

Cultural Heritage Evaluation Report (CHER)

1455 Oxford Street East

London, Ontario



March 10, 2020



ZELINKA PRIAMO LTD
A Professional Planning Practice

SECTION 1 - INTRODUCTION

The property located at 1455 Oxford Street East ("Subject Lands") is one of 8 individual parcels of land (1453, 1455, 1457, 1459 Oxford Street East and 648, 650, 654 and 656 Ayerswood Avenue) that will be subject to an Official Plan & Zoning By-law Amendments to facilitate the construction of a proposed 18-storey apartment building, and parking structure (Appendix 1).



The subject lands are a listed non-designated property on the Register of Cultural Heritage Resources. The proposed development would require the removal of the structures on the property; therefore, a Cultural Heritage Evaluation Report (CHER) is required to evaluate the cultural heritage potential of the property.

SECTION 2 – LONDON BUS RAPID TRANSIT - ENVIRONMENTAL PROJECT REPORT

During the preparation of the Bus Rapid Transit (BTR) Environmental Project Report, several properties, including 1455 Oxford Street East, were added to the Municipal Register of Heritage Properties by Council on March 27, 2018. They were added as a result of the London Advisory Committee of Heritage (LACH) review of the draft Cultural Heritage Screening Report (CHSR) – London Bus Rapid Transit System (WSP, February 6, 2018).

Properties within the BRT project footprint that were not currently on the Register were reviewed using the provincial Criteria for Evaluating Potential for Built Heritage Resources

and Cultural Heritage Landscapes: A Checklist for the non-specialist. If the checklist had one or more questions answered "Yes", the properties were flagged as a potential cultural heritage resource and further studies were required.

The subject lands were flagged as a potential cultural heritage resource because it contained a building or structure that is more than 40 years of age. The Screening Check List for the property is attached in Appendix 2.

LACH made the recommendation to advise Council to require further cultural heritage work for 470 properties and to add 341 properties to the municipalities Register of Heritage Properties at its March 14, 2018 meeting (Appendix 3). The recommendation was included in the March 19, 2018 Planning and Environment Committee (PEC) agenda as part of the LACH minutes for the March meeting. The LACH recommendation was approved with no discussions. It then went to Council as part of the PEC minutes and was approved with no discussions.

Property owners were not made aware of this process nor were made aware by the City that their property was added to the Register.

SECTION 3 – SITE DETAILS

3.1 1455 Oxford Street East & Surrounding Area

The subject lands are located on Oxford Street East, near Ayreswood Avenue, west of First Street and east of Highbury Avenue North. (Figure 1).

Surrounding land uses include low density residential to the south, and west, high density residential to the east, and institutional (Fanshawe College) to the north. The former London Psychiatric Hospital lands are west of the subject lands. Further east, and south along First Street there is a variety of commercial, commercial-industrial, and light industrial uses.

Historically, the area was within the Township of London, and was annexed into the City of London in 1961. The area was mainly used for agricultural purposes until the 1950's when the area transitioned to residential single detached homes (Appendix 4).

The existing c. 1955 single detached dwelling is a one-storey, side gable post-war brick structure. This building is similar to the architectural style of the surrounding area and has no outstanding features that would make it distinct from the neighbouring properties. The building has minor alterations, including newer windows, small side addition, and the alterations to the front porch (Figure 2).

Past owners include:

- 1955-1961 – Haslett, TA

- 1962-1963 – Vacant
- 1964-1985 – Malette, F
- 1986 – No Return
- 1987 – Raine, J
- 1988 – 2010 – Kotnik, A

Figure 2



3.2 The CHSR Evaluating Process for 1455 Oxford Street East & Surrounding Area

As stated in Section 2, the area was reviewed through the Bus Rapid Transit (BTR) Environmental Project Report and it was recommended that 1455 Oxford Street East be added to the Municipal Register of Heritage Properties by Council because it contained a built resource that was more than 40 years of age.

Research determined most of the residential properties along this section of Oxford Street to the east and to the west of 1455 Oxford street were all built around the same time (except for 1376 Oxford Street which appears to be built earlier).

The criteria applied to determine potential cultural heritage value in this area is not consistent. The following points are not made clear in the Cultural Heritage Screening Report:

- Not all properties over 40 years old were identified by the Consultants. 1378, 1449, 1451, 1453, 1457, and 1459 Oxford Street East were all built between 1955 and 1959;
- LACH Stewardship Sub-Committee decided further studies were not required for 1374, 1380, 1384, 1388, and 1390 Oxford Street East when the Consultants flagged them as potential cultural heritage resources. All of them were built between 1955 and 1965. The Screening Check Lists for these properties are attached in Appendix 5.
- Only three properties were recommended by LACH to be added to the Municipal Register of Heritage Properties (1368, 1376, and 1455 Oxford Street West).

If the age of the properties were used to determine potential cultural heritage value, it is unclear why only 1368, 1374, 1376, 1380, 1384, 1388, 1390 and 1455 Oxford Street East were flagged as potential cultural heritage value. In addition, the report did not explain what methodology LACH (Stewardship Sub-Committee) use to decided further studies were not required for 1374, 1380, 1384, 1388, and 1390 Oxford Street East. We contacted Staff for further clarification, the correspondence is attached in Appendix 6.

In addition, the report states the potential impact to 1455 Oxford Street East includes indirect impacts to the landscaping including land acquisition of the lawn frontage/driveway to accommodate minor road widening, boulevard, multi-use path, and above-grade utility pole relocation. No direct impacts to buildings are anticipated.

All the neighbouring properties are going to be impacted by the proposed BRT route. All of them are subject to a minor road widening, boulevard, multi-use path, and above-grade utility pole relocation (Appendix 7).

Notwithstanding its age, there is no compelling reason why 1455 Oxford Street East was added to the Municipal Register of Heritage Properties. Its' attributes are no different from its neighbouring properties that were not added to the Register. In addition, the impacts as a result of the BRT are minor, they do not require the removal of any structures, just a small portion of the property is required for a minor road widening.

SECTION 4 – REGULATION AND POLICY REVIEW

4.1 Ontario Regulation 9/06 made under the Ontario Heritage Act

The following evaluation was completed to determine whether the subject lands is of cultural heritage value or interest:

Criteria		Evaluation
<p>The property has design value or physical value because it,</p>	<p>Is a rare, unique, representative or an early example of a style, type, expression, material, or construction method</p>	<p>Property is a common form, expression, material, construction method that is not rare, unique, representative, or of an early example.</p>
	<p>Displays a high degree of craftsmanship or artistic merit</p>	<p>The property does not display a high degree of craftsmanship or artistic merit.</p>
	<p>Demonstrates a high degree of technical or scientific achievement.</p>	<p>The property does not demonstrate a high degree of technical or scientific merit.</p>
<p>The property has historical value or associative value because it,</p>	<p>Has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<p>The property does not have any significant historical associations.</p>
	<p>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>The property does not yield, or have the potential to yield, information beyond knowledge related to the development of the area.</p>
	<p>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>The property does not demonstrate the work or ideas of an architect, artist, builder, designer, or theorist.</p>
<p>The property has contextual value because it,</p>	<p>Is important in defining, maintaining, or supporting the character of an area.</p>	<p>The property does support the character of the immediate area; however, there is nothing important or defining about the area.</p>
	<p>Is physically, functionally, visually, or historically linked to its surroundings.</p>	<p>The property's connection (age and architectural style) to its surroundings is not significant.</p>
	<p>Is a landmark.</p>	<p>The property is not a landmark.</p>

4.2 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources.

Policies in the 2014 PPS relevant to 1455 Oxford Street East are as follows:

“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3

It has been demonstrated that 1455 Oxford Street East is not considered a built heritage resource or a cultural heritage landscape as it does not warrant designation under Parts IV or V of the Ontario Heritage Act.

It is also not adjacent to lands designated under Parts IV or V of the Ontario Heritage Act.

4.3 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is subject of several appeals to the Local Planning Appeal Tribunal (LPAT).

The in-force policy, 586, does not apply because the subject lands are not adjacent to lands listed on the Register of Cultural Heritage Resources.

4.3 City of London 1989 Official Plan

Since Policy 565 of the London Plan is subject to an appeal at LPAT and is not in-force, Section 13 of the existing in force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London.

Consideration was given to the following policy in the Official Plan:

Section 13.2.3. – Alteration, Removal or Demolition

“Where heritage buildings are designated under the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken which would adversely affect the reason(s) for designation except in accordance with the Ontario Heritage Act.”

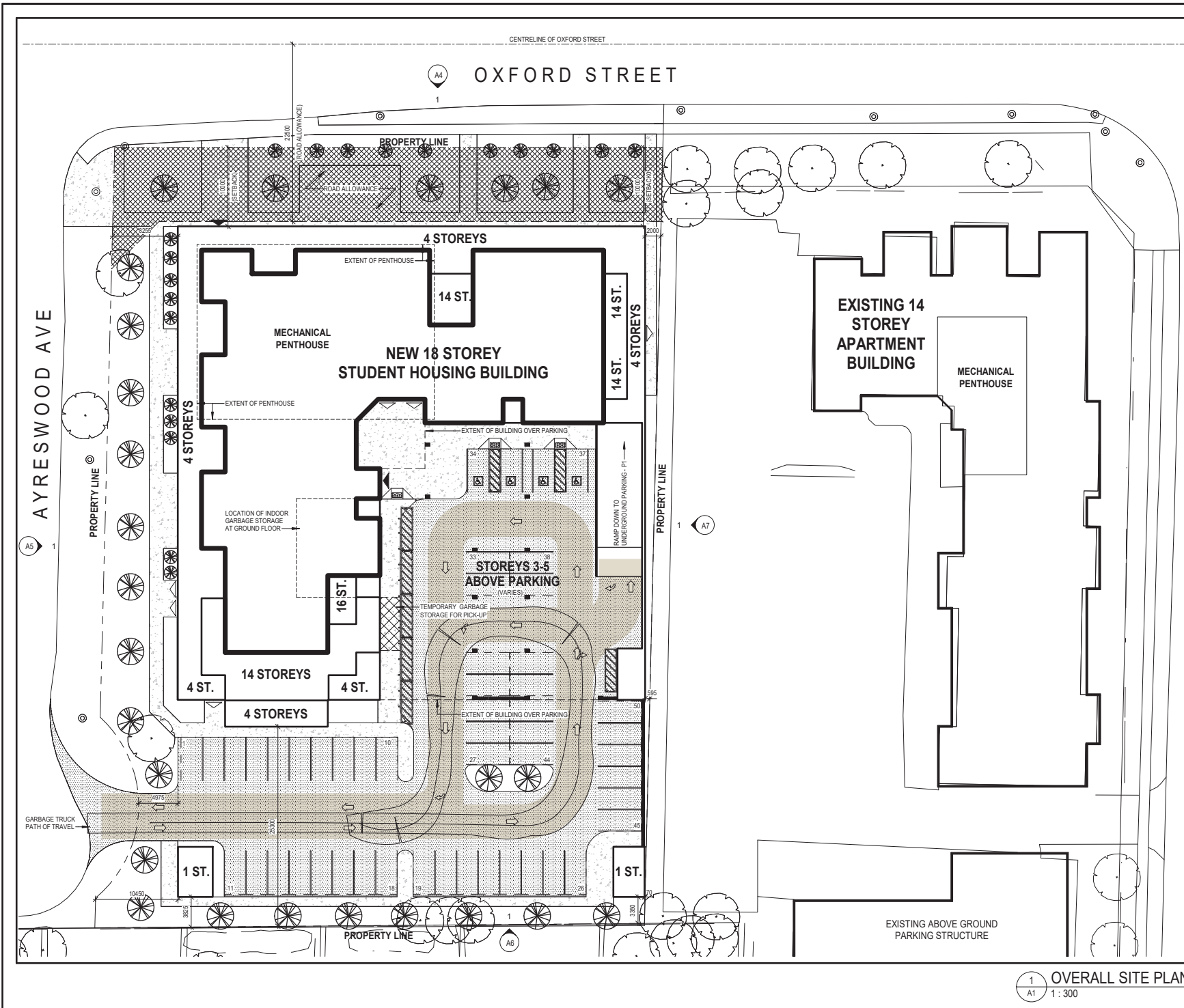
It has been demonstrated 1455 Oxford Street East is not considered a built heritage resource or a cultural heritage landscape as it does not warrant designation under Parts IV or V of the Ontario Heritage Act.

SECTION 5 – CONCLUSION

It has been determined the property located at 1455 Oxford Street East does not warrant designation under Parts IV or V of the Ontario Heritage Act; and, it is not adjacent to lands designated under the Ontario Heritage Act.

The property should be removed from the Register of Cultural Heritage Resources.

Appendix 1



1 OVERALL SITE PLAN
A1 1 : 300

1	Issued for OPA/ZBA	02/21/2020
No.	Revision	Date

**NICHOLSON
SHEFFIELD
ARCHITECTS
INC.**

358 Talbot Street
London, Ontario N6A 2R6
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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE TO BE READ AND NOT SCALED.

Project
Oxford and Ayreswood Student Housing

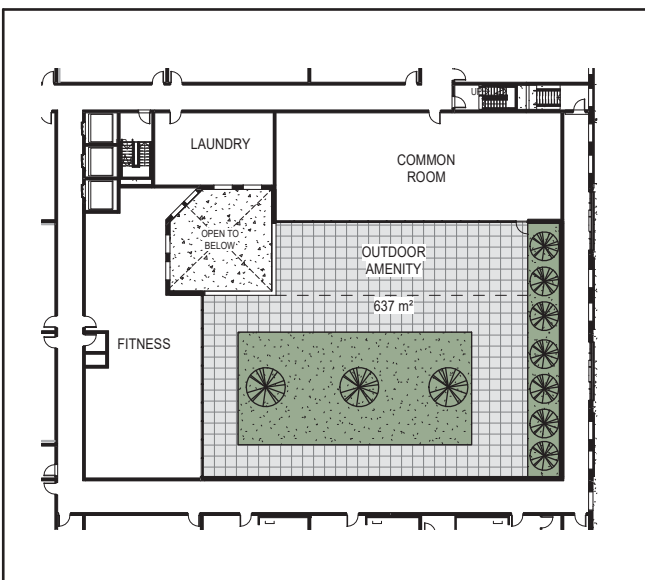
Project Address

Drawing
Site Plan

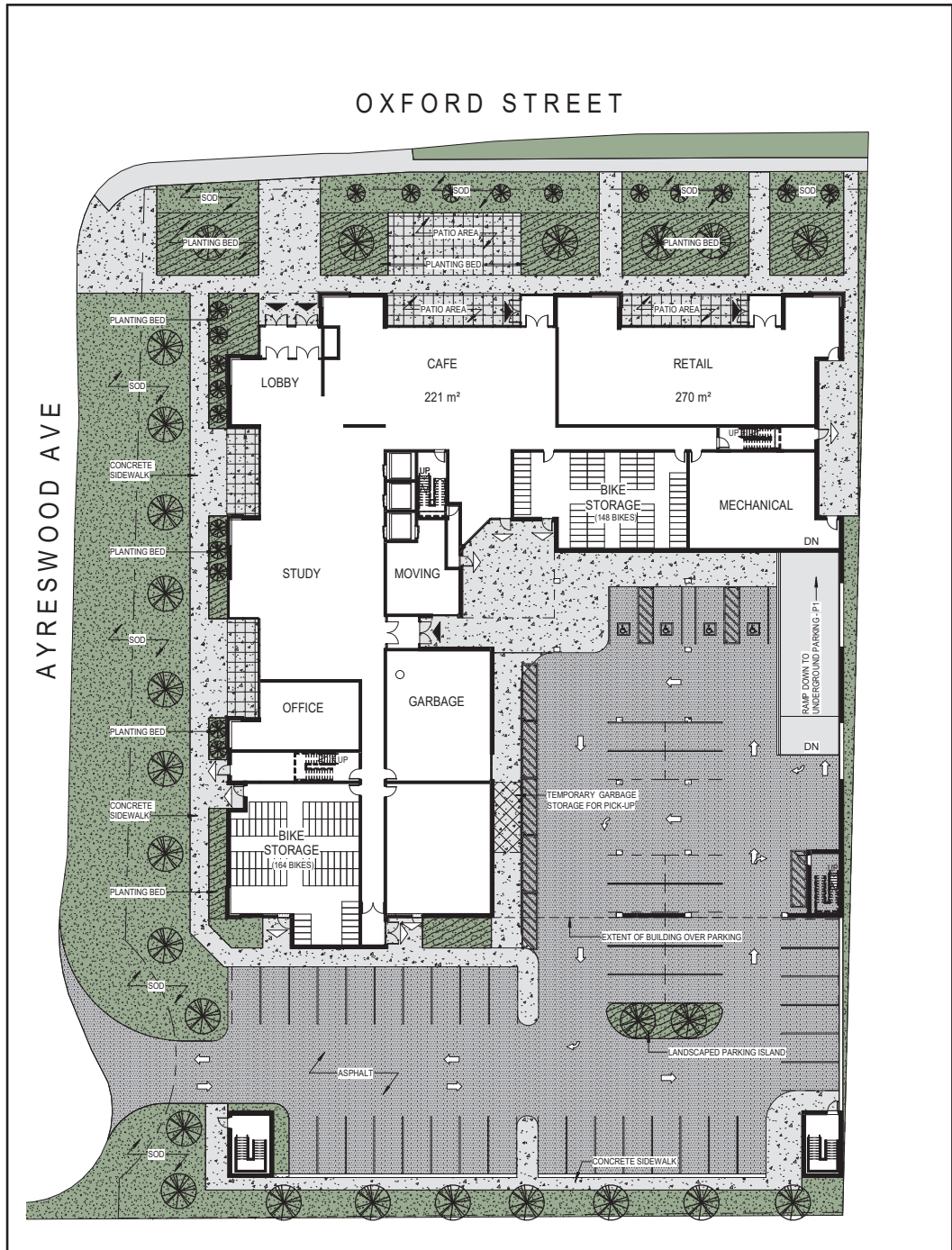
Project No.	19-09	Drawing No.	A1
Scale	1 : 300	Drawn By	EM
Checked By	TW	Date	FEB 14 2020

SITE DATA			
	Req'd / Max. / Min.	Existing	Proposed
Proposed Zoned Use	R9-7	R1-6 & OC4	R9-7 (X)
Lot Area	1000m ² MIN.	6,775 m ² (7,925 ft ²)	6,775 m ² (7,925 ft ²)
Lot Frontage	30m MIN.	70m (228 ft)	70m (228 ft)
Lot Depth	N/A	98m (323 ft)	98m (323 ft)
Building Area	N/A	15 EXISTING STRUCTURES 1,006 m ² (10,829 ft ²) TOTAL BUILDING AREA	3,582 m ² (38,556 ft ²)
Lot Coverage	31% MAX. (30% + 1% FOR EVERY 1% LANDSCAPE OPEN SPACE OVER 30%)	1,006 m ² (10,829 ft ²) = 14.8%	2,152 m ² (23,164 ft ²) = 31.7%
Building Height	N/A		60 m (200 ft)
Landscape Open Space	30% MIN.		2,124 m ² (22,863 ft ²) = 31.4% SOFT SURFACE = 1,230 m ² HARD SURFACE = 894 m ²
Parking	TOTAL = 365 SPACES RESIDENTIAL: 1.25/UNIT = 324 RETAIL: 1/15m ² = 18 CAFE: 1/10m ² = 23 BARRIER FREE =	N/A (various properties)	TOTAL = 283 SPACES BARRIER FREE = 4 SPACES (1%) 50 - ABOVE GROUND 233 - UNDERGROUND
Density	150 UNITS/ha		259 UNITS/0.6775ha =383 UNITS/ha
Bike Parking	0.75/UNIT 0.75 x 259 UNITS = 195 SPACES		TOTAL = 312 SPACES
Front Yard Depth	8m MIN.	N/A (various properties)	10m (33 ft)
Interior Side Depth	1.2 x 20 = 24m MIN.	N/A (various properties)	0.5m (1.6 ft)
Exterior Side Depth	8m MIN.	N/A (various properties)	8.2m (27 ft)
Rear Yard Depth	6 + (1x54) = 60m MIN.	N/A (various properties)	25.3m (83 ft)

SITE AND ZONING DATA
1:1



2 OUTDOOR AMENITY AT LEVEL 4
A2 1:300



1 LANDSCAPE PLAN
A2 1:300

1	Issued for OPA/ZBA	02/21/2020
No.	Revision	Date

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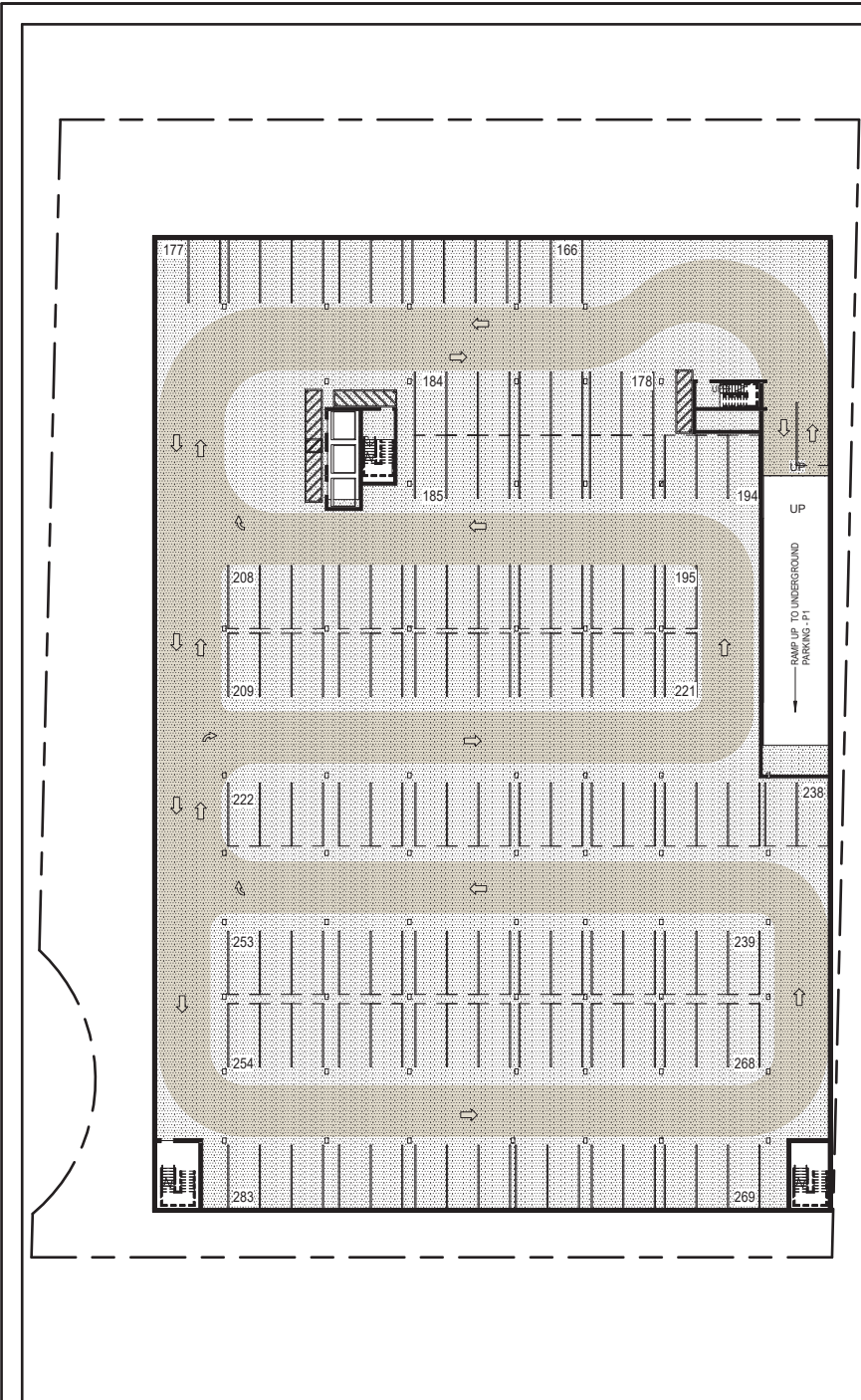
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Project
Oxford and Ayreswood Student Housing

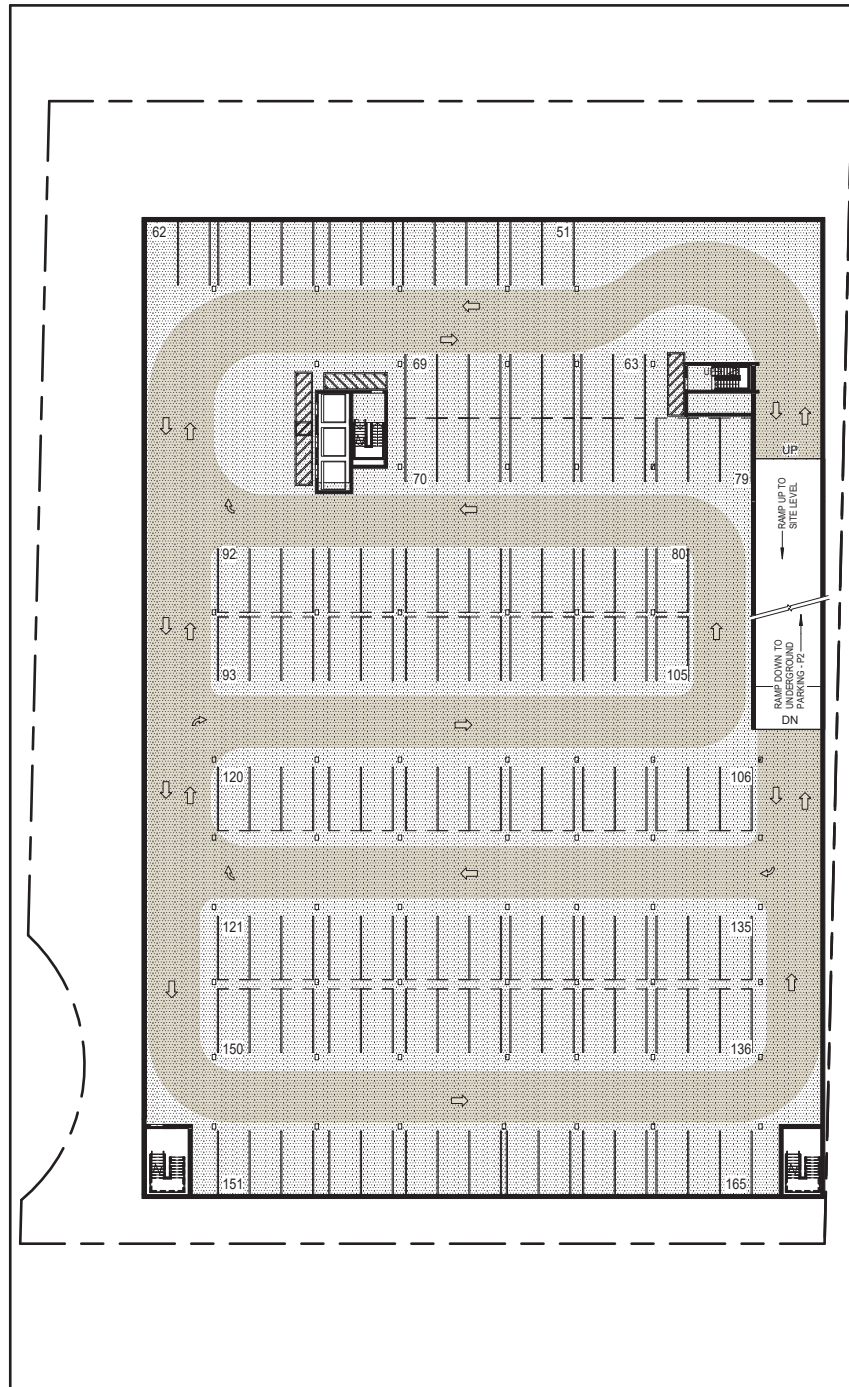
Project Address

Drawing
Landscape Plan

Project No.	19-09	Drawing No.	A2
Scale	As indicated	Drawn By	EM
Checked By	TW	Date	FEB 14 2020



2 UNDERGROUND PARKING - P2
A3 1 : 300



1 UNDERGROUND PARKING - P1
A3 1 : 300

1	Issued for OPA/ZBA	02/21/2020
No.	Revision	Date

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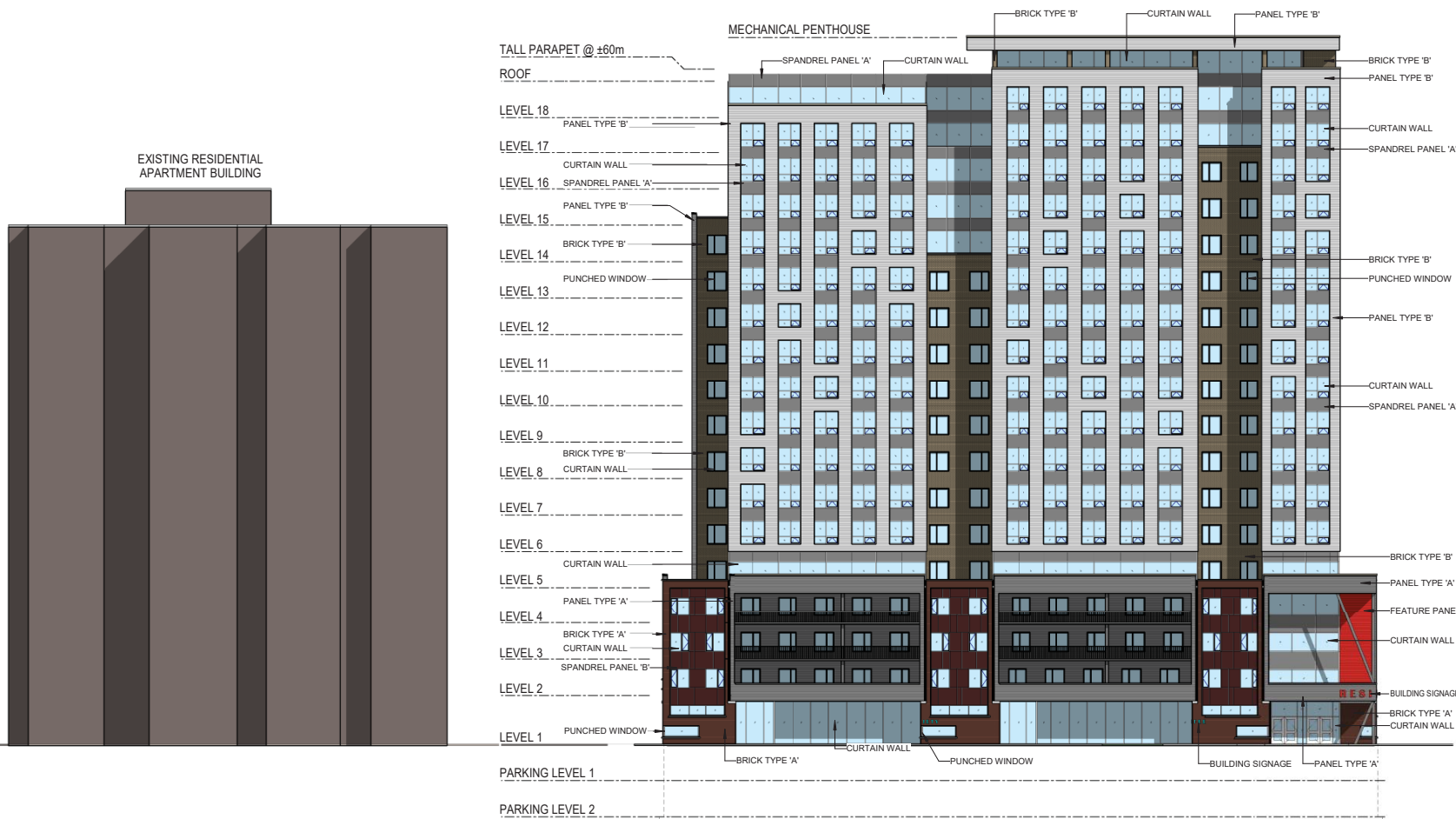
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Project
Oxford and Ayerswood Student Housing

Project Address

Drawing
Underground Parking

Project No.	19-09	Drawing No.	A3
Scale	1 : 300	Drawn By	EM
Checked By	TW	Date	FEB 14 2020



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No.	Revision	Date

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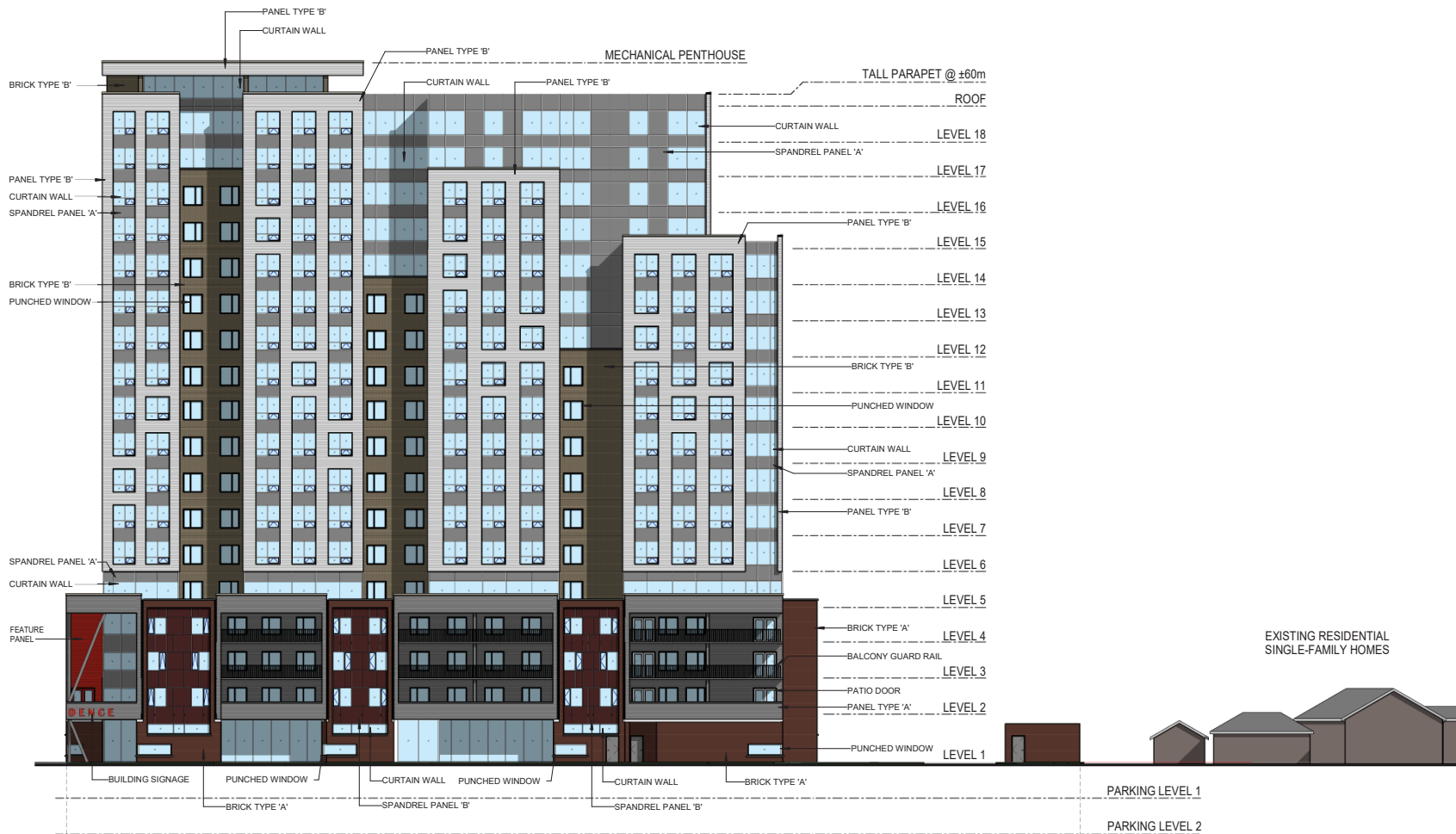
Project
Oxford and Ayerswood Student Housing

Project Address

Drawing
Elevation

Project No.	19-09	Drawing No.	A4
Scale	1 : 250		
Drawn By	EM		
Checked By	TW		
Date	FEB 14 2020		

1 OXFORD STREET ELEVATION
A4 1 : 250



1	Issued for OPA/ZBA	02/21/2020
No.	Revision	Date

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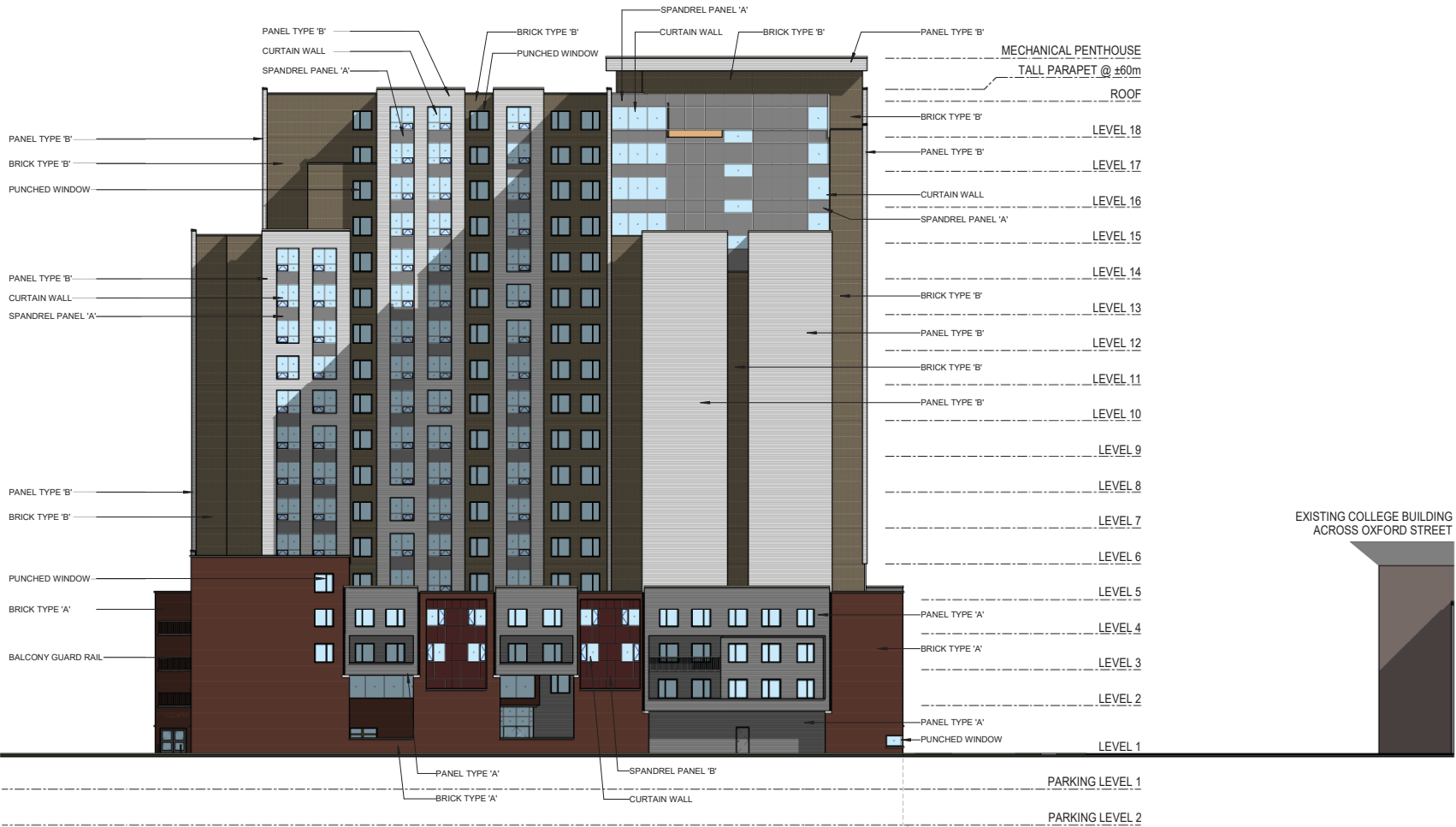
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Project
Oxford and Ayerswood Student Housing

Project Address

Drawing
Elevation

Project No.	19-09	Drawing No.	
Scale	1 : 250		
Drawn By	EM		A5
Checked By	TW		
Date	FEB 14 2020		



1 SIDE ELEVATION
A7 1 : 250

1	Issued for OPA/ZBA	02/21/2020
No.	Revision	Date

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EXISTING COLLEGE BUILDING
ACROSS OXFORD STREET

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE TO BE READ AND NOT SCALED.

Project
**Oxford and
Ayerswood
Student Housing**

Project Address

Drawing
Elevation

Project No.	19-09	Drawing No.	A7
Scale	1 : 250	Drawn By	EM
		Checked By	TW
Date	FEB 14 2020		

Appendix 2

Project or Property Name
1455 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please follow the pre-approved screening checklist, methodology or process.
If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. a National Historic Site (or part of)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Appendix 3

London Advisory Committee on Heritage

Report

4th Meeting of the London Advisory Committee on Heritage
March 14, 2018
Committee Rooms #1 and #2

Attendance PRESENT: D. Dudek (Chair), J. Cushing, H. Elmslie, H. Garrett, S. Gibson, T. Jenkins, J. Manness, B. Vazquez and M. Whalley and J. Bunn (Secretary).

ABSENT: S. Adamsson, D. Brock and K. Waud.

ALSO PRESENT: J. Dent, L. Dent, K. Gonyou, K. Ouderkirk and A. Rammeloo.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clauses 2.1 and 3.2 of this report, having to do with a Heritage Alteration Permit by D. Lansink with respect to the property located at 67 Euclid Avenue and a Notice of Application by Paramount Developments (London) Inc. related to the property located at 809 Dundas Street, respectively, by indicating that her employer was contacted by the applicant for advice on item 2.1 and her employer is the agent on the file for item 3.2.

2. Scheduled Items

2.1 Heritage Alteration Permit - 67 Euclid Avenue, Wortley Village - Old South Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to erect a new building on the property located at 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

- the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the attached presentation from L. Dent, Heritage Planner and the attached handout from D. Lansink, were received with respect to this matter.

2.2 Demolition Request and Heritage Alteration Permit Application by 2436069 Ontario Ltd - 504 English Street, Old East Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, BE

PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

- the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- the property owner demonstrate, to the satisfaction of the Heritage Planner, that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;
- the property owner be requested to salvage any elements of the existing building that may be suitable for reuse;
- the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

2.3 Demolition Request and Heritage Alteration Permit Application by Kapland Construction Inc. - 491 English Street, Old East Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

- the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the London Advisory Committee on Heritage requests that the City of London not use chain link fence along the north façade of the subject property;

it being further noted that the attached presentation from K. Gonyou, Heritage Planner was received with respect to this matter.

2.4 Cultural Heritage Evaluation Report - 3544 Dingman Drive

That the Cultural Heritage Evaluation Report for the property located at 3544 Dingman Drive, dated March 2018, from AECOM, BE REFERRED to the Stewardship Sub-Committee to review the Statement of Cultural Heritage Value or Interest and report back to the London Advisory Committee on Heritage (LACH) with respect to this matter;

it being noted that the LACH recommends that the cultural heritage resource at 3544 Dingman Drive be designated and be incorporated into the future expansion of the Dingman Creek Pumping Station;

it being further noted that the attached presentation from M. Greguol, AECOM was received.

3. Consent

3.1 3rd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on February 14, 2018, was received.

3.2 Notice of Application - Paramount Developments (London) Inc. - 809 Dundas Street

That the following actions be taken with respect to the Notice of application dated February 21, 2018, from S. Wise, Planner II, related to the application by Paramount Developments (London) Inc., with respect to the property located at 809 Dundas Street:

- a) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research contained in the Heritage Impact Statement dated January 2018, prepared by Zelinka Priamo Ltd. for the adjacent property located at 795 Dundas Street; and,
- b) the LACH recommends that the property located at 432 Rectory Street BE ADDED to the Register (Inventory of Heritage Resources) for physical/design and historical/associative reasons.

3.3 Notice of Application - City of London - City-Wide - Low-Density Residential Zones (R1, R2, R3) within the Primary Transit Area as shown on Schedule A

That M. Knieriem, Planner II, BE REQUESTED to attend the April meeting of the London Advisory Committee on Heritage to provide clarification with respect to the Notice of application dated March 7, 2018, related to an application by the City of London with respect to City-wide - Low-density residential zones (R1, R2, R3) within the Primary Transit Area.

3.4 Request for Delegation - G. Hodder - Fugitive Slave Chapel Preservation Project

That the delegation request from G. Hodder related to the Fugitive Slave Chapel Preservation Project BE APPROVED for the April 2018 meeting of the London Advisory Committee on Heritage.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee

That the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on February 28, 2018:

- a) further cultural heritage work BE COMPLETED for the revised attached list of properties, including Cultural Heritage Evaluation Reports (CHER) and/or Heritage Impact Assessments (HIA), with respect to the Draft Cultural Heritage Screening Report – London Bus Rapid Transit System;
- b) the Terms of Reference for HIAs and CHERs BE PREPARED;

c) the properties requiring further cultural heritage review that are not yet listed on the Register (Inventory of Heritage Resources) BE ADDED to the Register;

d) further review BE UNDERTAKEN to identify specific properties that may be affected within the Downtown Heritage Conservation District, West Woodfield Heritage Conservation District and Blackfriars/Petersville Heritage Conservation District to identify where property-specific HIAs may be required; and,

e) the remainder of the Stewardship Sub-Committee report BE RECEIVED.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by: M. Telford - 200 Wharncliffe Road North, Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the porch of the building located at 200 Wharncliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED, subject to the following terms and conditions being met:

- the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- all exposed wood be painted;
- square spindles, set between a top and bottom rail, be installed as the guard;
- the top rail of the guard be aligned with the height of the capstone of the cast concrete plinths; and,
- the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

5.2 Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

5.3 Work Plan

That the following actions be taken with respect to the London Advisory Committee on Heritage (LACH) Work Plans:

- a) the revised, attached 2018 Work Plan for the LACH BE FORWARDED to the Municipal Council for consideration; and,
- b) the attached 2017 LACH Work Plan Summary BE FORWARDED to the Municipal Council for their information.

6. Deferred Matters/Additional Business

None.

7. Adjournment

The meeting adjourned at 8:05 PM.

5 CONSULTATION

WSP conducted community consultation through engagement with the London Advisory Committee on Heritage (LACH). A heritage stakeholder meeting was held on November 7, 2017. WSP presented the draft CHSR to LACH on February 14, 2018. The LACH was provided copies of the report for review and comment on the recommendations made. The LACH referred the request for comment to its Stewardship Sub-Committee. The Sub-Committee made recommendations at its meeting on February 28, 2018, and presenting these recommendations to LACH on March 14, 2018, and to the Planning and Environment Committee on March 19, 2018. The recommendations were accepted by Municipal Council at its meeting on March 27, 2018. As a result, all of the properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (Inventory of Heritage Resources) pursuant to Section 27 of the Ontario Heritage Act by resolution of Municipal Council on March 27, 2018.

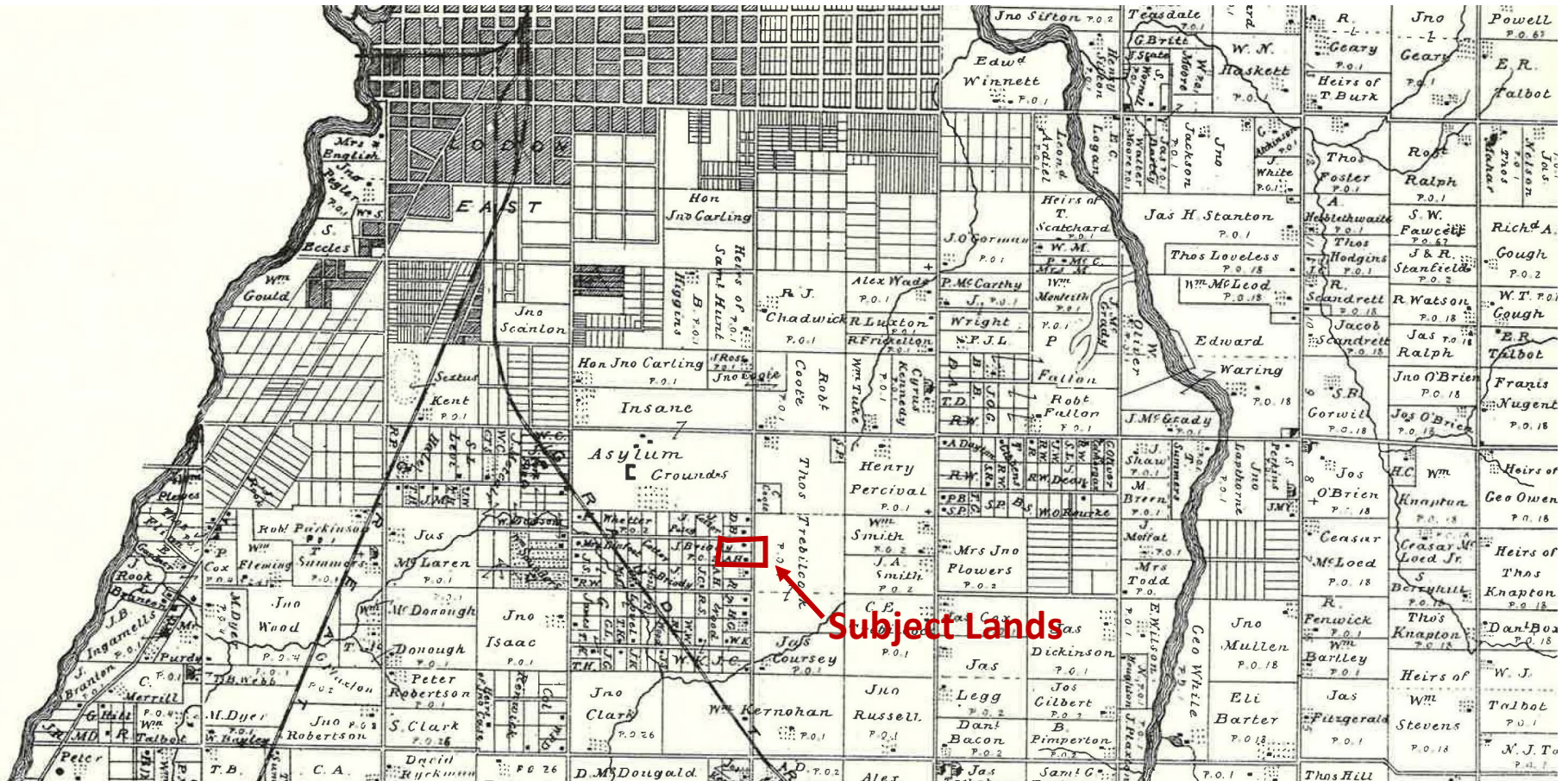
The Stewardship Sub-Committee recommends that:

- a) *Further cultural heritage work be completed for the attached list of properties, including Cultural Heritage Evaluation Reports (CHER) and/or Heritage Impact Assessment (HIA);*
- b) *Terms of Reference for Heritage Impact Assessments and Cultural Heritage Evaluation Reports be prepared;*
- c) *The properties requiring further cultural heritage work not yet listed on the Register (Inventory of Heritage Resources) be added to the Register;*
- d) *Further review be undertaken to identify specific properties that may be affected within the Downtown Heritage Conservation District, West Woodfield Heritage Conservation District, and Blackfriars/Petersville Heritage Conservation District to identify where property-specific HIAs may be required.*

As part of their review, the Stewardship Sub-Committee identified 30 additional properties that were not presented in the draft CHSR that they felt should undergo further cultural heritage work. The Sub-Committee also recommended that 104 properties identified in the draft CHSR be removed from contention as potential heritage properties. Three properties, CHR-542, CHR-543, CHR-544, were identified following this recommendation and are identified as Potential Heritage Properties. The Sub-Committee's recommendations are included in Appendix E of this CHSR. The final CHSR has integrated these recommendations by including the additional 30 properties, and updating the recommendations for the 104 properties to not require any further cultural heritage work. These properties have been included in this report, and identified in Table 1. With the recommendation of the Stewardship Sub-Committee and the LACH, Municipal Council added the properties identified by the CHSR as potential heritage properties to the Register (Inventory of Heritage Resources). The cultural heritage status of these properties has been updated to "listed" on Table 1. Additionally, the directly affected and adjacent properties located within the HCDs have been included in Table 1, with the directly impacted properties also being included in Table 2 in Appendix A of this CHSR.

Appendix 4

1878 – Township of London

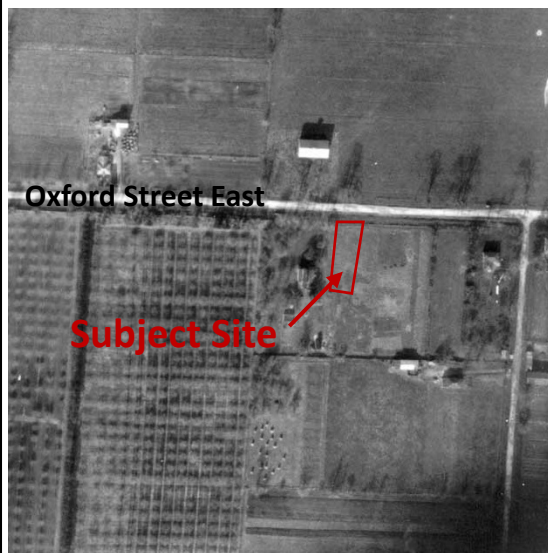


Note: Boundaries of Subject Lands are Approximate

Approximate Age of Residential Properties along Oxford Street



Subject Lands and Surrounding Areas



1922 Air Photo



1945 Air Photo

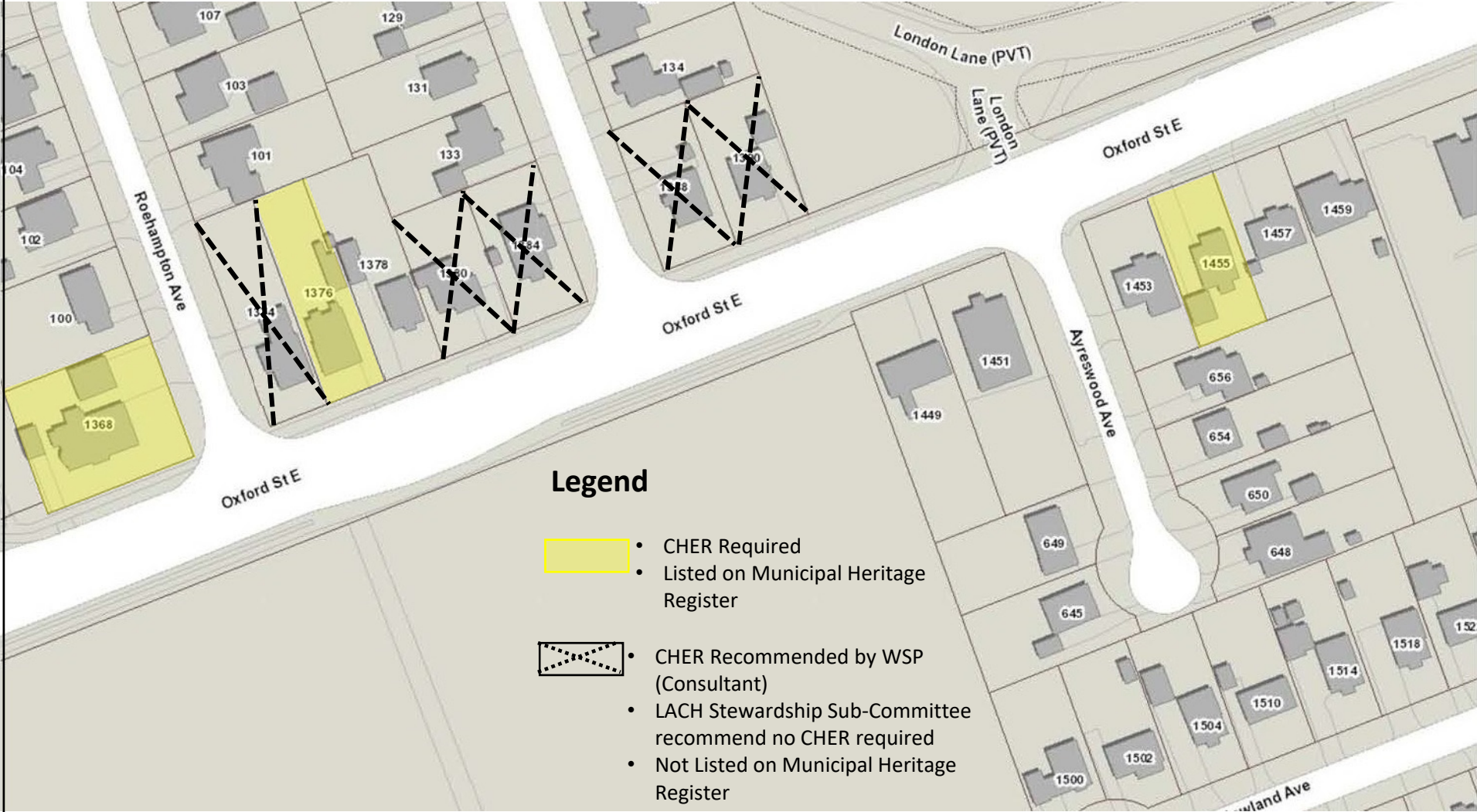


1955 Air Photo

Note: Boundaries of Subject Lands are Approximate

Appendix 5

Heritage Status of 1455 Oxford Street East and Surrounding Properties along Oxford Street



Project or Property Name
1368 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, please follow the pre-approved screening checklist, methodology or process.
If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| 3. Is the property (or project area): | | |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name
1374 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? Yes No

If Yes, do not complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area): Yes No

a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value?

b. a National Historic Site (or part of)?

c. designated under the *Heritage Railway Stations Protection Act*?

d. designated under the *Heritage Lighthouse Protection Act*?

e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?

f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name
1376 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes, please follow the pre-approved screening checklist, methodology or process.**
If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes, do not complete the rest of the checklist.**

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| 3. Is the property (or project area): | | |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name
1380 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, please follow the pre-approved screening checklist, methodology or process.
If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| 3. Is the property (or project area): | | |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name
1384 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes, please follow the pre-approved screening checklist, methodology or process.**
- If No, continue to Question 2.**

Part A: Screening for known (or recognized) Cultural Heritage Value

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes, do not complete the rest of the checklist.**

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| 3. Is the property (or project area): | | |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If **Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If **No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name
1388 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value? Yes No

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area): Yes No

a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value? Yes No

b. a National Historic Site (or part of)? Yes No

c. designated under the *Heritage Railway Stations Protection Act*? Yes No

d. designated under the *Heritage Lighthouse Protection Act*? Yes No

e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? Yes No

f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? Yes No

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If **Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If **No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name
1390 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)
London, Ontario

Proponent Name
City of London

Proponent Contact Information
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

Screening Questions

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes, please follow the pre-approved screening checklist, methodology or process.
If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes, do not complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| 3. Is the property (or project area): | | |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Appendix 6

Heather Garrett - Zelinka Priamo Ltd.

From: Gowan, Krista <kgowan@london.ca>
Sent: Wednesday, October 10, 2018 11:55 AM
To: heather.g@zpplan.com
Cc: kasia.o@zpplan.com
Subject: RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Heather,

Thank you for your email.

All properties within the BRT project footprint were identified and then screened to determine what properties may contain Cultural Heritage Value or Interest (CHVI). The criteria of 40 years or older was the methodology used for screening the possible CHVI and was applied to all properties within the project footprint.

The LACH's Stewardship sub-committee reviewed the 500+ properties and the project footprint. In Stewardship's review, it was determined that 1368 Oxford Street East was one of the hundreds of properties that is believed to have CHVI. In the same review, it was determined that 100+ properties, including those you mentioned, did not require further work as the properties are not believed to have any potential CHVI. After the review, the Stewardship sub-committee brought forward a report to the LACH with the recommendation to add the properties that are believed to have CHVI to the Register. Municipal Council approved the additions to the Register.

To date no CHER has been prepared for the 1368 Oxford Street East and it is one of the hundreds of properties that are identified as having potential CHVI.

In terms of BRT impacts, the property at 1368 Oxford Street East will be impacted, but not the structure itself.

I hope this answers your questions. If not, please let me know. Also feel free to give me a call.

Thanks,

Krista



Krista Gowan
Heritage Planner
Planning Services
City of London

206 Dundas Street, London, ON N6A 1G7
P: 519.661.CITY (2489) x5843 | Fax: 519.661.5397
kgowan@london.ca | www.london.ca

From: Heather Garrett - Zelinka Priamo Ltd. [mailto:heather.g@zpplan.com]
Sent: Tuesday, October 9, 2018 3:54 PM
To: Gowan, Krista <kgowan@london.ca>; kasia.o@zpplan.com
Subject: RE: Potential Heritage designation - 1368 Oxford Street East

Good afternoon Krista,

Thank you for your emails regarding the process as to why 1368 Oxford Street was added to the Municipal Register of Heritage Properties; however, since our client was taken by complete surprise by this, we are still trying to understand the methodology behind it.

We are trying to understand why 1368 Oxford Street requires a CHER and its neighbours do not and why it was added to the Municipal Register of Heritage Properties and its neighbours were not (except for 1376 Oxford Street East). 1368 Oxford Street does not appear to have any outstanding features that would make it different from the neighbouring properties that were determined not to require further work.

If a CHER was recommended for 1368 Oxford Street because of its age (older than 40 years), was this the criteria used for the other properties (1374, 1376, 1378, 1380, 1384, 1388, 1390 Oxford Street East)?

After some research, all the properties along this section of Oxford Street to the east of 1368 Oxford street were all built around the same time between 1950-1955 (except for 1376 Oxford Street which appears to be built earlier). If the age of the properties were used to determine potential cultural heritage value, why are they being treated differently. All properties required CHER's by the consultant except for 1378 Oxford Street. LACH decided five do not require further work and recommended two be added to the Municipal Register of Heritage Properties.

How did LACH determined that no further work was required for the five neighbouring properties (1374, 1380, 1384, 1388, 1390 Oxford Street East)? Were CHER's prepared for those properties? If not, what analysis was used by LACH to determine that no further work was required for those properties?

Lastly, since a CHER has not been completed for 1368 Oxford Street East, is this property one of the 67 properties that may or may not have cultural heritage value where structures could be impacted by construction of BRT?

Thank you in advance for your continued help with this.

Heather L Garrett, *Dipl. Urban Design, B.A., CPT*
Senior/Heritage Planner
ZELINKA PRIAMO LTD
A Professional Planning Practice
318 Wellington Road, London, Ontario N6C 4P4
TEL: (519) 474-7137 FAX: (519) 474-2284

From: Gowan, Krista <kgowan@london.ca>
Sent: Wednesday, October 03, 2018 10:59 AM
To: kasia.o@zpplan.com
Cc: heather.g@zpplan.com
Subject: RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Kasia,

To answer your previous email, no CHER for the property has been prepared and as of today the property at 1368 Oxford Street is a heritage listed property. To answer your second email, the property was identified and a CHER was recommended because of its age (older than 40 years). I do not have any additional information about the property at this time (past residents, architect, associative values, etc).

Please let me know if you have any further questions.

Thanks,

Krista



Krista Gowan
Heritage Planner
Planning Services
City of London

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kgowan@london.ca | www.london.ca

From: Kasia Olszewska - Zelinka Priamo Ltd. [<mailto:kasia.o@zpplan.com>]
Sent: Wednesday, October 3, 2018 10:22 AM
To: Gowan, Krista <kgowan@london.ca>
Cc: heather.g@zpplan.com
Subject: RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Krista,

We are just wondering if there was any specific *heritage related factors* that triggered the above property to being added to the heritage inventory. (Other than it being located in the BRT corridor). I.e. Is there any information on former important persons that lived there, any other heritage features, be it physical or cultural, etc? Any such information would be helpful.

Thank you.

Kasia Olszewska, HBA, MPL
Planner
Zelinka Priamo Ltd.

From: Kasia Olszewska - Zelinka Priamo Ltd. [<mailto:kasia.o@zpplan.com>]
Sent: Wednesday, October 3, 2018 9:20 AM
To: 'Gowan, Krista'
Subject: RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Krista,

Thank you for the information. I would just like to clarify if any reports such as the CHER have been prepared for the property yet? If not, can you confirm that as of today the property has only been added to the Inventory of Heritage Resources, but no further study has been done thus far?

Thank you,

Kasia Olszewska, HBA, MPL
Planner
Zelinka Priamo Ltd.

From: Gowan, Krista [<mailto:kgowan@london.ca>]
Sent: Wednesday, October 3, 2018 8:12 AM
To: kasia.o@zpplan.com
Cc: heather.g@zpplan.com
Subject: RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Kasia,

Thank you for your email. Yes, the property at 1368 Oxford Street East is Listed on the Register (Inventory of Heritage Resources) and was identified as part of the BRT review.

Part of the methodology, prepared by the consultants, was to determine properties within the project area that would be impacted. All identified properties were then screened to determine what properties may contain Cultural Heritage Value or Interest (CHVI), and made a recommendation for each property. Each property had a recommendation of a Cultural Heritage Evaluation Report (CHER), Heritage Impact Assessment (HIA) or no further work. 1368 Oxford Street East was identified and a CHER was recommended.

The London Advisory Committee on Heritage (LACH) received the draft Cultural Heritage Screening Report (CHSR) and recommended the properties requiring a CHER be added to the Register (if not already).

Please let me know if you have any questions,

Thanks,

Krista



Krista Gowan
Heritage Planner
Planning Services
City of London

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kgowan@london.ca | www.london.ca

From: Kasia Olszewska - Zelinka Priamo Ltd. [<mailto:kasia.o@zpplan.com>]
Sent: Monday, October 1, 2018 4:17 PM
To: Gowan, Krista <kgowan@london.ca>
Cc: heather.g@zpplan.com
Subject: Potential Heritage designation - 1368 Oxford Street East

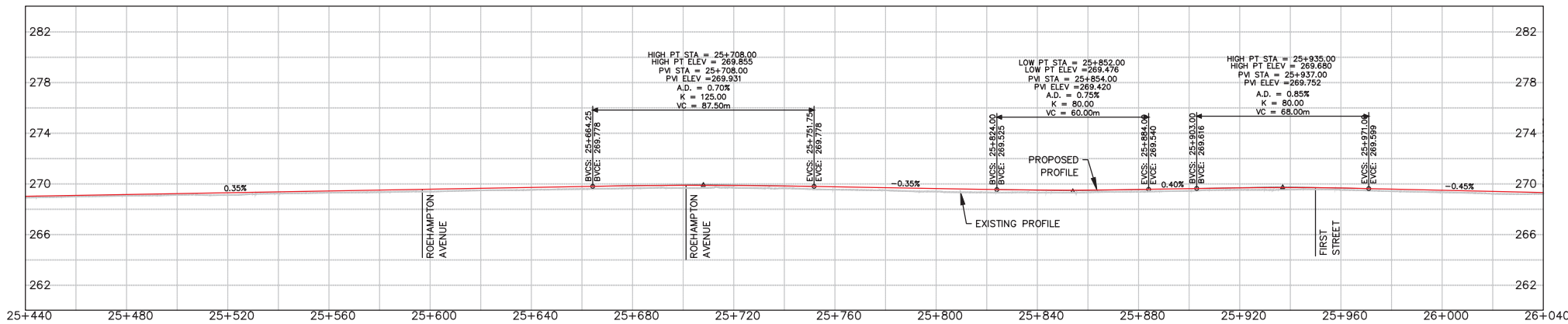
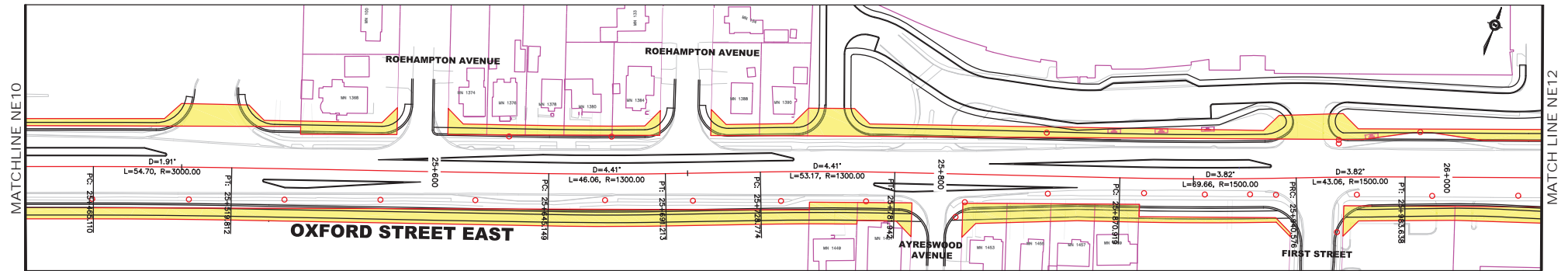
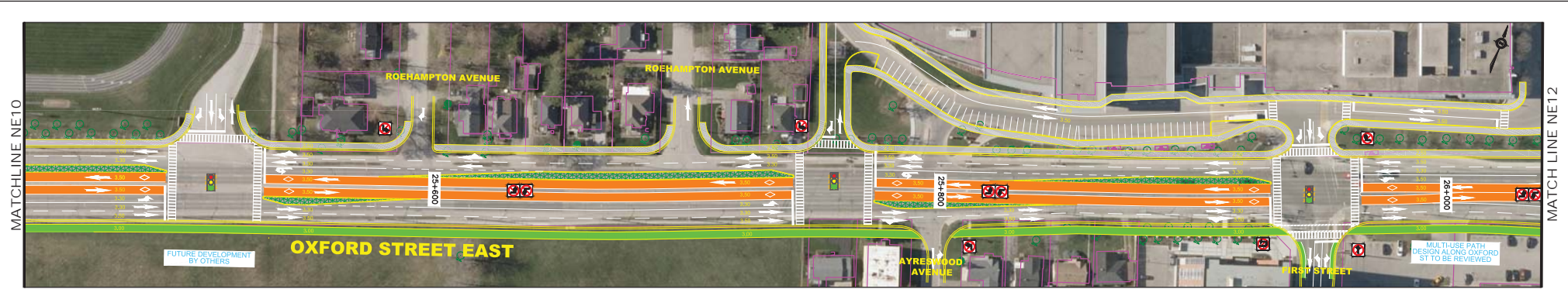
Good afternoon Krista,

We have been informed that the property at 1368 Oxford Street East has been added to the potential heritage designation list, as part of the BRT review. We would like to know if there is any specific reasoning behind this? As well, can you provide us with any heritage pertinent information you might have for this property?

Thank you,

Kasia Olszewska, HBA, MPL
Planner
Zelinka Priamo Ltd.

Appendix 7



LEGEND:

PLATFORM/RAMP	BIKE LANE/MULTI-USE PATH	POTENTIAL ISLAND LANDSCAPING	EX RIGHT OF WAY	RETAINING WALL LESS THAN 1.2 m	EX TREES
RAPIDWAY	PARKING LANE	POTENTIAL PROPERTY REQUIREMENT (EXCLUDING UTILITIES)	POTENTIAL NOISE MITIGATION MEASURE	RETAINING WALL GREATER THAN 1.2 m	EX HYDRO POLE
TRAFFIC LANES	CURB, SIDEWALK	TOE OF SLOPE REQUIREMENT			
	CROSS WALK				

NOTE:
 POTENTIAL PROPERTY REQUIREMENTS ARE IDENTIFIED FOR THE PURPOSES OF THE LONDON BRT PROJECT ONLY AND DO NOT REPRESENT THE ULTIMATE PLANNED STREET WIDTH IDENTIFIED IN THE LONDON PLAN.

SCALE:
 0 7.5 15m
 HORIZONTAL
 0 1.0 2.0m
 VERTICAL

CONCEPTUAL DESIGN

LONDON RAPID TRANSIT
 PRELIMINARY ENGINEERING DESIGN
 NORTH AND EAST CORRIDORS

PROJECT No. 37176
 SHEET No. NE11
 PLAN FILE No. 37176

Curriculum Vitae

HEATHER GARRETT, *Dipl. Urban Design, B.A., CPT*

PROFESSIONAL ASSOCIATIONS

Member, Canadian Association of Certified Planning Technicians (CACPT)

EDUCATION

Bachelor of Arts, Urban Planning, University of Windsor, 2000;
Diploma Urban Design, Fanshawe College of Applied Arts and Technology, 1998.

PROFESSIONAL EXPERIENCE

September 2003 to Present: - Zelinka Priamo Ltd. London, Ontario – Senior/Heritage Planner
May 2000 to September 2003 - Prince and Associates Ltd., Kingsville, Ontario – Assistant Planner

SELECT PROJECT EXPERIENCE

Municipal Planning

Consulting Planner for the Township of Pelee

- reporting to the office of the Chief Administrative Officer (CAO) with duties including: responding to inquiries from the public; providing advice and opinion on a range of planning topics to the CAO's Office; providing pre-consultation opinion on planning applications; preparing planning reports with recommendations on applications predominantly for consents, for amendments to the Zoning By-law, for applications to the Committee of Adjustment and for site plans; preparing By-laws; attending Council meetings and make presentations as required.

Preparation of new Official Plan and new Zoning By-law for the Township of Pelee

- preparation of documentation in support of the Official Plan and the Zoning By-law; attend public consultation meetings and respond to questions from Council, staff and the public; negotiate with the Ministry of Municipal Affairs and Housing and other Ministries in preparing modifications to the Official Plan and concurrent amendments to the Zoning By-law.

Community Master Plans & Urban Design Guidelines

Town of Amherstburg Urban Design Guidelines

Land Use Planner for Commercial Development

Loblaw Properties Limited Seasonal Garden Centre program for Ontario – Obtain municipal approvals for approximately 300 sites across Ontario;
Cara Operations Limited – Due Diligence Reports for various properties across British Columbia, Alberta, and Ontario.

Development Planning

Provide consulting services and prepare planning applications for private sector clients for:

- Official Plan Amendments

- Zoning By-Law Amendments
- Minor Variance
- Site Plan Approval
- Land Use Planning Analyses

Appeals to the Ontario Municipal Board (OMB)

Expert Witness – Minor Variance Application, 297 Eramosa Road, City of Guelph

Expert Witness – Conditions of Minor Variance Application, 487 Queens Street South, Town of Caledon

Appeals to the Ontario Municipal Board – Heritage (OMB)

Researcher – Non-designated property on Registry – 265 St. David Street, Town of Stratford;

Researcher – Heritage Conservation District – City of Windsor.

Appeal(s) to Ontario Superior Court of Justice

Preparation of Affidavit to Ontario Superior Court of Justice – 769 Borden Avenue, City of Peterborough

Heritage Impact Statements (HIS)

Heritage Impact Statement – Redevelopment Part IV Property

- 13305 Coleraine Drive, Town of Caledon;
- 1040 Waterloo Street (St. Peter's Seminary), City of London;
- 1656 Hyde Park Road, City of London.

Heritage Impact Statement – Removal of a Heritage Attribute - Part IV Property

- 2722 County Road 42 (Saint Joachim Church) Town of Lakeshore.

Heritage Impact Statement – Redevelopment Part V Property

- 764/754 Waterloo Street, City of London;
- 195 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

Heritage Impact Statement – Non-designated property on Local Register and/or adjacent to non-designated properties on Local Register

- 651 Talbot Street, City of London;
- 83 Sandwich Street, Town of Amherstburg;
- 653 Talbot Street, City of London;
- 147 Wellington Street, City of London;
- 100 Kellogg Lane, City of London;
- 3270 Colonel Talbot Road, City of London;
- 1018 Gainsborough Road, City of London.

Heritage Impact Statement – Alteration to non-designated property on Local Register

- 493 Springbank Drive (Woodland Cemetery), City of London;
- 1635 & 1629 Bradley Avenue, City of London;
- 1076 Gainsborough Road, City of London;
- 462-472 Springbank Drive, City of London;
- 124 St. James Street, City of London.

Cultural Heritage Evaluation Report (CHERs)

- 875 St. David Street, Fergus.

Due Diligence Reports - Heritage

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

- 1180 Western Road, City of London;
- 83 Rolph Street, Town of Tillsonburg;
- 497 Richmond Street West, City of Toronto;
- Boblo Island, Town of Amherstburg.

Due Diligence Report - Redevelopment Opportunities – Part V Property, 723 Lorne Avenue, City of London:

- 272 Queen Street West, City of Toronto.

Due Diligence Report - Redevelopment Opportunities – Non-designated property on Local Register:

- 20 Balaclava Street, City of St. Thomas;
- 43 Myrtle Street, City of St. Thomas;
- 4402 Colonel Talbot Road, City of London;
- 255 Delacourt Road, City of London.

Other Heritage Consulting Services

Supervised the review of heritage status of LCBO properties and adjacent properties – LCBO, Ontario.

Monitor the Transit Project Assessment Process (London Bus Rapid Transit) for impact on cultural heritage resources – Various Clients.

Advisor – Development of former London Psychiatric Hospital Lands, City of London.

Advisor – Redevelopment of Part V Property - 556 Wellington Street, City of London.

PROFESSIONAL DEVELOPMENT

Workshop, Walking Tour Stratford Heritage Conservation District, Ontario Professional Planners Institute (OPPI), October 2016;

Lecture, International Archeology Day, City of London, Archaeology Master Plan presentation, October, 2016;

Workshop, Walking Tour Downtown Detroit, Michigan, Ontario Professional Planners Institute (OPPI), November 2014;

Workshop, Heritage Conservation District, Old East Industrial Area, City of London, October, 2014;

Workshop, Heritage Conservation, Archaeology and Land Use Planning, Ministry of Tourism, Culture and Sport, November 2012;

Workshop, Provincial Policy Review, Ministry of Municipal Affairs and Housing, October 2012;

Certificate, Heritage Conservation District Workshop, The Heritage Resources Centre, University of Waterloo, March 2012;

Urban Design Charrette, Woodstock's Hospital Site, Ontario Professional Planners Institute, Woodstock, September 2009;

Conference, Preserving Our Past, Canadian Association of Certified Planning Technicians, October 2009;

Course Work, Statement of Significant Heritage Writing Workshop, Province of Ontario, 2007;

Course Work, Past Perfect: The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2006;

Certificate, Heritage Planning, Urban and Regional Planning, University of Waterloo, January – April 2002.

COMMITTEES AND VOLUNTEER WORK

London Area Planning Consultants (LAPC) - Member - January 2011 to Present;

London Advisory Committee on Heritage (LACH) - Committee Member - October 2012 to May 2019.

- Vice Chair – December 2015 – December 2016,
- Education sub-committee – Past Chair,
- Planning and Policy sub-committee – Past Chair,
- Archaeology sub-committee – Past member.

Archaeology Master Plan Steering Committee, City of London - Committee Member - 2016 and 2017;

Municipality of Chatham-Kent Municipal Heritage Committee - Committee Member – 2005 to 2007;

Amherstburg Architectural Conservation Advisory Committee - Committee Member - 2000 to 2003;

Amherstburg Revitalization Committee (A.R.C.), Amherstburg Chamber of Commerce - Member - 2000 to 2003;

Mayor's Task Force, Redevelopment of Olde East London, Ontario - Member – 1999;

The Park House Museum, Amherstburg Ontario - Assistant to the Curator/Volunteer - 1994 to 2005.