



Heritage Impact Assessment

1076 & 1080 Commissioners
Road West and 396, 398, &
402 North Street

PREPARED FOR:

Tricar
c/o Derrick Rice
3800 Colonel Talbot Road
London, ON N6P 1H5

File no. Y245S

30, January 2026

Your Vision

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Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject lands are located at 1076 & 1080 Commissioners Road West and 396, 398, & 402 North Street, London, Ontario which is situated within traditional territory of the Anishinabewaki ᑭᓂᓂᓂᓂᓂᓂᓂᓂ, Attiwoonderonk (Neutral), and Mississauga. These lands are acknowledged as being associated with the following treaties (accessed from Ministry of Indigenous Affairs):

- Treaty 2 (McKee Purchase), 1790

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

Other Acknowledgments

MHBC Cultural Heritage staff would also like to acknowledge the City of London and Western Libraries for providing relevant materials for the completion of this report.

1.0 Introduction

1.1 Purpose

MHBC was retained by Tricar Properties to undertake a Heritage Impact Assessment (HIA) for the five properties located at 1076 & 1080 Commissioners Road West and 396, 398, & 402 North Street (the 'subject lands'). These lands are proposed for the construction of 12-storey apartment building.

The subject lands are neither listed (non-designated) on the City of London Register of Cultural Heritage Resources nor designated under Part IV of the *Ontario Heritage Act*.

However, the subject lands are located across the street from the municipally-owned heritage property located at 1097 Commissioners Road West (Flint Cottage) which forms part of Springbank Park and is designated under Part IV of the *Ontario Heritage Act*.

The purpose of this HIA is to assess the proposed development for potential adverse impacts to heritage resources located across the street from the subject lands.

1.2 Description of Subject Lands and Surrounding Area

1.2.1 Subject Lands

The subject lands are located at located at 1076 & 1080 Commissioners Road West and 396, 398, & 402 North Street, London, Ontario (see **Figure 1**). The properties are situated north of Byron Baseline Road, east of North Street, and south of Commissioners Road West. Property details can be found in **Table 1** below.

Table 1: Property Details for the Subject Lands

Address	Legal Description	Area (Sq. Metres)
1076 Commissioners Road West	PT LOT 27, COMPILED PLAN 563, DESIGNATED AS PARTS 3 & 4, 33R-14973; LONDON/WESTMINSTER	1114.76

1080 Commissioners Road West	PT LOT 27, COMPILED PLAN 563, DESIGNATED AS PARTS 1 & 2, 33R-14973; LONDON/WESTMINSTER	852.18
396 North Street	PT LT 27, COMPILED PLAN 563 , AS IN 878511 ; LONDON/WESTMINSTER	790.97
398 North Street	LT 28 & PT LTS 27 & 29, COMPILED PLAN 563, AS IN 895053 ; LONDON/WESTMINSTER	1146.91
402 North Street	PT LT 29, COMPILED PLAN 563 , BEING THE S 75 FT ; LONDON/WESTMINSTER	1133.62

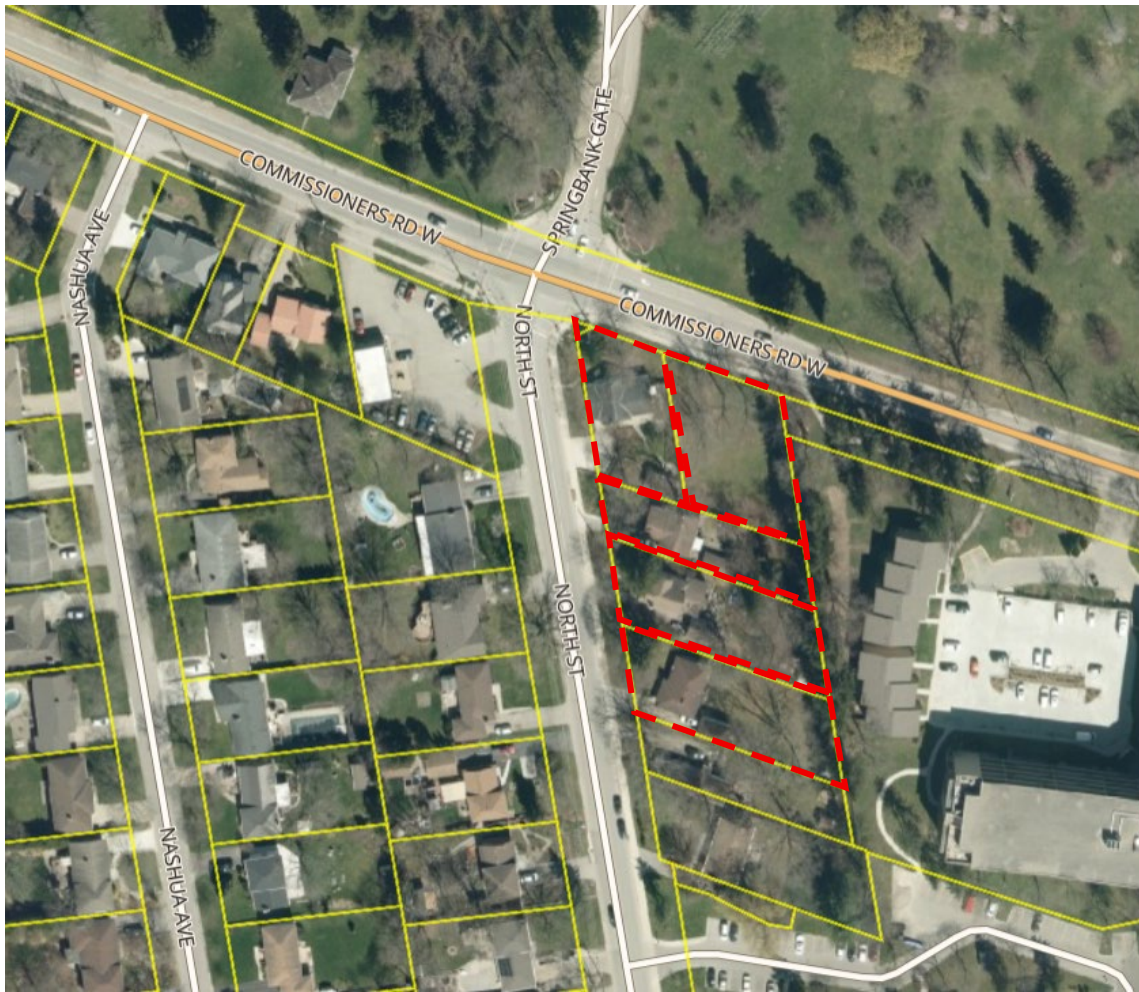


Figure 1: Location of the subject lands, noted with red dashed lines. (VuMap, 2025)

1.2.2 Surrounding Area

The immediate area is characterized by low-rise residential, recreational, and institutional uses (see **Figure 2**).



Figure 2: View of the surrounding area with the location of the subject lands noted with a red dashed line. (Google Earth, 2025)

NORTH: The area north of the subject lands includes the municipally-owned Springbank Park which includes a number of recreational uses such as walking trails, playgrounds, picnic areas, and an amusement park, as well as several buildings of historical significance.

EAST: The area located to the east includes mid-rise apartment buildings and townhouses.

SOUTH: The area to the south includes townhouses as well as the Byron Gravel Pit which is located across Byron Baseline Road from the subject lands and includes a former aggregate operation which is currently in transition to new uses.¹

WEST: The area to the west includes 1-2 storey single-detached dwellings dating from the 20th century.

¹ *Byron Gravel Pit Secondary Plan*, City of London, 2024

North



East



South



West



1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted including City of London's Register of Cultural Heritage Resources, The London Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), the Canadian Register of Historic Places (CRHP).

The subject lands are neither listed (non-designated) on the City of London Register of Cultural Heritage Resources nor designated under Part IV of the *Ontario Heritage Act*. They are not located within a Heritage Conservation District which is designated under Part V of the *Ontario Heritage Act*, nor are they located within an identified Cultural Heritage Landscape.

However, in the Record of Pre-Application Consultation dated September 3rd, 2025, City staff noted that the subject lands are located adjacent to the heritage-designated property at 1097 Commissioners Road West, and less than 100m from Flint Cottage, a municipally owned heritage property (see **Figure 3**).

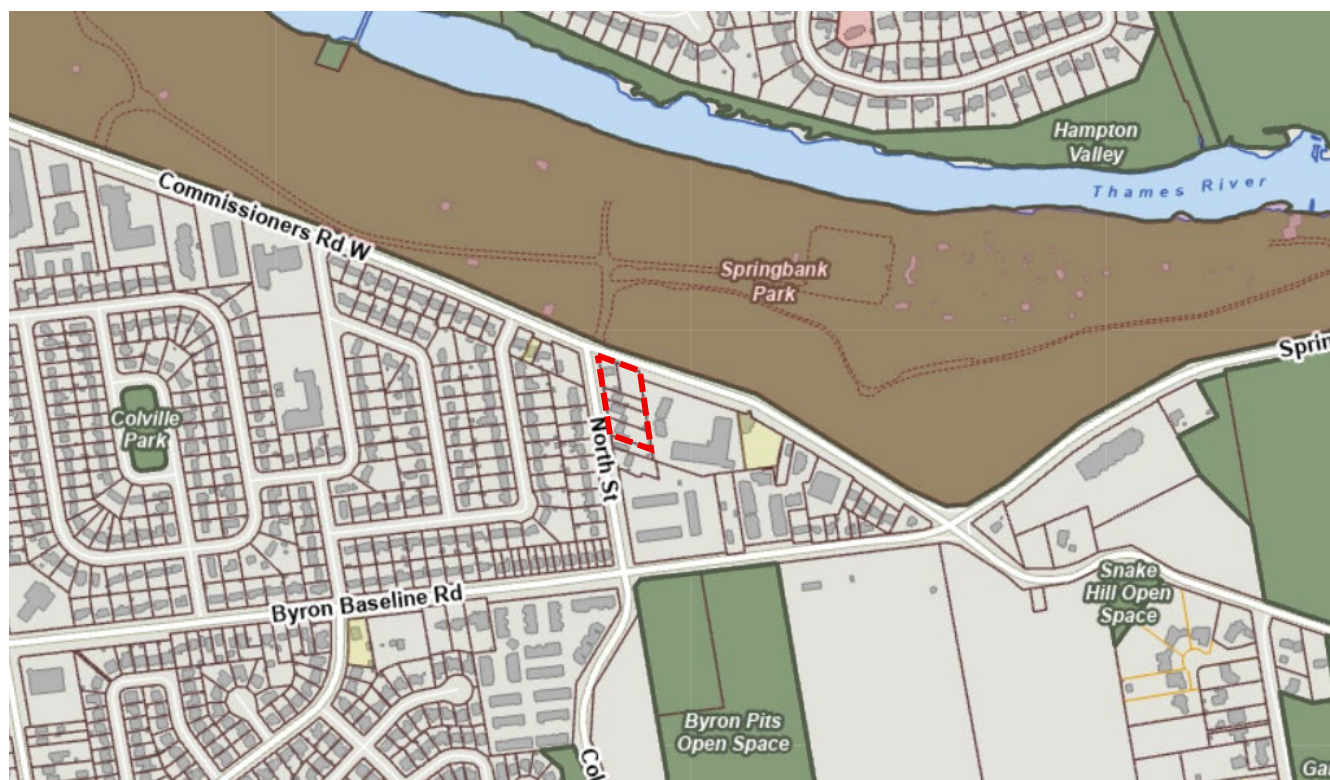


Figure 3: View of the subject lands, noted with a red dashed line, and adjacent (non-contiguous) designated property comprising the municipally-owned Springbank Park located across Commissioners Road West, indicated with red shading. (City of London Heritage Sites map, n.d.)

The property municipally addressed as 1097 Commissioners Road West (Flint Cottage) comprises part of Springbank Park, a municipally owned public space which includes a number of heritage buildings. Springbank Park comprises a single parcel which is designated

under two separate by-laws: L.S.P.-3260-187 which specifically addressed the Springbank Park Pumphouse, and L.S.P.-2413-101 which encompasses the Flint Cottage and Shelter. As noted by City staff in the Record of Pre-Application Consultation, Flint Cottage, specifically, is located approximately 85 metres from the proposed development (see **Figure 4**). Therefore, this HIA focuses on the potential for impacts as they relate to Flint Cottage.



Figure 4: View of Flint Cottage, noted with a yellow circle, in proximity to the subject lands, which are noted with a red dashed line. (Google Maps, 2025)

2.0 Policy Context

2.1 The Planning Act and Provincial Planning Statement 2024

In support of the provincial interest identified in Subsection 2 (d) of the Planning Act, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the Provincial Planning Statement (2024) (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

The PPS defines the following terms:

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/ or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/ or decision-maker. Mitigative measures and/ or alternative development approaches should be included in these plans and assessments.

Significant: in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for

determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

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 Indigenous community. The area may include features, such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship meaning or association.

Heritage Attributes: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Protected Heritage Property: means property designated under Parts IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V 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 a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation, and UNESCO World Heritage Sites.

2.2 Ontario Heritage Act and Regulations

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 (OHA) remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This report has been guided by the criteria provided in *Ontario Regulation 9/06* (O. Reg. 9/06) of the OHA which provides the legislated framework to determine Cultural Heritage Value or Interest (CHVI).

2.3 City of London Official Plan

The City Building Policies section of the London Plan includes specific policies that guide heritage conservation which can be found on pages 137-147. One of the City's primary stated

heritage goals is to *"Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources."* To that end, Policy 565 states that:

New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development, redevelopment, and civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

Therefore, this report analyzes the proposed development for potential adverse impacts in **Section 7.0** to ensure that nearby cultural heritage attributes will be conserved. Recommended mitigation and conservation measures are provided where required.

3.0 Historical Context

3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario include the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century).²

There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period.³ The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations.⁴

On May 19, 1790, an agreement was made between representatives of the Crown and First Nations called the “McKee Purchase,” also known as Treaty #2. The territory covered by the agreement included Point Pelee Windsor, Chatam-Kent and part of London.⁵

Today, the neighbouring First Nations communities including the Chippewas of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames, identify the City of London and area as traditional territory.⁶

² Williamson, R. F. “The Early Iroquoian Period of Southern Ontario.” In C. J. Ellis and N. Ferris (Editors), *The Archaeology of Southern Ontario to A.D. 1650* (pp. 291–320). Ontario Archaeological Society Inc., 1990.

³ “Archaeological Management Plan.” City of London, ASI, 2017.

⁴ “Heritage.” City of London, 2025. <https://london.ca/living-london/arts-heritage/heritage#:~:text=What%20is%20now%20known%20as,%2C%20and%20Lenni%2DLenape%20Nations.>

⁵ “Treaties in Ontario.” Ministry of Indigenous Affairs and First Nations Economic Reconciliation, 2012. <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>

⁶ “The London Plan.” City of London, 2016, p. 137. <https://london.ca/government/council-civic-administration/master-plans-strategies/london-plan-official-plan>

3.2 The Historic Township of Westminster

In 1792, lieutenant-governor John Graves Simcoe chose the area around the fork of the Thames River as the capital of Upper Canada and gave it its name.⁷ Land was set aside for this purpose as Crown Reserve land, which would later become the City of London.

The area located directly to the south was first surveyed between 1809-1820 by Deputy Provincial Surveyor Simon T. Z. Watson, Colonel Mahlon Burwell, and Colonel Bostwick as the Township of Westminster.⁸



Figure 5: Excerpt of an 1878 map of the Township of Westminster with the approximate location of the subject lands noted with a red circle. (Source: Randall, J. S. "Illustrated historical atlas of the county of Middlesex, Ont." H.R. Page & Co., 1878. Courtesy of the McGill University Digital Atlas Project)

⁷ The Editors of Encyclopaedia Britannica. "London Ontario, Canada." Encyclopaedia Britannica, 2024. <https://www.britannica.com/place/London-Ontario>

⁸ Anderson, Sigurds. "Westminster Township: A Regional Study." McMaster University Bachelor's Thesis, 1958.

Lands within the Township were granted by the Crown starting in 1817, predominantly to those wishing to establish farms on the land. The first recorded meeting of the Township Council is from that same year, and the recorded population was 428.⁹

By 1850, the Township included a number of schools, grist mills, and textile mills, and the main products of the region were wheat, oats, peas, wool, and butter. Its population had grown to 4,525 by this time.¹⁰ Streets in the Township followed the grid pattern laid out by the early surveys.¹¹ However, Commissioners Road West originally bisected the existing lots and concessions and instead followed the path of the south bank of the Thames River (see **Figure 6**), as it was constructed to carry troops and supplies during the War of 1812,¹² rather than as part of the land surveying activities of the area.



Figure 6: View of an 1862 map with the location of the subject lands noted with a red circle. (Source: Tremaine's map of the County of Middlesex, Canada West, Geo. R. & G.M. Tremaine, 1862)

⁹ History of the County of Middlesex, Canada. W. A. & C. L. Goodspeed, Publishers, 1889. https://woolverton.ca/Sources/History_of_the_County_of_Middlesex_Canada.pdf

¹⁰ History of the County of Middlesex, Canada. W. A. & C. L. Goodspeed, Publishers, 1889. https://woolverton.ca/Sources/History_of_the_County_of_Middlesex_Canada.pdf

¹¹ Anderson, Sigurds. "Westminster Township: A Regional Study." McMaster University Bachelor's Thesis, 1958.

¹² Grainger, Jennifer. *Vanished Villages of Middlesex*, Natural Heritage Publishing, 2002, p. 289

By 1856, the London and Port Stanley (L&PS) Railway began service between the City of London and Port Stanley.¹³ It served to connect the largely rural Westminster Township with nearby urban centres. The railway ran until 1957 when it ceased passenger traffic due to a decline in demand caused by the rise in automobile usage.¹⁴

In the late 1960s, Westminster again received an arterial connection with the surrounding area with the construction of Highway 401 which alleviated congestion to local roads and highways and provided access from to Windsor in the south and Toronto and Kingston in the north as well as other towns and cities.¹⁵

In 1988, the Township of Westminster assumed Town status in an attempt to avoid annexation by the expanding City of London.¹⁶ However, after a lengthy and politicized negotiation process, the Town of Westminster became part of the City of London in 1993.¹⁷

3.3 Village of Byron

The subject lands are located in the former village of Byron, which was the earliest settlement in the historic Township of Westminster. Its first settlers arrived before 1810, prior to the earliest Crown grants for the region which were issued starting in 1817.¹⁸ By 1811 the settlement included a tavern and several cabins. At this time, the settlement was known as Westminster after the Township in which it was located.¹⁹ Commissioner's Road, located adjacent to the subject property, was built during the War of 1812 in order to support the movement of troops and supplies, and the Battle of Hungerford Hill took place in the settlement in 1813.²⁰

¹³ "A Brief History of the L&PS and PSTR." Port Stanley Terminal Rail website, 1996. <https://pstr.on.ca/history.htm>

¹⁴ "A Brief History of the L&PS and PSTR." Port Stanley Terminal Rail website, 1996. <https://pstr.on.ca/history.htm>

¹⁵ Beavers, Cameron. "The King's Highway 401." King's Highways, 2002. <https://www.thekingshighway.ca/Highway401.htm>

¹⁶ Curtis, Bruce E. "The Boundary Adjustment Process: The Case of Arbitration in the Greater London Area." University of Western Ontario Department of Political Science, 1992. https://localgovernment.uwo.ca/resources/docs/research_papers/1992/Curtis,%20Bruce%20-%201992.pdf

¹⁷ "History of Middlesex County." Middlesex County, 2025. <https://www.middlesex.ca/living-here/history-middlesex-county>

¹⁸ *History of the County of Middlesex, Canada : from the earliest time to the present, containing an authentic account of many important matters relating to the settlement, progress and general history of the county, and including a department devoted to the preservation of personal and private records, etc. ; Illustrated.* W.A. & C.L. Godspeed, Publishers, Toronto and London, 1889. p. 577

¹⁹ Grainger, Jennifer. p. 288

²⁰ Grainger, Jennifer, p. 289.

After the war ended, a flour mill and carding mill were built shortly after 1819.²¹

Businessman Cyrenius Hall moved to the area in 1827.²² Hall purchased the existing mills and constructed an additional grist mill, distillery, and tannery.²³ While he was not its earliest settler, Hall is often viewed as one of the settlement's most significant founders as a result of his many commercial enterprises in the area and the development they promoted. However, sources disagree on whether the settlement took its second name, Hall's Mills, from Cyrenius Hall^{24 25} (which seems likely, as he was known to own and run the mills), or from Postmaster Charles Hall.²⁷ The settlement kept its name as Hall's Mills until 1857 when it was renamed for a third time after Lord Byron (George Gordon Byron), the English poet.²⁸

It was during the mid-19th century, that Byron's distinctive cobblestone construction style emerged. Along with the Flint Shelter (1837) and Cottage (1857),²⁹ the area also included a cobblestone school building (1852),³⁰ the Cobblestone Inn (now The Hermitage Club), and St. Anne's Anglican Church (1853) as well as a number of private cobblestone dwellings.

By 1888, Byron included a population of 175.³¹ Springbank Park opened as a recreational park in 1878, and with the opening of the Springbank station on the London Street Railway, the park became a popular destination.³²

In 1937, the village was nearly wiped out by the worst Thames flood in recorded history, but while a number of significant buildings were destroyed, the settlement recovered and continued to grow. By 1945 it included a population of 452 and by 1951 it included 1,200 residents.³³

²¹ "Hall's Mills (Byron) Plaque No. 20" London Public Library, June 13, 1975. <https://www.lpl.ca/books-digital/explore/london-room/local-history/local-historic-sites/halls-mills-byron>

²² Grainger, Jennifer, p. 288.

²³ "Hall's Mills (Byron) Plaque No. 20"

²⁴ Grainger, Jennifer. *Vanished Villages of Middlesex*, Natural Heritage Publishing, 2002, p. 288

²⁵ "Hall's Mills (Byron) Plaque No. 20"

²⁶ Miller, Shirley Geigen "Stone By Stone: How the Church Began," St. Anne's Anglican Church (Byron), n.d. <https://www.stannesbyron.ca/component/k2/itemlist/tag/Byron%20history?start=10>

²⁷ Hamilton, William Baillie. *The Macmillan book of Canadian place names*, 1978, p. 164

²⁸ Hamilton, William Baillie. *The Macmillan book of Canadian place names*, 1978, p. 164

²⁹ City of London designation By-law L.S.P.-2413-101

³⁰ "School History," Byron Northview Public School, Thames Valley District School Board, 2023. <https://byronnorthview.tvdsb.ca/en/our-school/about-us.aspx>

³¹ *History of the County of Middlesex*, p. 578

³² Grainger, Jennifer, p. 292

³³ Grainger, Jennifer, pp. 292-293

In 1961, the City of London annexed a number of communities, including Byron. The amalgamation was finalized with the passing of the London-Middlesex Act (Bill 75) on December 10, 1992.³⁴

³⁴ "History of Middlesex" pamphlet, Middlesex County, n.d.
<https://www.middlesex.ca/sites/default/files/2022-07/History%20of%20Middlesex%20Pages%20PORTRAIT%20No%20Bleed%20FINAL.pdf>

4.0 Existing Conditions

A site visit was conducted by MHBC on December 3rd, 2025 to document the built features and existing conditions of the subject lands and Flint Cottage.

4.1 The Subject Lands

4.1.1 1076 Commissioners Road West



Figure 5: View of the property located at 1076 Commissioners Road West. (MHBC, 2025)

The property is currently vacant and includes open space as well as several semi-mature trees.

4.1.2 1080 Commissioners Road West





Figures 6-8: Views of the property located at 1080 Commissioners Road West. (MHBC, 2025)

The property currently includes a 1.5 storey dwelling with multi-gable roof with a front-facing gable. The building includes a concrete foundation and contemporary siding as well as contemporary rectangular windows. Windows at the principal (north) façade include decorative inoperable shutters. There is a rear (south) exterior red brick chimney as well as an east exterior red brick chimney. The building includes a second south entrance. The property also includes open space, semi-mature trees, a concrete parking pad, a wood rear yard fence, and a rear accessory structure with a gable roof. The rear accessory structure has lost much of its roof cladding and appears to be in an advanced state of deterioration. Vehicular access to the property interfaces with North Street.

4.1.3 396 North Street



Figure 9: View of 396 North Street. (MHBC, 2025)

The property currently includes a one-storey cross-gable dwelling with a front (west) facing gable. The building includes a cladding of contemporary siding and exhibits contemporary rectangular windows and doors. The principal entrance includes sidelights. The north (side) elevation includes an exterior red brick chimney. The property also includes open space, a mature tree, a paved parking pad, and a rear accessory structure with a gable roof. The dwelling exhibits a deep setback, and vehicular access interfaces with North Street.

4.1.4 398 North Street



Figure 10: View of 398 North Street. (MHBC, 2025)

The property at 398 North Street includes a 1.5 storey dwelling with a front-facing gable. The building includes a veranda that spans the first storey of the principal (west) elevation. The building includes a concrete foundation, rectangular windows, and is clad in contemporary siding. There is an internal brick chimney at the south elevation and a large gable dormer at the north elevation. The building also includes a rear one-storey addition and a one-storey rear detached garage with a gable roof and contemporary cladding. The property also includes a paved driveway, mature trees, and landscape plantings.

4.1.5 402 North Street



Figure 11: View of 402 North Street. (MHBC, 2025)

The property includes a one storey red brick dwelling with a hip roof in a mid-to-late 20th century style. There is an internal red brick chimney near the ridge of the hip roof. The principal elevation includes rectangular windows and there is stone veneer cladding at the northwest portion of the building. The foundation is concrete. The property also includes open space, landscape plantings, mature and semi-mature trees, and a rear detached garage with a hip roof. Driveway access is gravel and interfaces with North Street.

4.2 Adjacent Heritage Property

4.2.1 1097 Commissioners Road West (Flint Cottage)





Figures 12-15: Views of all elevations of Flint Cottage (1097 Commissioners Road West). (MHBC, 2025)

The property includes a one-storey cobblestone dwelling with cut and dressed stone quoins and accents around the window and door openings. The building includes a hip roof clad in wood shingles and a buff brick internal chimney at the west elevation. Decorative wood cornice moulding is present at the eaves of all elevations. The principal (south) elevation includes a wood lattice portico and symmetrical façade. The principal entrance includes central wood double doors with glazing. The building includes a generally square plan with a protruding section at the northeast corner as well as a one-storey shed roof rear (north) addition clad in

wood siding. The building is set in a public recreation area including open space and mature trees.

5.0 Summary of Cultural Heritage Value or Interest

5.1 1097 Commissioners Road West (Flint Cottage)

Flint Cottage was designated under Part IV of the Ontario Heritage Act on February 22, 1979.

Built in 1857 by Robert Flint and his son Pirney, Flint Cottage exhibits significant associations with its builders, the Flint family, who were early settlers to the former Village of Byron. Taken together with the Flint Shelter located to the west (the family's earliest home, built in 1837), and the Queen Anne dwelling located at 1098 Commissioners Road West which became the family home subsequent to 1891, the three dwellings serve to illustrate the family's rise in prosperity.

The Flint shelter and cottage also represent rare examples of cobblestone construction.

While the designation by-law was drafted before the inclusion of heritage attributes was common practice, the Canadian Register of Historic Places indicates³⁵ that the heritage attributes of the property are as follows:

- One-storey cobblestone construction
- Hip-roof
- Symmetrical façade
- Cut stone dressing on the corners, windows, and doors

Therefore, this HIA considers these attributes when assessing the potential for impacts to heritage resources.

³⁵ "Flint Cottage and Flint Shelter," Canadian Register of Historic Places, Parks Canada, n.d. <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11222>

6.0 Description of Proposed Development

The proposal includes the construction of a 12-storey apartment building which is proposed to include 94 dwelling units (see **Figures 16 & 17**). The existing buildings currently located on-site are proposed for removal. A larger version of the proposed site plan is available in **Appendix B** of this report.

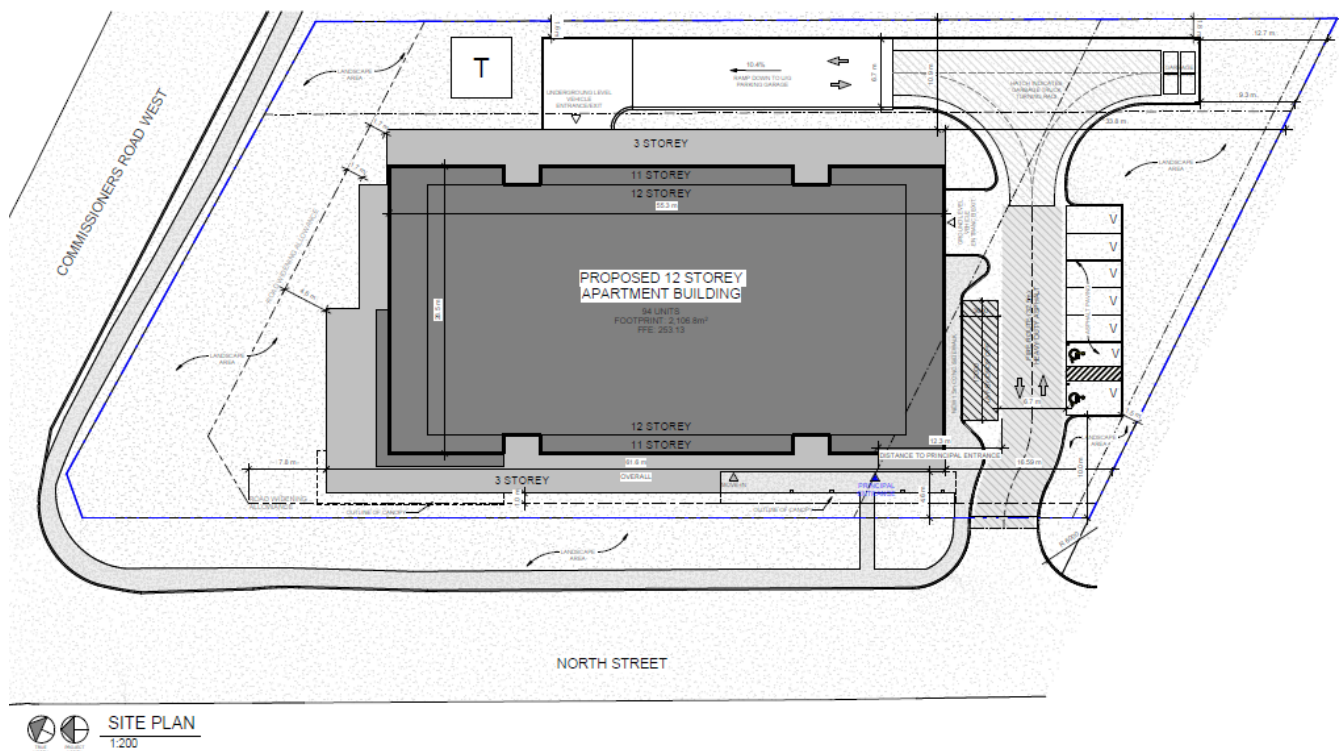
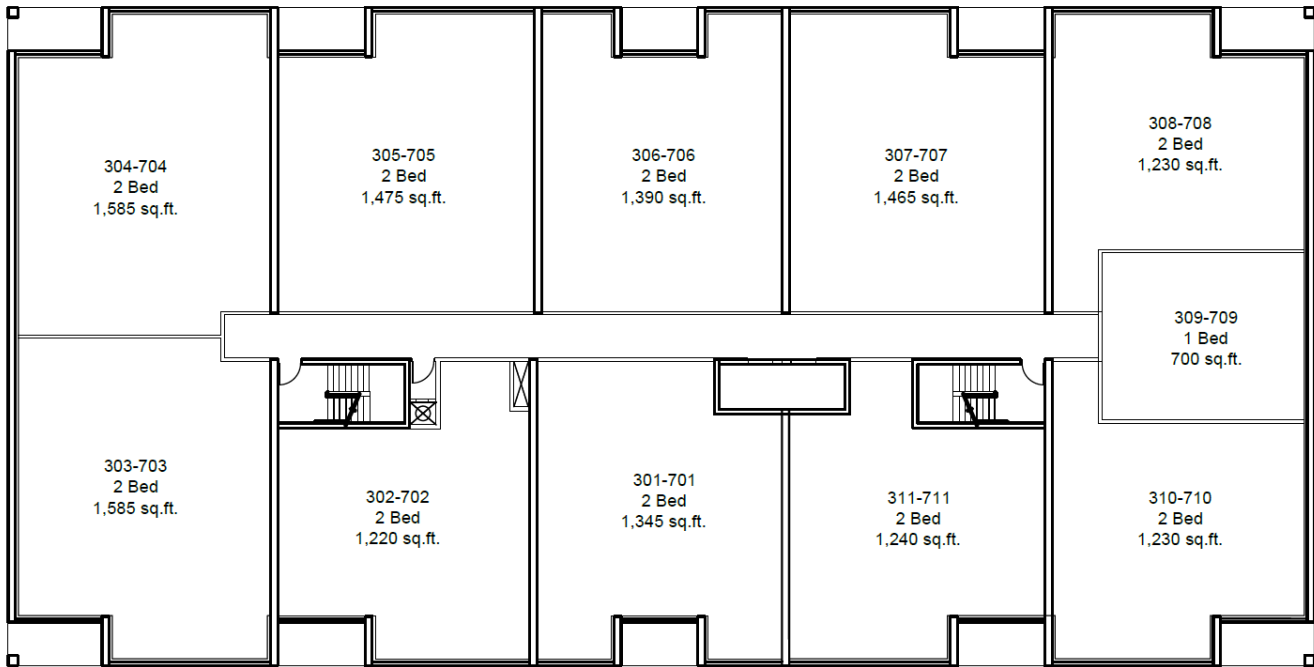


Figure 16: Proposed site plan. (Tricar Properties, 2025)



5th-11th FLOOR LEVEL

Figure 17: Preliminary typical floor plan. (Tricar Properties, 2025)

The subject lands are located approximately 85 metres from Flint Cottage, and the location of the proposed new building is located approximately 106 metres from Flint Cottage (see **Figure 18**).



Figure - Distances to Adjacent Heritage Properties




-  Subject Lands
-  Distances
-  Proposed Building



Figure 18: Shows the distance from the cottage to the edge of the subject lands (noted with a red dashed line) as well as to the proposed new building. (MHBC, 2025)

7.0 Impact Analysis

7.1 Impact Analysis Framework

As requested in the Site Plan Consultation Comments dated September 3, 2025, this HIA utilizes the framework of the Ministry of Citizenship and Multiculturalism’s InfoSheet #5 in the analysis of potential impacts. The following constitute impacts which may result from a proposed development:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **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;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Furthermore, this report utilizes guides published by the International Council on Monuments and Site (ICOMOS), Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on “Guide to Assessing Magnitude of Impact” as a framework for this report:

Table 3 - Grading of Impact for Built Heritage and Historic Landscapes (ICOMOS)

<i>Impact Grading</i>	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.

Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

The above noted impacts will be considered as they relate to the scope of this HIA.

7.2 Impact Analysis for the Removal of Buildings on the Subject Lands

Of the five properties located at 1076 & 1080 Commissioners Road West and 396, 398, & 402 North Street, four currently include buildings (1076 Commissioners Road West does not include built features). No adverse impacts are anticipated as a result of the removal of existing buildings located on the subject lands, as the buildings located on-site have not been identified as having the potential to exhibit CHVI.

7.3 Impact Analysis of the Proposed Development on Flint Cottage

Destruction & Alteration of any, or part of any, heritage attributes or features

The proposed development does not propose to remove, demolish, or make alterations to any of the heritage attributes of the adjacent heritage resource located at 1097 Commissioners Road West.

Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape

According to the Shadow Study (see **Appendix D**), Flint Cottage may be in partial shadow during the winter months between 11am and 1pm. The potential for shadows to be cast in the vicinity of the Cottage is limited to a few hours a day during certain times of year. Flint Cottage

does not include any heritage attributes which might be adversely impacted by the availability of sunlight (such as landscape elements or stained glass). Additionally, the potential for shadowing is not anticipated to impact the viability of nearby trees and landscape features. Therefore, no adverse impacts are anticipated from shadows to Flint Cottage as a result of the proposed development.

Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship

Flint Cottage exhibits a significant relationship with the Flint Shelter (1040 Flint Lane) and with the Queen Anne dwelling located across the street at 1098 Commissioners Road West. However, both Flint Shelter and 1098 Commissioners Road West are located farther away from the proposed development than Flint Cottage. Additionally, as a result of their respective locations (see **Figure 19**) there is no potential for the proposed development to isolate these properties from their existing relationship.

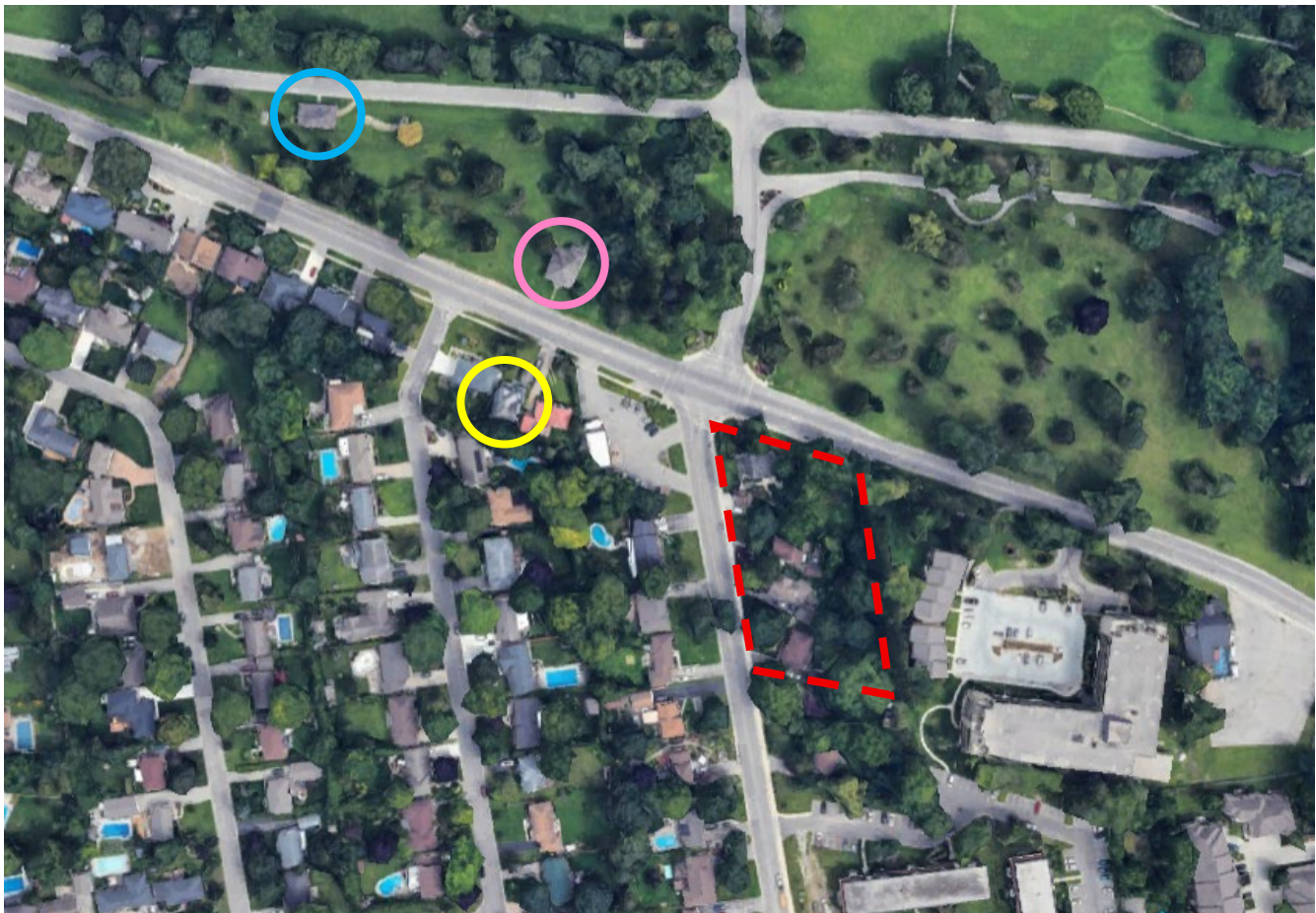


Figure 19: The location of Flint Cottage is indicated in pink, Flint Shelter is indicated in blue, and 1098 Commissioners Road West is indicated in yellow. The subject lands are noted with a red dashed line. (Google Earth, 2026)

Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources

No significant views or vistas have been identified as being associated with Flint Cottage. Its principal elevation will remain fully visible from Commissioners Road West.

Additionally, views to and from the Flint Shelter and 1098 Commissioners Road West, which share a historical relationship, will also not be impacted by the proposed development (see **Figure 20**).*

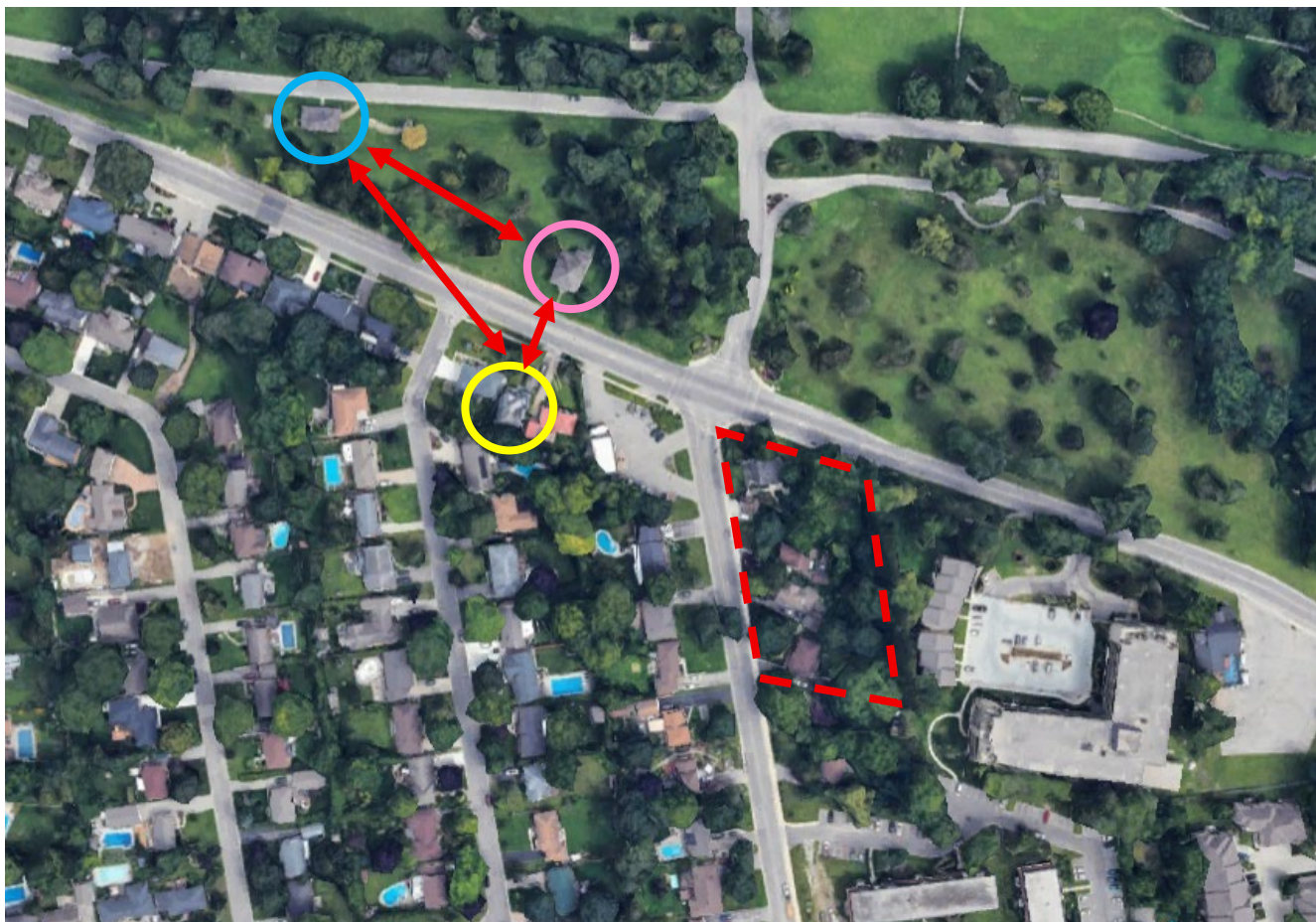


Figure 20: The location of Flint Cottage is indicated in pink, Flint Shelter is indicated in blue, and 1098 Commissioners Road West is indicated in yellow. The subject lands are noted with a red dashed line. Views to and from Flint Cottage, Flint Shelter, and 1098 Commissioners Road West are indicated with red arrows. However, it is important to note that these views are likely unavailable during the majority of the year as a result of vegetative screening. (Google Earth, 2026)

* **NOTE:** These views have not been identified as significant within the designation by-law, are likely not available during the majority of the year as a result of vegetative screening of the mature trees located within Springbank Park.

A change in land use where the change affects the property’s cultural heritage value

The subject lands have historically been used for residential purposes. The proposed use is residential apartments, which is a continuation of the historic use.

Land Disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource

The proposed development is located across the street and approximately 85 metres away from 1097 Commissioners Road West (see **Figure 16** above). Therefore, no impacts are anticipated to the adjacent heritage attributes.

Impact	Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)
Demolition of any, or part of any, heritage attributes or features;	None.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.
A change in land use where the change affects the property’s cultural heritage value; and	None.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None.

In conclusion, no adverse impacts are anticipated as a result of the proposed development.

8.0 Alternative Development Options

Alternative development options are typically explored when major adverse impacts are identified as a result of a proposed course of action. As no major adverse impacts have been identified as a result of the proposed development, an exploration of alternative development options is not deemed warranted.

9.0 Mitigation and Conservation Measures

No potential adverse impacts have been identified as a result of the proposed development. Therefore, no mitigation and conservation measures are required.

10.0 Conclusions and Recommendations

Based on the impact analyses conducted in **Section 7.0** of this report, no adverse impacts have been identified. Therefore, no mitigation or conservation measures are required.

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A

Appendix A: Designation By-law for 1097 Commissioners Road West (Flint Cottage)

BY-LAW NUMBER L.S.P.-2413-101

538331

Registry Division of Middlesex East (No. 33)
CERTIFY that this instrument is registered as of
10:10 P.M.
Registry Office
London,
Ontario.

FEB 16 1979 in the

Debra J. Summers
REGISTRAR.

BT

A by-law to designate the Flint Cottage
and the Springbank Shelter, located in
Springbank Park, of historic and
architectural value.

PASSED - February 5, 1979

City Clerk's Office
City Hall, London, Ontario

THE CITY OF LONDON, ONTARIO, CANADA

W.S. ROSS, B.A., City Clerk

P.C. McNORGAN, A.M.C.T., Deputy City Clerk



300 Dufferin Avenue
P.O. Box 5035
London, Ontario N6A 4L9
Telephone 679-4530

DEPARTMENT OF THE CITY CLERK

February 22, 1979

Our File: 35.2.1.79

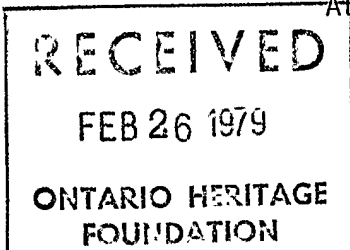
The Ontario Heritage Foundation
77 Greenville Street
Toronto, Ontario
M7A 2R9

Re: The Ontario Heritage Act, 1974
Designation of Flint Cottage and Shelter in Springbank Park

Please find enclosed a copy of By-Law No. L.S.P.-2413-101, being a by-law to designate the Flint Cottage and Shelter in Springbank Park, London of historic and architectural value, pursuant to Section 14(a) of The Ontario Heritage Act, 1974.

for Diana Burge
Deputy City Clerk and Director of
Property and Assessments
/db
Encl (1)

c.c. Public Utilities Commission, 11th Floor, City Hall
Attention: Mr. A. L. Furanna, General Manager



By-law No. L.S.P.- 2413-161

A by-law to designate the Flint Cottage and the Springbank Shelter, located in Springbank Park, of historic and architectural value.

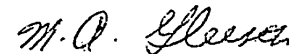
WHEREAS pursuant to The Ontario Heritage Act, 1974, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;


AND WHEREAS notice of intention to so designate the property known as the Flint Cottage and the Springbank Shelter, located in Springbank Park having been duly published and served, no notice of objection was received to such designation;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the City of London as follows:

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as the Flint Cottage and the Springbank Shelter, for the reasons set out in Schedule "B" hereto.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under Part IV of The Ontario Heritage Act, 1974.
4. This by-law comes into force on the day on which it is passed.

PASSED in open Council this fifth day of February, A.D., 1979.


M. A. Gleeson
Mayor


W. S. Ross
City Clerk

First reading - February 5, 1979
Second reading - February 5, 1979
Third reading - February 5, 1979

SCHEDULE "A"
to By-law No.-

All those portions of Lot 43, Concession B, formally in the Township of Westminster, now in the City of London, in the County of Middlesex, in the Province of Ontario and described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 9 degrees, 51 minutes 40 seconds west of the easterly limit of the said Lot 43.

Portion A

Commencing at a point in the said Lot 43 distant 11.96 feet measured north 22 degrees 08 minutes, 53 seconds east from a point in the northerly limit of Commissioners Road distant 134.58 feet measured north 66 degrees 47 minutes 10 seconds west from the easterly limit of the said Lot 43.

Thence north 22 degrees 08 minutes 53 seconds east 70.80 feet.

Thence north 67 degrees, 51 minutes 07 seconds west 50.10 feet.

Thence south 22 degrees 08 minutes 53 seconds west 70.80 feet.

Thence south 67 degrees 51 minutes 07 seconds east 50.10 feet more or less to the point of commencement.

Portion B

Commencing at a point in the said Lot 43 which may be located by beginning at the intersection of the northerly limit of Commissioners Road with the easterly limit of the said Lot 43, thence north 66 degrees 47 minutes 10 seconds west along the said northerly limit 316.94 feet to an angle therein, thence north 66 degrees 45 minutes 30 seconds west continuing along the said northerly limit 164.49 feet, thence north 6 degrees 44 minutes 18 seconds east 92.38 feet to the point of commencement.

Thence north 6 degrees 44 minutes 18 seconds east 40.40 feet.

Thence north 83 degrees 15 minutes 42 seconds west 61.30 feet.

Thence south 6 degrees 44 minutes 18 seconds west 40.40 feet.

Thence south 83 degrees 15 minutes 42 seconds east 61.30 feet more or less to the point of commencement.

SCHEDULE "B"

to By-law No.-

REASONS:

Architectural Reasons:

Built of cobblestone with stone dressing the 1837 Cottage has undergone some alteration and extension in the "Rustic Manner".

The structure should be carefully analysed and made the subject of simple restoration.

The restored structure could continue to fulfill a utilitarian role within the Park system.

The second Flint Cottage is also built of cobblestone but with cut stone dressings and its appearance denotes a considerable increase in prosperity over the original cottage to the west.

The second Flint Cottage should also be carefully analysed and consideration given to restoring it to its appearance in 1857.

The two cottages are set in a roughly triangular area between the Park Drive and Commissioner Road West and this would form a splendid setting for the restored buildings.

The third Flint Building at 1098 Commissioners Road West while not being designated is sufficiently interesting to warrant the preparation of photographs and line drawings.

Historical Reasons:

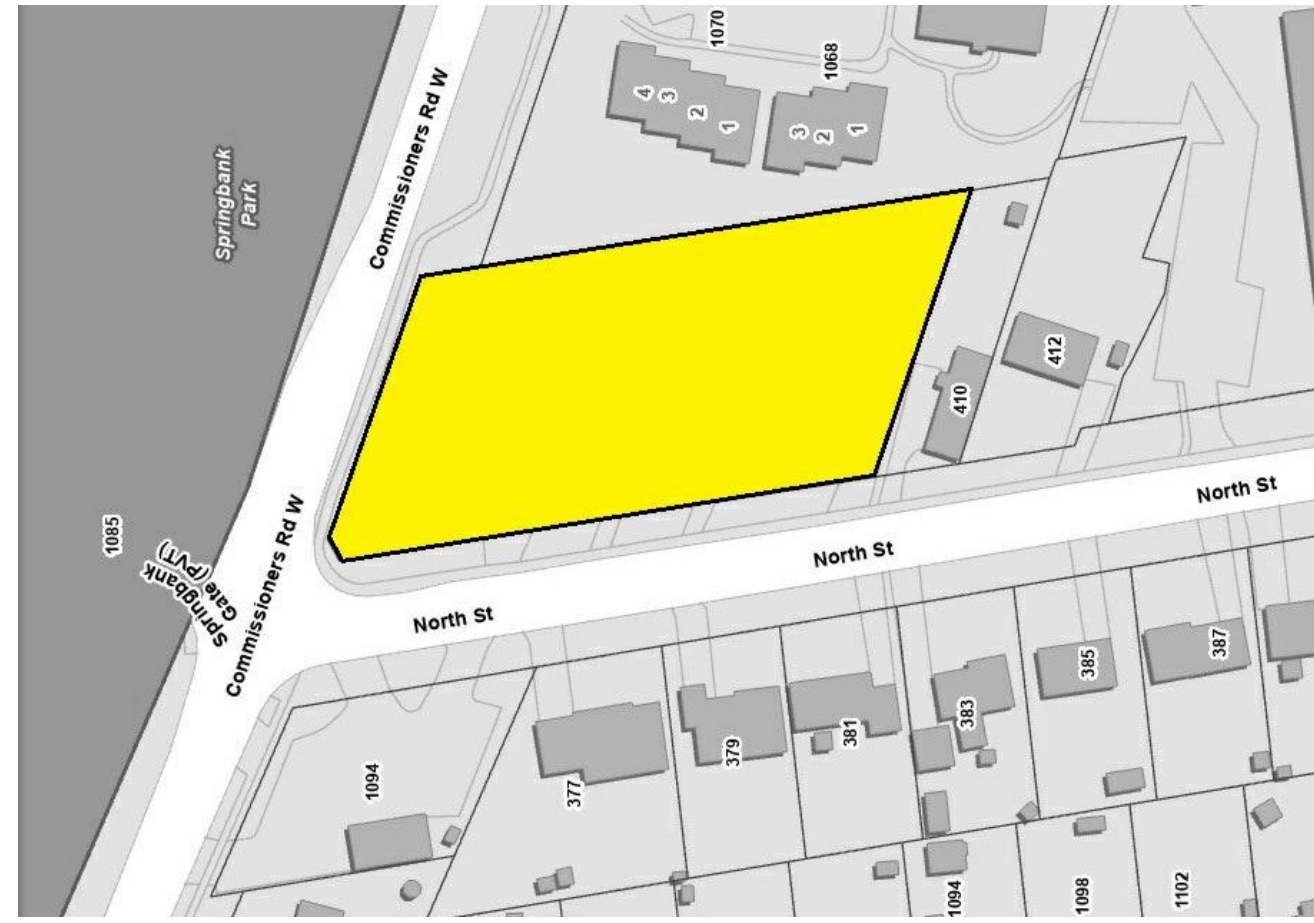
The westernmost of the two Springbank Cottages was erected in 1837 by Robert Flint, an immigrant from the British Isles. The cottage remained in the possession of the Flint family until the London Board of Water Commissioners (the forerunner of the Public Utilities Commission) purchased the property in 1891. For a time the cottage served as a stop and shelter for the Springbank line of the London Street Railway. More recently, the building has been used as a store-house by the Public Utilities Commission.

The second Springbank Cottage or "Flint Cottage", meanwhile, was built just to the east of the original home by Robert Flint and his son Pirney at the time of the latter's marriage in 1857. This structure was included with the property that was purchased by the City in 1891. Flint Cottage continued to be used as a residence until 1973. Since that time it has been used as a craft shop by the London Garden Club.

Both cottages are rare local examples of the use of cobblestone for construction purposes and, together with the large, brick, late-Victorian home at 1098 Commissioners Road (believed to have been built by Pirney Flint), they are a fine record of the work and fortunes of an important pioneer family of the Byron area.

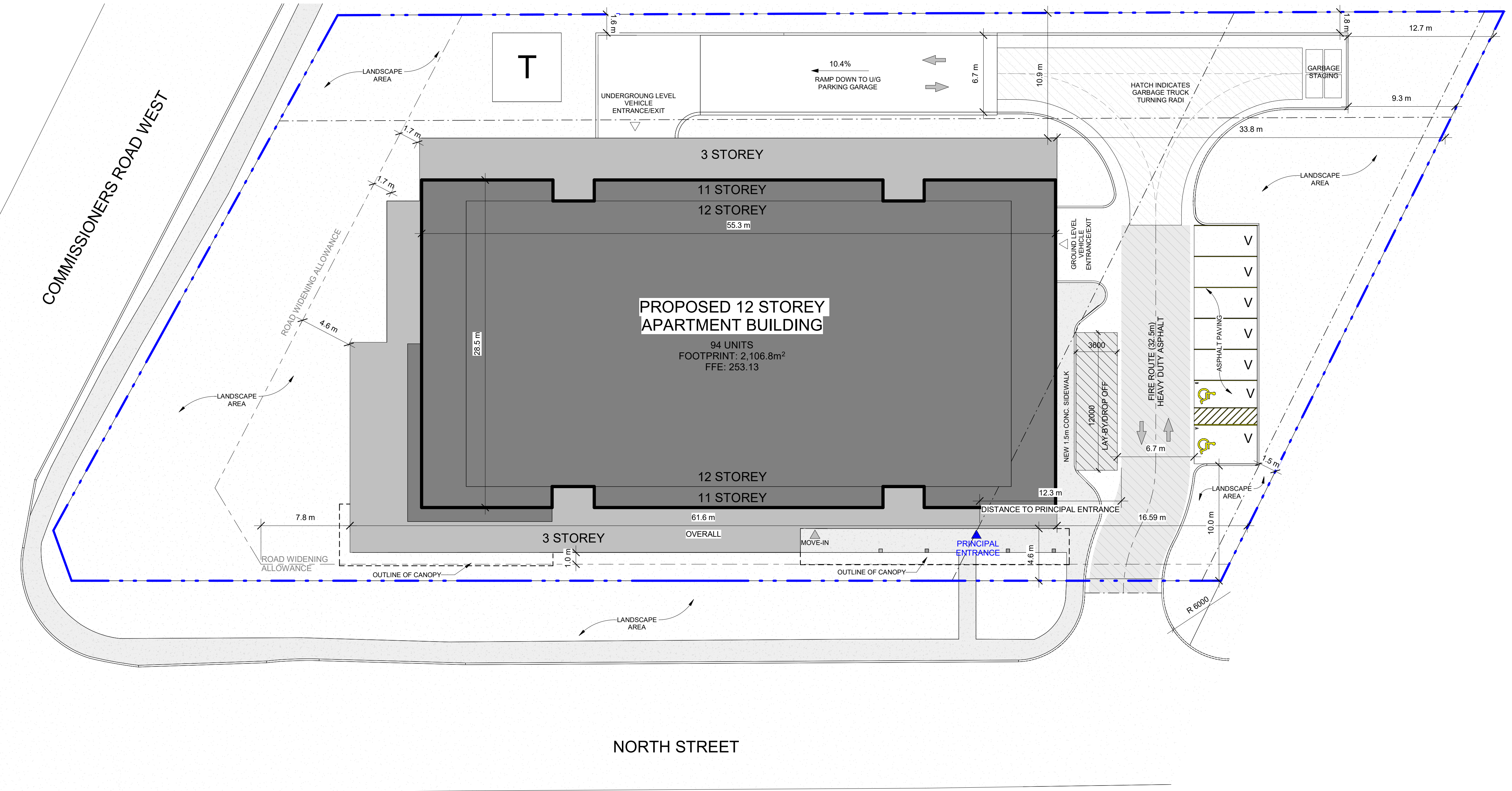
B

Appendix B: Site Plan



KEY MAP
N.T.S.

SITE STATISTICS		
CITY OF LONDON EXISTING ZONE: RESIDENTIAL (R1-9) PROPOSED ZONE: RESIDENTIAL (R9-7)		
ZONING PROVISIONS	REQUIRED	PROVIDED
PROPOSED USE	APARTMENT BUILDING & SPECIAL POPULATIONS ACCOMMODATIONS	APARTMENT BUILDING
LOT AREA	1000m ²	<ul style="list-style-type: none"> 5,078.2m² (PRE-ROAD WIDENING) + 0.5% 4,359.5m² (POST-ROAD WIDENING) + 0.43%
LOT FRONTAGE (MIN.)	30.0m	54.02m (POST-ROAD WIDENING) • COMMISSIONERS ROAD
LOT DEPTH (MIN.)	N/A	89.35m (POST-ROAD WIDENING)
LOT COVERAGE (MAX.)	30%	• 41.5% [2,106.8m ²] (PRE-ROAD WIDENING)
LANDSCAPE OPEN SPACE (MIN.)	30%	39.4% [2,002.3m ²] (PRE-ROAD WIDENING) • LANDSCAPE AREA: 1,761.8m ² • SIDEWALK: 240.5m ²
BUILDING HEIGHT (MAX.)	TO BE IDENTIFIED ON ZONE MAP	43.0 m (AVG. GRADE)
LOT DENSITY • RATERATE	115	188.0 uph
YARD ENCROACHMENTS	MAX. PROJECTION INTO REQUIRED YARDS • CORNICE: 0.3m • BALCONIES: 1.5m, PROVIDED THE PROJECTION IS NO CLOSER THAN 3m TO THE LOT LINE	• CORNICE: 0.3m
BUILDING SETBACKS		
FRONT YARD (ARTERIAL)	8.0m + 4.0m = 12.0m • 8m PLUS 1m FOR EVERY 10m OF BUILDING HEIGHT ABOVE THE FIRST 3m • (43.0 - 3) / 10 = 4.0m	1.9m (COMMISSIONERS ROAD WEST)
REAR YARD	6.0m + 37.0m = 43.0m • 6m PLUS 1m FOR EVERY 1m OF BUILDING HEIGHT OVER 6m WHERE ZONE R9 ABUTS A R1 OR R2 ZONE • (43.0 - 6) = 37.0m	16.59m
EXTERIOR SIDE YARD (LOCAL ST.)	N/A	2.4m (NORTH ST.)
INTERIOR SIDE YARD	6.0m + 37.0m = 43.0m • 6m PLUS 1m FOR EVERY 1m OF BUILDING HEIGHT OVER 6m WHERE ZONE R9 ABUTS A R1 OR R2 ZONE • (43.0 - 6) = 37.0m	10.7m
PARKING SETBACKS	1.5m MIN. FROM ANY LOT LINE ABUTTING A R1 OR R2 ZONE.	• 1.5m ALONG REAR YARD • 1.5m ALONG INTERIOR SIDE YARD



SITE PLAN
1:200

LEVEL	FLOOR AREA
1st FLOOR	2105 m ²
2nd FLOOR	2143 m ²
3rd FLOOR	2143 m ²
4th FLOOR	1509 m ²
5th FLOOR	1509 m ²
6th FLOOR	1509 m ²
7th FLOOR	1509 m ²
8th FLOOR	1509 m ²
9th FLOOR	1509 m ²
10th FLOOR	1509 m ²
11th FLOOR	1509 m ²
12th FLOOR	1176 m ²
GROSS AREA	19639 m²



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8		16			
7		15			
6		14			
5		13			
4		12			
3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for

project:
1080 COMMISSIONERS RD
address: 1080 COMMISSIONERS ROAD WEST, LONDON, ON
sheet name:
SITE PLAN




project no.:
25-0125
sheet no.:
A-001

C

Appendix C: MHBC Maps



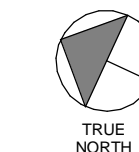
Figure - Distances to Adjacent Heritage Properties

-  Subject Lands
-  Distances
-  Proposed Building



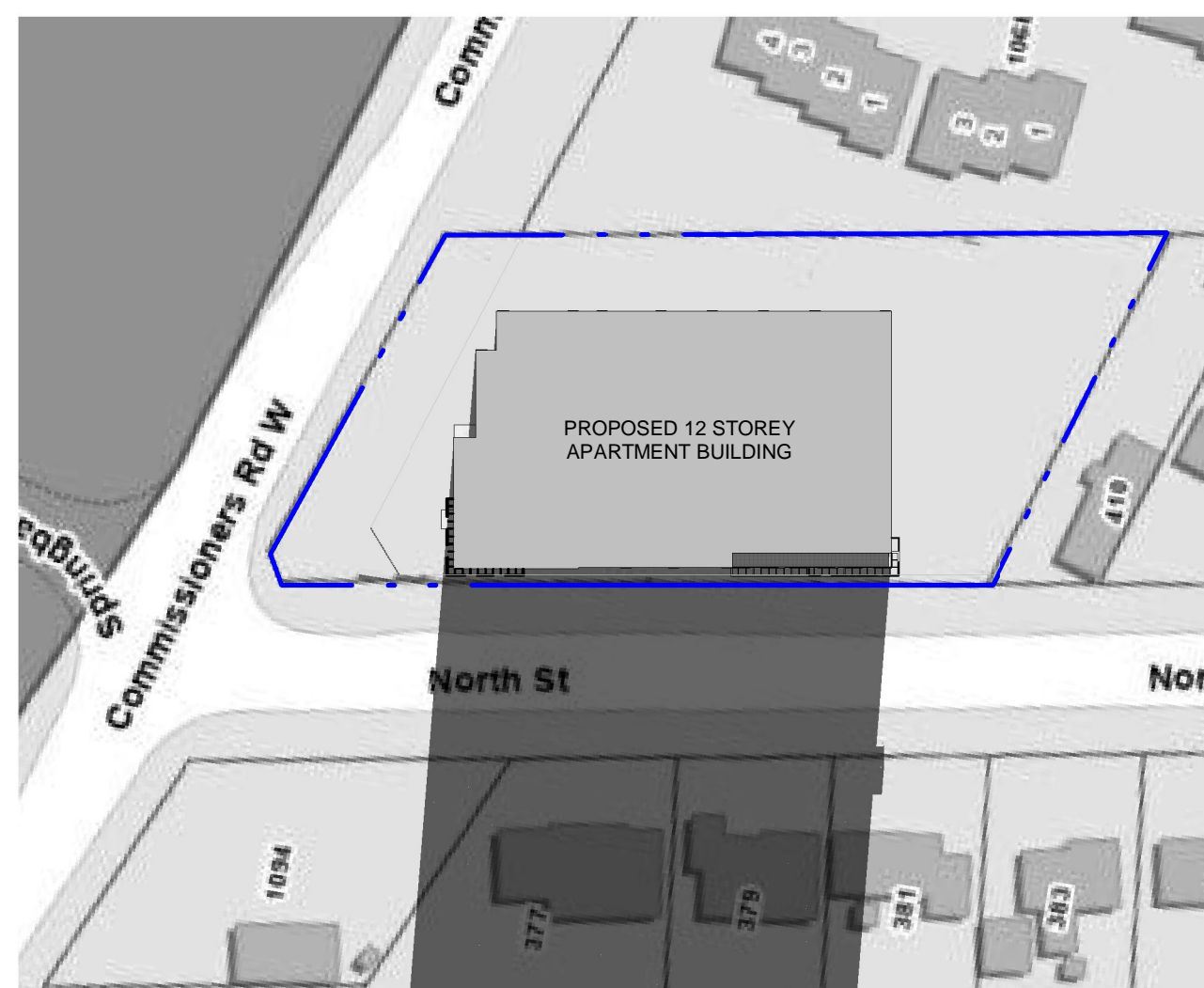
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Appendix D: Shadow Study

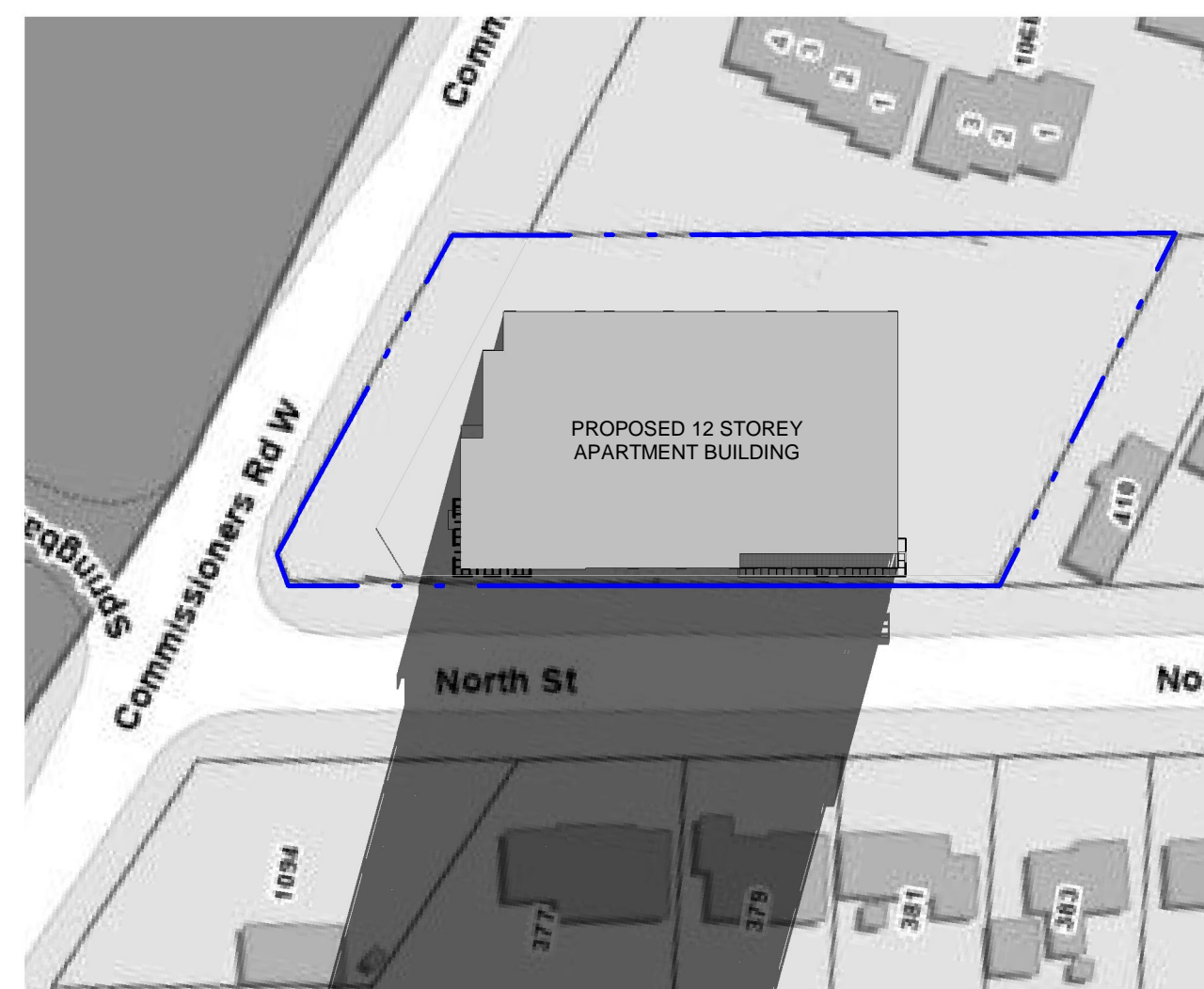


SPRING EQUINOX

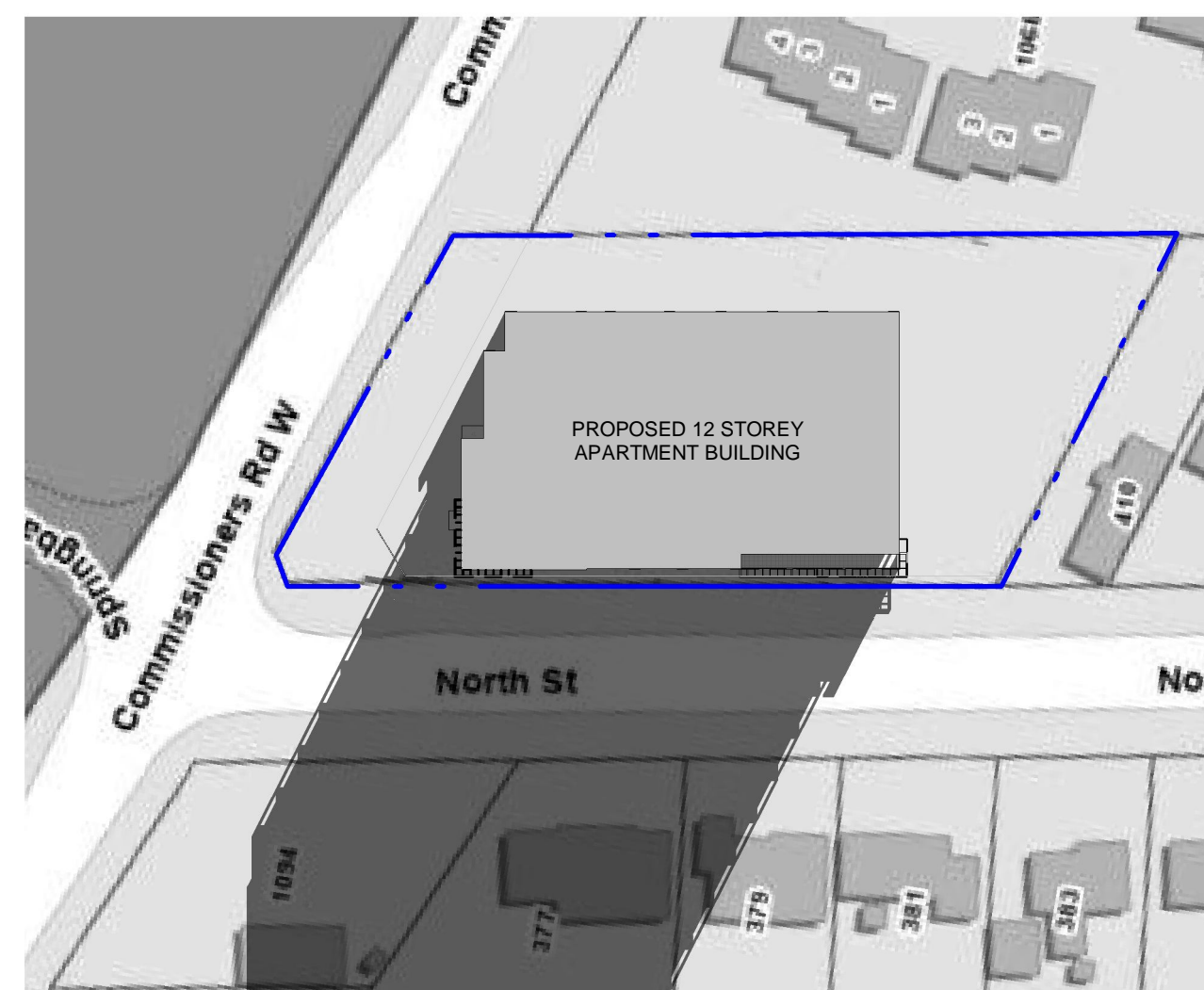
ON THE SPRING EQUINOX, THE SHADOW ANALYSIS WAS UNDERTAKEN AT ONE-HOUR INTERVALS FROM 8:00 A.M. TO 7:00 P.M. THE ANALYSIS ILLUSTRATES THAT, IN THE EARLY MORNING, THE PROPOSED BUILDING WILL CAST A SHADOW TOWARD THE WEST AND ONTO NORTH STREET. BY MID-DAY, THE SHADOW WILL MOVE TOWARD THE INTERSECTION OF NORTH STREET AND COMMISSIONERS STREET. BY THE AFTERNOON, THE BUILDING'S SHADOW WILL MOVE EASTWARD AND WILL ONLY BE CAST ON COMMISSIONERS STREET. BY THE EVENING, THE SHADOW WILL MOVE FURTHER EAST AND WILL BRIEFLY IMPACT NEIGHBOURING HOUSES ALONG THE EASTERN EDGE OF THE SITE.



1 March 21- 8am
1 : 1000



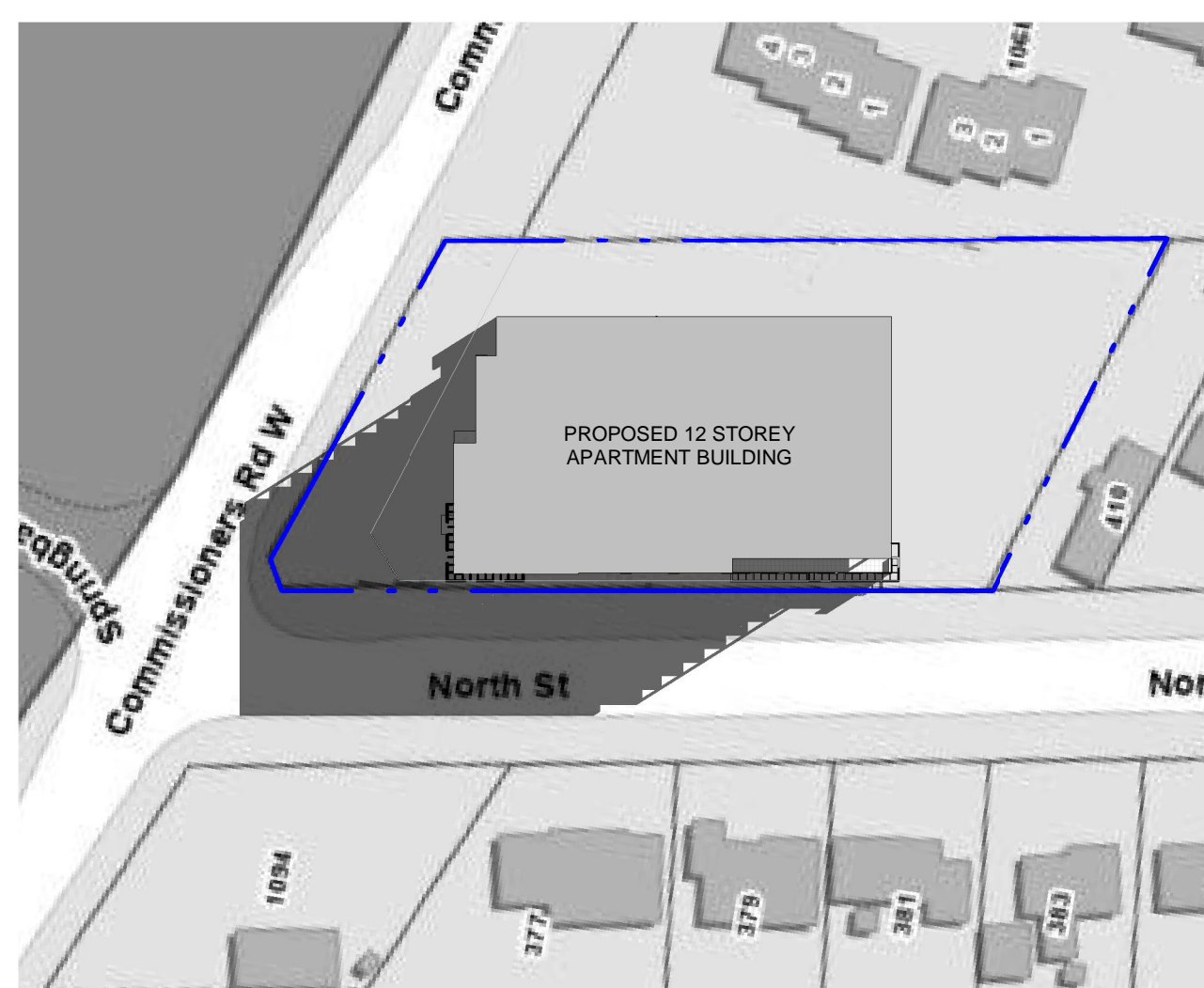
2 March 21- 9am
1 : 1000



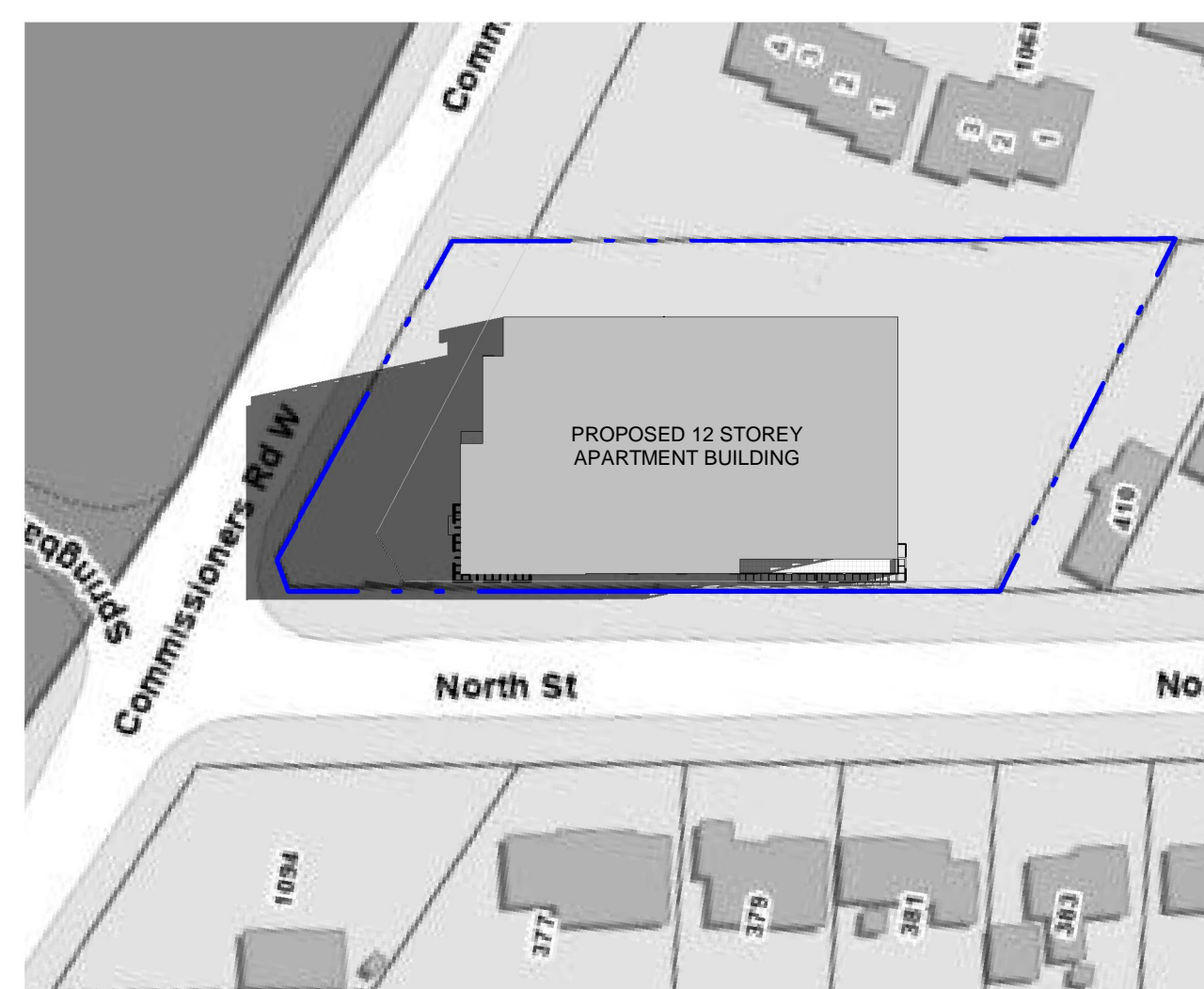
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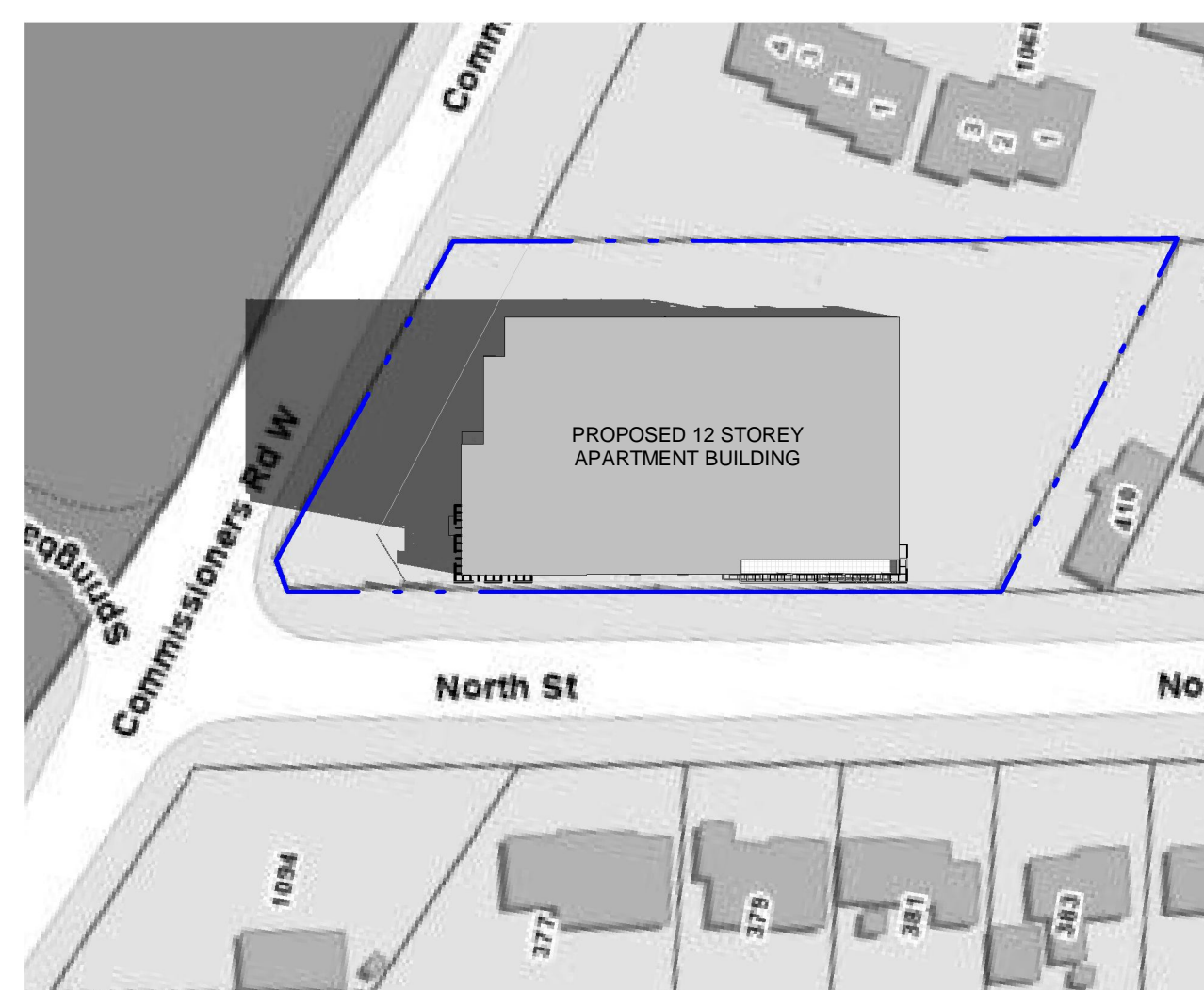
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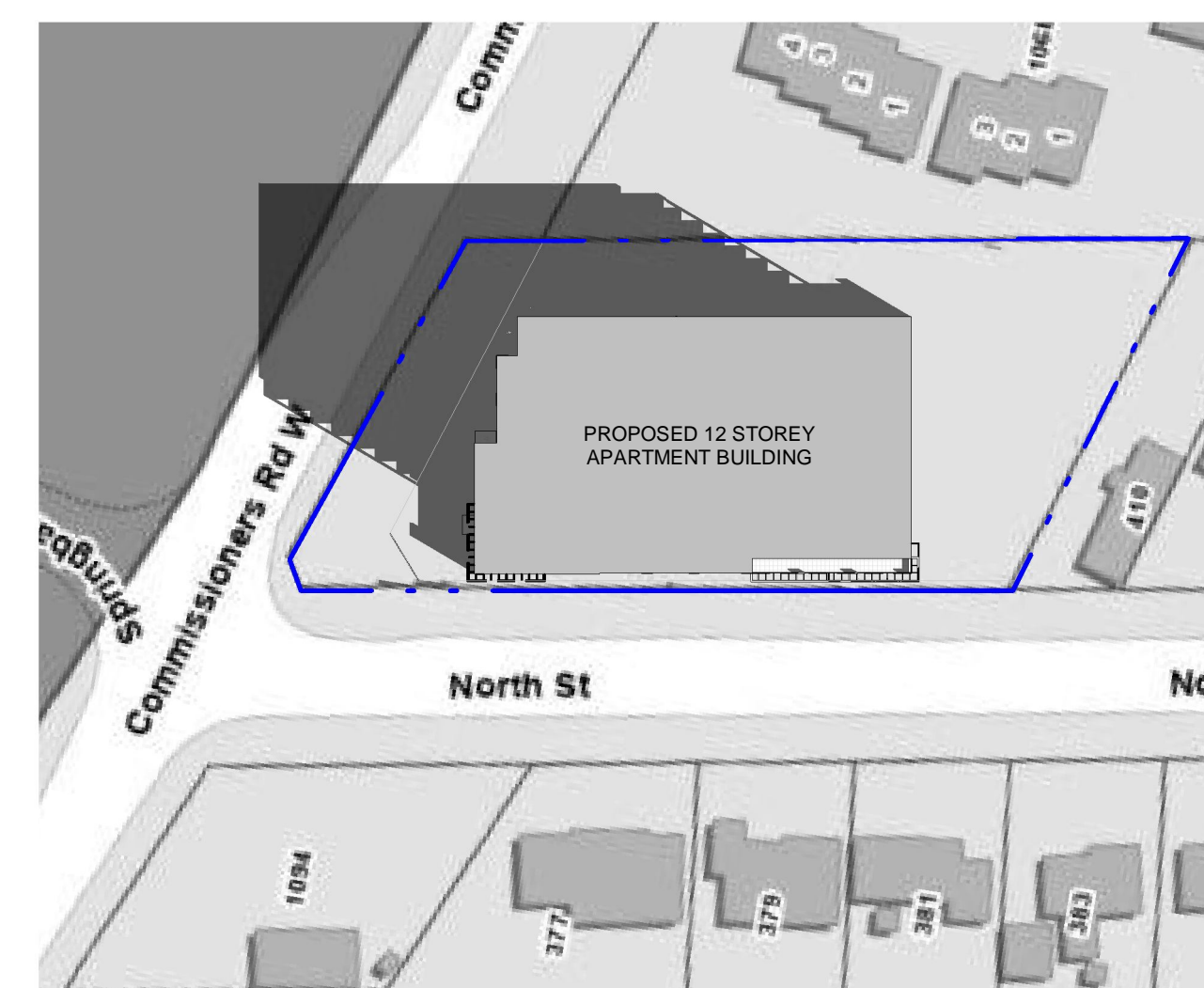
5 March 21- 12pm
1 : 1000



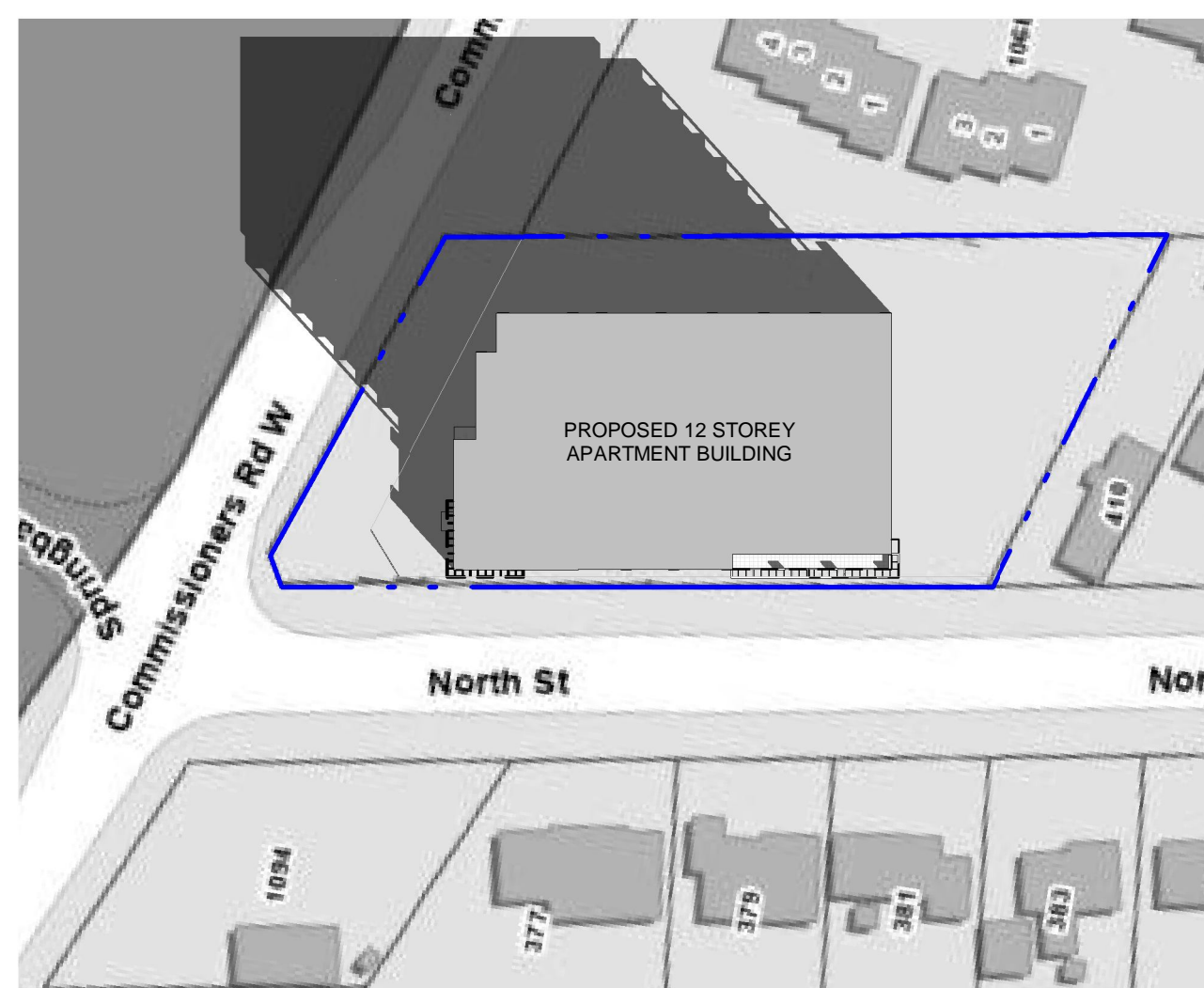
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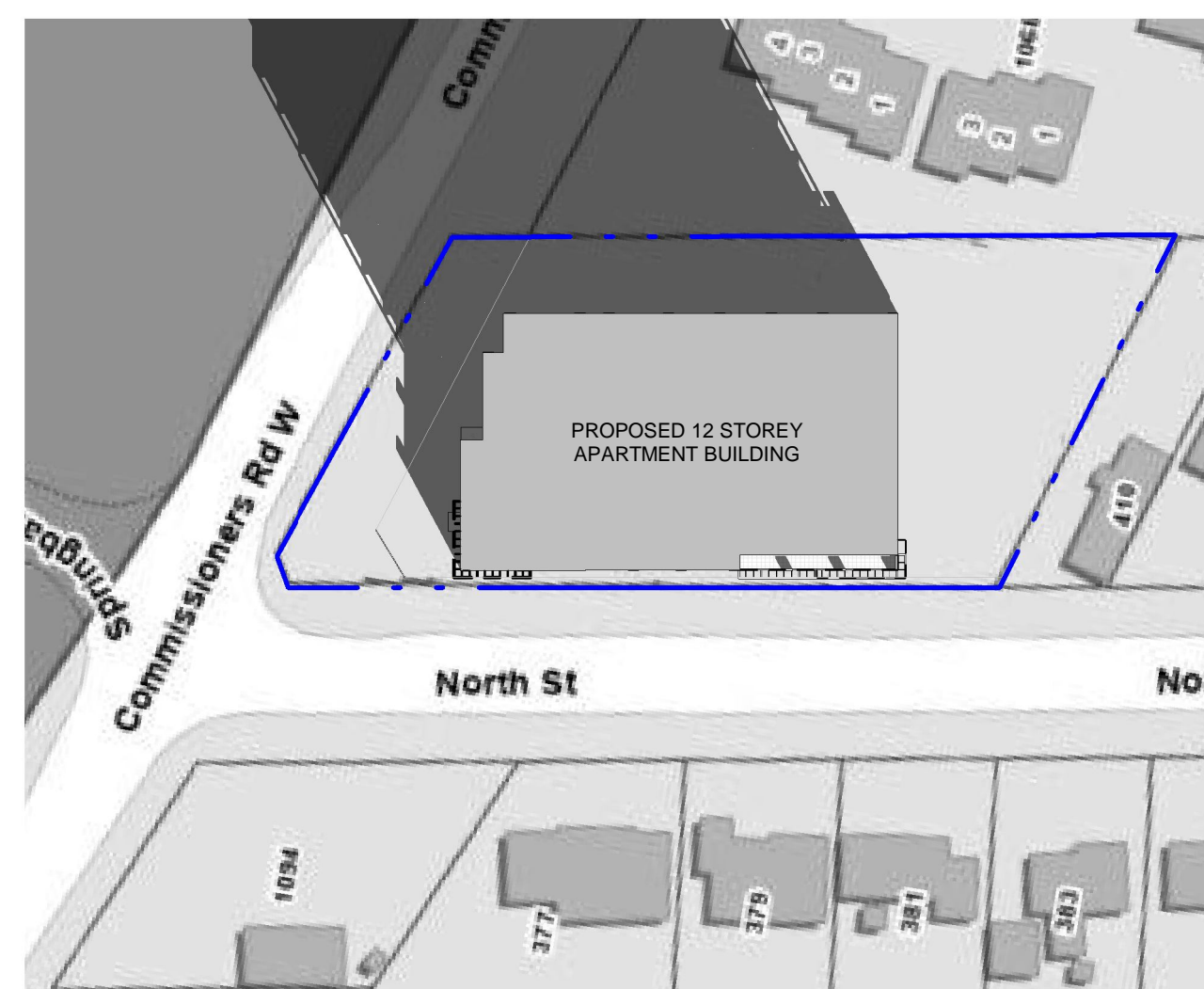
7 March 21- 2pm
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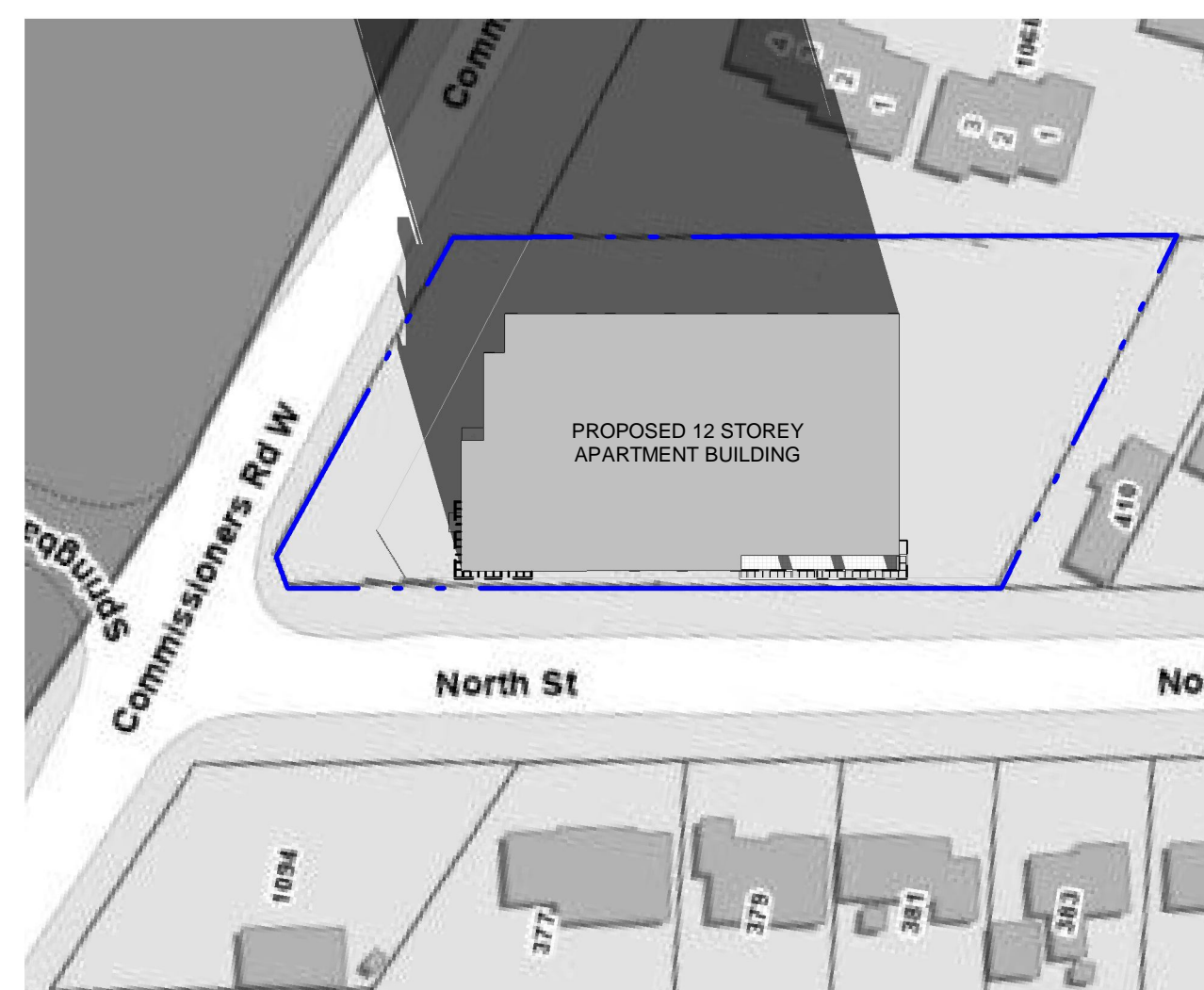
8 March 21- 3pm
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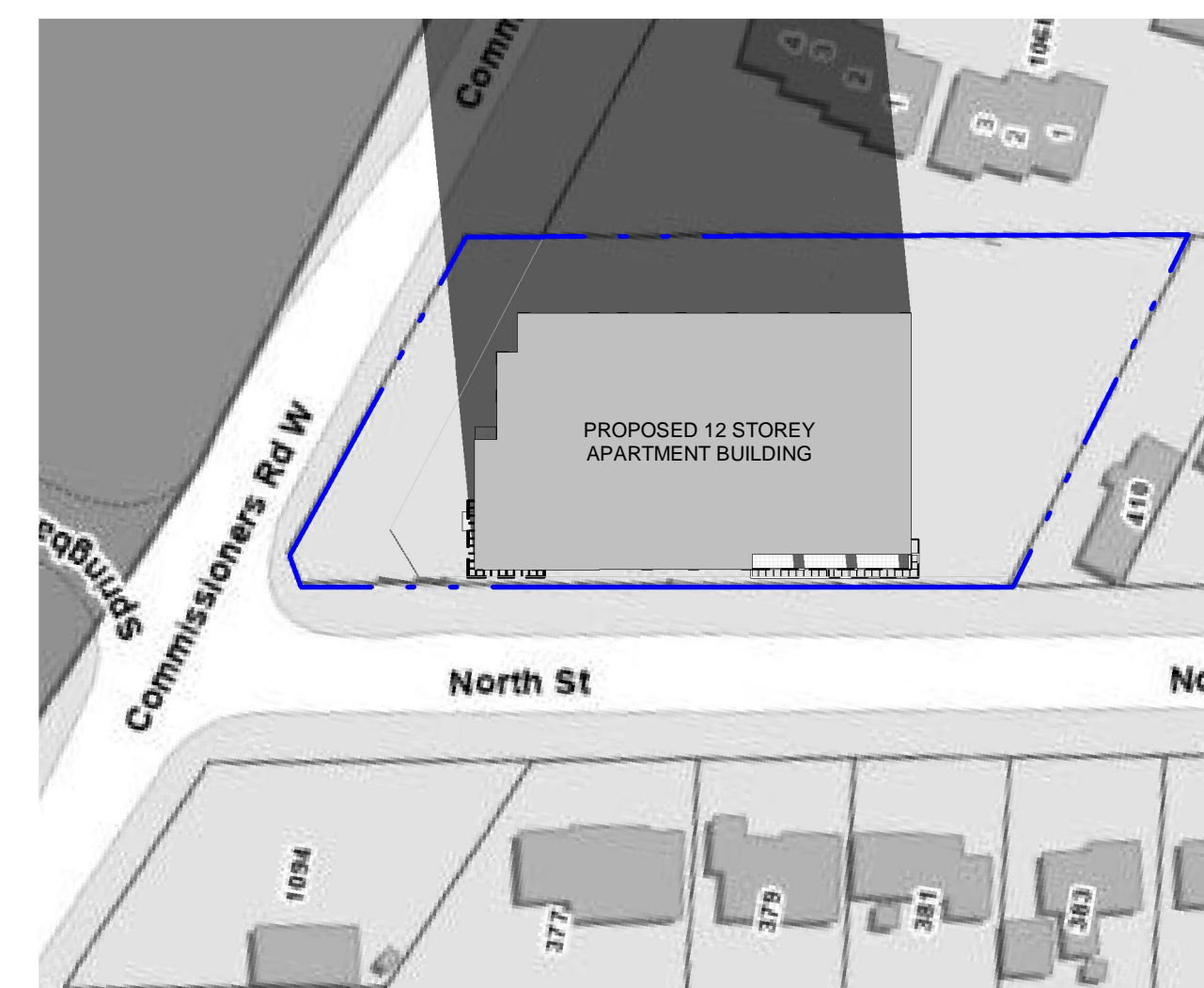
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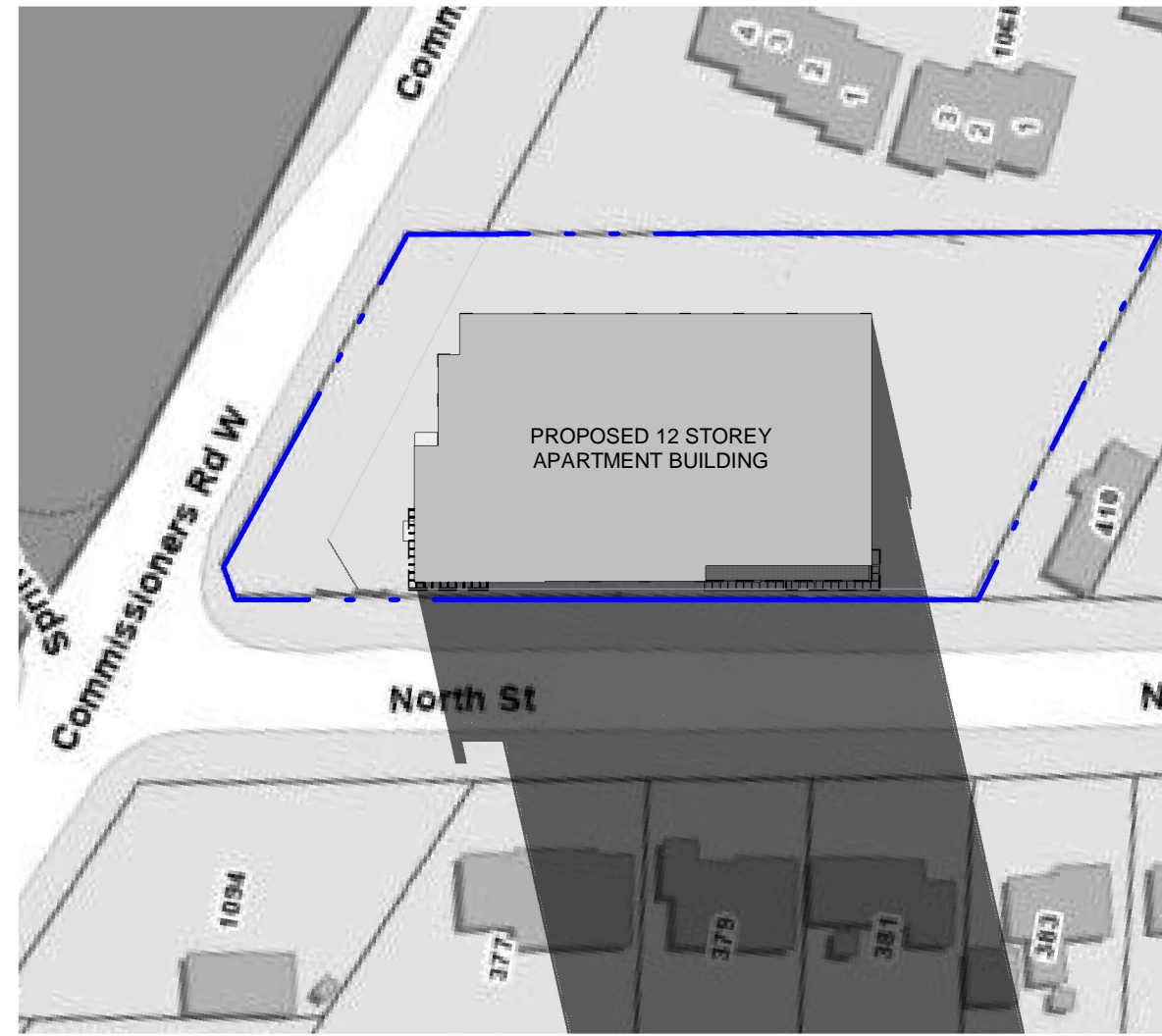


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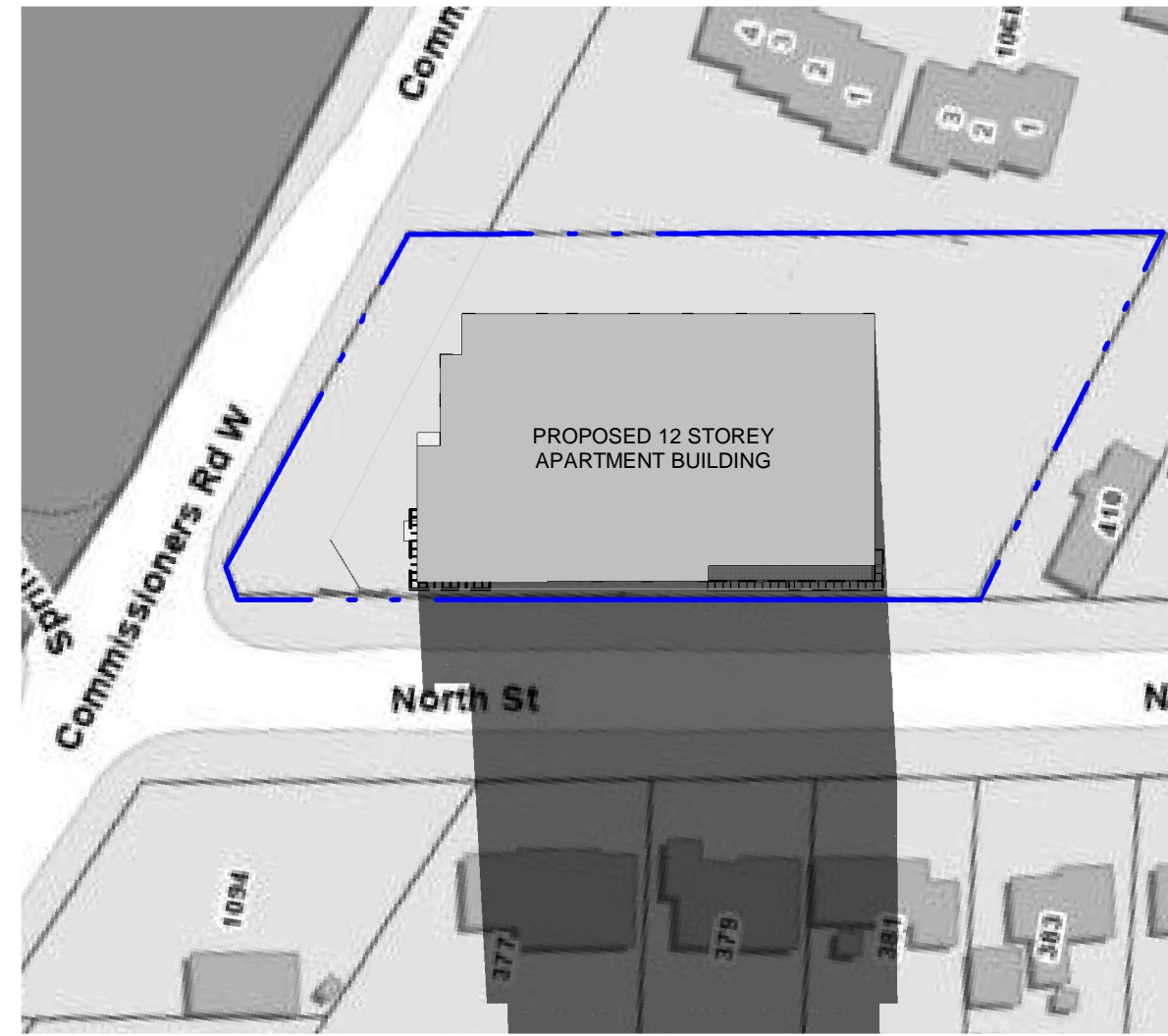


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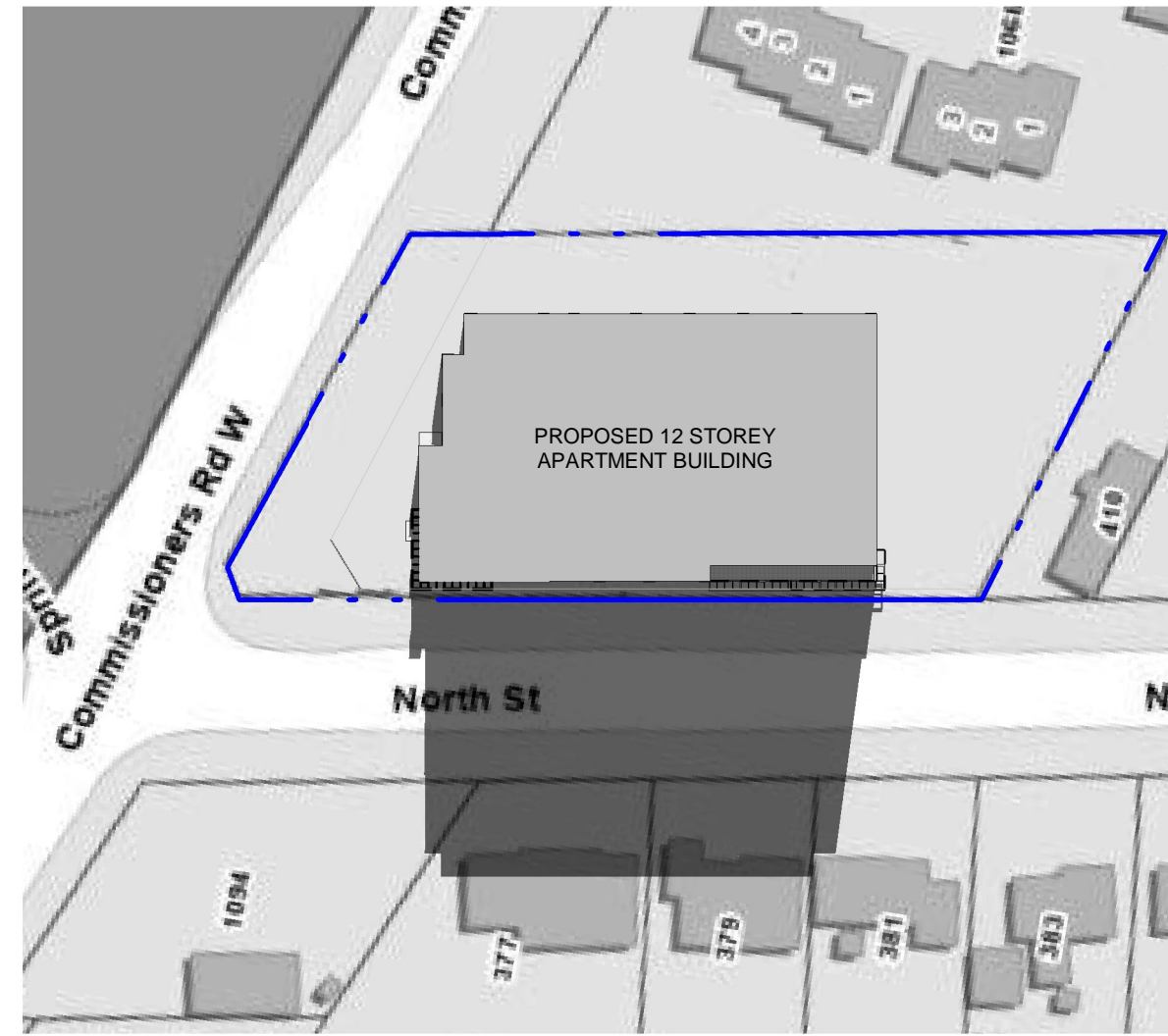
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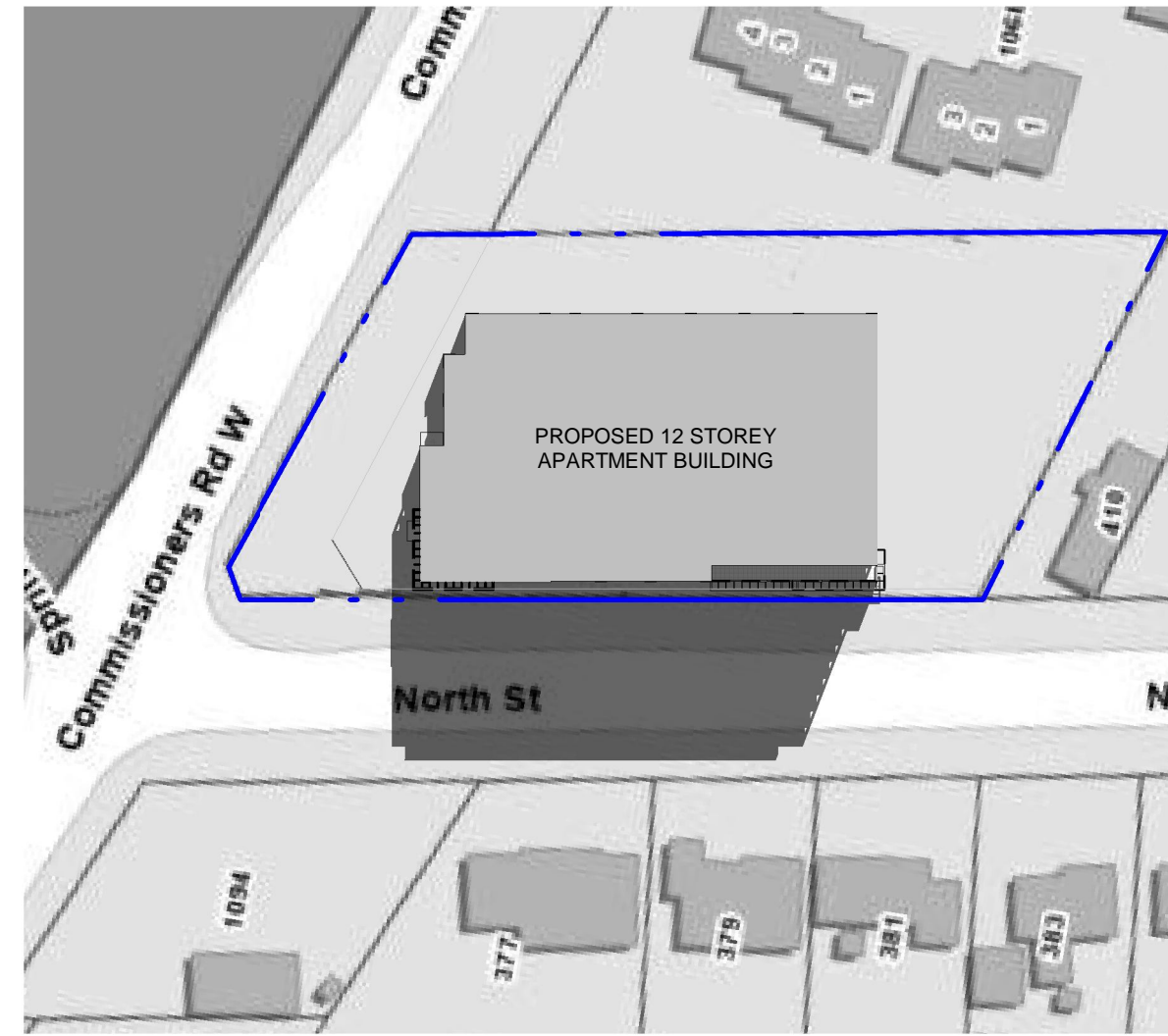
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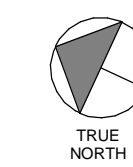
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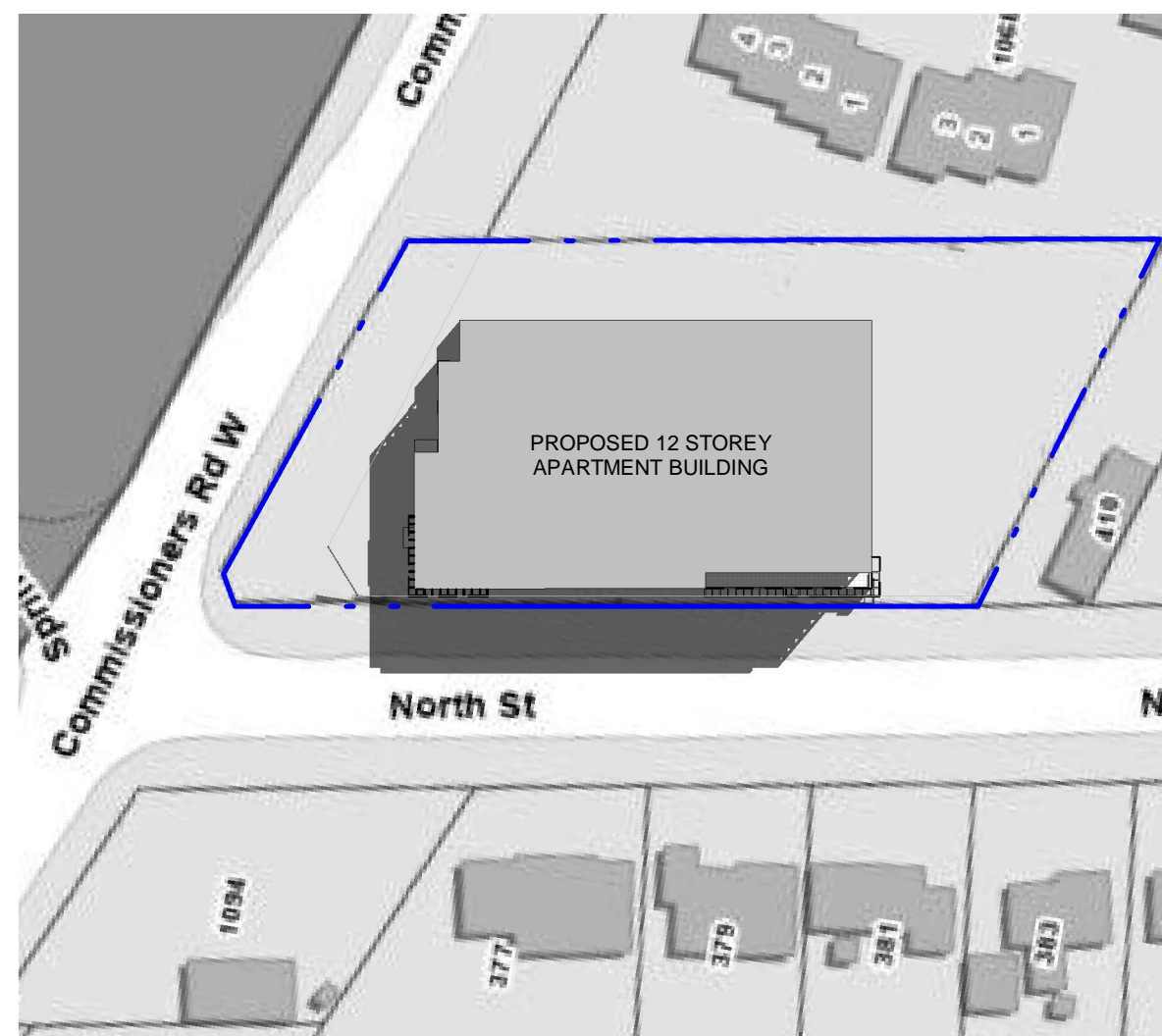


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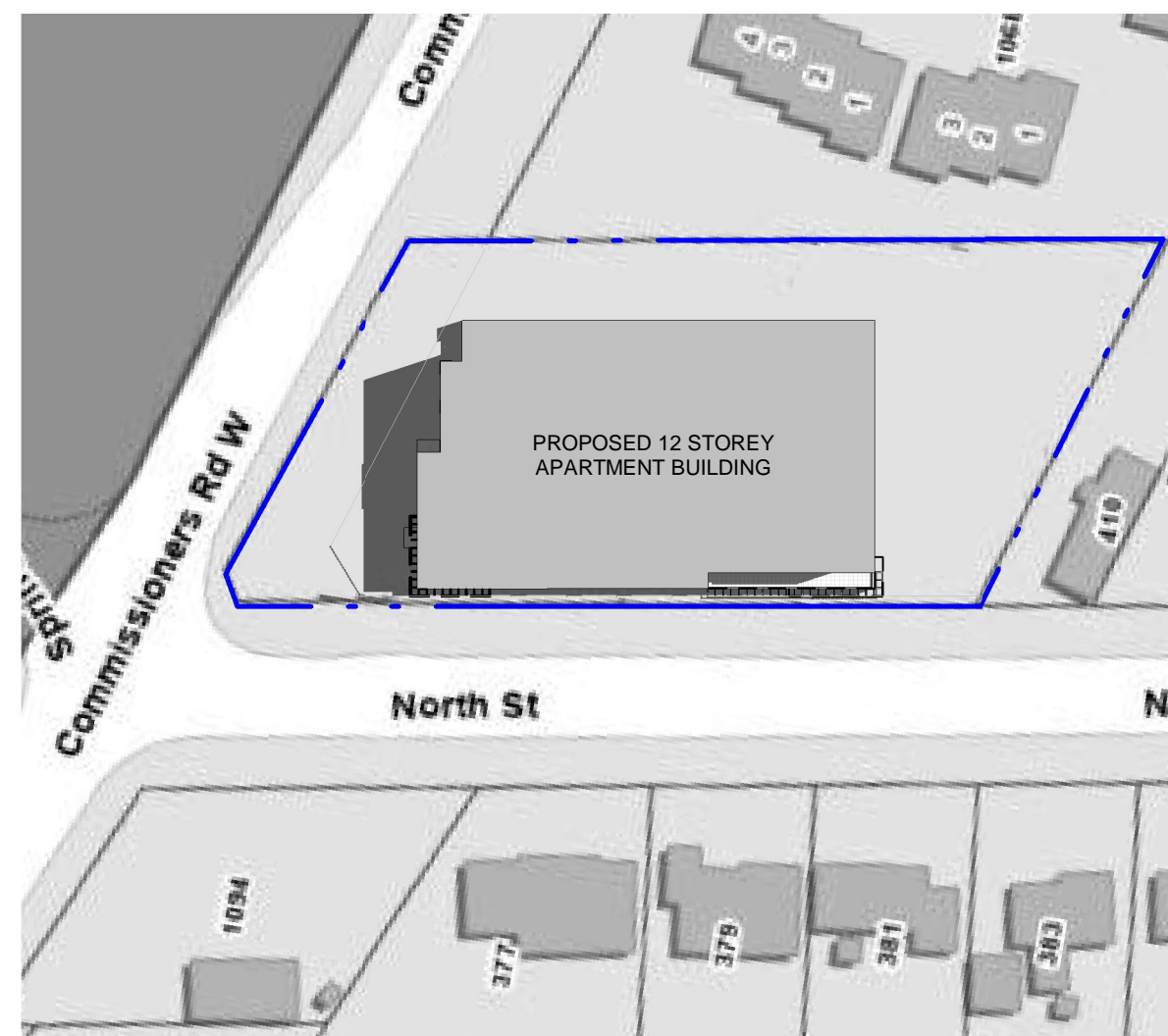


SUMMER SOLSTICE

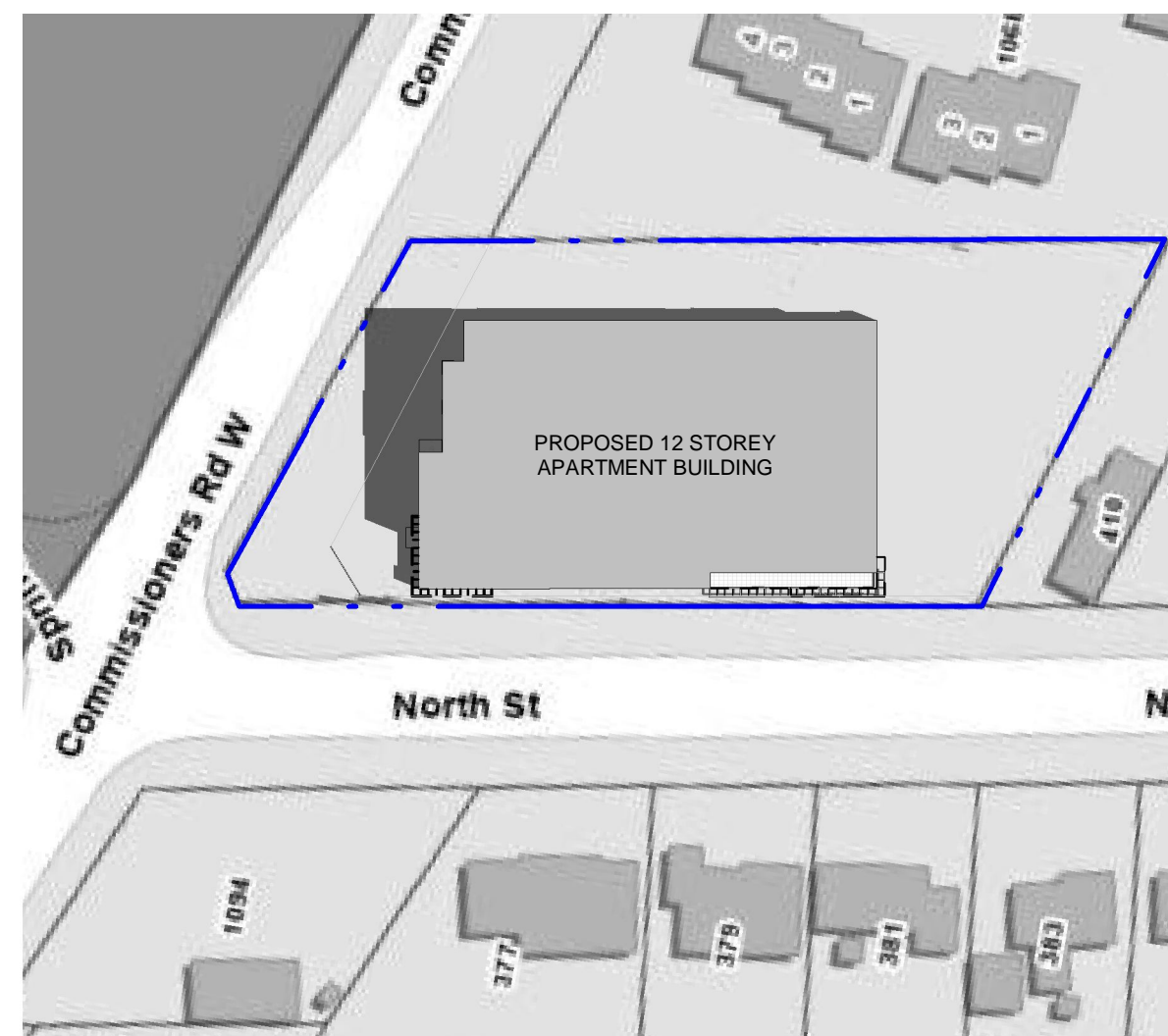
ON THE SUMMER SOLSTICE, THE SHADOW ANALYSIS WAS UNDERTAKEN AT ONE-HOUR INTERVALS FROM 8:00 A.M. TO 8:00 P.M. THE ANALYSIS ILLUSTRATES THAT, IN THE EARLY MORNING, THE PROPOSED BUILDING WILL CAST A SHADOW TOWARD THE SOUTHWEST-SOUTH AND OVER NORTH STREET. BY MID-DAY, THE SHADOW WILL MOVE TO THE NORTHWEST SIDE OF THE BUILDING, RESULTING IN MINIMAL IMPACT ON NORTH STREET AND REMAINING WITHIN THE PROPERTY. BY THE AFTERNOON, THE BUILDING'S SHADOW WILL MOVE EASTWARD AND STAY WITHIN THE PROPERTY. BY THE EVENING, THE SHADOW WILL MOVE TOWARD THE SOUTHEAST.



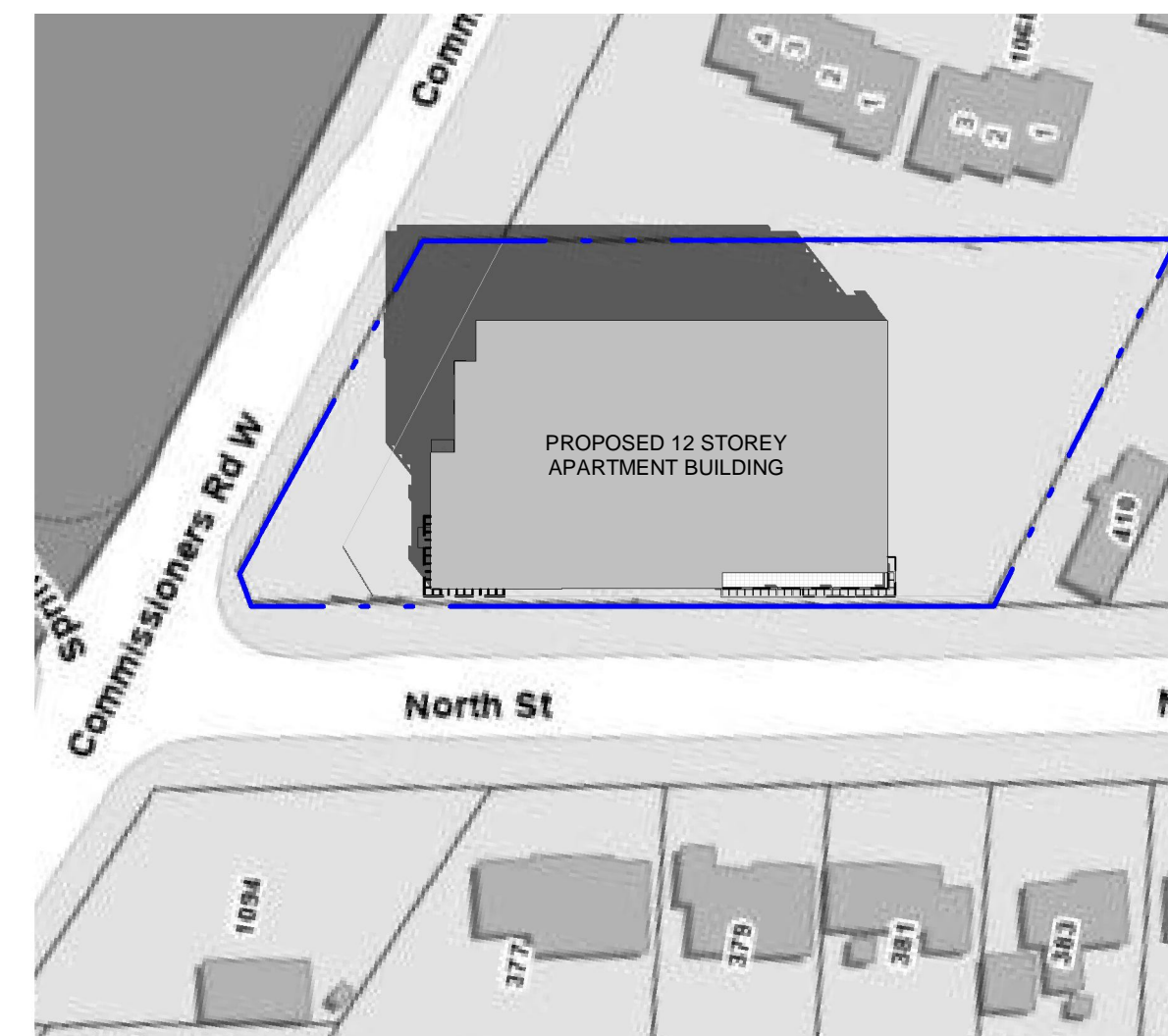
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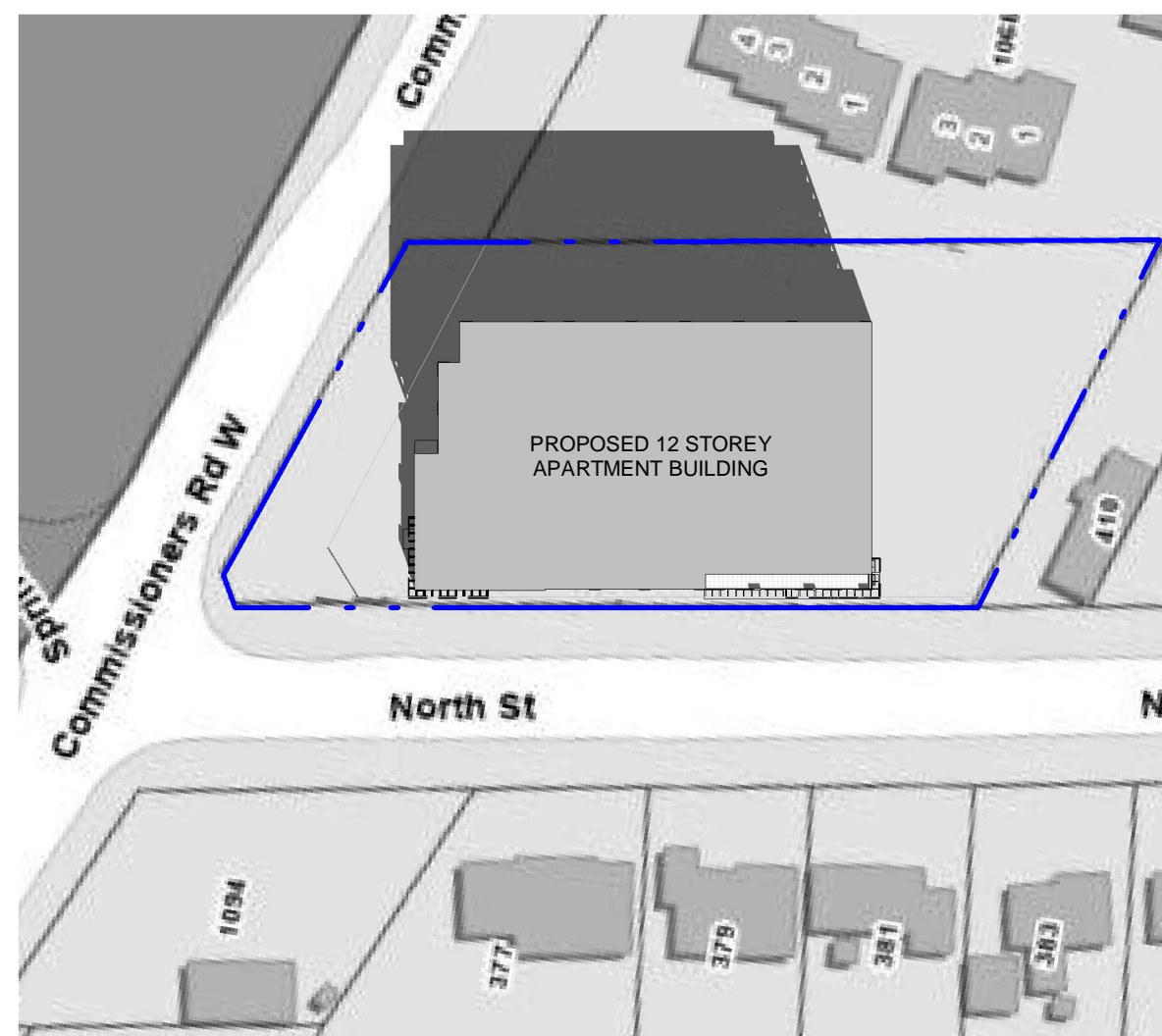
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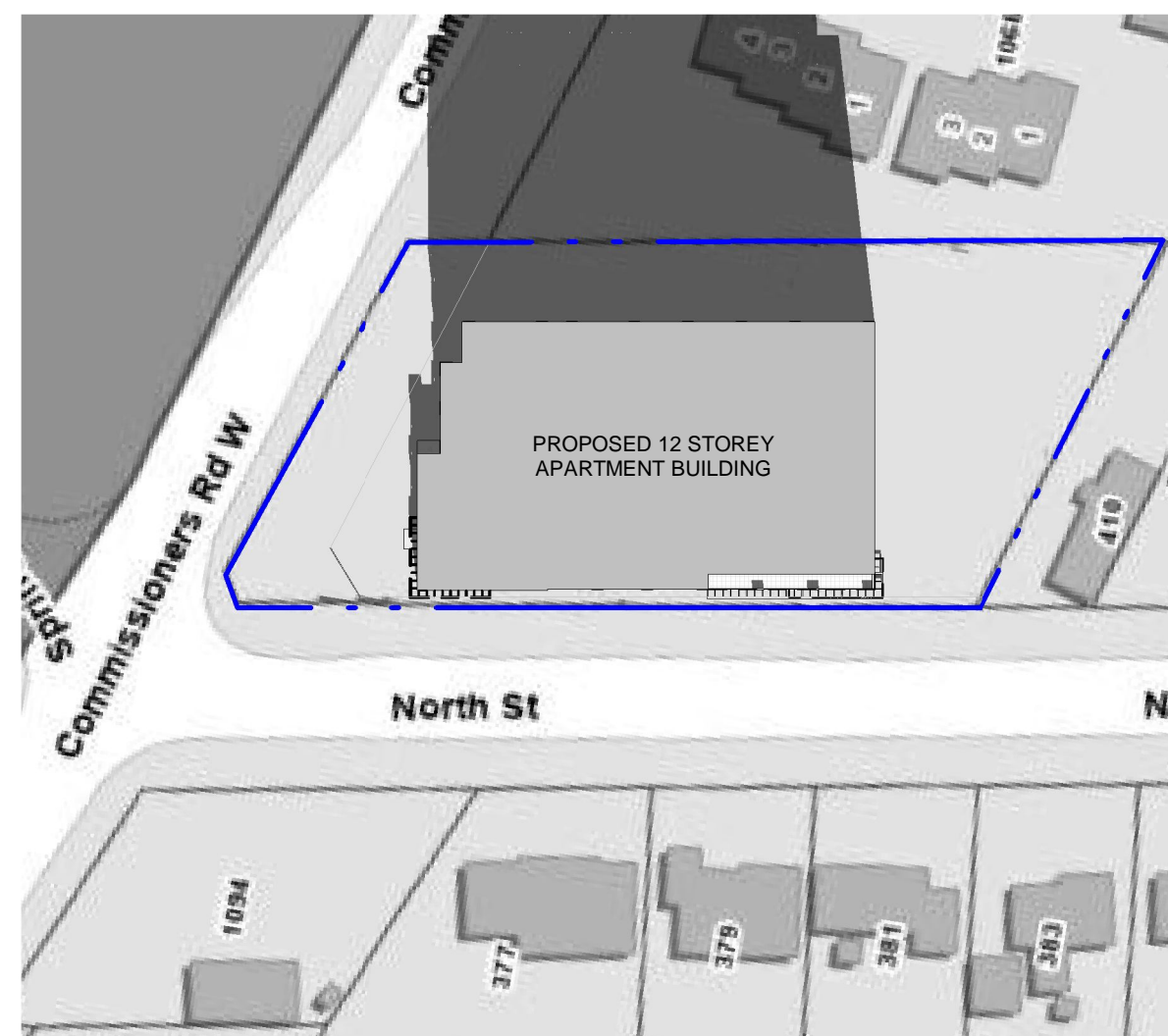
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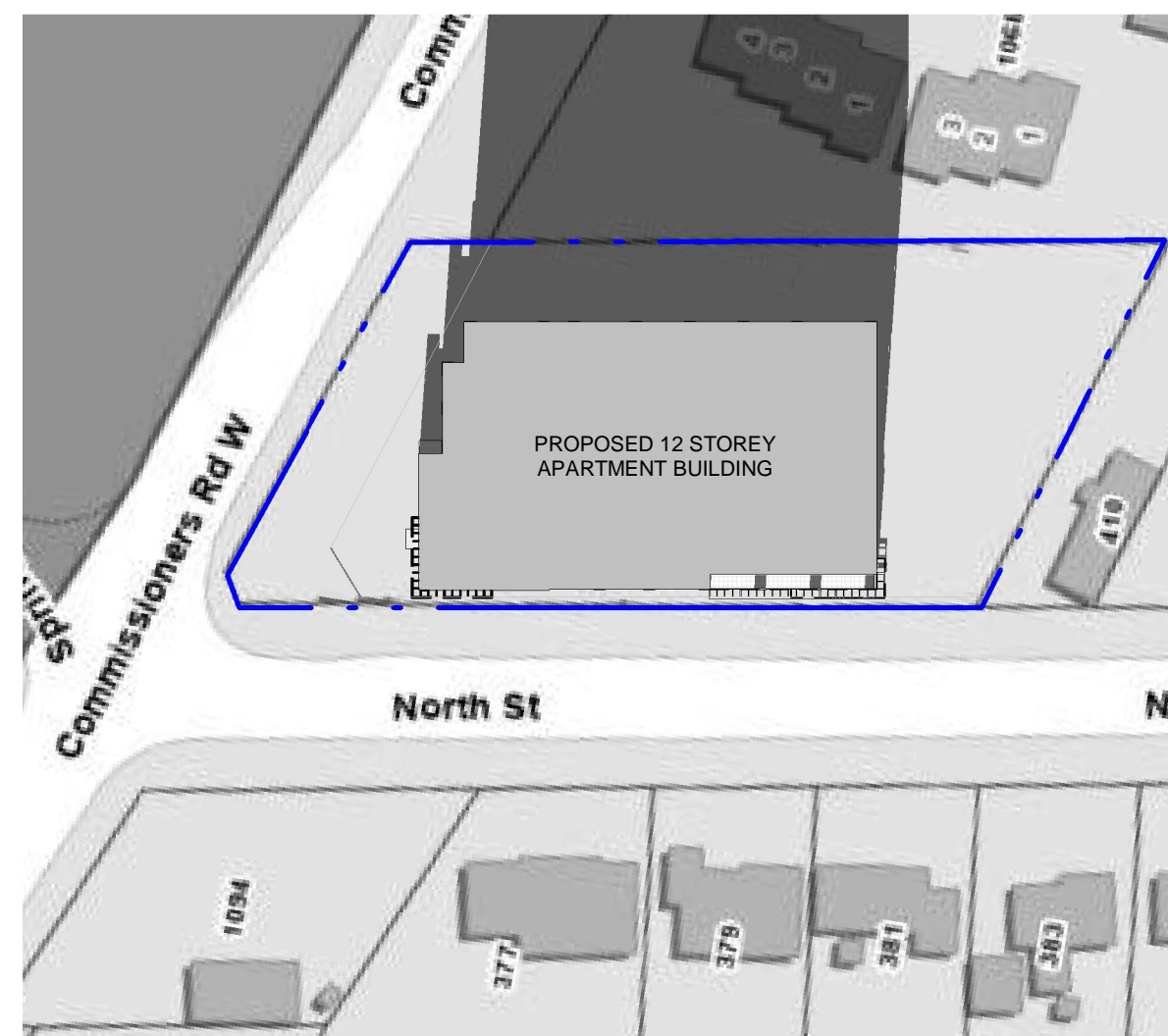
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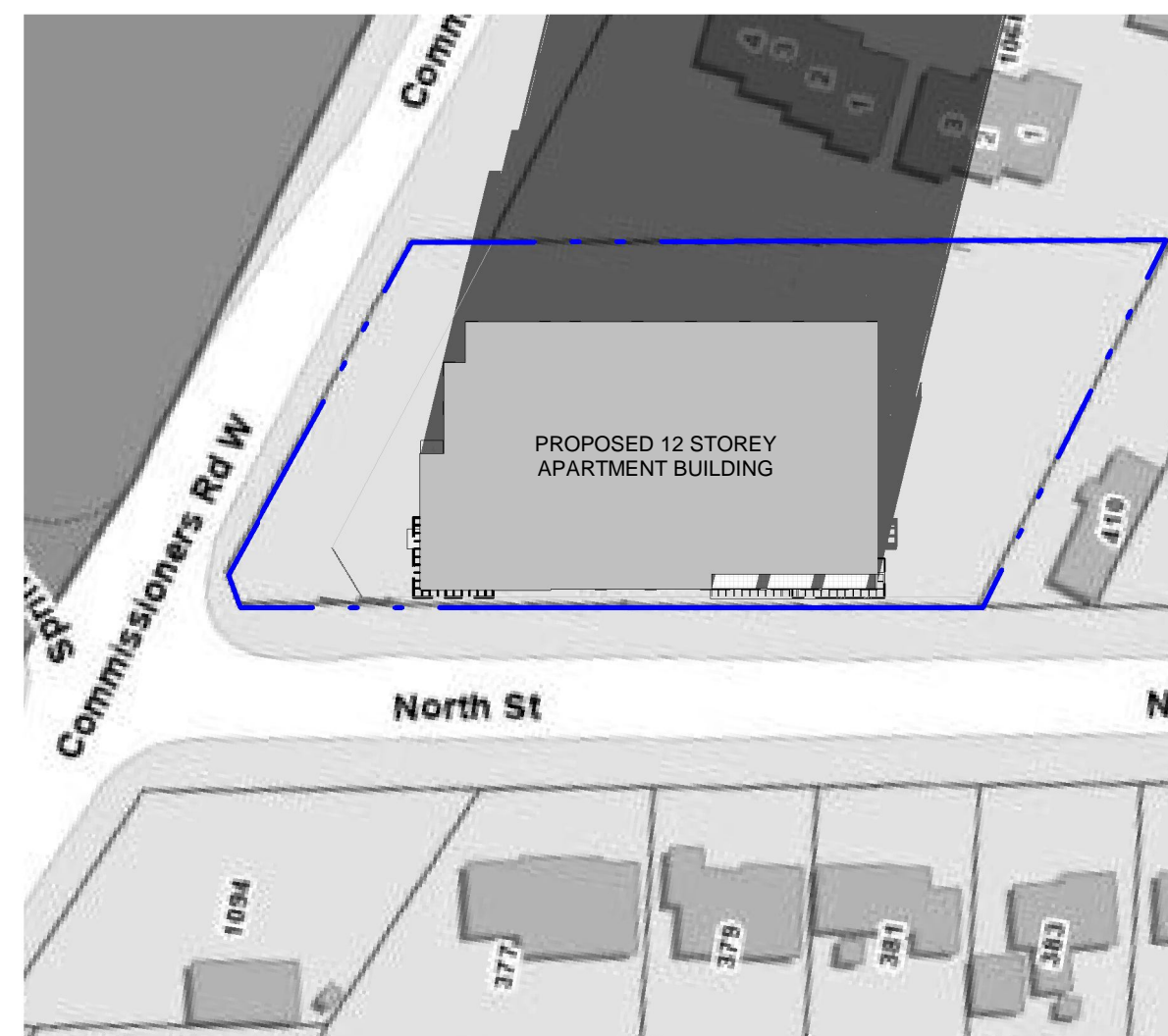
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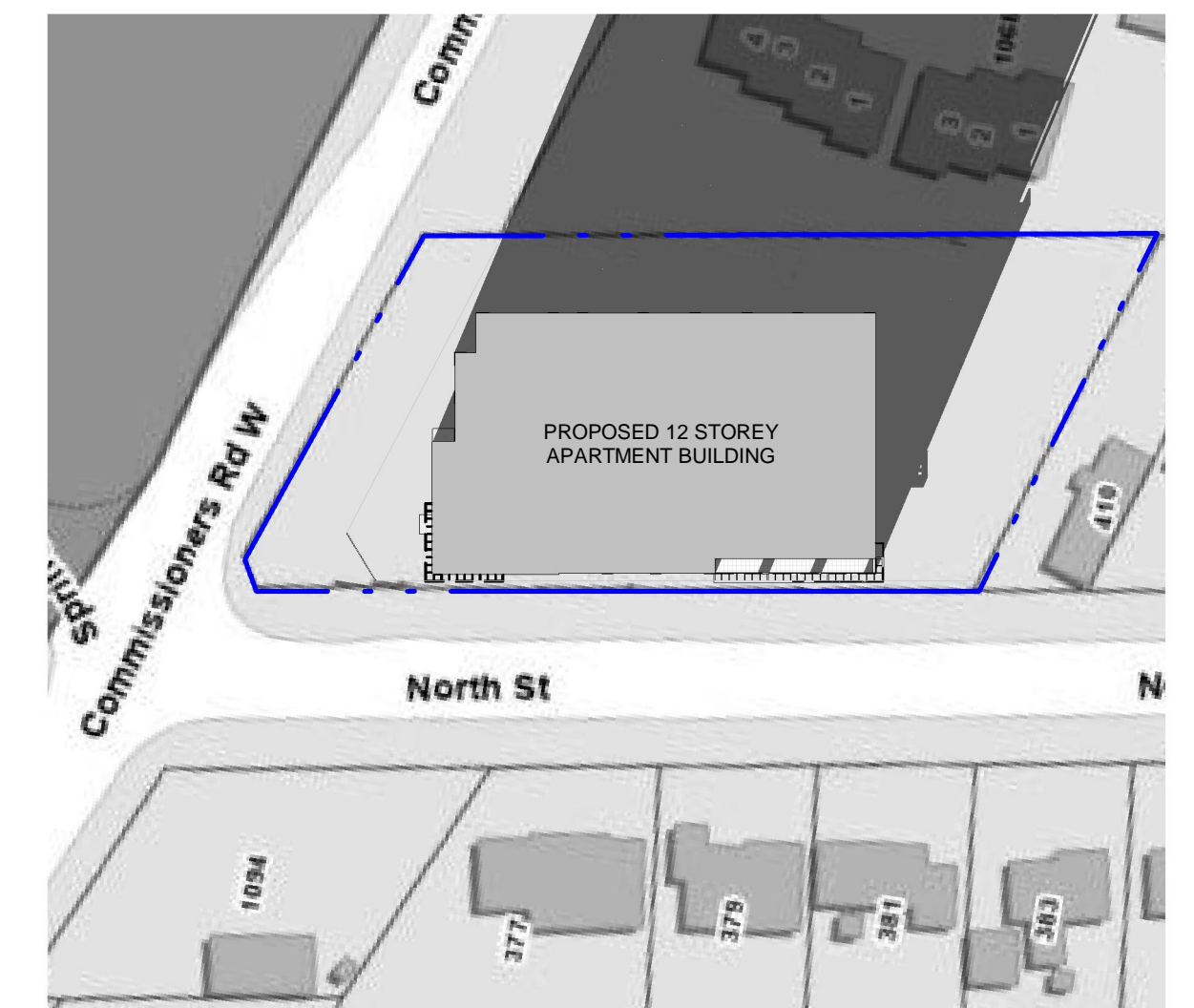
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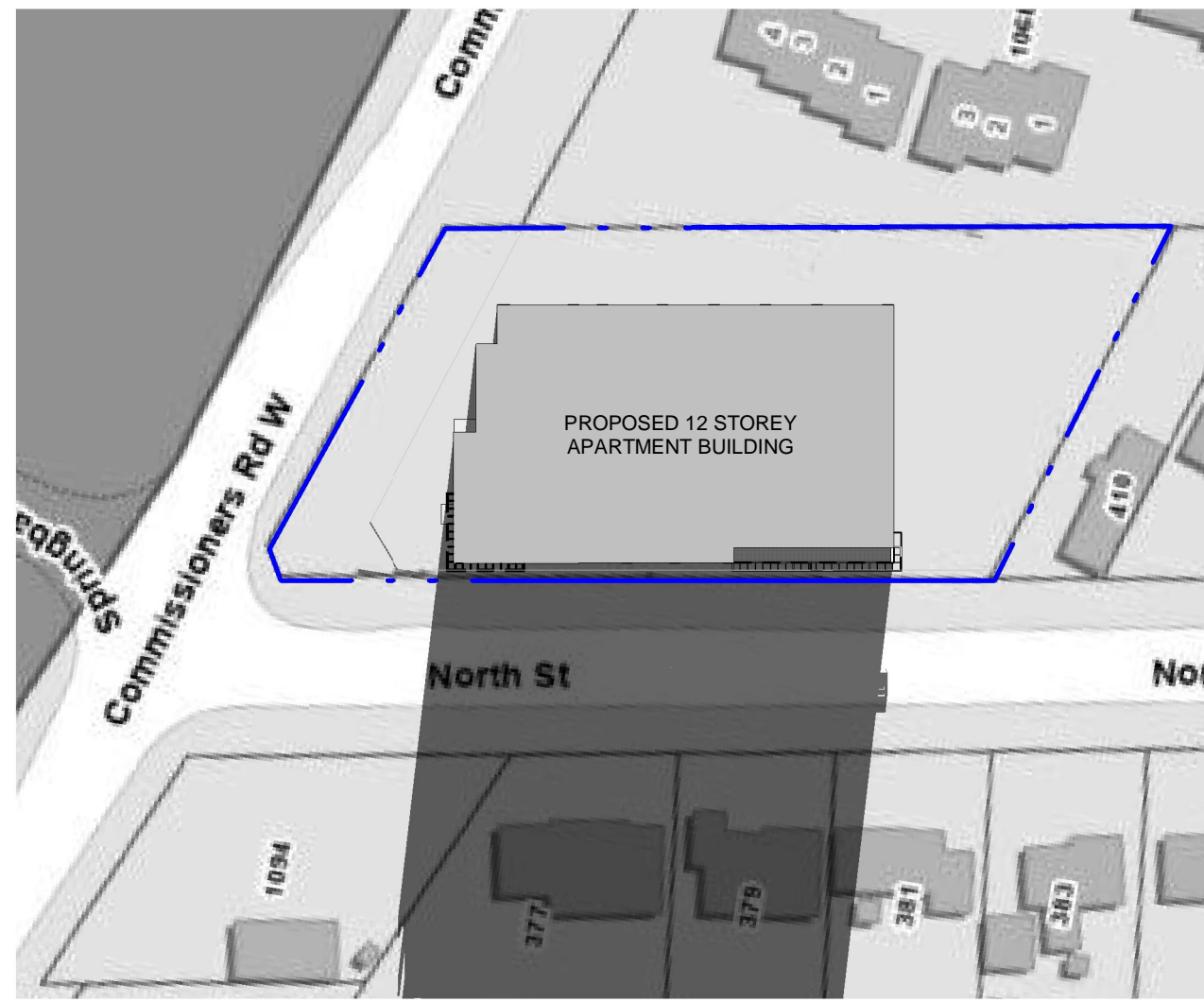


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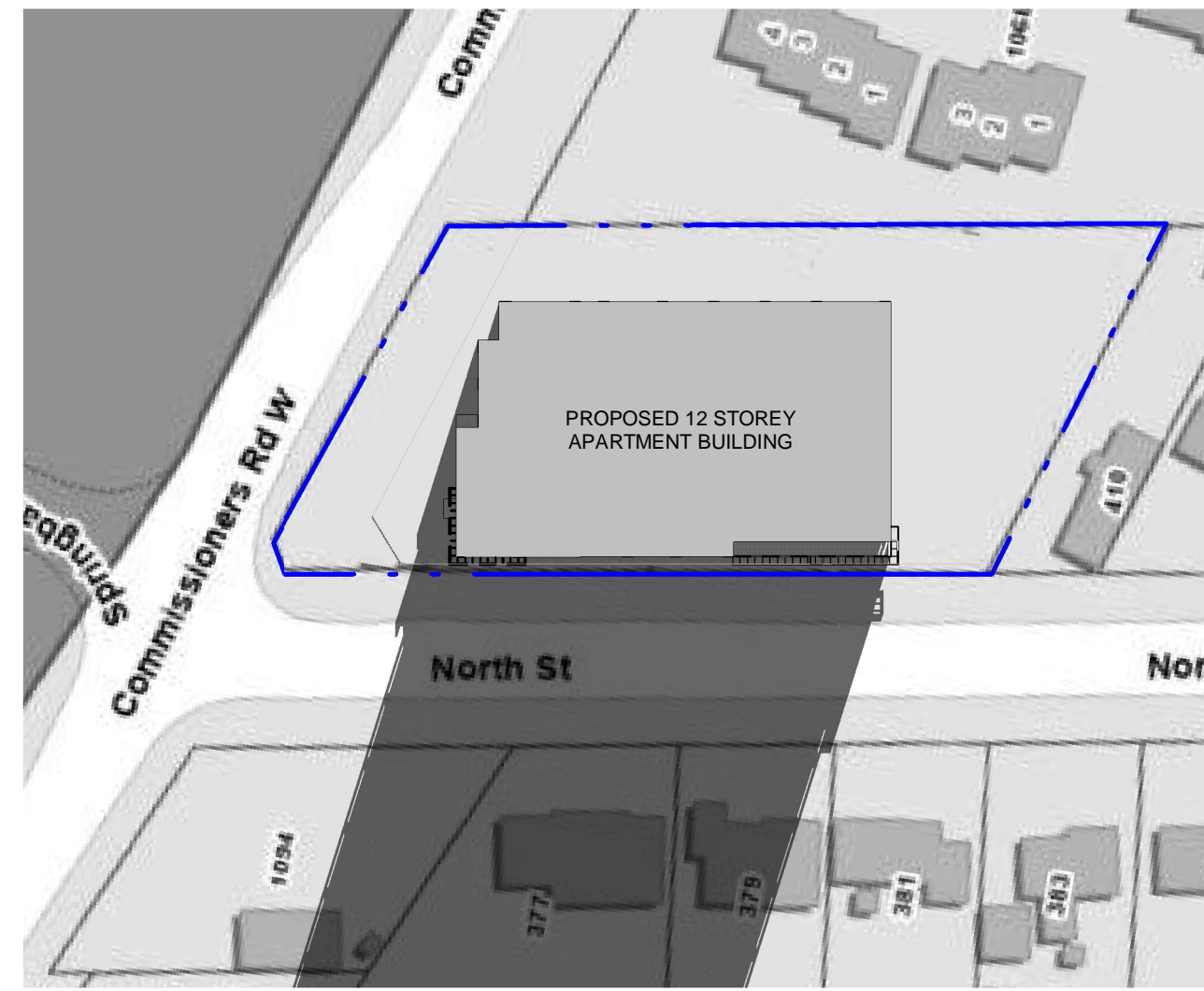


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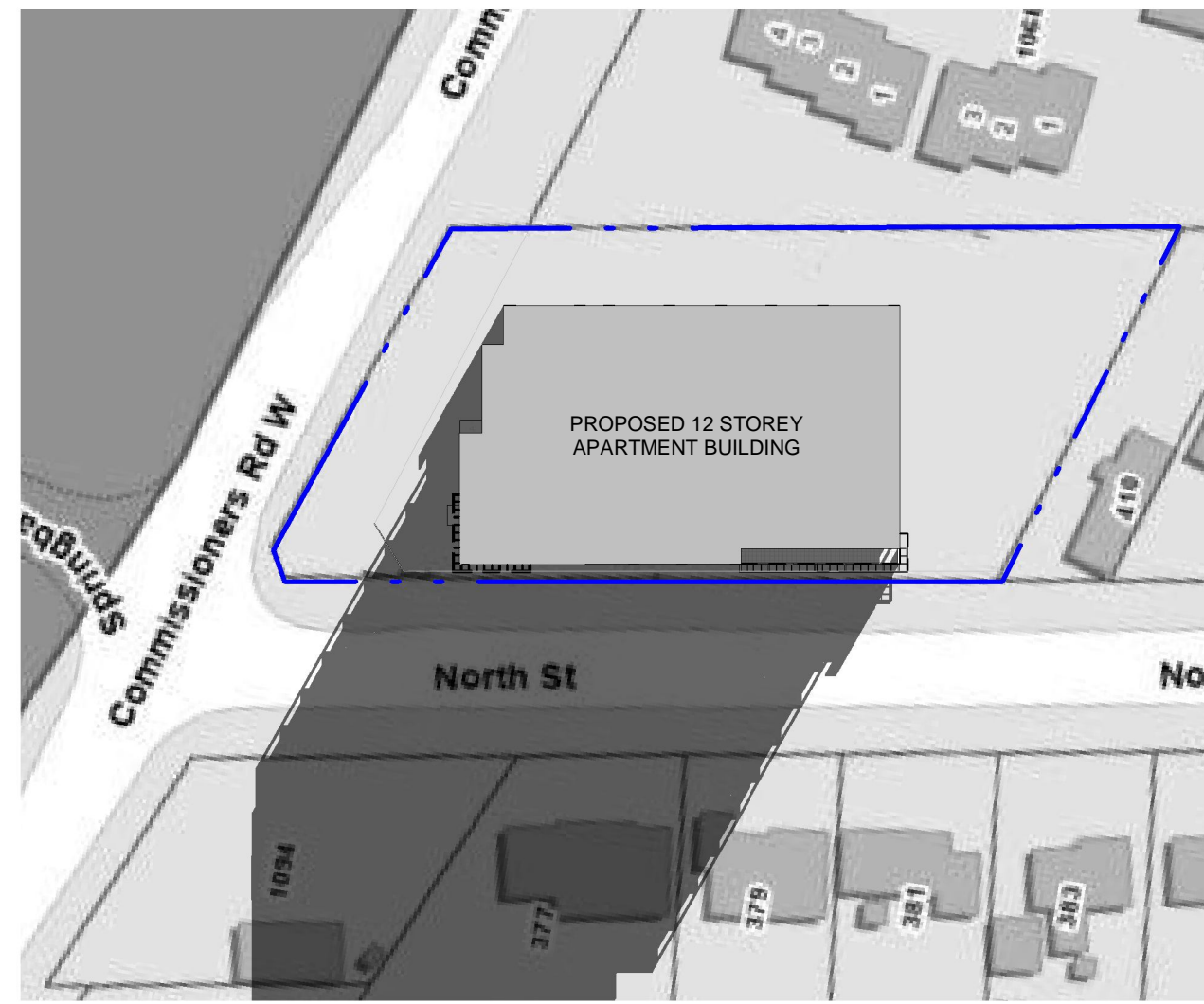
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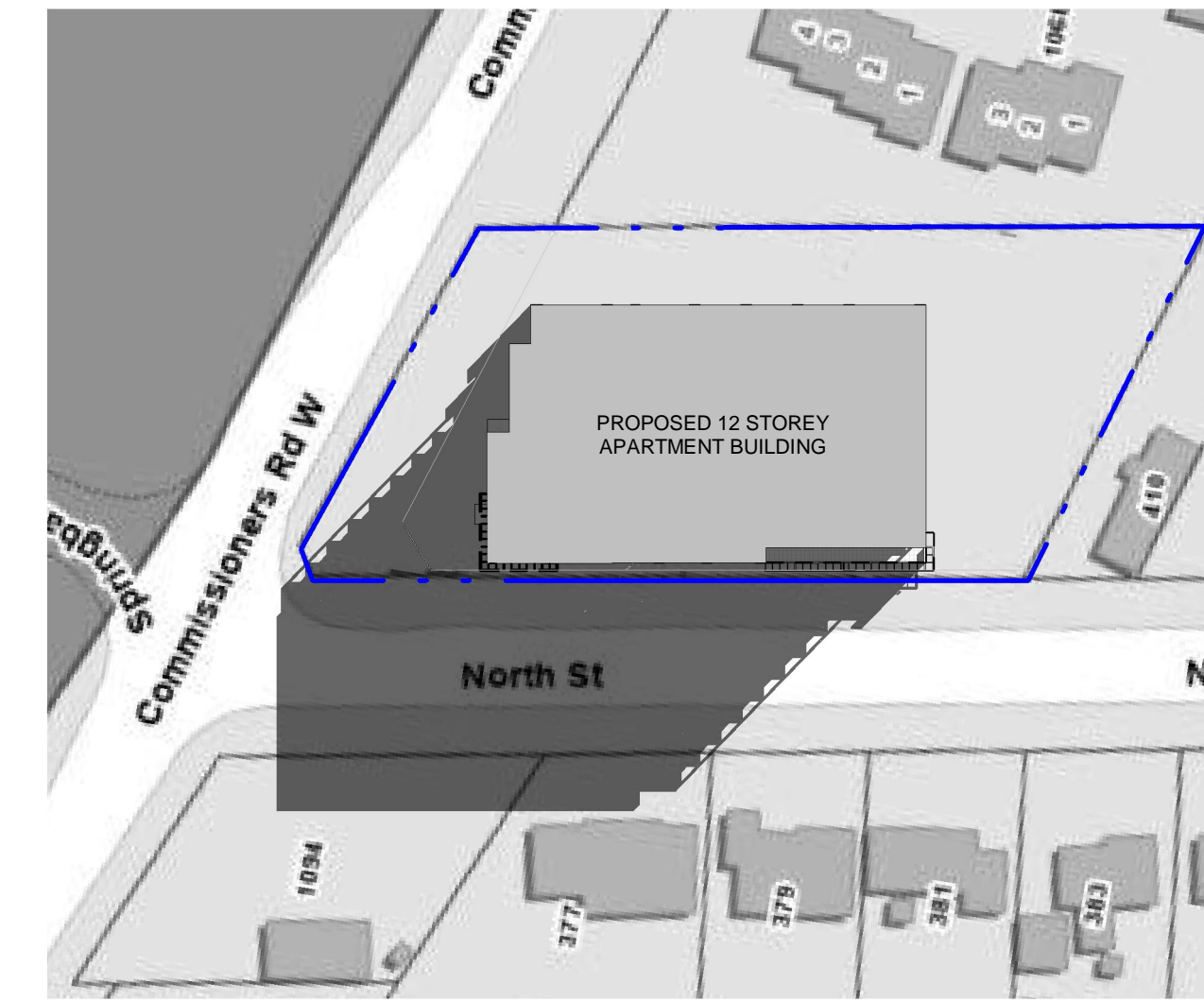
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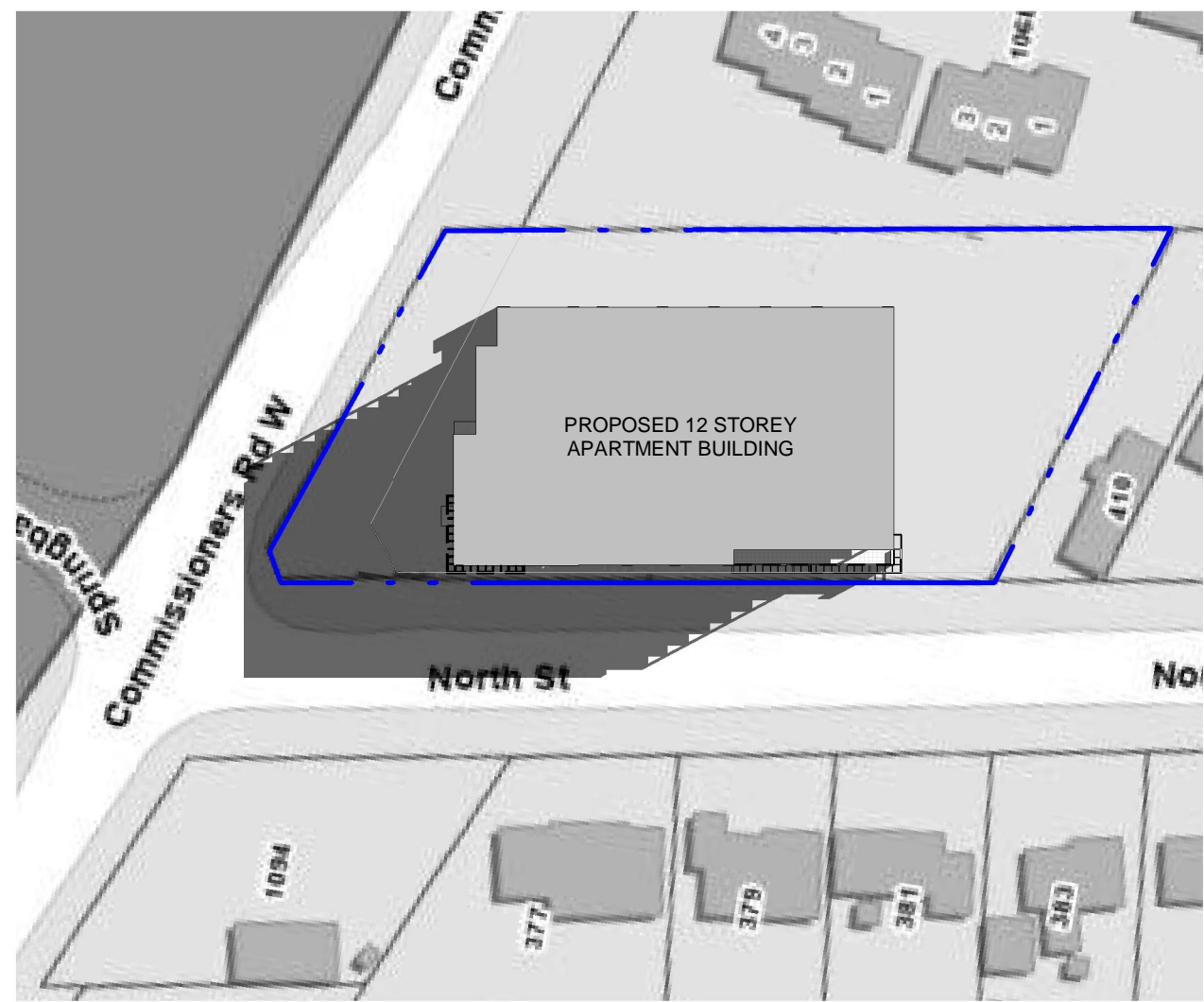
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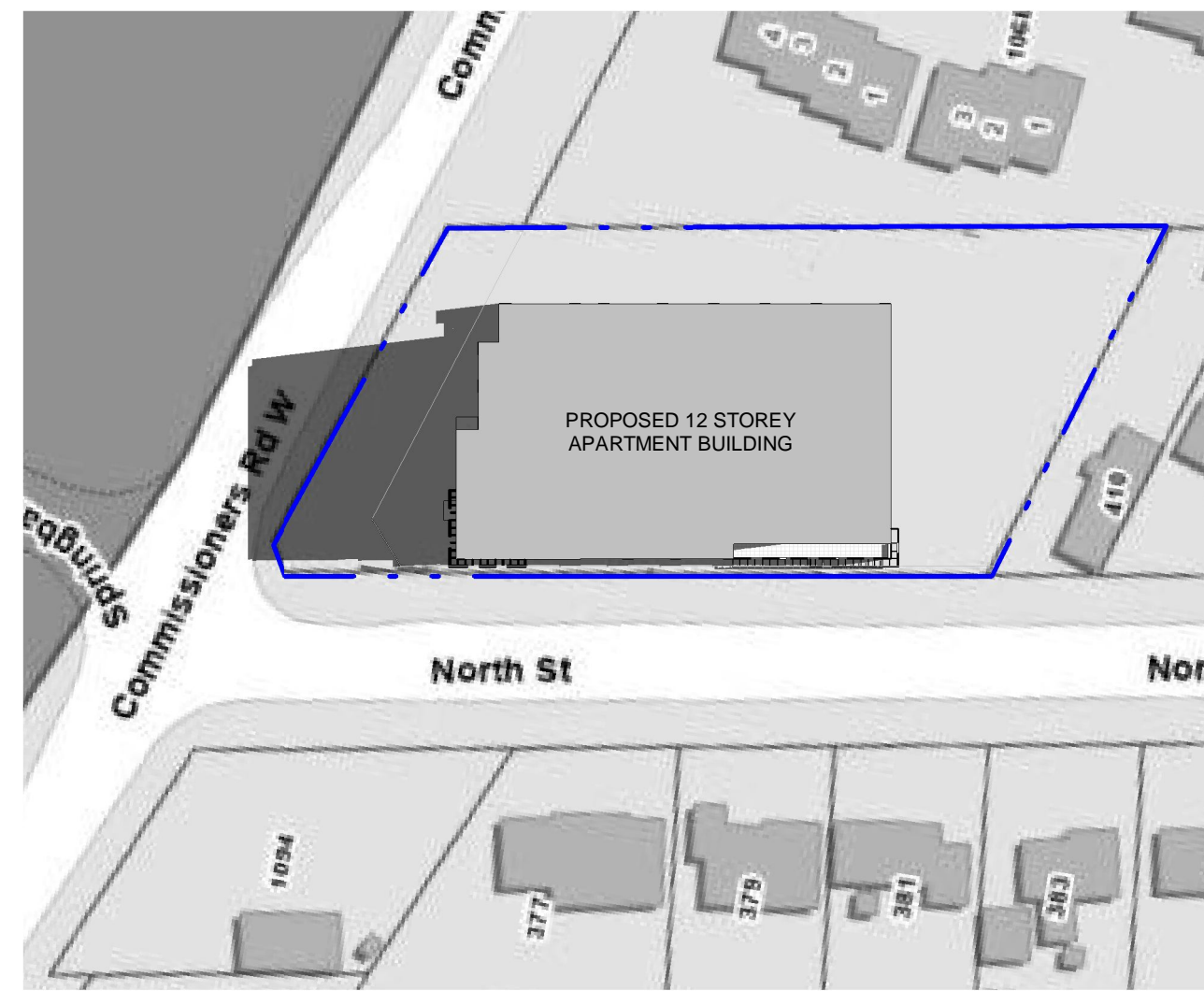
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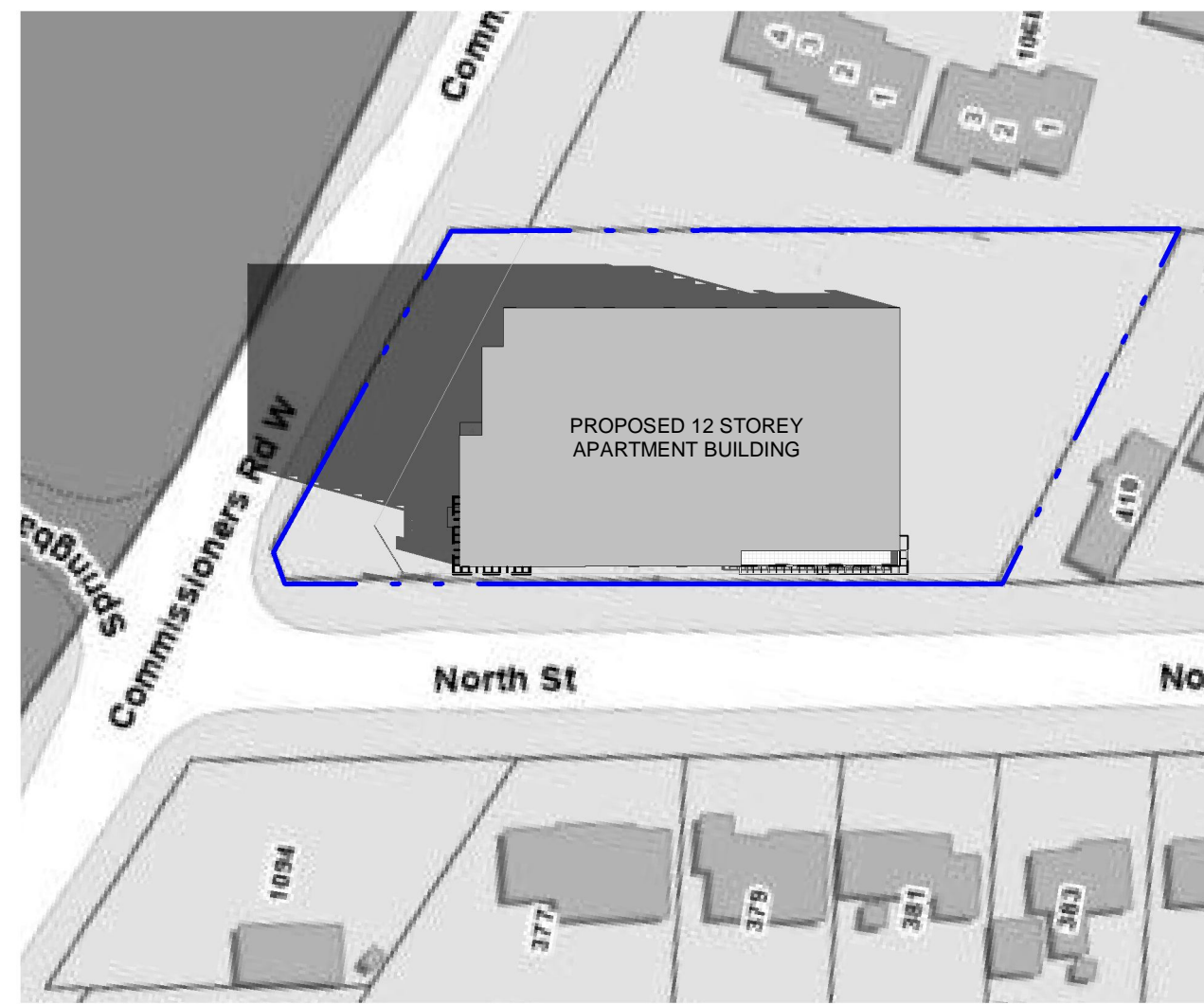
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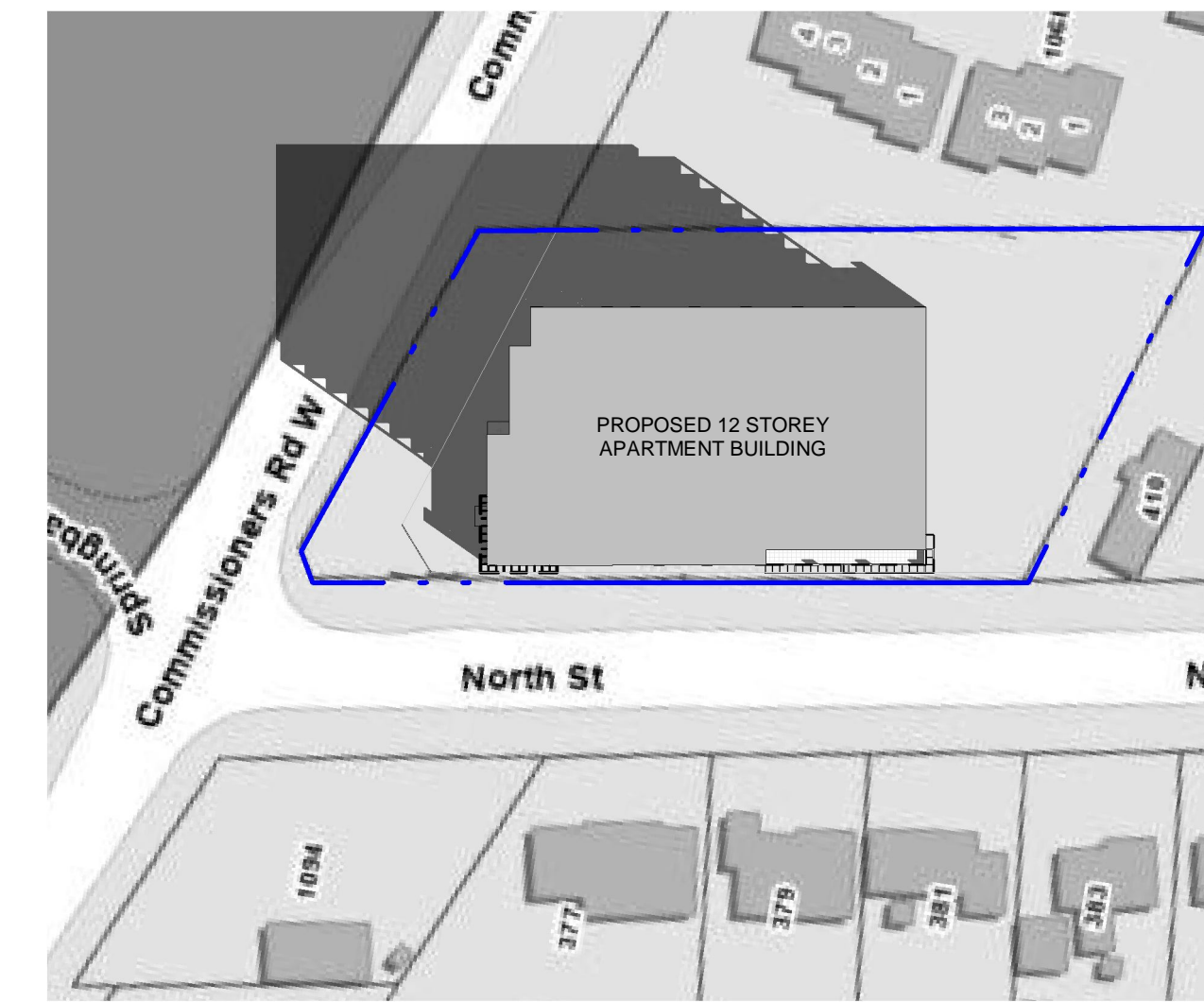
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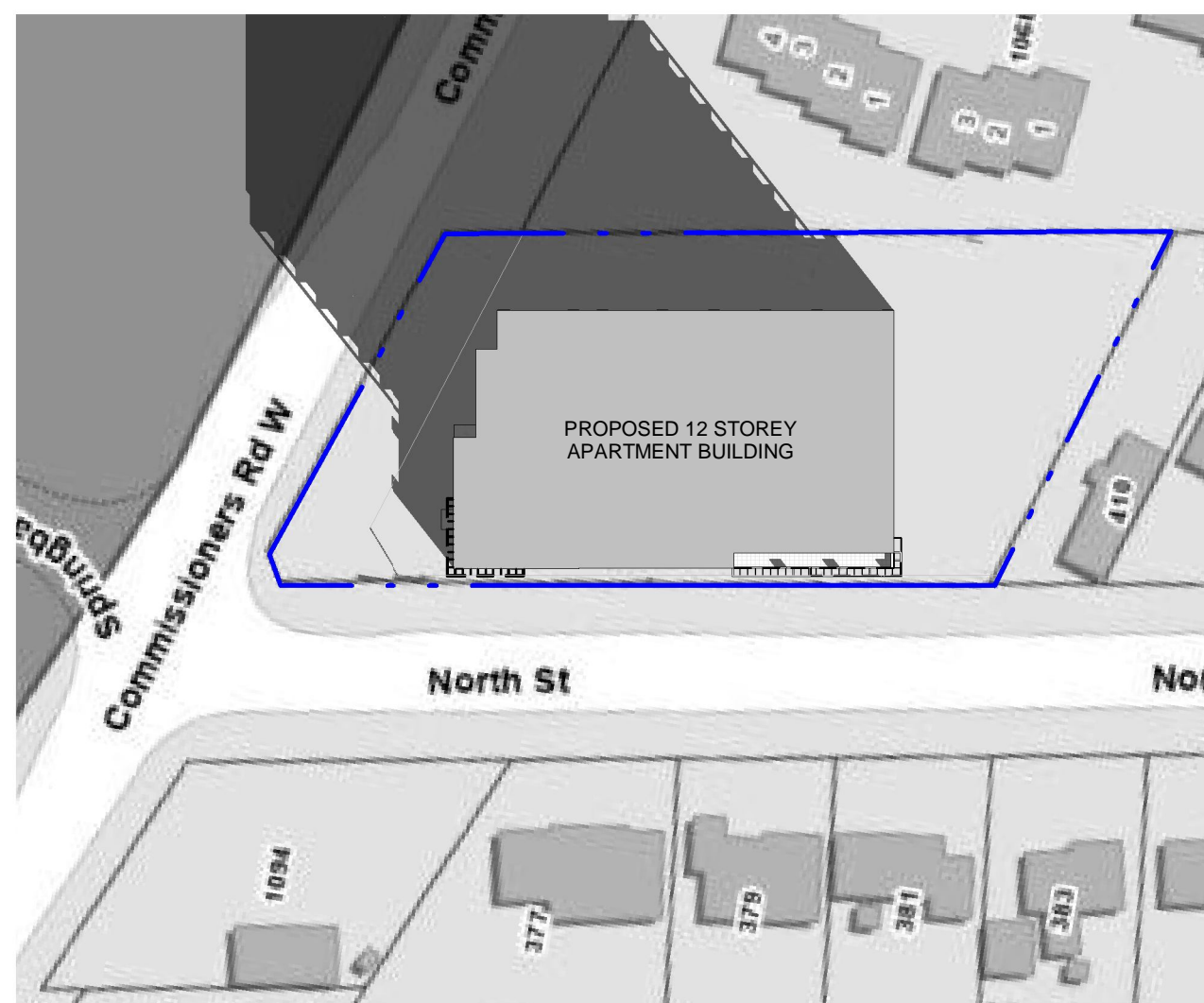
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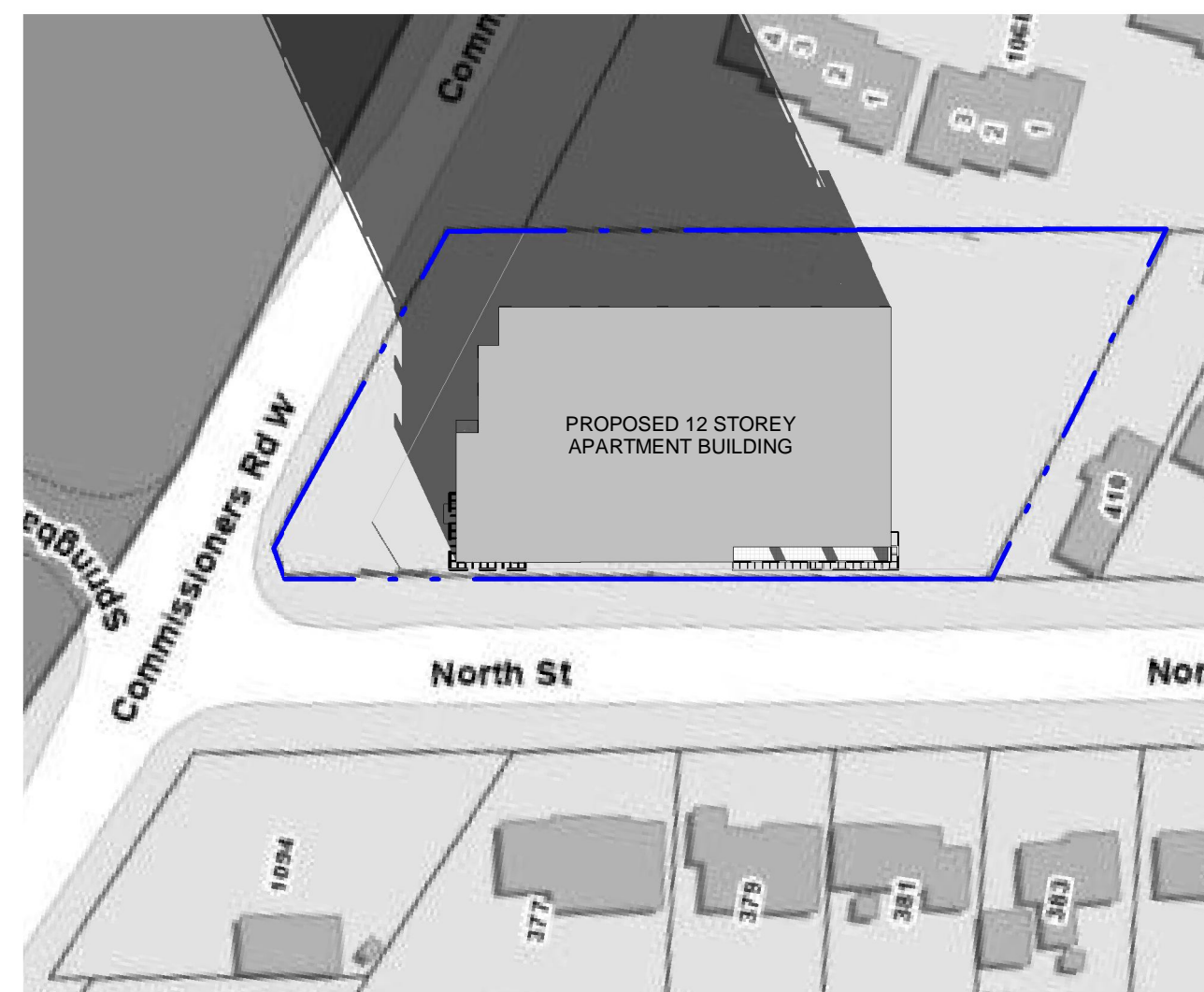
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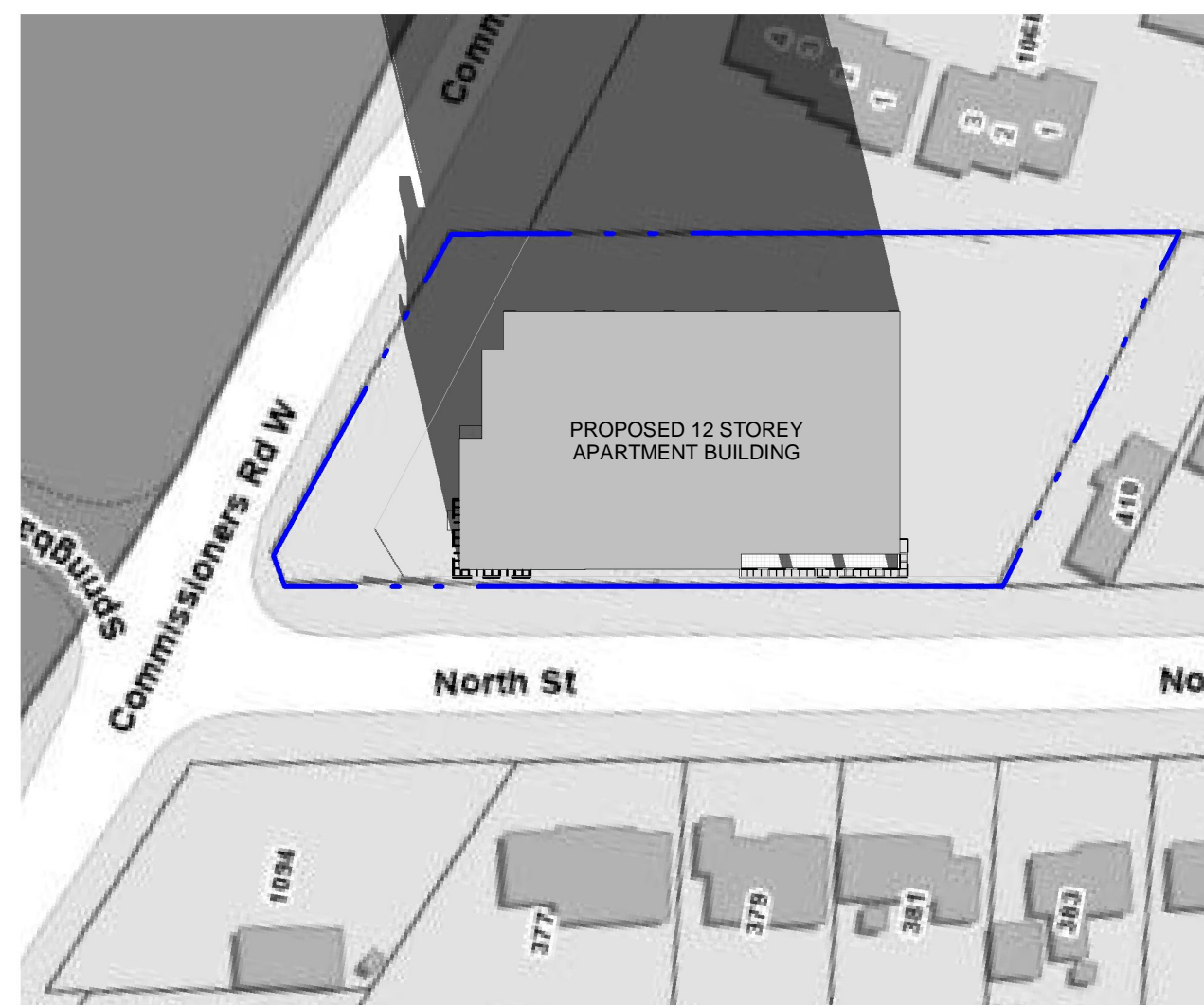
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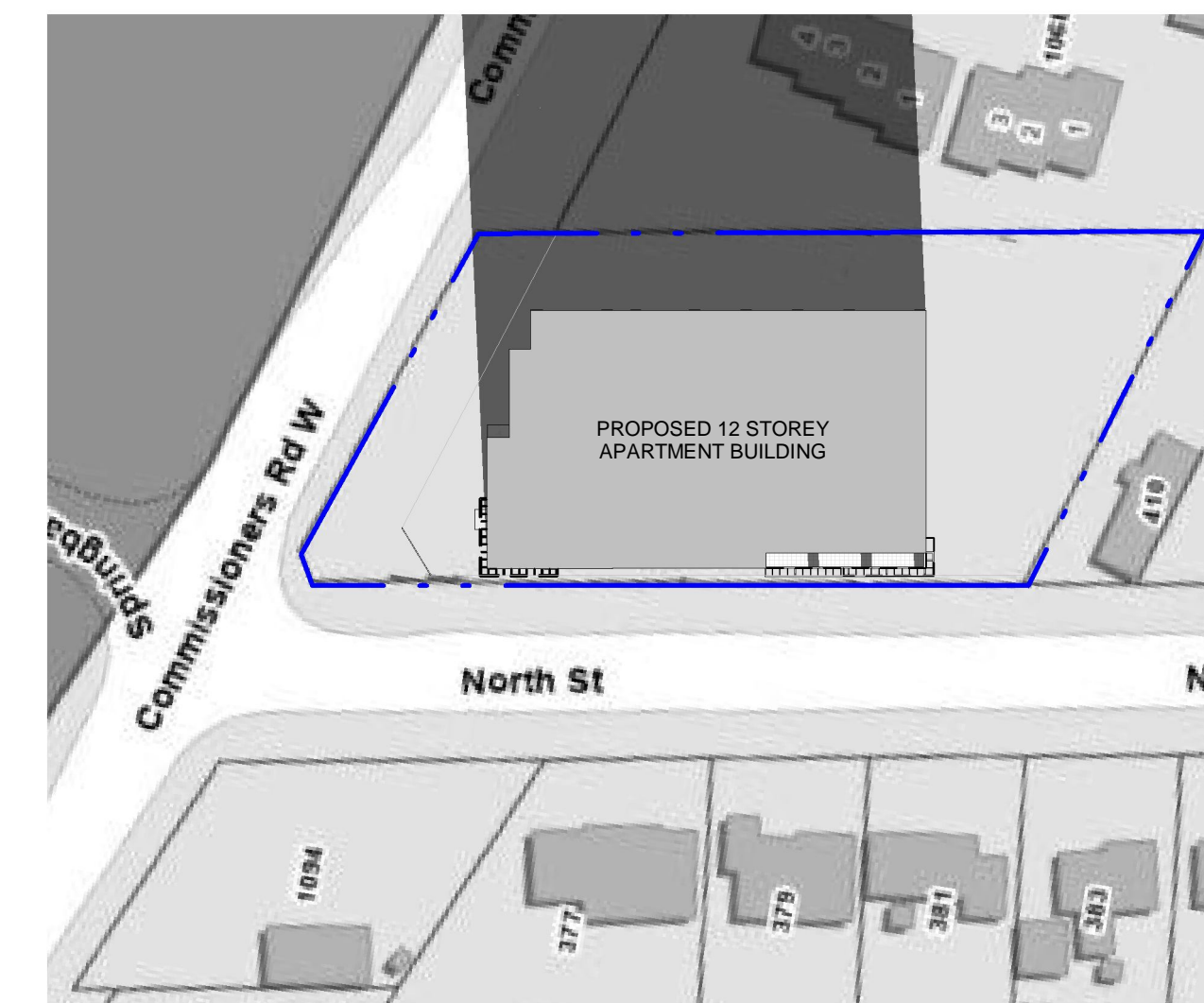
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10 September 21- 5pm
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11 September 21- 6pm
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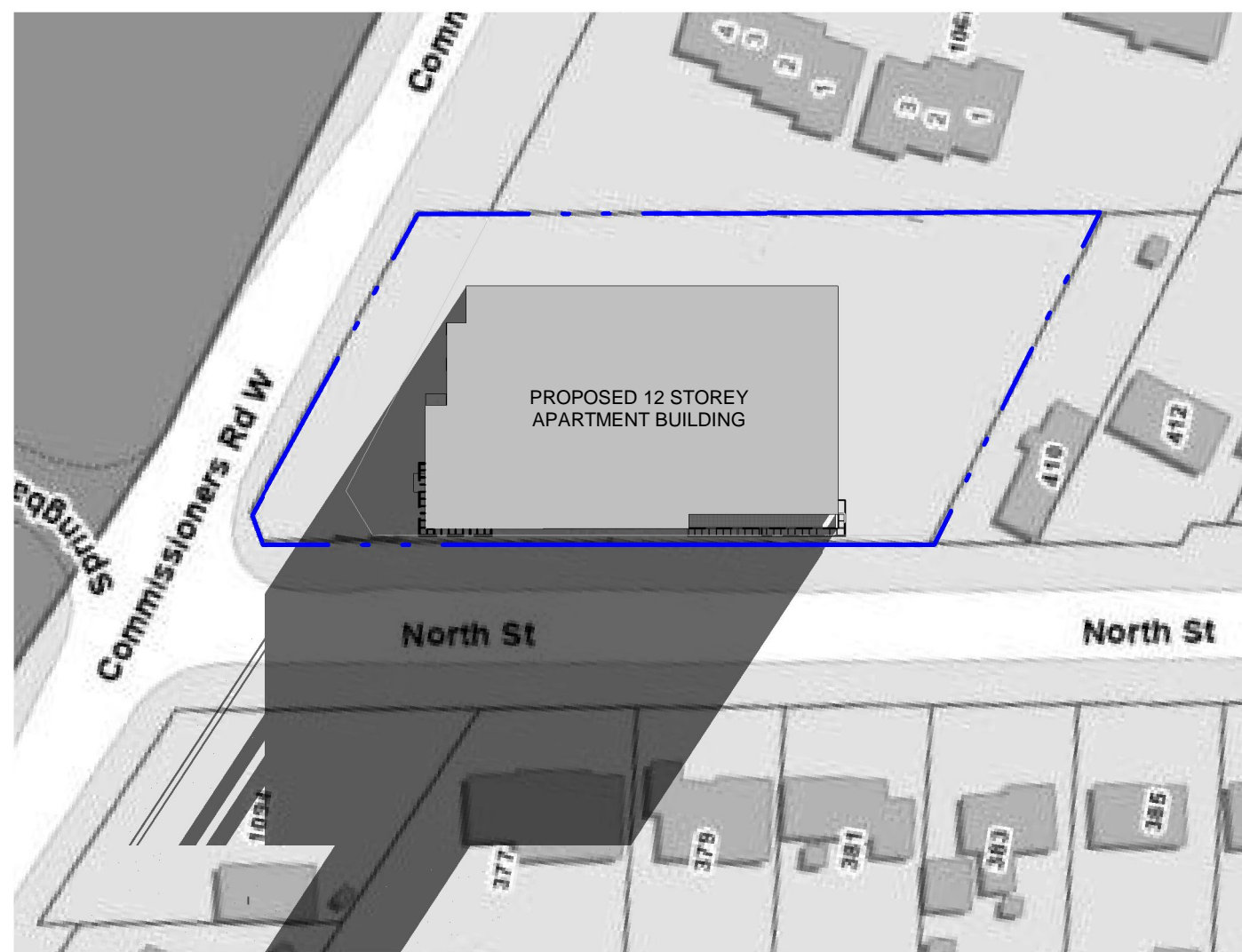
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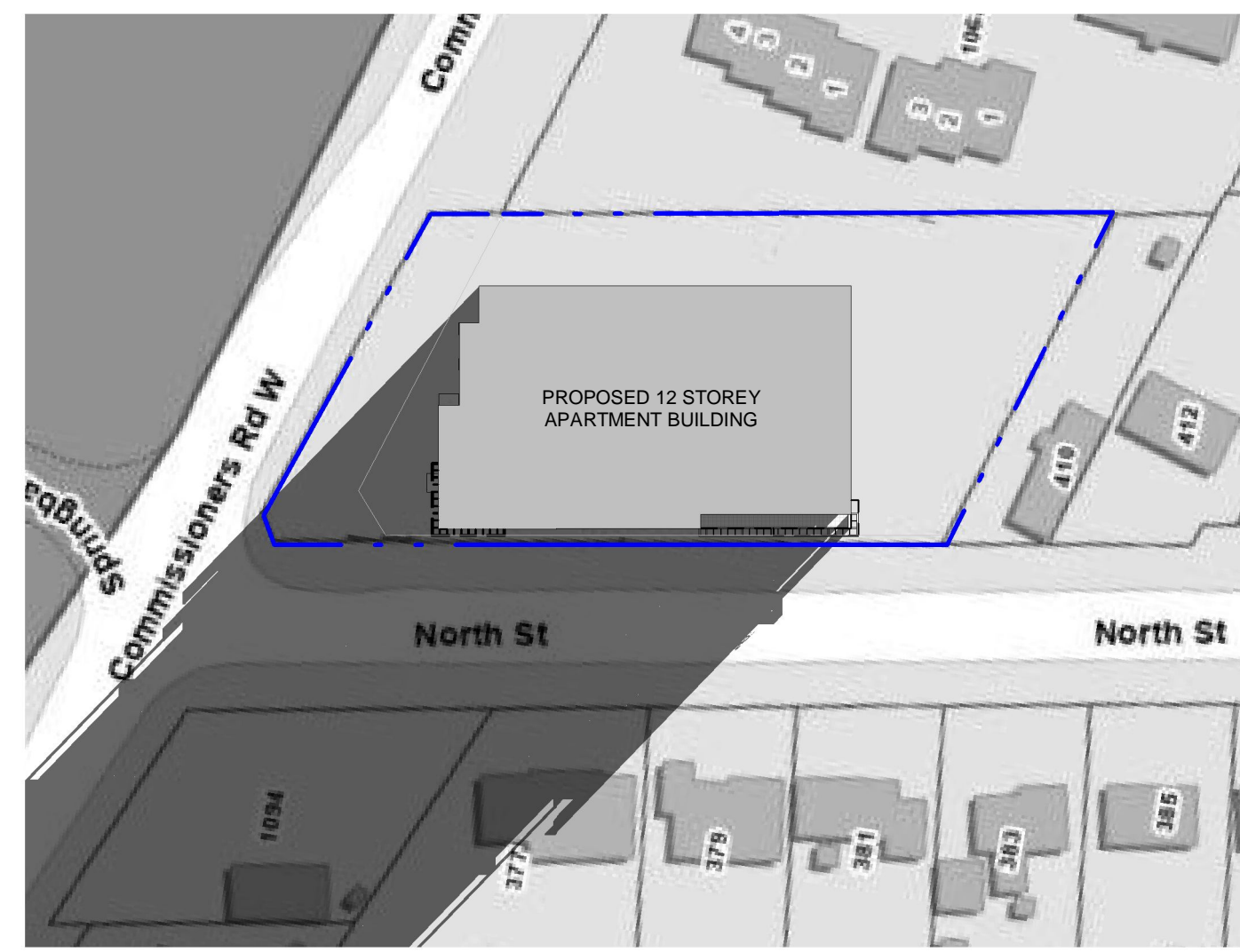
AUTUMN EQUINOX

ON THE AUTUMN EQUINOX, THE SHADOW ANALYSIS WAS UNDERTAKEN AT ONE-HOUR INTERVALS FROM 8:00 A.M. TO 7:00 P.M. THE ANALYSIS ILLUSTRATES THAT, IN THE EARLY MORNING, THE PROPOSED BUILDING WILL CAST A SHADOW TOWARD THE WEST-NORTHWEST AND OVER NORTH STREET. BY MID-DAY, THE SHADOW WILL MOVE TO THE NORTHWEST SIDE OF THE BUILDING, RESULTING IN SHADOW OVER THE INTERSECTION OF NORTH STREET AND COMMISSIONERS STREET. BY THE AFTERNOON, THE BUILDING'S SHADOW WILL MOVE EASTWARD AND WILL ONLY BE CAST ON COMMISSIONERS STREET. BY THE EVENING, THE SHADOW WILL MOVE FURTHER EAST WITH LIMITED IMPACT ON ADJACENT NEIGHBOURING HOUSES ALONG THE EASTERN EDGE OF THE SITE.

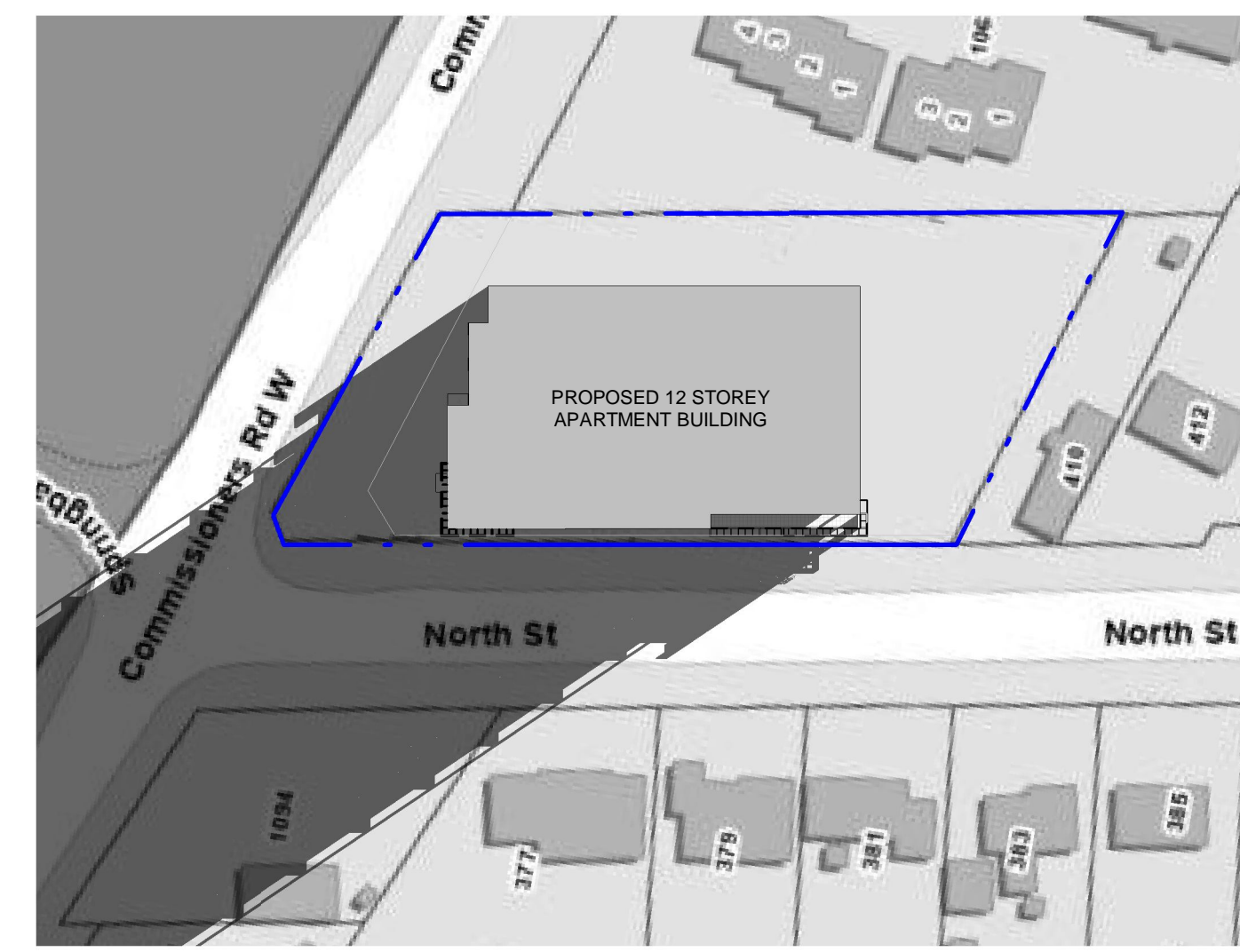
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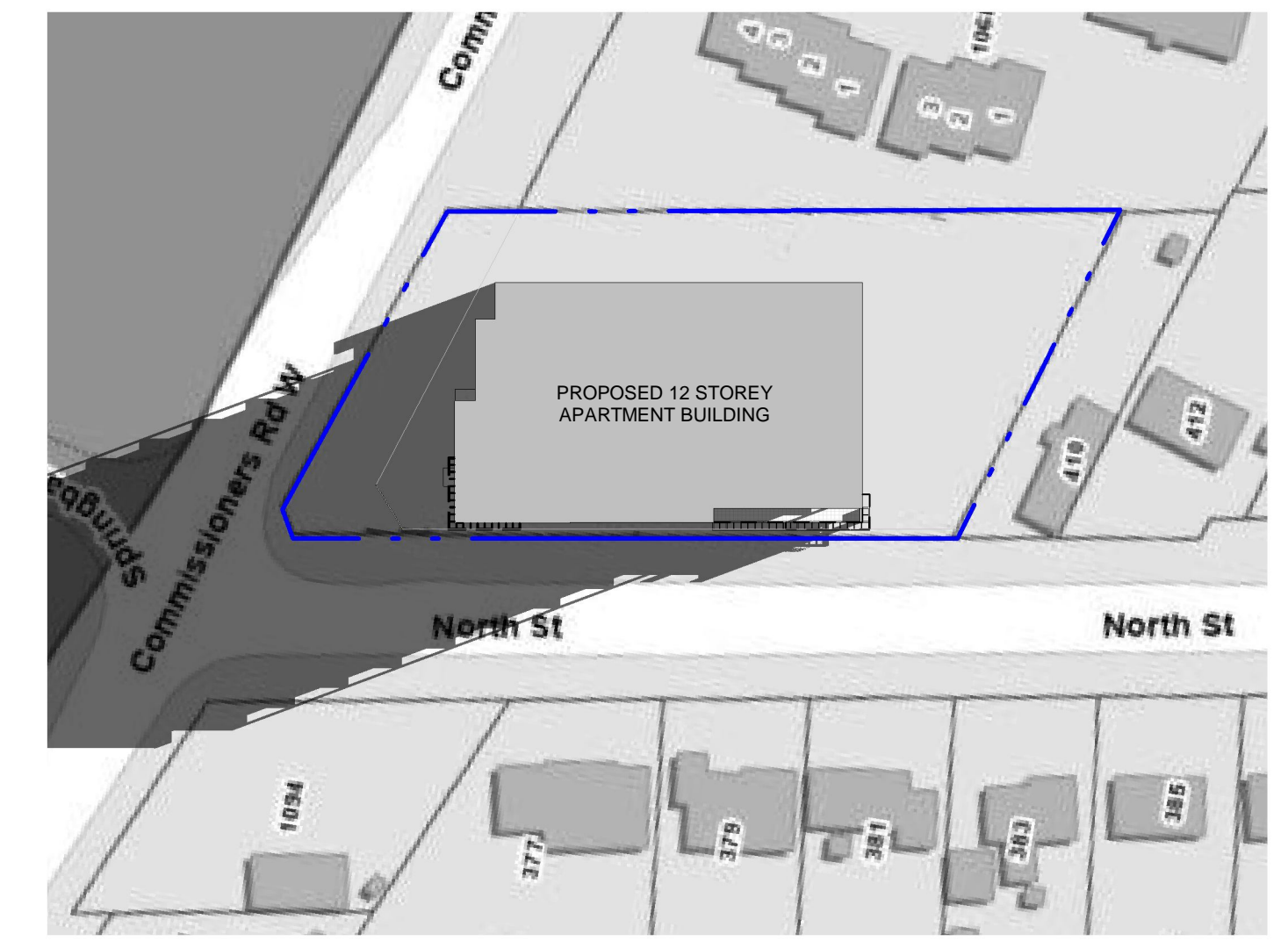
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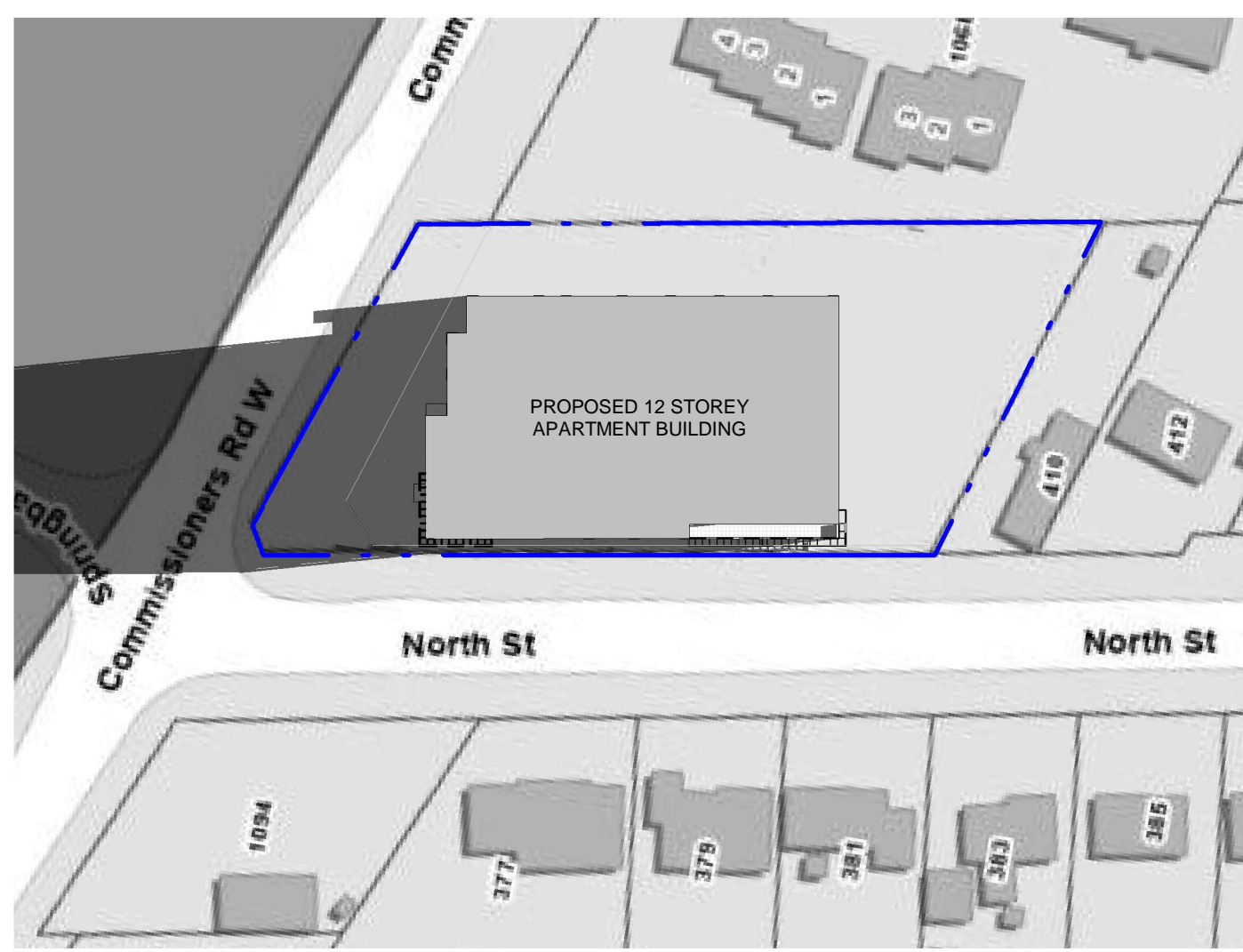
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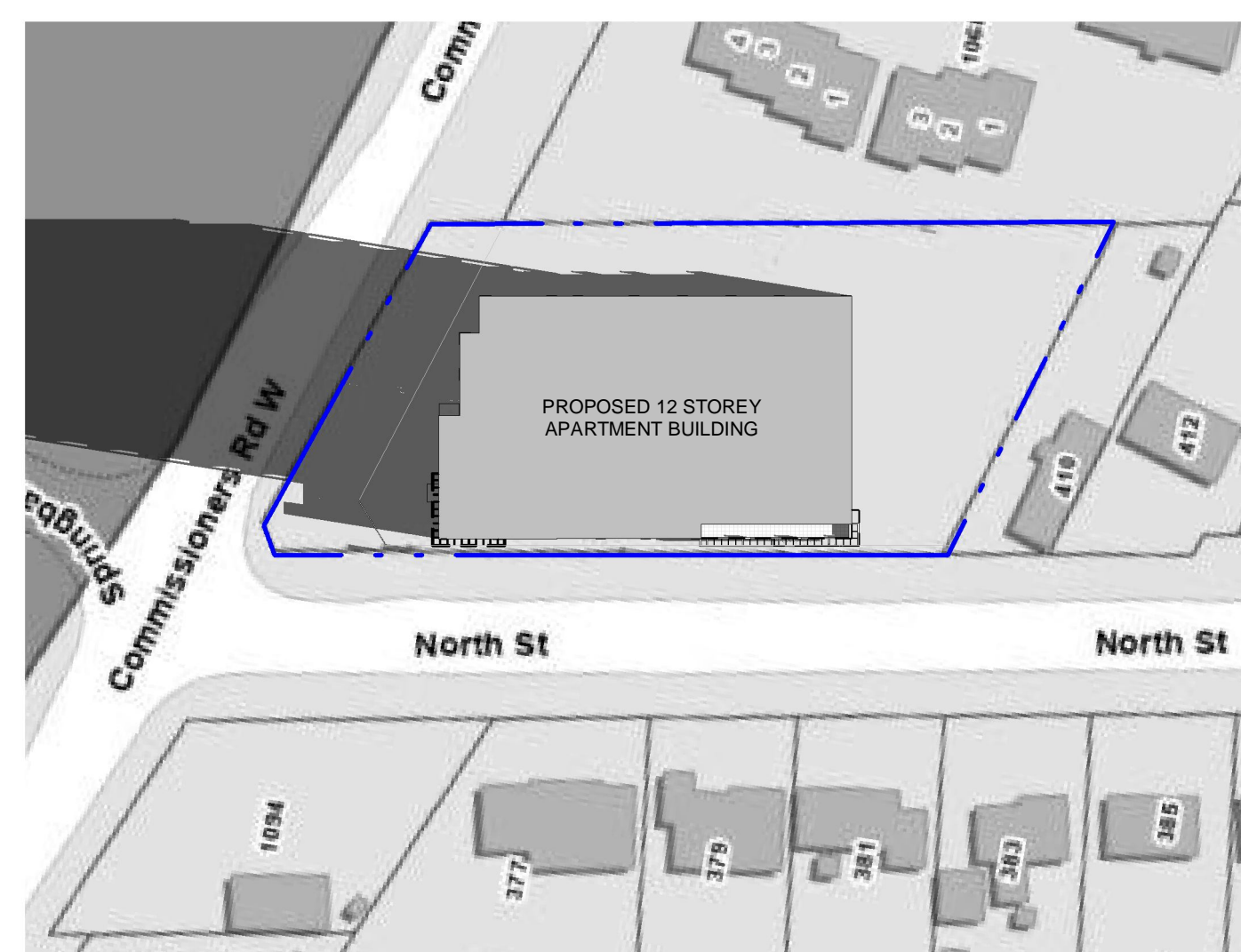
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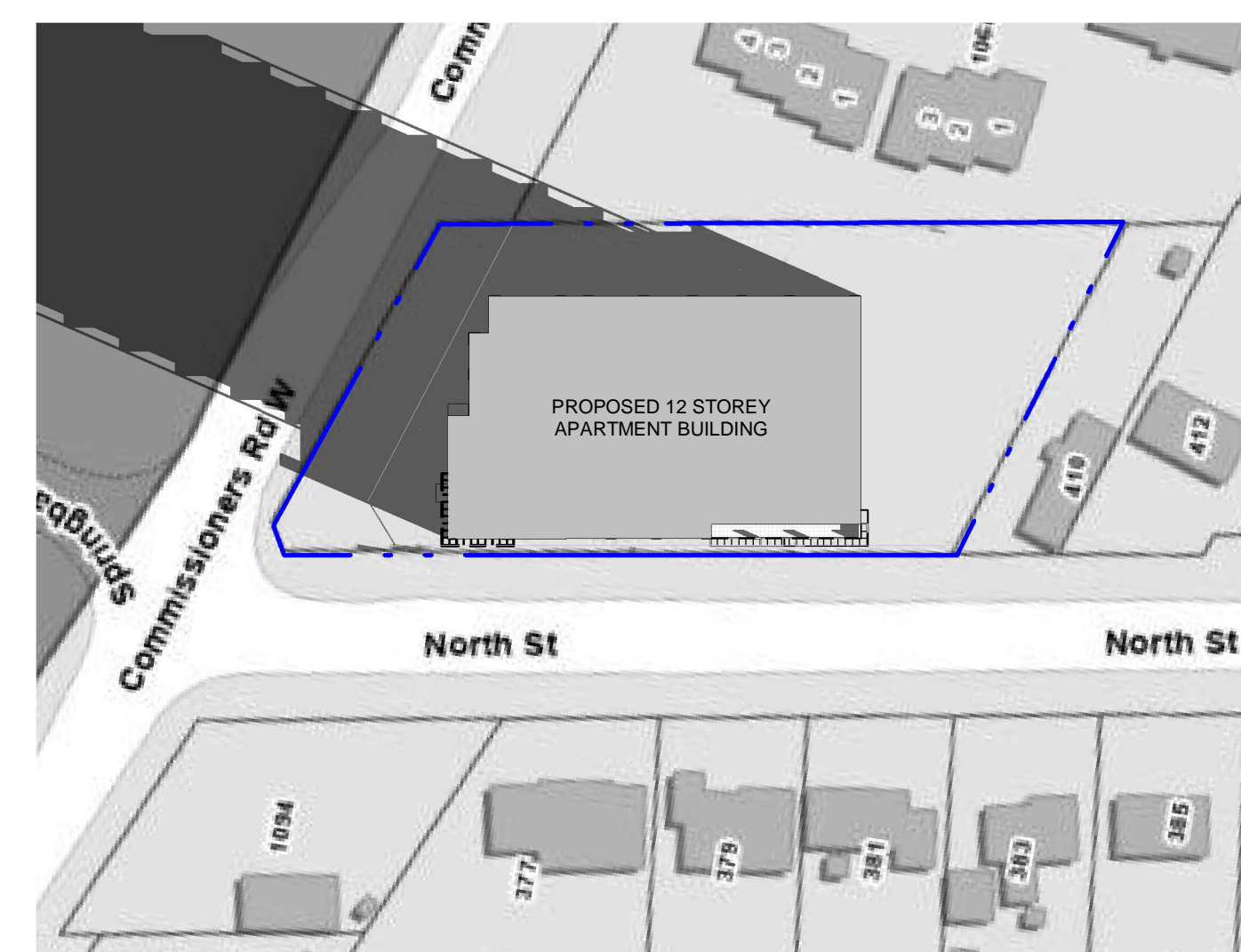
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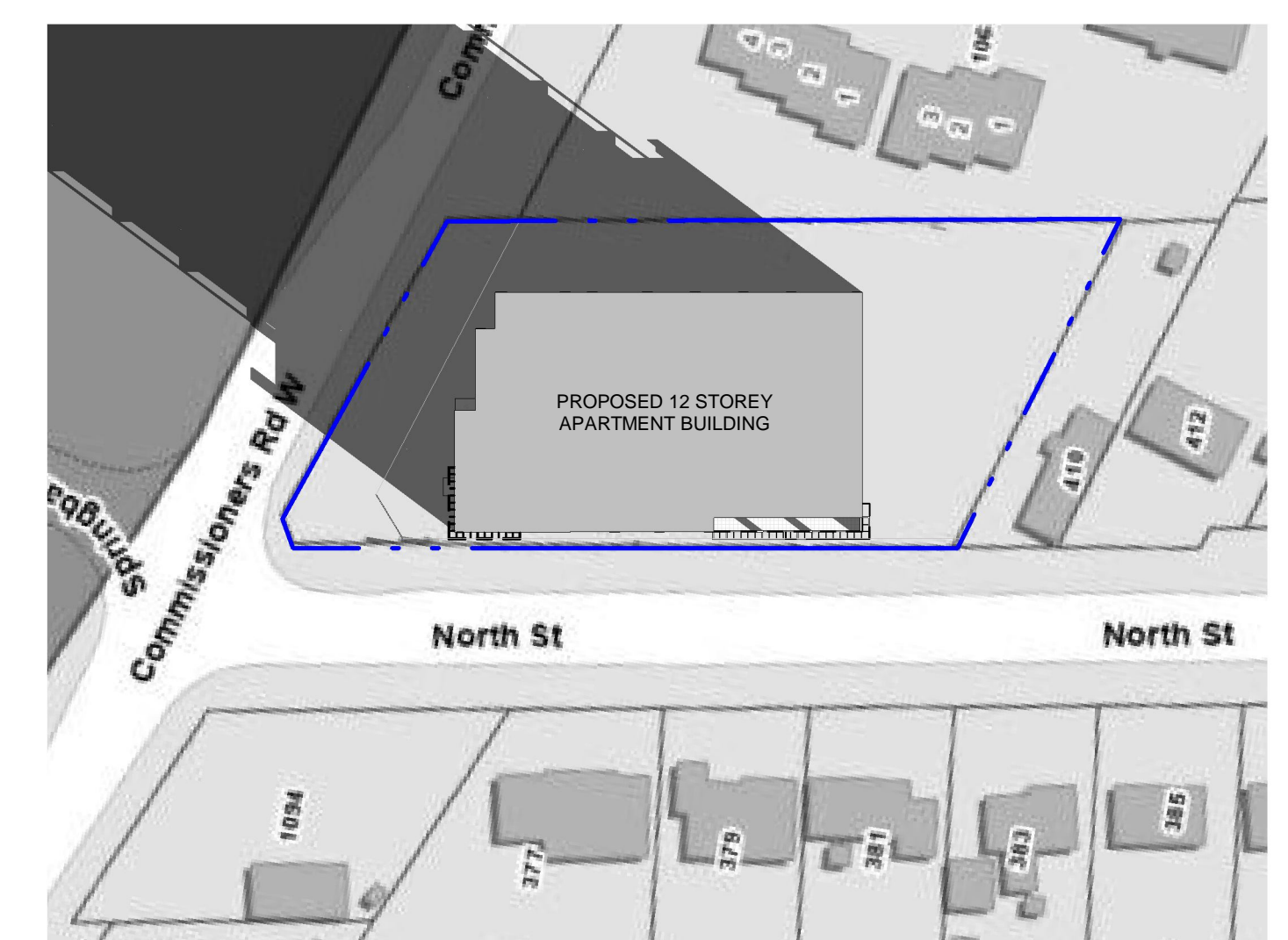
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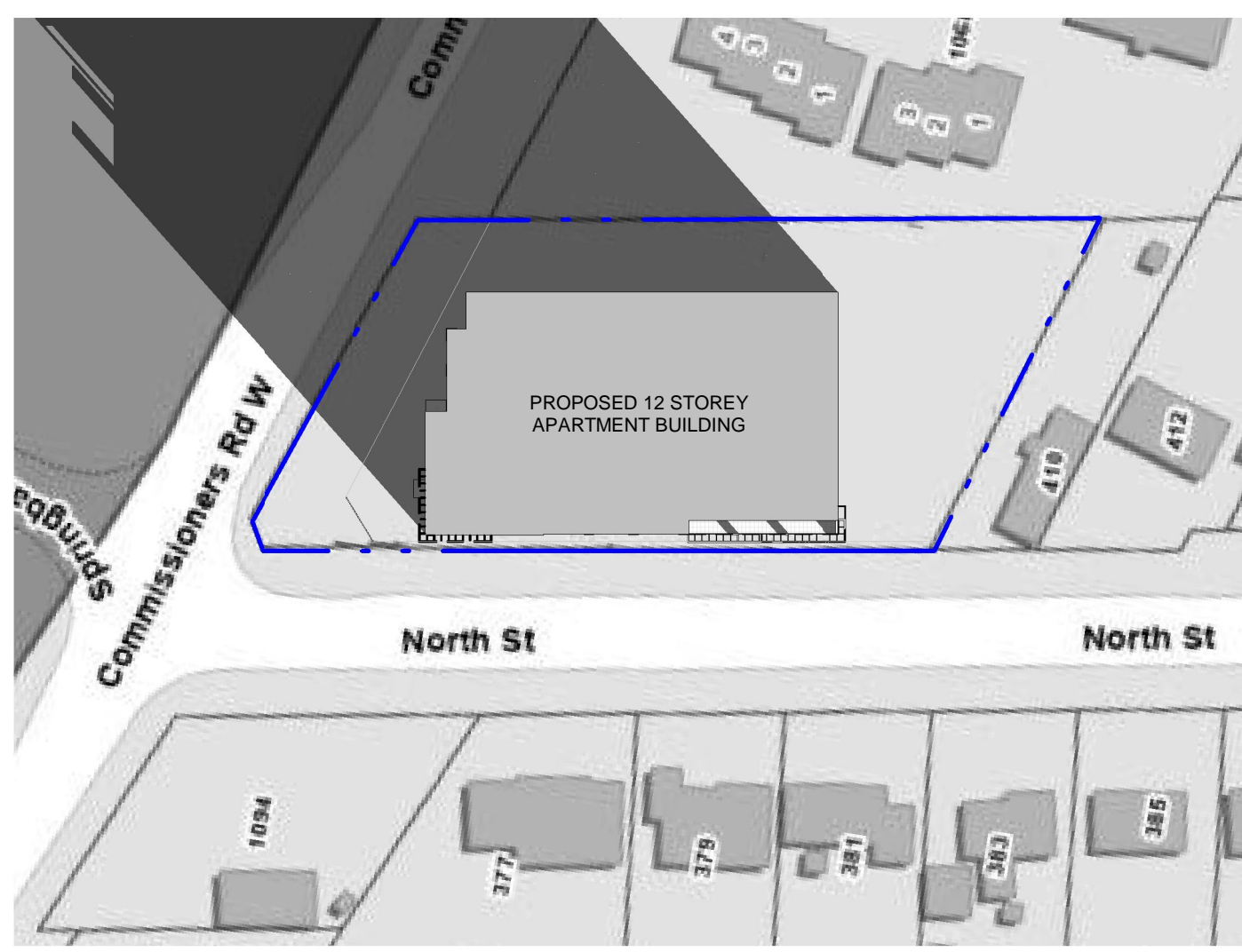
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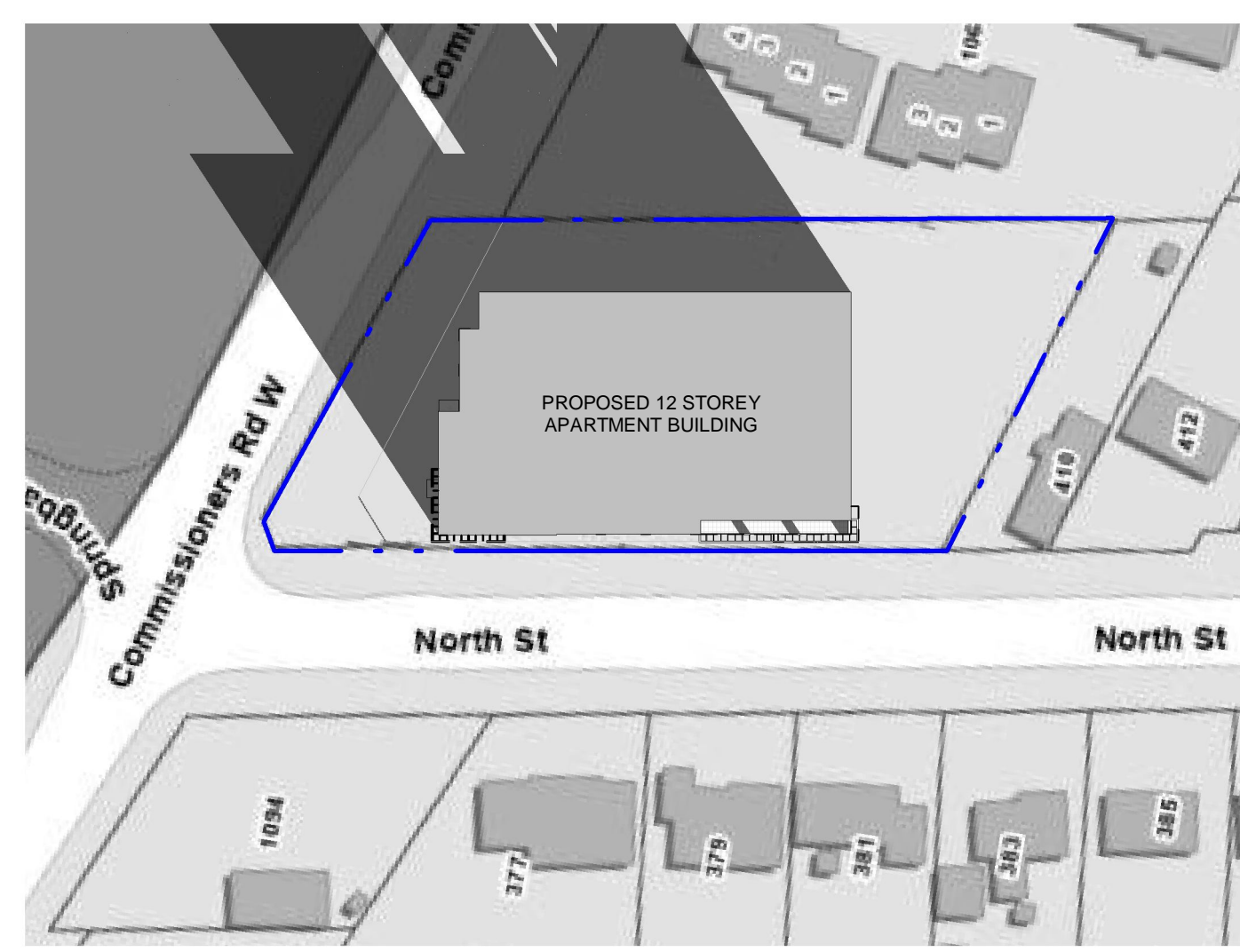
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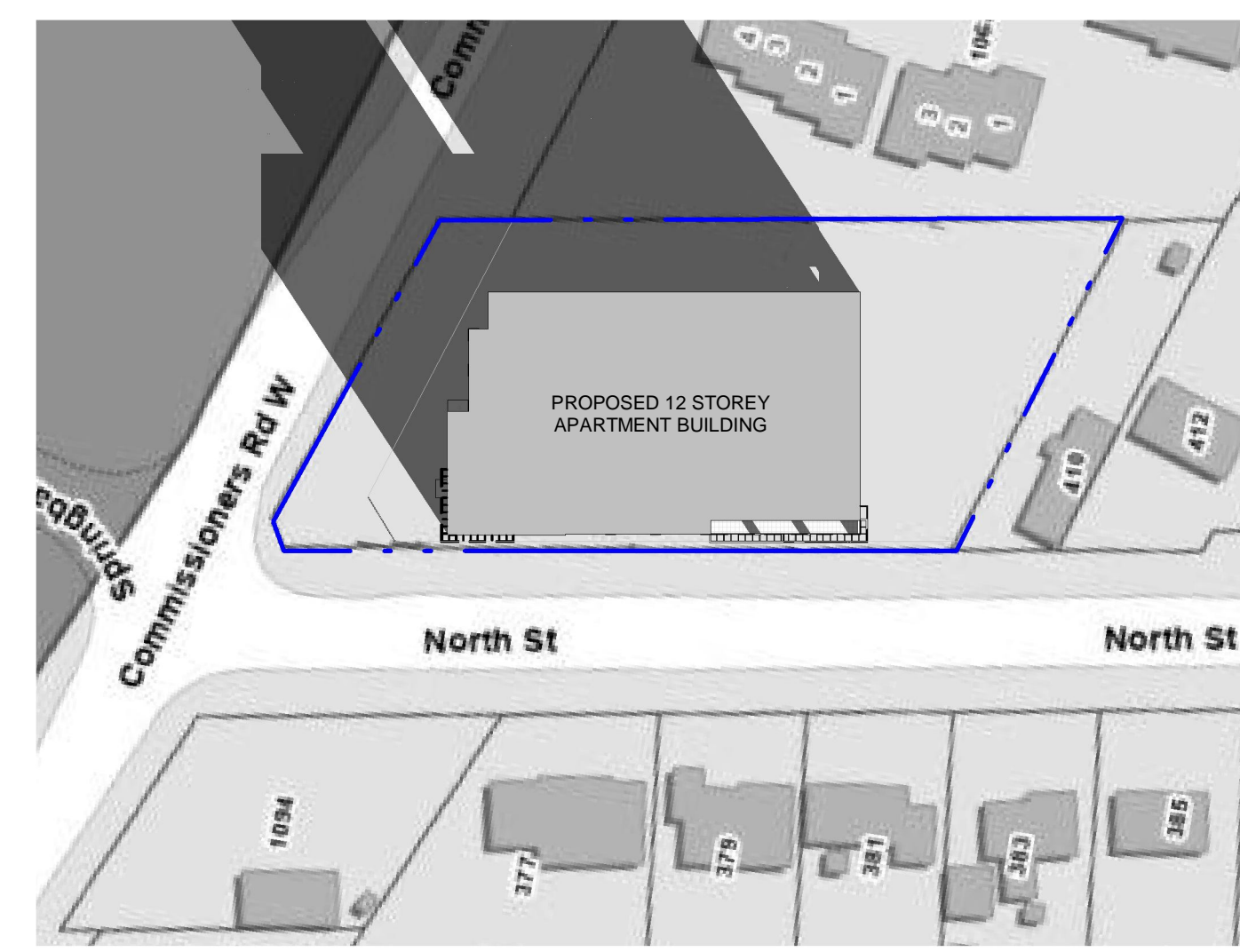
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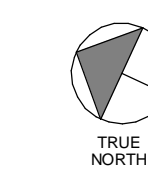
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10 December 21- 6pm
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11 December 21- 7pm
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WINTER SOLSTICE

ON THE WINTER SOLSTICE, THE SHADOW ANALYSIS WAS UNDERTAKEN AT ONE-HOUR INTERVALS FROM 9:00 A.M. TO 7:00 P.M. ANALYSIS ILLUSTRATES THAT, IN THE EARLY MORNING, THE PROPOSED BUILDING WILL CAST A SHADOW TO THE NORTHWEST, AND OVER NORTH STREET. BY MID-DAY, THE SHADOW WILL SHIFT TO THE NORTH SIDE OF THE BUILDING, RESULTING IN SHADOWING OVER NORTH STREET AND COMMISSIONERS STREET. BY THE AFTERNOON AND EVENING, THE BUILDING'S SHADOW WILL CONTINUE TO MOVE TOWARD NORTHEAST, AFFECTING ONLY COMMISSIONERS STREET.

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Appendix E: CVs

Education

University of Waterloo
Masters of Arts (Planning)

University of Waterloo
Bachelor of Environmental Studies

University of Saskatchewan
Bachelor of Arts (Art History)

Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of Planners (CIP)

Full Member, Ontario Professional Planners Institute (OPPI)

Professional Member, Canadian Association of Heritage Professionals

Contact

200-540 Bingham Centre Drive
Kitchener, ON
N2B 3X9

T: 519 576 3650 x744
C: 519 404 6894
dcurrie@mhbcplan.com
www.mhbcplan.com

Dan Currie

BA, BES, MA, MCIP, RPP, CAHP

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

Selected Project Experience

Heritage Conservation District Studies and Plans

- Melville Street Heritage Conservation District Plan (underway)
- Streetsville Heritage Conservation District Plan (2025)
- Amherstburg Heritage Conservation District Plan (2025)
- Stouffville Heritage Conservation District Plan (2022)
- Alton Heritage Conservation District Study, Caledon (2021)
- Port Stanley Heritage Conservation District Plan (2021)
- Port Credit Heritage Conservation District Plan, Mississauga (2018)
- Town of Cobourg Heritage Conservation District Plan updates (2016)
- Rondeau Heritage Conservation District Plan, Chatham Kent (2016)
- Barriefield Heritage Conservation District Plan Update, Kingston (2015)
- Victoria Square Heritage Conservation District Study, Markham (2015)
- Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)
- Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)
- Garden District Heritage Conservation District Study and Plan, Toronto (2014)
- Downtown Meaford Heritage Conservation District Study and Plan (2013)

Heritage Master Plans and Management Plans

- City of Guelph Cultural Heritage Action Plan (2020)
- Town of Cobourg Heritage Master Plan (2016)
- Burlington Heights Heritage Lands Management Plan (2016)
- City of London Western Counties Cultural Heritage Plan (2014)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Cultural Heritage Evaluations

- Township of Tiny Heritage Register Review (2024)
- City of Barrie Heritage Register Review (2024)
- Aurora Heritage Register Review (2022)
- MacDonald Mowatt House, University of Toronto (2020)
- Designation of Main Street Presbyterian Church, Town of Erin (2019)
- Designation of St. Johns Anglican Church, Norwich (2019)
- Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)
- City of Kitchener Heritage Property Inventory Update (2016)
- Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)

Heritage Impact Assessments

- Redevelopment of former amusement park, Boblo Island (2022)
- Mount Pleasant Islamic Centre, Brampton (2020)
- Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)
- Redevelopment of former Goldie and McCullough factory, Cambridge (2019)
- Redevelopment of historic Waterloo Post Office (2019)
- Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)
- Redevelopment of former Brick Brewery, Waterloo (2016)
- Homer Watson House Heritage Impact Assessment, Kitchener (2016)
- Expansion of Schneider Haus National Historic Site, Kitchener (2016)
- Heritage Impact Assessment for Pier 8, Hamilton (2015)
- Redevelopment of former American Standard factory, Cambridge (2014)

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Bridge Assessment, Scugog (2024)
- Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)
- Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)
- Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)
- Blenheim Road Realignment Collector Road EA, Cambridge (2014)
- Badley Bridge EA, Elora (2014)
- Black Bridge Road EA, Cambridge (2013)

Conservation Plans

- Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)
- Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)
- Black Bridge Strategic Conservation Plan, Cambridge (2013)

Tribunal Hearings:

- Redevelopment 22 Weber Street, Kitchener (OLT) (2025)
- Redevelopment 1024 Sixth Line, Oakville (OLT) (2025)
- Redevelopment 1 Burns Road, Fort Erie (OLT) (2025)
- Heritage Impact of Expansion of Mineral Aggregate Operation, Nelson Quarry, Burlington (OLT) (2025)
- Redevelopment 18 Portland Street, Toronto (OLT) (2023)
- Redevelopment 292 Main Street, Grimsby (OLT) (2023)
- Redevelopment 1919 to 1949 Devonshire Court, Windsor (OLT) (2023)
- Redevelopment 9 Dee Road, Queenston (OLT) (2023)

- Redevelopment 18314 Hurontario Street, Caledon Village (OLT) (2023)
- Redevelopment 217 King Street S, Waterloo (OLT) (2022)
- Redevelopment 147 Main Street, Grimsby (OLT) (2022)
- Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)
- Designation of 30 Ontario Street, St. Catharines (CRB) (2021)
- Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)
- Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)
- Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)
- Youngblood subdivision, Elora (LPAT) (2019)
- Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)
- Port Credit Heritage Conservation District (LPAT) (2018)
- Brooklyn and College Hill HCD Plan (OMB) (2015)
- Rondeau HCD Plan (OMB) (2015)
- Designation of 108 Moore Street, Bradford (CRB) (2015)
- Downtown Meaford HCD Plan (OMB) (2014)

Master Plans, Growth Management Strategies and Policy Studies

- Township of West Lincoln East Smithville Secondary Plan (2022)
- Town of Frontenac Islands Maryville Secondary Plan (2021)
- Niagara-on-the-Lake Corridor Design Guidelines (2016)
- Cambridge West Master Environmental Servicing Plan (2013)
- Meadowlands Conservation Area Management Plan (2013)
- Township of Tiny Residential Land Use Study (2012)
- Port Severn Settlement Area Boundary Review (2012)
- Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)
- Township of West Lincoln Intensification Study and Employment Land Strategy (2011)
- City of Kawartha Lakes Growth Management Strategy (2010)

Development Planning

Provide consulting services for municipal and private sector clients for:

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

Education

Willowbank School of Restoration Arts

Diploma in Heritage Conservation
2024

Messors Field School

Art Conservation and Cultural
Heritage Landscapes Workshop
Completed
2023

University of California: Santa Cruz

Bachelor of Arts in History
2010

Professional Associations

CAHP-Intern member,
Canadian Association of Heritage Professionals (CAHP)

Director at Large on the Provincial
Board of Directors, Finance & Audit
Committee member, Education
Committee member,
Architectural Conservancy of Ontario (ACO)

Emerging Professional Member,
Emerging Professional Committee
member,
International Council on Monuments and Sites (ICOMOS)

Contact

540 Bingemans Centre Drive
Kitchener, ON N2B 3X9

T: 519 576 3650
ckirwan@mhbcplan.com
www.mhbcplan.com

Christy Kirwan

BA, Dipl., CAHP-Intern

Christy is a Heritage Planner with MHBC who joined the firm in 2023. She holds a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts and a Bachelor's Degree in History from the University of California: Santa Cruz where she graduated *cum laude* with Department Honours and College Honours. Christy has experience in research and report writing for both public and private sector clients. She has completed historical research, inventory work, and evaluation on a variety of projects, including cultural heritage landscapes, cultural heritage evaluation reports, and heritage impact assessments. She currently serves on the Provincial Board of Directors of the Architectural Conservancy of Ontario (ACO) and on the Emerging Professional Committee of the International Council on Monuments and Sites (ICOMOS).

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

Professional History

Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
(2023 – Present)

Heritage Carpentry Apprentice, Bruce Chambers Period Furniture Ltd.
(2023)

Heritage Intern, Town of Grimsby
(2023)

Heritage Contractor, DJ McRae Heritage Restoration
(2022)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Project Experience

Cultural Heritage Landscapes

- Doctor's Lane, King City and Old King Road, Nobleton, Township of King
- Sam-Son Farm, 5274 4th Line, Milton

Heritage Conservation Districts

- Melville-Park West Heritage Conservation District Plan, Hamilton

Municipal Heritage Inventories

- Township of Tiny, 31 properties
- City of Barrie, 13 properties

Cultural Heritage Impact Assessments

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 473 Ontario Street, Cobourg
- 230 North Centre Road, London
- 3563 Bostwick Road, London
- 1930-1934 Sideroad 5, Bradford West Gwillimbury
- 260 Main Street West, Grimsby
- 185 Third Street, Collingwood
- 228 McNeilly Road, Hamilton
- 1069 Highway 8, Hamilton
- 119 Sideroad 19, Fergus
- Mount Zion United Church, 473 Ridgewood Crescent, London
- 66 Banfield Street, Paris
- 1940 Fischer-Hallman Road, Kitchener
- 141 Laurel Street, Cambridge
- 5480 Major Mackenzie Drive, Markham
- 193, 195, 197 & 199 College Avenue, London
- 63 Courtland Avenue East, Kitchener
- 300-306 King Street West, Hamilton
- 35 Elgin Street, Collingwood
- 743 Richmond Street, London
- 11 Roy Street & 68 Queen Street North, Kitchener
- 145-152 Central Avenue, London
- 96 Main Street East, Hamilton
- 273 Main Street North, Brampton
- The London Children's Museum, 21 Wharnccliffe Road South, London
- 531 Talbot Street, 535-537 Talbot Street/105 Kent Street, 101 Kent Street, London
- 1880 Assumption Street, Windsor
- Sulphur Spring of Ancaster, 820 Sulphur Springs Road, Hamilton
- 550 Ridout Street North, 82/84 Kent Street, 86/88 Kent Street, and 90 Kent Street, London

Cultural Heritage Evaluation Reports

- 8 St Andrews Avenue, Grimsby
- 12 St Andrews Avenue, Grimsby
- 934322 Airport Road, Mono
- 986 Powerline Road, Brant
- 53 St. Laurent Drive, Richmond Hill
- 4267 Manning Drive, London
- 677-681 4th Concession Road West, Flamborough, Hamilton
- Parry Sound Post Office, 74 James Street, Parry Sound

Conservation Plans

- 18 Portland Street, Toronto
- 19 East Mill Street, Elora

Documentation & Salvage Plans

- 3078 Regional Road 56, Binbrook, Hamilton
- 5515 Garrard Road, Whitby

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Road Municipal Bridge No. 11, Blackstock, Township of Scugog
- Warminster Sideroad, Township of Oro-Medonte
- Shoreline Drive, Township of Oro-Medonte
- Faris Avenue Watermain Expansion, Nobleton, Township of King
- 14th Line and C.W. Leach Road Improvements, Town of New Tecumseth

Heritage Permit Applications

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 2051 Davis Drive, Whitchurch-Stouffville

Heritage By-law Peer Reviews

- St. Mary's Ukrainian Catholic Church, 3625 Cawthra Road, Mississauga
- Trinity Anglican Church, 26 Stavebank Road, Mississauga
- New Apostolic Church, 160 Margaret Avenue, Kitchener
- 2 Guelph Street, Georgetown, Halton Hills

Hands-On Conservation Projects

- St. Paul's Anglican Church, Coulson's Hill, Bradford West Gwillimbury, Ontario
 - Restoration and painting of 1887 Gothic doors
- Byzantine Rupestrian Cave Frescoes, Alta Murgia, Italy
 - Mechanical frescoe cleaning
 - Cellulose poultice frescoe cleaning
 - Plaster infilling and consolidation
- Burwash Hall, University of Toronto, Toronto, Ontario
 - Stone masonry conservation
 - Window installation
- Cathedral of St. Alban the Martyr, Toronto, Ontario

- Cathedral window woodwork restoration
- 16 Elm Avenue, Branksome Hall, Toronto, Ontario
 - Brick masonry restoration
- Bishop Strachan School, Toronto, Ontario
 - Window restoration and reglazing
- St. Mark's Cemetery, Niagara-on-the-Lake, Ontario
 - Headstone monument conservation
- Willowbank National Historic Site, Queenston, Ontario
 - Decorative plaster repair
 - Wood window restoration
 - Historic flooring restoration
 - Stonework crack repair
 - Historic painting

Education

Fanshawe College
GIS and Urban Planning
2020

University of Seoul, South Korea
Bachelor of Urban Planning
2005

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Paul Jae Woong Lee

BE

Paul Jae Woong Lee, a Technician with MHBC, joined the firm in 2022 and provides a variety of technical design and drafting services for public and private sector clients.

Prior to working for MHBC, Paul received his GIS & Urban Planning Diploma from Fanshawe College in 2020 and worked as a draft technician at a consulting firm.

Before Paul came to Canada, he also received a bachelor's degree in urban planning from the University of Seoul and worked as an urban planner in Korea. He is in the process of becoming a member of the Canadian Association of Certified Planning Technicians.

Professional History

Planning & Design Technician, MacNaughton Hermsen Britton
Clarkson Planning Limited (2022 – Present)

Drafting Technician, GeoPro Consulting Limited (2020 – 2021)

GIS Technician (Co-Op Student), Aamjiwnaang First Nation (2019)

Planner, Dongbu Engineering Co., Ltd. (South Korea) (2016-2017)

Planner, JU Engineering Co., Ltd. (South Korea) (2014-2016)

Planner, DOHWA Engineering Co., Ltd. (South Korea) (2005-2014)



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