

Cultural Heritage Impact Assessment

50 King Street,
London, Ontario

Date:

October 25, 2021

Prepared for:

York Developments

Prepared by:

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Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public. Western University Archives and Research Collections Centre, at the time of this report, is closed to non-Western affiliated researchers.

Project Personnel

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Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
DHCD	<i>Downtown London Heritage Conservation District</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 50 King Street, City of London, is situated within territory of the Haudenosaunee Confederacy. The subject property is included in lands part of Treaty 6 also known as the London Township Purchase.

This document takes into consideration the cultural heritage of indigenous communities including the Chippewas of the Thames First Nation, Oneida Nation of the Thames, Munsee-Delaware Nation, Chippewas of Kettle, Stony Point First Nation and Walpole Island First Nation, including their oral traditions and history when available and related to the scope of work.

Other Acknowledgements

This CHIA also acknowledges the City of London, Western University and the Ontario Heritage Trust for providing information required to complete this report.

Executive Summary

MHBC was retained in August 2021 by York Developments to undertake a Cultural Heritage Impact Assessment (CHIA) for the subject property located at 50 King Street, London, Ontario. The purpose of this CHIA is to determine the impact of the development on the adjacent protected heritage property located at 399 Ridout Street, also known as the Old Middlesex Courthouse and Gaol as well as the Downtown (London) Heritage Conservation District.

In summary, the following adverse impacts were identified:

1. Negligible impact of destruction to DHCD if the tree row along north elevation of 50 King Street is removed; and,
2. Potential impact of alteration and land disturbances for 399 Ridout Street, Old Middlesex County Courthouse and Gaol.

There are no significant adverse impacts identified in Section 7.0 of this report as a result of the removal of the existing building at 50 King Street which is identified as a Priority 'C' / Non-heritage property in the DHCD Plan (2012) . Therefore, alternative development options were not explored.

The following mitigation measures are recommended in Section 8.0 of this report as it relates to identified adverse impacts:

- If the tree row along the north elevation of 50 King Street is removed as part of the demolition, it is expected they will be compensated within the proposed tree compensation strategy;
- That a *Demolition Plan* be completed by the demolition contractor in conjunction with a structural engineer (preferably a member of CAHP) identifying the tools and methods for demolition to confirm the most appropriate method of demolition with sensitivity to the adjacent protected heritage property to be required at the Demolition Permit Application stage and be reviewed by Heritage Planning Staff in conjunction with Building Staff;
- That entry and exit point for construction traffic be located to the west of the site; entering and existing the site should not be permitted off of Ridout Street North along the north property line;
- Equipment and materials should not be stored on the adjacent property;
- Equipment and materials should not be stored along the north property line in a manner which could cause damage to the adjacent property;

- Regular inspections should be conducted to ensure that dust and debris have not caused any obstructions to drainage systems of the adjacent property;
- Servicing systems of the adjacent property are not to be disturbed;
- The demolition of the building should not cause significant changes in grading on-site and/ or water table resulting in poor drainage patterns that negatively impact the adjacent property; and,
- The site should be secured, by means of installing perimeter fencing around the site, and monitored in the interim between the demolition of the existing building on the subject property and the new construction.

1.0 Introduction

The purpose of this Cultural Heritage Impact Assessment (CHIA) is to assess the impact of the demolition of the existing building located at 50 King Street, London, Ontario. The CHIA will be divided into two (2) phases. The first phase will assess the impact of the demolition of the existing building on-site and the second phase will assess the impact of the proposed new development. The subject property located at 50 King Street is listed on the *Register of Cultural Heritage Resources (2019)* as a property designated under Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District. The property is also adjacent to 399 Ridout Street North, London also known as the Middlesex County Court House, which is designated under Part IV and V of the *Ontario Heritage Act*, protected by an Ontario Heritage Trust easement and recognized as a National Historic Site of Canada.

This report constitutes Phase I and will analyze the impact of demolition on-site upon the Downtown London Heritage Conservation District as well as the adjacent Middlesex County Courthouse which is a cultural heritage resource. If adverse impacts are identified, the report will provide mitigation, conservation measures and/ or alternative development options as required. The Phase II of the CHIA will be completed at a later time once the details of the proposed development are confirmed.

1.1 Description of Subject Property

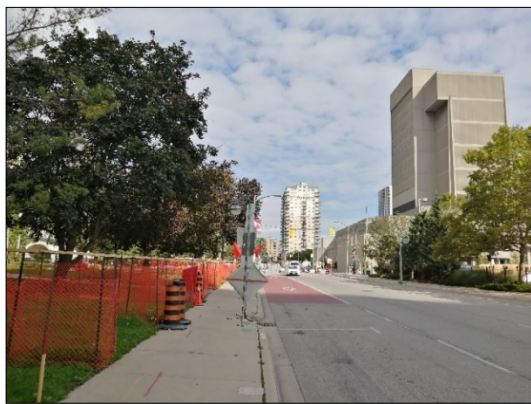
The subject property is located at 50 King Street, London is legally described as Part of Lots 21, 22 & 23, North of King Street, Designated as Part 2, 33r019880, City of London. The subject property is located at the intersection of King and Ridout Street North and is north of King Street, south of Dundas Street, west of Ridout Street North and west of the Thames Valley Parkway. Forks of the Thames River and Ivey Park. The subject property is approximately 5188.1m² in size. See “**Appendix A**” for map of subject property.



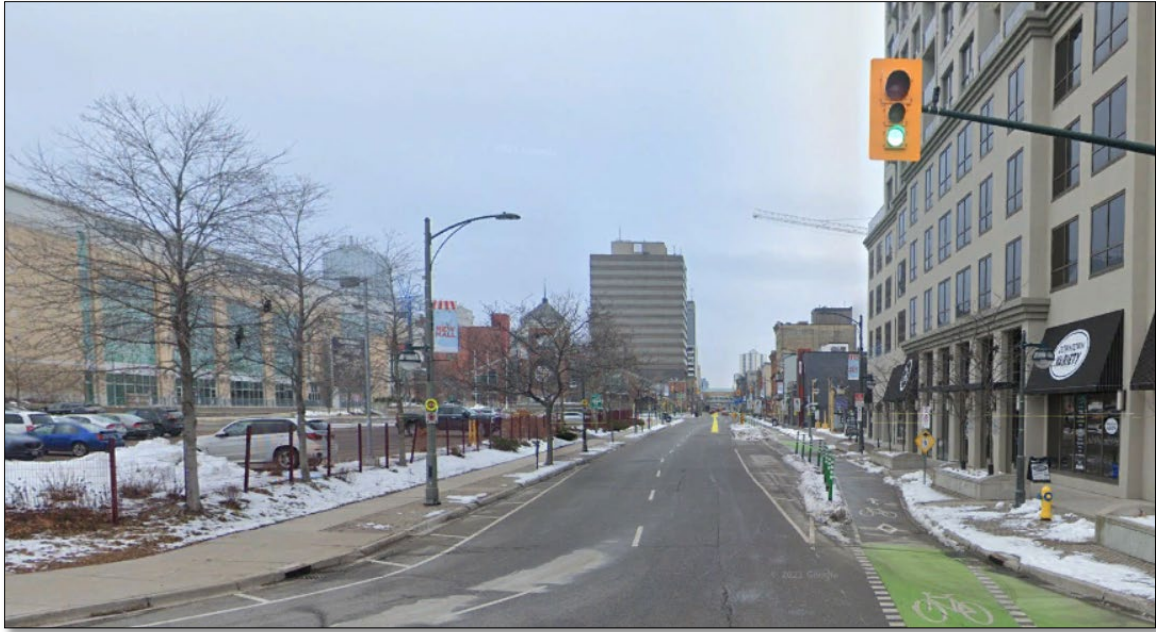
Figure 1: Aerial photograph of the subject property noted in red (Source: MHBC, 2021).

1.2 Description of Surrounding Area

The subject property is located at the intersection of King Street and Ridout Street North which historically and currently is the geographical heart of the City of London. To the north are a range of low to high rise buildings with mixed uses; directly to the east is the Budweiser Gardens and northwards runs a tree boulevard which terminates at Queens Avenue. To the south, there is a range of low to high-rise buildings including low-rise historic buildings on the south-west corner of King Street and Ridout Street North, which is the site of the first dwelling in the town plot of London. The background view of the existing building located at 50 King Street shows the nearby high-rise development. North-west of the subject property is Dundas Street which leads to Kensington Bridge to cross over the Thames River.



Figures 2, 3, 4, 5: (above left) View looking northwards along Ridout Street; (above right) View of Ridout Street looking southwards towards King Street; (below left) View of north elevation of existing building on subject property from adjacent courthouse; (below right) View of Queens Avenue (Source: MHBC, 2021)



Figures 6, 7 & 8: (above) View of King Street looking eastwards; (below main) View of King Street looking westward towards Thames River; (below left) View of heritage plaque commemorating the first dwelling erected in the Town Plot of London opposite to existing building at 50 King Street (Source: MHBC, 2021)

1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted such as: *City of London's Register of Cultural Heritage Resources (2019)*, *City of London's Official Plan*, the *Ontario Heritage Act Register (Ontario Heritage Trust)*, the *Canadian Register of Historic Places*.

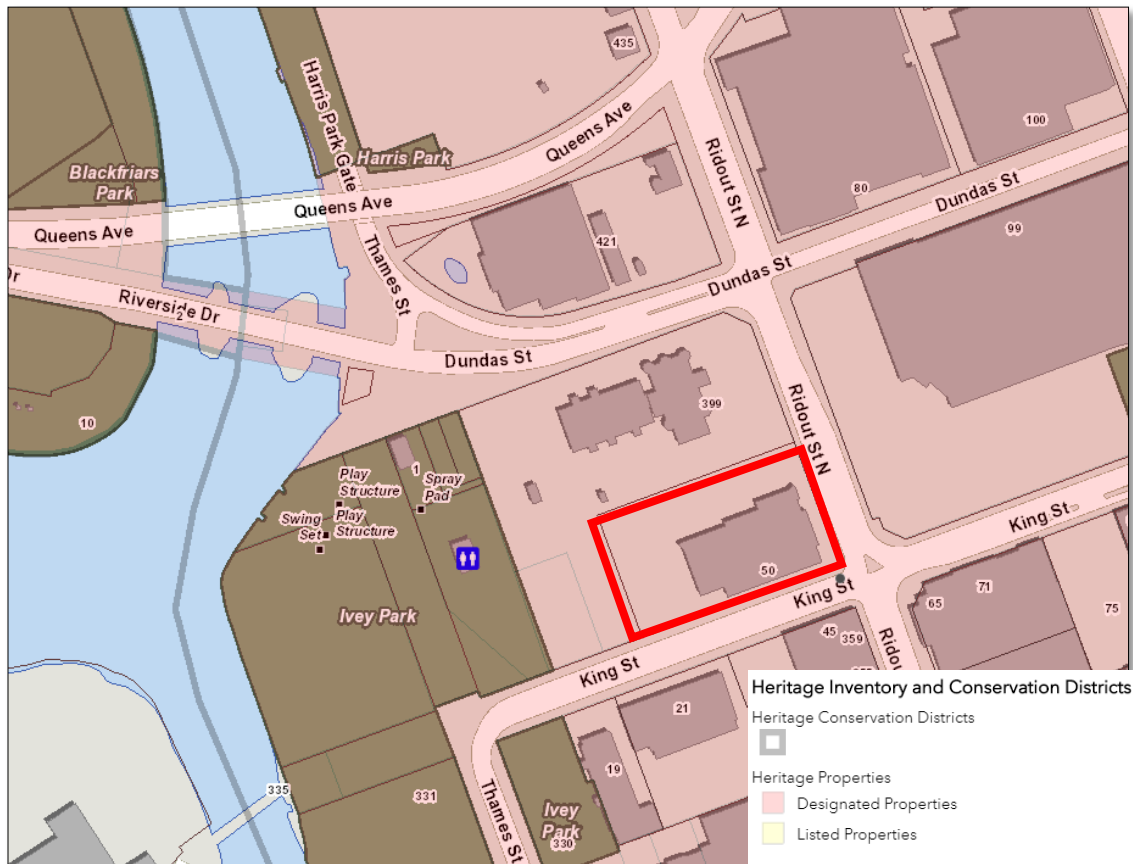




Figure 9: Excerpt of the London's City Map noting the location of the subject property (outlined in red), listed on the heritage register (Source: City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2020)

The subject property is designated under Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District as per Map 9, "Heritage Conservation Districts and Cultural Heritage Resources" of The London Plan and is considered "Priority C" or "Non-heritage". The property is also adjacent to 399 Ridout Street North, London also known as the Middlesex County Court House, which is designated under Part IV and V of the Ontario Heritage Act, protected by an Ontario Heritage Trust Easement and recognized as a National Historic Site of Canada.

Table 1.0 Heritage Status

Address	Photograph	Heritage Status, HCD Assignment and Ranking
<p>50 King Street (Subject Property) Health Unit</p>		<p>Designated under Part V of the Ontario Heritage Act within the Downtown (London) Heritage Conservation District (2021), Quadrant 21 <u>Ranking:</u> N- Non Heritage Priority C</p>
<p>399 Ridout Street North County Building, 1829; Enlarged 1878</p>		<p>-Designated under Part IV of the Ontario Heritage Act, By-law No. L.S.P.-2534-582 (designating the Court House), By-law No. L.S.P.-2917-501 – designating the Gaol -Easement Agreement with the Ontario Heritage Trust Middlesex County Courthouse National Historic Site of Canada -Designated under Part V of the Ontario Heritage Act within the Downtown (London) Heritage Conservation District (2021), Quadrant 21 <u>Ranking:</u> H- Historic Priority A</p>

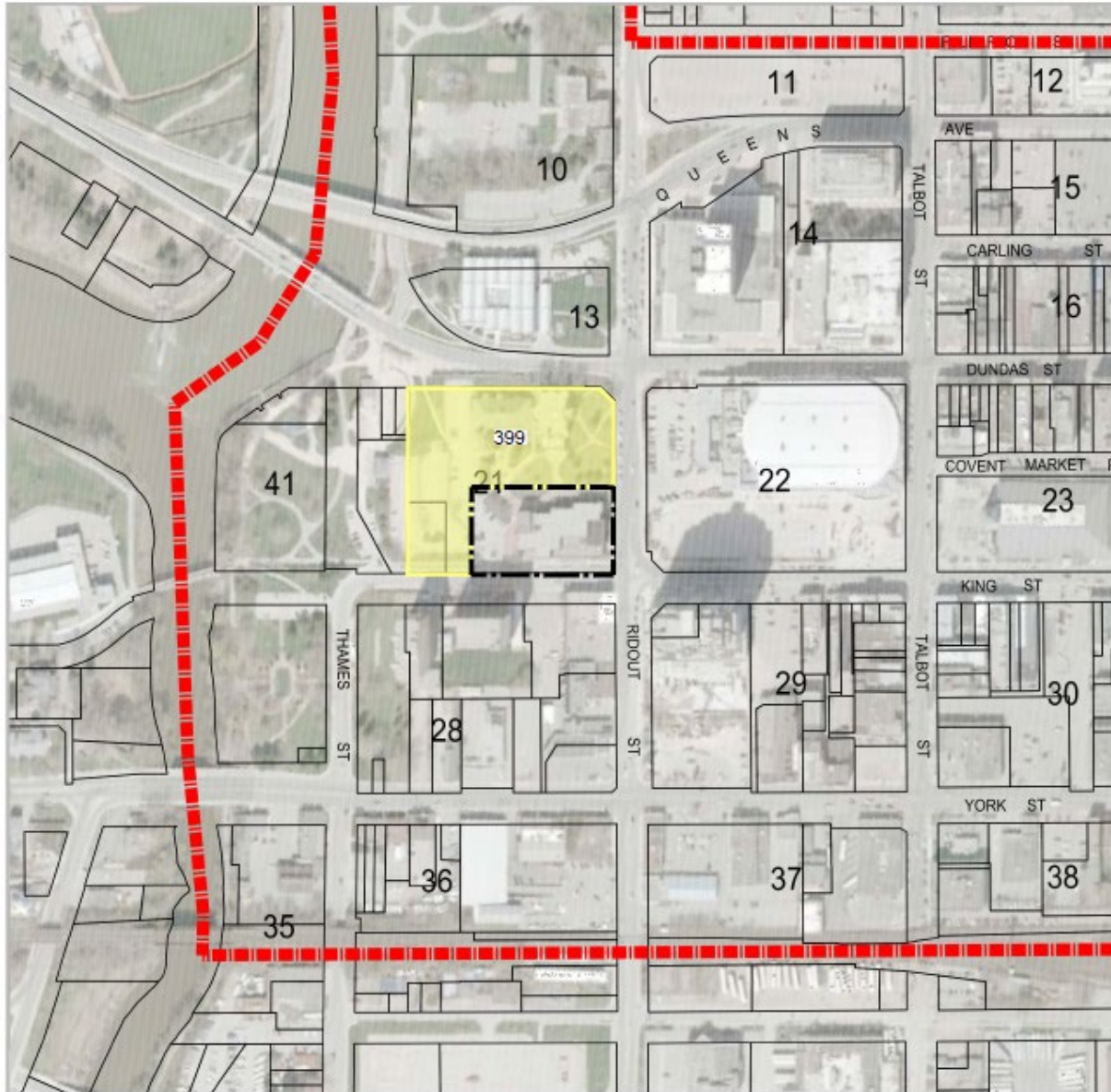





Figure 3:
Heritage Property

- LEGEND**
-  Subject Lands
 -  Downtown London Heritage Conservation District designated under Part V of the Ontario Heritage Act
 -  399 Ridout St N
 -Designated under Part IV of the Ontario Heritage Act
 -Middlesex County Court House National Historic Site of Canada
 -Easement with the Ontario Heritage Trust

DATE: September 2021

SCALE: 1: 3,500

FILE: 1094B0

DRAWN: LC



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50 King Street
 City of London

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1.4 Land Use and Zoning

As of August 2014, the subject property is located in the Downtown Area and is designated Community Facility 1, Downtown Area 2, Density 350 and has a holding provision 15.

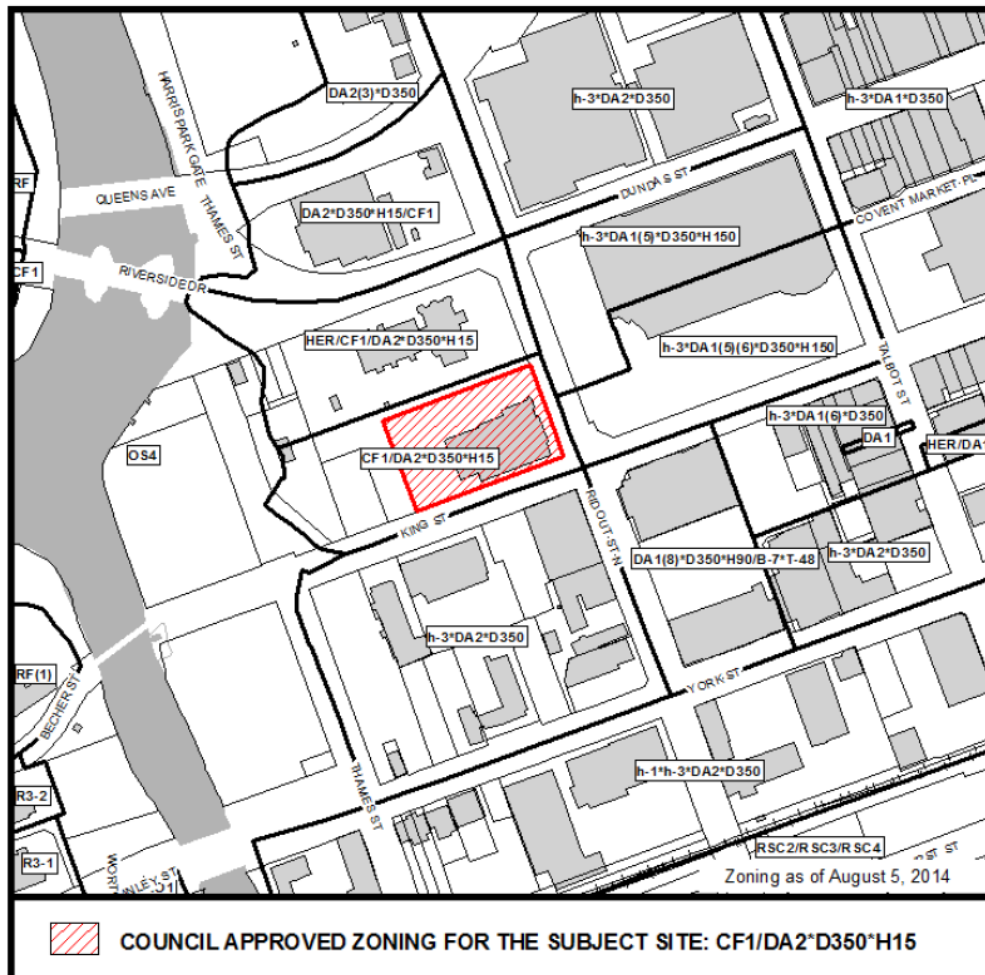


Figure 10: Excerpt from the Zoning By-law for the purpose of Public Participation Meeting on December 14, 2015 (Source: City of London)

2.0 Policy Context

2.1 The Ontario Planning Act

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

2.2 Provincial Policy Statement (2020)

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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 PPS defines the following terms

Significant: *in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Built Heritage Resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*

Protected Heritage Property: *means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

The adjacent property at 399 Ridout Street, London, Ontario is a “Protected Heritage Property” as it is designated under Parts IV & V of the Ontario Heritage Act and subject to a heritage conservation easement under Parts II of the Ontario Heritage Act.

2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA acknowledges the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.4 Historic Sites and Monuments Act

The Historic Sites and Monuments Act R.S.C. 1985, C. H-4 is to establish the Historic Sites and Monuments Board of Canada. An historic place is defined as follows,

a site, building or other place of national historic interest or significance, and includes buildings or structures that are of national interest by reason of age or architectural design; (lieu historique)

Through the power of the appointed Minister for the Parks Canada Agency, the Board is able to commemorate historic sites as follows:

- *(a) by means of plaques or other signs or in any other suitable manner mark or otherwise commemorate historic places;*
- *(b) make agreements with any persons for marking or commemorating historic places pursuant to this Act and for the care and preservation of any places so marked or commemorated;*
- *(c) with the approval of the Governor in Council, establish historic museums;*
- *(d) with the approval of the Treasury Board, acquire on behalf of Her Majesty in right of Canada any historic places, or lands for historic museums, or any interest therein, by purchase, lease or otherwise; and*
- *(e) provide for the administration, preservation and maintenance of any historic places acquired or historic museums established pursuant to this Act.*

The Middlesex County Courthouse is an identified National Historic Site of Canada and has been commemorated with a plaque and boulder which has been removed for storage by Parks Canada as its location interfered with the Rapid Transit Project; the future reinstatement of these will not be discussed in this first phase of the report but will be brought forth in the second phase of this Heritage Impact Assessment.

2.5 City of London Official Plan

The Official Plan states that new development on or adjacent to heritage properties will require a heritage impact assessment. The London Plan identifies adjacent as follows:

Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact

identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

Policy 152 discusses the importance of urban regeneration in the City which includes the protection of built and cultural heritage resources while “facilitating intensification within [the City’s] urban neighbourhoods, where it is deemed to be appropriate and in a form that fits well within the existing neighbourhood” (Policy 152, 8). Policy 554, reinforces the important of the protection and conservation of built and heritage resources within the City and in particular, in the respect to development. As part of this initiative the City states in Policy 586, that,

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.

Thus, it is the purpose of this report to analyze the potential impact(s) to the Downtown (London) Heritage Conservation District and adjacent Middlesex County Courthouse which is a Protected Heritage Property.

2.6 Downtown London Heritage Conservation District Plan (2012)

2.6.1 Character Statement and Building Classification

The Downtown (London) Heritage Conservation District Plan¹ was established in 2012. The purpose of the Plan is to, “establish a framework by which the heritage attributes of the Downtown can be protected, managed and enhanced as this area continues to evolve and change over time” (Section 1.2, DHCD). The Heritage Character Statement concludes the following:

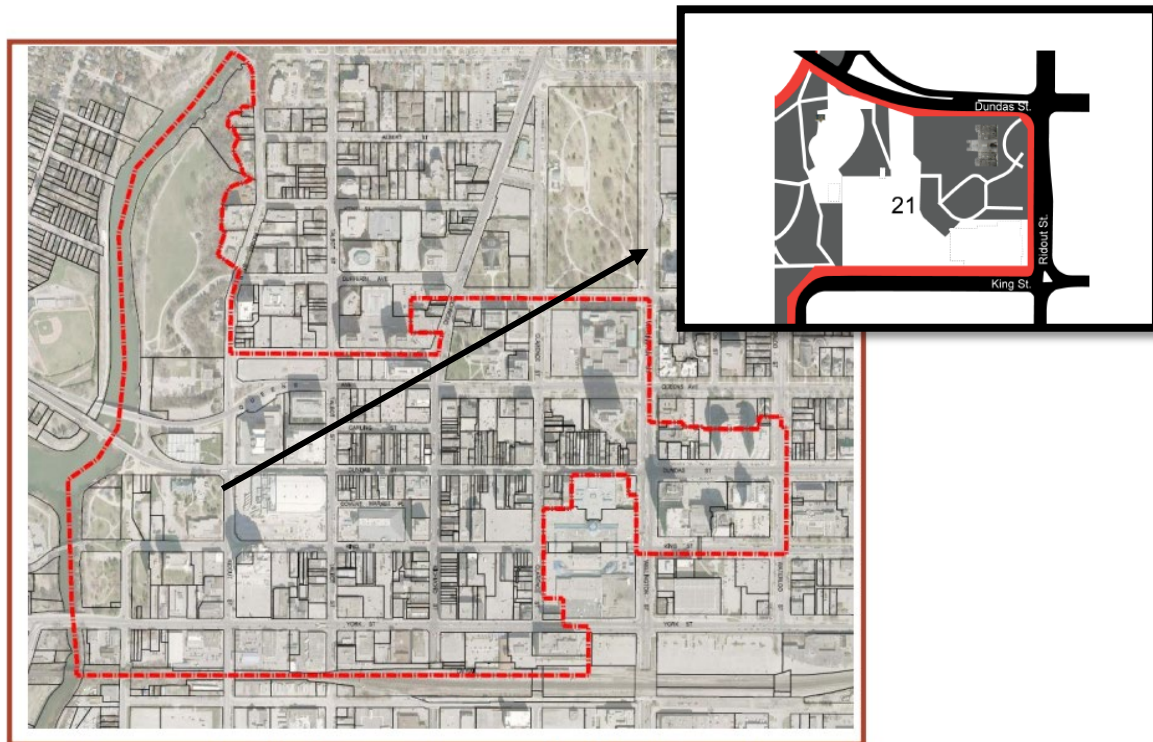
Today the structures comprising the Downtown London Heritage Conservation District are a good representation of the buildings that contained a variety of

¹ Plan is entitled “Downtown London Heritage Conservation District”, however, is referred to as the “Downtown Heritage Conservation District” (DHCD) within the City’s Register of Cultural Heritage Resources.

services, industries and commercial and financial enterprises that brought London to prominence across the country.

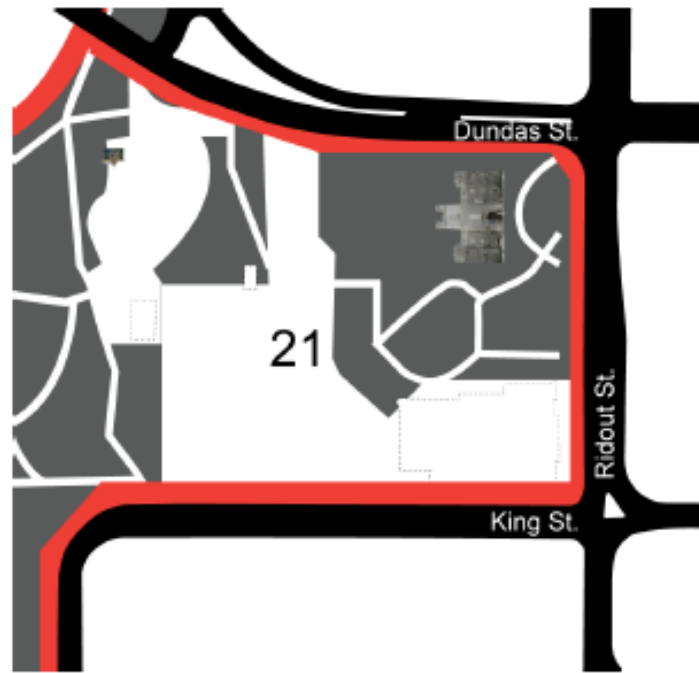
The character statement identifies that buildings within the HCD relate to one of five stages of development of the downtown. It also identifies that the London District Court House and administrative office is considered one of the ‘key public buildings still in existence’ (Section 2.5, DHCD). The architectural statement acknowledges that there are a range of land uses and building types within the Downtown which “all contribute to unique streetscapes throughout the Downtown”. The landscape statement identifies the Court House Square, open space along the river surrounding of the Forks of the Thames as well as the historic view of the Middlesex County Courthouse from the intersection of Dundas and Ridout Street” (Section 2.7, DHCD)

The subject property and adjacent Middlesex County Courthouse are located within the Downtown (London) Heritage Conservation District within quadrant 21 (see Figures 11 & 12 below).



Downtown London Heritage Conservation District Boundary

Figures 11 & 12 (centre above) Downtown London Heritage Conservation District boundary); (above right) Excerpt of quadrant in HCD; black arrow identifies location of quadrant 21 within the overall HCD (Source: DLHCD Plan, 2012)



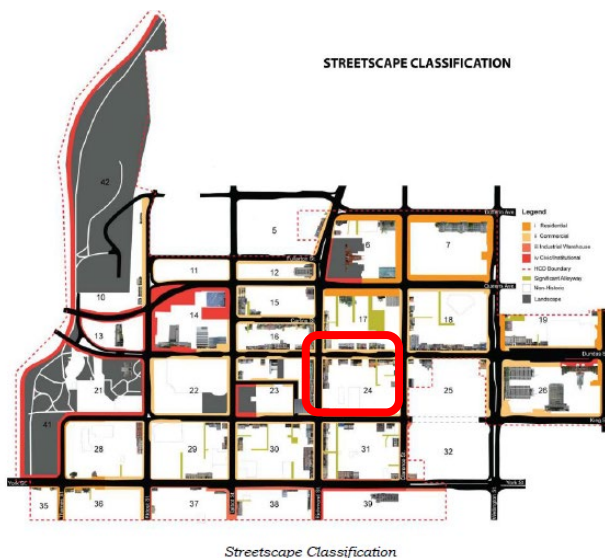
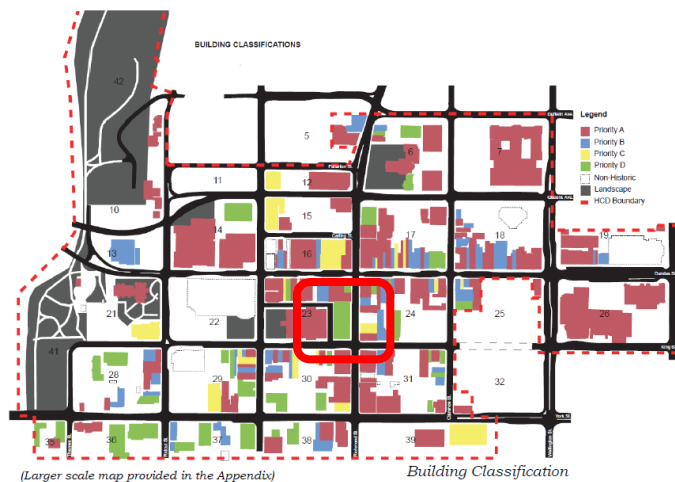
Quadrant 21

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
399 Ridout St. North	H	County Building, 1829; Enlarged 1878	A	John Ewart; refer to Designation By-law for court house and for Gaol;	iv
50 King St.	N	Health Unit	C	New façade;	iv
1 Dundas St.	H	House, c. 1880	A	Unpainted brick; original windows and front door refer to Designation By-law;	iv

Figure 13: Excerpt of quadrant in HCD (Source: DLHCD Plan, 2012)

The Heritage Conservation District Plan includes a diagram that classifies buildings within the District. The classification or ranking are identified by Priority which ranges from Priority A and D, the latter having the least contribution to the overall District. In addition to classification/ ranking, buildings also are provided with assignments which range from Historic, Infill and Non-heritage. **Table 1.0** of this report identifies the associated classifications/ rankings and assignments for both the subject property and adjacent property at 399 Ridout Street North. It is also important to note that landscape features are also identified as contributing to the HCD, including the landscaping around the Middlesex County Courthouse which is considered an institutional and public realm landscape (Section 6.2.4, DHCD Plan).

6.1 ARCHITECTURAL



Figures 14 & 15: (above) Excerpt from DHCD Plan identifies architectural building classification; red box identifies the block including the subject property and adjacent property (below) Streetscape classification (Source: DHCD Plan, 2012)

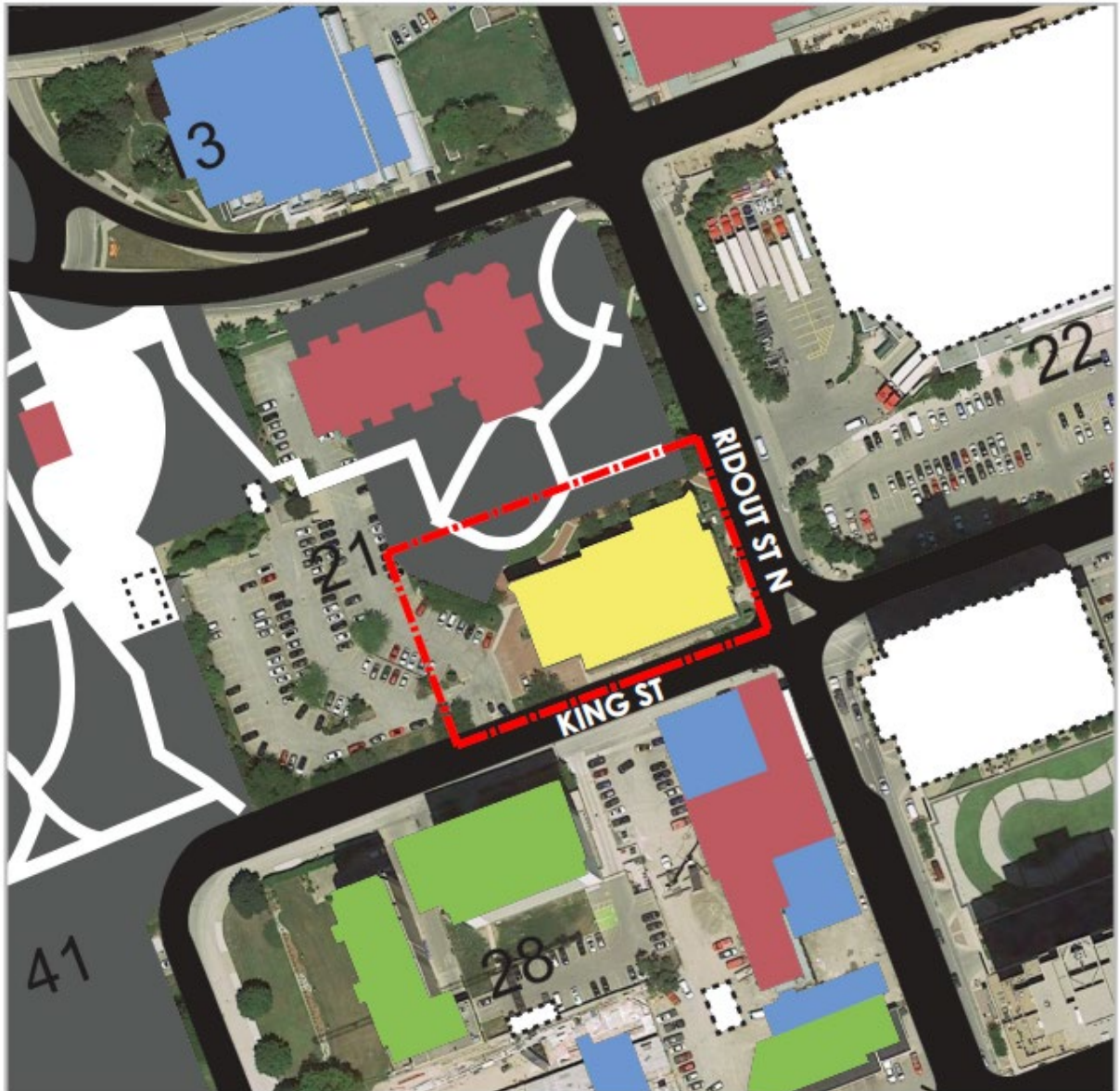










Figure 5:
**Building
 Classifications**

50 King Street
 City of London

LEGEND

-  Subject Lands
-  Priority A (Historic)
-  Priority B
-  Priority C (Non-Historic)
-  Priority D
-  Non-Historic
-  Landscape
-  HCD Boundary

DATE: September 2021

SCALE: 1: 1,500

FILE: 1094BO

DRAWN: LC



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2.6.2 Demolition

The objective of the HCD is to “preserve and protect the heritage assets within the short term and over the long term” (Section 4.6, DHCD Plan 2012). Section 4.6 of the Plan outlines the policies regarding demolition in the District and states that “demolition of buildings within a heritage district is strongly discouraged.” It is acknowledged, however, that there are instances when demolition is necessary including “fire, or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies” (Section 4.6). It also states that “The City of London has implemented a Demolition Policy establishing the requirement of the Heritage Planner authorization for any demolition requests City—wide”.

Section 5.1 outlines the approval process for Heritage Alteration Permits for changes within the HCD. As this project is proposing a demolition within the HCD, a Heritage Alteration Permit (HAP) will be required to be completed to the satisfaction of City Staff and submitted for approval. The Plan identifies that properties that are both Priority ‘A’ and considered ‘Historic’ require the HAP for all elements which should be retained (Section 6.1.1-6.1.3); this is relative to 399 Ridout Street North, London, Ontario.

2.7 City of London Terms of Reference

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries *InfoSheet #5* which are as follows:

- Historical Research, Site Analysis and Evaluation;
- Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource;
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

The above-noted categories will be the method to determine the overall impact to the subject property and its heritage attributes as it relates to the proposed development.

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)). The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations (City of London, 2020). On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km² and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermilion” (Ministry of Indigenous Affairs, Government of Ontario).

Today, the neighbouring First Nations communities including: the Chippewas of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames, identify the City of London and area as traditional territory (The London Plan, 2019, 137).

3.2 City of London

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). Thomas Talbot who accompanied Simcoe immigrated to Upper Canada upon receiving a land grant in the newly established London District in 1800 (Historic Places Canada).

It was not until more than three decades, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020) (see Figure 16 below; red outline identifies vicinity of subject property).

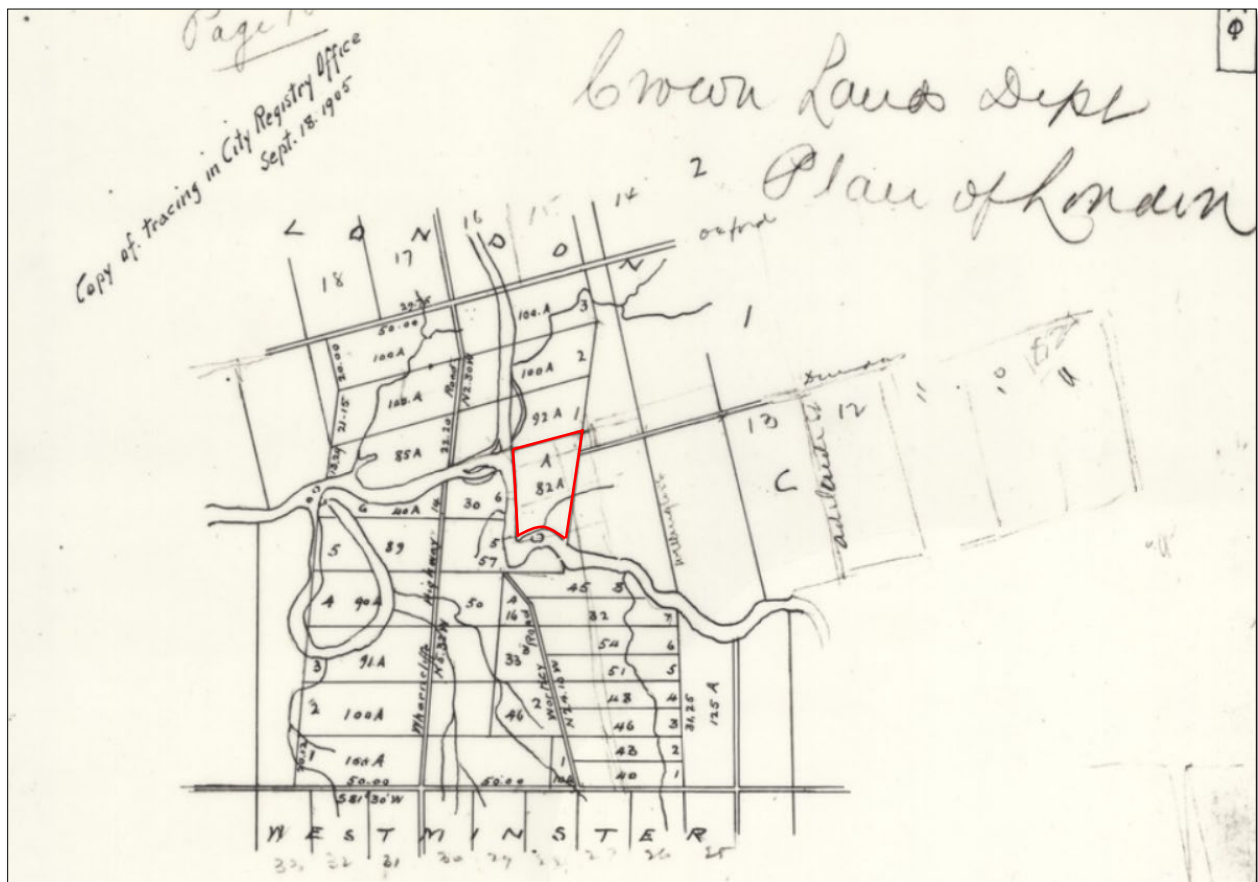


Figure 16: Crown Lands Department Plan of London of 1824 (Courtesy of Western University).

The town expanded from the court house with the development of storefronts and by 1834, there were 1,000 residents (City of London, 2020). The Mackenzie Rebellion was the catalyst to establishing a garrison in the town which served as a military base between 1838 and 1869 in what is presently Victoria Park (City of London, 2020).

Leading merchants such as John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).



Figure 17: Artist's illustration of London, entitled “London, Canada West” painted between 1847 and 1852 by Richard Airey (Courtesy of the McIntosh Collection, Purchase, Library Collections, 1957).

Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town's centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running through the town, allowing for businesses to flourish with the ability to import and export more goods. In 1855, the Town of London was officially incorporated as a City (Whebell & Goodden, 2020).

In the latter half of the 19th century, many of London's neighbouring communities were annexed including London South in 1890 into Westminster Township, which at the time was one of the largest townships within Middlesex County (Whebell & Goodden, 2020). The Council for the Westminster Township was first established in March of 1817 (Brock and Moon, 84). By the mid-1800s, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries.

By the First World War, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City grew albeit challenges posed by the Great Depression. The year 1961 marked the great annexation of London which increased its population by 60,000 residents which included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

3.3 Historical Overview of 50 King Street

The following section is not intended to be an exhaustive history of the subject property or surrounding area, but rather an overview to understand its history and context. The subject property is located in the area at the forks of the Thames which was initially reserved by John Graves Simcoe, the first lieutenant-governor of Upper Canada, for the proposed capital of the province. Even though it was not selected as the capital, it continued to be a government site for public use and became the new District Seat of Upper Canada's parliament in 1826 (Historic Places). The figure below is a sketch of the fork of the River Thames completed in 1816.

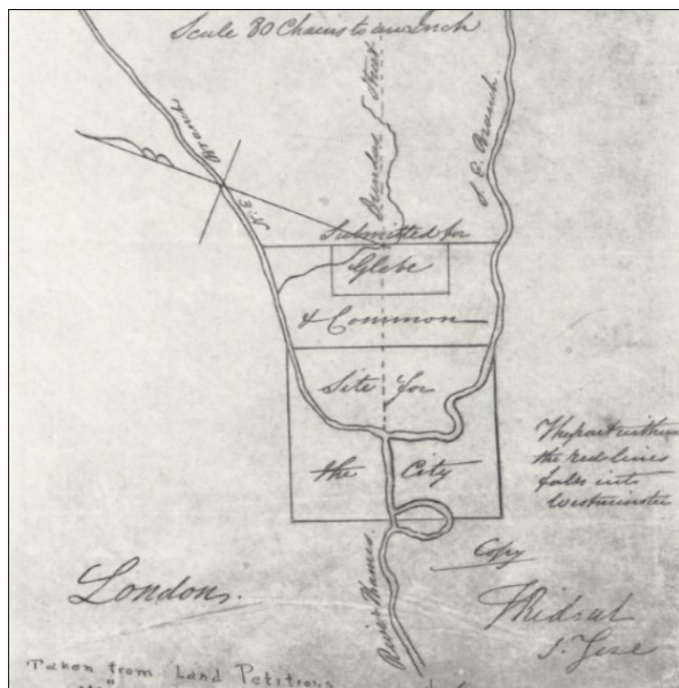


Figure 18: Sketch of the fork of the River Thames shewing (sic) the site for the City of London, March 2nd, 1816 (Courtesy of Western University).

In 1827, Thomas Talbot led the construction of a new courthouse and jail in the District Seat at London which was completed in 1829 with subsequent additions in 1846, 1878 and 1911 (Historic Places). A map from the early 1800s shows that the subject property includes a landscaped courtyard.

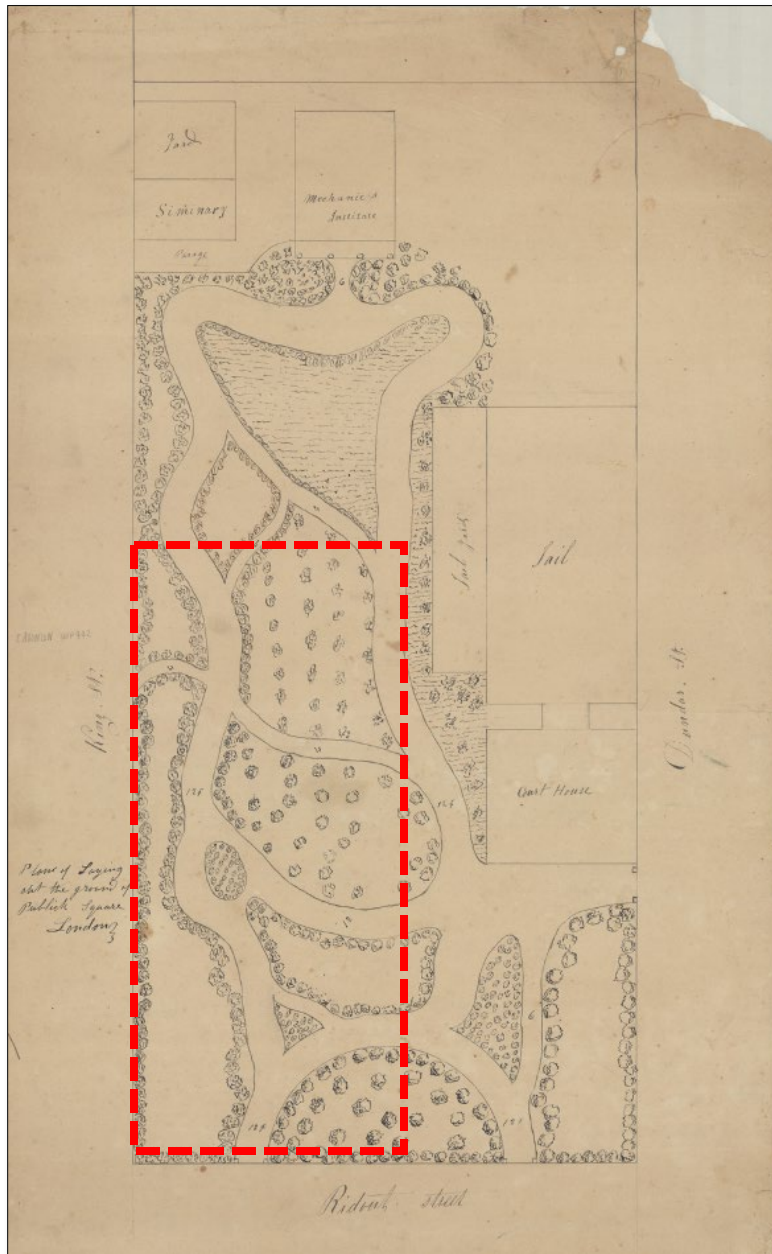


Figure 19: Map of proposed park bordered by Ridout St, King Street & Dundas St. adjacent to the Old Middlesex County Court House and Jail, 1800s; red dotted lines approximate location of subject property at 50 King Street (Courtesy of Western University Library).

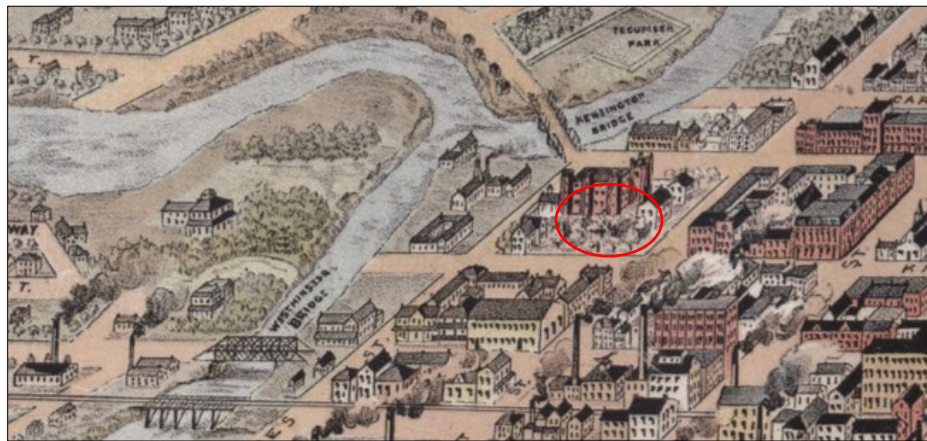
Historical cartography from the 1840s and 1850s show that the primary feature of this block was the courthouse, at that time, with the rear addition of the jail as well as its communal purpose as a market square. By 1855, a Mechanic's Institute was constructed on Lot 24 within the market square block which currently includes the surface parking lot to the west of subject property.



Figures 20 & 21: (above) Excerpt from the Town of London, CW, Published by The Craig, London, 1846 (below) Excerpt from Map of the City of London Canada West Surveyed and Drawn by S. Peters, 1855 (Courtesy of Western University Library).

The four-acre parcel of land upon which the Courthouse and later Gaol was built, was chosen from “strategic and local defence purposes” but also became a social hub for the community. It is stated that “Historically the property was used for community events

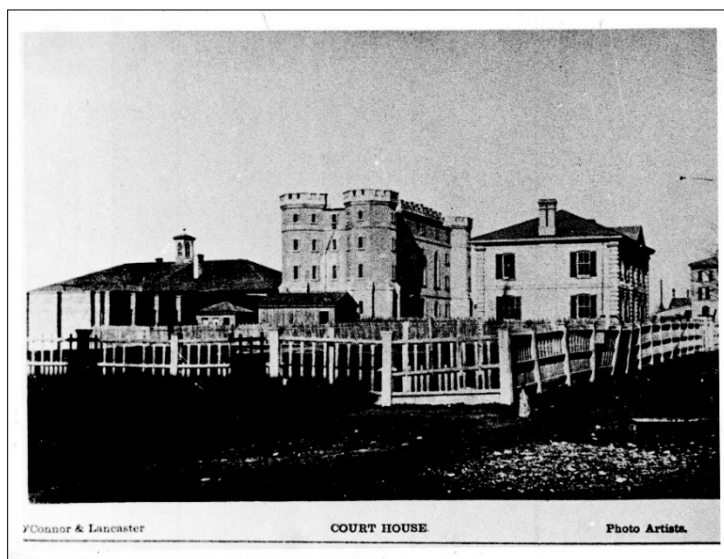
including markets and fairs. Public hangings often drew a large crowd to the Courthouse from the surrounding area” (Canada’s Historic Places). In the 1872 Bird’s Eye View, the Mechanic’s Institute appears south west of the Courthouse in the block and another building appears immediately to the right of the Courthouse. The subject property is represented being void of buildings, structures or vegetation. In the 1893 Bird’s Eye View, two buildings appear along the frontage of Ridout Street North in front and to the right of the courthouse. The Mechanic’s Institute remains present and the subject property is depicted as being open space/ landscaped in addition to containing the newer building along the frontage of Ridout Street.



Figures 22 & 23: (above) Excerpt from 1872 Bird’s Eye View of London (below) Excerpt from 1893 Bird’s Eye View of London (Courtesy of Western University Library).

The figures below show the Courthouse c. 1875 and 1895. The photograph c. 1875 shows the Courthouse prior to extensive alterations made in 1876. There appears to be minor landscaping including the fence line and a few young plantings. An open gabled

building is apparent to the left of the photograph which is a one storey outbuilding which is represented in the Fire Insurance Plan of 1881 revised 1888 but is replaced in the subsequent FIP in 1892 revised 1907. The photograph taken in 1895, shows that the subject property remained open space and contained the two storey, brick building to the right of the photograph which was used as the County's Office.



Figures 24 & 25: (above) Photograph of the Middlesex County Courthouse c. 1875; (below) Photograph of the Middlesex County Courthouse take c. 1895 (Courtesy of Western University Library).

The Fire Insurance Plan of 1888 revised 1889 shows that there was a one storey, brick County Registry Office as well as a one storey outbuilding immediately to the rear of the building and another one storey outbuilding to the rear of the subject property

addressed at 385 Ridout Street which was adjacent to the two storey, brick County Office depicted in Figure 25 addressed at 391 Ridout Street.

The Fire Insurance Plan of 1892 revised 1907 shows that one of the outbuildings to the rear of 389 (formerly 391) Ridout Street was removed and another constructed to the west of the outbuilding that remains in this Plan. A one storey brick addition is shown to the rear of the County Registry Office, a two storey wood frame house with one storey addition is shown to the rear of 385 Ridout Street North and is addressed 67 (presumably 67 King Street). And to the south abutting the rear property line is the City Corporation Yard at 73 King Street.

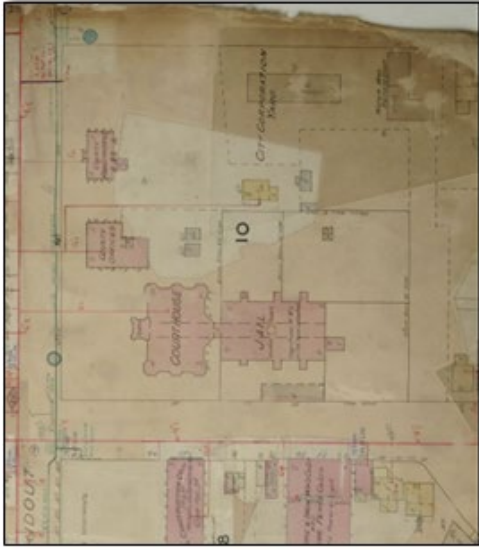
The Fire Insurance Plan of 1912 revised 1915 show that there were no changes from its 1907 counterpart as it relates to the subject property; the one storey wood frame building used for the City Corporation Yard is labelled, "Storage and Tools". By the Fire Insurance Plan 1912 revised 1922, the only change is the removal of the City Corporation Yard Storage and Tools outbuilding and the construction replaced by a wood frame, stone veneered garage. *See page 34 for excerpts of the corresponding Fire Insurance Plans for educational purposes.*

In a photograph in the 1930s, it appears that some designed landscaping had established. Some of this is present today including the row of deciduous trees along the north side of the property and a few of the remaining coniferous trees in the front yard of the Courthouse along the Ridout Street North frontage.

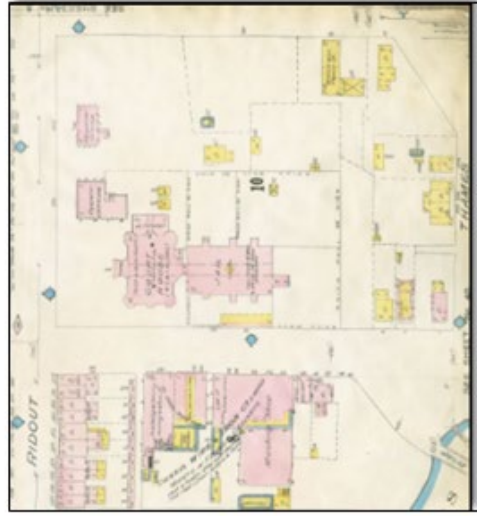


Figures 26 & 27: (above) Photograph of the courthouse and landscaping in 1933 (Source: Seale Family); (below) Photograph of the Middlesex County Courthouse 1939 with the County Office in the background to the left of the photograph (Courtesy of Western University Library).

Figure 29



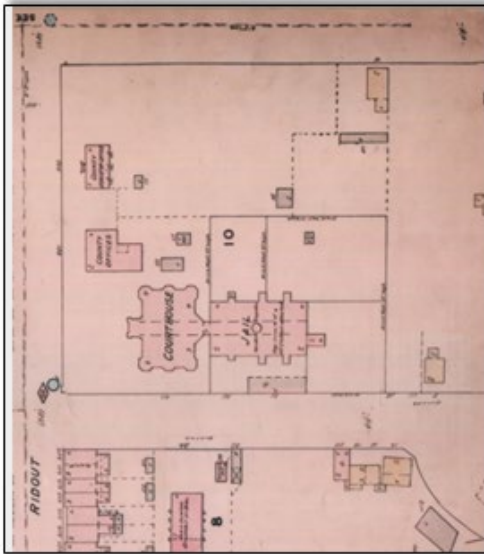
Fire Insurance Plan 1892 revised 1907



Fire Insurance Plan 1912 revised 1922

Figure 31

Figure 28

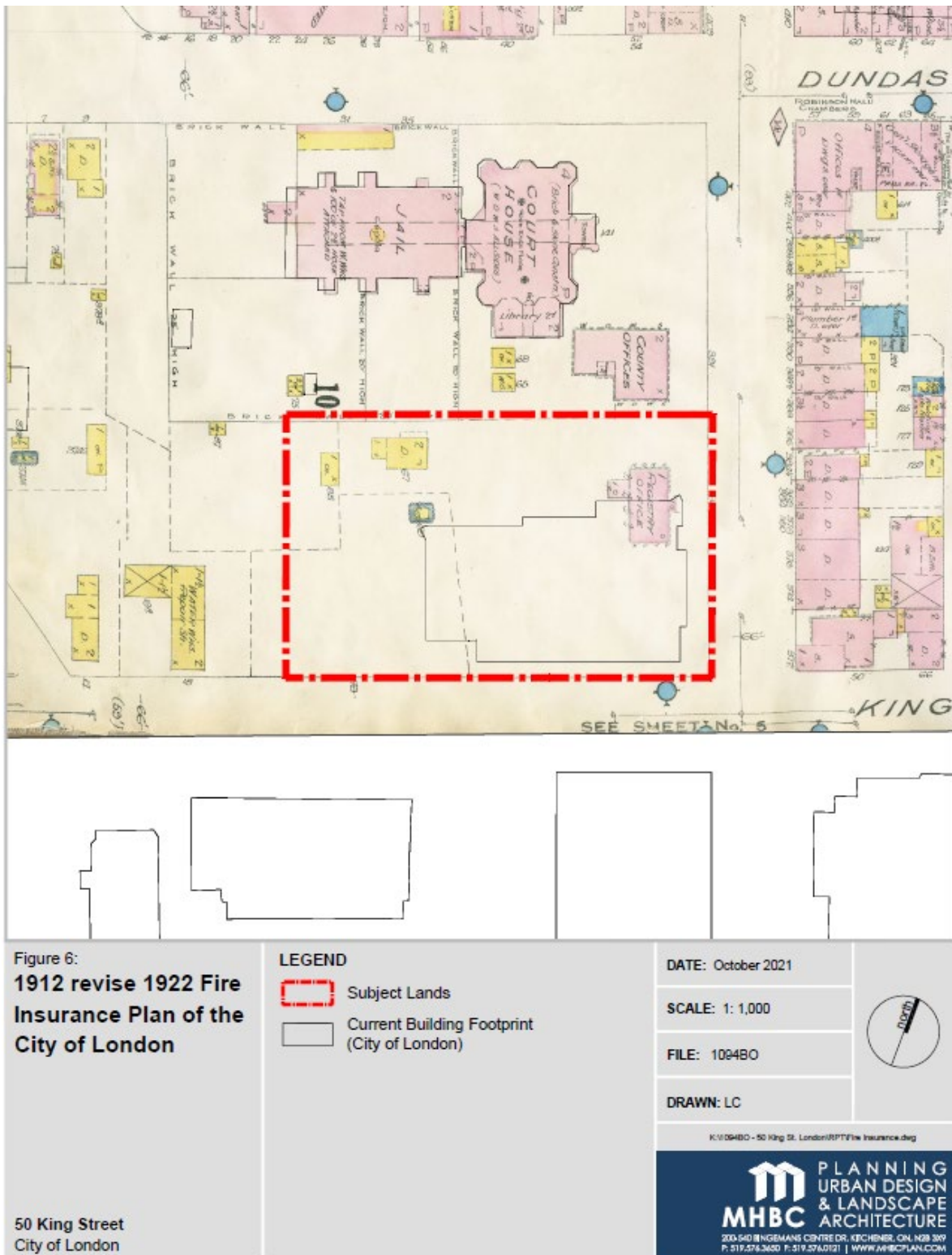


Fire Insurance Plan 1881 revised 1889



Fire Insurance Plan 1912 revised 1915

Figure 30



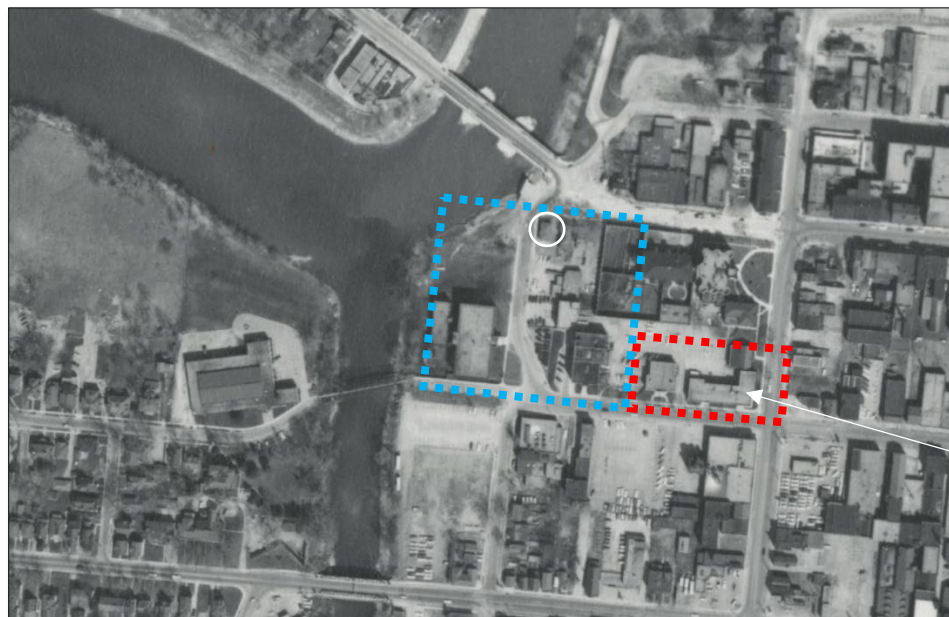
Aerial photographs from 1954 and 1965 on the following page, show that an arched pathway was a present landscape feature. They also show that both the County Offices and County Registry remained; the pathways to the south of the property at 399 Ridout Street North were arranged to function around both of these buildings.

Since the removal of these buildings, these original landscape features were altered and new landscape features established such as the addition of trees and open space where the County Offices were formerly located as well as the addition of a pathway that traverses diagonally across the arched pathway in the forefront of the courthouse.

There was a building constructed between 1954 and 1965 at the corner of Ridout Street North and King Street (see Figure 33) which appears to be a portion of the existing building today. There was also a building to the west of the corner building which has since been removed likely to facilitate the enlargement of that building.

Since 1965, the original brick walls used for the County Courthouse and Gaol were removed and all original buildings on the western side of the block have been removed with the exception of a one storey, brick building formerly identified as a 'dwelling' with a one storey frame addition which appeared within the 1881 revised 1889 Fire Insurance Plan; this building still exists with the exception of the rear addition and functions as part of the Ivey Park Spray Pad (see white circle in Figure 33 indicating the location of this building).

The block has experienced a significant amount change, which is typical of a downtown urban core. Since the mid-century, most of the original buildings on this block have since been removed and replaced with surface parking and recreational open space for Ivey Park. Currently, the remaining features of this block include the Middlesex County Courthouse and Gaol, the semi arched pathway in the forefront of the courthouse along with remaining coniferous trees in the immediate vicinity and the line of deciduous trees along the north property line along the north elevation of the courthouse.



Figures 32 & 33: (above) 1954 aerial photograph including subject property outlined approximately in red (Courtesy of the University of Toronto Map and Data Library); (below) 1965 aerial photograph including the subject property outlined approximately in red and blue box indicating the removal of all but one of the buildings (see white circle) located in that area since 1965 (Courtesy of London Air Photo Collection, 2020).

In the early 1980s, City Council approved the demolition of the Middlesex County Office immediately north of the subject property which now includes an open landscaped area.



Figures 34: View of the Middlesex County Office in 1980 prior to demolition (Source: Glen Curnoe, 1980).

4.0 Detailed Description of Subject Property

4.1 Description of Built Features

Exterior

The subject property includes one building on-site which is three storeys in height and constructed of brick with soldier brick coursing. The building is vernacular in style, although is indicative of the Post Modern architectural period.

The south elevation is generally three storeys in height divided by several bays, the ones to the west being of three storeys. Ribbon windows stretch horizontally along the elevation. The second storey section on the east side of the building is enclosed by protruding, abstract, triangular wall sections. The south-western corner of the building includes an open first floor overhang which supports two storeys above which continue the length of the ribbon window; there is an entry at this location. The west elevation includes the two storey overhang (3 storeys in total) and a fourth storey podium tower. The northern end of this tower includes a protruding bay which is similar in form to those on the south elevation; this section consists of windows placed vertically along the either side of the wall section.

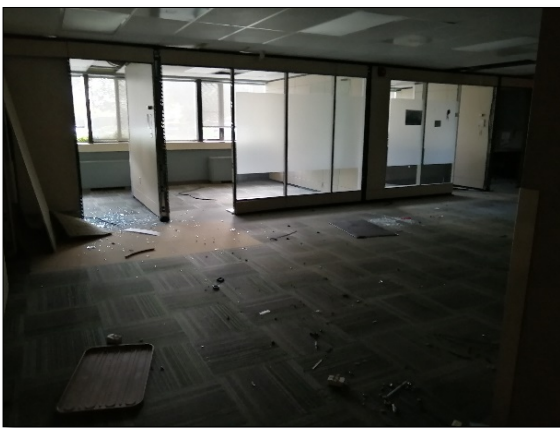
The north elevation includes four bays consisting of the four storey podium and recessing bays of three storeys exhibiting a series of ribbon windows along the elevation. The elevation terminates to the east by a protruding, abstract, triangular wall section displayed on all other elevations.

The east elevation includes four bays; the three storey bay to the north consists solely of masonry, the second bay which is recessed, includes ribbon windows on the second and third level. The third bay at two storeys protrudes with pseudo brick pilasters flanking either end and includes ribbon windows. The final bay at the south-east corner at the intersection of King Street and Ridout Street North includes a protruding, abstract, triangular wall section which hovers over an entry.

Interior

An interior tour was completed throughout the building (see Figures 39 and 40). It is apparent that the building had undergone several renovations and there were no notable or significant interior features identified. There is a 'CHUBB' safe vault door located within the building on the second floor; Chubb Safe Equipment Company Ltd manufactured safes and vaults in the late 1980s. The safety door, however, has been painted over.

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Figures 35, 36, 37, 38, 39 & 40: (above left) View of south and east elevation looking north-west from intersection of King and Ridout Streets; (above right) View south and west elevation looking north-east from south side of King Street; (middle left) View of south elevation from south of King Street; (middle right) View of north elevation from courthouse; (below left) View of interior of existing building; (below right) View of interior of existing building (MHBC, 2021).

4.2 Description of Landscape Features

The majority of the subject property is comprised of the existing building. The figure below outlines the landscaped area identified in the Downtown (London) Heritage Conservation District; note that a portion of this landscape is included within the boundary of the subject property. To the north and west is hardscaping that includes a reddish hue permeable pavement areas with concrete sidewalks as well concrete borders that flank either side of the permeable pavement pathways. There are rows of trees that line either side of the pathway directly to the north of the existing building which lines to the Ridout Street North streetscape. The existing building includes built in masonry planters along the south-west corner.

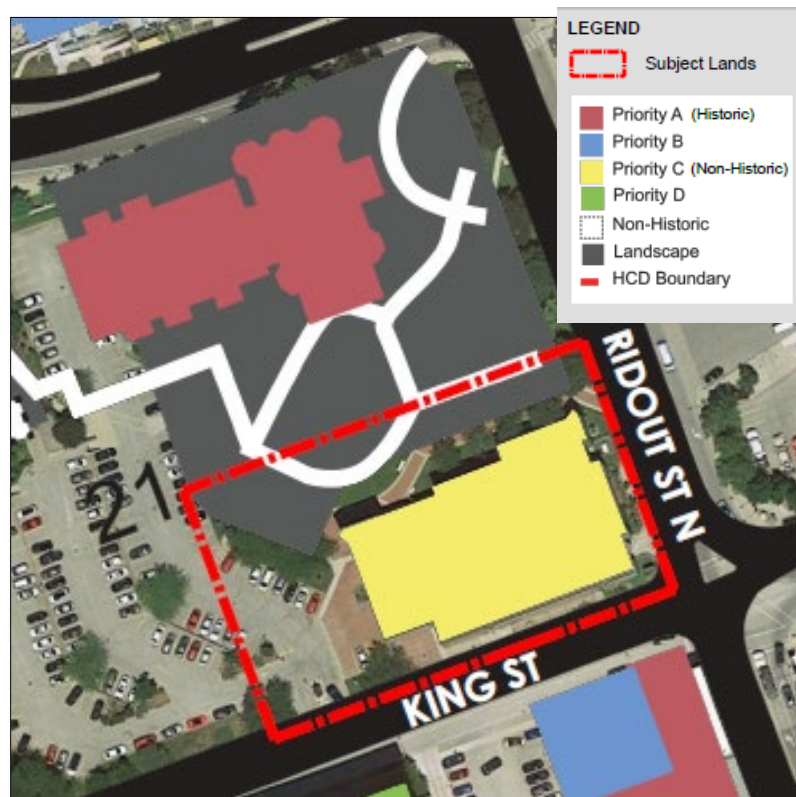


Figure 41: HCD Plan map figure overlay identifying contributing landscape in grey within the boundary of the subject property identified by the red box (MHBC, 2021).



Figures 42, 43, 44, 45, 46 & 47: (upper left) View of courtyard between 50 King Street and 399 Ridout Street looking eastward towards Ridout Street; (upper right) View of courtyard between 50 King Street and 399 Ridout Street looking towards 50 King Street (middle left) View of tree row along north elevation of 50 King Street; (middle right) View of courtyard and stone fence line looking towards the courthouse; (below) View of the east elevation of 50 King Street (Source: MHBC, 2021).

5.0 Overview of Cultural Heritage

Value or Interest of Adjacent Property

The adjacent property located at 399 Ridout Street North, London, also known as the Middlesex County Courthouse and Gaol, is designated under Part IV and Part V of the Ontario Heritage Act, has an easement with the Ontario Heritage Trust and recognized as a National Historic Site of Canada. The following sub-sections provide an overview of identified cultural heritage value or interest (CHVI) as part of each of these forms of protections and recognition. The heritage value and character defining elements identified in this section will be used to adequately assess potential impact as a result of the proposed demolition on the subject property.

6.1 Designation under Part IV of the Ontario Heritage Act

The Middlesex County Courthouse and Gaol are both designated under Section 29 of the Ontario Heritage Act. The Courthouse is designated under By-law No. L.S.P. 2534-582 which was signed on November 3, 1980 (see **Appendix 'D'**). Schedule 'B' of the By-law identifies the rationale for designation which includes:

Architectural Reasons:

The Court House was completed in 1829 and its architecture represents progressive interpretation of the Gothic Revival style in London, Ontario between 1827 and 1911.

Historical Reasons:

For almost a century and a half, this building has served as a focal point for much of the history of London and the administration of justice in Middlesex County.

The Gaol is designated under By-law No. L.S.P. 2917-501 which was signed on November 17, 1986 (see **'Appendix D'**). Schedule 'B' of the By-law identifies the rationale for designation which includes:

Architectural Reasons:

The Old Middlesex Gaol was erected between 1842 and 1846 when the prison facilities in the adjoining Court House (now Middlesex Municipal Offices and

designated in 1980) became too small for the London district. Together the two buildings form an extremely important group at the Forks of the Thomas. The Old Gaol was used as a prison until 1978.

Historical Reasons:

The gaol is built of red, yellow and buff bricks most of which were made nearby. Its architecture is utilitarian in concept with vestiges of Italianate design in its massing, fenestration and cupola. An original cell block, complete with metal doors and solitary confinement and hanging hook and trap door are preserved.

6.2 Designation under Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District

The Middlesex County Courthouse and Gaol are designated under Section 41 of the Ontario Heritage Act within the Downtown (London) Heritage Conservation District and identified as “County Building 1829, enlarged 1878”. The property is identified as being Priority ‘A’, and ‘Historic’ which has the highest heritage ranking/ classification within the District. The property is significant for the buildings on-site as well as the surrounding landscape which is identified as an ‘institutional and public realm landscape’ within the Plan. The Plan states that the Courthouse is, “the most historic open space in the Downtown, set aside in February 1793; it has continuously served as a public open space through for a variety of purposes” (Section 6.2.4).

6.3 Easement with Ontario Heritage Trust

An Ontario Heritage Foundation Easement was established under the Ontario Heritage Act with the Ontario Heritage Trust as a means of preserving the heritage property in perpetuity on November 16, 1981. The Trust is entrusted to ensure that any proposed changes are completed in a manner that is consistent with the conservation purpose of the easement. The Court House was listed on the Canadian Register February 22, 2008. The Ontario Heritage Trust easement files describe the Heritage Value of the property as follows:

Situated on a hill overlooking the Thames River, the Courthouse was built on a four-acre parcel of land chosen for its strategic and local defence purposes. Following its construction, the courthouse became an immediate landmark and focal point, due to its prominent position in the rapidly developing community. Historically the property was used for community events including markets and fairs. Public hangings often drew a large crowd to the Courthouse from the surrounding area. Today the courthouse is still an important landmark located south of Dundas Street, and north of King Street in downtown London. Other significant heritage buildings neighbouring the courthouse include: the former

Middlesex County Gaol, the Old Middlesex County Jail, the Dr. Alexander Anderson House, as well as Eldon House (London Museum).

The Middlesex County Court House is significant for its association with the development and implementation of government and judicial systems in Ontario. In 1798 the Parliament of Upper Canada created the District of London. The centre of government was moved to Vittoria in 1815, and a courthouse and gaol was constructed. Vittoria was the administrative capital until 1825 when there was a massive fire that destroyed the Vittoria courthouse. The authorities in Upper Canada decided that instead of rebuilding the Vittoria courthouse, a larger courthouse should be built in a more central location in order to service the growing population. A location on a hill at a fork in the Thames River was chosen to build the London District Court House (now known as the former Middlesex County Court House). Colonel Thomas Talbot, who was the private secretary to Governor John Graves Simcoe, was an instrumental figure in the settling of the area that currently comprises the counties of Elgin, Essex, Haldimand, Kent, Middlesex and Norfolk. Talbot had an influence on the construction and design of the courthouse.

The courthouse is also linked to some important trials in Canadian history. In 1838 prisoners captured at Prescott and Windsor during the Rebellion of 1837 were tried in the Courthouse by a military court. Six of the men tried were convicted and hanged, while most of the rest were exiled to Van Dieman's Land (Tasmania). The courthouse is also known for its connection to the notorious Irish-Canadian family, the Donnellys. Five members of the Donnelly family were murdered on 4 February 1880 in the nearby town of Lucan by a mob of townsmen. There were two trials relating to the Donnellys' murders at the Courthouse. Both of the trials were dismissed.

Middlesex County Court House is significant for its unique design and its association to Toronto architect John Ewart, who also designed Osgoode Hall. The Middlesex County Court House was unlike any other courthouse built in Upper Canada at the time, and is one of three castellated judicial buildings built in Ontario. The courthouse's Gothic detailing resembles a castle, for it has a central pavilion with two side wings incorporating octagonal towers at each corner. The Courthouse has a stone foundation and brick walls covered with parging and scored to give the appearance of stone. The octagonal towers, polygonal bay, tall lancet windows, and distinctive crenelations all add to its fortress-like structure and authoritative presence. It is believed that the courthouse was modelled after Malahide Castle near Dublin, Ireland, which was the ancestral home of Colonel Thomas Talbot.

The following character-defining elements are identified as contributing to the heritage value of the Courthouse:

Character defining elements that contribute to the heritage value of the Middlesex County Court House include its:

- octagonal towers
- polygonal bay
- tall lancet windows
- large wooden doors
- distinctive crenellated parapets
- stone foundation
- parged brick walls that create a stone-like appearance
- resemblance to a castle
- prominent position on a hill
- location near the Thames River
- close proximity to other heritage properties in London, especially the Gaol

6.4 National Historic Site of Canada

The Middlesex County Court House National Historic Site of Canada is recognized within the Parks Canada Directory of Federal Heritage Designations. The property was designated May, 10, 1955 and recognized under the Historic Sites and Monuments Act (R.S.C. 1985, c. H-4). There was a plaque on-site which has since been temporarily removed by Parks Canada. The heritage value is defined as follows:

The Middlesex County Court House was designated a national historic site of Canada in 1955 because: it is associated with the early administrative organization of the province, the site of the building having been proposed by Lieutenant-Governor John Graves Simcoe for the provincial capital. The building was constructed in 1827 as the District Seat under the leadership of Colonel Thomas Talbot, founder of the Talbot Settlement; and, it is a nationally significant example of the Gothic Revival Style of architecture in Canada.

In 1793, John Graves Simcoe, the first lieutenant-governor of Upper Canada reserved an area at the forks of the Thames for the proposed capital of the province. Although York (Toronto) was eventually chosen as the capital, the government retained the site for public purposes. The London district was created in the south-western part of Upper Canada in 1800. A year later, Thomas Talbot, who had accompanied Simcoe as his private secretary during his tour of inspection of the province in 1793, immigrated to Upper Canada and received an extensive land grant in the new district. Talbot spent the next 40 years promoting the settlement of a huge area of present-day south-western Ontario along the north shore of Lake Erie, known as the Talbot Settlement.

In 1826, Upper Canada's parliament situated the new District Seat at the forks of the Thames and had a town plot surveyed for the town of London. In 1827 the Court House Building Committee under Talbot's leadership undertook to build a new courthouse and jail in the District Seat at London. Designed by John Ewart of York, the impressive Gothic Revival style structure was completed early in 1829. In 1846, a separate jail building was attached to the west side. By 1878, an eastward extension and a massive central tower were added. A law library was added to the south side in 1911.

Source: Historic Sites and Monuments Board of Canada, Minutes, July 2007.

Within the Federal Directory the following have been identified as Character-Defining Elements:

Key elements that contribute to the heritage character of the site include: its prominent location, bounded by Ridout, Dundas and King Streets; its siting, setback from the street in a park-like setting; its three-and-a-half-storey massing, symmetrical façade with 1911 library addition on the south façade; its solid brick construction with smooth stucco finish; its rectangular form, classical in inspiration, with base storey, 'piano nobile' and attic storey, reflecting its early construction date and Romantic Gothic Revival character; its Gothic Revival exterior features, including its central tower, corner octagons, crenellation, pointed arch windows and doors, label mouldings and smooth surfaces; existing interior Gothic Revival features, such as the exposed timber ceiling in the court room; streetscapes along Ridout, Dundas and King streets, and towards the Thames River.

6.0 Description of Proposed Development

The owner proposes to demolish the existing, three storey, brick building located on the subject property. The demolition of the building also includes the removal of hardscaping and landscape features and may include the tree rows on either side of the permeable sidewalk to the immediate north of the building. Once the building is removed, the property will be fenced until construction commences. The existing building is proposed to be demolished with conventional demolition techniques utilizing heavy machinery as required (see **Appendix 'D'** for the demolition memo by VanBoxmeer & Stranges Engineering Limited).



Figure 48: Current aerial photograph of the subject property and surrounding area; red box indicates approximate location of subject property (Source: Google Earth Pro, 2021).

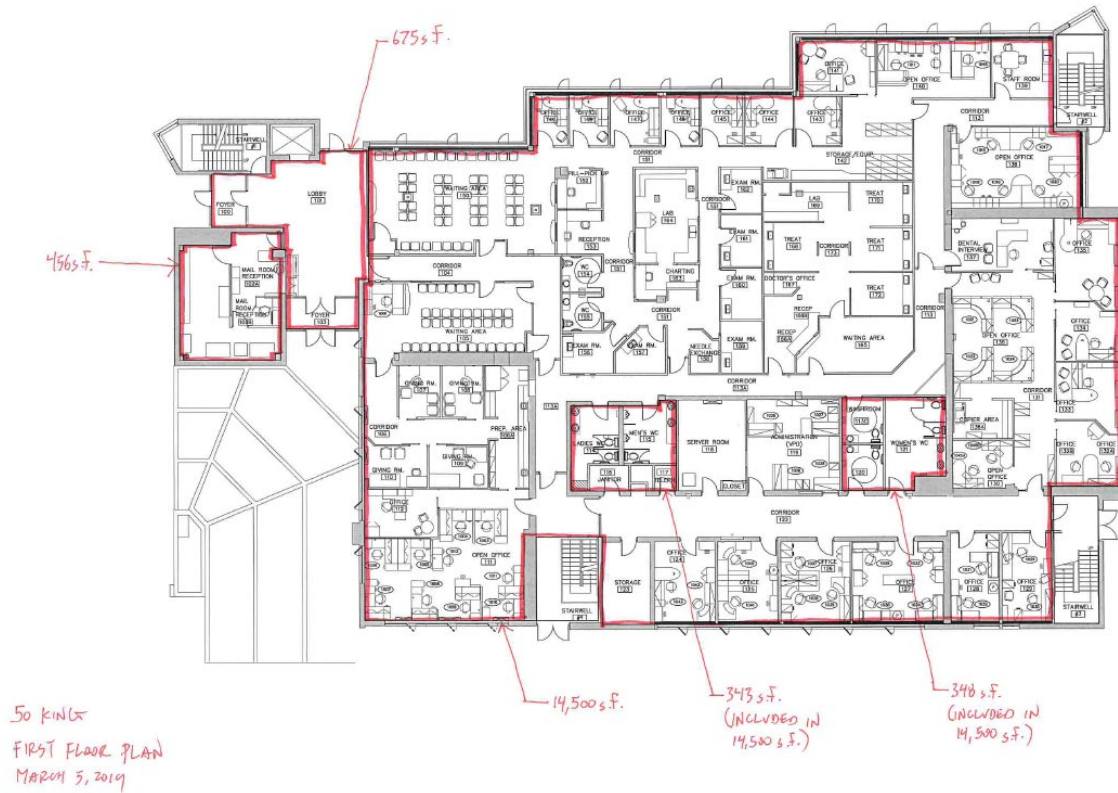


Figure 49: View of existing first floor of 50 King Street, London (Courtesy of York Developments March 2019).

7.0 Impact Analysis

7.1 Introduction

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. Severity of impacts used in this report derives from *ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)*.

Built Heritage and Historic Landscapes	
Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource of significantly modified.
Minor	Changes to the setting an historic building, such that it is significantly modified. Change to key historic building elements, such that the asset is slightly different.
Negligible/ Potential	Change to setting of an historic building, such that is it noticeably changed. Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

7.2 Impact Analysis for HCD

The following chart evaluates the impact of the demolition of the existing building on the subject property to the overall Downtown London Heritage Conservation District.

Table 2.0 Adverse Impacts		Impact to DHCD
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	Negligible.	The demolition may include the removal of some trees and some hardscaping that are part of an identified landscape with the HCD. These trees, however, were planted within the past 40 years (c.1980) upon the removal of the municipal Registry Office. See sub-section 7.2.1.

Shadows	No	The removal of the building does not create shadows.
Isolation	No	The removal of the building will not isolate heritage attributes of either adjacent property or overall HCD.
Direct or Indirect Obstruction of Views	No	The removal of the building does not impact views and vantage points of the Old Middlesex County Courthouse and Gaol.
A Change in Land Use	No.	The removal of the building will not change the land use.
Land Disturbance	No.	The removal of the building will not create land disturbances for the overall HCD.

7.2.1. Destruction or Alteration

The demolition of the existing building has no impact on the Downtown (London) Heritage Conservation District as it does not have cultural heritage value or interest and is not considered a contributing resource to the District.

The proposed demolition on-site may include the removal of the tree rows on either side of the pathway immediately north of the building. These trees are newer plantings from the latter half of the 20th century and not integral to the historic landscape of the court square.



Figure 50: Tree row along north elevation of 50 King Street that may be removed (Source: MHBC, 2021).

7.3 Impact Analysis for 399 Ridout Street North

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource.

Table 3.0 Adverse Impacts		399 Ridout Street North
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	Potential.	The demolition of the existing building on the subject property will not destroy or alter character defining elements as defined in Section 6.0. There is, however, potential that heritage attributes will be altered if the demolition is not completed appropriately (see sub-section 7.2.1).
Shadows	No	The demolition of the existing building on the subject property will not cause adverse shadows for character defining elements.
Isolation	No	The demolition of the existing building on the subject property will not isolate character defining elements.
Direct or Indirect Obstruction of Views	No	The removal of the existing building on the subject property will not negatively impact views of the Middlesex County Courthouse and Gaol.
A Change in Land Use	No.	A change of land use is not proposed for the demolition.
Land Disturbance	Potential.	<p>There is potential that the removal of the existing building, including its underground levels, could cause changes in the water table and drainage pattern which has potential to damage the adjacent property (see Sub-section 7.2.1).</p> <p>The closest distance between the adjacent courthouse and the existing building is approximately 37.47 metres.</p>

7.3.1 Impact of Alteration and Land Disturbances

The proposed development is approximately 37 metres from the north elevation of 50 King Street to the south elevation of the existing courthouse at 399 Ridout Street (see Map Figure 4 on following page). The distance is reasonable to not anticipate significant impacts of alteration or destruction, however, there is potential for the following to occur if the demolition is not undertaken appropriately:

- Method of demolition not appropriate/ sensitive for adjacent protected property;
- Traffic is not directed away from buildings on adjacent protected property;
- Equipment and material stored in locations that could cause potential damage to adjacent protected property;
- Significant amounts of dust and debris from the demolition damages vulnerable attributes (i.e. windows);
- Excavation disturbs adjacent servicing systems and/ or drainage patterns;
- Site is not properly supervised post removal of the existing building attracting criminal activity and potential damage to adjacent protected property (i.e. vandalism).

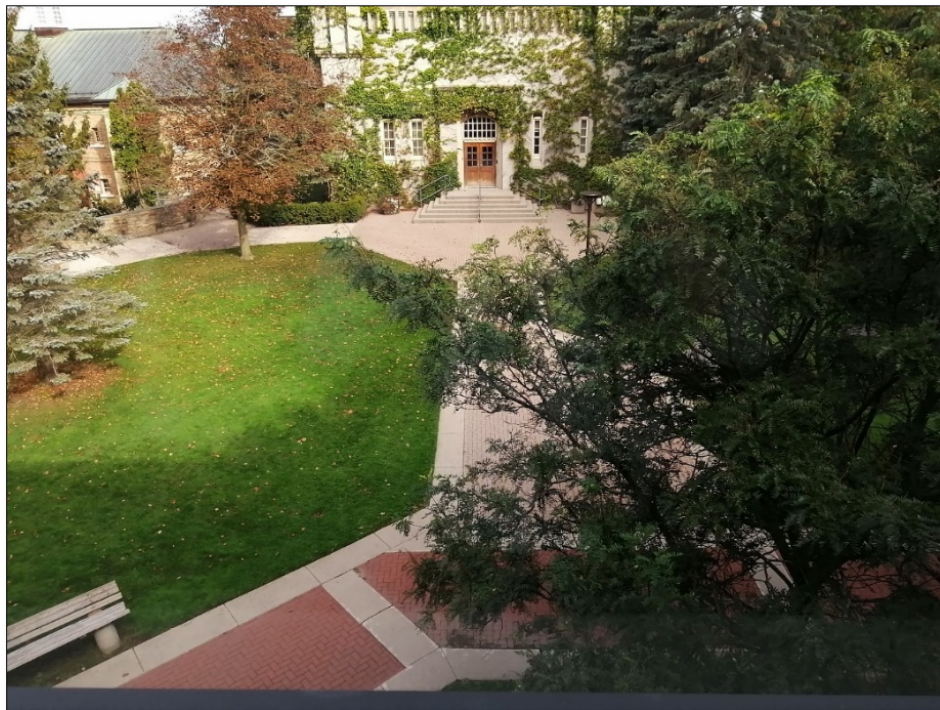


Figure 51–View of distance between 50 King Street and adjacent Old Middlesex County Courthouse looking from second floor of existing building at 50 King Street (Source: MHBC, 2020)



Figure 4:
**Approximate Distance
between Buildings**

50 King Street
City of London

Note:
Distance between demolition site and courthouse are only
approximate

DATE: September 2021

SCALE: 1: 750

FILE: 1004BO

DRAWN: LC



K:\1004BO - 50 King St, London\RPT\Closet Distance.dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
203 S40 WINGMANS CENTRE DR. KITCHENER, ON, N2B 3P7
P: 519.576.3650 F: 519.576.0191 | WWW.MHBCPLAN.COM

8.0 Alternative Development Options and Mitigation Measures

8.1 Alternative Development Options

There are no significant adverse impacts identified in Section 7.0 of this report as a result of the removal of the existing building at 50 King Street and therefore, alternative development options were not explored.

8.2 Mitigation and Conservation Measures

There is a potential impact of alteration and land disturbances for 399 Ridout Street. The following outlines mitigation measures as it relates to the impacts identified in Section 7.0 of this report:

- If the tree row along the north elevation of 50 King Street is removed as part of the demolition, it is expected they will be compensated within the proposed tree compensation strategy;
- That a *Demolition Plan* be completed by the demolition contractor in conjunction with a structural engineer (preferably a member of CAHP) identifying the tools and methods for demolition to confirm the most appropriate method of demolition with sensitivity to the adjacent protected heritage property to be required at the Demolition Permit Application stage and be reviewed by Heritage Planning Staff in conjunction with Building Staff;
- That entry and exit point for construction traffic be located to the west of the site; entering and existing the site should not be permitted off of Ridout Street North along the north property line ;



Figure 52– Aerial view of subject property and surrounding area; red arrow identifies preferred entry location (Source: Google Earth Pro, 2021)

- Equipment and materials should not be stored on the adjacent property;
- Equipment and materials should not be stored along the north property line in a manner which could cause damage to the adjacent property;
- Regular inspections should be conducted to ensure that dust and debris have not caused any obstructions to drainage systems to adjacent property;
- Servicing systems not to be disturbed to the adjacent property;
- The demolition of the building should not cause significant changes in grading on-site and/ or water table resulting in poor drainage patterns that negatively impact the adjacent property; and,
- The site should be secured, by means of the installation of perimeter fencing, and monitored in the interim between demolition and new construction.

9.0 Implementation and Monitoring

The implementation of the mitigation and conservation measures will be through the project team which includes:

- York Developments (Owner)
- MHBC Planning Ltd (Heritage Planning/ Consultation)
- VanBoxmeer & Stranges, Engineering Limited (Project Structural Engineer)
- Project Manager (TBD)
- Demolition Contractor (TBD)

These measures are to be implemented in three phases, prior, during and post construction.

Timing	Prior	During	Post
Measures	Demolition Plan Traffic Plan	Regular inspections should be conducted for storage of equipment and material and ensuring proper drainage patterns.	Site secured and regularly monitoring
Personnel	Demolition Contractor Project Structural Engineer Owner	MHBC Planning Ltd.	Owner Project Manager

10.0 Conclusions & Recommendations

MHBC was retained in August 2021 by York Developments to undertake a Cultural Heritage Impact Assessment (CHIA) for the subject property located at 50 King Street, London, Ontario. The purpose of this CHIA is to determine the impact of the development on the adjacent protected heritage property located at 399 Ridout Street, also known as the Old Middlesex Courthouse and Gaol as well as the Downtown (London) Heritage Conservation District.

In summary, the following adverse impacts were identified:

3. Negligible impact of destruction to DHCD if the tree row along north elevation of 50 King Street is removed; and,
4. Potential impact of alteration and land disturbances for 399 Ridout Street, Old Middlesex County Courthouse and Gaol.

There are no significant adverse impacts identified in Section 7.0 of this report as a result of the removal of the existing building at 50 King Street which is identified as a Priority 'C' / Non-heritage property in the DHCD Plan (2012) . Therefore, alternative development options were not explored.

The following mitigation measures are recommended in Section 8.0 of this report as it relates to identified adverse impacts:

- If the tree row along the north elevation of 50 King Street is removed as part of the demolition, it is expected they will be compensated within the proposed tree compensation strategy;
- That a *Demolition Plan* be completed by the demolition contractor in conjunction with a structural engineer (preferably a member of CAHP) identifying the tools and methods for demolition to confirm the most appropriate method of demolition with sensitivity to the adjacent protected heritage property to be required at the Demolition Permit Application stage and be reviewed by Heritage Planning Staff in conjunction with Building Staff;

- That entry and exit point for construction traffic be located to the west of the site; entering and existing the site should not be permitted off of Ridout Street North along the north property line;
- Equipment and materials should not be stored on the adjacent property;
- Equipment and materials should not be stored along the north property line in a manner which could cause damage to the adjacent property;
- Regular inspections should be conducted to ensure that dust and debris have not caused any obstructions to drainage systems of the adjacent property;
- Servicing systems of the adjacent property are not to be disturbed;
- The demolition of the building should not cause significant changes in grading on-site and/ or water table resulting in poor drainage patterns that negatively impact the adjacent property; and,
- The site should be secured, by means of installing perimeter fencing around the site, and monitored in the interim between the demolition of the existing building on the subject property and the new construction.

Respectfully submitted,



Rachel Redshaw, MA, HE Dipl., CAHP
Heritage Planner, MHBC



Dan Currie, MA, MCIP, RPP, CAHP
Partner, MHBC

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Appendix A– Maps



Figure 1:
Location Map

LEGEND

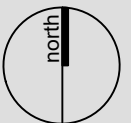
 Subject Lands

DATE: September 2021

SCALE: 1: 2,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Location.dwg

50 King Street
City of London

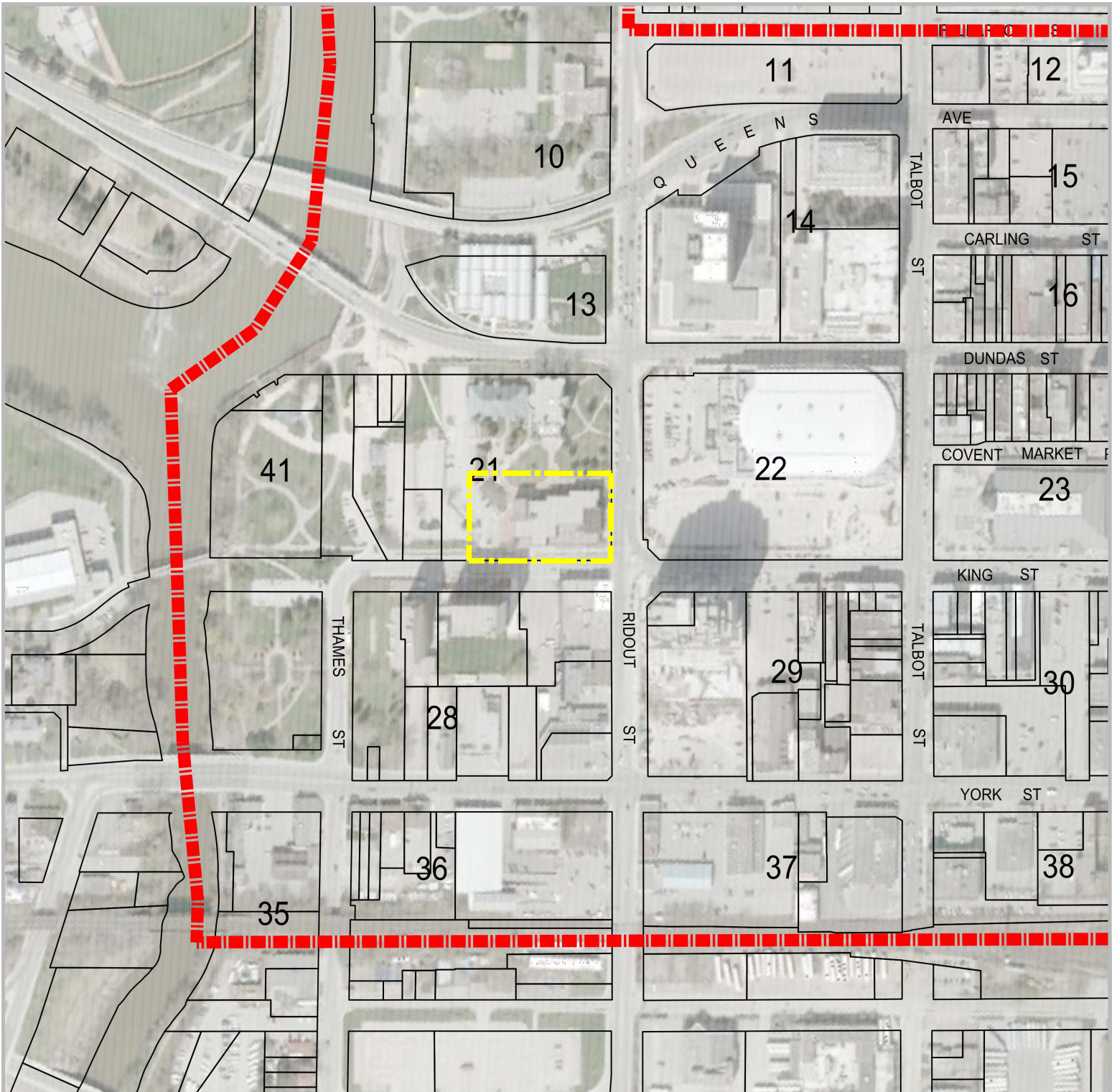


Figure 2:
**Downtown London
 Heritage
 Conservation District
 designated under
 Part V of the Ontario
 Heritage Act**

LEGEND

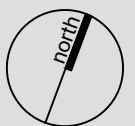
-  Subject Lands
-  Downtown London Heritage Conservation District Boundary

DATE: September 2021

SCALE: 1: 2,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Downtown London Heritage.dwg

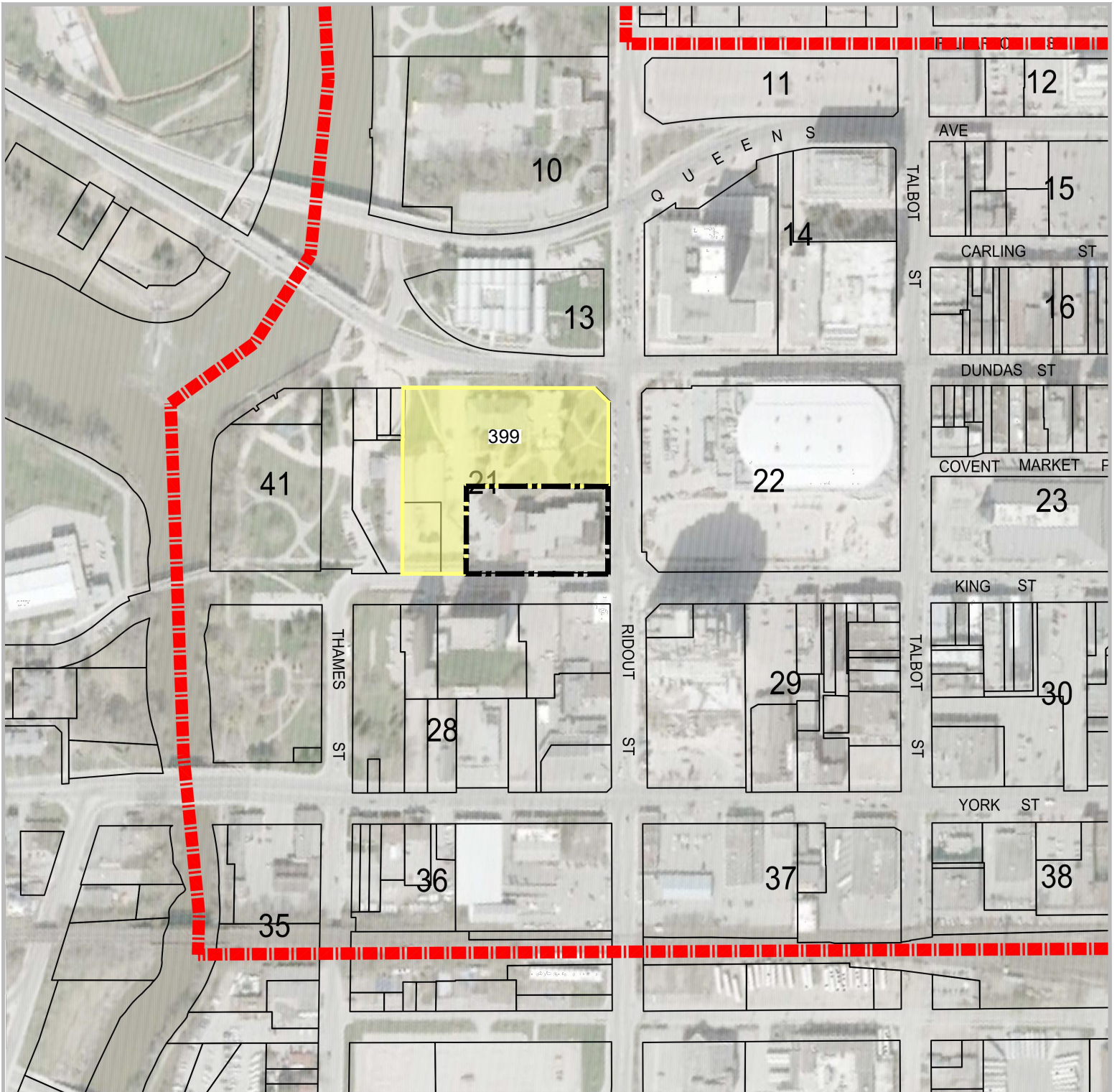




Figure 3:
Heritage Property

LEGEND

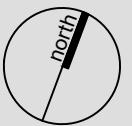
-  Subject Lands
-  Downtown London Heritage Conservation District designated under Part V of the Ontario Heritage Act
-  399 Ridout St N
 - Designated under Part IV of the Ontario Heritage Act
 - Middlesex County Court House National Historic Site of Canada
 - Easement with the Ontario Heritage Trust

DATE: September 2021

SCALE: 1: 3,500

FILE: 1094BO

DRAWN: LC



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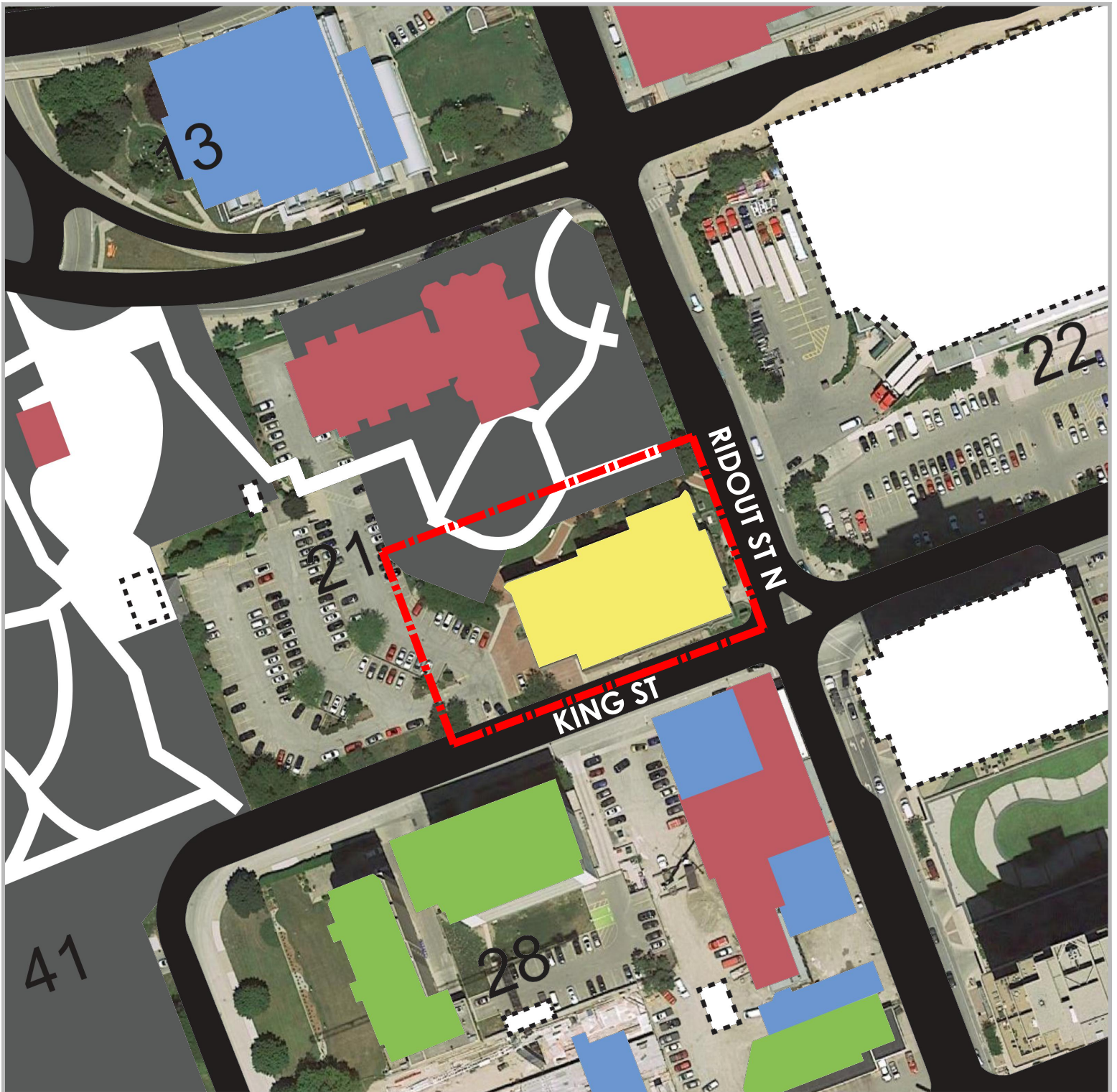










Figure 5:
Building Classifications

LEGEND

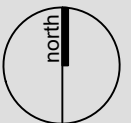
-  Subject Lands
-  Priority A (Historic)
-  Priority B
-  Priority C (Non-Historic)
-  Priority D
-  Non-Historic
-  Landscape
-  HCD Boundary

DATE: September 2021

SCALE: 1: 1,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Building Classification.dwg

50 King Street
City of London

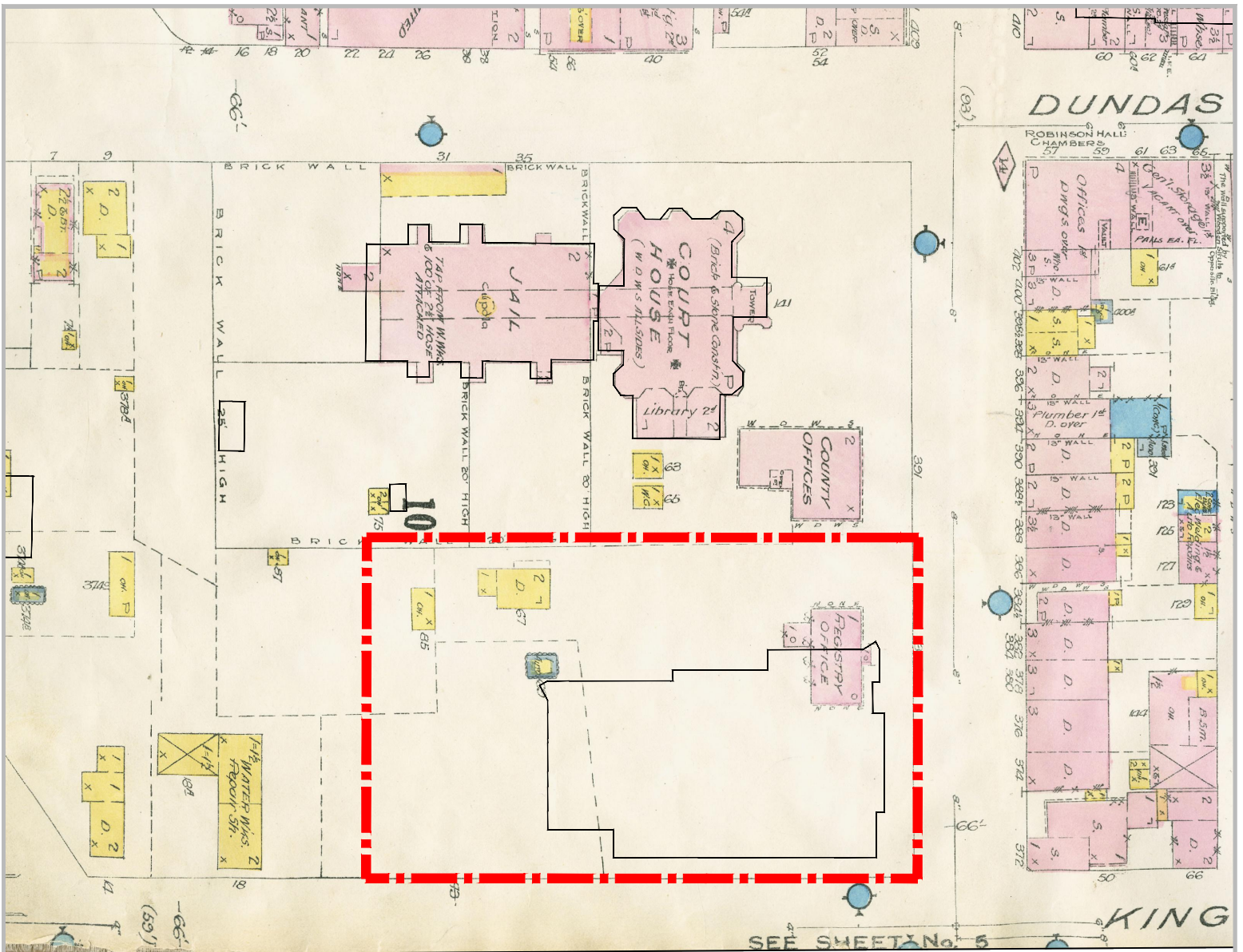




Figure 6:
1912 revise 1922 Fire Insurance Plan of the City of London

LEGEND

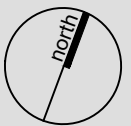
-  Subject Lands
-  Current Building Footprint (City of London)

DATE: October 2021

SCALE: 1: 1,000

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RP\T\Fire Insurance.dwg



Figure 4:
**Approximate Distance
 between Buildings**

50 King Street
 City of London

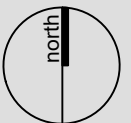
Note:
 Distance between demolition site and courthouse are only
 approximate

DATE: September 2021

SCALE: 1: 750

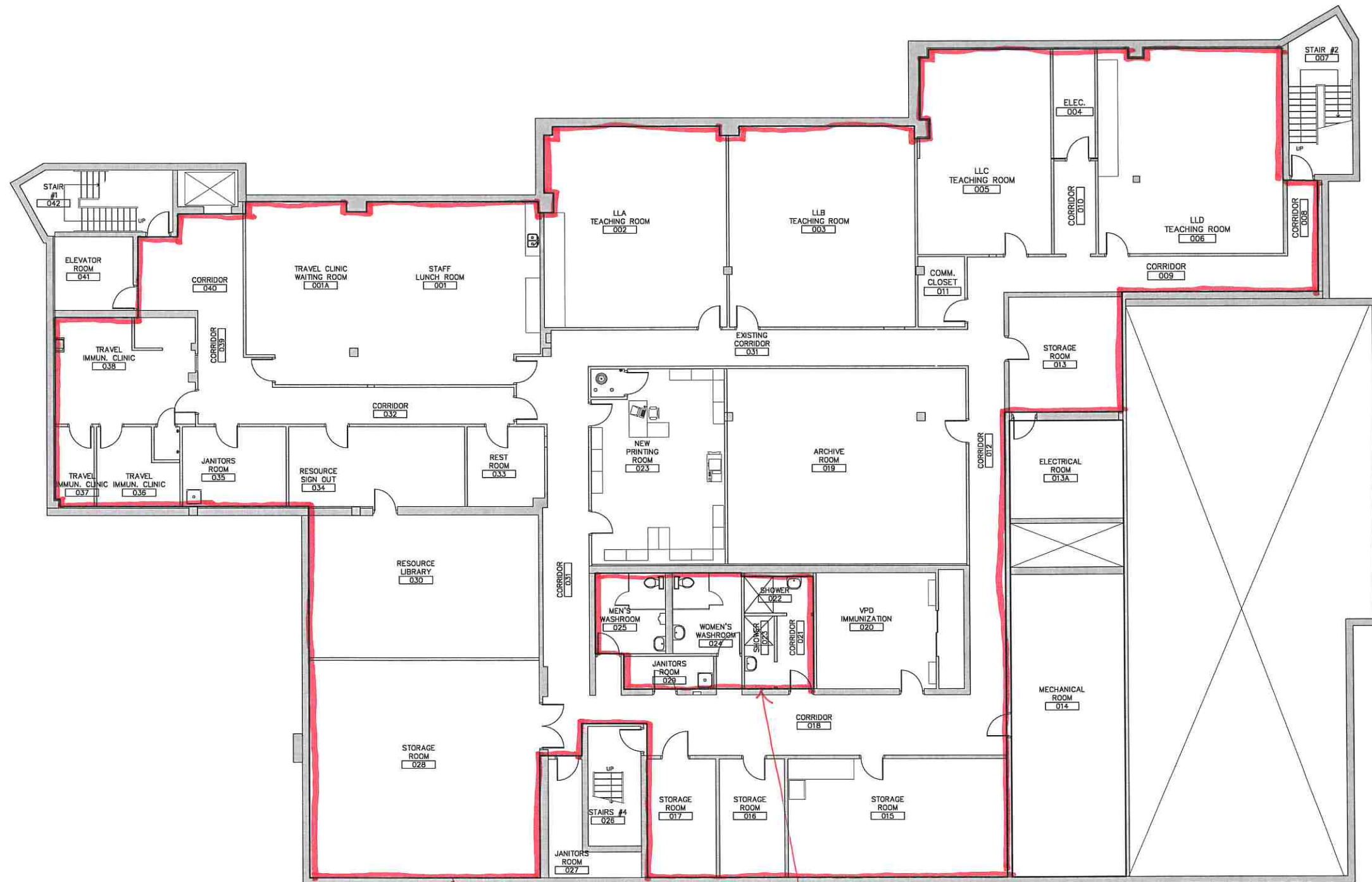
FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Closest Distance.dwg

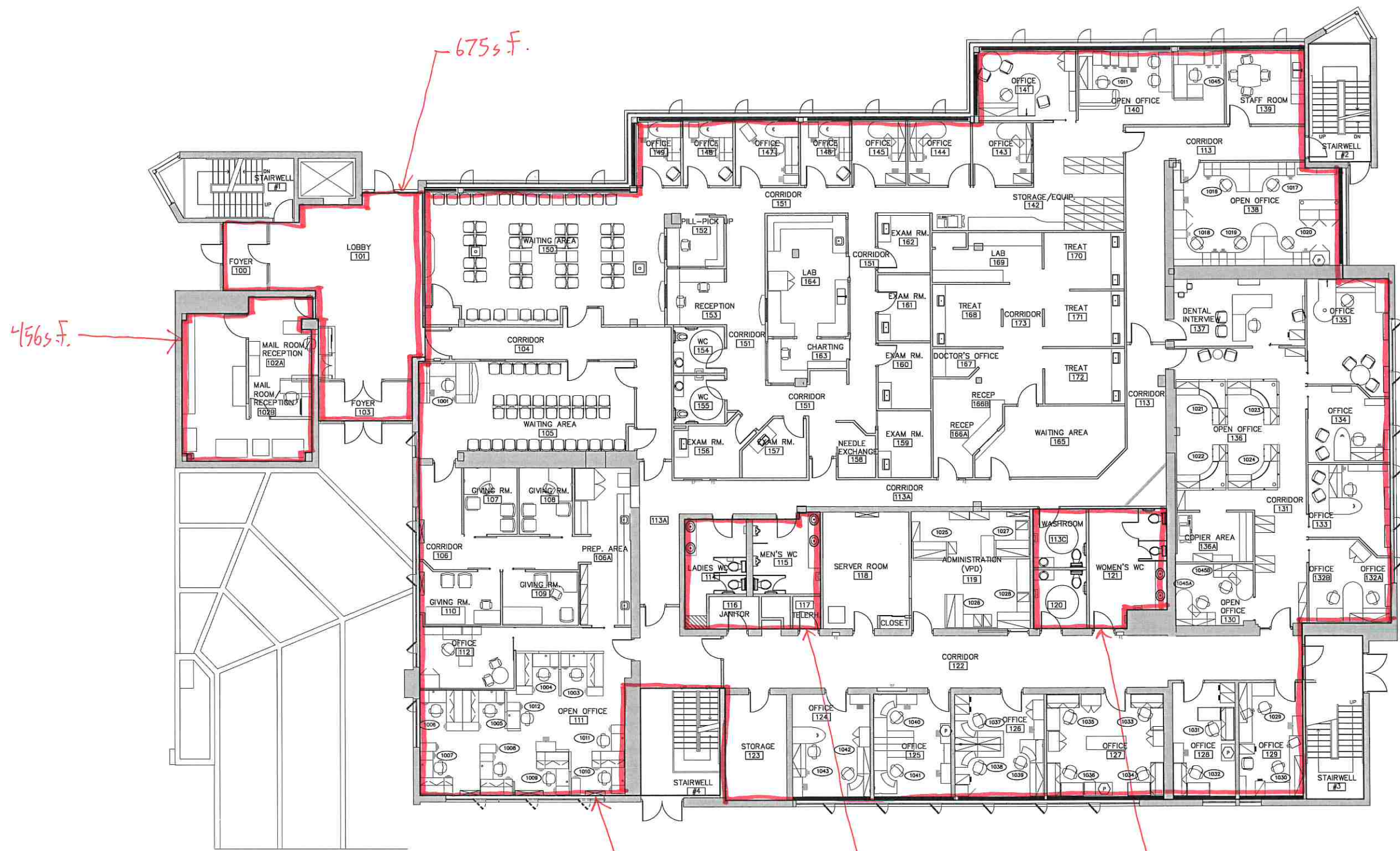
Appendix **B**– Existing Floor Plans



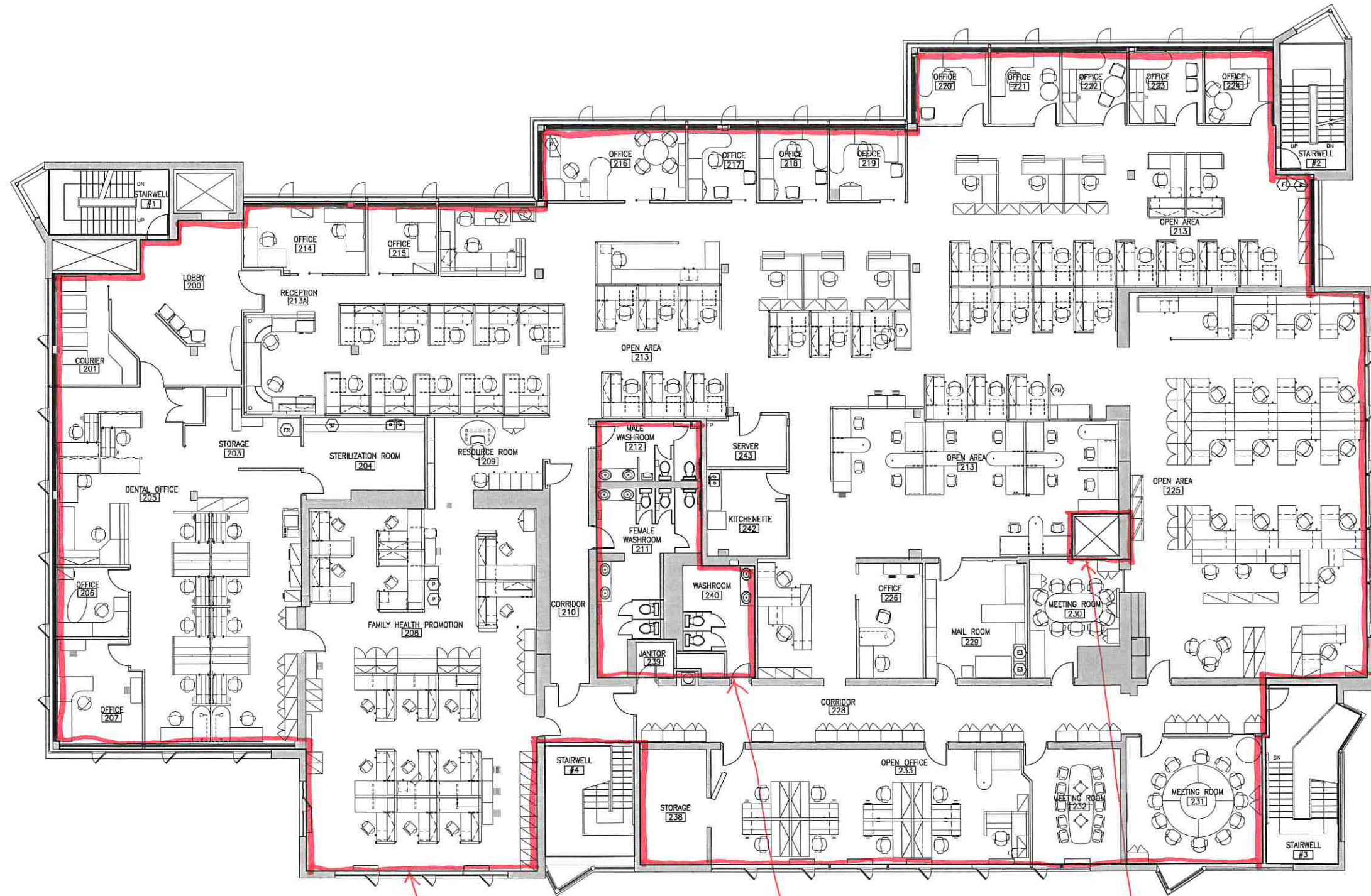
12,225 s.f.

454 s.f. (INCLUDED IN 12,225 s.f.)

50 KING
 LOWER LEVEL
 MARCH 5, 2019



50 KING
 FIRST FLOOR PLAN
 MARCH 5, 2019

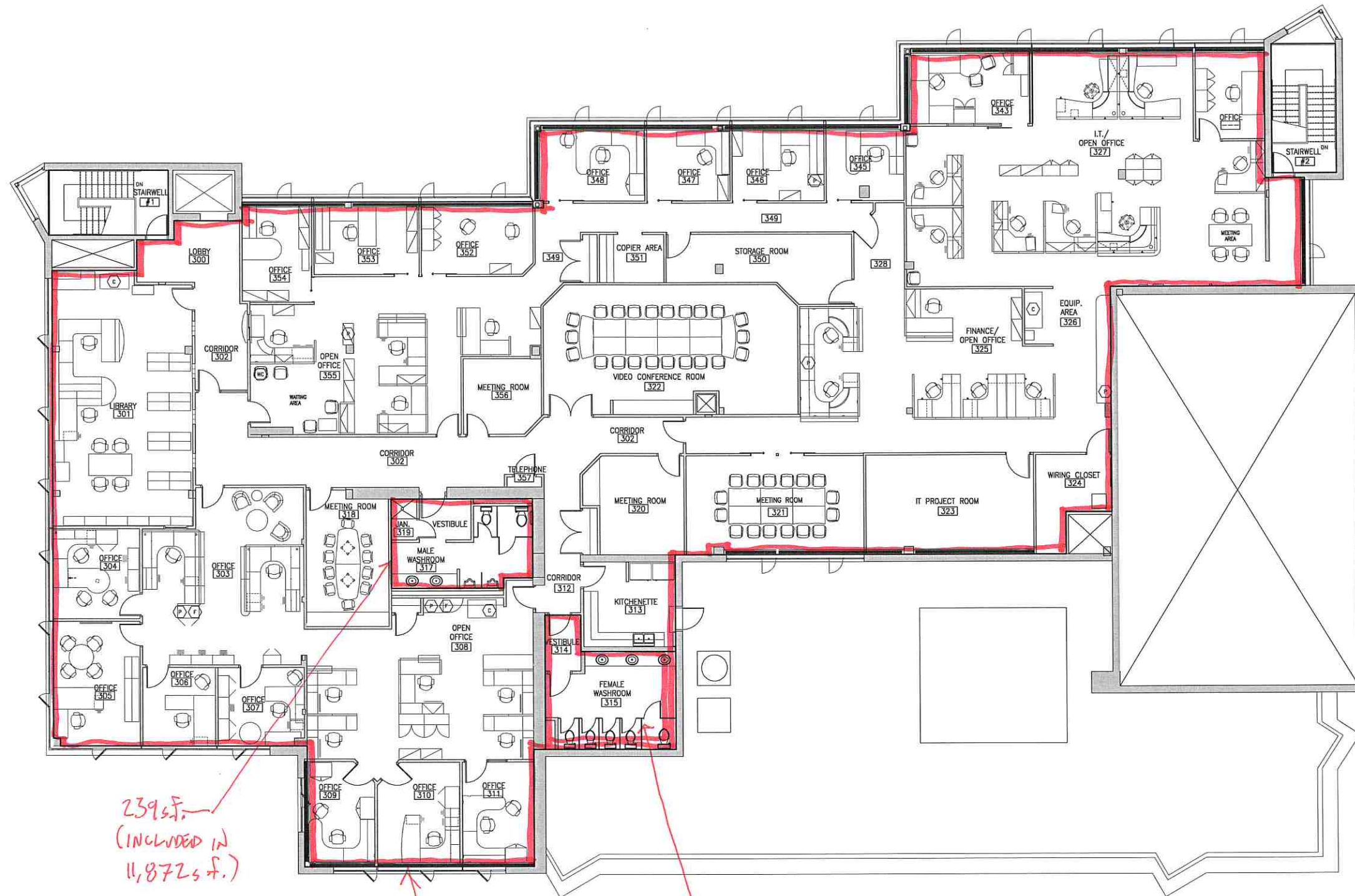


50 KING
 SECOND FLOOR PLAN
 MARCH 5, 2019

16,910 s.f.

626 s.f.
 (INCLUDED IN
 16,910 s.f.)

50 s.f.
 (INCLUDED IN
 16,910 s.f.)



50 KING
 THIRD FLOOR PLAN
 MARCH 5, 2019

Appendix C- Designation By-law for 399 Ridout Street North, London

HAP



FOR OFFICE USE ONLY

NUMBER **753702**
CERTIFICATE OF REGISTRATION

86 DEC 29 AM: 37

MIDDLESEX EAST
No. 33
LONDON

[Signature]
LAND REGISTRAR

(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property

HOUSING DIVISION
RECEIVED
JAN 16 1987
REF. _____
Dollars \$ _____

Additional: See Schedule

(4) Nature of Document

By-law No. L.S.P.-2917-501

(5) Consideration

(6) Description

All that portion of Lots 22, 23, and 24, south of Dundas Street, and Lots 22, 23 and 24 north of King Street in the City of London and County of Middlesex, more particularly described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 30 minutes east of the northerly limit of the said Lots 22, 23 and 24;

CONTINUED ON SCHEDULE

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

Additional: See Schedule

Additional: See Schedule

New Property Identifiers

Executions

(8) This Document provides as follows:

A certified copy of the by-law is attached.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D
THE CORPORATION OF THE CITY OF LONDON Applicant	<i>[Signature]</i> Name: K. W. Sadler Title: City Clerk	1986	11	18

(11) Address for Service

P.O. Box 5035, London, Ontario, N6A 4L9

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D

(13) Address for Service

(14) Municipal Address of Property

Not Assigned

(15) Document Prepared by:

City Clerk's Department
City Hall
300 Dufferin Avenue
London, Ontario
N6A 4L9

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	
Total	

Additional Property Identifier(s) and/or Other Information

Commencing at a point in the northerly limit of the said Lot 22, distant 176.38 feet measured south 68 degrees 30 minutes west along the northerly limit of Lot 21 south of Dundas Street and the northerly limit of the said Lot 22, from the northeast corner of the said Lot 21;

Thence south 18 degrees 47 minutes 07 seconds east 212.54 feet;

Thence south 68 degrees 34 minutes 10 seconds west 210.74 feet;

Thence north 20 degrees 09 minutes 40 seconds west 212.10 feet, more or less, to the northerly limit of the said Lot 24;

Thence north 68 degrees 30 minutes east along the northerly limit of the said Lots 24, 23 and 22 a distance of 215.85 feet, more or less, to the point of commencement.

Bill No. 592
1986

By-law No. L.S.P.-2917-501

A by-law to designate the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street to be of historic and architectural value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337 the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street has been duly published and served and no notice of objection to such designation has been received.


The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, at the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under The Ontario Heritage Act, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on November 17, 1986.



T. C. Gosnell
Mayor



K. W. Sadler
City Clerk

First reading - November 17, 1986
Second reading - November 17, 1986
Third reading - November 17, 1986

SCHEDULE "A"

to By-law No. L.S.P.-2917-501

All that portion of Lots 22, 23 and 24, south of Dundas Street, and Lots 22, 23 and 24 north of King Street in the City of London and County of Middlesex, more particularly described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 30 minutes east of the northerly limit of the said Lots 22, 23 and 24;

Commencing at a point in the northerly limit of the said Lot 22, distant 176.38 feet measured south 68 degrees 30 minutes west along the northerly limit of Lot 21 south of Dundas Street and the northerly limit of the said Lot 22, from the northeast corner of the said Lot 21;

Thence south 18 degrees 47 minutes 07 seconds east 212.54 feet;

Thence south 68 degrees 34 minutes 10 seconds west 210.74 feet;

Thence north 20 degrees 09 minutes 40 seconds west 212.10 feet, more or less, to the northerly limit of the said Lot 24;

Thence north 68 degrees 30 minutes east along the northerly limit of the said Lots 24, 23 and 22 a distance of 215.85 feet, more or less, to the point of commencement.

SCHEDULE "B"

to By-law No. L.S.P.-2917-501

Historical Reasons

The Old Middlesex Gaol was erected between 1842 and 1846 when the prison facilities in the adjoining Court House (now Middlesex Municipal Offices and designated in 1980) became too small for the London district. Together the two buildings form an extremely important group at the Forks of the Thames. The Old Gaol was used as a prison until 1978.

Architectural Reasons

The gaol is built of red, yellow and buff bricks most of which were made nearby. Its architecture is utilitarian in concept with vestiges of Italianate design in its massing, fenestration and cupola. An original cell block, complete with metal doors and solitary confinement, and hanging hook and trap door are preserved.

By-law No. L.S.P.- 2534-582

A by-law to designate the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, of historic and architectural value.

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

AND WHEREAS notice of intention to so designate the property known as the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, having been duly published and served, no notice of objection was received to such designation;

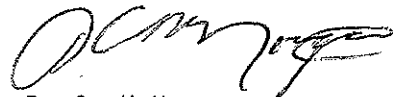
BE IT THEREFORE ENACTED by the Municipal Council of The Corporation of the City of London, as follows:

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

PASSED in open Council this third day of November, A.D., 1980.



M. A. Gleeson
Mayor



P. C. McNorgan
Deputy City Clerk

First reading - November 3, 1980
Second reading - November 3, 1980
Third reading - November 3, 1980

SCHEDULE "A"

to By-law No. L.S.P.- 2534-582

DESCRIPTION OF COURTHOUSE SITE FOR ONTARIO HERITAGE ACT DESIGNATION (REVISION 2)

All that portion of Lots 21 and 22, south of Dundas Street and Lots 21 and 22, north of King Street, formerly in the Town of London, now in the City of London, in the County of Middlesex, in the Province of Ontario and described as follows:

Premising that all hearings herein are astronomic and are referred to the bearing north 68 degrees, 30 minutes east of the northerly limit of the said Lots 21 and 22, south of Dundas Street;

Commencing at the northeast corner of the said Lot 21, south of Dundas Street;

Thence south 68 degrees, 30 minutes west along the northerly limit of the said Lots 21 and 22 a distance of 176.38 feet;

Thence south 18 degrees, 47 minutes, 07 seconds east 212.54 feet;

Thence north 68 degrees, 34 minutes, 10 seconds east 82.23 feet;

Thence north 21 degrees, 26 minutes, 30 seconds west 68.08 feet;

Thence north 68 degrees, 34 minutes, 10 seconds east 104.00 feet more or less to the easterly limit of the said Lot 21, south of Dundas Street;

Thence north 21 degrees, 26 minutes, 30 seconds west along the said easterly limit 144.44 feet more or less to the point of commencement.

SCHEDULE "B"

to By-law No. L.S.P.- 2534-582

Architectural Reasons:

The Court House was completed in 1829 and its architecture represents progressive interpretation of the Gothic Revival style in London, Ontario between 1827 and 1911.

Historical Reasons:

For almost a century and a half, this building has served as a focal point for much of the history of London and the administration of justice in Middlesex County.

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File Sec Thi

BY-LAW NUMBER L.S.P.-2534-582

No. **587605**
Registry Division of Middlesex East (No. 33)
I CERTIFY that this instrument is registered as of
1108A.M.
Registry Office **DEC 16 1980** in the
at London,
Ontario.

David B. Swanson
REGISTRAR.

ap.

A by-law to designate the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, of historic and architectural value.

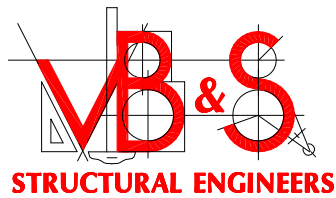
All of Lots 21 and 22, south of Dundas Street
Lots 21 and 22, north of King Street

PASSED - November 3, 1980

City Clerk's Office
City Hall
London, Ontario

21-

Appendix **D**–Structural Engineer Demolition Memo



VanBoxmeer & Stranges

1108 Dundas St., Suite 104
London, Ontario
N5W 3A7
P: (519) 433-4661
vbands@vbands.com

4802 Portage Rd, Unit 1
Niagara Falls, Ontario
L2A 6E3
P: (905) 357-2030
al@vbands.com

October 27, 2021
VB&S Project: 21272

YORK Developments
303 Richmond St., Suite 201
London Ontario
N6B 2H8
Attn: Mr Ali Soufan, President

Structural Review of
Demolition Procedure
50 King Street
London, Ontario

Dear Mr. Soufan:

Thank you for retaining VB&S to provide a demolition report for 50 King St. in London, Ontario. We understand that this building area is greater than the maximum requirement of 600m² to be able to demolish without retaining a structural engineer.

Building Description

- Structural steel framed.
- Concrete slab placed on v-rib deck on open web steel joist bearing on steel beams.
See Photo No 01 & 02.
- Cast-in-place concrete foundation walls.
- Elevator and stairwell walls constructed as either concrete block or cast in place concrete.

Building Description

The structure will be demolished using a procedure typical of these types and heights of buildings. Some of the methods include shears, grapplers, shovels and cranes.

The steel roof and second floor slab demolition will be completed by dismantling the structure. This will involve cutting and dismantling the steel structure in pieces and lowered to grade. At no time will there be lifts or bobcats allowed on the suspended slabs.

The concrete core walls are reinforced with steel reinforcing. The concrete will be crushed in situ and separated from the reinforcing steel and removed. The core walls do not require the existing floors for stability.

Prior to the start of construction and at the end of the working day, the site must be made secure to ensure public safety. All parties involved understand that demolition of the buildings is to proceed carefully to ensure that the safety of the workers and the public is not compromised. All parties acknowledge that our review of the demolition will occur to ensure there are no uncovered items that could compromise the life safety during this process.

We trust that this report meets your satisfaction. If you have any questions or comments, please do not hesitate to contact our office.

Regards,
**VanBoxmeer & Stranges
Engineering Ltd.**



Rick Stranges, P. Eng.
President

RAS/ras

Appendix **E**–Curriculum Vitae



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto
City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

CONTACT

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F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan
 Niagara-on-the-Lake Corridor Design Guidelines
 Cambridge West Master Environmental Servicing Plan
 Township of West Lincoln Settlement Area Expansion Analysis
 Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
 Township of Tiny Residential Land Use Study
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

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

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

CONTACT

540 Bingham Centre Drive,
 Suite 200
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 T 519 576 3650 x 744
 F 519 576 0121
 dcurrie@mhbcplan.com
 www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

EDUCATION

2011

Higher Education Diploma
Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts
World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon- Sorbonne, UNESCO, ICCROM, Macquarie University

www.linkedin.com/in/rachelredshaw

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is member of the Canadian Association of Heritage Professionals.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lecturers on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Intern Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)
RSM Building Consultants

2017 Deputy Clerk,
Township of North Dumfries

2015-2016 Building/ Planning Clerk
Township of North Dumfries

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 2009-2014 Historical Researcher & Planner
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey)
and Executive Assistant, Waterloo Region Plowing Match
and Rural Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2019-2020 Intern Member, Canadian Association of Heritage
Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical
Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries
Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Village Sub-committee, Doors Open
Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken
Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society
- 2011 Member, University of Waterloo Sub-steering Committee for
HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story
of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business
Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and
Gallery

CONTACT

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F 519 576 0121
redshaw@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

2013	Lecture, <i>The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History</i> , University of Guelph Spring Colloquium
2012-2013	Gaelic Events Facilitator, University of Guelph
2012-2015	Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
2012	<i>Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal</i> (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
2012	Waterloo Historical Society Publication, <i>Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries</i>
2007-2012	25 historical publications in the Ayr News (access to some articles http://ayrnews.ca/recent)

PROFESSIONAL DEVELOPMENT COURSES

2020	Condo Director Training Certificate (CAO)
2018	Building Officials and the Law (OBOA Course)
2017-2018	AMCTO Training (MAP 1)
2017	AODA Training
2010	Irish Archaeological Field School Certificate

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

SELECT PROJECT EXPERIENCE 2018-2020

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- Old Kent Brewery, 197 Ann Street, City of London
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (temporary relocation of 107 Young St)

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (CRB)
- 6170 Fallsview Boulevard, City of Niagara Falls

CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener (Temporary relocation)
- 1395 Main Street, City of Kitchener (Relocation)
- 10379 & 10411 Kennedy Road, City of Markham (Relocation)

Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)

- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener (Photographic Documentation Report)
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

CONTACT

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& L A N D S C A P E
A R C H I T E C T U R E