

Farhi Holdings Corporation

**Heritage Impact Assessment
120 York Street
City of London, Ontario**

Prepared by:

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	October 31, 2019	CHS	
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Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Farhi Holdings Corp. to conduct a Heritage Impact Assessment (HIA) for a proposed demolition of a building located at 120 York Street in the City of London, located on the Northeast corner of York and Talbot Streets. The project involves taking down the existing building, removal of materials and rendering the surface clean and safe. The site is proposed as a surface parking lot. An application for site plan control is to be submitted to the City of London which articulates the layout of the aforementioned parking lot.

The project is located at 120 York Street and demolition activity is anticipated to take place within the London Downtown Heritage Conservation District (HCD) and adjacent to the property 350 Talbot Street, which is also designated under Part IV of the Ontario Heritage Act. (By-law L.S.P. 2961-304). As a result, this HIA is required to ensure that the heritage attributes identified in the Statement of Cultural Heritage Value or Interest for the property are not impacted by the proposed work. All properties within the HCD are designated under Part V of the Ontario Heritage Act. The following adjacent properties are identified as having significance (Categories A, B and C) within the District Plan: 123 King Street, 343 Richmond Street, and 124-127 King Street and 347-345 Talbot Street.

Given the proximity of the proposed demolition activity to historic buildings and heritage properties, there is potential for the project to result in vibration impacts. In order to mitigate vibration impacts on the heritage buildings most impacted (350 Talbot Street, 124-127 King Street and 123 King Street) building surveys and vibration monitoring should be undertaken for the properties identified within this report. The heritage attributes described within the designation by-law for 350 Talbot Street should be monitored continuously throughout construction to ensure that impacts do not take place during the construction phase of the project.

Table of Contents

	page
1. Introduction	1
1.1 Study Purpose	1
1.2 Study Method.....	1
2. Policy and Planning Framework.....	2
2.1 Planning Act and Provincial Policy Statement	2
2.2 Ontario Heritage Act	2
2.3 City of London Policies	2
2.3.1 The London Plan.....	2
2.3.2 Inventory/Register	3
2.3.3 Downtown Heritage Conservation District	3
3. Historical Context / Cultural Heritage Value	4
3.1 Downtown/York Street Contextual History	4
3.2 120 York Street.....	5
3.3 350 Talbot Street	5
3.3.1 Description of Historic Place.....	5
3.3.2 Heritage Value	6
3.3.3 Character Defining Elements.....	6
3.4 Downtown Heritage Conservation District.....	6
4. Description of Site	9
4.1 Study Area Description	9
5. Proposed Undertaking.....	9
5.1 Project Description.....	9
6. Potential Impacts and Mitigation	10
6.1 Potential Impacts	10
6.1.1 Construction/Demolition Related Impacts	11
6.2 Potential Mitigation	11
7. Implementation and Monitoring.....	13
7.1 Mitigation Strategies	13
8. Recommendations	15
9. Closure.....	16
10. Bibliography	17
11. Figures	19

12. Images24

13. Resumes31

List of Figures

Figure 1: Site Location 20

Figure 2: Study Area 21

Figure 3: Location of 120 York Street within the Downtown Heritage Conservation District Plan 22

Figure 4: Draft Proposal by Farhi Holdings for a Surface Parking Lot for 120 York Street 23

List of Tables

Table 1: Properties Adjacent to the Subject Property 7

Table 2: Potential direct impacts and their relevance to the project 10

Table 3: Potential indirect impacts and their relevance to the project 10

Table 4: Potential Impacts and Mitigation Measures 12

Table 5: Schedule for mitigative, avoidance or monitoring measures 14

1. Introduction

1.1 Study Purpose

AECOM Canada Ltd. (AECOM) was retained by Farhi Holdings Corp. to conduct a Heritage Impact Assessment (HIA) for a proposed demolition of a building located at 120 York Street in the City of London, located on the Northeast corner of York and Talbot Streets. The project involves taking down the existing building, removal of materials and rendering the surface clean and safe. Farhi Holdings is proposing to develop the site as a surface parking lot. The building demolition will accommodate the use. No long-range plans for the site have been developed at this time.

The project is located at 120 York Street and demolition activity is anticipated to take place within the London Downtown Heritage Conservation District (HCD) and adjacent to the property 350 Talbot Street, which is also designated under Part IV of the Ontario Heritage Act. (By-law L.S.P. 2961-304). As a result, this HIA is required to ensure that the heritage attributes identified in the Statement of Cultural Heritage Value or Interest for the property are not impacted by the proposed work. All properties within the HCD are designated under Part V of the Ontario Heritage Act. The following adjacent properties are identified as having significance (Categories A, B and C) within the District Plan: 123 King Street, 343 Richmond Street, and 124-127 King Street and 347-345 Talbot Street.

1.2 Study Method

The City of London does not have a specified Terms of Reference for the preparation of HIAs. As a result, the general tasks and processes identified in relevant Ministry of Tourism, Culture, and Sport (MTCS), and Provincial Policy Statement (PPS) guidance documents have been utilized in the preparation of this report.

This HIA was prepared according to the guidelines set out in the MTCS *Heritage Resources in the Land Use Planning Process* document included as a part of the *Ontario Heritage Toolkit*. For the purposes of this report, AECOM undertook the following tasks:

- 1) Review of appropriate legislative and planning framework;
- 2) Preparation of a historical context overview for the project area, including a review of the Heritage Conservation District;
- 3) A site investigation, undertaken on September 20, 2019, to document the existing conditions of the properties and their heritage attributes;
- 4) Identification and description of the proposed undertaking;
- 5) Assessment of impacts to identified cultural heritage value and heritage attributes;
- 6) Identification of potential mitigation strategies and preparation of recommendations to ensure the conservation of identified cultural heritage value.

2. Policy and Planning Framework

2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated *Provincial Policy Statement* (2014) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS). In general, the PPS recognizes that Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Section 2 of the *Planning Act* makes a series of provisions regarding cultural heritage. Section 2 of the *Planning Act* identifies various provincial interests that must be considered by the relevant authorities during the planning process. Specific to cultural heritage, Subsection 2(d) of the *Planning Act* states that, “The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

As one of 18 interests to be considered, cultural heritage resources are to be considered within the framework of varying provincial interests throughout the land use planning process.

Pursuant to Section 3 of the *Planning Act* the PPS 2014, Policy 2.6.1 states, “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

2.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of cultural heritage value or interest. The province or municipality may also “list” a property, or include a property on a municipal register, that has not been designated but is believed to be of cultural heritage value or interest. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest. If a property meets one or more of the following criteria it may be designated under Section 29 of the *Ontario Heritage Act*.

2.3 City of London Policies

2.3.1 The London Plan

The *London Plan* is the City’s new Official Plan. The *London Plan* sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City’s cultural heritage and protect environmental areas, hazard lands, and natural resources. The plan has been approved by the Ontario Ministry of Municipal Affairs.

Specifically related to heritage conservation, the *London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the city. The General Cultural Heritage Policies related to Design note:

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 protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development 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.

2.3.2 Inventory/Register

The City of London's *Inventory of Heritage Resources (the Register)* (2006) was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council on March 26, 2007. It includes information related to the listing of properties in London of recognized or potential cultural heritage value or interest. The *Inventory (the Register)* includes a priority level system for identifying properties of greater priority and/or significance for heritage recognition. In addition, properties designated under the *Ontario Heritage Act* are maintained on the City's *Inventory (the Register)*. The *Inventory (Register)* is a living document subject to changes and approvals by Council, advised by the London Advisory Committee on Heritage (LACH).

2.3.3 Downtown Heritage Conservation District

Heritage Conservation Districts are designated under Part V of the *Ontario Heritage Act* for the purpose of conserving cultural heritage values. The emphasis in a Heritage Conservation District is on the collective character of the overall area, as defined by its historic context, architecture, streets, landscape and other physical and visual features. HCDs are established to facilitate the preservation of a defined area with the intent of retaining critical functional and visual attributes that convey or have a historical relationship to the area in which they are situated. This includes buildings, natural and cultural landscapes, streetscapes, hardscape elements, and other features that contribute to an area's recognizable character.¹

The property at 120 York Street is located within the boundaries of the Downtown Heritage Conservation District. The buildings which comprise the Downtown HCD each relate to one of five stages through which the Downtown evolved from its founding to the recent past. In the nineteenth and twentieth centuries the Downtown was the region's commercial, industrial, and service centre. There are approximately 400 properties in the Downtown HCD. The Downtown HCD prepared by Stantec, in association with SJMA Architecture Inc., Michael Baker, and Sylvia Behr in March 2012, and was adopted by Municipal Council on April 11, 2012, and designated under Part V of the *Ontario Heritage Act* on June 18, 2013.

¹ *Downtown London Heritage Conservation District Plan, 1.3.*

3. Historical Context / Cultural Heritage Value

3.1 Downtown/York Street Contextual History

The historical overview and context have been developed based primarily on the research and historical context overview developed for the purposes of the Downtown Heritage Conservation District Study. Given the relatively small extent of the study area, and the downtown focus of this HIA, the HCD Study was relied upon for its historical information and understanding of the development of this portion of York Street within its larger downtown context. The key historical periods described in the HCD Study have been summarized below with attention to key developments of buildings located along York Street.

The original town plot for London was laid out in 1826, and over time, the town plot and the surrounding downtown core have become a densely built-up area containing structures and streetscapes that date to the 1840s. The continuous redevelopment of the downtown core has resulted in a variety of building types and uses from every period of the core's development. Many of the surviving buildings and properties within the downtown core represent industrial, wholesaling, retailing, and financial firms that have been important in the development of the City of London, and the broader region. Specific to York Street, the north and south sides of the street within the study area contain a mix of nineteenth and twentieth century commercial, industrial, and institutional uses.²

A series of key developments in the mid-nineteenth century took place within the downtown core that had a lasting impact on the use and orientation of downtown. In addition to the establishment of a market, and the construction of a new town/city hall, the construction of the Great Western Railway station on York Street at Richmond Street played a role in drawing activity towards Richmond Street. In the latter half of the nineteenth century, several factories and tanneries that were previously located along the main downtown core roads began to be built along York Street. Along with the presence of the railway station on York Street, wholesalers and warehouses also began to be built within the vicinity of York Street and resulted in several wholesale blocks between the late-nineteenth century and the early-twentieth century.³

In the first half of the twentieth century, the most significant impact on the development and landscape of the downtown core resulted from the emergence and increased usage of the automobile. Once automobiles became increasingly available, the emergence of service stations in the downtown core, as well as the need for parking facilities – both surface parking lots and parking garages – began to result in changes to the downtown landscape.⁴

In the second half of the twentieth century, the movement of industrial and wholesaling businesses out of the downtown core played a role in the transitioning-built form and landscape downtown, including on York Street. With industrial and wholesale businesses moving out of the core, the emergence of large retail centres and parking facilities was possible. This included the construction of Wellington Square, which at the time was the country's first downtown indoor mall. Its construction resulted in the removal of various industrial structures in the core, including the Lawson and Jones printing and lithographing business on Clarence Street.⁵

² *Downtown Heritage Conservation District Study, 2.0.*

³ *Ibid. 2.8-2.9*

⁴ *Ibid. 2.10-2.12.*

⁵ *Ibid. 2.13-2.14*

3.2 120 York Street

Although building on the subject property currently has the municipal address of 120 York Street, the property on which it is situated was historically multiple properties with individual municipal addresses. A review of city directories indicates that the property was occupied primarily by a variety of residential and commercial structures during the nineteenth and twentieth centuries. The 1881, Revised 1888 *Fire Insurance Plan of the City of London* shows that the property was occupied by three buildings; the most prominent of these was a large two-and-a-half storey brick structure on the Talbot Street Corner. City directories indicate that this building was McGill's Hotel, with the municipal address of 333 Talbot Street. Other buildings indicated on this Fire Insurance Plan are a one-and-a-half storey stone structure at 120 York Street, and a two-storey frame house at 122 York Street.

From the 1940s onwards, land use shifted towards automotive-related businesses. Central Tire and Battery used a two-storey brick building at 120 York Street as a used car sales office, with a small gas station in front. City Directories also indicate that there were at least two residential apartments on the property as well. By the 1950s, the property was listed in directories as the TV Auto Plaza, and Talbot Auto Specialties. In the early 1960s a Shell gas station was constructed on the Talbot Street corner, and the building at 120 was occupied by a distribution company. The gas station did not survive long however, disappearing from directories by 1966. For the duration of the 1960s, the property was occupied by a car dealership under various names. Beginning in the 1970 directory, all properties between Talbot Street and 126 York Street are listed as "vacant". This continues through 1973, and it is assumed that all buildings remaining on this block were demolished at that time. In the 1973 Directory, the property was being used as a parking lot.

The present structure was erected on the property circa 1975-76; the 1975 City Directory identifies a "new building under construction" at this location. The first two tenants of the building are identified in the 1977 Directory; Print Three Incorporated, and Financeamerica Realty Limited. During the 1980s, the building had as many as ten tenants at one time, including a variety store, a Purolator Courier office, computer software store, and a billiard parlour. The building continued to be occupied as recently as 2017, however is currently vacant.

3.3 350 Talbot Street

The project is located at 120 York Street and demolition activity is anticipated to take place within the London Downtown Heritage Conservation District (HCD) and adjacent to the property 350 Talbot Street, known at various times as the Massey-Harris Co. Sales and Showroom and Ann McColl's Kitchen Shop, which is also designated under Part IV of the Ontario Heritage Act. (By-law L.S.P. 2961-304). As a result, this HIA is required to ensure that the heritage attributes identified in the Statement of Cultural Heritage Value or Interest for the property are not impacted by the proposed work. As a designated property, 350 Talbot Street is identified on the Canadian Register of Historic Places:

3.3.1 Description of Historic Place

350 Talbot Street is situated on the east side of Talbot Street between York and King Streets, south of Covent Garden Market, in the City of London. The property consists of a three-story white brick commercial building that was constructed in 1890.

The property was designated by the City of London in 1987 for its historic and architectural value under Part IV of the Ontario Heritage Act (By-law L.S.P. 2961-304).

3.3.2 Heritage Value

350 Talbot Street is an historic structure in a redeveloped section of a commercial streetscape in downtown London. It provides a visual reminder of the late nineteenth century commercial activity in this area.

Built in 1890, 350 Talbot Street is associated with the Massey-Harris Co. Ltd., a Canadian manufacturer of agricultural implements. The building was erected in 1890 as a showroom and repair shop for Massey-Harris Co. Ltd. and continued in this function until 1950. Some Londoners recall tractors being brought into the rear area of the building for repair.

Constructed in 1890, 350 Talbot Street is a good representation of Romanesque Revival commercial architecture. This style provides an overall impression of strength and solidity with the rusticated stone-block base and stone coursing on the building facade. Large arched window openings and a vehicular archway on the first storey are also typical of Romanesque design. Principal design features of the interior of 350 Talbot Street include exposed posts and beams and freight doors, recalling its original function as a showroom and repair shop.

Source: City of London By-law L.S.P. 2961-304.

3.3.3 Character Defining Elements

Character defining elements that reflect the heritage value of 350 Talbot Street include its:

- sliding freight doors from the covered passageway
- steel hoist beam
- rear sliding doors to the former repair shop area
- covered arched vehicle passageway
- three storey rusticated stone base
- flat roof
- white brick facade
- arched window openings on first storey
- arched passageway
- pedestrian entranceway with decorative wooden pilasters
- brick pilasters on second and third storeys
- arched window openings on the second and third-storeys
- paired windows on the second and third storeys
- cut stone coursing on the upper-storey windows
- brick dentils and brick cornice at the roof line
- location on Talbot Street in a commercial district

3.4 Downtown Heritage Conservation District

The Downtown Heritage Conservation District was adopted by Municipal Council in 2012 and designated under Part V of the Ontario Heritage Act in 2013. The subject property is included within the HCD.

As a part of the HCD Plan and Study, the individual properties that comprise the HCD, as well as their streetscape and landscape characters were categorized and organized into a "Downtown London HCD Matrix" to classify each property. The individual properties were classified under the following three categories:

- Assignment – classification of the building by its age and/or proximity to other heritage buildings;
- Rank – the evaluation of a building's heritage importance and attributes classified as either priority A, B, or C; and,
- Landscape – a building or site's relevance to the adjoining streetscape and historical land uses

The Subject property was formed part of Block 30 is included in the classification table identified below:

Address	Assignment	Description	Ranking	Character-Defining Elements	Landscapes
120 York Street	H	Commercial, c. 1980	D		iii

Properties adjacent to the subject property which were considered with respect to potential impacts from the proposed demolition of 120 York Street are included in the table identified below:

Table 1: Properties Adjacent to the Subject Property

Address	Assignment	Description	Ranking	Character-Defining Elements	Landscapes
350 Talbot Street	H	Massey-Harris Dealership, 1890	A	Unpainted brick with replacement windows in original openings; ground floor elements include window and door openings; unpainted stone sills with one replacement in reinforce concrete; woodwork, windows and door in original entry; Massey-Harris painted on top of north elevation; carriageway;	ii.
127 King Street	H	Keene Furniture, c.1914	C		ii
125 King Street	H	Keene Furniture, c.1914	C	Painted two story; new windows upper story not in original location; decorative tine cornice with end blocks;	ii
123 King Street	H	Commercial	B	2 story painted brick with replacement windows in original openings;	ii
339 Talbot Street	H	Commercial, c.1980	D		li
347 Talbot Street	H	Commercial, 1885	A	Bichromatic cleaned brick with replacement windows in original openings;	ii
111 York Street	H	Tim Hortons	D		iii.
101 York Street	H	Greyhound	D		iii.
148 York Street	H	Commercial, 1980	D		iii.
343 Richmond Street	H	Waterloo Building, 1980	A	Four-story cleaned red brick with tin cornice; replacement windows in original openings; most entryways original; main entryway double doors and gold lettering (343) in transom; ii	ii
117 York Street	H	Bell, c. 1980	D		iii

- H (Historic) – Structure built within the critical period between the 1830s – 1980s as defined during the Downtown London HCD Study (January 2011). The building’s architectural character is derived from a number of elements which may include: materials, window design and pattern; store fronts and upper facades; signage; and/or roof type. It may also be associated with other historical attributes such as architect, owners, use. Its importance as part of the streetscape and the District as a whole is reflected in its ranking. It is imperative that buildings with an H assignment are recognized as falling under the most stringent guidelines of this document based on the associated ranking.

H – HISTORIC		I – INFILL	N – NON-HERITAGE
A*	All elements to be retained. (Section 6.1.1 – 6.1.3)		
B*	Elements should be replicated using traditional materials. (Section 6.1.1 – 6.1.5)		
C	Restorations should be considered using traditional materials. (Section 6.1.5)	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)
D	Demolition/replacement subject to guidelines for new development only.	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)

* Heritage Alteration Permit required

- Landscape:
This classification will have limited impact on most property owners as it deals with the streetscapes and open spaces within the District. Primarily, it will define guidelines and considerations when embarking upon a site redevelopment and the interface with the adjacent public right-of-way. It will establish the type of streetscape that one would expect to see existing and preserved in front of their respective properties.

i – Residential landscape pattern defined by the plots which were originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street. (Section 6.2.1)

ii – Commercial landscape pattern defined by the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level.

iii – Industrial/Warehouse landscape pattern defined by wider street profiles and a greater expanse between opposing structures thus emphasizing vehicular traffic over pedestrian movements.

iv – Institutional and Public Realm landscape is a composite of several parks, plazas, gardens, green spaces and public gathering areas that have evolved in London’s downtown over time and are important to its character.

4. Description of Site

4.1 Study Area Description

York Street, between Talbot Street and Clarence Street, is an arterial road located in the Downtown Heritage Conservation District, generally consisting of a 14-metre asphalt road surface width (two eastbound lanes, two westbound lanes and left turn lanes) complete with concrete sidewalks on both side of the street, all within a narrow 20 to 23 metre right-of-way. Surrounding land uses are predominantly commercial in nature; however, there is a Via Rail train station located on the south side of the street between Richmond Street and Clarence Street.

The subject property at 120 York Street contains a two-storey commercial office building constructed circa 1975-76. The building has an L-Shaped plan with a flat roof. The building is generally vernacular in design, exhibiting some design traits consistent with the postwar modernist period.

Adjacent properties to the North, East and West fronting onto Richmond, Talbot and King Present as part of a traditional commercial downtown environment, with flat roofed mid-rise buildings, facades flush to the street, commercial storefronts on the ground level and articulation at the cornice level. The subject building appears to have been designed to continue this trend, though in a 1970s style.

5. Proposed Undertaking

5.1 Project Description

The project involves taking down the existing building, removal of materials and rendering the surface clean and safe. Farhi Holdings is proposing to develop the site as a surface parking lot. The building demolition will accommodate the use. No long-range plans for the site have been developed at this time. Farhi Holdings Limited will be seeking the City of London's approval of a site plan control application for construction of the surface parking lot.

The following items are being considered as part of the design process of the proposed parking lot.

- Layout of the parking lot and any associated landscaping
- Access to public streets
- Heritage concerns related to the Downtown HCD streetscape and potential impacts to individual buildings resulting from the proposed demolition.

6. Potential Impacts and Mitigation

6.1 Potential Impacts

The MTCS identifies typical types of direct and indirect impacts that can be anticipated to impact recognized or potential heritage properties as a result of a proposed undertaking. Thus, these impacts were evaluated according to the MTCS' *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process*. **Table 2** and **Table 3** outline the potential impacts identified by MTCS, and their relevance to this project.

Table 2: Potential direct impacts and their relevance to the project

Direct Impacts	Relevance to the Project
Loss/Destruction of any or part of any significant heritage attribute or feature.	None anticipated: No heritage attributes are anticipated to be demolished or lost as a result of the project. The Downtown Heritage District Plan identifies the subject structure as a Category D building, the policies of which note that Demolition/replacement is permitted subject go guidelines for new development only.
Displacement/Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance.	None anticipated: The project is not anticipated to displace or alter the historic fabric or appearance of any heritage resources.

Table 3: Potential indirect impacts and their relevance to the project

Indirect Impacts	Relevance to the Project
Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature or plantings, such as a garden.	None anticipated: The nature of the proposed project is to remove the existing structure and establish a grade level surface parking lot. The project is not anticipated to create shadows around or near heritage resources.
Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.	None anticipated: The proposed project construction will not isolate any heritage resources.
Land Disturbance such as a change in grade that alters the historic patterns of topography or drainage.	No impacts: Completion of the proposed project will result in land disturbance; however, the construction will be temporary in nature and is not anticipated to affect any historic patterns or result in permanent impacts to heritage resources.
Changes in Land Use such as rezoning a battlefield from open spaces to residential use, allowing new development of site alteration to fill in the formerly open spaces.	None anticipated: The nature of the project is the removal of an existing non-heritage office building and replacement with a surface parking lot, the layout of which would be subject to site plan approval. No change in land use is anticipated as a result of the proposed project that would impact the heritage character of the site or surrounding area. There is currently no proposal for the redevelopment of this site for a structure. In the future should further redevelopment of the site be proposed, a the need for a further or amended Heritage Impact

Indirect Impacts	Relevance to the Project
	Assessment would need to be considered by the City of London.
Obstruction of significant views or vistas from, within, or to a built and natural feature.	None anticipated: The nature of the proposed project involves removal of an existing building and establishment of a surface parking lot and will not provide obstructive views or vistas from, within, or to a built or natural feature.

6.1.1 Construction/Demolition Related Impacts

The subject development may result in impacts within the property and upon adjacent properties related to Vibration, demolition and activities associated with the layout of the proposed parking lot.

It is anticipated that analysis of detailed impacts to the heritage buildings on the subject property and adjacent properties related to vibration and other construction practices would be documented and assessed by a qualified structural professional, and mitigation recommendations identified prior to commencement of excavation on the site.

6.2 Potential Mitigation

There is not one correct way to mitigate the adverse impacts of new construction on, or adjacent to historic structures and/or heritage properties. Strictly from the perspective of best practice for heritage conservation, the preferred option is one that typically conserves a property’s cultural heritage value. The Provincial Policy Statement, 2014, identifies the requirement to conserve cultural heritage value; specifically, Section 2.6.1 states, “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”⁶ Typically, this involves maintaining a heritage resource *in situ*. In reality, socio-economic, technical, and/or environmental site considerations may require some form of compromise and/or alternate means of conservation.

The MTCS identifies mitigation or avoidance strategies that can be used to mitigate the extent of impacts as a result of a proposed undertaking. These include:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

The subsection below outlines various forms of mitigation that should be considered more specifically for this project, when refining the proposed tower for the subject property. The mitigation strategies described below outline strategies which will mitigate the impacts described above. From the cultural heritage perspective, preserving and enhancing the cultural heritage value of the property should be considered a key opportunity and priority for this property and project.

⁶ Provincial Policy Statement, 2014.

Table 4: Potential Impacts and Mitigation Measures

ADDRESS	IMPACT IDENTIFIED	POTENTIAL MITIGATION MEASURE (S)
350 Talbot Street	Potential land disturbances caused by demolition activities and site layout	Installation of a temporary screening fence between the demolition/construction site and the subject building. Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project related construction activities.
127 King Street	Potential land disturbances caused by demolition activities and site layout	Installation of a temporary screening fence between the demolition/construction site and the subject building. Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project related construction activities.
125 King Street	Potential land disturbances caused by demolition activities and site layout	Installation of a temporary screening fence between the demolition/construction site and the subject building. Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project related construction activities.
120 York Street	<i>Changes in Land Use related to establishment of a commercial parking lot.</i>	Submission of an application for site plan control to the satisfaction of the City of London.

7. Implementation and Monitoring

7.1 Mitigation Strategies

The table above identified potential mitigation measures to reduce adverse impacts of the proposed development identified on cultural heritage resources and attributes of the Downtown London HCD. Generally, two primary impacts were identified; The potential land disturbances caused by demolition activities and layout of the commercial parking lot and impacts resulting from the change in use to a surface parking lot.

In order to mitigate potential direct and indirect impacts to identified cultural heritage value described within this report, the mitigation strategies described in Section 6.2 of this report should be considered in further project refinement and approaches. Details related to the future site layout of the proposed surface parking lot should be considered in depth through an application for site plan control in order to mitigate impacts and conserve the cultural heritage value of the Downtown Heritage Conservation District.

The impacts resulting from the proposed development are addressed below.

7.1.1 Vibration

The proposed works include demolition activity near historic buildings and heritage properties. As a result, there is potential for vibration impacts to historic places to result from the project.

The full extent of the impact of vibrations from traffic demolition and construction in the vicinity of historic places and heritage structures is not fully known, however, it has been demonstrated elsewhere that negative effects may result on buildings set back less than 40 metres from the roadside.

Mitigation of the impacts on historic buildings located within 40 metres of the proposed works, should take the form of preconstruction building surveys and vibration monitoring which will identify a benchmark for impacts and will allow for determination of whether impacts have occurred. These should be undertaken prior to and during site excavation and construction for the adjacent properties identified this report.

Isolation of heritage resources from construction activities should be implemented in order to prevent negative impacts.

It is recommended that site plan controls be put in place prior to construction to prevent potential indirect impacts as a result of the Project. The site plan control methods shall be determined in advance of construction by the proponent to indicate where Project activities are restricted as described below. These controls should be indicated on all construction mapping and communicated to the construction team leads.

It is recommended that a 10-metre buffer zone be established around the properties to indicate where all construction activities must be avoided. This would take into account the position of the heritage resources within the 40-metre buffer of the Subject Area, but outside of the area of ground disturbance.

This includes, but is not limited to, ground disturbance and the movement of equipment to and from the site.

In the event that construction activities enter into the 10-metre buffer zone, all activities should cease immediately and a temporary 50 metre buffer zone surrounding the impacted area should be established where no construction activities should occur.

It is recommended that a qualified building condition specialist should be retained to determine if any damage was incurred as a result of the construction activities. Construction activities should resume Only following approval from the building specialist, should, and the 10-metre buffer should be re-established.

Monitoring buffer zone delineation, outlining the limit of the construction footprint and subsequent setback from heritage features should be undertaken by the proponent’s construction team is maintained throughout construction.

Table 5: Schedule for mitigative, avoidance or monitoring measures

SCHEDULE FOR IMPLEMENTING MITIGATIVE OR AVOIDANCE MEASURES OR MONITORING			
Measure	Who	How	When
Site Plan Control Application	Farhi Holdings	Application to the City	Prior to commencement of layout of the parking lot
Vibration/Construction Impact Avoidance on Adjacent Buildings	Farhi Holdings	Development of a construction/demolition screening plan in accordance with City of London Standards and approvals	Prior to commencement of the demolition or pre-works
	Farhi Holdings	Implementation of construction/demolition screening plan to isolate significant heritage buildings from construction activity in accordance with City of London Standards.	Prior to commencement of the demolition or pre-works
	Farhi Holdings	Retain the services of a qualified building specialist to monitor impacts from construction activity and vibration.	Prior to commencement of the demolition or pre-works.

8. Recommendations

The subject property at 120 York Street is located within the Downtown London Heritage Conservation District. The mid-1970s office building on the subject property was determined to have no cultural heritage value, however, properties to the north, east and west of the property are identified to have cultural heritage significance. In consideration of this it is the primary recommendation of this report that prior to commencement of site preparation/construction and demolition activities that measures be implemented in accordance with established principles such as the standards and guidelines for the conservation of historic places in Canada and City of London policy and by-laws, to protect surrounding heritage properties from construction/demolition activity and any vibrations that may result from that.

While no new buildings are proposed for the subject property, as a site located within the Downtown London Heritage Conservation District it is recommended that a site plan control application be submitted to the satisfaction of the City to describe and obtain approval for the layout of the proposed surface parking lot on the site at 120 York Street.

If further redevelopment is proposed for the property at 120 York Street, the City of London, would consider whether either an update to this Heritage Impact Assessment or a new Heritage Impact Assessment report would be necessary.

9. Closure

This report has been prepared for the sole benefit of Farhi Holdings Corporation and may not be used by any third party without the express written consent of AECOM Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third 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.

10. Bibliography

Primary and Secondary Sources

Goad, Charles E. *Fire Insurance Plan for the City of London Ontario*. Montreal: Charles E. Goad, 1912 (Revised 1922)

Greenwood, Wm. And E.R. Richards. *City of London, Ont. Canada*. Department of Agriculture, 1899.

London Plan. 2016. <https://www.london.ca/business/Planning-Development/Official-Plan/Pages/The-London-Plan.aspx>.

Rainer, J.H. "Effects of Vibrations on Historic Buildings: An Overview," in *Bulletin of the Association for Preservation Technology*, Vol. 14, No. 1 (1982), pp. 2-10.

Stantec Consulting Ltd. *Downtown London Heritage Conservation District Study Final Report*. 2011.

Stantec Consulting Ltd. *Downtown London Heritage Conservation District Plan*. March 2012.

Provincial Standards and Resources:

Ontario Heritage Tool Kit
<http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht>

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm
Ontario Heritage Act (2006)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)

Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

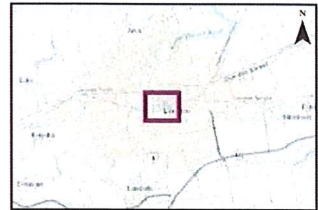
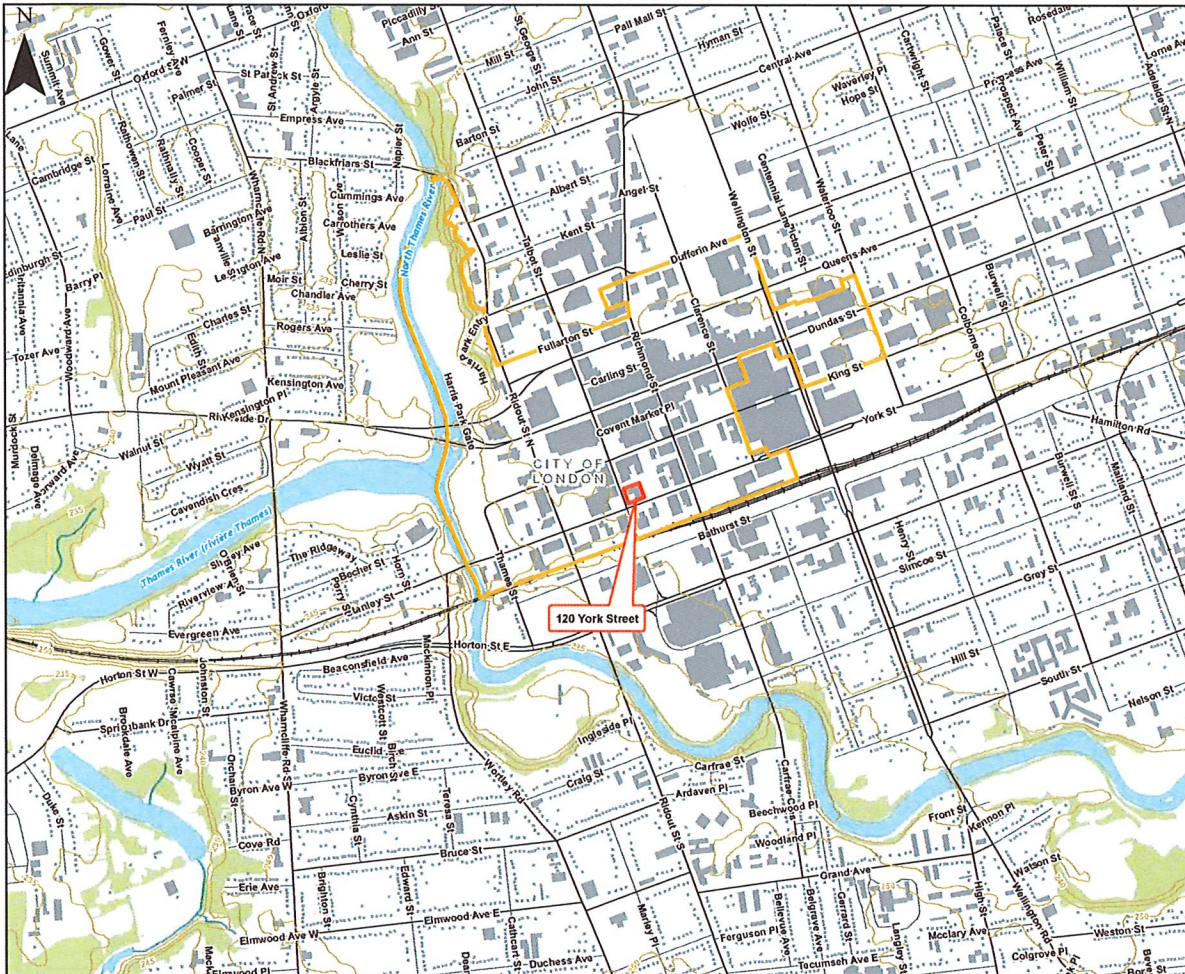
National and International Standards and Resources:

Canadian Register of Historic Places
http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

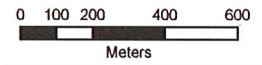
Parks Canada Standards and Guidelines for the Conservation of Historic Places in
Canada
http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada
http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

11. Figures



- Legend**
- 120 York Street Property Boundary
 - Downtown Heritage Conservation District (2012)
 - Lower/Single Tier Municipality
 - Wooded Area
 - Waterbody
 - Watercourse
 - Major Road
 - Local Road
 - Railway
 - Contours (5m Interval)



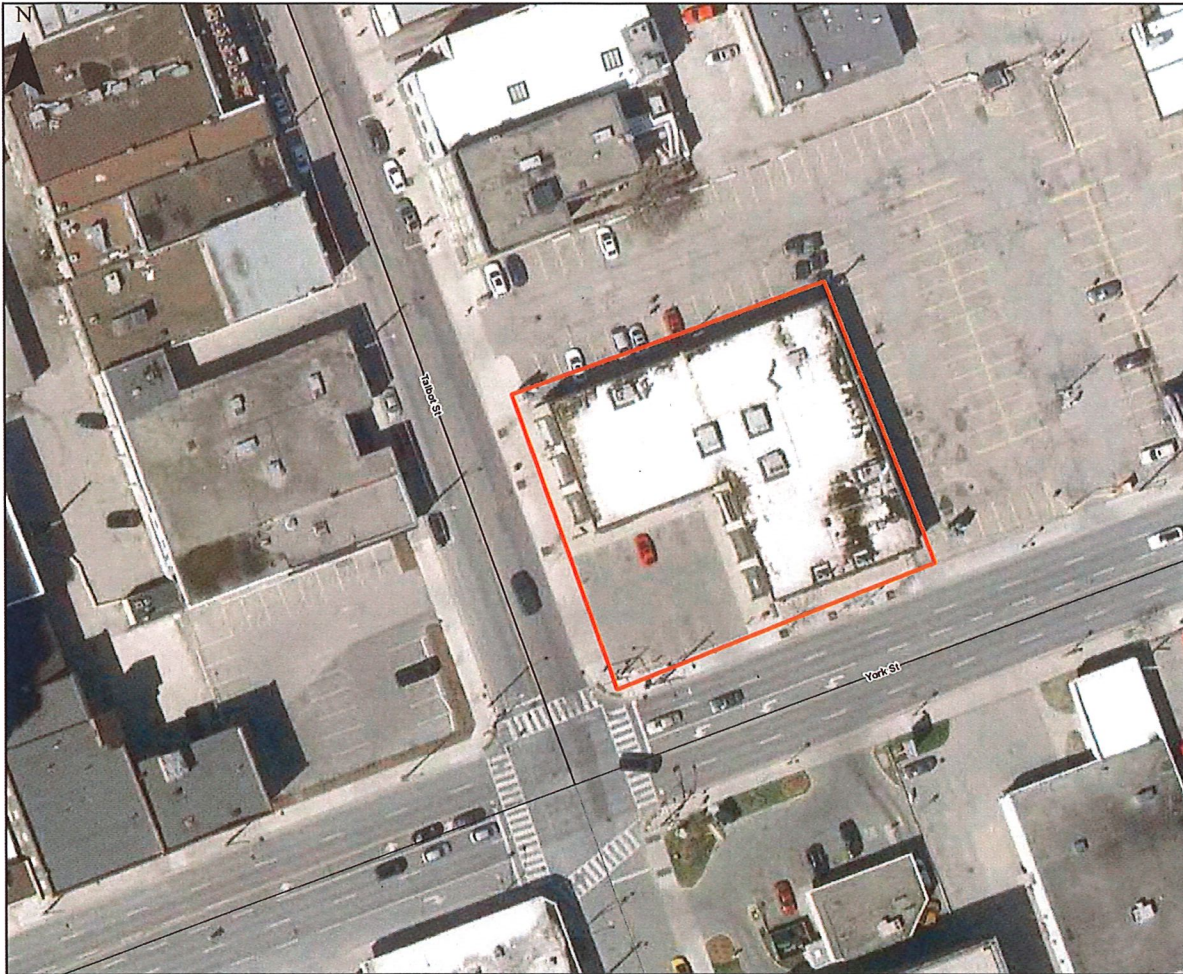
**Heritage Impact Assessment
120 York Street
London, Ontario**

Site Location

Oct 2019	1:10,000	Datum: NAD 1983 UTM Zone 17N
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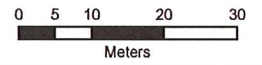
AECOM	Figure 1
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Legend

- 120 York Street Property Boundary
- Major Road
- Local Road



Heritage Impact Assessment
120 York Street
London, Ontario

Study Area

Oct 2019	1:500	Datum: NAD 1983 UTM Zone 17N
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AECOM	Figure 2
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Figure 3: Location of 120 York Street within the Downtown Heritage Conservation District Plan

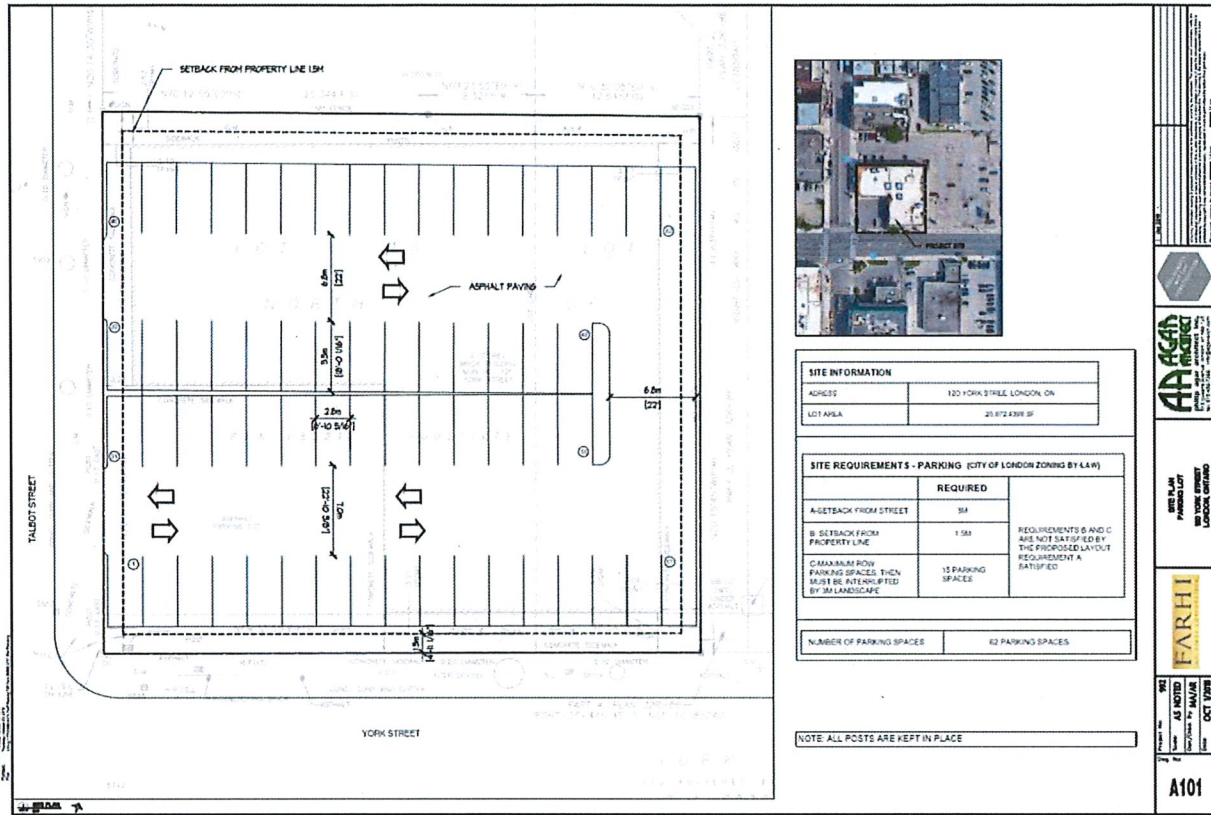


Figure 4: Draft Proposal by Farhi Holdings for a Surface Parking Lot for 120 York Street

12. Images



Image 1: View showing 120 York Street from the West, September 2019

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Image 2: View showing 120 York Street from the north, September 2019



Image 3: View showing 120 York Street from the West, September 2019



Image 4: View showing 120 York Street from the West, September 2019



Image 5: View showing 120 York Street from the south, September 2019



Image 6: View showing 120 York Street from the south, September 2019



Image 7: Storefront view showing 120 York Street from the south, September 2019



Image 8: View showing 120 York Street from the east, September 2019



Image 9: View showing 120 York Street from the east, September 2019



Image 10: View showing 120 York Street from the south, September 2019



Image 11: Fire insurance map from 1912 (Rev 1922) showing the northeast corner of Talbot and York Street, illustrating buildings located on the subject site prior to construction of the subject building in the 1970s, illustrating the approximate location of the subject building outlined in blue dots. (Source: University of Western Ontario, Map and Data Centre, Fire Insurance Plan Holdings 1912 (Rev 1922))



Image 12: Photograph in the vicinity of the subject buildings at 120 York Street, circa 1946, source London Public Library

13. Resumes

Adria Grant, MA, CAHP

Ontario Department Manager – Impact, Assessment & Permitting

Education	Licenses/Registrations	Memberships
Bachelor of Art (Hons), Anthropology & English. University of Western Ontario, 2000	Ontario Ministry of Tourism, Culture and Sport (MTCS) Professional Archaeological License (P131)	Canadian Archaeological Society Ontario Archaeological Society
Master of Art, Applied Archaeology. University of Western Ontario, 2016	Canadian Association of Heritage Professionals (CAHP)	
Years of Experience	Ontario Association of Professional Archaeologists (APA)	
With AECOM: 6	RAQS Certification	
With Other Firms: 13		

Summary

Adria Grant has been active in the field of cultural resource management since 1999, specializing in cultural heritage and archaeological assessments for provincial and federal government, municipal corporations, and private sector organizations. Adria is an experienced project manager having completed formal project management training through the Project Management Institute (PMI) as well as comprehensive and stringent company specific project management courses during her employment at Golder Associates, Stantec and AECOM. Adria consistently applies the knowledge, tools, and techniques of project management practices to the heritage field, streamlining processes and procedures to achieve client objectives. Adria has a wealth of experience working with municipal heritage planners in the context of development activities and has the ability to provide sound technical advice to proponents on the heritage process in Ontario.

Adria is professionally licensed by the Ontario MTCS, is a member of the Canadian Association of Heritage Professionals and the Ontario Association of Professional Archaeologists. In addition to professional memberships Adria actively participates in local heritage and archaeological events and is active and well known within the cultural resource community. She currently acts as the Department Manager of the Impact, Assessment & Permitting - Cultural Resources, Planning and Communications teams in Ontario, and Canadian lead for AECOM's North American Cultural Resources team.

Experience

Metrolinx, Ontario Line West Cultural Heritage Assessments, Toronto, Ontario. Technical lead for heritage assessments to support the construction of a new rail corridor to improve transit within the city of Toronto. Provided technical support to assist Metrolinx and the Ontario MTCS in creating project specific work plan procedure with a unique strategy for reporting. Will be responsible for consultation with the MTCS, senior review and technical excellence.

Metrolinx, Ontario Line North Cultural Heritage Assessments, Toronto, Ontario. Technical lead for heritage assessments to support the construction of a new rail corridor to improve transit within the city of Toronto. Provided technical support to assist Metrolinx and the Ontario MTCS in creating project specific work plan procedure with a unique strategy for reporting. Will be responsible for consultation with the MTCS, senior review and technical excellence.

Farhi Holding Corporation, 120 York Street Heritage Impact Assessment, London, Ontario. Project manager for a HIA to support the demolition of a structure located within the Downtown Heritage Conservation District. Responsible for senior review of the report.

County of Bruce, Old Reid Bridge Cultural Heritage Evaluation Report, Teeswater, Ontario. Senior review of cultural heritage evaluation report for the removal of an abandoned bridge in Bruce County.

City of London, Downtown Sewer Separation Phase 3, Heritage Impact Assessment, London, Ontario. Senior reviewer for HIA completed to evaluate impacts of infrastructure improvements within the Downtown Heritage Conservation District and adjacent to numerous listed or otherwise recognized heritage buildings.

City of London, 78-88 Oxford Street Cultural Heritage Evaluation Report, London, Ontario. Project manager for the CHER of a row of six residential structures in the City of London that will be negatively impacted by proposed road widening. The CHER determined that the houses as a group had cultural heritage value and would be eligible for designation.

Metrolinx Ontario Line South Cultural Heritage Assessments, Toronto, Ontario. Technical lead for heritage assessments to support the construction of a new rail corridor to improve transit within the city of Toronto. Gap analysis to be completed to determine

Union Gas, Stratford Reinforcement Project Cultural Heritage Evaluation Report, Perth County, Ontario. Project manager for the CHER conducted as part of an Environmental Assessment for a natural gas pipeline twinning project. The study involved a windshield study, the identification of built heritage and cultural heritage landscapes, creation of a heritage inventory, and the assessment of impacts to identified cultural heritage resources. The report included the direct application of the *Ontario Heritage Toolkit* and the *Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*.

MHBC Planning, Cobourg Heritage Master Plan, Cobourg, Ontario. Technical specialist providing information on archaeological heritage resources and archaeological management of resources for the background Heritage Report and Heritage Master Plan created for the Town of Cobourg. The document is intended to provide high level legal advice to Town staff on a variety of conservation matters.

York Region, Stouffville Road Improvements Cultural Heritage Evaluation Report, Regional Municipality of York, Ontario. Technical lead for the CHER conducted as part of an Environmental Assessment for the proposed realignment of Stouffville road east of Yonge Street. Research identified a cultural heritage conservation district, listed and designated heritage structures as well as cultural heritage landscapes that should be considered during project design. A Heritage Impact Assessment was recommended once project design was better understood to mitigate any negative impacts to the identified heritage resources.

City of Toronto, Heritage Impact Assessment - Downsview Secondary Area Plan, Toronto Ontario. Primary researcher and technical lead for the HIA conducted as part of the Downsview Secondary Area Plan redevelopment. Numerous built heritage features are present within the study area, impacts to heritage features were assessed and it was determined that there were no anticipated direct or indirect impacts as a result of the undertaking.

Metrolinx, Technical Cultural Resource Services - Eglinton Crosstown Light Rail Transit (ECLRT), Toronto, Ontario. Peer reviewer of cultural heritage evaluation, assessment and impact assessment reports for the project. Provided strategic advice to the greater project team in relation to heritage requirements and conducted gap analysis.

Varna Wind Inc., Bluewater Wind Energy Centre Heritage Assessment Addendum, Huron County, Ontario. Technical specialist for an addendum to the original Heritage Assessment Report, conducted as part of an Application for a Renewable Energy Approval under Ontario Regulation 359/09 made under the *Environmental Protection Act*. The additional participating properties were screened for potential heritage resources and if potential heritage resources were identified they were evaluated according to the criteria outlined in O. Reg. 09/06 under the *Ontario Heritage Act*, as required by O. Reg. 359/09. A total of 49 structures were identified as as having cultural heritage value or interest according to O. Reg. 09/06. No further mitigation was recommended as it was determined that there were no anticipated direct or indirect impacts as a result of the undertaking.

Goshen Wind Inc., Goshen Wind Energy Centre Heritage Assessment Addendum, Huron County, Ontario. Technical specialist for an addendum to the original Heritage Assessment Report, conducted as part of an Application for a Renewable Energy Approval under Ontario Regulation 359/09 made under the *Environmental Protection Act*. The additional participating properties were screened for potential heritage resources. No features were identified as as having cultural heritage value or interest according to O. Reg. 09/06. No further mitigation was recommended as it was determined that there were no anticipated direct or indirect impacts as a result of the undertaking.

Jericho Wind Inc., Jericho Wind Energy Centre Heritage Assessment Addendum, Lambton and Middlesex Counties, Ontario. Technical specialist for an addendum to the original Heritage Assessment Report, conducted as part of an Application for a Renewable Energy Approval under Ontario Regulation 359/09 made under the *Environmental Protection Act*. The additional participating properties were screened for potential heritage resources and if potential heritage resources were identified they were evaluated according to the criteria outlined in O. Reg. 09/06 under the *Ontario Heritage Act*, as required by O. Reg. 359/09. A total of 51 structures were identified as as having cultural heritage value or interest according to O. Reg. 09/06. No further mitigation was recommended as it was determined that there were no anticipated direct or indirect impacts as a result of the undertaking.

NextEra Energy Canada ULC, Northpoint Wind Energy Centre, Eastern Ontario. Project manager for the identification and assessment of cultural heritage resources within the proposed limits of a large wind energy centre. Research included searches of the Ontario Heritage Properties Database, Parks Canada, municipal heritage planners, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

NextEra Energy Canada ULC, Northpoint Wind Energy Centre Transmission Line, Eastern Ontario. Project manager for the identification and assessment of cultural heritage resources for a proposed transmission line related to a wind energy centre. Research included searches of the Ontario Heritage Properties Database, Parks Canada, municipal heritage planners, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

MHBC Planning, Toronto Garden Heritage Conservation District Technical specialist providing information on archaeological heritage resources and archaeological management of resources for Toronto Garden District HCD Report.

Trout Lake I Solar, LP, LRP Cultural Heritage Resources Review, Trout Lake I Solar Energy Centre. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Battersea Solar, LP, LRP Cultural Heritage Resources Review, Battersea Solar Energy Centre. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Cordukes Solar, LP, LRP Cultural Heritage Resources Review, Cordukes Solar Energy Centre. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Trout Lake I Solar, LP, LRP Cultural Heritage Resources Review, Trout Lake I Solar Energy Centre. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Clarabelle I Solar, LP, LRP Cultural Heritage Resources Review, Clarabelle I Solar Energy Centre. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Clarabelle II Solar, LP, LRP Cultural Heritage Resources Review, Clarabelle II Solar Energy Centre. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Clarabelle III Solar, LP, LRP Cultural Heritage Resources Review, Clarabelle III Solar Energy Centre. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Northpoint I, LP, Northpoint I Wind Energy Project. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Northpoint II, LP, Northpoint II Wind Energy Project. Technical lead for information gathering as part of the LRP process related to heritage and archaeology. Research included searches of the Ontario Heritage Properties Database, the City of London Inventory of Heritage Resources, the Canadian Register of Historic Places, the Ontario Heritage Trust Plaques Database, and unregistered and registered cemetery databases.

Michael J. Seaman, BES, MEDS, MCIP, RPP, CAHP, CMA
Senior Heritage Planner

Education	Years of Experience	Memberships	Training and Certifications
Masters of Environmental Design Studies, Conservation, Faculty of Architecture, Dalhousie University, NS (Technical University of Nova Scotia), 1995	With AECOM: <1 With Other Firms: 28	American Planning Association, 2016-Present National Main Street Centre (USA), 2013-Present National Trust for Canada, 1999-Present US National Trust, 2013-Present	Next Gen Municipal Leadership Certificate Program, Brock University, 2014 Building Effective Leaders Program, Sheridan Corporate, 2008 Media Relations Training, Perfect 10 Communications, 2004 Exchange Module in Planning in the UK, Oxford Brookes University (Oxford Polytechnic), UK, 1991 Various Continuous Professional Learning Courses through Municipal Learning Programs (Managing in a Union Environment, Employee Empowerment, Essentials of Management, Delegation, Emergency Management, Accessibility)
Honours Bachelor of Environmental Studies, Honours Co-op Urban and Regional Planning, University of Waterloo, 1992	Professional Affiliations Member of the Canadian Institute of Planners Registered Professional Planner Member of the Canadian Association of Heritage Professionals Member of the Canadian Museums Association		
Completed Two Credit Course in Archaeology, Saint Mary's University, NS, 1994			

Michael Seaman has over 28 years of experience in progressive municipalities providing quality level urban planning service, including extensive municipal management experience. He is recognized nationally and provincially as a proactive, resourceful, and collaborative planner and Director with a diverse portfolio who achieves positive results. He has a proven record of accomplishment of Municipal professional leadership, strategic vision and staff management success in a public service environment as well as additional leadership experience as a member of national boards of directors, and municipal committees. Michael has demonstrated a high level of achievement of best practices and positive results in a municipal planning and development environment, including seven national and four provincial major awards. He possesses strong communication, facilitation, negotiation and relationship building skills from over two decades of diverse and complex projects involving a broad array of internal and external stakeholders, and has a deep understanding and application of legislation/regulations affecting municipalities in Ontario, contemporary issues in local government.

With a strong background in urban planning, downtown revitalization, special events, design, heritage conservation, economic development, communication, marketing and tourism, Michael is a recognized leader in developing, promoting and implementing best practices in urban design. With more than 20 years of working closely with building approvals and inspection and enforcement processes through heritage related work, coordination of restoration projects, as well as conventional municipal development planning. He has strong interpersonal, communication and report writing skills, and a superb ability to use independent judgment, with an unmatched record of success in good planning and achieving results as part of a management team. Michael has the ability to train and manage subordinate staff, and is recognized by peers as an expert in field, serving as Chair of the Board of Governors of the National Trust for Canada, past member of the Board of CAHP, heritage editor for OPPI Journal.

Experience Prior to AECOM

National Trust for Canada, Chair of the Board of Governors. Principal Officer of Canada's leading national charity related to heritage conservation. Established by the Government of Canada in 1973, The National Trust for Canada is a national charitable not-for-profit organization that leads and inspires action for historical places in Canada. Presides over a National Board of Directors and oversees its activity. Senior representative of the board in working with Chief Executive Officer on matters related to budget and financial sustainability, human resources matters, performance management, governance, advocacy, staff and board recruitment and succession, property management, and fundraising. October 2018-present.

Municipality of Clarington, Director of Planning Services, Bowmanville, Ontario. Led the Planning and Development Function and a team of 35 staff. Part of the Durham GO Train Team, land acquisition portfolio, Community Planning and Urban Design and Special Projects (Agriculture, Nuclear, Heritage, Environment), and Development Review. Department work included nine new and updated secondary plans, comprehensive zoning by-law. Feb.-June 2019.

Town of Grimsby, Director of Planning, Grimsby, Ontario. Led the Town of Grimsby Planning Department as Planning Director, leading a team of six staff and four committees, and leading the Town's Economic Development and Heritage Planning

portfolios. Also oversaw the Development Planning Function in a rapidly growing municipality, and led the Urban Design Function. Responsible for guiding Downtown Revitalization through implementation of the Community Improvement Plan and Main Street Committee. Coordinated the Comprehensive Zoning By-law Review, coordinated the Development Charge Study, and led the Transit Investigation. Coordinated the commenting, approval and appeal Process for completion of a new Official Plan, and a West End Waterfront Master Plan and Trail Plan Study and Hospital Corridor Secondary Plan. Coordinated Grant Applications achieving almost \$2-million in project specific grants to the municipality for the waterfront, public realm and community stakeholders (downtown revitalization). Involved attendance and testimony at Ontario Municipal Board Hearings, working with Niagara Area Planners and Niagara Region to advance the planning function in Niagara, participating in and implementing process improvement initiatives at the municipal and regional level. Municipal Lead in Regional Studies and Initiatives (Greenbelt Plan: Niagara Perspective, GO Train Attraction, GO Hub Study). Administering Department and committee budgets (\$922,000). Coordinated the Town's Economic Development Strategy, led the Town's response to the Greenbelt Plan Review, and led Grimsby's Tourism strategy, including coordinating the Community Video Series. Instigated and Coordinated Prototype Doors Open Grimsby and Happening on the Street Festivals, a successful tourism generator and community building event. 2010 – February 2019.

Town of Oakville, Manager of Heritage Planning, Oakville, Ontario. Managed the Heritage Planning Division, including hiring and supervision. Established the Heritage Planning Division – a new division within planning department. Developed productive working relationships with a variety of internal and external stakeholders to achieve municipal objectives related to heritage conservation and new development in older communities; reviewed and provided commentary related to development applications, building permits and heritage permits. Set and implement annual and long-term work plan with the aim of achieving national leadership in heritage conservation. Helped make Oakville the recognized leader in heritage conservation planning in Canada through winning of the Lt. Governor's Ontario Heritage Award for Community Leadership and Prince of Wales Prize. Administered a \$300,000 budget for the heritage planning division. Developed and refine planning policies. Of greatest significance was the development of policies for the new Official Plan related to heritage, older communities (Bronte, Palermo Village, Old Oakville), urban design and sustainability. Another significant policy related work was the development of policies and undertaking of studies related to the North Oakville Secondary Plan. These included a heritage resource strategy for the entire urban expansion area, and a study of the community of Palermo Village. Administered inspections, enforcement and permitting related to heritage properties, working closely with building department and by-law enforcement division staff. Provided expert advice to Council, committees and public and give testimony before provincial boards. Coordinated inspections and enforcement related to heritage buildings and areas. Served as lead municipal contributor to "Conserve Preserve", a handbook for heritage and sustainability. 2008 – 2010.

Town of Aurora, Community Planner, Aurora, Ontario. Managed the Community Planning Division including hiring and supervision, Development of work plan and budget for the division. Coordinated complex and high-profile development applications (subdivision, major commercial). Provided internal leadership in urban design – reviewing all types of projects (industrial, major commercial, subdivision, infill, streetscaping). Provided commentary related to urban and building design and heritage conservation on development applications. Reviewed and coordinated planning staff reports to the committee of adjustment. Hired and supervised contract support staff and consultants. Worked with Economic development to develop and implement a strategy for enhancing the economic viability of the downtown through focussing on existing strengths. Worked with the Public Works department to provide municipal review and commentary related to infrastructure and public works projects (Wellington Street Median, York Region Transit). Coordinated the Northeast Old Aurora Heritage Conservation District Study and implemented the pre-consultation for the southeast Old Aurora heritage conservation district study. Instigated and collaborated with the leisure services department and other local partners to establish Doors Open Aurora, a successful local tourism generator. Coordinated the heritage planning function of the Municipality. Helped make Aurora the recognized leader in heritage conservation planning in Canada through winning of the Prince of Wales Prize for municipal heritage leadership in Canada. Implemented policy and programs (Evaluation System, Heritage District Studies). Coordinated development applications: major commercial, residential plan of subdivision, site plan control, Rezoning, OPA. Reviewed building permits and heritage permits in the heritage resource area including all of Old Aurora and related to heritage resources. Developed and implemented policy and procedures. Implemented education and outreach programs including website, publications and in-house training. 2005-2008.

Town of Markham, Markham, Ontario. 1995 – 2005. Senior Planner, 2001-2005 / Planner II, 1999-2001 / Planner, Heritage and Conservation, 1995-1999. Processed development applications: Rezoning, Site Plan Approval, Plans of Sub- Division, Official Plan Amendments, Plan of Condominium, Committee of Adjustment Applications. Participated in the development of secondary plans in urban expansion areas. Implemented and educated principles of New Urbanism. Provided internal leadership in Urban Design and Building Design review for development applications in the four heritage conservation districts (Markham Village, Unionville, Thornhill, Buttonville) and all inventory properties town wide. Developed and coordinated policy and guidelines (Unionville Heritage Conservation District Plan; Design Guidelines for Townhouses and awnings; Markham Heritage Estates Building Envelope Review Study; Heritage District Identification Study; Main Street Façade Improvement Study; Main Street Thornhill Study; Thornhill Heritage District Plan Review; and the Highway 7 Streetscape Study). Participated and conducted studies related to infrastructure planning; such as Highway #407, Markham By-pass, Highway 7 Streetscape

Project, and Main Street Markham Streetscaping. Worked with issues of sewer and water, railway infrastructure, public transit, future airport lands, etc. Markham Heritage Estates Sub-Division: Responsible to prepare and coordinate detailed restoration plans and monitor restoration approach (coordinated lot allocation and sale; provided advice on relocation, costing, design of additions, and physical analysis of structures; and worked closely with Building department related to restoration plans). Staff support for Heritage Markham and Heritage District Study Committees in Unionville and Thornhill Village. Instigated and provided staff support for Doors Open Markham festival. Worked closely with the Building department related to permits, inspections and enforcement. Provided Expert testimony at the Ontario Municipal Board.

City of Brampton, Planning Assistant, Brampton, Ontario. Brampton Memories of a Small-Town television series. Brampton Heritage Inventory. Designation of Properties and Heritage Review. 1993 & 1994.

Town of Oakville, Planning Assistant (Heritage), Oakville, Ontario. Coordinated Municipal Heritage Planning function as fill in for a maternity leave. 1990-1993.

Awards

The Prince of Wales Prize – for municipal heritage leadership in Canada. Awarded to the Town of Grimsby 2015. Awarded to the Town of Oakville 2010. Awarded to The Town of Aurora 2008. Awarded to the Town of Markham 2000.

Lt. Governor's Ontario Heritage Award for Community Leadership. Awarded to the Town of Grimsby 2015. Awarded to The Town of Oakville 2010. Awarded to The Town of Aurora (Recognized by Aurora Council for contribution to award) 2010.

Canadian Institute of Planners Award for Planning Excellence. "Northeast Old Aurora Heritage Conservation District Plan" (HM) 2007. "The Unionville Heritage Conservation District Plan" 2000.

B. Napier Simpson Award of Merit. Presented by the Ontario Historical Society to Heritage Markham to the outstanding municipal heritage committee in Ontario 2004.

Communities in Bloom – National and Provincial Champions. Awarded to The Town of Markham. Prepared submission package and gave presentations with respect to Heritage Conservation aspects of Markham's overall program to judging panel 1997 & 1998.

Ontario Professional Planners Institute, Outstanding Planning Award. "The Unionville Heritage Conservation District Plan" 1999.

Ontario Heritage Foundation Community Heritage Recognition Award. Individual Award for commitment to heritage in local community (Brampton) 1999.

Heritage Markham Award. The first Doors Open Markham 2003. The Unionville Bandstand 2002.

Niagara Community Design Awards. Planning Department Assisted with nine Award winning Projects from Grimsby 2013, 2014 and 2015.

Journal Articles

A recognized writer, Michael has written numerous articles for journals and other publications:

OPPI Journal. Contributing Editor for Heritage Planning 2007 to present.

Municipal World. Regular invited contributor to the magazine 2007 to present.

Contributed articles, 1992 to present, for the following:

- Municipal World (regular feature in annual heritage issue since 2008)
- OPPI Journal
- Heritage Canada
- Community Heritage Ontario News
- Canadian Association of Professional Heritage Consultants Forum
- Ontario Historical Society News,
- The Auroran (Doors Open Aurora Series 2006 and 2007)
- Founded the Brampton Heritage Board Newsletter and Markham Heritage News
- Children's Book "Bampy's Wartime Coconut" presented to the RC Legion

Other Related Services

Heritage Canada Foundation / National Trust for Canada.

- Chair of the Board of Governors, 2018-present
- Ontario Representative on the Board of Governors, 2009-2012, 2015-present
- Ontario Governor, member of the Board of Governors of the Heritage Canada Foundation
- Member of Strategic Initiatives and Governance Committees
- Coordination of Team Canada Presentation

Ontario Professional Planners Institute. Editor for Heritage, Ontario Planning Journal, 2007-present.

Willowbank School of Restoration, Queenston. Faculty Associate. 2010-present.

University of Waterloo, Heritage Resources Centre. Faculty Associate. 2011-present.

Heritage Canada Foundation – Urban Planning Advisor. Urban Planning Advisor to Foundation as part of Engaging Stakeholders in Heritage and Development Initiative funded by Parks Canada. The initiative is intended to engage stakeholders (Development Community and Municipal Councils) to determine informational and procedural needs to conserve heritage resources. Presented to St. Catharine's Council with Executive Director of Heritage Canada about initiative in September 2007. Advisor to the Heritage Canada Foundation with planning for 2007 annual conference in Edmonton related to Heritage Planning. 2007-2008.

Town of Aurora, Committee of Adjustment. Chair for 2003 and 2004. 2001-2005.

Canadian Association of Heritage Professionals. Member of the Board of Directors. 2000-2002.

Brampton Historical Society. Co-Founder and Past President (1999). 1998-present.

City of Halifax, Heritage Advisory Committee. Member. 1995.

City of Brampton, Heritage Board (MHAC). Chair from 1996 to 1999. 1993-1999.

City of Brampton, Churchville Heritage District Committee. 1994-1996.

Rogers Community 10 Television – Brampton. Co-ordinator, host, writer and researcher for *Brampton: Memories of a Small Town*, a six-part television series about Brampton's History and Architecture. 1993.

Public Speaking

An accomplished speaker and excellent communicator, Michael has been invited to present at various conferences, workshops and community meetings:

- National Trust Conference (Fredericton), 2018
- OPPI Conference (Sudbury), 2018
- Ontario Heritage Conference (Sault Ste. Marie), 2018
- Hamilton/Burlington Real Estate Board, 2017
- National Trust Conference, 2016
- Ontario Heritage Conference – Niagara on the Lake, 2015
- Buffalo Niagara Heritage Awards (Kleinhans Music Hall), 2014
- Ontario Heritage Conference – Midland, 2013
- Town of Perth, 2012
- Municipality of Brockton, 2012
- Peel Heritage Conference, 2012 and 1997
- Town of Centre Wellington, 2013 and 2014
- City of Burlington – Heritage Register Public Meeting, 2010
- Willowbank School of Restoration – Heritage Planning Course, 2010 and annually from 2012-2017
- CIP/OPPI Conference, Niagara Falls, 2009
- Town of Richmond Hill, 2009
- Town of Milton, 2009
- Oakville Historical Society, 2009
- King Township, 2008
- Heritage Canada Foundation Annual Conference, 2000, 2007, 2008 and 2012 (Montreal *in French*, Quebec City, Edmonton and Toronto)
- Heritage Canada Foundation Engaging Stakeholders Initiative, 2007
- Community Heritage Ontario Workshops, 2003, 2004 and 2007

- Ministry of Culture Workshops, 2003 and 2004
- Brampton Historical Society, 1998, 2004 and 2009
- Aurora Heritage District Study Pre-consultation (prior to employment), 2003 and 2004
- Ontario Heritage Conference (Kitchener), 1998
- Town of Newmarket Heritage District, 1996
- Lectured to OMA course students about Researching Heritage Buildings, 1997
- Heritage Gardens – Markham Green Thumb Festival, 1996
- Various Council, General Committee and Planning Committee and Community meeting presentations for Brampton, Aurora and Markham.

Contact
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