

## Report to Planning and Environment Committee

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

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

**Subject:** Demolition Request for the Heritage Listed Property at 520  
South Street, Ward 13  
Public Participation Meeting

**Date:** June 11, 2024

## Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request for the house on the heritage listed property at 520 South Street:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the house on the property;
- b) The property at 520 South Street **BE REMOVED** from the Register of Cultural Heritage Resources.

## Executive Summary

The property at 520 South Street is listed on the Register of Cultural Heritage Resources. The property is currently vacant, and subject to an Unsafe Building – Order to Make Safe.

A Heritage Impact Assessment for the property determined that the property does not meet the minimum criteria for designation based on an evaluation of the property according to Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

As a result of years of neglect, the integrity of the building has been severely compromised and the architectural details of the building have deteriorated. Staff recommend that the property be removed from the Register of Cultural Heritage Resources, which will allow the demolition to proceed.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

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

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property at 520 South Street is located on the north side of South Street between Maitland Street and William Street (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 520 South Street is a heritage listed property. The property was first included on Local Architectural Conservation Advisory Committee (LACAC) *Inventory of Buildings of Interest* in 1987 and was a part of the City's *Inventory of Heritage Resources* (the *Inventory*). The *Inventory* was adopted as the *Register of Cultural*

*Heritage Resources* pursuant to Section 27 of the Ontario Heritage Act, on March 26, 2007.

### **1.3 Description**

The house on the property at 520 South Street is a one-storey wood frame Ontario Cottage with a hipped roof, a central gable peak with Gothic window located above the entryway, and a window opening to each side of the central doorway (Appendix B). The exterior of the building is clad in horizontal wood siding with end boards.

The house previously had raised front porch that included wood railings and turned balusters, as well as a porch roofline that was articulated with detailed arched wood spandrels, with cut or pierced details. A Gothic pointed window was located in the gable peak, and the bargeboard included a thin, cut-wood looping design. The gable peak previously included a finial and pendant.

Recently, the house has not been maintained and has deteriorated resulting in the loss of many of the building's architectural details.

Further details related to the house can be found in the Heritage Impact Assessment attached in Appendix C of this report.

### **1.4 History**

The house on the property at 520 South Street was constructed around 1872 for the Winnett family. The house first appears in City Directory records in 1872 as one of only two houses on the north side of South Street between Adelaide Street North and the London & Port Stanley Railway (now the Canadian National Railway) line.

Based on a review of the City Directories from 1872-2012, the property was home to Richard Winnett, a boilermaker who was a partner in H. Winnett and Sons. Richard Winnett lived in the home until he passed away in 1933. From the late 1930s to the 1970s it was home to Adella Lewis (nee Winnett), and later Cecilia Kingsmill, a daughter of Adella Lewis.

The property was later owned by the Caranci family and was evidently subject to a restoration project in the late 1980s (see Image 2).

In recent years the house has deteriorated as a result of a lack of maintenance.

Further details related to the history of the property can be found in the Heritage Impact Assessment attached in Appendix C of this report.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*.

#### **2.1.1 Provincial Policy Statement**

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" (Policy 2.6.1, *Provincial Policy Statement 2020*).

"Significant" is defined in the *Provincial Policy Statement (2020)* as, "resources that have been determined to have cultural heritage value or interest." Further, "processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*."

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

### **2.1.2 Ontario Heritage Act**

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all property that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add property that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed property is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACCP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) and/or Heritage Impact Assessment (HIA) is required for a demolition request for a building or structure on a heritage listed property.

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

#### **2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest**

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

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

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

### **2.1.3 The London Plan**

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

the criteria by which individual property will be evaluated.

#### 2.1.4 Register of Cultural Heritage Resources

Municipal Council may include property on the Register of Cultural Heritage Resources that it “believes to be of cultural heritage value or interest.” The property is not designated but is considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed property. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 520 South Street is included on the Register of Cultural Heritage Resources as a heritage listed property.

### 3.0 Financial Impact/Considerations

None

### 4.0 Key Issues and Considerations

The property is currently vacant and subject to an Unsafe Building – Order to Make Safe was issued for the property in February 2024.

#### 4.1 Demolition Request

Written notice of intent to demolish the house on the property at 520 South Street, along with a Heritage Impact Assessment (HIA), was received as a complete application by the City on May 2, 2024.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage-listed property within 60 days, or the request is deemed permitted. During this 60-day period, the Community Advisory Committee on Planning (CACP) is consulted, and pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 520 South Street will expire on July 1, 2024.

#### 4.2 Heritage Impact Assessment

A Heritage Impact Assessment (aLiNK Architecture Inc., dated September 25, 2023) was submitted as a part of the demolition request for the heritage listed property at 520 South Street. The HIA included historic research, site photographs, a property description, and an evaluation of the property according to Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest). The HIA included an assessment of the potential impacts of a proposed redevelopment of the property; however, for the purposes of this demolition request, staff’s analysis is focused on the evaluation of the property’s potential cultural heritage value or interest completed within the HIA.

The evaluation of the property included within the HIA determined that the property at 520 South Street did not meet the minimum criteria for designation under the *Ontario Heritage Act* (Table 1).

Criteria	Evaluation
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

Based on the evaluation included within the Heritage Impact Assessment none of the criteria have been met.

Staff agree that the property does not meet the minimum criteria required for designation under the *Ontario Heritage Act*. However, staff note that the property has historical associations with the Winnett family, a prominent family in the SoHo neighbourhood. The Winnett family is also associated with other extant properties located within SoHo, including but not limited to 406 Grey Street which may better demonstrate the family's historic association with the area.

#### **4.3 Integrity**

Condition is not a criterion for heritage designation. The integrity of a resource is often considered when evaluating the potential cultural heritage value of a resource. Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (MTC, 2006).

The property at 520 South Street has experienced deterioration as a result of years of deferred maintenance and neglect. The architectural details of the property that may have once been considered heritage attributes are no longer extant and the heritage integrity of the property has been severely compromised.

#### **4.4 Consultation**

As per Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties including the Architectural Conservancy Ontario – London Region Branch, and the London & Middlesex Historical Society. Notice was also published in *The Londoner*.

In accordance with Section 27(4) and Section 27(9), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACP, the City's municipal heritage committee) is required. The CACP was consulted on this request at its meeting held on June 5, 2024.

## Conclusion

A written request to demolish the house on the heritage listed property at 520 South Street was received by the City. As a part of the Heritage Impact Assessment, the property was evaluated according to the criteria of Ontario Regulation 9/06 and was determined to not meet the criteria for designation under Part IV of the *Ontario Heritage Act*.

As a result of years of neglect, the integrity of the building has been severely compromised and the architectural details of the building have deteriorated. Staff recommend that the property be removed from the Register of Cultural Heritage Resources, which will allow the demolition to proceed.

**Prepared by:** Michael Greguol, CAHP  
Heritage Planner

**Reviewed by:** Kyle Gonyou, RPP, MCIP, CAHP  
Manager, Heritage and Urban Design

**Recommended by:** Heather McNeely, RPP, MCIP  
Director, Planning and Development

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

Copy:

Ethan Ling, Policy and Program Analyst, Planning and Economic Development

### Appendices

Appendix A Property Location

Appendix B Images

Appendix C Heritage Impact Assessment (aLiNK, September 25, 2023)

### Sources

aLiNK Architecture Inc., *Heritage Impact Assessment and Cultural Heritage Evaluation, 520 South Street*, September 25, 2023.

City Directories, 1870-2012

MTC, *Ontario Heritage Toolkit*, 2006

University Women's Club. *London Journal 1967 Centennial Memento of the City of London*. 1966.

# Appendix A – Property Location

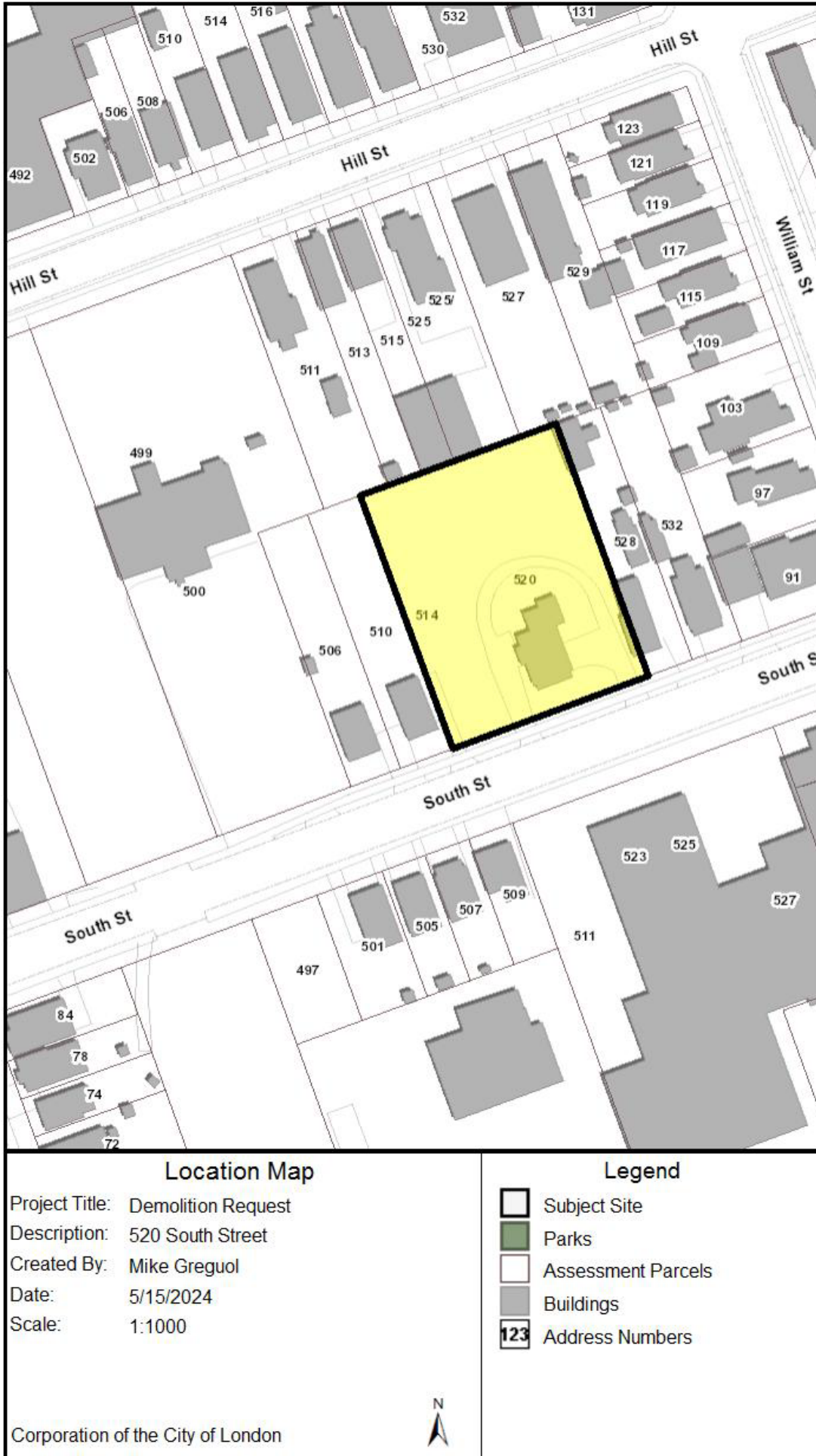


Figure 1: Location Map showing the location of the subject property at 520 South Street.

## Appendix B – Images



*A Gem on South Street—1873*

W. E. Lehman

Delicate treillage across the verandah was made possible by the use of the fret saw which came into common use in the 1850's.

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*Image 1: The house at 520 South Street was depicted in the London Journal 1967, a centennial project of the University Women's Club.*



*Image 2: Photograph showing the house located at 520 South Street, date unknown (circa 1987).*





*Image 3: Photograph showing the house located on the property at 520 South Street, date unknown (circa 2002).*



*Image 4: Photograph showing the house located on the property at 520 South Street, 2017.*



Image 5: Photograph showing the house located on the property at 520 South Street, 2021.



Image 6: Photograph showing the house located on the property at 520 South Street, 2024



*Image 7: Photograph showing the house located on the property at 520 South Street, 2024.*



*Image 8: Photograph showing the house located on the property at 520 South Street, 2024.*

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

aLiNK Architecture Inc., *Heritage Impact Assessment + Cultural Heritage Evaluation*  
(September 25, 2023) [attached separately].

# HERITAGE IMPACT ASSESSMENT + CULTURAL HERITAGE EVALUATION

520 South Street  
London, Ontario

Date:  
**September 25, 2023**

Prepared for:  
**Anmoor Homes Inc.**  
**c/o Tanveer Gill**  
29 Bliss Street  
Brampton, ON L6P 3G7

Prepared by:  
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a+LiNK Project: 2327

**a+LiNK**  
architecture inc.  
preserve + create + sustain

September 25, 2023

Project No. 2327

**Tanveer Gill**  
**Anmoor Homes Inc.**  
29 Bliss Street  
Brampton, ON L6P 3G7

Re: Heritage Impact Assessment + Cultural Heritage Evaluation Report  
For the Property at 520 South Street  
London, Ontario

Dear Mr. Gill,

Attached is the Heritage Impact Assessment and Cultural Heritage Evaluation Report for the built heritage resource at 520 South Street, located in the area of South of Horton (SoHo) just south/east of downtown London. This is in regards to the residential development proposal on the Listed heritage property as identified on the City of London's Register of Cultural Heritage Resources, and in association with your company, Anmoor Homes Inc. The Heritage Impact Assessment and Cultural Heritage Evaluation is required for the proposed demolition of the existing building for consultation of the Community Advisory Committee on Planning and City Council approval.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel  
Partner, Principal Architect + Heritage Consultant  
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHF



Alica Lesniak  
Architect  
B.Arch., BES., OAA

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APPENDIX A: *Structural Engineering Report - 520 South Street*  
by JJJ Engineering Inc., October 17, 2021.

APPENDIX B: *Proposed Townhouse Development Drawings*  
by Strik Baldinelli Moniz Ltd.

APPENDIX C: *Resumes*  
Ed van der Maarel, OAA, CAHP, OAHP  
Alicia Lesniak, OAA

# 1. EXECUTIVE SUMMARY

a+LiNK architecture inc. was retained by the client, Mr Tanveer Gill of Anmoor Homes Inc., to provide a Heritage Impact Assessment (HIA), including a Cultural Heritage Evaluation (CHE), for the property located at 520 South Street, London, Ontario, in regards to the proposed residential development at 514-520 South Street by Anmoor Homes Inc.. This report has been prepared by Ed van der Maarel, Partner, Principal Architect and Heritage Consultant (OAA, CAHP) and Alicia Lesniak, Architect (OAA). The proposal is being submitted as part of a Zoning Amendment Application and Demolition Application for the property located at 520 South Street, and the HIA and CHE are included as part of this application.

The purpose of the Heritage Impact Assessment is to analyze the impact of the proposed residential development on the heritage value of the property and the surrounding area. However, as the property at 520 South Street is LISTED on the Register of Cultural Heritage Resources, March 26, 2007 within the City of London, an evaluation of their potential for Cultural Heritage Value (and designation under Part IV of the Ontario Heritage Act) is necessary. There are no adjacent properties that are listed, or designated under Part IV of the OHA, and on the Register of Cultural Heritage Resources. The built heritage resource at 520 South Street is a 1 storey, wood frame historic home built in 1872, and representative of the Ontario Cottage architectural style. It should be noted that the property has been left vacant and is currently in very poor condition. A new residential development on the site is proposed in the form of stacked townhouses which will require the demolition of an existing listed built heritage resource. An evaluation is necessary in order to confirm to what degree this residence meets any criteria outlined in Regulation 9/06 that would support their cultural heritage value. This report will both provide background and baseline information on the existing property and built heritage at 520 South Street, evaluate its potential for cultural heritage value, and assess the possible impacts and mitigation strategies of the proposed new townhouse development on the subject property.

This document outlines the observations of the proposed design and the impact of the development on the listed heritage property at 520 South Street. A Cultural Heritage Evaluation of the listed property is also included as a component of this assessment. The cultural evaluation includes a high-level, abbreviated summary of any heritage value of the property, based on the existing site and historical information also provided in this HIA. The information pertaining to the cultural value of the property at 520 South Street have been extrapolated and included in the review of the impacts of the proposed development on the listed property.

The document also provides insight into the context of the property, history and summarizes mitigation strategies that have been met by the proposal or suggested for implementation.

## *Disclaimer:*

*The area of focus for this report includes the history and value of the property located at 520 South Street (the location of the proposed development) . At the time of the report, the information that was available on the specific history of this property has been included. A brief summary of the history of the area and some information on the history of the property at 520 South Street has also been included in Section 5.0: Historical Context of this report. This information has been provided to serve as background for the HIA, but also as a baseline from which to evaluate the cultural heritage value of the property at a high level, and assess the potential impact of the proposed development on this property.*



## 2. INTRODUCTION

The client, Anmoor Homes Inc., requires a Heritage Impact Assessment (HIA) for the proposed residential development at 514-520 South Street in the City of London, Ontario. The proposed development is comprised of stacked townhouses with a total of 28 residential units and surface parking for 15 vehicles. The property is located on the north side of South Street, between Maitland and William Streets. There is a Listed heritage resource that is located at 520 South Street which will require removal for the proposed development. A Heritage Impact Assessment and a Cultural Heritage Evaluation as part of the HIA is required by the City of London for approvals by Council prior to the demolition of the Listed built heritage resource.

The site of the proposed development is located just south of the City's downtown core and to the north of the Thames River. The two properties are municipally identified as 514 and 520 South Street. It is a mid-block site located on the north side of South Street, east of the railway track and west of William Street. The subject property has an existing area of 2,819.7 m<sup>2</sup> (0.3 hectares), a frontage of 46.7 metres and a depth of 60.4 metres. The property identified as 514 South Street is a long narrow lot that is currently vacant and grassed. The property identified as 520 South Street has an existing 1872 Ontario Cottage which has a Listed designation on the City of London's Register of Cultural Heritage Resources.

The existing single-detached dwelling located at 520 South Street is a Listed heritage property under City of London's Register of Cultural Heritage Resources. The one-storey wood frame building was built in 1872 in the Ontario Cottage architectural style. The house is situated centrally, closer to the street, on the large, grassy lot. There are two driveway access points from the street with an existing driveway that goes around the rear of the existing dwelling. The existing building is currently vacant and is in poor architectural and structural condition due to being left neglected for a long period of time. In order to accommodate the new building, the existing heritage resource at 520 South Street will require demolition.

The proposed stacked townhouses will provide 28 residential units, oriented north/south with entrances onto the new parking area to the west. The parking area provides 15 vehicle parking spots including two barrier-free and three visitor spaces and is accessed via one driveway at the south/west corner of the property. The parking area is set back from the street and will be screened from the adjacent properties with new landscaping. An outdoor amenity space has been provided along the north end of the property as well as a green space along the east property line which provides a spatial separation between the proposed building and existing single-family property next door. The units are accessed via front steps off of the internal sidewalk up to the entry landings. The multiple rooflines, staggered facades with balcony elements add visual interest and reduces the perceived building massing.

Consideration of the potential cultural heritage value of the property at 520 South Street have been conducted through the lens of Heritage Places 2.0 as well as the Ontario Regulation 9/06: Criteria for Determining the Cultural Heritage Value or Interest. The character of the South-of-Horton (SoHo) area has also been contemplated in reviewing the context, site and history of the historic home at 520 South Street. Recommendations for mitigation of the potential heritage impact of the proposed development on the existing built heritage dwelling have been made based on the value of the property identified through the cultural evaluation, located in Section 6 of this Report.

The existing heritage resource does not contribute to the overall character of the area, as it is not part of a larger grouping of historic residences built of similar architectural style and massing in the area. There are very few remaining architectural features unique to the Ontario Cottage style evident in the existing structure and there are far better examples of this style found in other parts of the City. Ultimately, the property and existing single-family dwelling at 520 South Street have little to no cultural heritage value in either their design, history or context.

### 3. POLICIES AND TERMS OF REFERENCE

The Provincial and Municipal authorities have set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of this Heritage Impact Assessment and associated Cultural Heritage Evaluation:

#### 1. The Planning Act and Provincial Policy Statement (PPS) 2014, 2020

The Provincial Policy Statement (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

- 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.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2020 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

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

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

### 3. POLICIES AND TERMS OF REFERENCE

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

**Heritage attributes:** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

**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.

Since the property is LISTED under the City of London's Register of Cultural Heritage Resources, a Heritage Impact Assessment (and Cultural Heritage Evaluation) is required, and the PPS 2014/2020 provides the tools necessary as a Terms of Reference for the document.

#### 2. The Ontario Heritage Act (OHA)

The Ontario Heritage Act, R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. The criteria within the Ontario Regulation 9/06 of the Ontario Heritage Act provided the tools to determining the cultural heritage value of a property. This regulation provides the criteria which property may meet. The regulation is utilized in the Cultural Heritage Evaluation of the property at 520 South Street as a component of this Heritage Impact Assessment to determine if the properties themselves hold heritage value worthy of potential designation in the municipality of London. This Heritage Impact Assessment (HIA) will refer to these policies to determine the cultural heritage value, potential impacts, mitigation approaches and recommendations.

#### 3. The London Plan

The London Plan, Minister Approved, December 28, 2016, '*constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.*'

The London Plan provides for provincial interest and is designed to include the requirements of the Provincial Policy Statement (PPS) 2020. Section 24 of the Planning Act, R.S.O. 1990, c. P. 13, identifies that "no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with this Plan. This includes for approvals of planning and development applications such as official plan amendments, Zoning by-law Amendments, plans of condominium, site plans, consents to sever, and minor variances.

### 3. POLICIES AND TERMS OF REFERENCE

While ‘The London Plan’ is organized in nine (9) parts, Part 4 specifically outlines ‘Cultural Heritage’ in its City Building Policies. However other Parts, ie. Part 7 Secondary Plans contribute to the Planning Process and the preservation and integration of the City’s cultural heritage.

The specific direction provided in The London Plan is to: *“Protect our built and cultural heritage, to promote our unique identity and develop links to arts and eco-tourism in the London region”* and *“Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.”*

The London Plan and its Policies apply to the proposed development site and therefore the preservation of the City’s cultural heritage must align with these policies.

#### **4. City of London HIA, CHER + HCD Terms of Reference - Other**

The City of London does not have specific Terms of Reference for the preparation of Heritage Impact Assessments and Cultural Heritage Evaluation. Generally, municipal Terms of Reference are based on Provincial Policy Statements’ Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. This document has provided the general terms of reference for this report.

The site is not within a Heritage Conservation District (HCD) and therefore presently there are no guidelines required for review and adherence. However, the property is situated within the South-of Horton (SoHo) area, ranking it as a high priority in the Heritage Places 2.0 report, and therefore making it a likely component for an HCD. These aspects will be considered in the cultural heritage evaluation of the properties, and the impacts of the proposed development on the area as a whole given its likelihood for designation as an HCD under Part V of the OHA.

## 4. DESCRIPTION OF SITE

### 4.1 SURROUNDING CONTEXT

The property at 520 South Street is located in the central region of the City of London, just south of the downtown core in the area known as SoHo (South of Horton). SoHo is largely located south of Horton Street East, as the name of this area implies. The area generally includes properties that are south of the Canadian National Railway lines and west of Adelaide Street North, with south branch of the Thames River forming a natural southern and western boundary. Soho abuts the Downtown and the existing Downtown Heritage Conservation District. Although currently not a Heritage District, the City of London notes that this area is worthy of further study as a potential heritage conservation district. The neighborhood retains a mix of residential and commercial uses.

Key features of this area include:

#### **The Thames River and Open Space**

To the south of the site is the Thames River and its river valley corridor. The ribbon of green space is linked with multi-use trails that for walking, biking, roller blading, among other activities. Chelsea Green Park is located along the south shore of the river, just south of the site. A community garden and playground activates this space and provides a community gathering space. Further west of the property is Meredith Park, located within the residential neighbourhood.

#### **Canadian National Railway**

The property is located on a parcel where the old Canadian National Railway track used to pass as it headed south from London towards Port Stanley. Industrial districts were built around the tracks. As a result, housing neighborhoods were built for the working class in close proximity to these industries and factories. The tracks are located just east of Maitland Street, running north/south and connecting to the active lines running east/west north of Horton Street.

#### **Old Victoria Hospital Lands**

The Old Victoria Hospital Lands represents a prominent site within both SoHo and the City at large. These lands provided an opportunity to promote economic development within central London and improved the overall quality of life in SoHo. The hospital lands encompassed two large blocks along the south and north sides of South Street, between Waterloo and Colborne Streets. The buildings forming this hospital complex were built primarily in the late 1800's, including the Victoria Hospital, Nurses' Residence, Isolation Hospital and the Medical School. As new hospitals were built in other locations to meet the needs of the growing population of London, these buildings were left vacant and abandoned for several years. Many of the buildings have since been demolished in recent years to make room for new multi family residential developments in the hopes of revitalizing this area.

#### **Neighbourhood**

The location of the SoHo neighborhood on the edge of the Downtown and the Thames River gives it a prominent role in the development of the City. The neighborhood contains of a mix of commercial and residential buildings. The residential fabric consists of 1- or 2- storey single-family houses. The road network is a conventional modified grid pattern extended from the Downtown and influenced by the curvilinear Thames River embankment to the south. Smaller residential lots interrupt the street edge with driveways providing access to side or rear yard garage parking spaces. Building entrances are generally oriented toward the street, with front porches or porticos. Front yards are used for driveway access/parking and are inconsistently landscaped. In front of the subject property is a commercial center containing multiple shops and services.

# 4. DESCRIPTION OF SITE



Map 4.1: . Basemap, Google Images, Aug 2018.

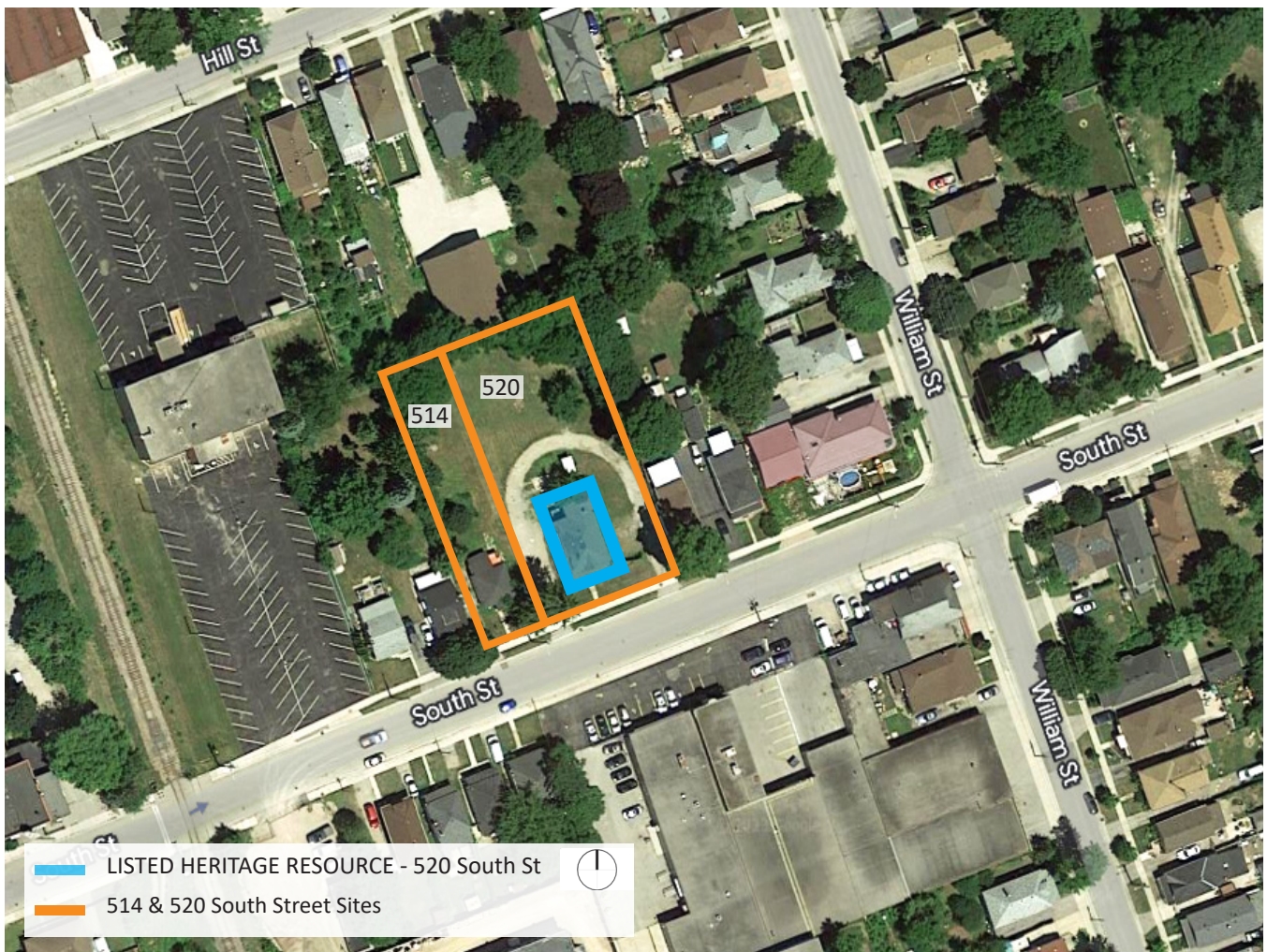
# 4. DESCRIPTION OF SITE

## 4.2 PROPERTY CONTEXT

The two properties at 514 and 520 South Street are located adjacent to one another and are located within the SoHo District. The portion of South Street where the subject property is located is comprised of a mix of residential and commercial uses. The proposed residential development will incorporate these two lots into one single property. The property at 520 South Street is LISTED on the City of London Register of Cultural Heritage Resources.

### *520 South Street*

The property at 520 South Street is located on the north side of South Street, between Waterloo and Maitland Streets. 520 South Street consists of 2000 m2 of land area with an existing 1-storey house that is currently abandoned. The house setback is aligned with the adjacent houses from the street, and the main entrance is connected to the pedestrian sidewalk along South Street. The driveway provides access towards the backyard from one corner of the lot, then out from the other end of the lot that connects to South Street. The backyard is vacant, and it is surrounded by trees at the borders with the neighbouring properties.



Map 4.2: 514 & 520 South Street. Basemap, Google Images, Aug 2021.

## 4. DESCRIPTION OF SITE

### 4.3 PROPERTY DESCRIPTION

The Listed property at 520 South Street is a 1-storey wood frame dwelling, clad with horizontal V-groove wood siding, and built in the Ontario Cottage architectural style. The house has a hipped roof clad with asphalt shingles. There is a single gable centered on the south (front) elevation above the main entrance. The house has an unfinished basement with a block and brick foundation. The original windows are double hung wood frame with a jack arch. Most of these windows are damaged or have been removed and boarded up. There is a remnant of a Gothic window in the gable above the main entrance, which is a typical feature in Ontario Cottage houses. There is no detailed ornamentation or scrollwork found along any of the building's facades or roofline.

The house had undergone an extensive renovation a few years ago to convert it into a duplex, making it difficult to determine which features are authentic and which were replaced. The property has been left vacant for several years, thus, it has fallen into disrepair. The foundation appears to be significantly deteriorated and in very poor and unstable condition. The front porch has fully collapsed, as well as the entire front of the building due to severe structural damage. As a result, the roof structure has been severely compromised. Refer to the structural assessment report (Appendix A) for further details regarding the condition of the building.



Photo 4.3: House on 520 South Street: View from South Street looking north/east. *Google streetview, Aug 2021.*



Photo 4.4: House on 520 South Street: view of west facade.



# 5. HISTORICAL CONTEXT

## 5.1 CONTEXTUAL HISTORY

South Street lies within the area of London known as SoHo, or South of Horton. This is London’s oldest neighbourhood, laid out along with the downtown core in 1826. The area developed a distinct identity following the arrival of the Great Western Railway (GWR) in 1853, cutting the area south of the tracks off from the downtown core to the north west. In 1856, the GWR joined up with the London and Port Stanley and the Grand Trunk Railways, which set this area up as an industrial hub, mainly located along the northern shores of the Thames River. In the following years, the area grew with the arrival of thousands of immigrants, establishing residential neighbourhoods with various ethnic communities. The establishment of large industries in the areas cemented the district’s working-class character, with the McClary Manufacturing Co., the London Rolling Mills, Silverwoods Dairy, and Labatts Brewery all joining the Railways as significant employers in the area.



Image 5.1: Map of SoHo (South of Horton) area (potential heritage conservation district), City of London. Source: Heritage Places 2.0, August 2019.

Another major landmark in SoHo’s history was the establishment of the City Hospital on South Street in 1873. This building eventually was replaced by the Victoria Hospital, one of London’s largest institutional complexes. The city’s growing population triggered the significant expansion of the hospital into a larger campus of medical buildings which included a large teaching hospital affiliated with the University of Western Ontario, the Children’s Hospital, Nurses’ Residences. In 2015, the hospital was demolished, except for the Colborne Building that was left standing as a heritage site. Currently, a new high rise multifamily residential development is being erected on that property.



Image 5.2: Partial image of Historical Aerial Map of the South of Horton area. 1893 (City of London), by the Toronto Lithographing Co. Source: Western Archives of Western University, accessed July 2023.

## 5. HISTORICAL CONTEXT



Image 5.3: Partial image of Historical Aerial Map of the South of Horton area. 1890 (London), by Wm. Greenwood and E.K. Richards, at the Department of Agriculture, City of London, Ontario. Source: Western Archives of Western University, accessed July 2023.

### Cultural Heritage Register

The SoHo district developed first as an industrial area, mainly along the north side of the Thames River, then spreading northward with residential neighbourhoods with a predominantly middle class population. When these industries closed or moved out of this area, most of these historical buildings were torn down. The majority of the original buildings in this area of South Street are single family dwellings that were inhabited by the working class. As a result, there are very few significant historical properties remaining within this area of SoHo. There are only two other properties along this part of South Street, between Colborne and Adelaide Streets, that have been Listed on the City of London Register of Cultural Heritage Resources.

520 South Street is a Listed heritage property under City of London's Register of Cultural Heritage Resources. There are no Designated properties in close proximity of the subject property, with very few listed properties along this end of South Street.

4821	South Street	419 South St	1890	Vernacular	Listed	March 26, 2007
4822	South Street	520 South St	1872	Ontario Cottage	Listed	March 26, 2007
4823	South Street	549 South St	1922	Vernacular	Listed	March 26, 2007

Image 5.2: Listed Heritage Properties along South Street, listed March 26, 2007. City of London: Register of Cultural Heritage Resources, July 2, 2019. Source: City of London.

# 5. HISTORICAL CONTEXT

## 5.2 LISTED PROPERTY HISTORY

### 520 South Street

The house was once owned by the Winnetts, an Irish immigrant family that owned several businesses in the area. Henry Winnett owned Belton Lumber on York Street, a boiler works. His son, Henry Winnett, owned The Tecumseh House Hotel which was located on Richmond Street, adjacent to the Canadian National Railway. 520 South Street was one of several houses owned by the Winnetts.

The one-storey property at 520 South Street in SoHo was built in 1853 in the Ontario Cottage architectural style. This term was specific within the City of London, which referred to a centre hall plan cottage with a hipped roof and a central gable above the front entry. The Ontario Cottage represented the 19th century globalization of a British house form. It was carried with the British settlers from the 18th century Georgian building style. The style was influenced by Regency architecture. The Regency cottage can be traced back to a style of home brought to England by soldiers who had served in India. Once it gained popularity, it was spread across other parts of the empire.

Some cottages are very simple, while others tend to have more ornate features like doorways and decorated gables. The design of the cottage evolved in Ontario with time. The pitch roof became steeper to provide more insulation against the winter cold and to prevent the accumulation of snow on top. More exotic features were later incorporated into the cottage design such as the verandah (front porch). The Ontario Cottage was often built for labourers, so it became very popular as a result of its affordability and practicality for the average home owner.

The features of this house that are specific to the Ontario Cottage style include the symmetric front facade, with a hipped roof and a central high pitch gable over the main entry. At the high pitch gable is a small gothic window. The cornice has minimal detailing, without elaborate ornamentation. There are signs of a porch feature that currently no longer exists. The painted wood windows are double hung two over two divided lights, with an arched top.

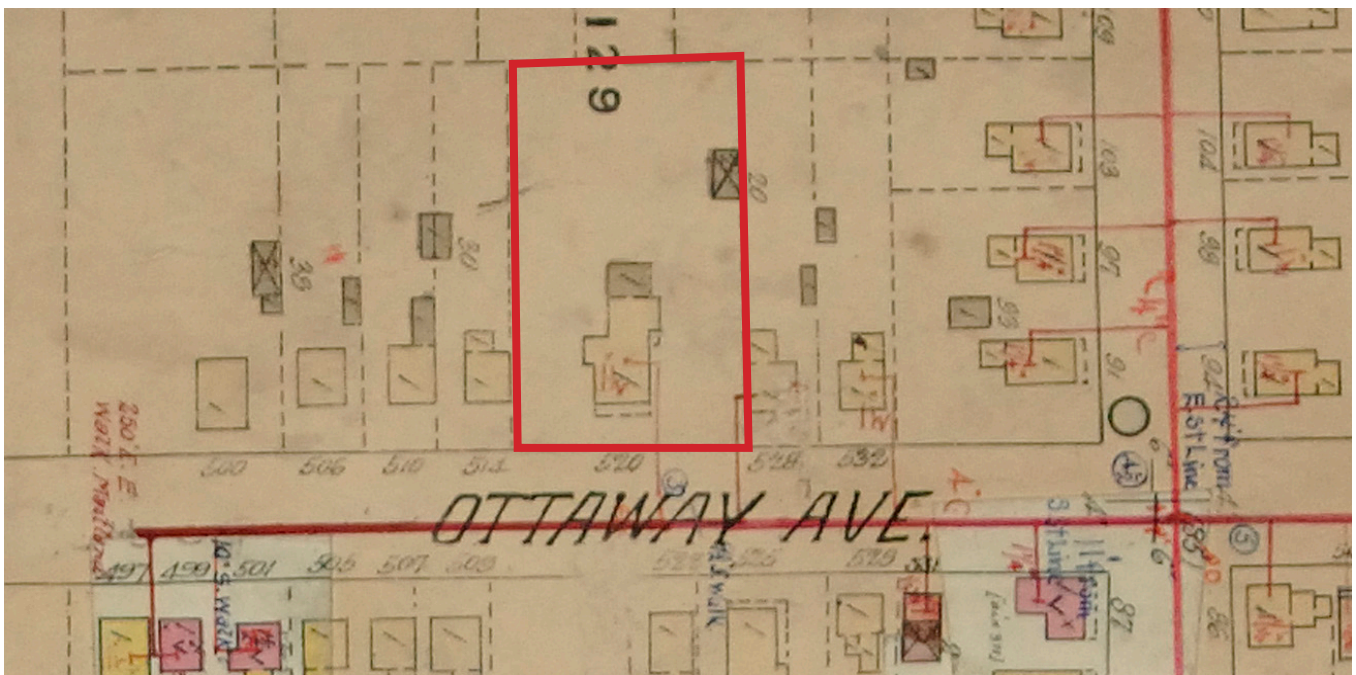


Image 5.4: Map of 520 South Street, 1892 Rev. 1907 (London), Fire Insurance Plan of the City of London, Ontario. Source: Western Archives of Western University, accessed Sept 2021.

## 5. HISTORICAL CONTEXT



Images 5.5 & 5.6: Maps of 520 South Street. 1922 Rev. 1907 and 1958 (London), Fire Insurance Plans of the City of London, Ontario. Source: Western Archives of Western University, accessed July 2023.

### 5.3 HERITAGE RESOURCES: SOUTH OF HORTON (SoHo)

SoHo has a long history in London because of its location on the edges of Downtown and the Thames River, as well as the presence of the Old Victoria Hospital, a prominent medical building in the City. The SoHo area includes more than 125 heritage listed and designated properties on the City's Register. Key streetscapes also contribute to the sense of place, like Clarence Street, Colborne Street, Grey Street, and Henry Street. Major landmarks in the area include an 1868 church on 430 Grey Street, historically representing the Black community in London. Another is the Old Victoria hospital's last remaining original building, Colborne Building, built in 1899, located on 391 South Street. Across from this is another point of interest in SoHo's heritage resources, which is the Children's Hospital on 392 South Street, built in 1922, that has Neo-classical styling with cut stone trim and foundations. The Michigan Central Roadhouse, built in 1886, also contributes to SoHo's heritage fabric, which is located on 240 Waterloo Street. There are no designated heritage resources in the vicinity of the 514 & 520 South Street properties.

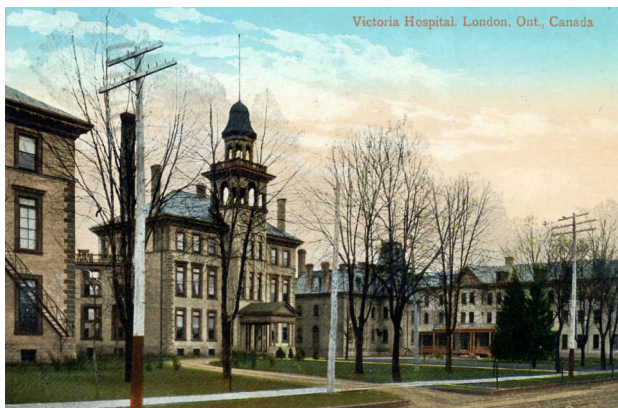


Image 5.7: Vintage Postcard of the Original Victoria Hospital, London, ON, Canada.



Image 5.8: Vintage Postcard of Victoria Hospital, London, ON, Canada.

# 6. CULTURAL HERITAGE EVALUATION

## 6.1 EVALUATING CULTURAL HERITAGE POTENTIAL - ONTARIO REGULATION 9/06

The property at 520 South Street was LISTED on the Register of Cultural Heritage Resources for the City of London in March 2007. It was listed because the City understood that the property may have heritage potential and wanted to ensure its protection in the event of a proposed change or development in the future. Such a change would require an assessment of any impacts as well as a cultural heritage evaluation to determine heritage value of the property.

In order to determine if a property has cultural heritage value, it must first be assessed using a formal process known as Cultural Heritage Evaluation. In the province of Ontario, Regulation 9/06 was enacted by the Ontario Government in 2006 to help streamline the process of identifying and designating built heritage in municipalities that have cultural heritage value. This tool has allowed for a consistent approach to the assessment of potential heritage properties by prescribing a list of criteria. In order for a historic property, or a property that has been listed on a Municipal Heritage Register but not designated (for example), to be considered for designation at least ONE of the criteria must be met.

There are three categories of criteria:

- i. Design/Physical Value;
- ii. Historical/Associative Value; and
- iii. Contextual Value

Should the potential built heritage property meet one or more of these above mentioned criteria, then the property may be considered for designation under the Ontario Heritage Act by the municipality.

In most cases, a formal Cultural Heritage Evaluation Report is prepared providing a description of the property, description of the resources, photographs of the resource, the cultural heritage resource evaluation, a summary of heritage attributes (if any are identified) and recommendations. Mapping and historical maps and photos are also included.

In the case of the property at 520 South Street, a Heritage Impact Assessment is required for the proposed development as part of the request for demolition of the Listed heritage resource. As part of the HIA, a Cultural Heritage Evaluation (CHE) is also required as a component of the HIA. As such, the heritage evaluation for potential cultural heritage value has been included as a section within this HIA report. The CHE aspects include an evaluation of the property, 520 South Street, utilizing the criteria outlined in Regulation 9/06. A summary of the heritage attributes of the property that may support any heritage value or interest are then included as a statement of Cultural Heritage Value or Interest, followed by recommendations on conservation and protection. The following Section 6.2 provides the Cultural Heritage Evaluation for 520 South Street, including summary of key attributes and recommendations.

# 6. CULTURAL HERITAGE EVALUATION

## 6.2 CULTURAL HERITAGE EVALUATION - 520 SOUTH STREET

520 South Street is a Listed heritage resource on the City of London’s Register of Cultural Heritage Resources. The residential development of stacked townhouses that is proposed for this property requires the demolition of the existing dwelling.

### Criteria for Determining Cultural Heritage Value or Interest

A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

#### 1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	520 South Street is an example of the Ontario Cottage architectural style. However, many of the original elements have been removed or destroyed and there are stronger examples of this style in other parts of the City of London. Therefore this property is not considered to meet this criteria.
ii. displays a high degree of craftsmanship or artistic merit, or	Although there may have been a high degree of craftsmanship with the architectural features of that style, there are currently none remaining on this property.
iii. demonstrates a high degree of technical or scientific achievement.	The property is not known to display a high degree of technical or scientific achievement.

#### 2. The property has historical value or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	The property is associated with Henry Winnett, an Irishman who became a famous hotelman in Ontario. He is not known to be significant within the community and therefore this property is not considered to meet this criteria.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	The property is not known to yield information that contributes to the understanding of the community or its culture. The condition of the house is poor with little to no heritage features remaining. There is very little of the original heritage fabric remaining in the area.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property does not reflect the work or ideas of an architect etc who is significant to this community.
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### 3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,	The property does not maintain or support the character of the South-of-Horton area, which is predominantly industrial towards the Thames River to the south. There is very little of the original residential heritage fabric remaining in the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	The home is not visually linked to its surroundings as it is set back from the road and is obscured by overgrown vegetation. It is a vacant property that has no impact on the functionality of its surrounding neighbourhood and does not contribute to the existing streetscape.
iii. is a landmark. O. Reg. 9/06, s. 1 (2).	The property is not known to serve as a landmark. It has been recognized by the City of London on the Register of Cultural Heritage Resources (March 2007).

## Summary of Heritage Attributes

### *Heritage Character Statement*

The property at 520 South Street retains little to no contextual associations with the surrounding area and community. This area just north of Thames River was predominantly of industrial uses and the majority of the existing residential stock were small 1-storey dwellings for the use of the workers in this area. These houses were typically built simply and practically to be most economical. Although this particular building was originally built in a more decorative style of the Ontario Cottage, it has fallen in disrepair over the years so that there is little left remaining of its historical features. The current condition of property and home do little to contribute to the overall character of the area, and is not part of a larger grouping of historic residences as there are none that are built of a similar architectural style and massing adjacent to the property.

### Recommendations

The property at 520 South Street falls within the South-of Horton (SoHo) study area as having potential for a future Heritage Conservation District. Given its associations with the area and community, and contributions to supporting the character of the area, and based on the assessments and background information included in this HIA, the following recommendations can be made:

- *The property is considered to have minimal to no cultural heritage value because it does not maintain or support the character of the area.*
- *In its current state, the house is structurally unsound and in extreme disrepair. Based on the structural assessment completed by JJJ Engineering Ltd., dated October 17, 2021, the property is in such poor condition that it is unfeasible to repair and renovate it to its original condition. It is recommended that the property should be demolished.*

## 7. PROPOSED DEVELOPMENT

The observations made in this HIA have been completed utilizing the development proposal documents for 514-520 South Street, prepared by Strik Baldinelli Moniz Ltd., for Anmoor Homes. The proposal is seeking to allow for a new residential development on the site comprising of three-storey townhouses with a total of 28 units. The new townhouses are located centrally on the amalgamated properties, running along the north/south axis, with surface parking provided to the west. In order to provide the intended densification of the site while providing buffer zones along the west and east property lines, the new townhouses proposed are situated centrally on the property. This placement requires the demolition of the existing listed heritage property, located at 520 South Street.

### Site Design

- The proposed development is orientated along the north/south axis, situated centrally on the site, with generous setbacks at the north, east and south property lines.
- Access is to be provided by a single driveway off of South Street that is located at the south/west corner of the property. This driveway is situated so as to retain the existing large tree on the property, just east of the new drive. Included in the parking are two barrier free and three visitor spaces as well as 14 bicycle racks.
- Surface parking has been located to the west of the new building, running along the western portion of the site and accessed off of the new driveway. A landscape strip runs along the west property line to provide a green buffer and screen at the adjacent property to the west.
- The new townhouse units have been designed to orient front entrances to the surface parking area to the west, creating an internal streetscape along the length of the property. The proposed townhouse dwellings would be provided with direct walkway connections via stairs that link front entrances to the new sidewalk that connects the development to the existing pedestrian sidewalk network along South Street.
- A communal open space is located to the rear of the site, at the north end of the property, offering a shared private amenity area. An area at the end of the internal driveway is provided for snow storage.

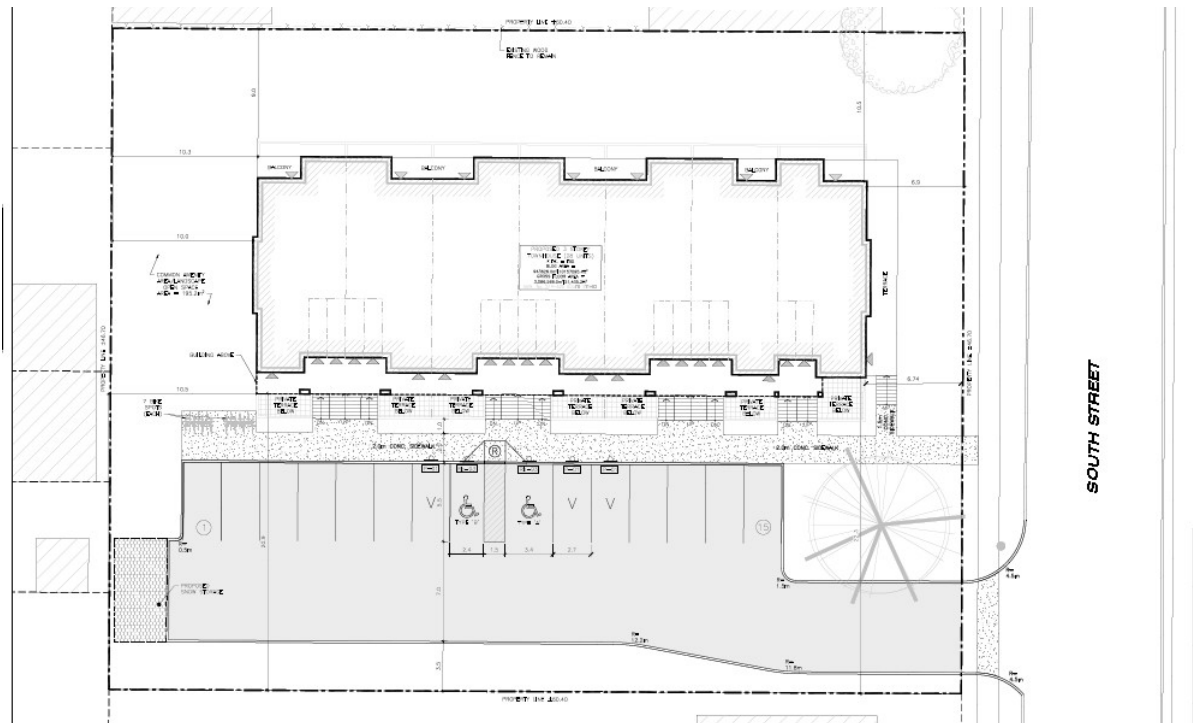


Image 7.1: Site Plan of the proposed development at 514-520 South Street. The proposed townhouses are located along the east side of the property with surface parking to the west of the building. Drawing by SBM Ltd., 2023.



## 7. PROPOSED DEVELOPMENT



Image 7.2: View at south/west corner of the proposed development at 514-520 South Street. Drawing by SBM Ltd., 2023.

### Character and Context

- The proposed development would see a new building, 28 stacked townhouse units, oriented lengthwise along the site with the shorter side elevation facing the street edge to reduce the impact of the massing from the pedestrian realm.
- Surface parking for the site would be located along the front of the new townhouse complex, along the western portion of the site, and screened from view from the street and the adjacent property.
- The proposed architectural style of the new building would be consistent with the character of the adjacent residential lots including the breaking up of roof forms and careful proportioning of bays and windows.
- The proposed 28 residential townhouse dwelling units correspond to a residential density of approximately 100 units per hectare (UPH), a relatively minor increase in density within the neighbourhood. This development exceeds the current zoning requirement of 60 units per hectare (UPH).
- There is a minimal amount of existing old growth trees and vegetation on the existing property. The existing large conifer at the south west area of the lot will be retained as well as the vegetation along the north property line.

### Built Form Elements

- The proposed building would be oriented north/south lengthwise, resulting in the shorter side elevation facing the street. This reduces the massing imposed on the pedestrian realm.
- Sets of stairs with large landings at doorways would be provided to the residential townhouse units, designed to be similar to the adjacent other residences in the neighbourhood.
- The proposed building design offers a contemporary spin on the traditional architectural style with a combination of hipped and gable roofs consistent of the adjacent properties.
- The new townhouse dwellings are 3.5 storeys in height along the length of the building. Due to the large setbacks to the property lines, the building would not create adverse impacts or shadowing on adjacent properties or residences.
- Setbacks are compliant with the R5-7 Zone (Residential), which provides suitable side yard space to provide a green buffer at neighbouring property, safe vehicle maneuvering and adequate fire safety separation between buildings.

## 7. PROPOSED DEVELOPMENT



Image 7.3: East & West Elevations of the proposed development at 514-520 South Street. Drawing by SBM Ltd., 2023.

### Massing and Articulation

- The rhythm of at-grade openings reflects that of the houses along the street, with raised entries complete with landings, accessed by a short flight of stairs. The balconies further define the entry as well as provide cover.
- The new townhouse units are setback from the north and east property lines, providing a substantial green space at the rear and north side of the units. The building is set back from the street similar to the front yards of the neighbouring properties. The setback along the west side yard allows for a green buffer along the parking area to the neighbouring property.
- The proposed development provides new residential units which are in keeping with the existing residential uses in the neighbourhood. The new building is carefully articulated to define the units vertically so as to reflect the rhythm and scale of the existing single-family residential dwellings.
- Although the majority of the adjacent single family residences are one-storey dwellings, massing of the proposed building aims to reflect the residential fabric of the neighbourhood by careful articulation of the building facades as well as at the rooflines. The facade along South Street is narrower being that it is the side of the townhouse complex, creating a smaller and less imposing street wall.
- Landscaping, including soft- and hardscape elements will be used to provide planting material that is consistent with the residential scale, used to emphasize walkways and amenity area, and provide screening or shade where necessary.

# 7. PROPOSED DEVELOPMENT

## Architectural Treatment

- The design of the proposed townhouses offers a contemporary spin on the traditional architectural style with peak roofs and materials similar to those of the adjacent properties.
- Although the heritage style is not replicated in the proposed contemporary design, the proportion of the windows, bays and roof forms follow the basic principles of the design.
- The materials at the exterior have been chosen to reflect the neighbouring residential character. The use of horizontal composite siding and brick veneer for the cladding, standing seam metal for the roofing, and an exposed concrete foundation are in keeping with the look of the surrounding context.
- The colour scheme for the proposed design has been chosen to blend in with the adjacent properties. The brick colour is muted, in whitestone and graphite colours. The siding colours complement the brick with white and grey colours to give the elevation consistency. The metal roof is black, creating interest and subtle vibrancy to the façade, without being too bold.

## Cultural Heritage Response

Due to the location of the proposed townhouse building, it is not possible to retain the existing heritage resource at 520 South Street. The existing building had been left vacant over the years and has fallen into disrepair with no possibility of restoration. In its current condition, the listed heritage residence has very little of its original historical features remaining. Although the new townhouses do not copy or mimic the historical elements of the existing Ontario Cottage building, the intention is to create a compatibility by using similar materials such as: brick and siding. Proportions of windows, balconies and gables have been carefully designed to maintain the scale and rhythm of the existing architecture.



Image 7.4: View at south/east corner of the proposed development at 514-520 South Street. Drawing by SBM Ltd., 2023.

## 8. IMPACTS & MITIGATION

### 8.1 TREATMENT OF HERITAGE RESOURCES

The property located at 520 South Street is listed as a property of Cultural Heritage Value in the City of London Register of Cultural Heritage Resources. This property, however, has been altered over the years and has more recently been left vacant, resulting in the property falling into disrepair, diminishing its individual heritage value. The property at 520 South Street had once been a fine example of the Ontario Cottage architectural style but due to years of neglect and in its vacant state, the building structure has become unstable and unsafe. In its current condition, the existing building can no longer be considered as a contributing resource within this neighbourhood.

The intention of the proposed development is to demolish the existing listed property at 520 South Street, in order to build the new 3-storey stacked townhouse building. The design intent of the proposed new building is to be considerate of the size and scale of the residential dwellings within the area; articulating the building facades to be sensitive in massing and form. The roof form consists of a main hipped roof with individual gable roofs which define the townhouse units and are reminiscent of the original building and surrounding residential context. There are no other heritage resources in the vicinity of this property, with the area being a mix of commercial buildings and small single-family dwelling. The proposed development is designed to minimize visual and physical impact on the neighbouring residential buildings while providing new housing to contribute to the intensification and vibrancy of the local community and surrounding residential neighbourhood.

More detail on the mitigation approaches that have been implemented and should be considered will be outlined in the following sub-section 8.2 Mitigation Approaches.



Image 8.1: View at north/east corner of the proposed development at 514-520 South Street. Drawing by SBM Ltd., 2023.

## 8. IMPACTS & MITIGATION

### 8.2 IMPACTS OF PROPOSED DEVELOPMENT

An impact assessment of the proposed development on the existing cultural heritage resource has been made following the principles laid out in the **Ontario Heritage Toolkit - InfoSheet #5 : Heritage Impact Assessments and Conservation Plans**. The purpose of the assessment is to determine any impacts, positive, negative, direct or indirect, that the proposed activity may have on the property's cultural heritage value or interest. An impact is defined in InfoSheet #5 as being *a change in an identified cultural heritage resource resulting from a particular activity*.

A direct adverse impact would have a permanent and irreversible negative affect on the cultural heritage value or interest of a property or result in the loss of a heritage attribute on all or part of the provincial heritage property. Examples of direct adverse impacts on a provincial heritage property may include, but are not limited to:

IMPACT		DESCRIPTION
DESTRUCTION	Destruction of any, or part of any, significant heritage attributes or features.	Proposed - the removal of the heritage resources is required for the proposed development. There are no significant heritage attributes or features remaining on the existing building.
ALTERATION	Alteration must be sympathetic or is compatible, with the historic fabric and appearance;	Not applicable - no alteration is proposed due to complete removal of existing heritage buildings. There is no heritage fabric adjacent to the property.
SHADOWS	Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	Not applicable - There are no adjacent heritage properties. No natural features or plantings have been identified on the site.
ISOLATION	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	Not applicable - all heritage attributes will be removed. Currently, no contextual value or significant relationships of the existing buildings have been identified due to substantial alterations to this property. No adjacent heritage properties.
OBSTRUCTION	Direct or indirect obstruction of significant views or vistas within, from or of built and natural features;	Not applicable - no significant views or vistas have been identified.
LAND USE	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	Not applicable - there is no proposed change in land use. Current zoning allows for multi-family residential use. The current use of the existing property is single-family residential.

## 8. IMPACTS & MITIGATION

IMPACT	DESCRIPTION
<b>LAND DISTURBANCE</b> Land disturbance such as a change in grade that alters soils and drainage pattern that adversely affects an archaeological resource;	Not applicable - The proposed development requires excavations at the location of the existing building that is to be removed, minimizing disturbance to the surface area of the site. The site is relatively flat, which will remain as such. Minor grade changes may be required for site drainage.

### 8.3 MITIGATION APPROACHES

The Provincial Policy Statement (PPS 2005) Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005, was the resource utilized in the identification and development of the ‘Mitigation Approaches’ for the proposed development. Specifically, *Heritage Impact Assessments and Conservation Plans; Principles in The Conservation of Historic Properties* was the main source of terms of reference.

The principles listed below were identified from the *Heritage Tool Kit* and expanded to include specific mitigation approaches related to the proposed development.

MITIGATION	DESCRIPTION
<b>ALTERNATIVE APPROACHES</b> Alternative development approaches;	An alternate approach to the proposed development is to retain the original structure by locating the new building closer to the north and east property lines. <i>This option would greatly reduce the setbacks along the north and east property lines adjacent to the existing residential properties. Furthermore, the existing heritage resource is in extreme disrepair and is structurally unsound. Restoration of this property is economically unfeasible.</i>
<b>NATURAL FEATURES &amp; VISTAS</b> Isolating development and site alteration from significant built and natural features and vistas;	The proposed new development would not result in any significant site alterations. There are currently no significant built or natural features on the site. As the new building is set back at the front, vistas along the main street would remain.
<b>DESIGN GUIDELINES</b> Design guidelines that harmonize mass, setback, setting and materials;	The design of proposed new residential building would follow the design guidelines set out for this area. Setbacks, massing and materials will be in keeping with the surrounding context.
<b>HEIGHT &amp; DENSITY</b> Limiting height and density;	The proposed residential building is a mid-rise building which follows the ‘standard maximum’ height policies set out in the City’s Official Plan for this area.

## 8. IMPACTS & MITIGATION

MITIGATION		DESCRIPTION
COMPATIBILITY	Allowing only compatible infill and additions	The residential infill proposed for this property is compatible within the context of the neighbourhood as there are many residential buildings along South Street as well as in the surrounding residential neighbourhood. <i>If the existing building was to be retained, the new building would not be compatible as it would be situated closer to the adjacent single-family dwellings to the west and north.</i>
REVERSIBILITY	Reversible Alterations	Not applicable. Demolition of the existing heritage resources is not reversible.
SITE PLAN	Buffer zones, site plan control and other planning mechanisms	Buffer zones between the proposed new building and the adjacent residential properties will be provided. The proposed development would be subject to the Site Plan Approval process with the City. <i>If the existing building was to be retained, buffer zones could not be provided at the new building, as well as resulting in higher percentage of coverage and reduced setbacks.</i>

### 8.4 ASSESSMENT OF IMPACTS

The assessment of impacts resulting from the proposed development at 514-520 South Street has determined that the proposed development would have direct and indirect impacts to the identified cultural heritage resource at 520 South Street. The two primary impacts have been identified as follows:

#### 520 South Street

The proposed development has a direct impact on the existing cultural heritage resource by the complete removal of the existing structure at 520 South Street. Due to previous conversions to the property, it appears that the building has been significantly compromised in both structure and historical features. Furthermore, as it has been left vacant for many years, the existing 1-storey single detached residential building had been left to fall in to great disrepair and is no longer salvagable. In its current poor condition, there are no significant heritage attributes or features remaining on the existing building.

#### South Street

The removal of the existing cultural heritage resource at 520 South Street has an indirect impact on the existing streetscape along South Street. The existing 1-storey dwelling sits on a large flat lot and is setback from the street, with no buildings directly adjacent to the existing house. All of the houses on the north side of this block along South Street are 1-storey single family dwellings set back from the street, predominantly with mature trees in front. On the south side, the buildings directly across from the subject property and to the east are commercial in nature. As a result, there is no perceived rhythm in the building facades along the street. The existing building at 520 South Street seems to have no connection to its surrounding context and in its current state, does not contribute significantly to the streetscape.

# 9. SUMMARY & RECOMMENDATIONS

## 9.1 SUMMARY

The listed heritage property at 520 South Street is a 1-storey Ontario Cottage situated on a large open and flat lot. The property has been left vacant and has fallen into disrepair over the years such that there are little to no original historical features remaining on the existing building, resulting in much of its heritage character being lost. Situated centrally on the north side of South Street, the property is surrounded by a mix of 1-storey single family homes and commercial buildings, with no adjacent heritage properties. As a result, South Street does not have a strong historical streetscape and is lacking rhythm and uniformity in its various building forms and styles.

With this proposed stacked townhouse development, Anmoor Homes Ltd. is investing in the neighbourhood by providing new residential units that will result in the intensification and revitalization of the local community. The multi-family residential development that is proposed for 514-520 South Street would be aligning with the City's vision for this area as a Neighbourhoods Place Type. Given the requirements of the proposed development relating to the massing and setbacks on the existing site, the retention of the listed property at 520 South Street is not achievable.

There is no feasible alternate proposal that would allow the retention of the existing heritage resource while providing the space required for the proposed development. The location of the existing building does not provide enough room on the property to locate an additional new building without adverse effects on the neighbouring residential properties.

Due to the poor condition of the existing cultural heritage resource at 520 South Street, the extensive renovations required to the existing building would not be financially self-sustaining, including the amount of structural work required to stabilize the house. In its current state, the building is unsafe and should be removed to avoid any risk to the public's safety. Over time, many of the building's original historical features have either been removed or have experienced extensive damage after years of neglect. Based on its current state of disrepair and the overall lack of surrounding historical fabric, the removal of the existing heritage building would have only a minor impact on the existing streetscape along South Street and the neighbourhood.

## 9.2 RECOMMENDATIONS

Based on the identified impacts, the following is a summary of recommendations:

- The results of the Structural Assessment, by JJJ Engineering Ltd., conclude that the existing dwelling's structure is unsound and requires demolition for the safety of the general public.
- There are no original heritage features that can be salvaged for re-use.
- No commemorative strategy would be required as the property does not hold any historical significance nor has it retained any of its original historical features.
- The proposed development provides an opportunity to enhance the character of the area and is in keeping with the City's vision for the SoHo neighbourhood in which the 514-520 South Street property is located. The removal of the cultural heritage resource would allow for the new stacked townhouse development to be situated on the site so as to have minimal impact on the adjacent properties and streetscape along South Street.



# 10. RESOURCES

## Government Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2014, 2020.
3. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.
4. Ontario Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.

## Municipal Documents

1. City of London. *City of London Register of Cultural Heritage Resources*. July 2, 2019.
2. City of London. *Heritage Places 2.0: Potential Heritage Conservation Districts in the City of London*. August 2019.
3. City of London. *Illustrated Urban Design Principles*. May 2010.
4. City of London. *The London Plan*. Minister Approved December 28, 2016.
5. City of London. *Strategic Plan for the City of London 2015-2019*.

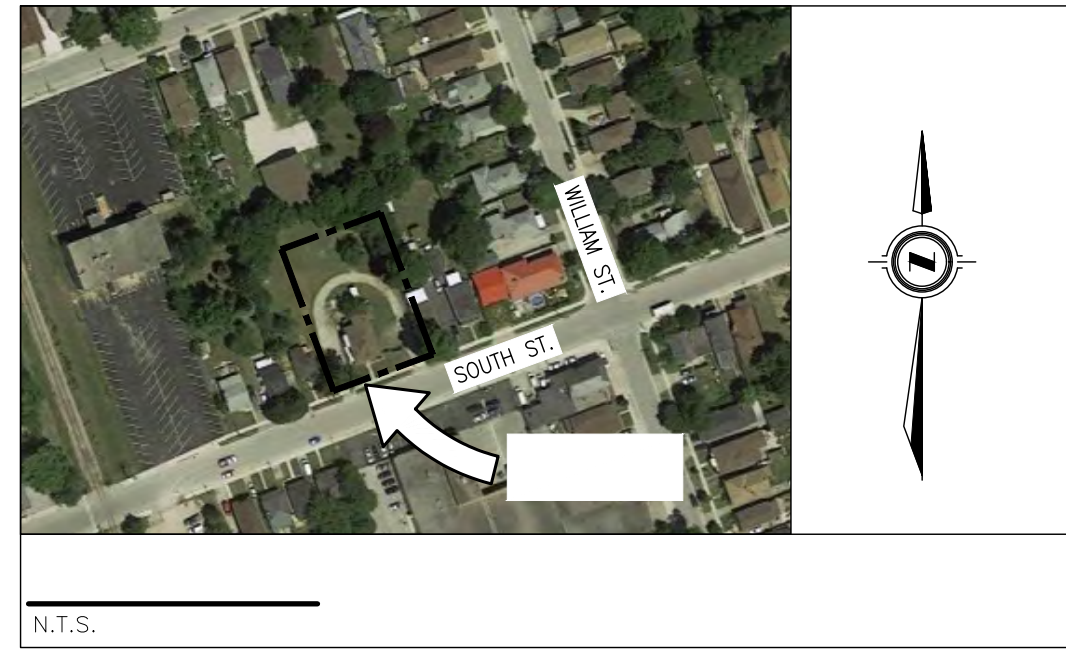
## Other - Provided by Client and Team

1. SBM Ltd., *Drawings and Images*, 2023. Refer to Appendices.
2. JJJ Engineering Inc., *Structural Engineering Report - 520 South Street, October 17, 2021*. Refer to Appendices.
3. Map Images: *London, Ontario*. Jan 2021. Google Maps, <https://www.google.ca/maps/place/London,+ON>



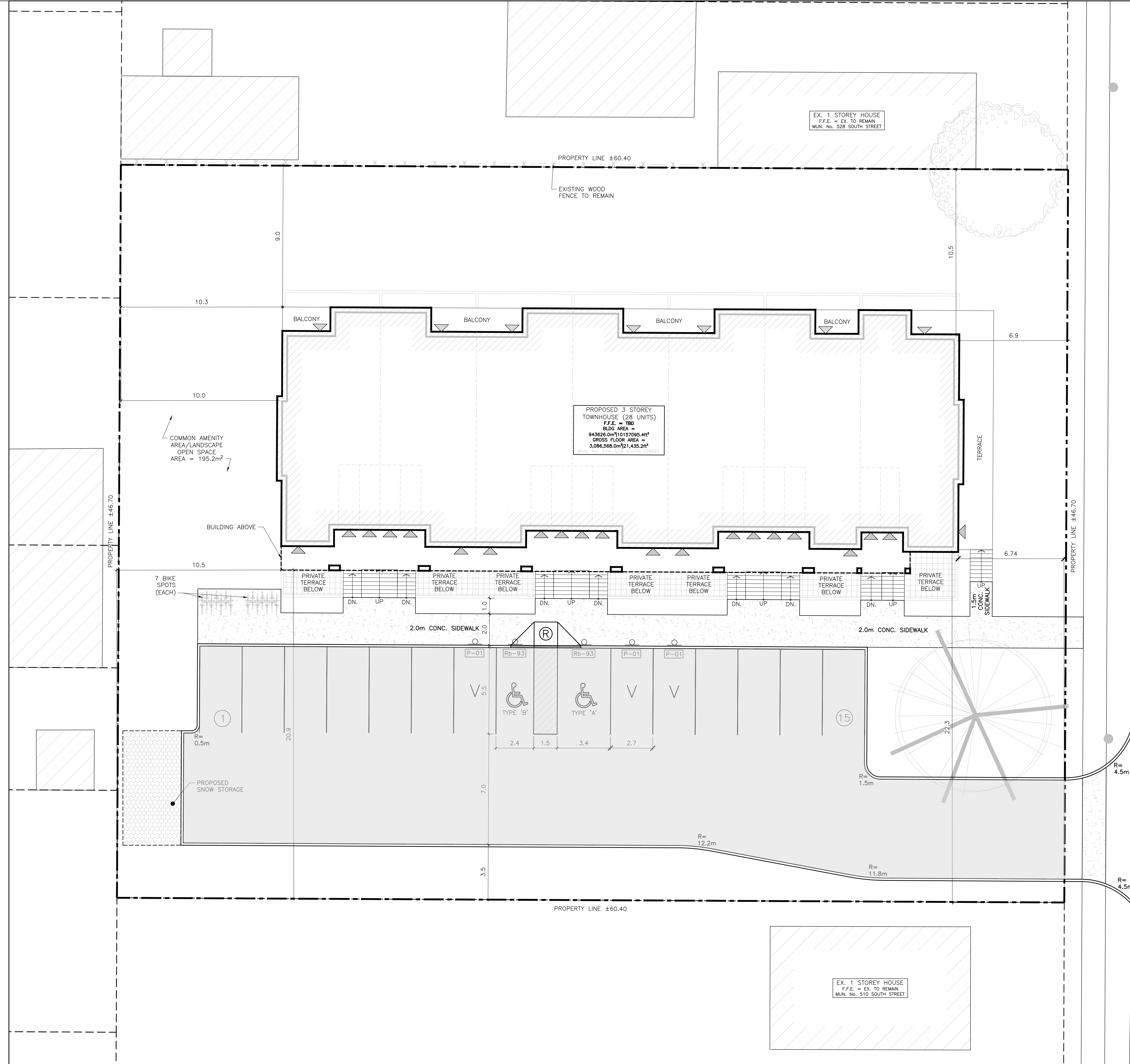


PART OF  
IN THE



SHEET SP1 SITE PLAN & ZONING CHART  
SHEET SP2 DETAILS

SYMBOL:	DESCRIPTION:
	PRINCIPAL ENTRANCE
	PROPOSED SIGNAGE; REFER TO DETAILS FOR MORE INFO. ALL SIGNAGE TO BE ATTACHED TO ADJACENT WALL OR CURB NO SIGN SHALL IMPEDE THE SIDEWALK CLEAR WIDTHS
	PROPOSED BUILDING
	PROPOSED SNOW STORAGE
	PROPOSED BARRIER FREE S/W ACCESS CURB RAMP, REFER TO DETAILS FOR ADDITIONAL INFO.
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT



SOUTH STREET

**GENERAL NOTES**

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- ANY MATERIAL ALTERATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.

DETAIL SYMBOL	ELEVATION SYMBOL
A - DETAIL NUMBER B - LOCATION/DETAIL SHEET	A - ELEVATION NUMBER B - LOCATION/DETAIL SHEET

CONSULTANT
 <b>STRIK BALDINELLI MONIZ</b> <small>PLANNING-CIVIL-STRUCTURAL-MECHANICAL-ELECTRICAL</small> 1599 Adelaide St. N. Unit 301, London, Ontario, N6X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmltd.ca

PROJECT/CLIENT
<b>PROPOSED TOWNHOUSE DEVELOPMENT</b>

DRAWING TITLE
<b>SITE PLAN &amp; ZONING CHART</b>

NO.	DATE	ISSUED / REVISIONS
01	2023.07.13	ISSUED FOR HIA

PROJ. NO.	SBM-22-1745	DRAWING NO.	
SCALE	AS NOTED	<b>SP1</b>	
START DATE	JUN. 2023		
DRAWN	ZRJE		
DESIGNED	ZRJE		
CHECKED	SR	REVISION NO.	01













T/O WALL  
 30' - 3"  
 10' - 1"  
 3RD FLOOR  
 20' - 2"  
 10' - 1"  
 2ND FLOOR  
 10' - 1"  
 10' - 1"  
 1ST FLOOR  
 0' - 0"  
 10' - 1"  
 GRADE  
 -5' - 0"  
 BASEMENT  
 -10' - 1"



**SOUTH ELEVATION (PARKING)**

T/O WALL  
 30' - 3"  
 10' - 1"  
 3RD FLOOR  
 20' - 2"  
 10' - 1"  
 2ND FLOOR  
 10' - 1"  
 10' - 1"  
 1ST FLOOR  
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 10' - 1"  
 GRADE  
 -5' - 0"  
 BASEMENT  
 -10' - 1"

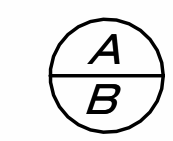
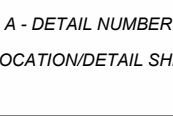


**NORTH ELEVATION**

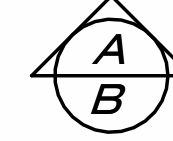
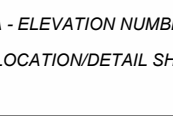
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**DETAIL SYMBOL**

 A - DETAIL NUMBER  
 B - LOCATION/DETAIL SHEET

**ELEVATION SYMBOL**

 A - ELEVATION NUMBER  
 B - LOCATION/DETAIL SHEET

**CONSULTANT:**


**STRIK BALDINELLI MONIZ**  
 CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL  
 14361 Westway Hill, #10 Box #29, Arva, Ontario  
 Tel: (919) 471-6667 Fax: (919) 471-5034  
 Email: sbm@sbmtd.ca

**PROJECT/CLIENT:**

**ANMOOR HOMES  
 STACKED  
 TOWNHOUSE  
 514-520 SOUTH ST.**

Approver

**DRAWING TITLE**

**ELEVATIONS**

No.	Date	Issued/Revision
1	2023-06-08	Issued for Client Review
2	2023-07-13	Issued for HIA

PROJ. NO.	SBM-22-1745
SCALE	AS NOTED
DATE	07/06/23
DRAWN	FKG
DESIGNED	FKG
CHECKED	ZJRE

**DRAWING NO.**

**A200**

REVISION NO. 2





## ED VAN DER MAAREL

PRINCIPAL ARCHITECT + PARTNER + HERITAGE CONSULTANT

Dip. Arch., Dip. Arch.Tech., OAA, CAHP

Ed is Partner, CEO and Principal Architect of a+LiNK Architecture and is responsible for the design of heritage restoration, preservation and adaptive reuse projects. Ed has led a variety of complex renovation, addition, and adaptive reuse projects over the last 35 years. Ed is the firm's heritage specialist and strongly supports adaptive reuse, restoration and preservation projects in order to provide our communities with a sense of place. He began his studies by completing an Architectural Technology Diploma at Fanshawe College of Applied Arts and Technology in London. Ed furthered his studies by graduating from The Royal Architectural Institute of Canada Syllabus Program in Vancouver (RAIC). Ed is widely known in the heritage community for the restoration of the Canada Southern Railway Station in St. Thomas, which became an award-winning restoration project.

### EDUCATION

- Graduate of the Royal Architectural Institute of Canada (RAIC) Syllabus Program, Vancouver, B.C.
- Diploma Architectural Technology, Fanshawe College of Applied Arts and Technology, CAD Programming
- OAA Professional Development, Ongoing

### PROFESSIONAL ASSOCIATIONS

- Registered Architect, Ontario Association of Architects
- Heritage Consultant, Canadian Association of Heritage Professionals
- Member, Community Heritage Ontario
- Member, Architectural Conservancy of Ontario
- Member, Heritage Canada Foundation

### PUBLIC ACTIVITIES

- Board Member, On Track St. Thomas (St. Thomas Elevated Park)
- Past Director, North America Railway Hall of Fame
- Committee Member, St. Thomas RAILS (promoting St. Thomas as the Railway Capital of Canada)
- Ontario Visual Heritage Committee, Elgin County
- Speaker, Architectural Conservancy of Ontario for Heritage
- Past Chairman, St. Thomas Local Architectural Conservation Advisory Committee

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**Responsibilities:** Coordinate communication of project team and client team, manage and oversee project team throughout design + construction documentation, and oversee contract administration.

---

### SELECTED EXPERIENCE

#### HERITAGE

- Canada Southern Railway Station Adaptive Reuse + Restoration, St. Thomas, ON
- Eldon House Restoration, London, ON
- RBJ Schlegel Park Heritage House Adaptive Reuse, Kitchener, ON
- City of St. Thomas Heritage Conservation District, St. Thomas, ON
- City of Kincardine Heritage Conservation District, Kincardine, ON
- St. Thomas Elevated Park (STEP), St. Thomas, ON
- Banting House Museum, London, ON
- Grosvenor Lodge Restoration, London, ON
- Colborne Building Roof Stabilization + Adaptive Reuse, London, ON
- City of London Heritage Conservation District, London, ON
- John Sopinka Courthouse Restoration, Hamilton, ON
- Unified Family Courthouse Security Upgrades, Hamilton, ON
- Elgin County Railway Museum, St. Thomas, ON
- Red Antiquities Building, London, ON
- City of London Heritage Condition Assessment, 13 Heritage Buildings
- Victoria Park Cenotaph Restoration, London, ON
- City of London T-Block Restoration, London, ON
- Petrolia Post Office Renovations and Restoration, Petrolia, ON
- Brantford Gaol Restoration, Brantford, ON
- Elsie Perrin Williams Estate Restoration, London, ON
- Cayuga Courthouse Restoration, Cayuga, ON
- Pinafore Park Dance Pavilion, St. Thomas, ON
- Stratford Gaol Restoration, Stratford, ON
- City of London Park Farm Restoration, London, ON
- Flint Cottage, London, ON



## ALICIA LESNIAK

### ARCHITECT

B. Arch., B. E.S.

Alicia is an experienced Architect with the Ontario Association of Architects with a passion for architecture with experience ranging from small-scale commercial and residential to large-scale commercial and institutional buildings. With experience in British Columbia, Yukon, and Ontario including Toronto and London, Alicia brings a breadth of experience in designing, coordinating, developing and managing projects as Design Lead through all design and construction stages. By balancing the design intent and the reality of site conditions, with budgetary and functional needs, Alicia provides her expertise in project management in order to satisfy client and project goals. Alicia also specializes in providing Heritage Impact Assessments for various project types as per municipal requirements.

### EDUCATION

- Bachelor of Architecture, University of Waterloo, 1993
- Bachelor of Environmental Studies, University of Waterloo, 1991
- OAA Professional Development, Ongoing

### PROFESSIONAL ASSOCIATIONS

- Registered Architect, Ontario Association of Architects

### PUBLIC ACTIVITIES

- Committee Member, London Society of Architects

**Responsibilities:** Assist with design and planning, attend client design meetings, lead + coordinate sub-consultants throughout design, construction documentation + contract administration.

### SELECTED EXPERIENCE (*\*Prior to joining a+LiNK*)

#### HERITAGE

- 344-360 Talbot Street Heritage Impact Assessment, St. Thomas, ON
- 788 + 792 Dundas Street East Heritage Impact Assessment, London, ON
- 672 Hamilton Road Heritage Impact Assessment, London, ON
- 34 The Ridgeway Heritage Impact Assessment, London, ON
- 1 Cathcart Street (HIA), London
- 920-930 Dundas Street (HIA), London

#### COMMUNITY + INSTITUTIONAL

- Tillsonburg Community Centre Addition + Renovation, Tillsonburg, ON
- Tillsonburg Splash Pad, Tillsonburg, ON
- Lennoxville Curling Club, Sherbrooke, QC
- Thames Valley District School Board, Various Schools, London, ON\*
- New Learning Commons Yukon College, Whitehorse, YT\*
- School Replacement I&II, FH Collins Secondary School, Whitehorse, YT\*
- New Classroom Modulars, Ecole Emilie Tremblay, Whitehorse, YT\*
- The Clubhouse at Bowen Island Golf Course, Bowen Island, BC\*
- Art + Margaret Fry Recreational Facility (BCA), Whitehorse, YT\*

#### RESIDENTIAL

- 34 The Ridgeway Multi-Residential Infill Development, London, ON
- 300-306 Princess Ave. Multi-Residential Infill Development, London, ON
- 551-111 Waterloo Street Multi-Residential Infill Development, London, ON
- Maitland Ave. Multi-Residential Infill Development, London, ON
- Elias St. Multi-Residential Infill Development, London, ON
- Whetter Avenue Non-Profit Housing, London, ON\*
- Vipond Residence, Collingwood, ON\*
- Central Park Low Impact Residential Development, Whitehorse, YT\*
- Nelson Landing Lakefront Mixed Use Development, Nelson, BC\*