4, 2024		CF

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC**

Approval Stamp  
Date: January 4, 2024  
File No.: 14212 'D'  
Drawn By: LM and C.C.F.  
Checked By: S.A.

Project: WESTWIND  
Applicant: AMIRACO PROPERTIES INC.  
106-470 DUNDAS STREET  
LONDON, ON  
N6B 1W3

File Name: PRELIMINARY DRAFT PLAN OF SUBDIVISION  
Plan Scale: 1:1,250  
Dwg No.: 1 of 1



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274.10

AGRICULTURAL

AGRICULTURAL

WOODLOT

PART OF LOT 75,  
CONCESSION EAST OF THE  
NORTH BRANCH OF TALBOT ROAD  
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)  
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COUNTY OF MIDDLESEX

**Owner's Certificate**  
HEREBY AMIRACO PROPERTIES INC. HEREBY CERTIFIES THAT THE BOUNDARIES OF THE LAND TO BE SUBMITTED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
THIS PLAN FOR APPROVAL.

DATE: September 28, 2023  
MIKE MEDKOJOU  
PRESIDENT, AMIRACO PROPERTIES INC.

**Surveyor's Certificate**  
HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBMITTED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
DATE: Oct 4/23  
TERRY P. DIETZ  
ONTARIO LAND SURVEYOR  
CALLOM DIETZ INCORPORATED  
ONTARIO LAND SURVEYORS

**Key Plan**  
Subject Lands



SCALE: NTS

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED 2023.  
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF 2023.

Additional Information Required Under Section 51(17) of the Planning Act:  
R.S.O. 1990, c.P.13 as Amended  
A. As Shown  
B. As Shown  
C. As Shown  
D. Residential/Commercial  
E. As Shown  
F. As Shown  
G. As Shown  
H. Municipal Water Supply  
I. Loan, Clay, Sil  
J. As Shown  
L. All Services As Required

Area Schedule

Description	Lots/Blocks	Units	Area (ha)
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Med. Density Residential (Apt & Cluster)	8, 11, 12	312	3,540
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Roads			2,058
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Notes:  
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.  
2. BOUNDARIES IN RED INDICATE UNRESOLVED DISCREPANCIES.  
3. CONTAINS INFORMATION FROM THE ONTARIO GOVERNMENT LANDS OFFICE.

Revision Log

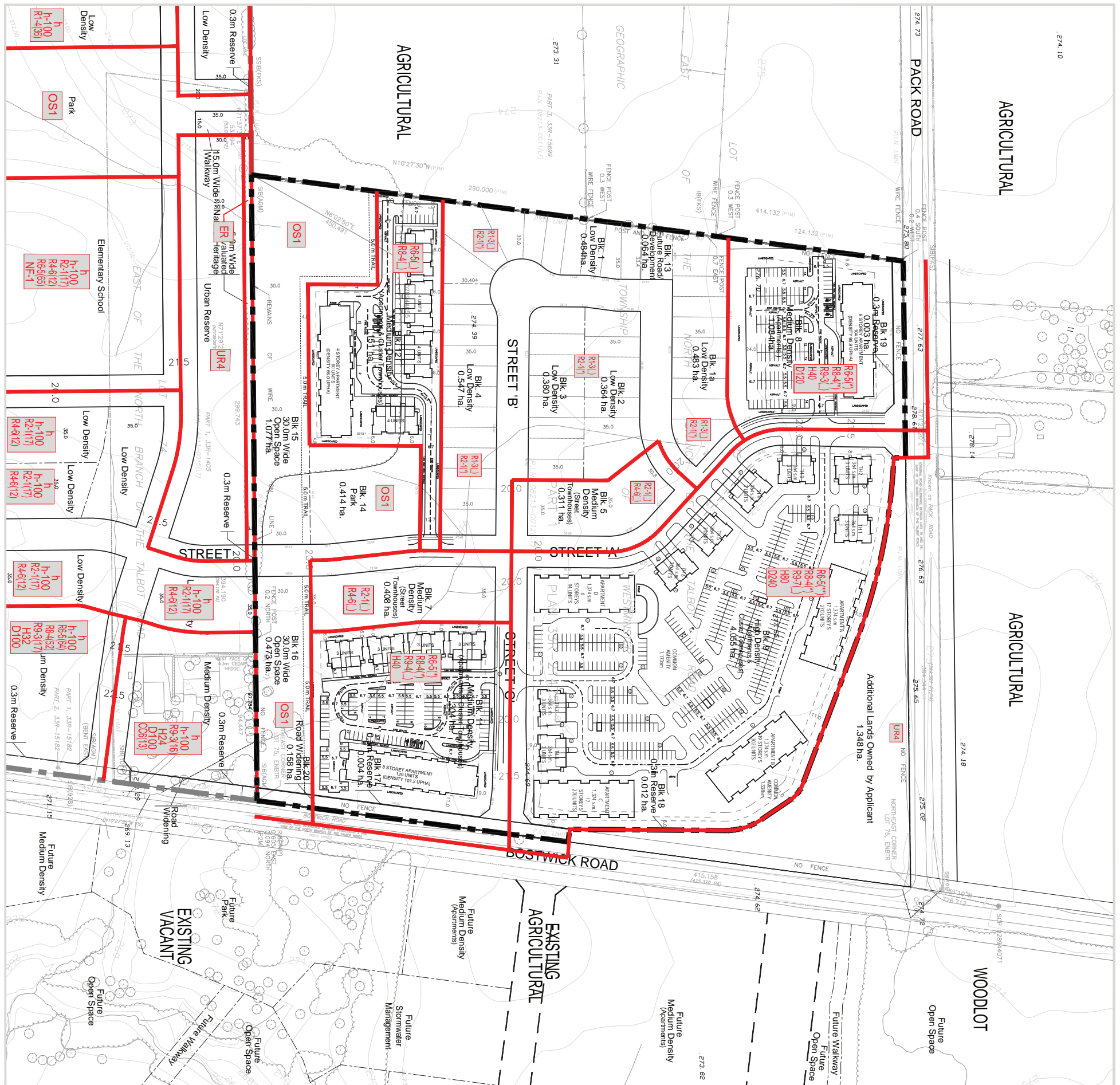
Revision No.	Date	Issued / Revision	By
1	January 4, 2024		CF

PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
**MHBC**

Approval Stamp  
Date: January 4, 2024  
File No.: 14212 'D'  
Drawn By: L.M. and C.C.F.  
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Project: WESTWIND  
Applicant: AMIRACO PROPERTIES INC.  
106-470 DUNDAS STREET  
LONDON, ON  
N6B 1W3

File Name: PRELIMINARY DRAFT PLAN OF SUBDIVISION - ZONING & CONCEPTS  
Plan Scale: 1:1,250  
Dwg No.: 1 of 1





**Site**  
**PACK ROAD**

ITEM	REQUIREMENTS	PROPOSED
1. GROSS SITE AREA	148,350 sq.m. (14,835 ha)	
2. BUILDING AREA	BLOCK 6,910 AREA 40,550 sq.m. (4,055 ha)	
	8,448 sq.m. = TOTAL APARTMENT AREA 5,536 sq.m. + TOTAL TH AREA 2,912	
3. ASPHALT AREA	15,692 sq.m.	
4. ZONES	R9-7	R9-7
5. LOT AREA (MIN.)	1,000 sq.m.	14,532 ha
6. LOT FRONTAGE (MIN.)	30.0 m	
7. LOT DEPTH (MIN.)	N/A	
8. FRONT YARD DEPTH (MIN.)	RULE 5.0m / 15.0m OF MAIN BLDG HEIGHT OR FRACTION THEREOF ABOVE FIRST 3.0m PLUS 1.0m / 10.0m OF MAIN BLDG HEIGHT OR FRACTION THEREOF ABOVE FIRST 3.0m	APT A & B: 5.0m APT B: 5.0m APT C: 5.0m
9. EXTERIOR SIDEYARD DEPTH (MIN.)	OR FRACTION THEREOF ABOVE FIRST 3.0m	4.5m
10. INTERIOR SIDEYARD DEPTH (MIN.)		4.5m
11. REAR YARD DEPTH (MIN.)		4.0m
12. LANDSCAPED OPEN SPACE (SQ. MIN.)	3.0m min.	
13. LOT COVERAGE MAX. (ON GROSS SITE)	3.0m + 10% ADDITIONAL COVERAGE IF THE LANDSCAPE IS PROVIDED IN ACC. TO FOR 1% SET ZONE MAP	APT A: 1/542m (17 STORES) APT B: 1/21m (6 STORES)
14. HEIGHT (MAX.)		
15. PARKING REQ.	936 APT UNITS @ 0.5/UNIT = 468 SPACES 0.9 LONG TERM BICYCLE: 864 BICYCLES 0.1 SHORT TERM BICYCLE: 96 BICYCLES 24 TOWNHOUSES PARKING @ 0.5/UNIT = 12 U/G PARKING TOTAL: 606 SPACES B.F. PARKING REQ. (0.01x1325)+11 = 25 LONG TERM BICYCLE/SHORT BICYCLES	SURFACE PARKING: 389 SPACES TOWNHOUSE PARKING: 86 SPACES U/G PARKING APT A: 250 SPACES U/G PARKING APT B: 250 SPACES U/G PARKING APT C: 250 SPACES U/G PARKING TOTAL: 606 SPACES (INCL. 13 TRE 'A' + 12 TRE 'B'/'C')
16. DENSITY BONUS	FOR EVERY 70.0 sq.m. OF EXTERIOR COMMON OPEN SPACE PROVIDED AT GRADE IN EXCESS OF THE LANDSCAPED OPEN SPACE REQ'D BY RESIDENTIAL DEVELOPMENT MAY BE INCREASED BY 3 UNITS. NO REDUCTION OF DENSITY ALLOWED. DENSITY BONUS SHALL NOT BE INCREASED TO ACHIEVE THE ACCUMULATIVE DENSITY OF APPLICABLE ZONE PROVISIONS SHALL NOT RESULT IN A DENSITY PERMITTED BY THE NON-BONUS SITE	LONG TERM BICYCLE/SHORT BICYCLES APT A: 270 UNITS APT B: 320 UNITS APT C: 54 UNITS TOTAL: 660 UNITS (A, B, C) U/G PARKING: 606 UNITS (A, B, C)

**OBC DESIGNATION**

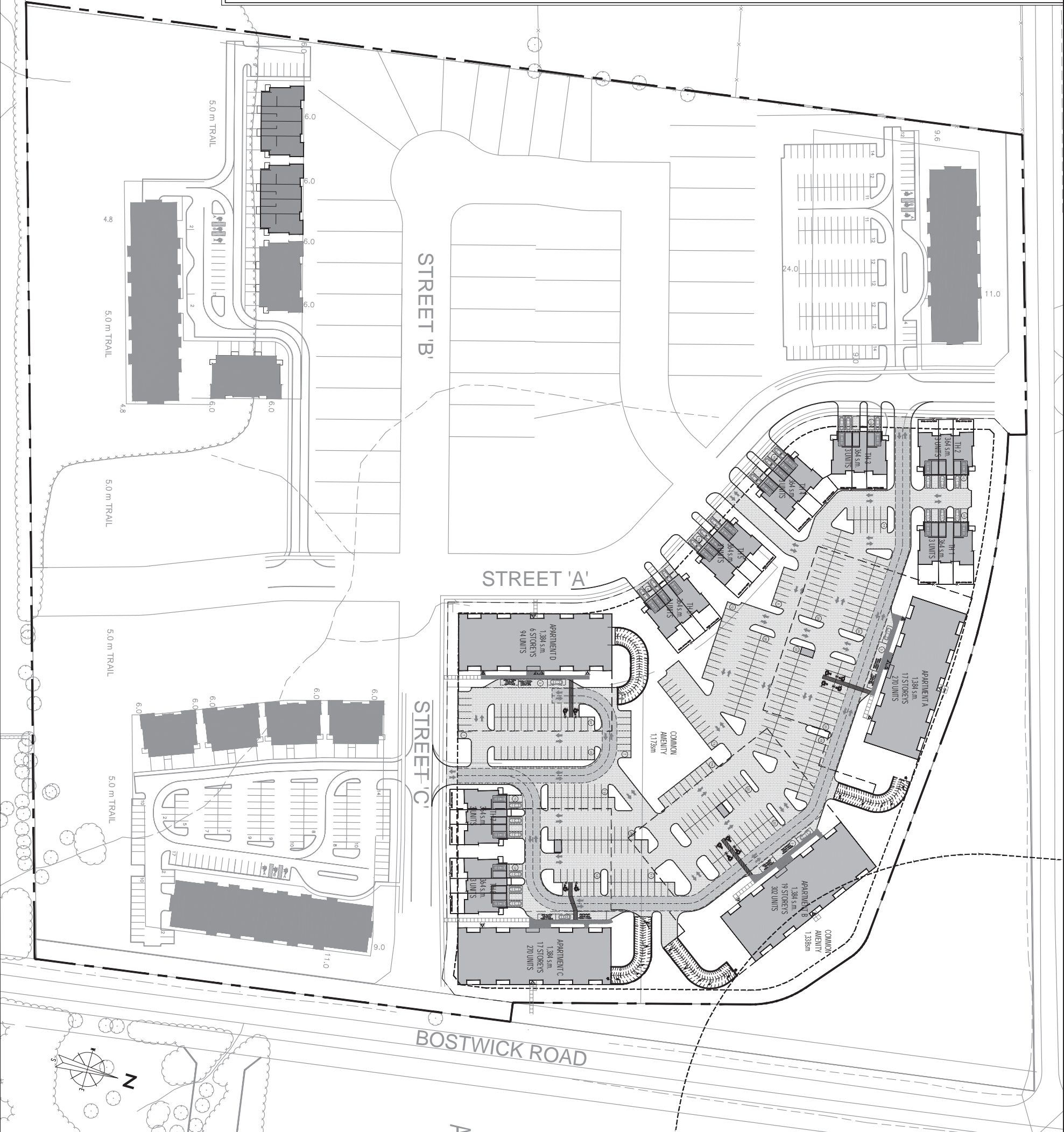
**LEGEND**

- FIRE ACCESS ROUTE
- BICYCLE MARK
- ASPHALT PARKING
- CONC. SIDEWALK
- PROPOSED BUILDING
- FIRE FIGHTER / BARRIER FREE ENTRY
- FIRE FIGHTER / BARRIER FREE ENTRY
- FIRE FIGHTER / BARRIER FREE ENTRY
- HYDRO POLE
- CATCH BASIN
- MANHOLE
- POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SPORT MOUNTED LIGHT FIXTURE
- FIRE ROUTE SIGN
- SOUND ATTENUATION BARRIER/PRIVACY FENCE
- CHAIN LINK FENCE

**LEGAL DESCRIPTION**

PART OF LOTS 18 & 19  
 PART OF THE ROAD STREET  
 IN THE CITY OF LONDON  
 COUNTY OF WINDSOR

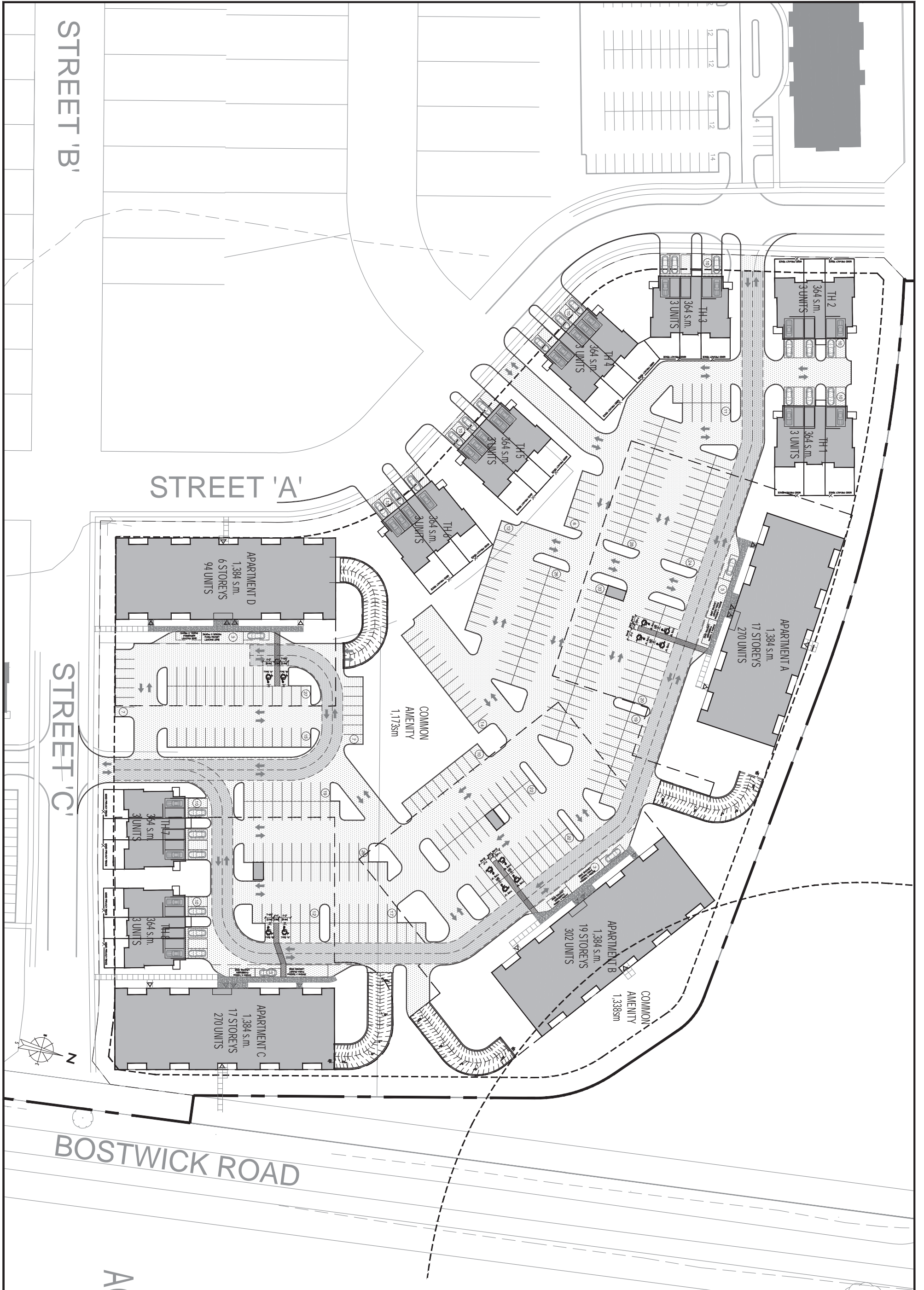
**AGRICULTURAL**



<b>A101</b>	Project No: 1291	<b>SITE PLAN</b>	<b>WESTWINDS AMIRACO 3563 BOSTWICK ROAD LONDON, ONTARIO</b>	<b>AA AGAN ARCHITECT</b> philip agar architect inc. 513 queens avenue, london, on n6b 1y3 tel: 519 432-7368 info@agar-arch.com		1 Dec 4, 2023 ISSUED FOR CLIENT REVIEW
	Scale: 1/64" = 1'-0"					2 Dec 14, 2023 ISSUED FOR CLIENT REVIEW
	Dwn/Chkd. By: SA/PA					3 Dec 21, 2023 DRAFT PLAN OF SUBDIVISION/ZPA
	Date: DEC 1/23					

All survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of all inconsistencies, errors or omissions in this, or other documents, or in their relation in whole or in part. Do not proceed where there is uncertainty. This drawing is an instrument of service & remains the property of the author firm. This drawing & the designs represented in it are protected by copyright & may not be stored electronically, reproduced in whole or part without the author firm's permission.  
 Check scale, print may be reduced: 1/2 inch 10 mm





<b>A102</b>	Project No:	1291
	Scale:	NTS
	Dwn/Chkd. By:	SA/PA
	Date:	DEC 1/23

**AG**

**PARTIAL SITE PLAN**

WESTWINDS  
AMIRACO  
3563 BOSTWICK ROAD  
LONDON, ONTARIO

**AA AGAR ARCHITECT**  
 philip agar architect inc.  
 513 queens avenue, london, on n6b 1y3  
 tel: 519 432-7368 info@agar-arch.com



1	Dec 4, 2023	ISSUED FOR CLIENT REVIEW
2	Dec 14, 2023	ISSUED FOR CLIENT REVIEW
3	Dec 21, 2023	DRAFT PLAN OF SUBDIVISION/ZPA

All survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of all inconsistencies, errors or omissions in this, or other documents, or in their relation in whole or in part. Do not proceed where there is uncertainty. This drawing is an instrument of service & remains the property of the author firm. This drawing & the designs represented in it are protected by copyright & may not be stored electronically, reproduced in whole or part without the author firm's permission.

Check scale, print may be reduced:  1/2 inch  10 mm





1291 TYPICAL GROUND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



<b>A201</b>	Dwg. No.:	1291
	Project No.:	1291
	Scale:	1/8"=1'-0"
	Dwn/Chkd. By:	SA/PA
	Date:	DEC 1/23

**TYPICAL GROUND FLOOR PLAN**

WESTWINDS  
 AMIRACO  
 3563 BOSTWICK ROAD  
 LONDON, ONTARIO

**AA AGAR ARCHITECT**

philip agar architect inc.  
 513 queens avenue, london, on n6b 1y3  
 tel: 519 432-7368 info@agar-arch.com



1	Dec 5, 2023 ISSUED FOR CLIENT REVIEW
2	Dec 21, 2023 DRAFT PLAN OF SUBDIVISION/ZPA
<small>All survey information, existing &amp; proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of all inconsistencies, errors or omissions in this, or other documents, or in their relation in whole or in part. Do not proceed where there is uncertainty. This drawing is an instrument of service &amp; remains the property of the author firm. This drawing &amp; the designs represented in it are protected by copyright &amp; may not be stored electronically, reproduced in whole or part without the author firm's permission.        Check scale, print may be reduced: 1/2 inch 10 mm</small>	





















# Appendix C

## Designation By-law for 6092 Pack Road

**Properties**

*PIN* 08209 - 0008 LT  
*Description* PART LOT 76 ETR WESTMINSTER, PART 1 33R19090; CITY OF LONDON  
*Address* 6092 PACK ROAD  
LONDON

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF LONDON  
*Address for Service* P.O. Box 5035, London, ON N6A 4L9  
This document is being authorized by a municipal corporation Ed Holder, Mayor & Michael Schulthess, City Clerk.  
This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Sachit Tatavarti-Bharatam 300 Dufferin Ave Suite1014, P.O. acting for Signed 2022 11 02  
Box 5035 Applicant(s)  
London  
N6A 4L9

Tel 519-661-4940  
Fax 519-661-5530

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CITY OF LONDON 300 Dufferin Ave Suite1014, P.O. Box 2022 11 03  
5035  
London  
N6A 4L9

Tel 519-661-4940  
Fax 519-661-5530

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$66.30  
*Total Paid* \$66.30



Bill No. 343  
2022

By-law No. L.S.P.-3501-248

A by-law to designate 6092 Pack Road to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 6092 Pack Road has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 6092 Pack Road, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on September 6, 2022.



Ed Holder  
Mayor



Michael Schulthess  
City Clerk

First Reading – September 6, 2022  
Second Reading – September 6, 2022  
Third Reading – September 6, 2022

**SCHEDULE "A"**  
**To By-law No. L.S.P.-3501-248**

**Legal Description**

PART LOT 76 ETR WESTMINSTER, PART 1 33R-19090

**SCHEDULE "B"**  
**To By-law No. L.S.P.-3501-248**

**Statement for Designation**

**Description of Property**

The property at 6092 Pack Road is located in the City of London on the north side of Pack Road, approximately 280 metres west of the intersection of Bostwick Road and Pack Road. Historically, the property is part of the South Half of Lot 76, in the former Westminster Township. The property contains a house, spruce windbreak, pool with cabana, outbuilding, storage container and barn ruins. The house at 6092 Pack Road was likely built between 1900-1910 and is a two-and-a-half-storey, buff brick vernacular farmhouse exhibiting Queen Anne design elements.

**Statement of Cultural Heritage Value or Interest**

The property at 6092 Pack Road is of significant cultural heritage value or interest because of its physical or design values and its historical or associative values.

The house at 6092 Pack Road has design value as a representative example of an early 20th century Ontario vernacular farmhouse with the use with Queen Anne design elements that were popular in the late 19th and early 20th-centuries. Vernacular elements include the use of buff brick and rusticated concrete block for the foundation and porch surround. Design elements specific to the Queen Anne style found on the farmhouse include: a 2 ½ -story structure with compound plan, hip roof, front facing gable, wrap around porch, and use of details such as voussoirs, bargeboard, fish scale shingling, stained-glass, and unique shaped window openings (i.e. oval shaped window near main entrance).

The property at 6092 Pack Road is directly associated with the Dale family and was occupied by members of the Dale family from 1842 until at least the early 1970s. The Dale family in the former Westminster Township traces its origins to Jacob Dale, an early settler to Westminster Township originally from Pennsylvania. Dale and decedents became extensive landholders in Westminster Township, particularly around the intersection of present-day Southdale Road and Wharncliffe Road. The Dale family, through their extensive landholdings have made a notable contribution to the pattern of settlement of the former Westminster Township. This area is still referred to as Glendale in recognition of the family.

**Heritage Attributes**

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

- Representative example of an early 20th century Ontario vernacular farmhouse with Queen Anne design elements, including:
  - Two- and one-half storey structure with compound plan
  - Hip roof with brick chimney and gable dormer containing bargeboard and fish scales
  - Buff brick exterior
  - Segmental arch window openings with buff brick voussoirs and concrete sills
  - Stained glass transoms located above main entrance and first storey windows on the south and east elevations
  - Wrap around rusticated concrete block porch with classically inspired wood columns
  - Oval shaped stained-glass window on east elevation
  - Rusticated concrete block foundation

The contemporary garage and entrance addition at the rear, north elevation are not considered to be heritage attributes.

The outbuildings at the north, rear of portion of the property (including a metal shed, barn, and storage container) are not considered to be heritage attributes.



# Appendix D

## Shadow Study

# Proposed Development Shadow Study

Date: December 20, 2023  
Location: 3563 Bostwick Road  
London, Ontario

PAAI Project #: 1291

Prepared for: Amiraco  
303 Richmond Street  
London, Ontario  
N6B 2H8



# Proposed Development Shadow Study

## EXECUTIVE SUMMARY

Location:	3563 Bostwick Road London, Ontario
Latitude:	42 degrees 55' 39" North
Longitude:	81 degrees 17' 24" West
Time Zone:	Eastern
Standard Time:	GMT -5 hours
Daylight Time:	GMT -4 hours
Building Height:	60.3m (19 storeys) maximum

Amiraco is currently pursuing a site plan application submission for the proposed development at the corner of Bostwick & Pack Road in London, Ontario. Philip Agar Architect Inc. has been engaged to carry out a Shadow Impact Study as one of the requirements to fulfill for the site plan application submission.

## PROCESS

As the City of London does not have standards for Shadow Impact Studies, we have used the City of Waterloo Shadow Study Criteria as directed. A copy of the City of Waterloo Shadow Study Criteria has been included for reference. A 3D model of the area surrounding the site has been created in order to show the affects of the shadows and the calculations have been included for reference. The Shadow Impact Study will show the effect of the proposed new development on the surrounding environment during solstice and equinox, shortest and longest days of the year in the morning, noon and afternoon.

## THE DEVELOPMENT

Located on the southwest corner of Bostwick and Pack Road, the current working plan is to develop two 17 storey apartments, one 19 storey apartment, one 6 storey apartment and 8 townhouses on one quadrant of the site that will eventually be further developed. Currently the site is vacant. It will be developed in multiple phases, refer to the architectural drawings for the phasing/block plan. North of the site is the Talbot Village subdivision. The property is generally surrounded by agricultural land however is in close proximity to Southdale Road with subdivisions, apartments, a community centre and large retail stores.



## **OBSERVATIONS**

Review of the study shows that there is minimal impact on the surrounding buildings and properties. The siting of the new development is such that the shadow impact is internal for the majority of the time with minor exceptions.

Regarding the winter shadows in December, there are some shadow impact on the adjacent properties north of the development.

For the spring, summer and autumn shadows (March 21, June 21 and September 21) the proposed development's shadows do not impact adjacent properties. There are some minor shadows cast onto adjacent roadways.

The majority of the proposed development's shadows are cast within its own property. See the attached drawings.

These are well within the City of Waterloo Shadow Study Criteria that requires the following principals:

- *As a principle, at least 50% or more of any property should not be shaded for more than two interval times (a four hour equivalency); or,*
- *As a principle, at least 50% of any property should be in full sun for at least two interval times (a four hour equivalency).*

## **KEY PLAN**



## **K: SHADOW STUDY CRITERIA**

To evaluate the impact of intensification, the City of Waterloo may require a Shadow Study to illustrate the shadow impact the proposed development has on the site and surrounding properties with emphasis on residential uses, outdoor amenity spaces and park spaces, and to provide recommendations to reduce shadowing based on City criteria. At the discretion of the City, a Shadow Study may be required for development over 6 storeys (18m) height. The Shadow Study requirement will be identified through the pre-consultation process for the following types of applications:

- Official Plan applications
- Zone Change applications
- Site Plan applications
- Minor Variance applications

Ideal times to measure the impact of sun and shadow occur during the equinox, the beginning of spring and fall (around March 21 and September 21) and the summer solstice, the beginning of summer in the northern hemisphere. During the equinox, the sun shines directly on the equator and the length of day and night are nearly equal in all parts of the world. Another important time to consider is during the summer, a time when people generally use their amenity space or public space the most. Based on this, the City of Waterloo shall require shadow tests for the following dates and times:

Date(s)	Times
• Spring shadows, March 21 (equinox):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Summer shadows, June 21 (solstice):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Autumn shadows, September 21 (equinox):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Winter shadows, December 21 (solstice)	10 am, 12 pm, 2 pm

These times allow for measuring of hours of sunlight intervals. Additional times may be requested to respond to specific site conditions and shading concerns. The level of impact is measured by the time of shadow, or duration. To be considered compatible, a Shadow Study must demonstrate:

- As a principle, at least 50% or more of any property should not be shaded for more than two interval times (a four hour equivalency); or,
- As a principle, at least 50% of any property should be in full sun for at least two interval times (a four hour equivalency).

These criteria are similar to other municipal shadow study requirements in the Province. The study should include a summary letter describing how the proposed development meets minimum shadow criteria. If the proposal does not meet the general Shadow Study criteria, the Shadow Study must identify other massing options that would meet the intent of shadow criteria.

The study model is to include the site (highlighted on the plan), as well as, surrounding streets, blocks, parks and all buildings located within the shadow impact boundary during the requested times. Where possible, the model should include other approved but not built buildings within the model area. The City of Waterloo will provide this information. The shadow model is to be plotted in colour to a standard metric scale.



## Spring Shadows, March 21 GMT -4 (Equinox)



10 am



12 pm



2 pm



4 pm



6 pm

March 21 (GMT-4)			Shadow Length (m)	Shadow Length (m)	Shadow Length (m)
Hour	Sun Altitude	Azimuth	Building A+C - (54.2m)	Building B - (60.3m)	Building D - (21m)
10:00am	26.29	116.88°	109.7	122.1	42.5
12:00pm	42.63	147.78°	58.9	65.5	22.8
2:00pm	46.97	190.16°	50.6	56.3	19.6
4:00pm	36.15	228.06°	74.2	82.5	28.7
6:00pm	16.97	254.12°	177.6	197.6	68.8

For the 10am to 4pm time frames the proposed buildings generally all cast shadows internally on it's own site. Apartment A and C cast partial shadows onto the adjacent streets and properties. At 6pm the proposed buildings cast shadows partially onto the adjacent easterly site. The property is covered by less than 50% shadows. At no time during the Spring Shadow study does the proposed development impact more than 50% of any adjacent property for 2 or more intervals. As a principal, at least 50% of any adjacent property is in full sun for at least 2 intervals. There are no other impacts on adjacent properties.

See page 9-13 for enlarged shadow study illustrations.



**Summer Shadows, June 21 GMT-4 (Solstice)**



10 am



12 pm



2 pm



4 pm



6 pm

June 21 (GMT-4)					
			Shadow Length (m)	Shadow Length (m)	Shadow Length (m)
Hour	Sun Altitude	Azimuth	Building A+C - (54.2m)	Building B - (60.3m)	Building D - (21m)
10:00am	43.38	97.57°	57.4	63.8	22.2
12:00pm	63.49	130.39°	27.0	30.1	10.5
2:00pm	69.35	201.91°	20.4	22.7	7.9
4:00pm	52.99	250.64°	40.9	45.5	15.8
6:00pm	31.33	274°	89.0	99.1	34.5

For the 10am, 12pm, 2pm and 4pm time frames the proposed building casts shadows internally on it's own site at the northeast corner. At 6pm the proposed building cast shadows partially onto the adjacent easterly site. The property is covered by less than 50% shadows.

At no time during the Summer Shadow study does the proposed development impact any adjacent property by more than 50%. See page 14-18 for enlarged shadow study illustrations.



## Autumn Shadows, September 21 GMT-4 (Equinox)



10 am



12 pm



2 pm



4 pm



6 pm

September 21 (GMT-4)			Shadow Length (m)	Shadow Length (m)	Shadow Length (m)
Hour	Sun Altitude	Azimuth	Building A+C - (54.2m)	Building B - (60.3m)	Building D - (21m)
10:00am	28.85	119.64°	98.4	109.5	38.1
12:00pm	44.21	152.14°	55.7	62.0	21.6
2:00pm	46.64	195.3°	51.2	56.9	19.8
4:00pm	34.33	231.76°	79.4	88.3	30.8
6:00pm	14.55	256.79°	208.8	232.3	80.9

For the 10am, 12pm and 2pm time frames the proposed building casts shadows internally on it's own site and partially onto the adjacent streets. At 4pm the proposed building cast shadows partially onto the adjacent easterly site. The property is covered by less than 50% shadows. At 6pm, the last time period, there are shadows that cover less than 50% of the adjacent site. At no time during the Autumn Shadow study does the proposed development impact more than 50% of any adjacent property for 2 or more intervals. As a principal, at least 50% of any adjacent property is in full sun for at least 2 intervals. There are no other impacts on adjacent properties.

See page 19-23 for enlarged shadow study illustrations.

Winter Shadows, December 21 GMT-5 (Solstice)



10 am



12 pm



2 pm

December 21 (GMT-5)			Shadow Length (m)	Shadow Length (m)	Shadow Length (m)
Hour	Sun Altitude	Azimuth	Building A+C - (54.2m)	Building B - (60.3m)	Building D - (21m)
10:00am	15.9	146.08°	190.3	211.7	73.7
12:00pm	23.42	174.19°	125.1	139.2	48.5
2:00pm	20	203.58°	148.9	165.7	57.7

At 10am, 12pm and 2pm the proposed building cast shadows onto a portion of an adjacent northerly site.

At no time during the Winter Shadow study does the proposed development impact more than 50% of any adjacent property for 2 or more intervals. As a principal, at least 50% of any adjacent property is in full sun for at least 2 intervals. There are no other impacts on adjacent properties.

See page 24-26 for enlarged shadow study illustrations.



# Spring Shadows, March 21 GMT-4 (Equinox)

10 am



# Spring Shadows, March 21 GMT-4 (Equinox)

12 pm





# Spring Shadows, March 21 GMT-4 (Equinox)

2 pm





# Spring Shadows, March 21 GMT-4 (Equinox)

4 pm



# Spring Shadows, March 21 GMT-4 (Equinox)

6 pm





# Summer Shadows, June 21 GMT-4 (Solstice)

10 am





# Summer Shadows, June 21 GMT-4 (Solstice)

12 pm



# Summer Shadows, June 21 GMT-4 (Solstice)

2 pm





# Summer Shadows, June 21 GMT-4 (Solstice)

4 pm





# Summer Shadows, June 21 GMT-4 (Solstice)

6 pm



# Autumn Shadows, September 21 GMT-4 (Equinox)

10 am





# Autumn Shadows, September 21 GMT-4 (Equinox)

12 pm





# Autumn Shadows, September 21 GMT-4 (Equinox)

2 pm



# Autumn Shadows, September 21 GMT-4 (Equinox)

4 pm





# Autumn Shadows, September 21 GMT-4 (Equinox)

6 pm



# Winter Shadows, December 21 GMT-5 (Solstice)

10 am





# Winter Shadows, December 21 GMT-5 (Solstice)

12 pm



# Winter Shadows, December 21 GMT-5 (Solstice)

2 pm





# Appendix E

## 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

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



## CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

### Cultural Heritage Evaluations

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

### Heritage Impact Assessments

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

### Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

### Conservation Plans

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

### CONTACT

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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

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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

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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

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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  
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

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# 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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# 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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# CURRICULUM VITAE

Christy Kirwan, BA, Dipl.

*Heritage Planner*

## EDUCATION

2024  
Diploma  
Heritage Conservation  
Willowbank School of Restoration  
Arts

2023  
Art Conservation and Cultural  
Heritage Landscapes Workshop  
Messors Field School

2010  
Bachelor of Arts  
History  
University of California: Santa Cruz

Christy is a Heritage Planner with MHBC and joined the firm in 2023. She holds a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts and a Bachelor's Degree in History from the University of California: Santa Cruz where she graduated *cum laude* with Department Honours and College Honours. Christy has experience in research and report writing for both public and private sector clients. She has completed historical research, inventory work, and evaluation on a variety of projects, including cultural heritage evaluation reports and cultural heritage impact assessments.

Prior to joining MHBC, Christy gained experience as a Heritage Intern for the Town of Grimsby. She has also received hands-on training from the Messors Field School in art and monument restoration and previously worked in the skilled trades restoring heritage buildings and fine furniture.

## PROFESSIONAL ASSOCIATIONS

Student Member, Canadian Association of Heritage Professionals (CAHP)

## PROFESSIONAL HISTORY

- 2023 - Present Heritage Planner,  
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2023 Heritage Carpentry Apprentice  
Bruce Chambers Period Furniture Ltd.
- 2023 Heritage Intern,  
Town of Grimsby
- 2022 Heritage Contractor  
DJ McRae Heritage Restoration

## CONTACT

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# CURRICULUM VITAE

Christy Kirwan, BA, Dipl.

*Heritage Planner*

## **CULTURAL HERITAGE IMPACT ASSESSMENTS**

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 473 Ontario Street, Cobourg
- 230 North Centre Road, London

## **CULTURAL HERITAGE EVALUATION REPORTS**

- 8 St Andrews Avenue, Grimsby
- 12 St Andrews Avenue, Grimsby
- 1930-1934 Sideroad 5, Bradford West Gwillimbury
- 934322 Airport Road, Mono

## **CONSERVATION PLANS**

- 18 Portland Street, Toronto

## **HERITAGE PERMIT APPLICATIONS**

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton

## **HANDS-ON RESTORATION PROJECTS**

- Byzantine Rupestrian Cave Frescoes, Alta Murgia, Italy
  - Mechanical frescoe cleaning
  - Cellulose poultice frescoe cleaning
  - Plaster infilling and consolidation
- University of Toronto, Toronto, Ontario
  - Stone masonry conservation
  - Window installation
- Cathedral of St. Alban the Martyr, Toronto, Ontario
  - Cathedral window woodwork restoration
- Branksome Hall, Toronto, Ontario
  - Brick masonry restoration
- Bishop Strachan, Toronto, Ontario
  - Window restoration and reglazing
- St. Mark's Cemetery, Niagara-on-the-Lake, Ontario
  - Headstone monument conservation
- Willowbank National Historic Site, Queenston, Ontario
  - Decorative plaster repair
  - Wood window restoration
  - Historic flooring restoration

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# CURRICULUM VITAE

Christy Kirwan, BA, Dipl.

*Heritage Planner*

- Stonework crack repair
- Historic painting

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