

To: Farhard Noory
Royal Premier Homes

From: Frank Smith, MA, CAHP
Stantec Consulting Ltd.

Project/File: 160941244

Date: February 23, 2026

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

1 Introduction

Royal Premier Homes (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Scoped Heritage Impact Assessment (HIA) Memo (Scoped HIA) for the proposed development at 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue in the City of London, Ontario. The proponent is proposing to redevelop the properties and construct an eight-storey apartment building. The Concept Plan for the development is included in Appendix A.

The proposed development is located adjacent to 518 Fanshawe Park Road East, a listed property on the *City of London's Register of Cultural Heritage Resources* (the Register) (Figure 1). The property is noted as containing an Italianate structure built in 1870 (City of London 2025a). This Scoped HIA has been completed to satisfy the requirements of The London Plan, which requires an assessment of impacts on development adjacent to listed properties (City of London 2016).

For the purpose of this Scoped HIA, the Study Area refers to 518 Fanshawe Park Road East while the Project Location refers to 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue. The purpose of this Scoped HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed property, consideration must be given to the conservation of cultural heritage resources.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

The objectives of the Scoped HIA are as follows:

- Evaluate the cultural heritage value or interest (CHVI) of 518 Fanshawe Park Road East
- Identify potential direct and indirect impacts to 518 Fanshawe Park Road East
- Identify potential mitigation measures where impacts to 518 Fanshawe Park Road East is anticipated

To meet these objectives, this Scoped HIA contains the following content:

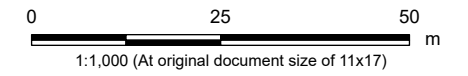
- Review of background history of the adjacent property and historical context
- Description of the proposed undertaking
- Assessment of impacts of the proposed site alterations on cultural heritage resources, where applicable
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures, where applicable

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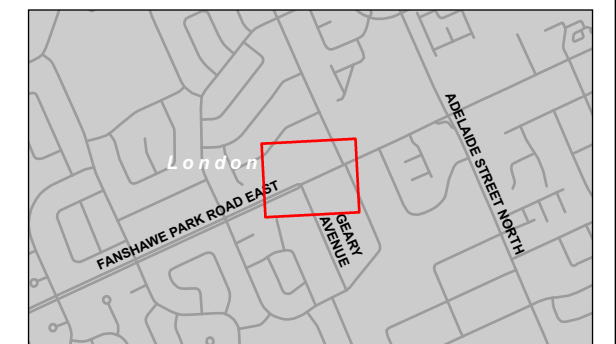


Legend

- Project Location (517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue)
- Study Area (518 Fanshawe Park Road East)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
 3. Orthoimagery provided by Ontario Imagery Web Map Service



Project Location: London, ON
 Prepared by stomic on 2026-01-08
 Technical Review by ABC on yyyy-mm-dd

Client/Project:
 ROYAL PREMIER HOMES LTD.
 517, 521, 525 FANSHAWE PARK ROAD EAST AND 1536 GEARY AVENUE
 HERITAGE IMPACT ASSESSMENT

Figure No.

1

Title

Study Area

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

2 Historical Context

2.1 Township of London

The Project Location and Study Area are historically situated within the former Township of London, County of Middlesex, present-day City of London. The City of London is located on the traditional territory of the Anishinaabek, Haudenosaunee, Lunaapeewak, and Attawandaron (Neutral) Indigenous peoples (City of London 2025b). To facilitate colonial settlement of London, representatives of the Crown entered into Treaty Number 6 on September 7, 1796, with the Chippewa (Ojibwa). This treaty covered an area of land approximately 30 square kilometres in size in what became Middlesex County (Ministry of Indigenous Affairs 2024).

The colonial settlement of the Township of London began in about 1807 and accelerated after the War of 1812 (Page 1878: 7; Brunger 1985). The survey of the township began just before the war and was completed in 1818 (London Township History Book Committee [LTHBC] 2001a: 12; Brunger 1985). The settlement of London Township was placed under the direction of Colonel Thomas Talbot, who would eventually be instrumental in the development of 29 townships in Southwestern Ontario. Settlers in Talbot's lands were required to perform settlement duties before the land was officially patented to them. These duties included establishing farms and clearing a specified amount of acreage. Talbot was known to be a haphazard record keeper and sometimes up to three decades passed between the initial settlement of a lot and the issue of a land patent (Page 1878: 5; Brunger 1985).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Settlement progressed steadily during the first decades of the 19th century under the stewardship of Colonel Talbot. In 1818, he recommended his relative, Richard Talbot, settle about 25 new families in London Township. These settlers came from Ireland. In 1819, the population further increased when Colonel Talbot settled an additional 98 immigrants in London Township (LTHBC 2001a: 14). In January 1826, the District Town for the London District was transferred from Vittoria to the Crown Reserve Land in London Township originally set aside in the 1790s for the capital of Upper Canada by Lieutenant Governor John Graves Simcoe. Mahlon Burwell surveyed the townsite for London in May and June of 1826 (Armstrong 1986: 33 and Miller 1992: 7).

The population of London Township was recorded as 2,677 in 1839. The township assessment recorded 15,446 acres of cultivated land. Nearly all the residences in the township were still constructed out of logs or frame, showing that despite the rapid growth the township experienced, it remained a frontier community (Rosser 1975: 18). Along with agricultural prosperity, the London townsite was growing into an important settlement and was incorporated as a Town in 1840 with a population of 1,716 (Armstrong 1986: 63).

Development was bolstered in 1853 when the Great Western Railway was built through Middlesex County. The rapid growth of the Town of London following the arrival of the railway led to its incorporation as a city in 1855 (Armstrong 1986: 68). Other railways in the township built in the 19th century included the London, Huron, and Bruce Railway and the Grand Trunk Railway. The population of London Township reached 10,991 in 1871, the highest it would reach in the 19th century (Dominion Bureau of Statistics 1953).

At the start of the 20th century, London Township's population declined to 8,878, while the City of London's population increased to 37,976 (Dominion Bureau of Statistics 1953). The contraction of population in the Township and growth of the city was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of

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farming meant that less labour was required on a farm (Samson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30). The Census of 1921 shows that the population of London Township decreased to 7,201, the lowest the population would reach between Confederation and the Second World War (Dominion Bureau of Statistics 1953).

Like much of North America, London and Middlesex County experienced rapid development and growth after the Second World War. By the 1950s, the City of London was almost fully developed and needed new land to continue to grow. As demand for housing in the post-war era grew, London and Westminster Townships began to see significant development along their borders with the City of London. Between 1951 and 1956, the population of London Township increased 66% (Meligrana 2000: 8).

In 1958, the City of London began the process of annexing 57,000 acres of land in London, West Nissouri, Westminster, and North Dorchester Townships. Despite appeals from township officials, the Ontario Municipal Board ruled in favour of annexation and awarded 30,000 acres of land in London Township to the City. The annexation came into effect in 1961 (Globe and Mail 1960: 10). The Project Location and Study Area were included in this annexation. On December 31, 1997, the remainder of London Township amalgamated with Lobo Township and Delaware Township to create the Municipality of Middlesex Centre (LTHBC 2001: 37).

Beginning in the late 2010s, the City of London entered into a period of rapid growth and between 2017 and 2022 it grew at the fastest rate of any Ontario municipality (CBC 2022). The City's population was recorded as 422,324, an increase of 10% since 2016. Much of this growth has been on the north end of the City. For comparison, the average growth rate across Ontario was 5.8% during this same period (Statistics Canada 2022).

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2.2 Study Area History (518 Fanshawe Park Road East)

The Study Area is historically situated on the south part of Lot 13, Concession 5, Township of London. This part of the lot was granted by the Crown in October 1826 to Richard Mossup (also spelled Marsup) (Ontario Land Registry Access [OnLand] 2025a; Rosser 1975: 202). Mossup was a member of the second party of Irish emigrants settled in London Township by Colonel Talbot and he was allocated the south half of Lot 13, Concession 5, totaling 50 acres of land. When his settlement duties were completed in 1826, he petitioned the colonial government with Colonel Talbot's endorsement to receive the Crown patent (Library and Archives Canada 1826). In 1827, Mossup sold the south half of the lot to William Haskett (OnLand 2025a).

William Haskett was a member of Talbot's first party of Irish emigrants and was originally located on the north half of Lot 7, Concession 5 (Rosser 1975: 50). William Haskett was born in 1782 in Cloughjordan, Ireland, and was a painter and glazier. He immigrated to Upper Canada with his wife Mary Sherman and their four children. In the late 1820s, the Haskett family exchanged their parcel for the north half of Lot 13, Concession 4, located just south of the Study Area (LTHBC 2001b: 182-182).

The Census of 1851 listed William Haskett as a 68-year-old farmer. He lived with his wife Mary, age 58; son John, age 21; daughter Mary, age 11; William N. Haskett, age 30; Margaret Haskett, age 28 (Library and Archives Canada 1851a). The Agricultural Census of 1851 indicated that both William Haskett and William N. Haskett farmed Lot 13, Concession 5. They were listed as occupying 100 acres of land, which likely included their property in the adjacent fourth concession. William Haskett had 55 acres of land under cultivation and William N. Haskett had 20 acres of land under cultivation (Library and Archives Canada 1851b).

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In 1855, William Haskett sold 50 acres in the southwest quarter of the lot, containing the Study Area, to John Haskett (OnLand 2025a). It is unclear if this John Haskett refers to William's youngest son or to John Haskett, a cousin that settled in London Township in the 1820s (LTHBC 2001b: 183; 184). In 1858, John Haskett sold the southwest quarter of the lot to Robert Irwin (OnLand 2025a). Despite this transaction, John Haskett is depicted as the occupant of the southwest quarter of Lot 13, Concession 5 in historical mapping from 1862 and 1863. Neither the historical mapping from 1862 nor 1863 depict structures located within the Study Area (Tremaine 1862; Peters 1863).

Between 1863 and 1869, the parcel of land containing the Study Area was sold several times in relatively quick succession. In 1863, Irwin sold the southwest quarter of the lot to John S. Mason (OnLand 2025a). Three years later, in 1866, Mason sold the parcel of land to William Braun. The next year, Braun sold the parcel of land to John Scragg. In 1869, Scragg sold the parcel of land to John Geary. Members of the Geary family already owned property in nearby parcels of land in Lots 13 and 14 of concessions four and five (Peters 1863).

Like the Mossup and Haskett families, the Geary family were among the early Irish emigrants that settled in London Township (Rosser 1975: 51). John Geary was born in 1808 and married Eliza Haskett, a daughter of William and Mary Haskett (LTHBC 2001b: 145). Following John's death in a buggy accident in 1873, his son Robert Geary inherited the southwest quarter of Lot 13, Concession 5 and the southeast quarter of Lot 14, Concession 5 (LTHBC 2001b: 146; OnLand 2025b).

Historical mapping from 1878 shows Robert Geary as the occupant of the southwest quarter of Lot 13, Concession 5 and the southeast quarter of Lot 14, Concession 5. The mapping shows a residence on each parcel (Page 1878). The residence depicted within the Study Area on Lot 13, Concession 5 is not the present-day residence at 518 Fanshawe Park Road East, but a previous frame structure likely built by John Geary between 1869 and 1873. John Geary and his brother were known builders of log cabins,

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and it is possible they also built the previous structure (LTHBC 2001b: 145-146; Goodspeed 1889: 824). While two structures are shown on the historical mapping on Geary's holdings, historical research indicates that Robert Geary's primary residence was a frame structure located within the Study Area (Goodspeed 1889: 824). This residence was eventually replaced by the present-day residence within the Study Area.

In February 1879, the earlier residence located within the Study Area was destroyed by fire (LTHBC 2001b: 146). This fire caused the death of one of Robert's farm laborers and another laborer barely escaped (Goodspeed 1889: 824). Robert replaced this structure with a new 15-room brick house that he made his primary dwelling, which is the present-day residence at 518 Fanshawe Park Road East (LTHBC 2001b: 146). The *History of the County of Middlesex* noted the residence as a "...handsome two-storey brick, which is very pleasantly located in a grove of forest trees" (Goodspeed 1889: 826). The construction date of 1879 is supported by land registry records, which indicate Robert took out a nearly \$9,000 mortgage with the Agricultural Savings and Loan Company in March 1879, likely to fund construction of the residence at 518 Fanshawe Park Road East (OnLand 2025b).

The Census of 1881 recorded Robert Geary as a 33-year-old farmer. He lived with his wife Eleanor, age 26; and his mother, Eliza, age 67 (Library and Archives Canada 1881). Robert and Eleanor had three daughters: Eleanor Louise, Aileen, and Marion. By the 1880s, Robert was heavily involved in the raising of livestock, particularly Clydesdale horses, English Shire horses, and Lincolnshire sheep. He sold many of this livestock in the western United States and twice a year traveled to Utah, Montana, and other parts of the American West. Aside from his farming activities, Robert was an active member of the township's civic life, serving terms as an assessor and member of the township council (Goodspeed 1889: 826). In 1884, Robert purchased a horse ranch in Montana and divided his time between his property in London and his ranch. Robert died in 1906 (LTHBC 2001b: 146).

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In 1887, land registry records indicate that Robert Geary sold the southwest quarter of Lot 13, Concession 5 to Joseph H. Marshall. However, the *History of the County of Middlesex* indicated that Geary still occupied the property in 1889. It is possible Geary sold the property and then rented it from the Marshalls as his business ventures turned increasingly to the American West. In 1890, Joseph Marshall sold the property to Edward Marshall (OnLand 2025b). The Census of 1891 does not list an Edward Marshall residing within London Township and while several Joseph Marshalls are enumerated, they were not determined to be linked to Lot 13, Concession 5.

In 1896, Edward Marshall and his wife sold the southwest quarter of Lot 13, Concession 5 to William Hill (OnLand 2025b). The Census of 1901 enumerated William Hill as a 45-year-old farmer born in England. He lived with his wife Isabella, age 42; daughter Jessie, age 21; daughter Eva, age 15; daughter Azalea, age 13; son William, age 10; daughter Isabella, age 5; and daughter Irma, age 3 (Library and Archives Canada 1901).

In 1920, William Hill sold the southwest quarter of Lot 13, Concession 5 to Sarah Elizabeth Powell (OnLand 2025c). The Census of 1921 enumerated Sarah Elizabeth Powell as a 38-year-old living within the City of London. She lived with her husband, Edward, a 39-year-old stonemason; her son Earl Maitland, age 15; and her son Edward, age 10 (Library and Archives Canada 1921). The City of London Directory for 1930 and 1940 shows that Edward and Sarah Elizabeth lived on Elmwood Avenue in south London. Edward was recorded as a mason employed at J. Hayman & Son (Vernon Directories 1930: 445; Vernon Directories 1940: 565). Therefore, the property within the Study Area was likely an investment property or a recreational “country” property. During this time, the area around the north boundary of London Township and the City of London became an attractive place for Londoners to maintain country properties. In 1946, Sarah Elizabeth Powell, now listed as a widow, sold the property to Edward Melville Winder (OnLand 2025c).

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Edward Melville Winder was a barrister, solicitor, and notary whose practice was located at 78 Dundas Street (Vernon Directories 1950: 29). The Winder family first immigrated to Upper Canada in 1862 from Ireland and was one of the first families to settle in what is now referred to as the SoHo neighbourhood of London. Edward Winder was the great-grandson of Edward Melville Winder, who designed the two-storey building at the corner of Hill Street and Wellington Street presently known as the “Red Antiquities Building” (London Heritage Council 2011). Beginning in 1945, Edward Melville Winder was known to reside at present-day 1927 Richmond Street, located approximately two kilometres west of the Study Area (OnLand 2025d; Stantec 2024). The property at 1927 Richmond Street was also a known “country” property and therefore it is likely that Winder did not reside full-time within the Study Area.

In 1946, Edward Melville Winder added Frank Hardy as an owner of the property for \$1.00. Later that same year, Winder sold his interest in the property to Ernest Weld while Frank Hardy remained as an owner. City directory records indicate that Ernest Weld originally resided on Albert Street in the city’s core and moved to Rural Road 5 (the previous name for Fanshawe Park Road) in 1949 (Vernon Directories 1948: 796; Vernon Directories 1949: 827). This indicates Ernest Weld made the Study Area his primary residence around this time. London city directories do not indicate a Frank Hardy who lived or worked within the City. In 1956, Edward Winder and John McNail were given power of attorney for the property by Hardy. This ended Hardy’s association with the property. Following this, only Ernest Weld is listed as the owner of the land within the Study Area (OnLand 2025c).

Ernest John Weld was the president of the William Weld Company, a prominent publishing company (Globe and Mail 1969). He was the grandson of William Weld, founder of the magazine *Farmer’s Advocate*, published by the William Weld Company Limited. The publication was an agricultural journal founded in 1866 by William Weld and was Canada’s longest published agricultural paper distributed throughout the United

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States and Canada (Historic Sites Committee 2000 and Western Archives n.d.). By the early 1930s, *Farmer's Advocate* had a circulation of 50,000 copies and his son John Weld alongside his grandsons Ernest and Douglas helped to run the family enterprise which included the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press in Toronto (Macleans 1931). Due to falling sales, the *Farmer's Advocate* ceased publication in 1965 (Historic Sites Committee 2000). During Weld's ownership of the property, the area along Fanshawe Park Road began to suburbanize and residential sprawl encroached on formerly rural areas in London. Aerial photography from 1967 shows that suburban residential subdivision had started to the south and east of the Study Area as part of the Stoneybrook neighbourhood (Northway-Photomap Inc 1967). Ernest John Weld died in 1969 (Globe and Mail 1969).

In 1969, the estate of Ernest Weld sold the property containing the Study Area to Paul and Caro Gatfield (OnLand 2025c). Paul David Gatfield was a physician, and Caro Gatfield was a teacher. The Gatfields continued to own the property into the 1990s (OnLand 2025c; Vernon Directories 1990: 160). Based on aerial photography the Gatfield family began subdividing the parcel in the 1980s. Both Paul and Caro died in 2018 (Woodland Cemetery 2018a; Woodland Cemetery 2018b).

2.2.1 Summary of Key Findings

- Present-day 518 Fanshawe Park Road is situated on the south half of Lot 13, Concession 5. The Crown granted the 100-acre parcel of land to Richard Mossup in 1826. He was a member of the second party of Irish emigrants settled in London Township by Colonel Talbot in 1819.
- In 1827, Mossup sold the south half of the lot to William Haskett, a member of Talbot's first party of Irish emigrants, settled in 1818. The Haskett farmstead was located on an adjacent lot.
- William Haskett subdivided the lot into a southwest quarter of land in 1855 and sold it to John Haskett. He sold the property in 1858 but appeared on historical mapping as occupying the Study Area as late as 1862.

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- In 1867, the property was sold to John Geary, another family of early Irish emigrants.
- In 1873, Robert Geary inherited the property. He constructed the present-day residence at 518 Fanshawe Park Road in 1879 following the destruction of a previous dwelling in a fire. Geary sold the property in 1887.
- The residence was possibly used as an investment or recreational property by the Powell family between 1920 to 1946.
- In 1946, the property was purchased by Ernest Weld, the president of the William Weld Company, publisher of the Farmer's Advocate.
- Following Weld's death in 1969, the property was purchased by Paul Gatfield, a physician, and his wife Caro, a teacher. The Gatfield family began subdividing the property in the 1980s and resided within the Study Area into the 1990s.

3 Site Description

A site visit was completed on October 31, 2025, by Frank Smith, Cultural Heritage Specialist. Weather conditions were overcast and seasonably cool. The site visit consisted of a pedestrian survey of the Project Location and Study Area from the municipal right-of-way. Photographs were taken with a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.

The Project Location and Study Area are located along Fanshawe Park Road East. In the vicinity of the Study Area and Project Location, Fanshawe Park Road East is an arterial four-lane road paved with asphalt and concrete curbs. The road contains a concrete centre median with freestanding municipal streetlighting with LED luminaires. The northside of the road is lined with wood utility poles, some of which contain municipal streetlighting with LED luminaires. The south side of the road contains wood utility poles and freestanding municipal streetlighting with LED luminaires. Boulevards with lawns separate the street from asphalt bike lanes and concrete curbs on both the north and south sides of the road (Photo 1).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

The general character of the area is suburban and residential, although a shopping plaza is visible when looking east towards the intersection of Fanshawe Park Road East and Adelaide Street North. The Project Location is also located along Geary Avenue. This is a two-lane asphalt paved road with sections of concrete curbs, no curbs, and concrete sidewalks. The sidewalk is separated from the road by a boulevard landscaped with a lawn (Photo 2). The general character of Geary Avenue is suburban and residential.

The Project Location includes the properties at the municipal addresses 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue. These properties each contain a mid-20th century ranch style residence. The residence at 517 Fanshawe Park Road is a one storey structure with a side gable roof and is clad in yellow brick and siding (Photo 3). The residence at 521 Fanshawe Park Road is a one storey structure with a side gable roof with a gable peak. It is clad in angel stone and red brick (Photo 4). The residence at 525 Fanshawe Park Road is a one storey structure with a side gable roof and gable peak. It is clad in red brick (Photo 5). The residence at 1536 Geary Avenue is a one storey structure with a hip and gable roof and is clad red brick (Photo 6). Each property is landscaped with a driveway, lawn, shrubs, and a mix of deciduous and coniferous trees.

The Study Area contains a residence and two outbuildings. The property is accessed from Fanshawe Park Road by means of a gravel driveway (Photo 7). The property is heavily screened from Fanshawe Park Road by dense brush and a row of coniferous trees. Trees include White pine, Scotch pine, White cedar, and Norway spruce (Photo 8). Due to the heavy vegetative screening, views of the residence were mostly obstructed from the municipal right-of-way. However, the second storey of the front (south) façade was mostly visible. The residence is a two-storey structure with a hip roof that contains bookend buff brick chimneys and solar panels. The soffits and fascia appear to be undergoing replacement.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

The front façade contains a bracketed cornice and buff brick exterior. The arrangement of the front façade appears to be symmetrical and contains a projecting centre bay. Based on these observations, the residence is likely an example of the Italianate farmhouse popularized in the *Canada Farmer* in the mid-19th century. The centre projecting bay contains arched window openings with buff brick voussoirs and the remaining visible window openings contain segmental arch openings with buff brick voussoirs and buff brick keystones (Photo 9 and Photo 10). No additional details of the residence could be determined from the municipal right-of-way.

One outbuilding is visible from the right-of-way. It is a two-storey structure with two garage bays on the first storey (Photo 11). Based on aerial photography, it was likely built between the 1980s and 1990s. Aerial photography indicates the second outbuilding is a gable roof structure located just north of the residence.

Photo 1 Fanshawe Park Road, looking west



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 2 Geary Avenue, looking south



Photo 3 517 Fanshawe Park Road, looking south



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 4 21 Fanshawe Park Road, looking south



Photo 5 525 Fanshawe Park Road, looking south



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 6 1536 Geary Avenue, looking east



Photo 7 Gravel driveway at 518 Fanshawe Park Road East, looking north



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 8 Tree screen, looking northeast



Photo 9 Partial view of residence showing roof, chimney, and segmental arch window openings, looking north



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Photo 10 Partial view of residence showing centre projecting bay and arched windows, looking north



Photo 11 Visible outbuilding, looking north



Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

4 Evaluation

4.1 Ontario Regulation 9/06

Table 1 Evaluation of 518 Fanshawe Park Road East According to Ontario Regulation 9/06 of the *Ontario Heritage Act*

Criteria of O. Reg. 9/06	Yes/No	Comments
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	Yes	The residence at 518 Fanshawe Park Road East is a representative example of a type of Italianate residence popularized by the <i>Canada Farmer</i> magazine in the mid-19 th century (Blumenson 1990: 59). Visible Italianate design elements of the residence include a bracketed cornice, projecting centre bay, and mix of arched and segmental arch window openings. Based on visible elements, the residence likely has a symmetrical front façade, typical to Italianate residences based on the <i>Canada Farmer</i> design.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The visible architectural embellishments such as the bracketed cornice are typical elements of Italianate structures. During the mid-19 th to late 19 th century, these design elements were often mass produced as sawing machines and mills increased in sophistication (Tausky and DiStefano 1986: 87-88). As a result, the visible elements of the building do not demonstrate a high degree of craftsmanship or artistic merit.

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Criteria of O. Reg. 9/06	Yes/No	Comments
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No</p>	<p>The visible components of the residence incorporates similar building materials and construction practices used throughout 19th century Ontario.</p>
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p>	<p>Yes</p>	<p>The property at 518 Fanshawe Park Road is historically associated with some of London Township’s earliest colonial settlers, including the Mossup, Haskett, and Geary families. These families made direct contributions to the early 19th century development of London Township as pioneer settlers. This includes the initial colonial occupation, clearance, and cultivation of land within the Study Area.</p> <p>The residence at 518 Fanshawe Park Road was built by Robert Geary. Geary was the son of one of the township’s initial settlers and was a notable raiser of livestock that was sold in Canada and the American West. He was also politically active in the township, serving as an assessor and member of the township council. As a notable raiser and dealer of livestock in Ontario and the American West, he would have contributed directly to the success of commercial farming in 19th century London Township. Geary Avenue, located just south of the Study Area, is named in honour of the family’s historical role in the area.</p>

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Criteria of O. Reg. 9/06	Yes/No	Comments
		The residence at 518 Fanshawe Park Road was occupied by Ernest Weld between 1946 and 1969. Weld was the president of the William Weld Company, the publisher of <i>Farmers Advocate</i> , an important magazine for Canadian farmers. Through his role at this company, Weld made direct contributions to agricultural practices in Canada.
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	The Study Area does not offer a new or greater understanding of the development of London Township or the City of London.
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	The architect or builder is unknown.

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Criteria of O. Reg. 9/06	Yes/No	Comments
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No	The Study Area is located on arterial roadway that is suburban and residential in character. These residences mostly date to the mid-20 th to late 20 th century. This type of land-use is not unique or distinct within the context of North London.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	The property contains a residence that was historically part of a 50-acre farmstead. It has been severed from its physical, functional, visual, and historical links to agriculture.
9. The property has contextual value because it is a landmark.	No	The property is heavily screened from Fanshawe Park Road, and the residence is not visible except through small gaps in the vegetation. Therefore, it has limited wayfinding value and is not particularly memorable to passing motorists and pedestrians as a landmark.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

4.2 Statement of Cultural Heritage Value or Interest

4.2.1 Description of Property

The property at 518 Fanshawe Park Road is located within the City of London, Ontario. It is located on the north side of Fanshawe Park Road East between Phillbrook Drive and Geary Avenue. The property contains a residence and two outbuildings.

4.2.2 Cultural Heritage Value

The residence at 518 Fanshawe Park Road East meets criterion one of O. Reg. 9/06 for its design and physical value. The residence is a representative example of an Italianate residence and was built *circa* 1879. The residence contains a hip roof, bookend brick chimneys, a buff brick exterior, bracketed cornice, projecting gable bay, and arched and segmental arch window openings. Within Ontario, these types of Italianate residences were popularized by *The Canada Farmer*. The design included in the *Canada Farmer* was a fairly conservative residence that offered a middle ground between the more lavish asymmetrical Italianate designs and the preceding symmetry and balance of the Georgian style.

The residence at 518 Fanshawe Park Road meets criterion four of O. Reg. 9/06 for its historical and associative value. The property at 518 Fanshawe Park Road is historically associated with some of London Township's earliest colonial settlers, including the Mossup, Haskett, and Geary families. These families made direct contributions to the early 19th century development of London Township as pioneer settlers. This includes the initial colonial occupation, clearance, and cultivation of land along present-day Fanshawe Park Road East.

The residence at 518 Fanshawe Park Road was built for the use of Robert Geary. Geary was the son of one of the township's initial settlers and was a notable raiser of livestock that he sold in Canada and the American West. He was also politically active in the

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

township, serving as an assessor and member of the township council. As a notable raiser and dealer of livestock in Ontario and the American West, he contributed directly to the success of commercial farming in 19th century London Township. Geary Avenue, located just south of the Study Area, is named in honour of the family's historical role in the area.

The residence at 518 Fanshawe Park Road was occupied by Ernest Weld between 1946 and 1969. Weld was the president of the William Weld Company, the publisher of *Farmers Advocate*, an important magazine for Canadian farmers. Through his role at this company, Weld made direct contributions to agricultural practices in Canada.

4.2.3 Heritage Attributes

- Representative example of a structure with Italianate design influence, including:
 - Two storey structure with a hip roof and bookend buff brick chimneys
 - Bracketed cornice
 - Buff brick exterior
 - Front façade with a projecting centre bay
 - Segmental arch and arched window openings with buff brick voussoirs, buff brick keystones, and stone sills.

5 Impact Assessment

5.1 Description of Proposed Undertaking

The Client is proposing to redevelop the Project Location. The redevelopment will include the demolition of the existing mid-20th century residences and construction of an eight-storey apartment building. The apartment building will front Fanshawe Park Road East and Geary Avenue, and parking access will be located along Geary Avenue. The apartment building will include a floor area of 32,257 square metres comprised of

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

310 units and amenity space. A concept plan of the proposed undertaking is included in Appendix A.

5.2 Assessment of Impacts to 518 Fanshawe Park Road East

An assessment of impacts to 518 Fanshawe Park and its identified CHVI is provided below in Table 2 and Table 3. Impacts are defined by the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5) (Government of Ontario 2006).

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Table 2 Evaluation of Potential Direct Impacts to 518 Fanshawe Park Road East

Direct Impact	Impact Anticipated	Relevance to 518 Fanshawe Park Road East
Destruction of any, or part of any, significant heritage attributes or features.	No	The proposed undertaking will not result in the destruction of the heritage attributes of 518 Fanshawe Park Road East. The residence will remain <i>in situ</i> and is located adjacent to the proposed undertaking and separated from the Project Location by an arterial roadway. Therefore, no mitigation measures are required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No	The proposed undertaking is located adjacent to the residence at 518 Fanshawe Park Road East and separated from the Project Location by an arterial roadway. The proposed undertaking will not alter the historic fabric and appearance of the identified CHVI. Therefore, no mitigation measures are required.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Table 3 Evaluation of Potential Indirect Impacts to 518 Fanshawe Park Road East

Indirect Impact	Impact Anticipated	Relevance to 518 Fanshawe Park Road East
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.</p>	<p>No</p>	<p>The proposed undertaking includes the construction of an eight-storey apartment building. While the new structure may cast shadows during certain times of the day, shadows would not be permanently cast on heritage features or natural features of 518 Fanshawe Park Road East.</p> <p>Therefore, no mitigation measures are required.</p>
<p>Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.</p>	<p>No</p>	<p>The identified CHVI of the residence at 518 Fanshawe Park Road East does not include a contextual relationship with the surrounding environment.</p> <p>Therefore, no mitigation measures are required.</p>
<p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</p>	<p>No</p>	<p>No significant views or vistas were identified for 518 Fanshawe Park Road East.</p> <p>Therefore, no mitigation measures are required.</p>
<p>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.</p>	<p>No</p>	<p>No change of land use is proposed for 518 Fanshawe Park Road East. The proposed undertaking is limited to the adjacent property parcels of 517, 521, and 525 Fanshawe Park Road East and 1536 Geary Avenue.</p> <p>Therefore, no mitigation measures are required.</p>

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

Indirect Impact	Impact Anticipated	Relevance to 518 Fanshawe Park Road East
<p>Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource</p>	<p>No</p>	<p>Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. However, this memo also considers land disturbance related to construction activities (e.g., site grading and related construction activities).</p> <p>Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D’Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration.</p> <p>The residence at 518 Fanshawe Park Road East is located over 80 metres north of the Project Location.</p> <p>Therefore, no mitigation measures are required.</p>

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

6 Mitigation

Following an assessment of impacts to 518 Fanshawe Park based on the proposed undertaking, no direct or indirect impacts were identified. Therefore, a discussion of mitigation measures is not applicable.

7 Conclusion and Recommendations

The evaluation of the the property at 518 Fanshawe Park Road East determined that it meets two criteria of O. Reg. 9/06. The property meets criterion one as it demonstrates design/physical value as a representative example of an Italianate residence and was built *circa* 1879. The property meets criterion four as it demonstrates historical/associative value as it is historically associated with some of London Township's earliest colonial settlers, including the Mossup, Haskett, and Geary families. These families made direct contributions to the early 19th century development of London Township as pioneer settlers. The property is also directly historically associated with Ernest Weld. He was the president of the William Weld Company, the publisher of *Farmers Advocate*, an important magazine for Canadian farmers.

Following an assessment of impacts to 518 Fanshawe Park based on the proposed undertaking, no direct or indirect impacts were identified. Therefore, a preparation of mitigation measures, or further study is not required.

Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park Road East and 1536 Geary Avenue

8 Closure

This Scoped HIA has been prepared for the sole benefit of Royal Premier Homes and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such party. We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Respectfully,

Stantec Consulting Ltd.

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February 23, 2026
Farhad Noory, Royal Premier Homes

**Reference: Scoped Heritage Impact Assessment, 517, 521, 525 Fanshawe Park
Road East and 1536 Geary Avenue**

Appendix A Site Plan

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

20-052

2026.02.17

Rezoning Package



zedd
ARCHITECTURE



ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc. Z-627 maitland street london ontario N5Y 2V7 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com

Site Development Stats

517,521,525 Fanshawe Park Rd. E & 1536 Geary Ave

	ITEM	REQUIRED	ACTUAL
1	ZONE - PROPOSED BUILDING PERMITTED USES	-	Appartment
2	LOT AREA (MINIMUM)	-	7,651 sqm Before Dedication 7,737 sqm after Dedication
3	LOT FRONTAGE (MINIMUM)	-	106.8 m
4	FRONT YARD SETBACK (MINIMUM)	-	1m Min
5	EXTERIOR SIDEYARD SETBACK (MINIMUM)	-	1.8m Min
6	REAR YARD DEPTH (SW) (MINIMUM)	-	10.6m
7	REAR YARD DEPTH (SE) (MINIMUM)	-	13.5
9	INTERIOR SIDEYARD DEPTH (SE)	-	8.1m
10	LANDSCAPE OPEN SPACE (% MINIMUM)	-	1,875sqm (24.5%)
11	COVERAGE (% MAXIMUM)	-	3,081sqm (40.2%)
12	HEIGHT (M MAXIMUM)	-	35m
13	DENSITY (UPH MAXIMUM)	-	299 units (395uph)
14	RESIDENTIAL PARKING	0.5 Spaces per unit	216 (0.72 per unit)
15	RESIDENTIAL BIKE PARKING	0.9 Long-term per unit	270Long-term
16	RESIDENTIAL BIKE PARKING	0.1 Short-term per unit	30 Short-term

Building Stats

Floor Level	Parking	Floor Area (Sqm)	Amenity (Sqm)	Outdoor Amenity (Sqm)	MEP	Total Units
	Count					
MEP-PH		1307	1110	445	155	
8	0	2520	0	343		33
7	0	2891	0	227		37
6	0	3018	0	0		38
5	0	3018	0	0		38
4	0	3018	0	0		38
3	0	3018	0	0		38
2	0	2970	0	0		37
1	0	3018	452	0		32
(B-1)	79	2845	367	586		8
(B-2)	140	5000		0		
Grand total:	219	32623	1929	1601	155	299

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Scale : 1 : 2000

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536 Geary Ave

Building Stats

2026.02.17

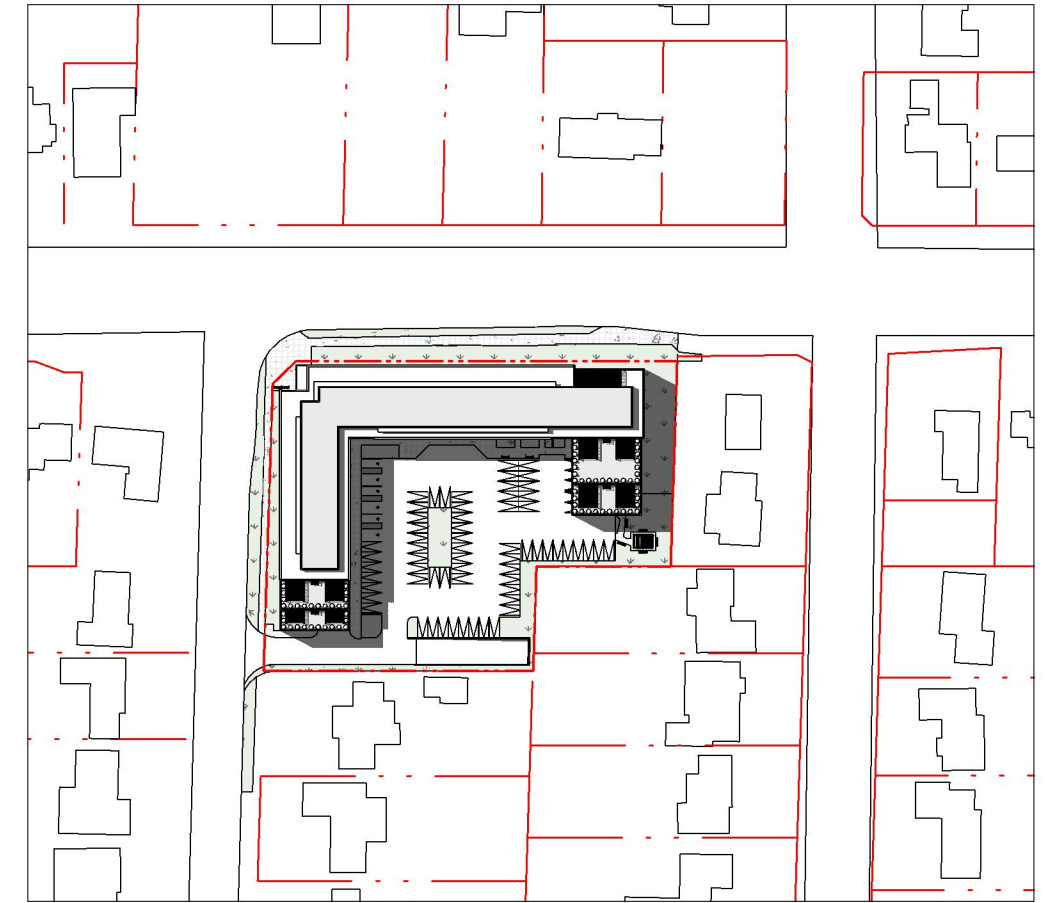
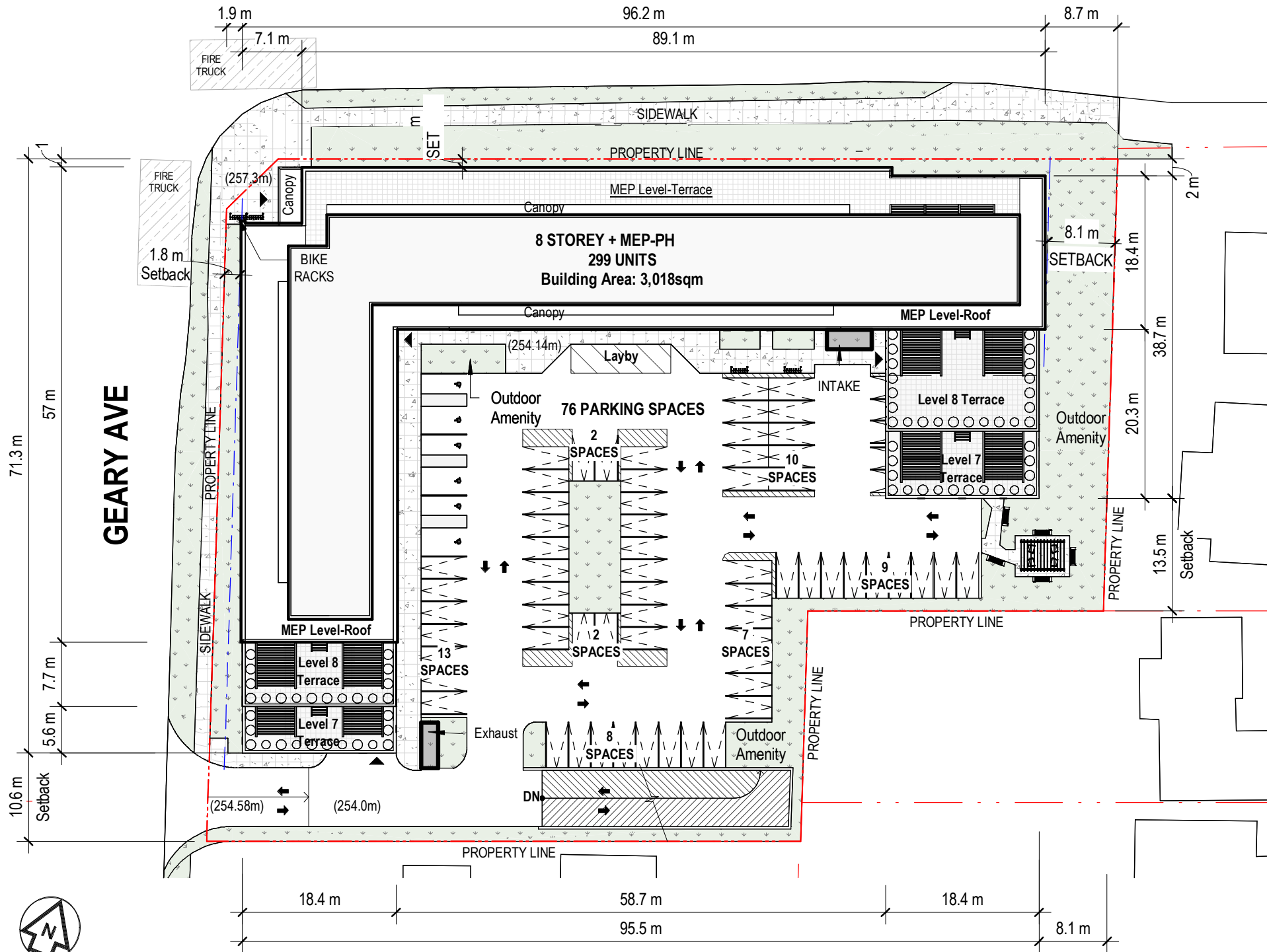
SD1.0

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FANSHAWE PARK RD E



Contextual Plan

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Scale : As indicated

20-052 | RPH - Fanshawe Park_ Revised

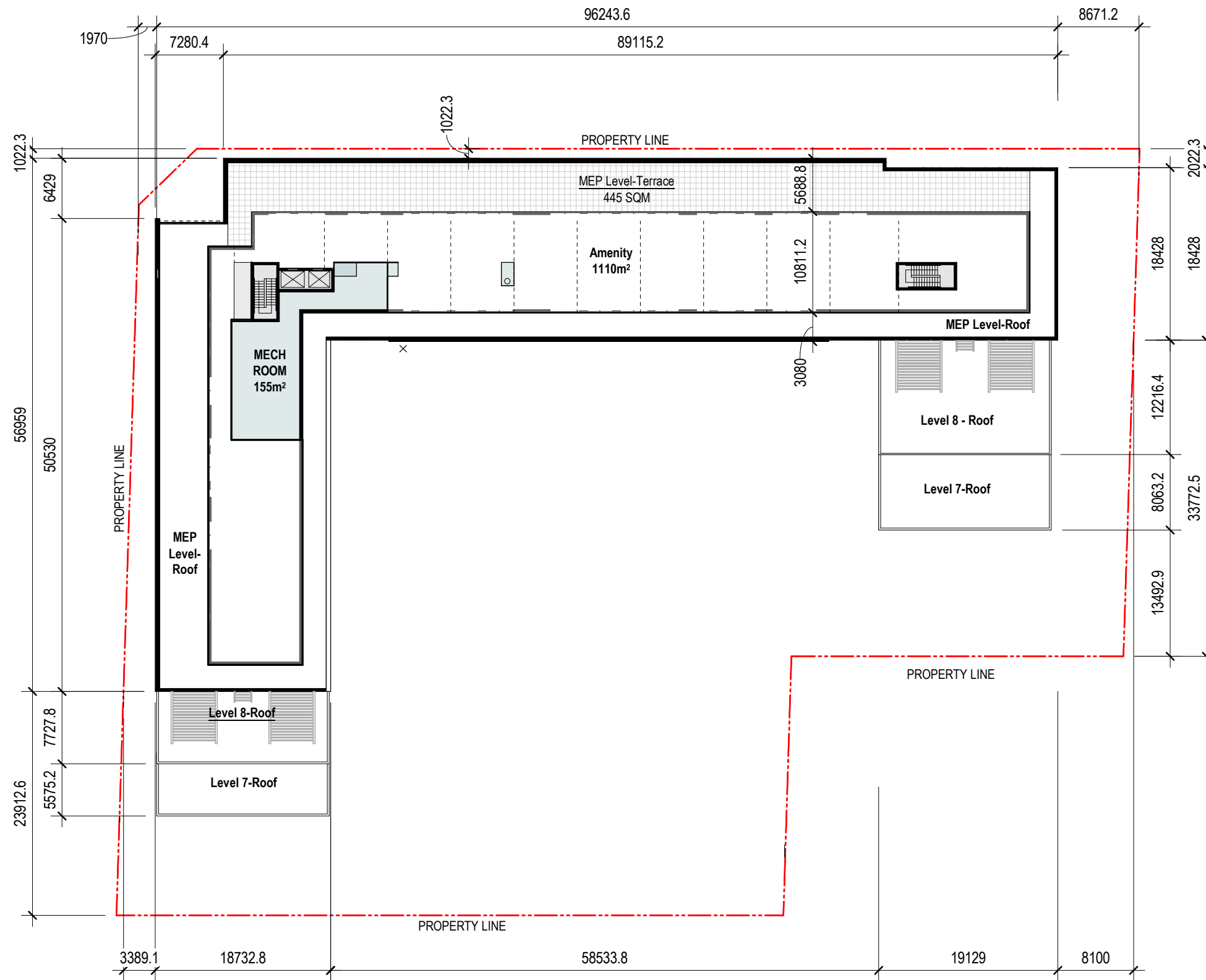
517, 521, 525 Fanshawe Park Rd. E & 1536
 Geary Ave

Site Plan

2026.02.17 | SD1.1

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AREA CALCULATION

MEP LEVEL
Floor Area : 1307 m²

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20-052 | RPW - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Floor Plan - Level MEP-PH

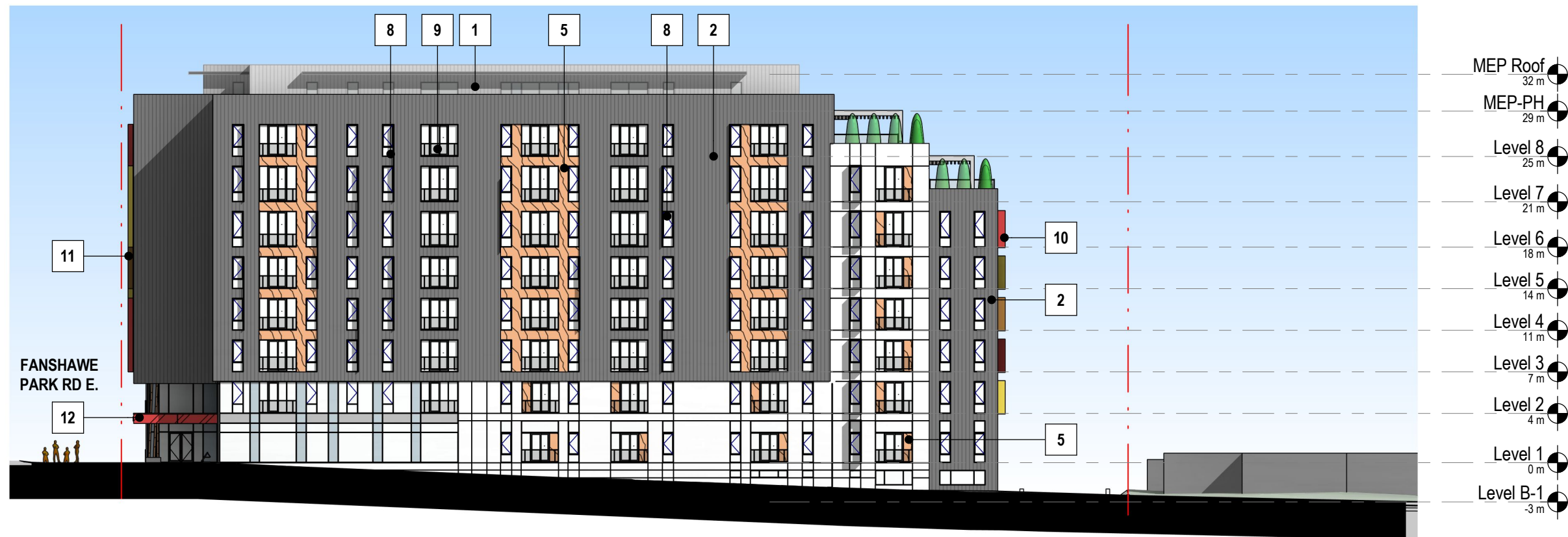
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SD2.7





NORTH ELEVATION - FANSHAWE PARK RD



WEST ELEVATION - GEARY AVE.

Exterior Finish Legend		
Mark	Pattern	Description
1		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Cambridge White Size: TBD
2		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Charcoal Size: TBD
3		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Pearl White Size: TBD
4		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Light Grey Size: TBD
5		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Wood Grain Panel Size: TBD
6		SPANDREL PANEL Manufacturer: TBD Colour: Wood Panel
7		SPANDREL PANEL Manufacturer: TBD Colour: Light Blue
8		PREFIN. WINDOW/DOOR Manufacturer: TBD Colour: Clear
9		GLASS RAILING Manufacturer: TBD Colour: Clear
10		METAL BLADES Manufacturer: TBD Colour: As Shown
11		GLASS RAILING Manufacturer: TBD Colour: As shown
12		ACM PANEL Manufacturer: TBD Colour: Red

Scale : As indicated

20-052 RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Elevations - North & West

2026.02.17

SD4.1

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SOUTH ELEVATION



EAST ELEVATION

Exterior Finish Legend		
Mark	Pattern	Description
1		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Cambridge White Size: TBD
2		VERTICAL STEEL SIDING Manufacturer: Viewest Colour: Charcoal Size: TBD
3		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Pearl White Size: TBD
4		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Light Grey Size: TBD
5		ARCHITECTURAL PANEL Manufacturer: TBD Colour: Wood Grain Panel Size: TBD
6		SPANDREL PANEL Manufacturer: TBD Colour: Wood Panel
7		SPANDREL PANEL Manufacturer: TBD Colour: Light Blue
8		PREFIN. WINDOW/DOOR Manufacturer: TBD Colour: Clear
9		GLASS RAILING Manufacturer: TBD Colour: Clear
10		METAL BLADES Manufacturer: TBD Colour: As Shown
11		GLASS RAILING Manufacturer: TBD Colour: As shown
12		ACM PANEL Manufacturer: TBD Colour: Red

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Scale : As indicated

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

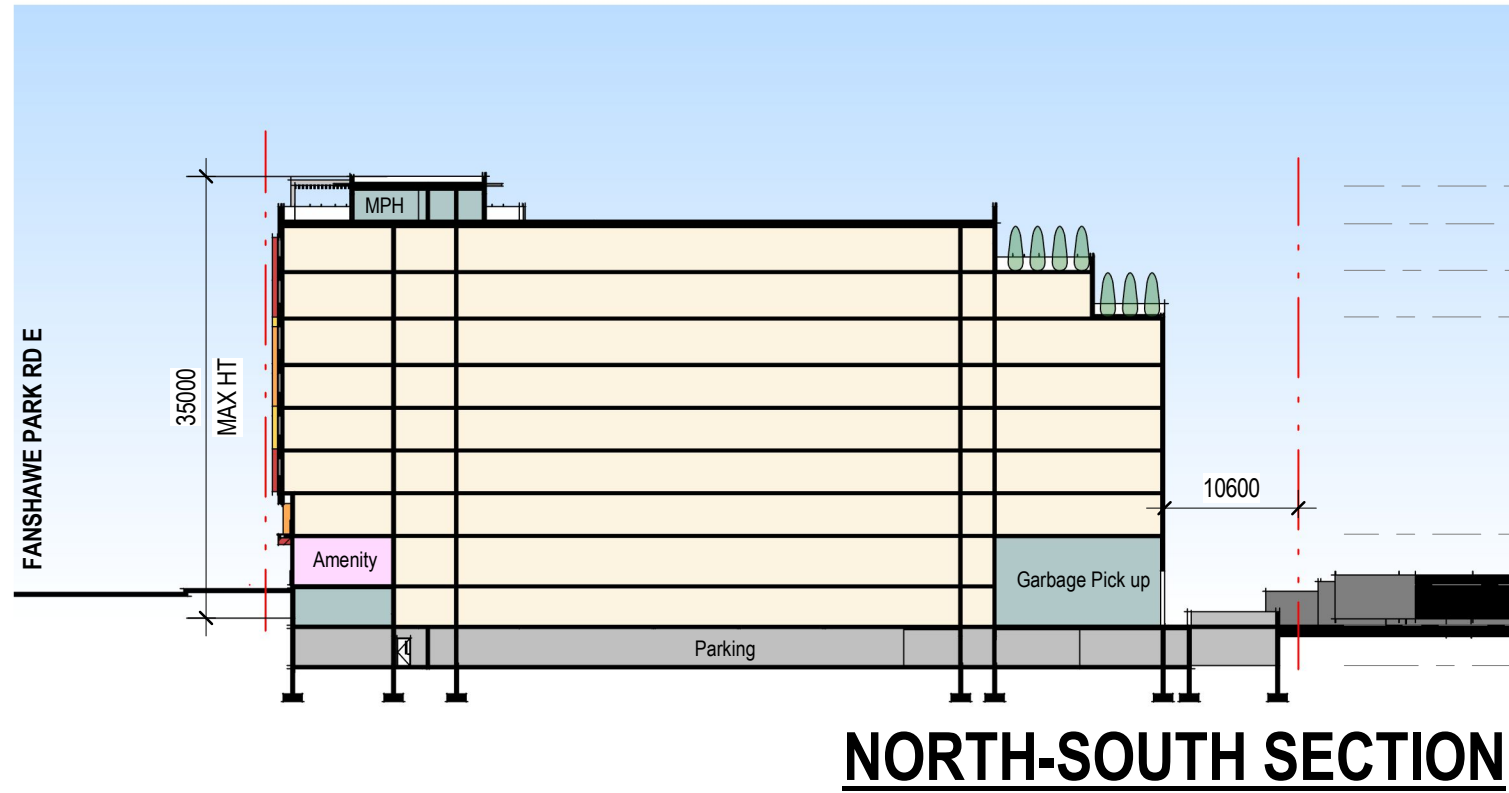
Elevation - South & East

2026.02.17

SD4.2

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- MEP Roof 32 m
- MEP-PH 29 m
- Level 8 25 m
- Level 7 21 m
- Level 2 4 m
- Level 1 0 m
- Level B-1 -3 m
- Level B-2 -6 m

NORTH-SOUTH SECTION



- MEP Roof 32 m
- MEP-PH 29 m
- Level 8 25 m
- Level 7 21 m
- Level 1 0 m
- Level B-1 -3 m
- Level B-2 -6 m

EAST-WEST SECTION

Scale : 1 : 600

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Sections

2026.02.17

SD5.1

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VIEW FROM FANSHAW AND GEARY

Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Perspective

2026.02.17

SD6.2

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VIEW FROM FANSHAW

Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Perspective

2026.02.17

SD6.3

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2/19/2026 3:01:29 PM

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VIEW FROM NEW SITE ACCESS ON GEARY

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Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Perspective

2026.02.17

SD6.4

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VIEW FROM MAIN ENTRANCE

Scale :

20-052

RPH - Fanshawe Park_ Revised

517, 521, 525 Fanshawe Park Rd. E & 1536
Geary Ave

Perspective

2026.02.17

SD6.5

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