

Heritage Impact Assessment **101 Meadowlily Development**

December 2019

Submitted to the City of London,
December 13, 2019

Project Number: TD19-592

Prepared for:
2690015 Ontario Inc.





December 13, 2019

2690015 Ontario Inc.
2333 Dauncey Crescent
London, Ontario
N5X 0M2

Attn: Azhar Choudhry

Re: 101 Meadowlily Development - Heritage Impact Assessment

I am pleased to submit a completed Heritage Impact Assessment for the housing development at 101 Meadowlily Street, London. Please do not hesitate to call me if you have any questions or if you require any clarification of the findings of the impact assessment.

Respectfully Submitted,

Thor Dingman, B. Arch. Sc., CAHP, BCQ
FIRM BCIN 26998

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Heritage Impact Assessment (HIA) is to determine if the cultural heritage resources or attributes are impacted by the proposed development. If negative impacts are identified, avoidance measures, alternative development strategies or mitigation may be recommended.

The subject property at 101 Meadowlily Road South is adjacent to 10 Meadowlily Road South (Meadowlily Footbridge) and 120 Meadowlily Road South (Park Farm). Both of the latter properties are designated under Part IV of the Ontario Heritage Act. These properties are designated based on their significant cultural heritage value as stated in the designating by-law documents.

A Heritage Impact Assessment (HIA) has been requested by the Heritage Planner to measure the effect of the proposed development on the properties at 10 and 120 Meadowlily Road South. The request is initiated under 13.2.3.1. of the Official Plan for the City of London, 1989. The London Plan, currently under LPAT review, restates the requirement for a HIA under paragraph 565. These both state that where development occurs on adjacent land, the heritage values, attributes and integrity of the protected heritage property are retained. Adjacent lands include lands that are contiguous, and that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

The property owner, 2690015 Ontario Inc., has retained Thor Dingman B. Architecture Sc. Inc. (TD-BAS) to prepare the HIA for the proposed redevelopment of the property at 101 Meadowlily Road South. The HIA will form the primary rationale for assessing potential impacts to the significant cultural resources located on the adjacent designated properties. The HIA will form part of the subdivision application package for review by the City of London Heritage Planner.

1.2 Objectives

The Heritage Impact Assessment has the following objectives

1. To reassess and identify significant heritage attributes of cultural heritage value of the Meadowlily Footbridge (10 Meadowlily Rd S.) and Park Farm (120 Meadowlily Rd S.).
2. To provide background and historical overview relating to the cultural heritage resources.
3. To determine the potential negative impact of the proposed subdivision development at 101 Meadowlily Road South on the cultural heritage resource at Meadowlily Footbridge and Park Farm.
4. To provide recommendations including avoidance measures, alternative development strategies or mitigation of potential negative impacts by the proposed development.
5. To provide a strategy to implement protection of the heritage attributes over the long term.

1.3 Limitations

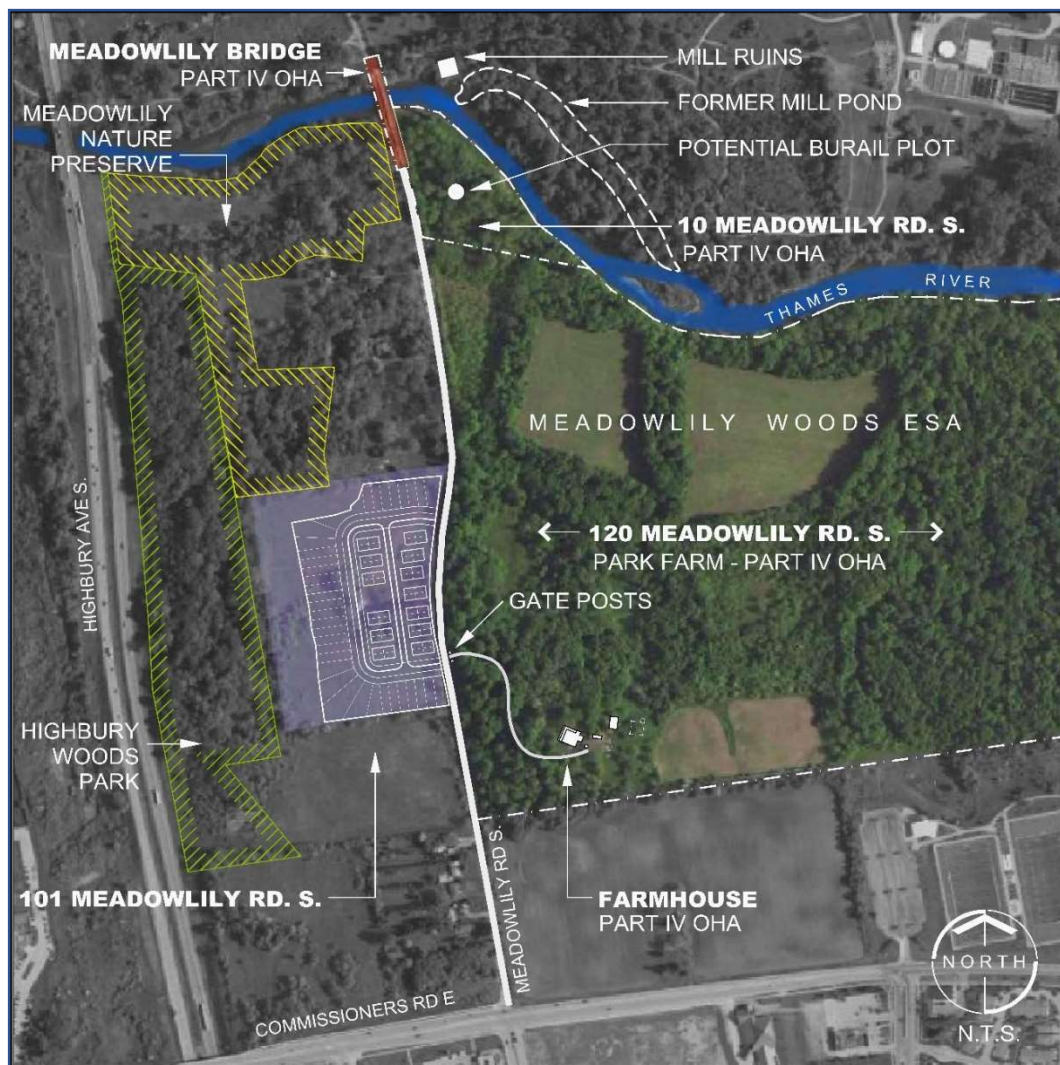
This assessment is the result of the observations, research, opinions and recommendations on cultural heritage matters. The assessment will follow good heritage practise in accordance with accepted technical and ethical standards as outlined by the Canadian Association of Heritage Professionals, the *Ontario Heritage Act* and the generally accepted heritage guidelines published by the Provincial Government of Ontario and the Federal Government of Canada.

This assessment is limited to heritage matters and shall not be interpreted as having opinions or recommendations, expressed or implied, on the adequacy of any buildings or structures for safe human occupancy. The opinions or recommendations within this assessment, expressed or implied, shall not be interpreted as taking responsibility for construction as defined under the *Ontario Building Act* or any other construction work.

1.4 Property Introduction

The development property is located at 101 Meadowlily Road South, in the vicinity of Highbury Avenue South and Commissioners Road East. The land area is approximately 5.2ha/12.9ac and consists of open meadow land, a small residence, and a treed laneway and front lawn. The house is unoccupied and the surrounding agricultural fields are generally lying fallow.

The development property at number 101 lies directly across the street from 120 Meadowlily Road South. 120 Meadowlily is a designated heritage property under Part IV of the Ontario Heritage Act. The property is also known historically as Park Farm and is zoned as Open Space. The property was willed to the City of London by Harrison Fraser in 1981 as a natural area for public use.

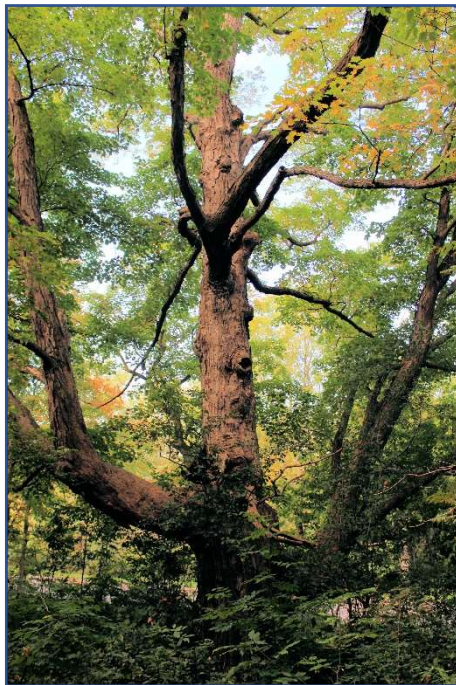


1. Illustrated aerial photograph (2019) of the heritage properties at 10 & 120 Meadowlily Rd. S., development property at 101 Meadowlily Rd. S. and the surrounding context.

A brick Regency cottage, c. 1848, and other buildings within the farmstead compound are located in the south west corner of the property. The property is approximately 40ha/100ac in size and also contains the majority of the Meadowlily Woods Environmentally Sensitive Area (MW ESA). The Meadowlily Woods ESA is managed by the Upper Thames Conservation Authority on behalf of the City of London. The property received heritage designation in 1995. This property has been identified for heritage impact assessment.

The Meadowlily Bridge (or Footbridge), which spans the Thames River South Branch, is located at the north end of Meadowlily Road South. Built in 1910, the bridge design follows a modified Warren truss pattern which is very rare in the Great Lakes region. The property containing the bridge at 10-24 Meadowlily Road South, was designated under Part IV of the Ontario Heritage Act in 2012. This property is adjacent to, and contiguous with, 120 Meadowlily Road South and has been identified for a heritage impact assessment. This land is zoned as Open Space. The bridge is open to pedestrians and cyclists only.

Meadowlily Road South begins at Commissioners Road East and extends northward, continuously without intersections, to Meadowlily Footbridge at the Thames River South Branch. As it extends northward from Commissioners Road, Meadowlily Road descends the bank of the Thames River valley and drops approximately 30m in elevation. Meadowlily Footbridge is closed to automobile traffic and Meadowlily is a dead-end street.



2. Century sugar maple trees at entry to Park Farm cottage.
3. Park Farm cottage from top of laneway.
4. Meadowlily Footbridge.

Meadowlily Road South extends approximately 0.8 km along the west frontage of the properties at number 10-12 and 120. The frontages of the heritage designated lands are made up of mature hardwood forests along the south end, and naturalized meadows on the north end. Adjacent to and across Meadowlily Rd. S. are six larger, rural type lots. Four of the lots contain residential buildings, two of which are occupied at No. 25 and 85, and two which are vacant at No. 101 and 65, including the development property. The property at No. 129 adjacent to the south west corner of 120 Meadowlily, is a fallow field/open meadow. The property at 17 Meadowlily Road at the north west end of Meadowlily Road South is owned by the Thames Talbot Land Trust (TTLT). This property is known as the Meadowlily Nature Preserve and is an Environmentally Sensitive Area (EAS).

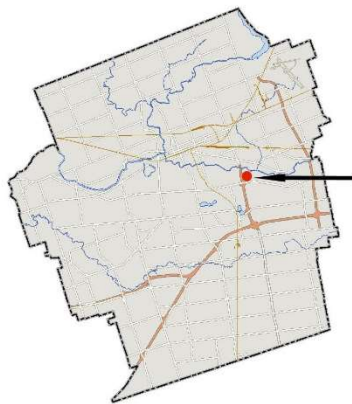


- 5. Park Farm Building Compound
- 1. House (attribute)
- 2. Verandah (attribute)
- 3. Lychgate
- 4. Dairy
- 5. Drive Shed
- 6. Walk-out level lawn
- 7. Laneway
- 8. Parking yard
- 9. Silo
- 10. Barn foundation

1.5 Heritage Property Features Table

120 Meadowlily Road South (Park Farm)	
 <p>Key Maps</p>	 <p>South elevation (view looking northward)</p>
Address	120 Meadowlily Road South, London Ontario, N6M 1C2
Ward & Planning District	Ward 14
Legal Description	CONC 1 PT LOT 14 & CON BF LOT 14 PART LOT 15R-11947 PART 1, ROLL 040640311000000
Neighbourhood	Jackson Planning District
Historical Name	Park Farm
Construction Date	Cottage c. 1848
Original Owner at Construction	William Bell
Original Use	Farm
Current Occupancy	Residence, single detached dwelling
Current Zoning	OS5 Open Space Zone Variation 5 (Natural Heritage System OP, Meadowlily Woods ESA)
Current Use	Residential dwelling, public open space
Site Dimensions	40 ha (approximate)
Building Footprint Area	208.5 m2 (2245 sq ft)
Building Height	1 Storey, (with walk out basement)
Architect / Designer	Unknown
Architectural Style	Walk-out basement c. 1930, Lychgate Regency Cottage
Additions / Alterations	Early wood framed addition on north side
Heritage Status	Part IV OHA, London By-law L.S.P.-3253-58, Feb 20, 1995
Proposed Work	Adjacent Development Proposed

10-24 Meadowlily Road South (Meadowlily Footbridge)

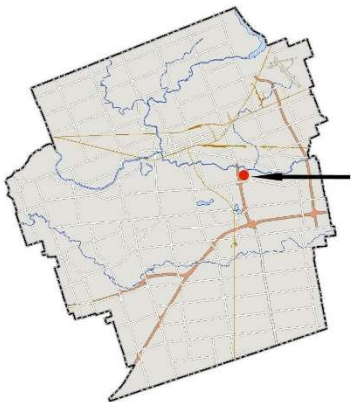



Key Maps



East elevation (view looking westward)

Address	10-24 Meadowlily Road South, London Ontario
Ward & Planning District	Ward 14
Legal Description	Meadowlily Rd S & The Road Widening as in 264064 Being PT of LTS 15&16 CON 1 & PT of LT 15 BF CON B: S/T Any Interest If Any In 642943 London/Westminster.
Neighbourhood	Jackson Planning District
Historical Name	Meadowlily Bridge
Construction Date	1910
Original Owner at Construction	
Original Use	Bridge, Farm land, potential family burial plot
Current Occupancy	Footbridge
Current Zoning	OS5 Open Space Zone Variation 5 (Natural Heritage System OP, Meadowlily Woods ESA)
Current Use	Footbridge
Site Dimensions	5 ha (approximate)
Building Footprint Area	Three bridge spans; 140 ft, 85 ft, 63 ft.
Building Height	
Architect / Designer	Isaac & Levi Crouse
Architectural Style	Modified double Warren truss
Additions / Alterations	Restoration and restriction to footbridge. 2012
Heritage Status	Part IV OHA, London L.S.P. 3427-299, Oct 9, 2010 (By-law 3422-235 repealed)
Proposed Work	Adjacent Development Proposed

101 Meadowlily Road South – Proposed Subdivision	
 <p>Key Maps</p>	 <p>Bird's eye view looking northward (Google Earth)</p>
Address	101 Meadowlily Road South, London Ontario, N6M 1C3
Ward & Planning District	Ward 14
Legal Description	CON BF PT LOT 15 PT LOT 16
Neighbourhood	Jackson Planning District
Historical Name	
Construction Date	
Original Owner at Construction	
Original Use	Farm
Current Occupancy	Residence, single detached dwelling, vacant
Current Zoning	h-2 UR1 – Holding Natural Heritage System, Urban Reserve
Current Use	Residential dwelling
Site Dimensions	5.2ha (approximate)
Building Footprint Area	100m ² (approximate)
Building Height	1 Storey
Architect / Designer	
Architectural Style	Cottage
Additions / Alterations	
Heritage Status	None
Proposed Work	demolition

1.6 Scope of Work & Methods

The scope of work has been compiled to firstly, revisit the cultural heritage values and attributes of the designated properties at 10 & 120 Meadowlily Road South, and secondly, to identify potential negative impacts on those contributing heritage attributes resulting from the new proposed subdivision development at 101 Meadowlily Road South.

The HIA will follow the generally accepted format for Heritage Impact Assessments and Conservation Plans as outlined by the Province of Ontario. The scope of the HIA will be adjusted where deemed appropriate to provide a complete and comprehensive assessment of the heritage resources, and for mitigation of any potential negative impacts.

A visual assessment of the physical configuration of the designated properties and surrounding area was conducted on October 1st and 2nd, 2019, including a visual review of the built elements and improved grounds. The review is limited to viewpoints at normally accessible ground levels, or from other levels that are typically accessible. Many elements of the Park Farm cottage interior are listed in the designation by-law, however the interior has been excluded from this HIA as they are isolated from the development site by the building envelope. The interior was not accessed or reviewed.

The nearest point of the adjacent development is located at a distance of approximately 130m from the cottage. The interior elements are therefore well isolated from any direct impacts from development on adjacent lands. Interior elements are important to the complete identification of heritage value and in place of access, existing documentation of the cottage interior will be relied upon.

- on-site review of the designated properties and built heritage resources
- on-site review of the surrounding grounds and area context
- photographic records of resources and context
- site plan and building footprint plans
- property features assessment from existing municipal GIS data base
- topographic measurements from existing sources
- review and analysis of relationship between designated properties and adjacent property
- review of special related management policies and reports
- assessment of viewsheds, shadows, and obstruction

Historical research on the property with has been completed using the following resources;

- Ownership through Ontario Land Registry Office Title search – see ABHBA 2010
- The London Room, London Public Library
- Western University Map Library
- photographic records

1.7 Assessment Criteria

In determining individual cultural heritage value of the subject property, criteria from the OHA Regulation 9/06 will be used. The *Ontario Heritage Act*, Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest, provides a set of criteria grouped into the following three categories. Evaluation in each category determines the cultural heritage value or interest of a potential heritage resource. High value in one or more categories is sufficient to determine cultural heritage value or interest.

According to Ontario Regulation 9/06, the following criteria will be used;

1. The property has **design value or physical value** because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has **historical value or associative value** because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has **contextual value** because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.
- O. Reg. 9/06, s. 1 (2).

Further guidance may be referenced in the Ontario Heritage Toolkit including the guide to Heritage Property Evaluation, published by the Ministry of Tourism Culture and Sport. Other references and resources that are recognised and established within the practice of cultural heritage conservation may be used as required.

2.0 PLANNING POLICY & FRAMEWORK

2.1 Ontario Heritage Act

The properties at 10-24 & 120 Meadowlily Road South are designated Under Part IV of the Ontario Heritage Act and their heritage attributes to be conserved and are protected from demolition and negative impact. The properties are listed on a Register required to be kept by the City of London. A copy of the by-laws is attached in Appendices A, B & C.

2.2 Provincial Policy Statement

As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. Under the Ontario Provincial Policy Statement 2014 (PPS) clearly states the protection afforded to heritage resources;

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

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

The following definitions are provided under the Ontario Provincial Policy Statement 2014 (PPS);

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

Significant: means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

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

Adjacent Lands: means for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

2.3 London Official Plan

On December 28, 2016, the Province approved The London Plan with modifications. Portions of The London Plan are currently under appeal before the Local Planning Appeal Tribunal (LPAT).

DESIGN

565_ 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.

Note: The above section is subject to LPAT Appeal PL170100 – November 13, 2019

INDIVIDUAL HERITAGE PROPERTIES

586_ The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.

STRATEGIES/PROGRAMS

570_ For the purposes of cultural heritage protection and conservation, City Council may adopt a number of specific strategies and programs, including:

12. Conservation plans and management protocols for municipally-owned heritage resources.

2.4 Meadowlily Area - Heritage Assessments, Designations and Policy Milestones

The two designated properties at 10 and 120 Meadowlily Road form an integral part of a natural area known as the Meadowlily Woods ESA. The MW ESA is connected to UTRCA designated areas to the east of Park Farm and to the Meadowlily Nature Preserve to the west. The Meadowlily Road area has been the subject of several studies and conservation initiatives over many decades. Many of the cultural heritage attributes of Park Farm are intertwined with the natural features within the property boundaries. Therefore, a partial list is provided below of the related material for future reference and review with respect to managing potential negative impacts to the heritage attributes. The management policy of the MW ESA is currently under review.

1981 120 Meadowlily willed to the City of London by Harrison Fraser to be continuously used as a public recreation space, together with a modest endowment for the maintenance of the buildings.

1988 Meadowlily Master Plan, by Michael Leonard Landscape Architect

- 1992** Park Farm Heritage Landscape Assessment, by Wendy Shearer Landscape Architect Ltd
- 1993** Historical Assessment of the Homestead at Park Farm; Harrison Fraser Estate, by Ron Koudys Landscape Architect Inc.
- 1995** 120 Meadowlily Rd S (Park Farm) – Property designated under the OHA
- 2009** Meadowlily Secondary Plan and Municipal Class Environmental Assessment (EA) initiated by London City Council
- 2010** Archaeological and Built Heritage Background Assessment, Meadowlily Area Plan, (draft) Golder & Associates, on behalf of AECOM Canada Ltd., for the City of London
- 2012** 10 Meadowlily Rd S (Meadowlily Bridge) – Property designated under the OHA
- 2013** Meadowlily Footbridge Restoration and Re-Opening
- 2019** Meadowlily Woods Environmentally Significant Area Conservation Master Plan – Phase 1, by natural Resource Solutions for the City of London

3.0 HISTORICAL RESEARCH, SITE ANALYSIS and EVALUATION

3.1 History – Park Farm Ownership

Simon Zelotes Watson, a land agent, was authorized by the Governor-in-Council to lay out a road in Westminster Township for settlers to be brought from Lower Canada. In 1810 Watson completed the survey of lands on either side of the Base Line, including lots north of Concession 1 and on the Broken Front Concession 1 (BFC 1), north of Base Line. Watson was disaffected by Col. Talbot's barring of American settlers on these lands and he came to carry a personal grievance towards him. This escalated so that eventually Watson was placed under peace bond. Watson left to fight on the American side during the war of 1812 and did not return to Westminster Township to continue his survey and land settlement work. It is thought Watson participated in raids on properties in Westminster in retaliation to his foiled plans of bringing American pioneers. The remaining southern part of Westminster Township was surveyed after the War of 1812 by Mahlon Burwell.

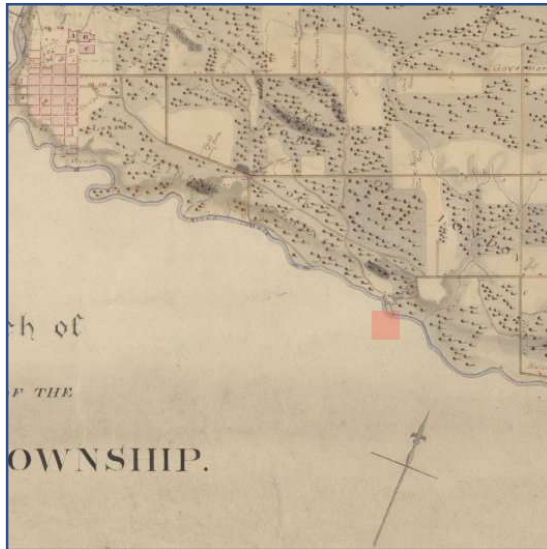
Abel B. Sumner's name, along with the year 1817, is found labeled on BFC Lots 14 and 15 on the 1857 Westminster Township map (Map 7.). Abel B. Sumner was born in 1793 and came to Westminster Township from New Brunswick along with his sister Rebecca (b1799) and brother William Augustus (b1815) (Delaware and Westminster Townships Honouring our Roots, Vol 1). Excavation by the Museum of Archaeology determined that the AfHh-92 (see ABHBA 2010) site was the original homestead of William Sumner, and was occupied from 1817 until 1841. The archaeological site was mitigated as part of the development of the City Wide Sports Park in 1993.

After receiving patent to Lots 14 and 15, Concession 1 from the Crown in 1835, the first recorded transfer in ownership is through "bargain and sale" from Abel B. Sumner to Herman Landan of 200 acres in 1841. Landon was an United Empire Loyalist and had received a land grant from the Crown, although it appears he did not settle there. The second transfer is from William A. Sumner to William W. Gray in the same year for 122 acres, which is the approximate size of Park Farm.

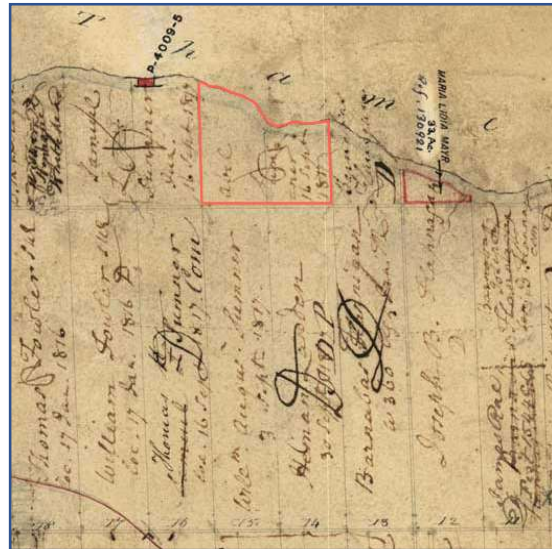
In 1849 William A. Sumner sells 22 acres of the northerly part of Lot 14 and 15 CONC 1 to William Bell. Although curiously, even though the acreage does not match Park Farm, this is likely the beginning of Bells presence on the land. In the Tremaines Map of Upper Canada of 1862, Lots 14 and 15 of the broken front show the name W. Bell (Map 8.).

There is some evidence of legal trouble with the granting of "application to quiet title" for 100 acres by the courts to Bell in 1867. This could possibly harken back to the transaction of the 22 acres in 1849. With the land secure, William Bell names the property "Park Farm". William Bell died in 1877 and the Westminster Township Atlas of 1878 now shows Park Farm belonging to the "Heirs of Wm. Bell". The Bell family continues their ownership of the property for 58 years first with William's son, William Jr., and then with Elizabeth F. Parry, William Bell's daughter. Park Farm eventually leaves the Bell family when Elizabeth sells the property to Maxwell D. Fraser in 1907. The property subsequently stays with the Fraser family as a summer residence until it was deeded to the City of London in 1983.

The maps below illustrate the early ownership and the patterns of development. By 1847 a grist mill was operating on the north side of the Thames River, opposite to the future Park Farm (Map 6.). Farmers from Westminster would need to cross the Thames river to get their grain milled. This would require a bridge crossing at the same location where Meadowlily Bridge is located today.



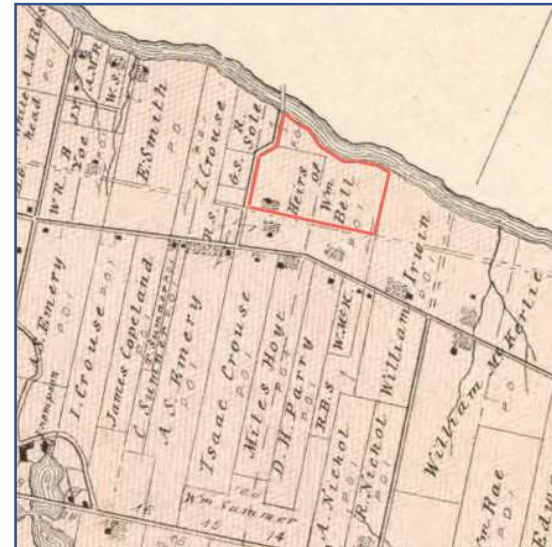
6. Map of London Township 1850. A bridge path is shown on the map on the north side of the Thames River across from Park Farm that would connect with Hamilton Road and



7. Map of Westminster Township 1857. Broken front Lots 14 & 15 south of the Thames are labeled "Adel Sumner".



8. Remaines Map of Upper Canada 1862 now showing William Bell.



9. Westminster Atlas Map of 1878 now labeled Heirs of William Bell.

Ownership & Occupancy Table		
1817	Middlesex Township Map 1857	Abel B. Sumner with 1817 on 1857 map
1835	CONC 1 LOT 14 WM Book 1	Patent, Feb 28 1835, The Crown
1841	CONC 1 LOT 14 WM Book 1	Abel B. Sumner and wife - to Herman Landon 200 acres, all of lot
1846	CONC 1 LOT 15 WM Book	(illegible) to William A. Sumner 200 acres, all of lot
1849	LOT 14 & 15 CONC 1 WM Book	William A. Sumner to William Bell 22 acres
1857	BFC LOT 14 Middlesex Twp Map	Abel B. Sumner with 1817 on 1857 map
1867	BFC LOT 14 Middlesex Book 5	Cert. of Title, Court of Chancery to William Bell 100 a.o.l.
1877	ABHBA	William Bell Sr. died 1877. William Jr. bought all shares
1888	BFC LOT 14 Middlesex Book 5	William Bell Jr. takes Mortgage with James H. Fraser
1895	BFC LOT 14 Middlesex Book 5	Deed, William Bell Jr. to Eliza Fanny Parry a.o.l.
		James H. Fraser, brother of Maxwell D Fraser, appears several times as a mortgage holder for William Bell starting in 1888
1907	BFC LOT 14 Middlesex Book 5	Deed, Eliza F. Parry to Maxwell D. Fraser a.o.l. for 2100.00
1918		Maxwell D. Fraser dies
1953	BFC LOT 14 Middlesex Book 5	Grant from Canada Trust Co. executor Maxwell D. Fraser to Harrison G. Fraser
1983	BFC LOT 14 Middlesex Book 5	Grant from Estate of Harrison G. Fraser to City of London

The Bell Family Park Farm 1849-1907

The following information has been taken from the Archeological and Built Heritage Background Assessment Meadowlily Area Plan, 2010 by Golder Associates;

Immigrants from Britain, William Bell and his wife Mary were already resident in Westminster Township in 1840, when they bought property on Broken Front Lot 20. He was probably attracted to the land on Lots 14 and 15 because of its larger size and because of its very scenic location. It was the Bells who gave the name Park Farm to their new home, and they seem to have valued both the agricultural and aesthetic aspects of the property. As was typical of the period, the Bells carried on a mixed farming operation. The brick house recorded in the 1851/1852 Census report was unusual for the area at that date, both in its substantial brick structure and in its purposely picturesque siting. William and Mary had five children: William Jr., Thomas, Elizabeth Fanny, Edward John, and Frederick. Something of the family's pride in their farm can be deduced from the fact that, when two of the sons died, Edward John in 1872 and William Jr. in 1895, their tombstones identified them not only by lineage but also by their association with the family estate: both were described as "sons of William and Mary Bell of Park Farm, Westminster" (Tausky 1992, 1993: 4). The advertisement placed in the London Advertiser of 26 August 1875 also vaunts the scenic as well as the practical virtues of the property, and the asking price reflects the high valuation attributed to their farm by its owners:

For sale - "PARK FARM," Westminster, 3 miles from London. Beautifully situated on the River Thames, near the Meadowlily Mills, . . . comprising 125 acres more or less. 50 acres arable, 30 acres wood, remainder in grass, a good orchard. Brick cottage, 40 by 37 feet, 5 bedrooms, drawing and living rooms, kitchen, pantry, cellar, etc.; 2 barns, horse and cow stables; granary, driving shed; etc. 2 or 3 never failing springs of water. Price \$8,500

William Bell, Sr. appears to have been the advocate for selling the farm. The will he left when he died in 1877 contained instructions for selling the farm and dividing the assets among the remaining members of his family. Instead, William Jr. bought all shares in the farm and, despite some financial setbacks and a series of mortgages, he continued farming there until 1890 when he and his mother moved to Toronto (note that the land is labelled as belonging the "Heirs of William Bell" in the Atlas map of 1878, Figure 6). Eliza Parry (née Elizabeth Bell), who had married into the family owning land in Lot 14, Concession 1 south of Commissioners Road, bought Park Farm, thus keeping it in the family until it was sold to Maxwell Fraser in 1907 (Land Records, Westminster Township. Lots 14, 15, BF and Concession 1; Tausky 1992, 1993: 4, 7).

The Fraser Family 1907-1983

The following information has been taken from the Archeological and Built Heritage Background Assessment Meadowlily Area Plan, 2010 by Golder Associates;

Maxwell David Fraser, descended from a pioneer Westminster family, became a prominent member of the legal and financial communities in London and the surrounding area. A barrister with the firm of Elliot and Fraser (later Fraser and Moore), he served as President of the Western Ontario Bar Association, President of the Free Press Printing and Publishing Company, a director of the London and Western Trust Company, and a member of the London Railway Commission. With a fine house in town at 529 Princess Avenue, he followed the popular trend among contemporary members of London's most prosperous families by buying a summer residence along the Thames River: Park Farm. While his own family's use of Park Farm was at first mainly recreational, David Fraser, as he was known to his family, was also interested in farming the property; according to family friend Alan Bryant, he retained from his childhood a nostalgic attitude towards farms. He hired a tenant to oversee the agricultural aspect of the estate, and until 1915, when a house was purpose built for the tenant, the tenant lived in the main house. The Frasers used the property as an intermittent campground, when they stayed in a small wooden camp structure, they called the "Bunny Burrow" (Tausky 1992, 1993: 5, 6).

David Fraser died in 1918. His two eldest sons during the following decade, one from influenza and one from tuberculosis, so that the youngest son, Harrison, came to own the estate from the mid-twenties to his own death in 1981. Harrison joined his father's legal firm, and like his father, served as President of the Middlesex Law Association. A lifetime bachelor, he lived with his mother Bessie until her death in 1954, and afterward continued to occupy both the Princess Avenue family home and Park Farm. He continued to keep tenants who oversaw a prosperous dairy operation, but in 1938 he and his mother also remodelled the main house, to give it the character of a country estate rather than a country cottage and to allow more elaborate entertaining. It was undoubtedly an extension of Bessie Frasers hospitable attitude that led her to express the wish in her will that Park Farm eventually become a public park. Harrison carried out her wish in his own will, bequeathing Park Farm to the City of London on condition that the City undertake "to maintain it in perpetuity as a public park with free access thereto to the public at appropriate times, i.e. hours" (Land Records, Westminster Township, instr. 593344).



10. Archival photograph of Maxwell D. Fraser in front of the cottage at Park Farm. The wrap around verandah was added by Fraser along with a walk-out basement on the south side. From the Fraser Personal papers, compliments of Alan Bryant..



11. Archival photograph of the brick cottage at Park Farm. This view is from the northwest and down slope. Note the well manicured and expansive lawn. From the Fraser Personal papers, compliments of Alan Bryant..



12. Tinted photograph of the Fraser's garden, northeast of the house. From the Fraser Personal papers, compliments of Alan Bryant..



13. Photograph of the cow pasture below the barn at Park Farm. From the Fraser Personal papers, compliments of Alan Bryant..

Park Farm Cottage 1848

The only heritage building described in the designating heritage by-law is the Regency cottage, c. 1848, which is placed most beautifully atop a rolling slope. The deliberate siting is quite striking and the placement affords downslope vistas across lawns to the north west and north. The view from the front door extends to the forest canopy at the edge of the west lawn.

The cottage is located approximately 100m (330ft) from Meadowlily Road and 50m (165ft) from the south property line, adjacent to a farm field. The approach to the cottage begins with two cast gate posts at the laneway entry along Meadowlily Road. The gravel laneway curves upwards through massive sugar maples and mature hardwood forest to emerge at the cottage grounds. The ascension is almost ceremonial in effect with the cottage sitting like a temple at the apex of the slope.

The cottage is constructed of load bearing clay brick and local squared stone foundation and is 37 ft wide and 40 ft deep. The generally rectangular has a brick wing extending eastward at the northeast corner. The roof is a typical hip shape with a 4:12 pitch providing a humbling low profile and is covered with sawn cedar shingles that most certainly have been renewed. The roof contains two chimneys, the southern chimney is quite large and was modified by the Fraser family.

The front elevation follows a three-bay pattern with the front entry on axis with the centre hall plan. The front door contains four panels door and sidelights. The sidelights contain three lights and a lower wood infill panel. The windows on either side of the front door are unusually wide and feature three sets of double hung sashes. The middle sash is over double the width of the flanking sashes. This window configuration has been repeated on the 1930's walk-out level on the lower east wall. Other windows around the cottage are the more typical double hung, six over six design.

A gracious verandah was added by the Fraser family to the west and north side of the cottage and is supported by simple yet elegant tapered columns. The verandah follows the pitch of the cottage roof and the painted framing is exposed to view. The floor of the verandah has been replaced with poured concrete. A wood sided, frame addition has been constructed at the rear of the cottage on the north side at the end of the north verandah. It has been suggested that this was used as an attached privy at one time.

The renovations carried out by the Fraser family include a major excavation to the south grade to create a walk-out level basement. This creates a type of courtyard bordered between the house and the upward sloping laneway. The exposed wall has been carefully crafted with squared limestone topped by a belt course of cut sandstone. Here the design of the front windows of the have been replicated. With the excavation a series of stone steps have been added to access the main level of the cottage from the basement level courtyard.

The exterior of the cottage is found to be in a well cared for condition. Other noteworthy structures include a Lychgate, c.1930s, a dairy, also apparently c. 1930s., a drive shed and the ruins of a barn and silo. However, these structures are not named in the heritage designation.



14. The front (west) elevation of Park Farm cottage from the front lawn.



15. The south elevation of Park Farm cottage from the top of the laneway. The walk-out level lower level or basement was added in the c. 1930.



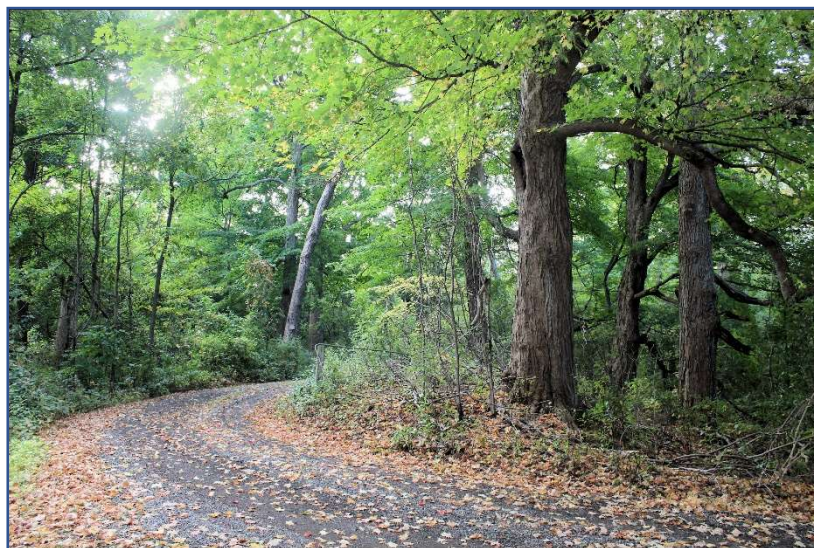
16. The rear (east) elevation of Park Farm cottage and lychgate viewed from the rear yard.



17. View looking northward and into the front cottage verandah. The front entry is to the right.



18. Front door of Park Farm cottage. The front door and entry is described in the designating heritage by-law attributes.



19. View looking southward and up the sloping laneway from Meadowlily Road South. The laneway is named in the designation by-law as contributing to the rural context and historic landscape character of Park Farm.



20. Cast masonry gate posts, likely from the beginning of the 20th century, mark the ascent up to Park Farm cottage.

3.2 History – Meadowlily Bridge

With the support of local land agent and property owner Col. Thomas Talbot, the establishment of a mill just east of the current bridge would support and sustain settlement of the surrounding land on both sides of the river. By 1847, and perhaps earlier, Shepherd’s Mill was operating here, and was powered by a millpond which took advantage of a natural overflow channel or ‘false river’ on the north bank. The earliest record of a bridge is “Shepherd’s Bridge, which had somehow miraculously survived a spring freshet in 1851. The same flood had knocked out London and Westminster bridges.

A map of London Township from 1850 shows a bridle path starting at Hamilton Road and heading southeast to the mill and presumably, to the river crossing. The aerial photograph below from 1942 shows that Meadowlily Bridge remained an important local crossing for many years between the 5km stretch between Hamilton Road and Thompson road river crossings.

The Meadowlily Bridge that stands today was constructed by prolific local bridge builder, Isaac Crouse in 1910. Crouse, who along with his son Levi, resided only a few lots away from the Meadowlily crossing in Westminster Township. The metal bridge utilizes a Warren type through-truss and is a rare bridge form in the Great Lakes region. The bridge consists of a main span of 140 feet and two flood plane spans of 85 and 63 feet.



21. (top) Meadowlily Bridge elevation diagram showing the main span and two flood plane spans, With the so called through-truss design the road bed literally runs through the interior of the truss. Credit: HistoricBridges.org

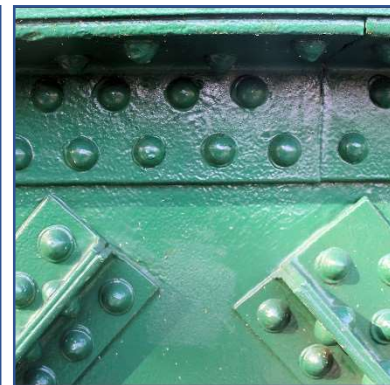
22. (bottom) Archival aerial photograph from 1942 showing Meadowlily Bridge 3.2km downstream from Hamilton Road bridge to the east and 2.0km upstream from the Thompson Road Bridge. The site of Meadowlily Bridge has served as an important local crossing for over 160 years.

The wonderfully poetic name of Meadowlily may possibly be credited to the operator of the adjacent mill, William Plewes. Plewes was described by the Railway and Steamship Publishing Company as an “energetic and a thoroughly competent man of business: he is widely known and highly respected”. With a keen sense of marketing, Plewes named his mill brands as ‘Tip-Top’, “Plewes Extra” and “Meadow Lillie”. The meadow lily or Canada lily (*Lilium canadense*) is a native flower ranging from Ontario to Nova Scotia. Today the name perfectly captures the pastoral beauty of the meadows surrounding the Park Farm cottage and throughout the Meadowlily Woods area.



23. (upper left) Meadow Lily or Canada Lily (*Lilium canadense*).
24. (upper right) View of the north east meadow at Park farm.
25. Archival photograph of Meadowlily Bridge c. 1915
Credit: Delaware and Westminster Township Honour Our Roots Vol.1

The utility of the engineering design represents the leading technology of its day. The lattice work of the steel truss members expresses the structural forces that must be resolved to support heavy loads over a long span. The pure utility of this form transforms the structure into an iconic silhouette within the landscape of the Thames River corridor and celebrates the crossing of a river which can today often be taken for granted.



26. (top) Meadowlily Bridge main span viewed from the south east bank of the Thames River.
27. (lower left) Meadowlily Bridge is now restricted to pedestrian and bicycle traffic and is popular to access Meadowlily Woods ESA
28. (lower middle) Main span of Meadowlily Bridge viewed from on the road bed from the south.
29. (lower right) Bridge connection detail showing interesting hot rivet construction pattern.

3.3 History of Urban Development – Meadowlily Road Area

The aerial photograph below from 1942 shows land use was predominately agricultural with established wooded areas. Rural roads connect dispersed farmsteads and acreages. Park Farm, although well treed, is fairly open with well defined fields, pastures and meadows. At the time of the aerial photograph, Maxwell Fraser had owned and operated Park Farm at 120 Meadowlily as both a summer residence and a working farm for 35 years.

Meadowlily Bridge was located 3.2km downstream from Hamilton Road bridge to the east and 2.0km upstream from the Thompson Road Bridge to the west and was an essential river crossing point for local traffic. However, Meadowlily Road would not likely have been high traffic route.

It is worth noting the parcel of land at Commissioners Road East and Meadowlily Road appears to a single acreage and residential subdivision had not yet occurred.



Aerial photograph 1942

30. Archival aerial photograph from 1942 with the development and designated properties highlighted. The land use in the area of Meadowlily Road is entirely rural agricultural. Note that Park Farm's fields, pastures and meadows are mostly cleared and predominantly open, crossed by with several treed ravines and open woodlands to the east.

In 1961 London expanded its borders massively with the second largest area of annexation to date. With this annexation Meadowlily Road area would be within the City of London municipal boundary which now extended to south of the 401. This annexation laid the planning framework for expansion of urban development into the Meadowlily area

The next significant development occurred with the construction of the Highbury Avenue expressway which opened as a four-lane, grade-separated expressway in 1966. The expressway is an essential commuter route between London and St Thomas and provides important access to highway 401. Further plans for the expressway were prevented by local opposition and the Highbury Avenue expressway now terminates on the north end at Hamilton Road and at the 401. Off and on ramps at Commissioners Road East provides efficient connections for vehicles to the transportation network within the city.

The corner of Commissions and Meadowlily Roads now show the development of several residential acreages. Little other urban development is evident from the aerial photograph.



Aerial photograph 1967

31. Archival aerial photograph from 1967 showing little change other than the newly completed Highbury Avenue expressway.

In the intervening 50 plus years since the completion of the Highbury Avenue expressway, urban development has occurred beyond the immediate Meadow Road area. These areas include residential neighbourhoods south of Commissioners Road and west of Highbury Avenue Expressway.

In 1989 London City Council took action on the recommendations of the Meadowlily Woods Master Plan with the establishment of the Upper Thames River Conservation Authority as the lead agents in the development of the Meadowlily Woods Natural Area. This area is approximately 60ha (148ac) in size and is one the largest Environmentally Sensitive Areas (ESA) in the City of London. The Park Farm and Meadowlily Bridge property comprise approximately a quarter of the Meadowlily Woods ESA area. The MW ESA again form part of a larger tract of natural environment identified by the UTRCA. A Conservation Master Plan Phase 1 for Meadowlily Woods ESA was completed in 2019 and is currently under review.

The City Wide Sports Complex is adjacent to Park Farm's southern boundary and was recently redeveloped in 2010. The new Meadowlark Ridge residential subdivision is currently under construction and is located adjacent to Park Farm's southeastern corner.



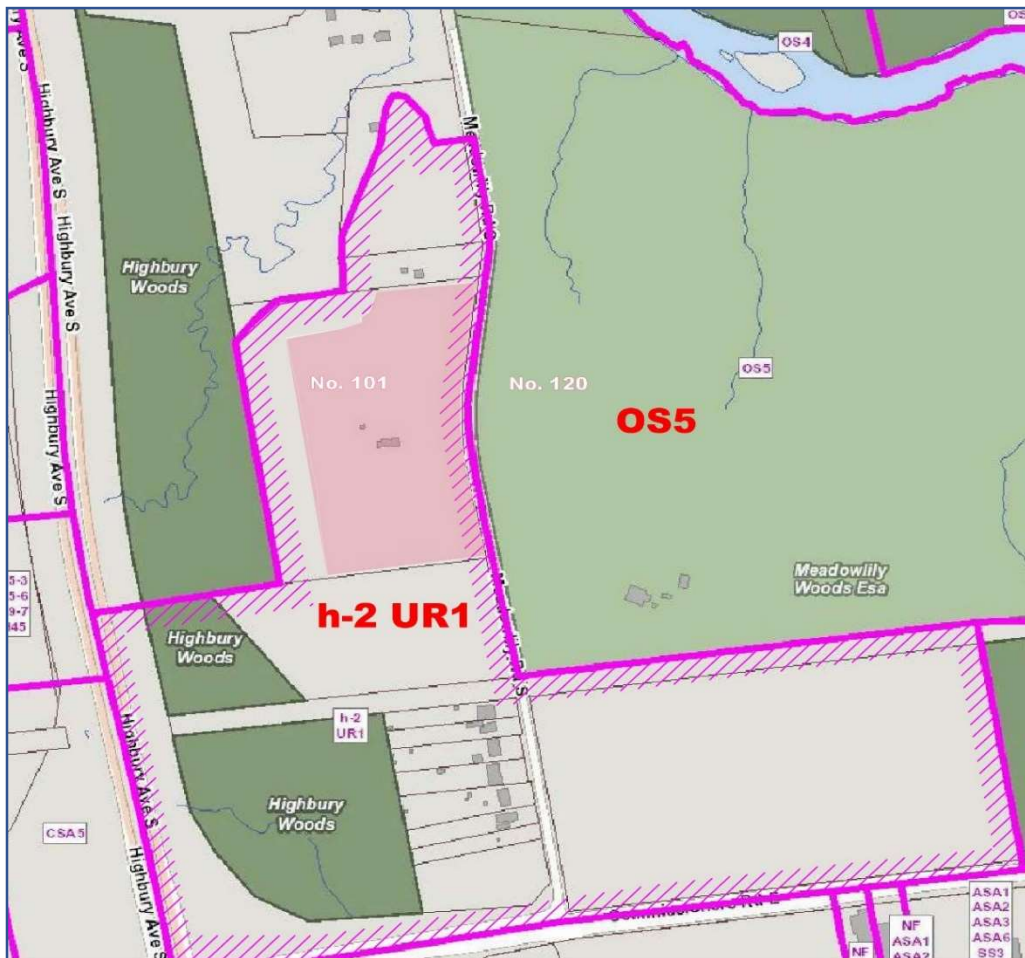
Aerial photograph 2017

32. Contemporary aerial photograph from 2017 showing significant urban residential and commercial development west of Highbury and south of Commissioners Road East. Other than a few larger residential lots at the south end of Meadowlily Road, and the new City Wide Sports Park, little development has occurred since early European settlement. The new Meadowlark Ridge residential subdivision is now being constructed south east of Park Farm and east of the Sports Park.

Since the area was annexed by the City of London almost 60 years ago, the low-density residential use of the land along Meadowlily Road has remained stable. During this time approximately a half dozen half-acre residential lots have developed on the west side of the road at the south end of Meadowlily Road, adjacent to Commissioners Road East. The current zoning for the property at 120 Meadowlily Road, the Meadowlily Nature Preserve and the Highbury Woods area is Open Space (OP). The current zoning for the remaining land adjacent to Park Farm, running along Meadowlily Road, is Urban Reserve (UR). The purpose of Urban Reserve is to protect large tracts of land from premature subdivision and development in order to provide for future comprehensive development.

The UR zone currently covers a distance of approximately 1.0km along the west and south edges of the 120 Meadowlily Road property. The development property at number 101 borders approximately 270m (885 ft) along Meadowlily Road, opposite to Park Farm.

Meadowlily Road South is a dead-end street. It is quiet and rural in character and is a popular walking and bicycling route connecting south and north routes via the Meadowlily Footbridge.



33. The above City of London zoning map shows existing zoning for the development land as within h-2 UR1 – Holding Natural Heritage System, and OS5- Open Space Zone Variation 5 (Natural Heritage System OP, Meadowlily Woods ESA). The UR1 Zoning anticipates future development adjacent to the west and south perimeter of Park Farm.

4.0 IDENTIFICATION OF CULTURAL HERITAGE RESOURCES

4.1 Introduction

The property at 120 Meadowlily Road South, historically known as Park Farm, was designated under the Ontario Heritage Act in 1995. The designating by-law as provided by the City of London can be found in the attached Appendix A. Two copies of the by-law have been provided which differ slightly in content. For the purpose of this report it has been assumed document 'A-2' is a draft copy and document 'A-1' is the final by-law. Further investigation is required by the Municipality to confirm this assumption.

Since this property's cultural heritage value or interest (CHVI) has been established, evaluation to determine heritage value is not required as part of this HIA. The interior attributes have been excluded in the scope of the HIA as directed by the Municipality's Heritage Planner.

The property at 10-24 Meadowlily Road South, also known as Meadowlily Bridge or Footbridge, was designated under the Ontario Heritage Act in 2012. The designating by-law as provided by the City of London can be found in the attached Appendix B. Since this property's cultural heritage value or interest (CHVI) has been established, evaluation to determine heritage value is not required as part of this HIA.

Since the time Park Farm was designated in 1995, the Municipality's recognition of the cultural heritage value of the vicinity has continued. This interest resulted in the completion of an "Archaeological and Built Heritage Background Assessment" report for the Meadowlily Area in 2010 (MA-ABHBA). Following the completion of the report, Meadowlily Bridge was designated two years later in 2012. The MA-ABHBA report contains additional information that expands the understanding of the cultural heritage value of the two designated properties. However, with the exception of the Meadowlily Bridge property designation, no additional steps for heritage conservation under the Ontario Heritage Act, or within the Municipal or Provincial policy framework, have been acted upon. This HIA will reference relative information contained in the MA-ABHBA as it relates to the heritage resources identified in the designating by-laws. This report gratefully acknowledges the work by Golder Associates and their consultant team.

4.2 Property Attributes - 120 Meadowlily Road South (Park Farm)

The property at 120 Meadowlily Road South was designated under Part IV of the OHA in 1995 for design reasons, historical reasons, and contextual reasons. The property is approximately 40ha in land area bordering the Thames River South Branch to the north and Meadowlily Road to the west. The rolling land slopes towards the river and is cut by several creeks and deep ravines which separate several transitional meadows. The one storey brick cottage is “one of the finest examples of a regency villa in London”. The following heritage attributes are presented in tabular format.

1.	Design Value or Physical Value - 120 Meadowlily Road S. (Park Farm)
1.1	One storey Cottage – central-hall plan, white brick Regency style cottage c. 1848s. One of the finest examples of a Regency villa in London.
1.2	Style – the Cottage retains most of its Regency features.
1.3	Design evolution – illustrates the evolution of a Regency cottage from 1840’s to today including 1930’s alterations as a summer residence.
1.4	Setting – the Cottage is beautifully situated in a rural setting, on a hill with a panoramic view to the northwest. This is characteristic of a rural villa.
1.5	Picturesque farmstead – placement of the Cottage in rolling country side surrounded by historic mixed farm as a summer residence expresses deliberate aesthetic ideal of a rural villa.
1.6	Exterior brick – salmon colour and fieldstone foundation
1.7	Verandah – on north and west sides with simple columns typical of Regency style
1.8	Front door – four panel door with sidelights and lower panels
1.9	Doors – French doors on north side
1.10	Chimney – large brick chimney on the south side
1.11	Windows – original six over six panes with sidelights

1.12	Masonry - all windows and doors have simple brick voussoirs
1.13	Tenant Farm House - contributes to defining the physical layout of the farm site. (now demolished, date unknown).

2.	Historical Value or Associative Value - 120 Meadowlily Road S. (Park Farm)
2.1	William Bell - a farmer from England arrived in Westminster Township in the mid-1830s.
2.2	William Bell - sited and built the substantial brick Regency cottage and named the property Park Farm.
2.3	William Bell - purchased the farm and lived there with his wife Mary and five children until his death in 1877.
2.4	Bell family - two generations developed and practiced a diverse mixed farm on well suited land including dairy and sheep operations.
2.5	M.D. Fraser - a prominent London barrister of Fraser & Moore law firm purchase Park Farm in 1907 for a summer residence.
2.6	M.D. Fraser - a descendant of a pioneer Westminster Township family.
2.7	M.D. Fraser - Pres. Western Ontario Bar Association, Pres. Free Press Printing and Publishing, director London and Western Trust Company, member London Railway Commission

3.	Contextual Value - 120 Meadowlily Road S. (Park Farm)
3.1	Rural setting - The context of the house is crucial for maintaining a sense of the original rural setting
3.2	Original farm site - from Meadowlily Road eastward the 40ha parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the verisimilitude of a historic landscape
3.3	Tenant farmers house - a component of the farm site. A wood simple frame house with thematic aspects in conveying social relationships encountered in early farm life (now demolished, date unknown)
3.4	Mix farming - containing: sugar maple and hardwood forest, pastures, meadows, cultivated fields, sheep grazing
3.5	M.D. Fraser - he retained from his childhood a nostalgic attitude towards farms. He retained Park Farm as a working farm after his purchase for a summer residence.

4.3 Property Attributes - 10-14 Meadowlily Rd S. (Meadowlily Bridge)

The property at 10-24 Meadowlily Road South was designated under Part IV of the OHA in 2012 for design reasons, historical reasons, and contextual reasons. Meadowlily bridge was constructed in 1910 to replace a former wood truss bridge. Along with Blackfriars Bridge (built in 1875, designated in 1992) and King Street bridge (built in 1897, designated in 2016), the Meadowlily Bridge is one of the very few through-truss bridges that were once common in the London Area. The property is approximately 5ha in land area bordering the Thames River to the north, Meadowlily Road South to the west and Park Farm to the south. Since this property's cultural heritage value or interest (CHVI) has been established, evaluation to determine heritage value is not required as part of this HIA.

1.	Design Value or Physical Value – Meadowlily Bridge - 10-24 Meadowlily Road S.
1.1	Pattern – Lateral bracing between the top cord of the main truss span forms an "X" pattern between two pairs of truss diagonals and a diamond pattern at each portal.
1.2	Detailing – The span members are built-up sections, riveted together and they are connected by riveted gusset plates at each junction.
1.3	Composition – the two smaller pony truss spans present a contrast to, and emphasis the larger main span.

2.	Historical Value or Associative Value - Meadowlily Bridge - 10-24 Meadowlily Road S.
2.1	Engineering – Built in 1910, the modified Warren through-truss constructed of iron/steel.
2.2	Rarity – Meadowlily Bridge is one of only three iron/steel bridges remaining in the London area.
2.3	Rarity – The modified Warren through-truss design is very rare in the Great Lakes Region.
2.4	Inscriptions – Dates and inscriptions memorialize people who were involved with the construction of the bridge. At the south end, east side is inscribed "Meadowlily Bridge, Levi Crouse". At mid-span inscribed on the deck is "R. Piper, Inspector".
2.5	Historical Figure – Meadowlily Bridge was built by Isaac Crouse, a London pioneer, farmer, bridge builder, millwright, and contractor who is renowned as also building the Blackfriars Bridge and the king Street Bridge in London.

2.6	Historic Family - Due to failing health Isaac Crouse left completion of the bridge by his son Levi.

3.	Contextual Value - Meadowlily Bridge - 10-24 Meadowlily Road S
3.1	Early Development - Meadowlily Bridge as essential for the transport of grain to the grist mill east of the bridge and the movement of goods and people from Westminster Township to London.
3.2	Rural character - The scale and span are evocative of the mature, rural character of the area and is suitably in proportion to the narrower width of Meadowlily Road.

4.4 Adjacent Roadscape and Viewsheds

The roadscape and viewsheds along Meadowlily Road adjacent to the heritage designated properties are characterized by a mature, rural landscape and are free of urban development. The east side of Meadowlily Road is bordered by a very old, mature sugar maple and hardwood forest providing a dense canopy when in leaf. On the west side of the road are fields, meadows, individual trees, hedgerows and gated laneways.

The development property at 101 Meadowlily has an old hedge row of mature white cedar trees in the middle section of the property frontage. These no longer have a handsome shape due to heavy trimming and old age. The development property is opposite the Park Farm laneway entry and concrete gate posts. The designating by-law identifies the value of the Meadowlily Road;

“The context of the 1848 house is crucial for maintaining a sense of the original rural context. From Meadowlily Road eastward a parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the verisimilitude of a historic landscape”



34. (upper left) View looking north along and down Meadowlily Road South, adjacent to the southern end of Park Farm. 35. (upper right) View looking south and up Meadowlily Road South from the foot of Meadowlily Bridge. 36. (lower left) The gate posts and entrance to Park Farm's laneway opposite the proposed subdivision. 37. (lower right) View to the development site at 101 Meadowlily Road South from the entry to Park Farm showing and the existing hedge row of mature cedar trees.

Further along Meadowlily Road is the approach to Meadowlily Bridge which has the same mature rural character as the Park Farm section. North of the development property, on the west side of Meadowlily Road are three residential acreages, one which has been demolished. The Road terminates at the foot of Meadowlily Footbridge, with the entrance to Meadowlily Woods ESA to the east and to the Meadowlily Nature Preserve to the west.



38. No 85 Meadowlily Road S.



39. No 65 Meadowlily Road S.



40. No 25 Meadowlily Road S.



41. Entrance to Meadowlily Woods ESA trailhead east of Meadowlily Rd.



42. Entrance to Meadowlily Nature Preserve west of Meadowlily Road.



43. Walking trail bridge in Meadowlily Woods ESA.

4.5 Recommendation for Protection of Heritage Resources

The scope of the HIA is to assess potential impacts of the proposed development on the heritage attributes of cultural heritage value or interest as designated for Meadowlily Bridge and Park Farm. The designating by-law for Meadowlily Bridge was written in 2010 and provides for the guidance, protection and reasons for the preservation of the cultural heritage resource.

The designating by-law for Park Farm was written in 1995 and provides for the identification, protection and reasons for the preservation of the cultural heritage resources of the Park Farm cottage. The by-law also states the rural setting and views as being crucial to the context of the Park Farm cottage. In view of the transition of the Meadowlily area from rural/natural to urban, revisiting and updating of the designation by-law, and consideration of other heritage policies for the area surrounding Park Farm, may provide greater clarity in defining and managing the attributes that define the rural setting. Planting of native trees around Park Farm on adjacent lands and road allowances would buffer the newly evolving urban edges and contribute to maintaining a rural setting for Park Farm, Meadowlily Bridge, and Meadowlily Woods ESA.



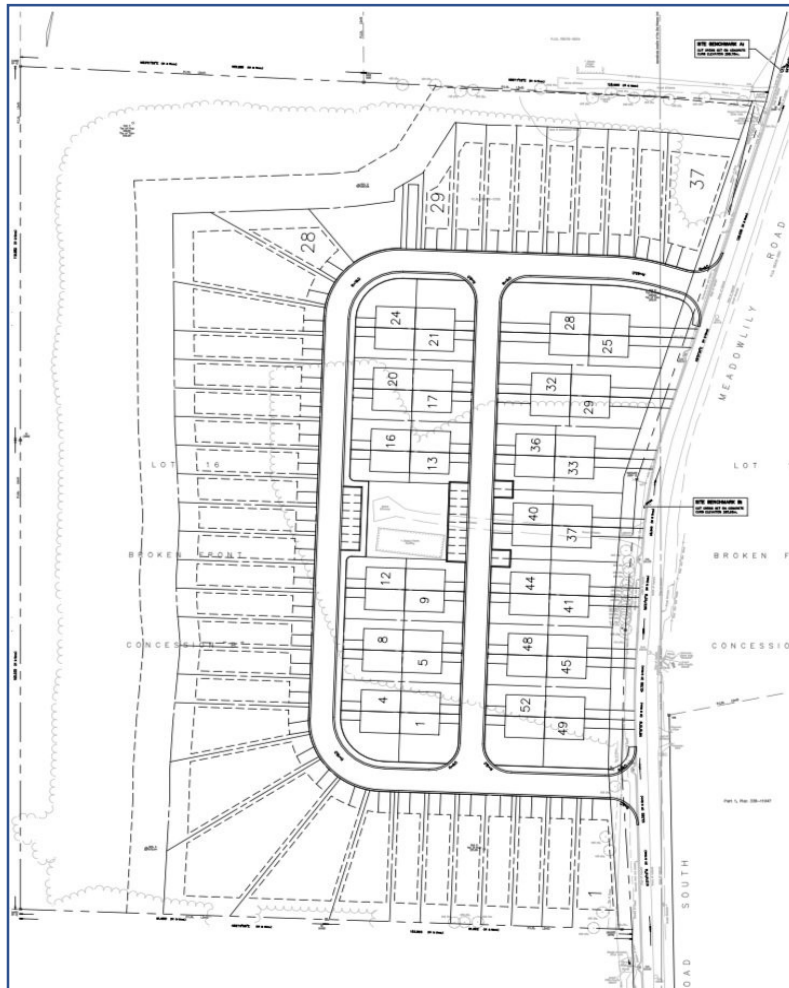
44. Aerial photograph overlay map showing the development site at 101 Meadowlily Road, Park Farm, Meadowlily Bridge, and the surrounding natural environment lands. A suggested native tree buffer will contribute to maintaining the rural context of Park Farm and the “verisimilitude of a historic landscape”.

5.0 PROPOSED DEVELOPMENT

5.1 Proposed Subdivision Development

The proposed site of the plan of subdivision at 101 Meadowlily Road South is approximately 5.2ha/12.9ha in area and will consist of a cluster of 37 single detached dwellings, as well as a cluster of 13 4-unit townhouse buildings. The single detached dwellings will be developed on freehold lots, whereas a vacant land condominium will be created within the subdivision for the townhouses. In total 87 new dwelling units are proposed. The site at 101 Meadowlily is opposite to the gateposts and laneway entrance to Park Farm.

Twenty-six of the detached, freehold lots have a frontage of approximately 9.75m (32ft), and a lot depth of 32-42m (105-137ft). The remainder of the detached, freehold lots range from approximately 10-12m (33-40 ft). The freehold detached dwellings lots are laid out on the outside of a 'U' shaped street plan. The closed 'U' shaped street plan connects to Meadowlily Road South at each the north and south ends of the parcel.



45. Plan of proposed subdivision at 101 Meadowlily Road South.

5.2 Proposed Townhouses

The 13 townhouse buildings are 3 storeys high and are located within the remaining land defined by the 'U' shaped street plan, with one additional street serving the townhouse interior frontages. The streetscape facing Meadowlily Road will be fronted by seven 4-unit townhouse buildings, each with a building width of approximately 13.6m (44.6 ft) wide and a building height of 10.5m (35 ft). The townhouses layout is in a back-to-back, semi-detached configuration.



46. East elevation of proposed 4-unit townhouse (top left), 47. Proposed subdivision plan detail of townhouse frontages along Meadowlily Road South opposite Park Farm entrance, shaded in colour (right), 48. Rendering of

Seven of the 4-unit townhouses will have street frontages along Meadowlily Road South. A total of 14 townhouse units will face east towards the Park Farm property across the Meadowlily Road. At the north and south ends of the development the side yard of a single detached dwelling will face Meadowlily Road. The proposed townhouses are set back from the Meadowlily Road South street allowance by 3.05m (10 ft). A street allowance increase along the development is requested by the municipality of 10m from the road allowance centre line.

5.3 Proposed Roadscape Viewshed

The existing views up and down Meadowlily Road South are of a mature, rural landscape. The view along Meadowlily Road is bordered on the east side by the mature sugar maples and hardwood forests, and on the west side with fields, meadows, individual trees, driveway gates and hedgerows. These characterize Park Farm’s rural setting. When the forest is in full leaf it is not possible to see the Park Farm cottage from Meadowlily Road. When the leaves are down the Park Farm cottage is partly visible through the forest. The cottage is approximately 120m distance from the closest building site and is above the development site in elevation by 10m.

A road widening of Meadowlily Road will move the property line to the west. The proposed townhouse cluster along Meadowlily Road are setback from the new property line by a minimum of 3.03m.



49. Proposed subdivision plan detail with identified view points (left).

50. View "A" looking south along Meadowlily Road and proposed townhouse frontages (top right).

51. View "B" from Meadowlily Road to Park Farm cottage through woodland.

6.0 MEASUREENT OF IMPACT

6.1 Impact Assessment & Mitigation Matrix -120 Meadowlily

1.	Design Value or Physical Value - 120 Meadowlily Road S. (Park Farm)	
1.1	One storey cottage – central-hall plan, white brick Regency style cottage c. 1848s. One of the finest examples of a Regency villa in London.	<u>No potential impact</u> to the contributing resource.
1.2	Style – cottage retains most of its Regency features.	<u>No potential impact</u> to the contributing resource.
1.3	Design evolution – illustrates the evolution of a Regency cottage from 1840’s to today including 1930’s alterations as a summer villa.	<u>No potential impact</u> to the contributing resource.
1.4	Setting – the Cottage is beautifully situated in a rural setting, on a hill with a panoramic view to the northwest. This is characteristic of a rural villa.	<u>Potential negative impact.</u>
1.4.1	<p>Potential Negative Impact:</p> <p>.1 The proposed medium density townhouses and detached housing along Meadowlily Road will increase urban activity including movement, lighting, and noise. This has a potentially negative impact the on the authenticity of the rural setting.</p> <p>.2 The proposed medium density townhouses and detached housing along Meadowlily Road will be visible from the Park Farm cottage during part of the year when the forest is not in leaf. This has a potentially negative impact on outward views.</p>	
1.4.2	<p>Discussion:</p> <p>.1 The term ‘setting” can be defined as “that in which something is set: a frame; environment”. The visual setting can include significant views or vistas to or from a protected heritage property. The Park Farm’s significant heritage attributes identified by its design value, historic value and contextual value, is only fully understood through its placement or setting on the land. The mixed farmstead, surrounded by natural environment lands, provides the setting for a profound connection between the cultural and natural landscapes and the Cottage.</p> <p>.2 The proposed development configuration introduces a stark and sudden contrast between the historic rural setting of Park farm and the proposed urban settlement across Meadowlily Road.</p>	

	<p>.3 Legislation within Part IV of the Ontario Heritage Act conserves the heritage attributes by inscribing them within the designated property boundaries. The inability of the property to buffer itself from adjacent developing urban fabric within its setting, thereby diminishes its heritage attributes. This impact can result in the isolation and perceived museumification of Park Farm.</p>	
1.4.3	<p>Mitigation:</p> <p>.1 Elevation – The proposed development is approximately 10m below the Park Farm Cottage. This diminishes the impact of the west and northwest view from the Cottage.</p> <p>.2 Buffering – Methods should be employed to reduce the visual impact of the proposed development from the Cottage. Buffering methods may include boulevard landscape planting of trees and shrubs using native species on the west side of Meadowlily Road.</p> <p>.3 Setbacks – Provide adequate townhouse setbacks and road widening to allow for effective buffering on the west side of Meadowlily.</p> <p>.4 Lighting – Provide lighting design that controls and prevents lighting bleed and glare onto Park Farm.</p> <p>.5 Attenuation – Methods to attenuate sound from the proposed development through landscape planting and buffering shall be developed. However, attenuation wall barriers should not be employed.</p> <p>.6 Attenuation – the increase in forest mantel around the Highbury Woods and Meadowlily Nature Preserve as identified in the Environmental Impact Study (EIS) for the proposed development will be a positive contribution to attenuating sound on Park Farm from the Highbury Expressway.</p>	
1.5	<p>Picturesque farmstead – placement of cottage in rolling country side surrounded by historic mixed farm expresses deliberate aesthetic of a villa in the rural landscape.</p>	<p><u>Potential negative impact.</u></p>
1.5.1	<p>Potential Negative Impact, Discussion and Mitigation:</p> <p>Same as described in 1.4.3</p>	
1.6	<p>Exterior brick – salmon colour and fieldstone foundation</p>	<p><u>No potential impact</u> of the contributing resource.</p>
1.7	<p>Verandah – on north and west sides with simple columns typical of Regency style</p>	<p><u>No potential impact</u> of the contributing resource.</p>

1.8	Front door – four panel door with sidelights and lower panels	<u>No potential impact</u> of the contributing resource.
1.9	Doors – French doors on north side	<u>No potential impact</u> of the contributing resource.
1.10	Chimney – large brick chimney on the south side	<u>No potential impact</u> of the contributing resource.
1.11	Windows – original wood six over six panes with sidelights	<u>No potential impact</u> of the contributing resource.
1.12	Masonry – all windows and doors have simple brick voussoirs	<u>No potential impact</u> of the contributing resource.
1.13	Tenant Farm House – contributes to defining the physical layout of the farm site. (now demolished, date unknown).	<u>No potential impact</u> of the contributing resource.

2.	Historical Value or Associative Value - 120 Meadowlily Road S. (Park Farm)	
2.1	William Bell - a farmer from England arrived in Westminster Township in the mid-1830s.	<u>No potential impact</u> of the contributing resource.
2.2	William Bell - sited and built the substantial brick Regency cottage and named the property Park Farm.	<u>No potential impact</u> of the contributing resource.
2.3	William Bell - purchased the farm and lived there with his wife Mary and five children until his death in 1877.	<u>No potential impact</u> of the contributing resource.
2.4	Bell family - two generations developed and practiced a diverse mixed farm on well suited land including dairy and sheep operations.	<u>No potential impact</u> of the contributing resource.
2.5	M.D. Fraser - a prominent London barrister of Fraser & Moore law firm purchase Park Farm in 1907 for a summer residence.	<u>No potential impact</u> of the contributing resource.
2.6	M.D. Fraser - a descendant of a pioneer Westminster Township family.	<u>No potential impact</u> of the contributing resource.
2.7	M.D. Fraser - Pres. Western Ontario Bar Association, Pres. Free Press Printing and Publishing, director London and Western Trust	<u>No potential impact</u> of the contributing resource.
2.8	Suggestion: Street naming - an opportunity exists in the development to commemorate the Bell and the Fraser family name for their contribution to the City of London.	

6.2 Impact Assessment & Mitigation Matrix -120 Meadowlily

3.	Contextual Value - 120 Meadowlily Road S. (Park Farm)	
3.1	Context – the context of the 1848 house is crucial for maintaining a sense of the original rural setting	<u>Potential negative impact.</u>
3.1.1	<p>Potential Impact:</p> <p>.1 The proposed medium density townhouses and detached housing introduces a stark and sudden transition between urban settlement and Park Farm along the Meadowlily Road. This erases the original rural context.</p> <p>.2 The proposed medium density townhouses and detached housing introduces a stark and sudden contrast between an urban landscape and a rural/natural landscape. The contrast increases the sense of isolation of the designated property from the rural context and adds to the museumification of Park Farm along the Meadowlily Road viewshed.</p>	
3.1.2	<p>Discussion:</p> <p>.1 The term “context’ can be defined as that which surrounds, influences and gives meaning. As defined by Regulation 9/06, context is important in defining, maintaining or supporting the character of an area. The properties’ physical, functional, visual and historical context link the heritage resource to its surroundings.</p> <p>.2 Legislation within Part IV of the Ontario Heritage Act conserves the heritage attributes by inscribing them within the designated property boundaries. The inability of the property to buffer itself from surrounding development thereby diminishes the context and its heritage attributes. This impact can result in isolation of the heritage attributes from its context and contributes to museumification of Park Farm.</p>	
3.1.3	<p>Mitigation;</p> <p>.1 Buffering – Methods should be employed to reduce the impact and visual contrast of the proposed development. Buffering methods may include boulevard landscape planting of trees and shrubs using native species on the west side of Meadowlily Road.</p> <p>.2 Setbacks – Provide adequate townhouse setbacks and road widening to allow for effective buffering on the west side of Meadowlily.</p> <p>.3 Gates – The proposed subdivision gates should be of a sympathetic design, material and scale to the rural setting of Park Farm and Meadowlily Road. Large walls and massive gate posts are not appropriate. Refer to the scale of the existing gate posts to Park Farm. Do not copy the existing gate design but, re-interpret in a complimentary, rather than a strongly contrasting style.</p> <p>.4 Lighting – Provide lighting design that controls and prevents lighting bleed and glare onto Park Farm.</p>	

<p>3.2</p>	<p>Historic landscape – from Meadowlily Road eastward the 40ha parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the verisimilitude of a historic landscape</p>	<p><u>Potential negative impact.</u></p>
<p>3.2.1</p>	<p>Potential Impact: The proposed medium density townhouses and detached housing introduces a stark and sudden transition between urban settlement and Park Farm along the Meadowlily Road negatively impacts the verisimilitude of a historic landscape.</p>	
<p>3.2.2</p>	<p>Mitigation:</p> <p>.1 Townhouse building massing – massing of the buildings should be articulated to break down the potential monotony of a streetscape of seven buildings in a row sharing identical footprints.</p> <p>.2 Townhouse roof lines – roof lines should de-emphasis the three storey height where possible and should delineate multiple eave lines heights.</p> <p>.3 Townhouse building design – architectural design should harmonize with rural and natural surrounding rural landscape of Park farm and Meadowlily Woods ESA. Building design may incorporate rural Ontario vernacular language but should avoid weak imitations. A visually complex design and rhythm is critical to soften the monotony of seven buildings in a row sharing identical footprints.</p> <p>.4 Setbacks – Provide adequate townhouse setbacks and road widening to allow for effective buffering on the west side of Meadowlily Road.</p> <p>.5 Buffering – Methods should be employed to reduce the impact and visual contrast of the proposed development. Buffering methods may include boulevard landscape planting of trees and shrubs using native species on the west side of Meadowlily Road.</p> <p>.6 Entry Gates – massive gate posts that are typical of contemporary residential subdivision entry ways are not appropriate for this location. The proposed subdivision gates should be of a sympathetic design and material and should be scaled to the rural setting of Park Farm and Meadowlily Road. Refer to the scale of the existing gate posts to Park Farm. Do not copy the existing gate design but, re-interpret in a complimentary style, rather than a strongly contrasting style.</p> <p>.7 Fencing and Walling – Large precast concrete walls that are typical of contemporary residential subdivision entry ways are not appropriate for this location. Opaque fencing and walls cut off views to open space beyond and are not appropriate. Opening more typical of rural areas are appropriate.</p> <p>.8 Storm Water Infrastructure – where possible avoid or minimize industrial scaled storm water structures and facilities and integrate naturalized landscaping. Avoid large areas of rip-rap, and buffer raised catch basins where possible.</p>	

3.3	<p>Tenant farmers house - a component of the farm site. A wood simple frame house with thematic aspects in conveying social relationships encountered in early farm life (now demolished, date unknown)</p>	<p><u>No potential impact</u> of the contributing resource.</p>
3.4	<p>Mix farming - containing: sugar maple and hardwood forest, pastures, meadows, cultivated fields, sheep grazing</p>	<p><u>No potential impact</u> of the contributing resource.</p>
3.5	<p>M.D. Fraser - he retained from his childhood a nostalgic attitude towards farms. He retained Park Farm as a working farm after his purchase for a summer residence.</p>	<p><u>No potential impact</u> of the contributing resource.</p>

1.	Design Value or Physical Value – Meadowlily Bridge - 10-24 Meadowlily Road S.	
1.1	Pattern – Lateral bracing between the top cord of the main truss span forms a "X" pattern between two pairs of truss diagonals and a diamond	No potential impact of the contributing resource.
1.2	Detailing – The span members are built-up sections, riveted together and they are connected by riveted gusset plates at each junction.	No potential impact of the contributing resource.
1.3	Composition – the two smaller pony truss spans present a contrast to, and emphasis the larger main span.	No potential impact of the contributing resource.

2.	Historical Value or Associative Value - Meadowlily Bridge - 10-24 Meadowlily Road S.	
2.1	Engineering – Built in 1910, the modified Warren through-truss constructed of iron/steel.	No potential impact of the contributing resource.
2.2	Rarity – Meadowlily Bridge is one of only three iron/steel bridges remaining in the London area.	No potential impact of the contributing resource.
2.3	Rarity – The modified Warren through-truss design is very rare in the Great Lakes Region.	No potential impact of the contributing resource.
2.4	Inscriptions – Dates and inscriptions memorialize people who were involved with the construction of the bridge. At the south end, east side is inscribed "Meadowlily Bridge, Levi Crouse". At mid-span inscribed on the deck is "R. Piper, Inspector".	No potential impact of the contributing resource.
2.5	Historical Figure – Meadowlily Bridge was built by Isaac Crouse, a London pioneer, farmer, bridge builder, millwright, and contractor who is renowned as also building the Blackfriars Bridge and the King Street Bridge in London.	No potential impact of the contributing resource.
2.6	Historic Family – Due to failing health Isaac Crouse left completion of the bridge by his son Levi.	No potential impact of the contributing resource.
	Discussion: A street naming opportunity exists in the development to commemorate the Crouse family name and their contribution to the City of London.	

3.	Contextual Value - Meadowlily Bridge - 10-24 Meadowlily Road S	
3.1	Early Development - Meadowlily Bridge as essential for the transport of grain to the grist mill east of the bridge and the movement of goods	<u>No potential impact</u> of the contributing resource.
3.2	Rural character - The scale and span are evocative of the mature, rural character of the area and is suitably in proportion to the narrower	<u>No potential impact</u> of the contributing resource.

7.0 AVOIDANCE, ALTERNATIVES & MITIGATING METHODS

The land at 101 Meadowlily Road South has been designated in the London Plan for future urban development within the settlement borders of the municipality. The density and configuration of the proposed subdivision reflects the resolution of many practical constraints to ensure a feasible project. As laid out by the London Plan, development of 101 Meadowlily falls with the area designated *neighbourhoods* place type. With an abundance of surrounding natural and cultural heritage, the area in and surrounding 101 Meadowlily Road South also provides an opportunity to inspire a unique vision for the beginning of a new neighbourhood place type. With this motivation in mind, avoidance and alternative measures are not applicable options and are not considered.

Mitigation of the potentially negative impacts involve several methods to be developed in the detailed design of the subdivision layout, landscape design, buffer design, and building design. These methods are focused along Meadowlily Road, along the east road frontage of the development property. The recommended roadway buffering is aimed at limiting the impact of increased urban density onto the Park Farm cottage at 120 Meadowlily and on the rural context of the western edge of Park Farm.



52. Aerial photograph overlay of the proposed development and Park Farm illustrating the recommended roadway buffering strip along the subdivision frontage.

8.0 IMPLEMENTATION AND MONITORING

The Heritage Impact Assessment report will be submitted to the City of London for review and approval by the City's Heritage Planner as part of the subdivision plan approval process. Upon the review and approval of the HIA by the Heritage Planner, the final recommendations for mitigation of potential negative impacts on the designated heritage resources may be attached to the Site Plan Agreement for implementation.

The recommendations contained in this HIA are general in scope. It is anticipated that, during the completion of the detailed design phase, the HIA recommendations will be incorporated where feasible. The proposed roadway buffer may partly take advantage of the municipal road allowance and coordination with the municipality will be required.

The HIA recommendations will be monitored through the subsequent submission of detailed subdivision designs to the municipality. Through the administration of the Site Plan Agreement and the building permit application stage, monitoring of the recommended mitigating measures can be completed.

9.0 SUMMARY

The proposed plan of subdivision at 101 Meadowlily Road South is approximately 5.2ha/12.9ha in area and consists of a cluster of 37 single detached dwellings, as well as a cluster of 13, 4-unit townhouse buildings. Seven of the 4-unit townhouses will have street frontages along Meadowlily Road South. A total of 14 townhouse units will front onto Meadowlily Road South.

The purpose of this Heritage Impact Assessment (HIA) report is to assess the potential negative impact of the proposed subdivision development on the designated heritage property at 120 Meadowlily Road, also known as Park Farm, and on Meadowlily Bridge at 10 Meadowlily Road. Park Farm is located directly across Meadowlily Road, east of the development. Meadowlily Bridge is located 300m north of the development property and adjoins the Park Farm property. Therefore, Meadowlily Bridge has been included in the scope of the HIA.

Meadowlily Road South starts at Commissioners Road East, then extends northward for approximately 1.0km, terminating in a dead end at Meadowlily Footbridge and the Thames River. The neighbourhood character along the west side of the road is rural residential with fewer than a dozen detached dwellings. Along the east side, Meadowlily Road borders a farm field for 0.2km, and then for 0.8km, it continues along the woodland edge of Park Farm to Meadowlily Bridge and the Thames River. The Park Farm laneway is the only driveway entrance along the east side of the road.

Since the construction of the nearby Highbury Avenue expressway in 1966, the proposed development at 101 Meadowlily will represent the single most visible change in the area in over fifty years. In 1983 the estate of Harrison G. Fraser deeded his summer residence at Park Farm to the City of London for public recreational use. Since that time the adjacent area has evolved into a collection of adjoining recreational lands containing natural and cultural landscapes and cultural heritage resources. These link together to form a significantly large tract of land that surrounds the development property. The Park Farm and Meadowlily Bridge properties are integral to the Meadowlily Woods Environmentally Sensitive Area (ESA) and to the Thames Valley Corridor.

Park Farm is approximately 40ha in area and was established as a mixed farm over 150 years ago by William Bell. The setting of the farm is inscribed on land containing very picturesque rolling hills and the downward sloping banks of the Thames River. A number of meadows and fields dot the farmstead and are delineated by several deep creeks and ravines. The meadows, river banks and enclosing land are bordered by a canopy of mature sugar maple and hardwood forests.

The designated 1848 Regency cottage is beautifully placed atop a knoll with views facing down slope, and across meadows to the northwest. The context of the cottage within the Park Farm property, and along Meadowlily Road, contribute to the verisimilitude of a historic landscape. The selection of the picturesque building site, together with the noble proportions and orientation of the cottage, make Park Farm one of the finest examples of a Regency villa in London. These features attracted Maxwell D. Fraser, a noted London barrister, to purchase the farm from the Bell family in 1907 for use as a summer residence.

With an eye for the aesthetic of the mixed farm, Fraser preserved the harmonious combination of meadows, grazing pastures, cultivation fields and forests in the operation of Park Farm. This was accomplished with the assistance of a tenant farmer living on site in a purpose-built house. The cottage was used as the Fraser families' recreational residence. Harrison Fraser, Maxwell Fraser's son, continued the vision of operating a mixed farm up until his death in 1983, after which his estate deeded the property to the City and citizens of London. Farming operations are slowly coming to an end and the land is primarily used for recreation and walking with a developed network of hiking trails and bridges. The house is rented to a residential tenant.

The development property, along with other lands on Meadowlily Road, delineate an authentic, rural character and buffers the west boundary of Park Farm. This land also provides sound attenuation from the more distant Highbury Expressway.

The proposed development includes a medium density, condominium townhouse core, surrounded by detached dwelling lots on three sides. Two street entrances will connect the interior crescent shaped street with Meadowlily Road South. Thirteen townhouse units with driveways will front directly onto Meadowlily Road. The proposed development creates a new urban street edge condition with minimal setback. This new street edge is without precedent along Meadowlily Road.

The HIA has identified two areas of potential impact from the proposed subdivision; 1. impacts that effect the heritage attributes of the cottage's rural setting inscribed within the property; 2. impacts that effect the context surrounding Park Farm within a historic landscape. As the designation by-law states, the context of the house is crucial for maintaining a sense of the original setting, and the original farm site contributes to the verisimilitude of a historic landscape.

Impacts within the inscribed property are to the views through the rural setting and farmstead woodlands as viewed from the cottage. When in full foliage, the mature hardwood forest provides a high degree of buffering from the adjacent development by obstructing visual, illumination, acoustical and traffic movement impacts. During the winter season this buffering is greatly reduced. Building design refinements sympathetic to the rural setting, together with additional buffering on the west side of Meadowlily Road, would help mitigate these impacts. It is noteworthy that the development at 101 Meadowlily provides a 30m forest mantle area from the existing boundary of Highbury Woods Park, lying just west of the subdivision. This will contribute positively to sound attenuation of traffic noise from the Highbury Expressway. The development itself may provide additional sound attenuation from the Expressway.

Impacts to the surrounding context of Park Farm as a historic landscape are primarily experienced when moving through the viewshed along Meadowlily Road South. The proposed medium density townhouses and detached housing frontages, set closely to the road, introduces a stark and sudden transition between urban settlement and Park Farm across the road. This has a potential negative impact on authenticity of Park Farm as part of a historic rural landscape. With the edges of the development left unbuffered, the isolation of Park Farm is emphasised and this further disconnects it from the context of a historic landscape. Buffering of the development edge will mitigate the impact by softening the visual contrast between old new, between rural and urban. Building design refinements including articulated massing and rooflines and different eave heights are recommended to de-emphasise the dense urban character of the repeated 4-unit townhouse block.

Proposed landscape elements such as subdivision gate posts, walling and fencing and infrastructure should be designed to be sympathetic with the rural context in scale, colour and material. Large utilitarian equipment and structures required for storm water management, pumping stations and electrical transformers should be concealed or designed for minimal visual impact from Meadowlily Road.

The configuration and the available depth of the buffer on the west side Meadowlily Road is not fully known at this time. It is expected that this will be developed as the subdivision plan approval process advances, and as detailed design are resolved, reviewed and approved.

The HIA also assessed the impact of the development on Meadowlily Bridge. The bridge is a designated heritage property. The bridge is approximately 300m from the development site. No potential impacts to the designated property from the proposed development have been identified.

End of Report

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Curriculum Vitae

Thor Dingman - President

▪ FIRM HISTORY

Thor Dingman established his firm in 2003 and has since been in continuous practice working on a range of architectural design projects including custom residential, office, commercial, industrial and heritage conservation.



▪ PROFESSIONAL ASSOCIATIONS

A. Sc. T., OACETT

Ontario Association of Certified Engineering Technologists and Technicians

Building Specialist, CAHP

Canadian Association of Professional Heritage Consultants

Conservation Consultant, ACO

Preservation Works Program,
Architectural Conservancy of Ontario

LEED AP Green Building Council of
Canada accredited professional

▪ PROFESSIONAL REGISTRATION

OBC Firm BCIN #26998

Building Code Identification Number

OBC Designer BCIN #21537

Small Buildings
Large Buildings
Building Services
Building Structural
Plumbing All Buildings

▪ PROFESSIONAL INSURANCE

\$1,000,000 E&O Insurance,
Encon, Certificate Number 199

▪ GENERAL LIABILITY

\$2,000,000 Commercial General Liability
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Aggregate.

▪ EDUCATION

B. Arch. Sc. (design)
Ryerson University, Toronto 1989

Heritage Planning Certificate
University of Waterloo, Waterloo 2003

Historic Conservation Certificate
University of Waterloo, Waterloo 2003

▪ FORMER EMPLOYERS

1992-2003
Senior Designer, Marklevitz Architect
Stratford, Ontario

1989-1991
Architectural Scientist
Otto & Bryden Architects
Ottawa, Ontario

▪ EXPERIENCE

With 19 years professional design
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Huron Perth Healthcare Alliance

Scotiabank

City of Stratford

Municipality of Huron East

Perth County Historical Foundation

Town of Saugeen Shores

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CBRE Property Management

Quadro Communications