

## Report to Planning and Environment Committee

**To:** Chair and Members  
London Advisory Committee on Heritage

**From:** George Kotsifas, Deputy City Manager, Planning and Economic Development

**Subject:** Demolition Request for Heritage Designated Property at 50 King Street, Downtown Heritage Conservation District, by 50 King Street London Limited  
Public Participation Meeting

**Date:** Monday December 13, 2021

## Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development with the advice of the Heritage Planner, the demolition request for the heritage designated property at 50 King Street, located in the Downtown Heritage Conservation District, **BE PERMITTED** pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

- a) Prior to any demolition, photographic documentations and measured drawings of the existing building at 50 King Street be completed by the property owner and submitted to the satisfaction of the Director, Planning and Development.
- b) Prior to any demolition, a demolition plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development demonstrating how the heritage attributes of adjacent cultural heritage resources are conserved, mitigating any potential direct or indirect adverse impacts, and implementing the recommendations of the Cultural Heritage Impact Assessment submitted as part of the demolition request, it being noted that should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required.
- c) Prior to any demolition, a landscape plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development identifying work required to create a grass lawn on the property as an interim condition until any future redevelopment. No additional commercial and/or accessory parking will be permitted on the property as an interim use prior to the redevelopment of the property. The landscape plan should identify the cost of the work for the purpose of calculating a landscape security.
- d) A security for landscape be taken to ensure condition c) is implemented within an appropriate timeframe.
- e) Prior to demolition, the plaques commemorating the opening of the Middlesex Municipal Building in 1959 and 50 King Street in 1986 be salvaged by the property owner.
- f) Efforts to commemorate the Middlesex Municipal Building and the Court House Block be addressed through any future Heritage Impact Assessment required for the site and integrated into any landscape plans for the broader site.

It being noted that a separate Heritage Impact Assessment will be required as part of a future planning application for the property and Heritage Alteration Permit approval will be required before the issuance of a Building Permit.

## Executive Summary

The former Middlesex Municipal Building, at 50 King Street, in the Downtown Heritage Conservation District, is a C-rated, Non-Heritage resource as identified in the *Downtown Heritage Conservation District Plan*. Demolition is discouraged by the policies of the *Downtown Heritage Conservation District Plan*. In keeping with appropriate City policies,

demolition may be considered, however demolition is a final and irreversible act.

Given the ranking and assignment of the property at 50 King Street by the *Downtown Heritage Conservation District Plan*, the demolition should be permitted with terms and conditions. These terms and conditions serve to document the existing building prior to its demolition, salvage key artifacts, ensure that its demolition does not adversely affect any other cultural heritage resources, and provide direction on the interim use of the property prior to its redevelopment.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
  - Continuing to conserve London's heritage properties and archaeological resources.

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property at 50 King Street is located on the northwest corner of King Street at Ridout Street North (Appendix A).

The property at 50 King Street is located within the "Court House Block," bounded by Dundas Street, Ridout Street North, King Street, and the former road allowance of Thames Street/foot of the gaol walls.

The property at 50 King Street was severed from the remainder of the property on the Court House Block, known municipally as 399 Ridout Street North, in 2014 (B.012/14). The current property boundaries for the subject property at 50 King Street are shown in Appendix A.

#### 1.2 Cultural Heritage Status

The property at 50 King Street is designated pursuant to Part V of the *Ontario Heritage Act*, by By-law No. L.S.P.-3419-124, as part of the Downtown Heritage Conservation District. The Downtown Heritage Conservation District came into force and effect on June 27, 2013.

The property at 50 King Street is identified as a Priority C-property by the *Downtown Heritage Conservation District Plan* with a Non-Heritage identification and a Civic/Institutional streetscape classification (Appendix B).

Both the subject property at 50 King Street and any adjacent properties are "protected heritage properties" per the definition of the *Provincial Policy Statement* (2020).

##### 1.2.1 Adjacent Cultural Heritage Resources

As the property at 50 King Street is located within the Downtown Heritage Conservation District, it is surrounded by cultural heritage resources in all directions.

To the north and west of the subject property is the remainder of the Court House Block, including the Old Court House and Gaol known as 399 Ridout Street North. The Court House is a National Historic Site of Canada, recognized by the Historic Sites and Monuments Board of Canada.<sup>a</sup> The Ontario Heritage Trust holds a Heritage Easement Agreement on the Court House, as was required to access Provincial grants for the restoration of the Court House in 1977-1981. Additionally, the Court House and the

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<sup>a</sup> The plaque and boulder commemorating the Court House as a National Historic Site of Canada has been removed and stored by Parks Canada in advance of the construction on Ridout Street North for the City's Downtown Loop Phase 2 project for Rapid Transit. Parks Canada will return the plaque and boulder to the Court House following construction to be installed in an appropriate location.

Gaol are each individually designated pursuant to Section 29 (Part IV) of the *Ontario Heritage Act*, as well as its designation as a landmark within the Downtown Heritage Conservation District. Burials are known/suspect on the Gaol yards.

To the south, across King Street, is the former site of the Peter McGregor (sic. MacGregor) cabin/tavern which is commemorated in the former Jenkins/Sterling, now Info-Tech, building at 345-359 Ridout Street North. This heritage designated property is part of the Downtown Heritage Conservation District.

To the east, across Ridout Street North, is the parking lot of the Budweiser Gardens arena (99 Dundas Street). To the southeast, kitty corner, is the "Renaissance" high rise tower (71 King Street).

### 1.3 Property History

The Euro-Canadian history of the Court House Block dates to the earliest part of the colonial settlement of London. Following a fire in the administrative capital of the London District, then in Vittoria inland from Lake Erie,<sup>b</sup> in November 1825, a special act was passed on January 30, 1826 to relocate the capital to a reserved tract of land overlooking the Forks of the Thames River (Corfield 1974; Tausky 1993, 28). In June 1826, Mahlon Burwell laid out the original town plot, setting aside the land at Forks for the "administration of justice" (Corfield 1974).

Colonel Thomas Talbot was appointed President of the "Commission for the Building of the Gaol and Court House, London District," along with Mahlon Burwell, Provincial Land Surveyor, James Hamilton, later Sheriff of London District, Charles Ingersoll and John Matthews, members of the Legislative Assembly (Tausky 1993, 28). First, a wooden gaol and court house was constructed as a temporary building.<sup>c</sup> On April 9, 1827 the Commission accepted the proposal of master builder and architect John Ewart for a building which was completed in 1829 (Corfield 1974). While the style of the building was not defined in the tender call, it seems apparent that the Commission influenced the "somewhat Gothic" style of the Court House. The London District Court House was described by contemporary Anna Jameson as "the glory of the townspeople" (Tausky 1993, 28).

By the 1840s, the need for a larger jail (or gaol) facility was apparent. The original Court House, with the gaol on the ground (or lower) floor, faced the Thames River. However, the new gaol was built onto its western front entrance in 1844-1846. The gaol was originally parged like the Court House. The brick structure of the gaol was exposed during the restoration in the early 1980s.

In 1878, a large addition onto the east of the Court House was constructed resulting in the prominent tower that is recognized by Londoners today as a landmark. These renovations maintained the Gothic Revival architectural style initiated in John Ewart's original design through the careful hand of Thomas Tracy, architect and City engineer, and County engineer Charles Holmes (Tausky 1993, 30). Similarly, a 1911 library addition was constructed onto the south façade under the supervision of Albert E. Nutter, architect, both "impressive and sympathetic" in its allusions to the Gothic features of the main building (Tausky 1993, 30).

Hangings at the Court House are documented to have occurred between 1830 and 1951. Prior to 1869, hangings occurred in the public square in front of the Court House; after 1869, hangings took place in the gallows yard. Approximately six burials are believed to have been interred within the Gaol yards, although the precise number and location is not known. During construction work on the parking lot behind the Court House in 1985, the remains of Marion "Peg Leg" Brown were uncovered.

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<sup>b</sup> The first administrative capital of the London District was established at Charlotteville (Turkey Point), established in 1800 until it was relocated inland to Vittoria in 1815.

<sup>c</sup> This building, included within the contract for John Ewart, was moved around the Court House Block. It subsequently served as London's first grammar school. The building was subsequently demolished in 1929 for the construction of the Police Station on the Court House Block (Corfield 1974).

In 1955, the Court House was recognized as a National Historic Site of Canada by the Historic Sites and Monuments Board of Canada. A plaque, commemorating its national significance, was installed on a granite boulder on the front lawn of the Court House in 1956. In addition, plaques commemorating National Historic Persons, including Archibald McCallum, Arthur Currie, Adam Shortt, George William Ross, and Edward Blake, are installed within the Court House building.

During the 1970s, Middlesex County began to consider the future of the Court House Block as its function in the “administration of justice” had been assumed by the Province.<sup>d</sup> The Courts were relocated to the “new” Court House at 80 Dundas Street, which was completed in the Brutalist architectural style to the design of David C. Stevens and Paul M. Skinner, architects, in 1974. In *Towers of Justice* (1974), William Corfield remarks of the old Court House,

*This building gradually became inadequate as London and Middlesex County developed, and Grand Juries condemned the facilities regularly since the turn of the century, despite periodic interior improvements. However, it continued as the seat of justice until mid-1974 when a new Court House opened on the northeast corner of Dundas and Ridout, towering many stories above the castellated turrets of Ewart’s original design which remains as a historical reminder of pioneer justice and architecture which are no more. The building’s record of continuous use for its original purpose over 145 years is, in itself, a unique historical saga.*

The Gaol was closed following the opening of the Elgin-Middlesex Detention Centre (711 Exeter Road) in 1977.

A variety of proposals were presented with many variants on potential uses and designs of the Court House Block, instigating public debate and comment. In 1977, Middlesex County committed to the restoration of the Court House in a four-year project. The restoration of the Court House was supported by \$800,000 from Parks Canada, \$800,000 from the Province (through Wintario and the Ontario Heritage Foundation), and \$600,000 from Middlesex County. The restoration of the Court House was overseen by Norbert J. Schuller, architect, and John Cutler Construction (London) Ltd., contractor. Middlesex County’s administrative offices and County Council Chambers were relocated to the Court House as part of the restoration. The “Middlesex County Building” was officially named by the Council of Middlesex County and celebrated with its official opening on June 26, 1981.<sup>e</sup>

This project was followed by the restoration and renovation of the Gaol. The Gaol was converted into office spaces and meeting rooms, with one jail cell retained. During the restoration project, the gaol walls were reduced to their present extent.

On November 27, 2019, Middlesex County announced the sale of the properties at 399 Ridout Street North and 50 King Street (Court House Block) to York Developments, the current property owner.

In addition to the Court House and Gaol, other buildings were located on the Court House block as part of its function in the “administration of justice.” These buildings included:

- Temporary Court House and Gaol (timber), later the first grammar school, built in 1826 and demolished in 1929
- Mechanics’ Institute, built in 1842 but later moved to the west side of Talbot Street opposite Queens Avenue and destroyed by arson in 1888
- County Administration Building (later Surrogate Court Annex), built in 1865, expanded in 1875, and demolished in 1980
- County Registry Office, built in 1867 and demolished in about 1979

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<sup>d</sup> The original patent from the Crown on December 11, 1868, gave the Court House Block to the Corporation of the County of Middlesex with the restriction that it the land be used for the “administration of justice.” An act, the *Middlesex County Act*, was passed by the Provincial legislature in 1979 to transfer the property in fee simple to alleviate the restriction on the use of the property.

<sup>e</sup> Prior to 1849, the building was known as the London District Court House.

- Police Station, built in 1929-1930 on land leased to the City from the County and demolished in 1978, with a City Yard established prior
- City Registry Office, built in 1924 on land leased to the City from the County and demolished in about 1979
- Middlesex Municipal Building (see Section 1.4)

#### 1.4 Middlesex Municipal Building

The Middlesex Municipal Building (also referred as the Middlesex County Building and more recently the Middlesex-London Health Unit Building) was built in 1959 on the northwest corner of King Street and Ridout Street North (see images in Appendix C).

The Middlesex Municipal Building was a two-storey office building with a partial basement. It is described as having been clad in green glazed brick. The “modern office building,” as labelled by *The London Free Press*, had air conditioning and featured white and silver stairs “delicately suspended in mid-air” and a large blue wall in the lobby with a silver skeleton clock. The building featured three entrances: a westerly entrance and two along King Street (see Image 6). The building was designed by David C. Stevens, architect, and built by Quinney Construction Ltd., of Byron, at a cost of \$360,000 (*London Free Press*, 1959).

The Middlesex Municipal Building housed the administrative offices of Middlesex County, including County Council Chambers from 1959 to 1981. Additionally, the Middlesex County Library, the County health unit, and (Ontario) Ministry of Agriculture and Food were located within the building. The Middlesex Municipal Building was opened by Premier Leslie Frost on November 4, 1959. A plaque commemorating the opening of the Middlesex Municipal Building is installed inside the east foyer (see Image 16).

In the mid-1970s, Middlesex County began to consider how to reorganize its administrative functions once the new Court House and Elgin-Middlesex Detention Centre were completed. Following the restoration of the old Court House, the administrative offices and County Council Chambers were relocated. In a report, Norbert J. Schuller, architect, provided comment on the Middlesex Municipal Building, stating that the building has “no historic significance but does provide good economical office space” (*Report for the Middlesex Court House Property*, 1977, 25). By 1980, plans had been produced to enlarge the Middlesex Municipal Building to better accommodate the Middlesex-London District Health Unit (now Middlesex-London Health Unit). The alterations included plans to remove the glazed green bricks in favour of pre-cast panels that were intended to better complement the architectural character of the Court House as part of an addition project (“Middlesex Oks building expansion,” *London Free Press*, February 18, 1980). These plans were not implemented as they were subsequently deemed “not economically feasible” as determined by County Wardens.

In the following years, *The London Free Press* reported complaints from County Wardens of costs and the design. Changes were made and a more subdued building design to accommodate the Middlesex-London District Health Unit was prepared in 1985 by Norbert J. Schuller, architect, with an estimated cost of \$2,750,000 (“Health unit nears togetherness with sod-turning for expansion,” *London Free Press*, March 11, 1985; see Image 5). Construction was completed in 1986 by Patrick-Enright Construction Ltd., including the large addition and complete brick re-cladding of the old Middlesex Municipal Building. These, and later, renovations removed any remnants of the County Council Chambers from the interior of the building (see Image 15). The building at 50 King Street was opened by Premier David Peterson on May 16, 1986, with a plaque commemorating the opening installed in the main west vestibule of the building (see Image 17).

Following its renovation in 1986, the Middlesex Municipal Building is a two and three-storey building, with a flat roof. It has an irregular but generally rectangular plan, resulting in a dynamic massing, including an umbrage at the main entrance on the

westerly end of the building (see Image 13). The renovation also adapted the building in what could be identified as part of a Post-Modern expression but appears somewhat more transitional or influenced by late Brutalism in its heaviness of the masonry. Ribbon windows and long soldier courses of masonry elongate the horizontality of the façade, especially the north and west façades. The building is clad in a red-brown brick masonry laid in a stretcher bond. Masonry is also used to clad planters around the building's exterior. The building has been integrated in the landscape and pathways of the Court House Block. A terraced parking lot is located to the west of the Middlesex Municipal Building.

The Middlesex-London Health Unit remained the occupant of the former Middlesex Municipal Building until it moved into the Citi Plaza (355 Wellington Road, former Wellington Square Mall/Galleria) on March 30, 2020.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*.

#### **2.1.1 Provincial Policy Statement**

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

In addition, Policy 2.1.3 states,

*Planning authorities shall not permit development or 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 (Provincial Policy Statement, 2020).*

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

#### **2.1.2 Ontario Heritage Act**

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value. This includes the designation of individual properties to be of cultural heritage value or interest pursuant to Section 29 (Part IV), *Ontario Heritage Act*, and groups of properties that together have cultural heritage value or interest pursuant to Section 42 (Part V), *Ontario Heritage Act*, as a Heritage Conservation District.

While the criteria for the designation of a Heritage Conservation District are found in Policy 576\_ of *The London Plan*, the *Ontario Heritage Act* establishes process requirements for decision making.

Section 42(1), *Ontario Heritage Act*, states,

*No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*

1. *Alter, or permit the alteration, of any part of the property owner than the interior of any structure of building on the property.*
2. *Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c.6 s.32(1).*

Following the receipt of a complete Heritage Alteration Permit application and within 90-days of receipt, pursuant to Section 42(4), *Ontario Heritage Act*, the municipality shall give the applicant,

- a) The Heritage Alteration Permit applied for;
- b) Notice that Municipal Council is refusing the application for the Heritage Alteration permit; or,
- c) The Heritage Alteration Permit applied for, with terms and conditions attached.

Pursuant to Section 42(4.1), *Ontario Heritage Act*, consultation with the London Advisory Committee on Heritage (LACH) is required before a decision is made by Municipal Council.

The refusal or terms and conditions on the approval of a Heritage Alteration Permit application may be appealed by the property owner to the Ontario Land Tribunal within 30-days of Municipal Council's decision.

### **2.1.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in."

Policies 575\_ and 576\_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area.

Applicable policies include, but are not limited to:

- Policy 565\_: *New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on those resource. A heritage impact assessment will be required for new development, redevelopment, and all civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impact and explore alternative development approaches and mitigate measures to address any impact to the cultural heritage resource and its heritage attributes.*
- Policy 567\_: *In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resources is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.*
- Policy 594\_: *Within heritage conservation district established in conformity with this chapter, the following policies shall apply:*
  1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
  2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should be complementary to the prevailing character of the area.*
  3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*
- Policy 597\_: *Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of*

*buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act.*

- *Policy 598\_ : Development and site alteration on adjacent lands to a heritage conservation district may be permitted 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.*
- *Policy 599\_ : Where a property is located within a heritage conservation district and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for consideration of a request for demolition or removal.*
- *Policy 600\_ : Where a property within a heritage conservation district is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.*

#### **2.1.4 Downtown Heritage Conservation District Plan**

The cultural heritage value of the Downtown was recognized through its designation as a Heritage Conservation District, pursuant to Part V, *Ontario Heritage Act*, which came into effect in 2013. The *Downtown Heritage Conservation District Plan* provides policies and guidelines to protect, manage, and enhance the unique heritage attributes (character defining elements) and heritage character of London's Downtown.

The significance of the Court House block is acknowledged by its repeated reference in the Heritage Character Statement in Section 2.2 of the *Downtown Heritage Conservation District Plan* as representing an important period of growth and transition beginning in the 1830s and part of its architectural character and as a key public building in the "London District Court House" and administrative centre. The historic public open space of the "Court House Square" is noted, as well as the view of the Court House from Dundas Street and Ridout Street North (also noted in Section 6.2.4, Institutional and Public Realm, and Section 6.2.7, Spatial Elements – Views and Vistas, *Downtown Heritage Conservation District Plan*).

The *Downtown Heritage Conservation District Plan* contains specific policies regarding demolition. The policies of Section 4.6 of the *Downtown Heritage Conservation District Plan* state,

*The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage conservation district is strongly discouraged.*

The *Downtown Heritage Conservation District Plan* recognizes that there are situations where,

*...demolition may be necessary such as partial destruction due to fire or other catastrophic events, sever structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.*

Principles outlined in Section 3.1 of the *Downtown Heritage Conservation District Plan* are derived from *The Venice Charter* (1964). These principles include –

*Find a viable social or economic use – buildings that are vacant or underutilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. City Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to preserve heritage properties.*

Encouraging redevelopment, intensification, and acceptance of the Downtown as the cultural and social focus of the community as a social goal and objective of the *Downtown Heritage Conservation District Plan*. Policies and guidelines for new



development are found in Section 6.1.4 of the *Downtown Heritage Conservation District Plan*.

## **2.2 Demolition Request (Heritage Alteration Permit)**

On November 17, 2021, a Heritage Alteration Permit application, seeking approval to demolish the existing building on the heritage designated property at 50 King Street, was received. The demolition request alludes to a future proposed construction, however is limited to the demolition of the existing building only. A Cultural Heritage Impact Assessment was submitted as part of the Heritage Alteration Permit application (see Section 2.2.1).

Consistent with the requirements of the *Ontario Heritage Act* and the Council Policy Manual, Municipal Council must respond to the Heritage Alteration Permit application within 90-days, or the request is deemed permitted. During this 90-day period, the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning and Environment Committee (PEC).

The 90-day period for this demolition request expires on February 15, 2022.

### **2.2.1 Cultural Heritage Impact Assessment**

A Cultural Heritage Impact Assessment (CHIA) (MHBC, October 25, 2021 - revised) was submitted as part of the Heritage Alteration Permit application. The CHIA is attached as Appendix D.

The CHIA states,

*There is 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).*

The CHIA provides recommendations to mitigate any potential 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 exiting 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.*

## **3.0 Financial Impact/Considerations**

None.

## **4.0 Key Issues and Considerations**

### **4.1 Demolition**

The conservation of our cultural heritage resources is non-renewable; once they are gone or demolished, they are gone forever.

To assist in this important decision making, the policy framework of the *Downtown Heritage Conservation District Plan* has a ranking system to identify the most significant cultural heritage resources within its boundaries. Each Heritage Conservation District Plan establishes its own ranking system or identification of contributing resources, intended to relate to the cultural heritage value or heritage character of that specific Heritage Conservation District. While not wishing to create a curio-cabinet of preserved relics, careful consideration should be undertaken for any demolition request within a Heritage Conservation District as part of the value of a Heritage Conservation District is the collective value of those resources together – the sum of the whole is greater than its parts.

The subject property at 50 King Street is identified as a Priority C, Non-Heritage, Institutional/Civic landscape classification by the *Downtown Heritage Conservation District Plan*. This acknowledges that the property has contributions to the heritage character of the Downtown Heritage Conservation District. However, it acknowledges that the previous renovations or alterations to the built heritage resource are “after the critical period” and “without any discernable heritage features or attributes.” The Priority C ranking affirms the historical significance of the property, but recognizes the changes undertaken to the resource.

Demolition is discouraged by policies of Section 4.6 *Downtown Heritage Conservation District Plan*. The policy does acknowledge that demolition may be permitted, “occasionally... in keeping with appropriate City policies.” With the Priority C, Non-Heritage property at 50 King Street, demolition of the existing building may not be inappropriate.

The potential direct and indirect impacts of demolition must be considered, with any adverse impacts to the subject property, adjacent properties, and the Downtown Heritage Conservation District mitigated.

### **4.2 Documentation**

Demolition is a direct adverse impact to the existing built heritage resource on the subject property at 50 King Street. While its cultural heritage value is limited, per the ranking and classification ascribed by its designation as part of the Downtown Heritage Conservation District, the property retains historical significance as part of the Court House Block, the seat of the Council of Middlesex County from 1959 to 1981, and contributing to the administration of justice and civic life in London and Middlesex County. In time, the architectural expression of the building may be viewed differently.

For these reasons, measured drawings of the building’s exterior and high quality photographs documenting the building’s exterior should be prepared by the property owner and submitted to the satisfaction of the City prior to the building’s demolition in accordance with Policy 600\_ of *The London Plan*. The measured drawings and photographs will serve as an archival record of the existing building.

### **4.3 Salvage**

The existing building features two plaques which commemorate the building’s openings in 1959 and 1986 (see Images 16 and 17). These plaques are key artifacts in the building’s history. These plaques should be salvaged by the property owner prior to the building’s demolition.

### **4.4 Demolition Impacts**

The act of demolishing the existing building at 50 King Street will directly affect that property but could also directly and indirectly affect adjacent and nearby properties.

Immediately adjacent (contiguous, abutting) to the subject property is the Court House (399 Ridout Street North). It is a sensitive and exceedingly significant cultural heritage resource that warrants the highest degree of protection.

Further information is required to demonstrate how the demolition activities will conserve the heritage attributes of adjacent cultural heritage resources consistent with Policy 2.6.3 of the *Provincial Policy Statement* and Policy 598\_ of *The London Plan*. A demolition plan, demonstrating how adjacent properties will be conserved, shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development prior to the issuance of a demolition permit. Fencing, hoarding, or other barriers should be considered in the demolition plan, as well as implementing the recommendations of the CHIA submitted as part of the demolition request.

In addition, there are sensitive archaeological resources known within the area. Should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required.

#### **4.5 Interim Property Condition**

The demolition request received on November 16, 2021 is limited to the demolition of the existing building at 50 King Street. While the CHIA alludes to a future development on the subject property, no planning application has been submitted. Therefore, it is reasonable to anticipate there will be a period of time following the demolition of the existing building prior to the construction of a future development. A vacant construction site would be inappropriate adjacent to the old Court House.

Similarly, the interim use of the property for surface parking, whether commercial or accessory, would also be inappropriate adjacent to the Court House, and should be prohibited.

To maintain the Institutional/Civic landscape character of the subject property, the open, grassed lawn should be extended into the property at 50 King Street as an interim condition that is befitting its location. Inspiration could be drawn from the “Plan of laying out the ground of Publick Square, London” (circa 1800, courtesy Western University; included as Figure 18 of the CHIA in Appendix D).

A landscape plan, demonstrating the work required to extend a grass lawn onto the property, shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development prior to the issuance of a demolition permit. The landscape plan will be required to be implemented within a reasonable amount of time and securities to ensure adherence to the landscape plan will be required.

#### **4.6 Future Building/Redevelopment**

The demolition of the existing building at 50 King Street anticipates its replacement in the future redevelopment of the site. With this brings the opportunity of a compatible, sensitive, and brilliantly designed emblem of civic pride befitting its location adjacent to the most historically significant location in London.

Consistent with the guidelines for development in Section 6.1.4 of the *Downtown Heritage Conservation District Plan* and policies 565\_, 598\_, and 594\_2 of *The London Plan*, any future redevelopment should:

- Respect the local history of the site and its surroundings through architecture and landscape architecture
- Should not diminish the landmark value of the Court House and Gaol, and should seek ways to enhance its landmark value
- Designed anticipating views from 360-degrees, as the site is prominent from many vantages
- Seamlessly link to its surroundings

- Minimize shadows on the Court House and Gaol, and its courtyard, and other adverse impacts
- Seize opportunities to reconnect the Downtown to the Thames River, through physical connections for pedestrians in publicly accessible open spaces as well as views and vistas to, from, and of the site
- Commemorate the historic administration of justice function of the Court House Block in the future development of the site, including the appropriate integration of the National Historic Site of Canada plaque for the Court House as well as the broader site

A separate Heritage Impact Assessment, assessing the impacts of a proposed development on site, on adjacent resources, and on the Downtown Heritage Conservation District, shall be required for a future planning application.

Heritage Alteration Permit approval, in accordance with the requirements of Section 42(1), *Ontario Heritage Act*, shall be required before a Building Permit is issued.

## Conclusion

The former Middlesex Municipal Building, at 50 King Street, in the Downtown Heritage Conservation District, is a C-rated, Non-Heritage resource as identified in the *Downtown Heritage Conservation District Plan*. Demolition is discouraged by the policies of the *Downtown Heritage Conservation District*. In keeping with appropriate City policies, demolition may be considered, however demolition is a final and irreversible act.

Given the ranking and assignment of the property at 50 King Street by the *Downtown Heritage Conservation District Plan*, the demolition should be permitted with terms and conditions. These terms and conditions serve to document the existing building prior to its demolition, salvage key artifacts, ensure that its demolition does not adversely affect any other cultural heritage resources, and provide direction on the interim use of the property prior to its redevelopment.

**Prepared by:** Kyle Gonyou, CAHP  
Heritage Planner

**Reviewed by:** Britt O'Hagan, MCIP RPP  
Manager, Community Planning, Urban Design and Heritage

**Recommended by:** Gregg Barrett, AICP  
Director, Planning and Development

**Submitted by:** George Kotsifas, P. Eng.  
Deputy City Manager, Planning and Economic Development

### Appendices

Appendix A Property Location

Appendix B Extract from *Downtown Heritage Conservation District Plan* – 50 King Street

Appendix C Images

Appendix D Cultural Heritage Impact Assessment (MHBC, dated October 25, 2021)

### Sources

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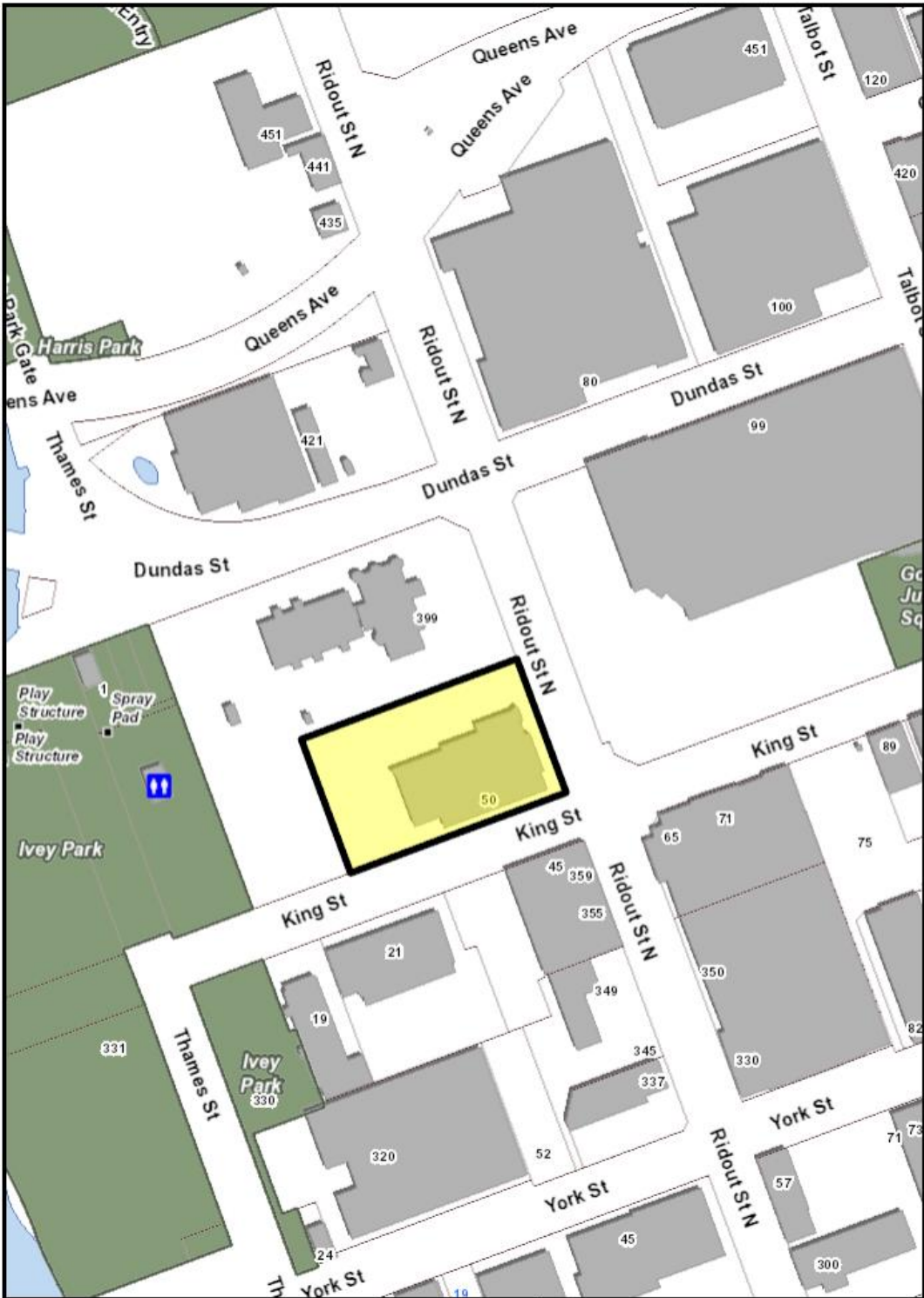
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





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“\$12,000 architectural fee puts board in tizzy.” *London Free Press*. July 30, 1981.

Also see *Cornerstones of Order: Courthouses and Town Halls of Ontario, 1874-1914* by M. Macrae and A. Adamson (1982) and *Middlesex Two Centuries* by E. Phelps (1989).

# Appendix A – Property Location



Location Map		Legend	
Project Title:	50 King Street		Subject Site
Description:			Parks
Created By:	Kyle Gonyou		Assessment Parcels
Date:	11/22/2021		Buildings
Scale:	1:2000		Address Numbers
Corporation of the City of London			

# Appendix B – Extract from *Downtown Heritage Conservation District Plan – 50 King Street*

## Downtown London Heritage Conservation District Plan

### *How does this impact my property?*

#### THE MATRIX

All properties within the boundary of the Heritage Conservation District have been listed in the **Downtown London HCD Matrix**. The matrix identifies how each property is classified under three categories.

**ASSIGNMENT** – classification of the building by its age and/or proximity to other heritage buildings.

**RANK** – the evaluation of a building’s heritage importance and attributes classified as either a priority A, B, or C.

**LANDSCAPE** – a building or site’s relevance to the adjoining streetscape and historical land uses.

#### HOW TO USE THE MATRIX

Step 1 – check the map to see if your property is within the boundary of the Downtown London HCD. If so, identify the Quadrant number that includes your property.

Step 2 – turn to the page that lists the properties found within that Quadrant.

Step 3 – find the address for your property and scroll across the line to determine how the property was classified under the three categories.

Example:

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
487 Richmond St.	H	Brick com. C. 1890	B	Two storey painted brick Replacement windows on left façade Wood sash in right façade Traditional store fronts Brick cornices	ii

Step 4 – Refer to the Index below to see how this affects your property.

# Downtown London Heritage Conservation District Plan

---

## MATRIX INDEX

### Assignment:

**H (Historic)** – Structure built within the critical period between the 1830’s -1980’s as defined during the Downtown London HCD Study (January, 2011). The building’s architectural character is derived from a number of elements which may include: materials; window design and pattern; store fronts and upper facades; signage; and/or roof type. It may also be associated with other historical attributes such as architect, owners, use. Its importance as part of the streetscape and the District as a whole is reflected in its ranking. ***It is imperative that buildings with an H assignment are recognized as falling under the most stringent guidelines of this document based on the associated Ranking. (Section 6.1.1 – 6.1.3)***

**I (Infill)** – Structures and/or sites with no identifiable heritage characteristics but their location as part of the streetscape and/or proximity to other heritage structures deems them integral to the District. As potential redevelopment sites they are subject to the appropriate guidelines. (Section 6.1.4)

**N (Non-Heritage)** – Structures built after the critical period (c.1985) and without discernable heritage features or attributes. At the time of redevelopment they may need to have regard for the applicable infill guidelines. (Section 6.1.4)

### Ranking:

**A** – Structure assessed as currently having any combination of the following attributes: all or most of the building’s façade elements are intact; windows may be replaced but occupy original openings; store front retains tradition shape and some features such as windows or terrazzo pavement; previously designated; historical or landmark significance; noted architect; good or very good example of recognizable style; important to streetscape; good restorations.

**B** – Structure assessed as currently having any combination of the following attributes: elements have been lost or replaced; façade has been painted or covered with stucco or cladding; windows replaced but occupy original openings; period store front altered or replaced; may still have historical or landmark significance; possibly noted architect; important to streetscape.

**C** – Structure assessed as currently having any combination of the following attributes: most or all of the façade elements have been replaced; store front replaced; retains original form and massing; retains some historical significance; does not relate to streetscape; renovated using inappropriate material or designs.

**D** – Structure assessed as currently having any combination of the following attributes: some or all of the original detailing is present but has no historical or architectural significance. These buildings are not covered by the alteration guidelines other than with respect to demolition and replacement by new structures subject to the joint HCD guidelines/urban downtown design guidelines.



## Downtown London Heritage Conservation District Plan

---

Use the following chart to determine the applicable Guidelines as found within the report:

	H – Historic	I –Infill	N – Non-Heritage
<b>A*</b>	All elements to be retained. (Section 6.1.1 – 6.1.3)		
<b>B*</b>	Elements should be replicated using traditional materials. (Section 6.1.1 – 6.1.5)		
<b>C</b>	Restorations should be considered using traditional materials. (Section 6.1.5)	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)
<b>D</b>	Demolition/replacement subject to guidelines for new development only.	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)

**\* Heritage Alteration Permit required**

Landscape:

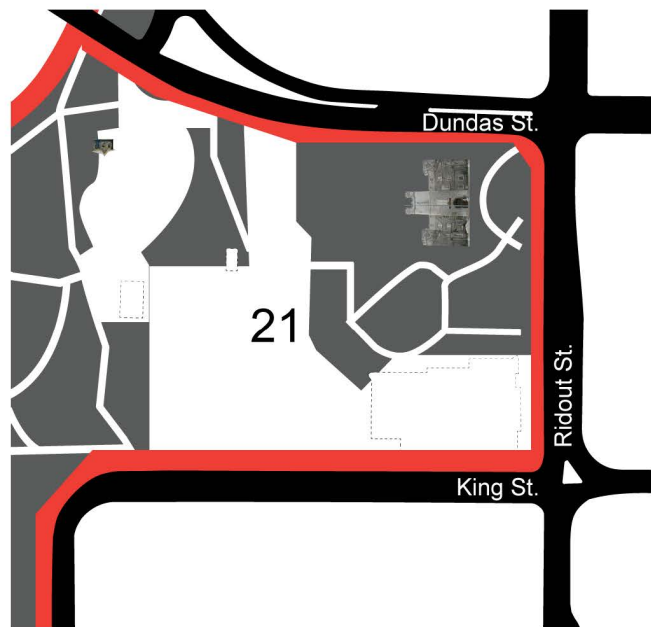
This classification will have limited impact on most property owners as it deals with the streetscapes and open spaces within the District. Primarily, it will define guidelines and considerations when embarking upon a site redevelopment and the interface with the adjacent public right-of-way. It will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

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

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

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

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



**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

## Appendix C – Images



Image 1: Aerial image from 1919, looking east towards Downtown, with the location of the subject property at 50 King Street shown in a circle. Courtesy Bishop Barker Co. Ltd., 1919.

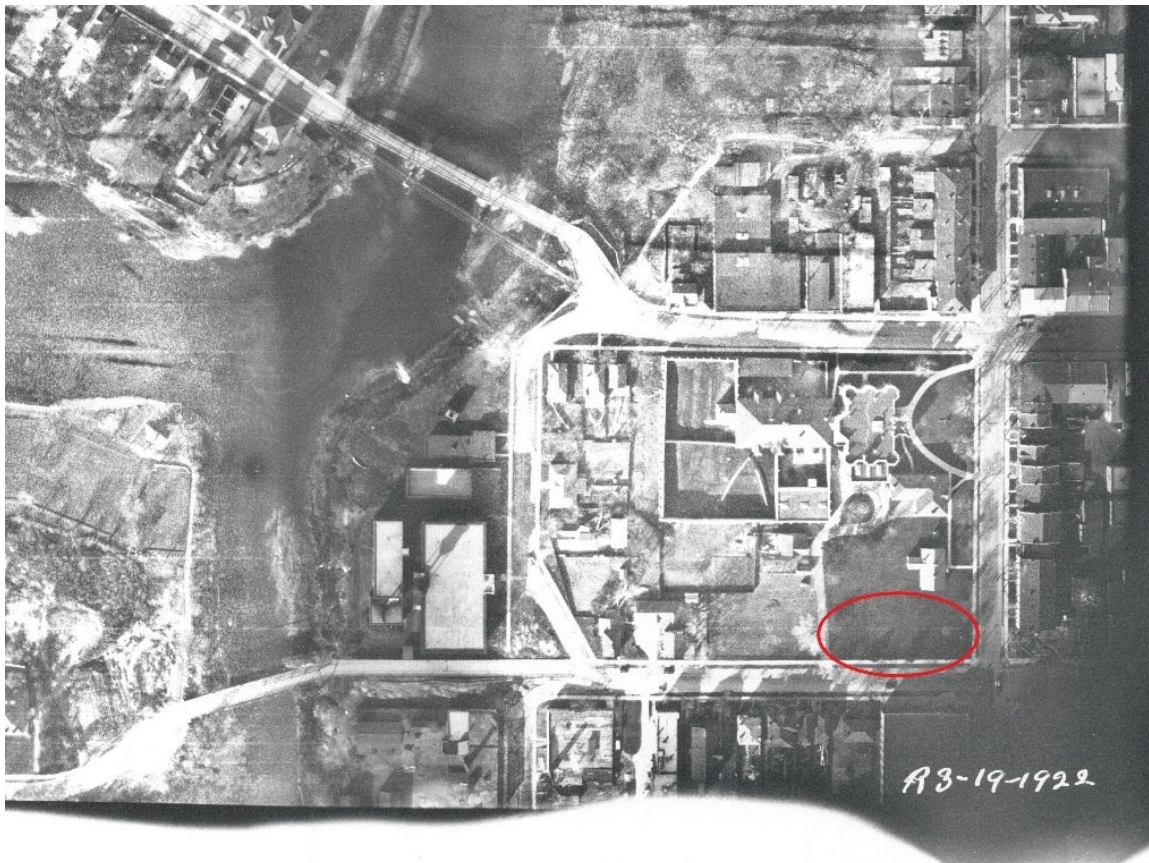
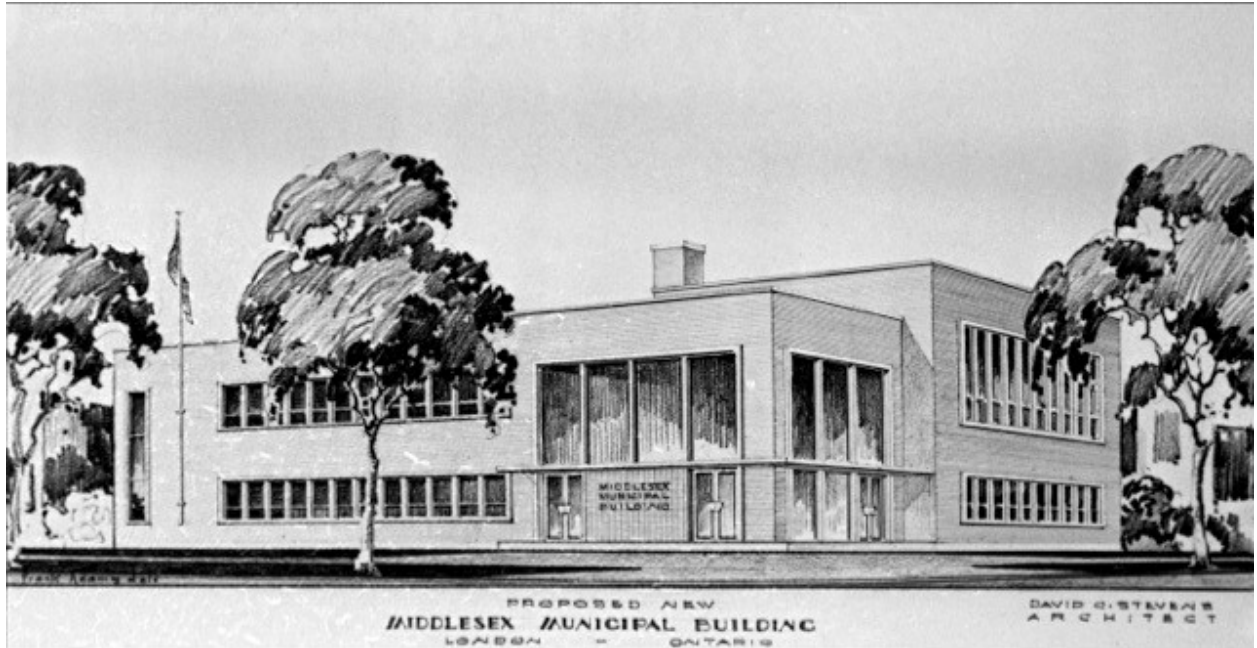


Image 2: Aerial photograph from 1922, showing the Forks of the Thames, with the subject property at 50 King Street highlighted. Note there is no building present on subject property. Line R3, Photograph 19. Courtesy Western University.





*Image 5: Architectural drawing, by David C. Stevens, architect, for the Middlesex Municipal Building. Courtesy Archives and Special Collections, Western University.*



*Image 6: View of the south and east façades of the Middlesex Municipal Building taken shortly after its construction in 1959. Courtesy Archives and Special Collections, Western University.*



*Image 7: View showing the Court House Block and the Downtown, looking northeast, in 1966. This view shows the two-storey Middlesex Municipal Building, constructed in 1959. Aerial envelope 706, courtesy Archives and Special Collections, Western University.*



*Image 8: Aerial photograph from 1978 annotated to show the building at 50 King Street (circled in red). The old Police Station has been demolished, and demolition is underway on the Penman's Factory (now Ivey Park) as well as the Exchange Building (now the lawn of Museum London at 421 Ridout Street North). The City Registry Office, the County Registry Office, and the County Building (Surrogate Court Building) are still extant at the time of the photograph in 1978.*

*Image 9: Aerial photograph showing the Court House Block, with the Court House and Gaol, and Middlesex Municipal Building in 1982. Courtesy Middlesex County Interactive Tour.*



Image 10: Aerial photograph showing the Court House Block, with the Court House and Gaol, and Middlesex Municipal Building in 1982. Courtesy Middlesex County Interactive Tour.

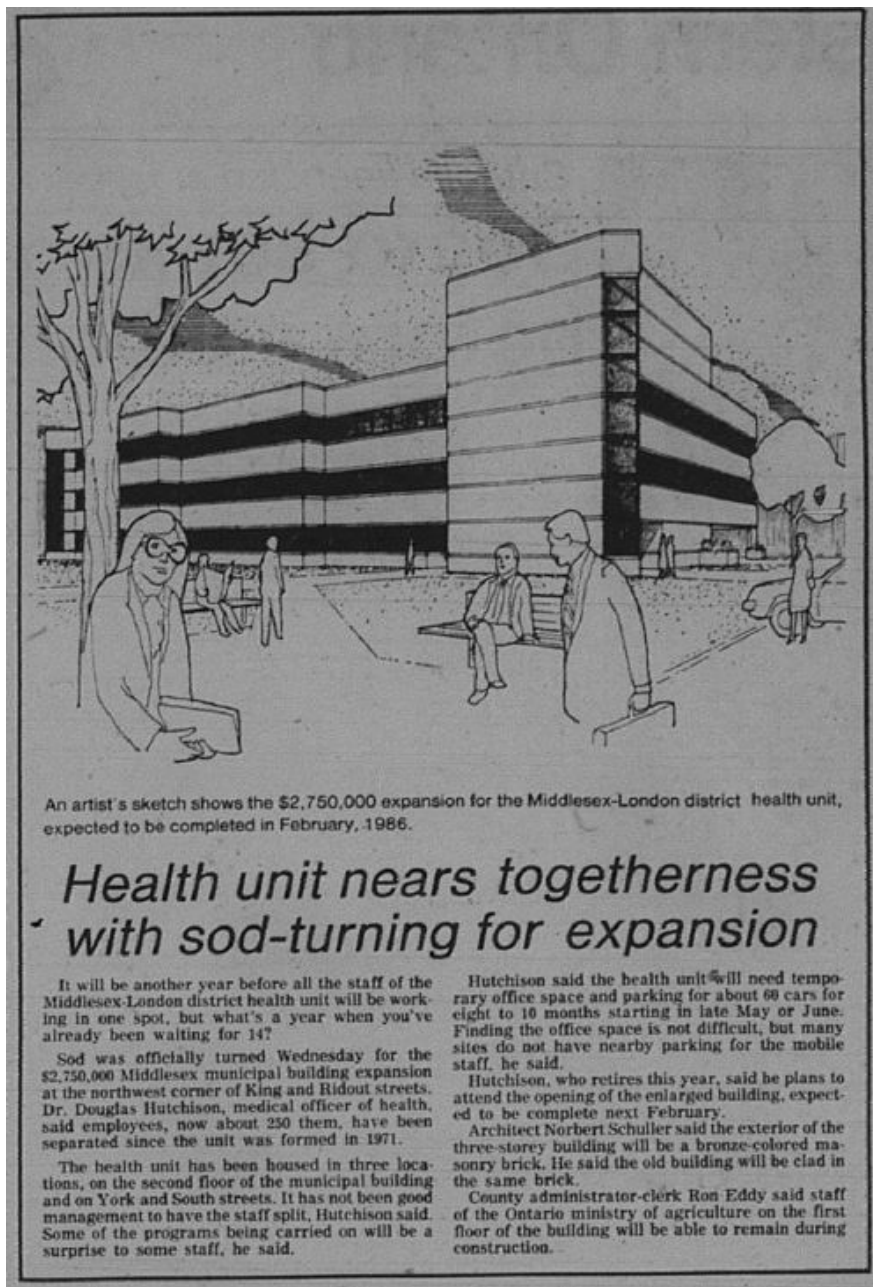


Image 11: Artist's sketch of the expansion of the Middlesex Municipal Building for the Middlesex-London District Health Unit featured in The London Free Press on March 11, 1985. The sketch shows the north and west façade of the addition.



*Image 12: East (Ridout Street North) elevation of the building on the subject property at 50 King Street.*



*Image 13: South (King Street) and west elevations of the building on the subject property at 50 King Street. The main entrance is located under the umbrage (overhang).*





*Image 14: Detail of the west and north elevations of the building on the property at 50 King Street.*



*Image 15: This photograph, showing the westerly staircase/stairwell with the doors onto King Street, shows some of the few remnants of the 1959 building's details: terrazzo flooring, stacked roman bricks, and the staircase.*



Image 16: This meeting room, with its large window facing Ridout Street North, appears to have been the former Council Chambers for Middlesex County.



Image 17: Plaque, installed in the east vestibule with access off Ridout Street North, commemorating the opening of the Middlesex Municipal Building by Premier Leslie M. Frost on November 4, 1959.



*Image 18: Plaque commemorating the opening of the building at 50 King Street by Premier David Peterson on May 16, 1986, installed in the main (west) vestibule.*

## **Appendix D – Cultural Heritage Impact Assessment**

Cultural Heritage Impact Assessment (MHBC, dated October 25, 2021) – *attached separately*

# Cultural Heritage Impact Assessment

50 King Street,  
London, Ontario

Date:

**October 25, 2021**

Prepared for:

**York Developments**

Prepared by:

**MacNaughton Hermsen Britton  
Clarkson Planning Limited (MHBC)**

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

T: 519 576 3650

F: 519 576 0121

**Project No. 1094BO**



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

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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

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Redshaw, MA, HE Dipl., CAHP	<i>Heritage Planner</i>	Research and Author

# 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

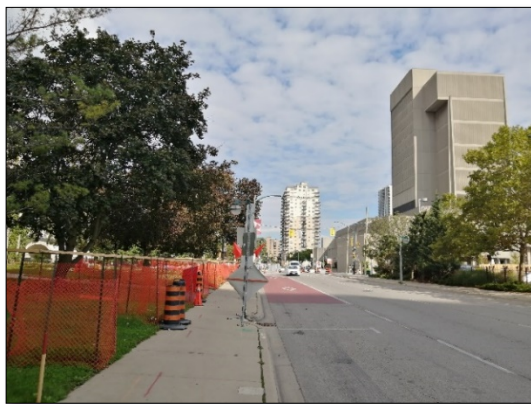
The subject property is located at 50 King Street, London is legally described as Part of Lots 21, 22 & 23, North of King Street, Designated as Part 2, 33r019880, City of London. The subject property is located at the intersection of King and Ridout Street North and is north of King Street, south of 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 5188.1m<sup>2</sup> in size. See “**Appendix A**” for map of subject property.



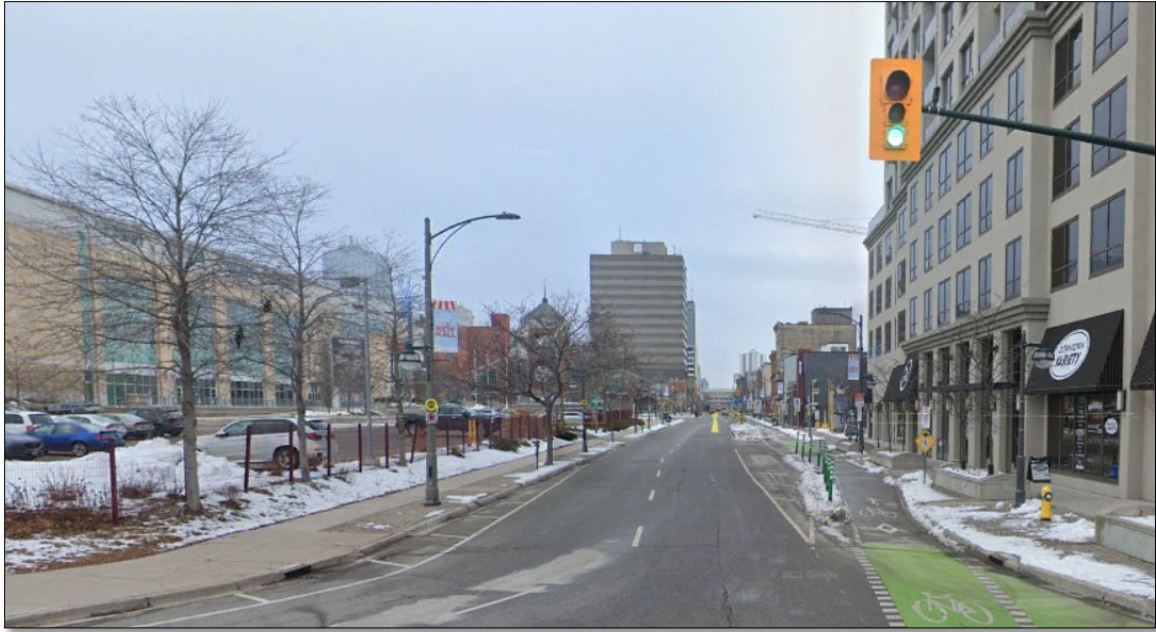
**Figure 1:** Aerial photograph of the subject property noted in red (Source: MHBC, 2021).

## 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.



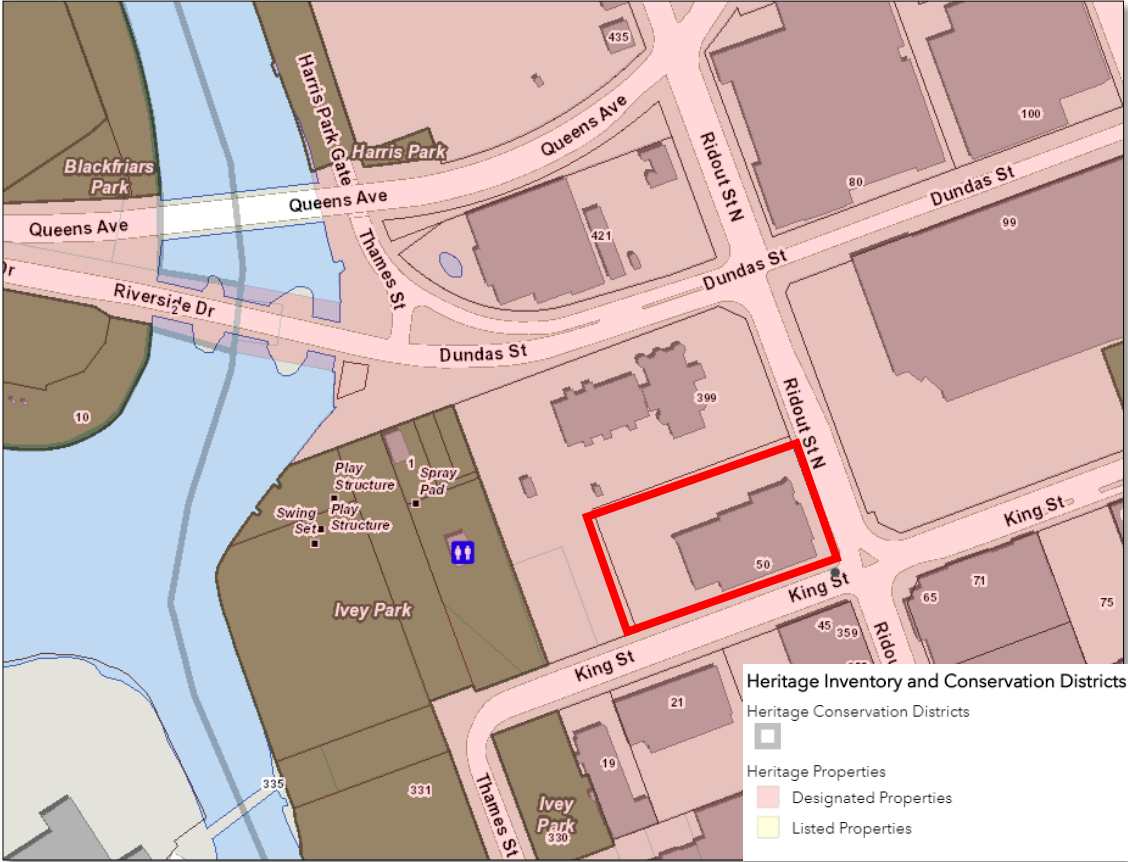
**Figures 2, 3, 4, 5:** (above left) View looking northwards along Ridout Street; (above right) View of Ridout Street looking southwards towards King Street; (below left) View of north elevation of existing building on subject property from adjacent courthouse; (below right) View of Queens Avenue (Source: 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><b>50 King Street (Subject Property)</b> 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><b>399 Ridout Street North</b> 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>

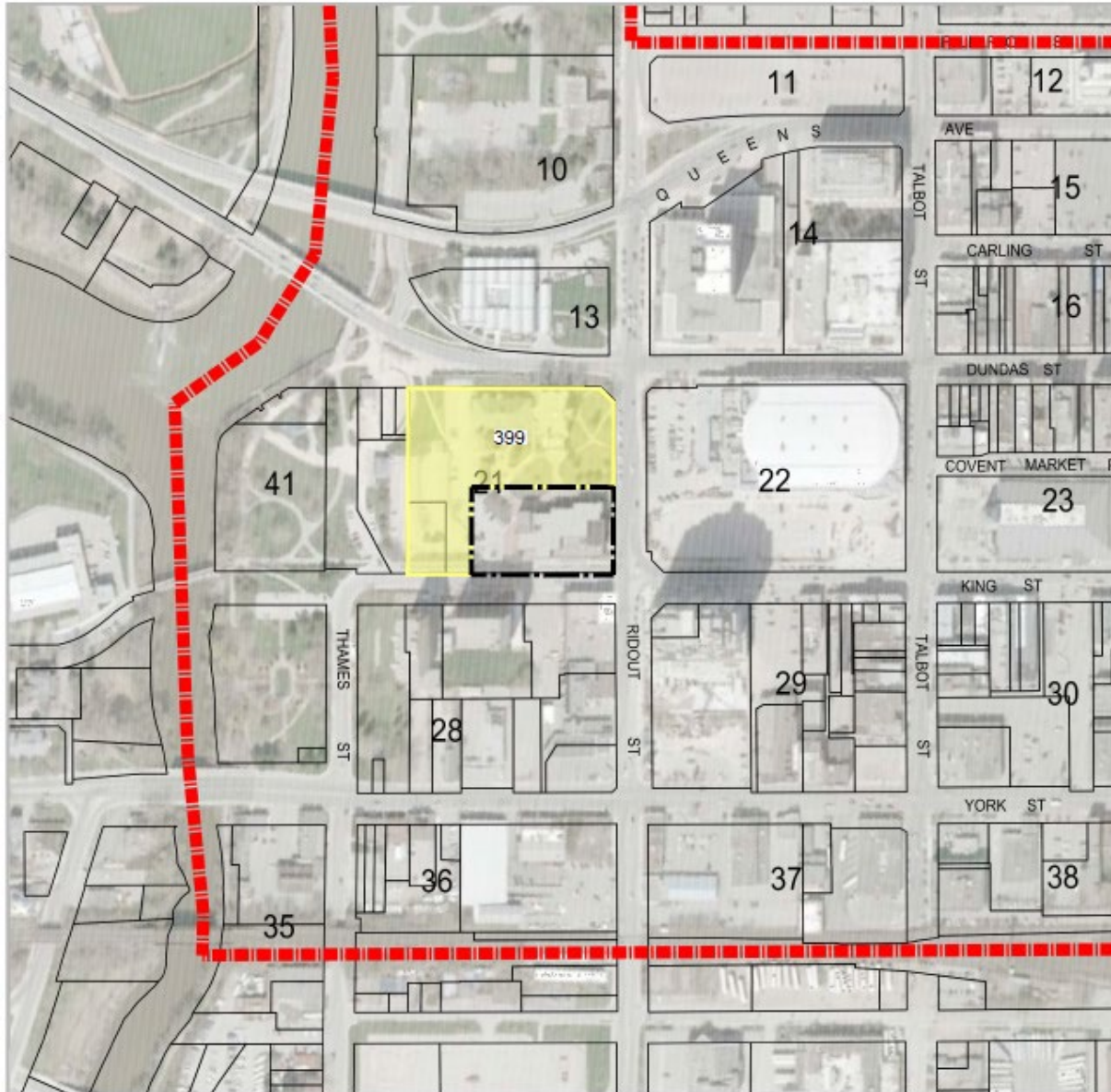





Figure 3:  
**Heritage Property**

- 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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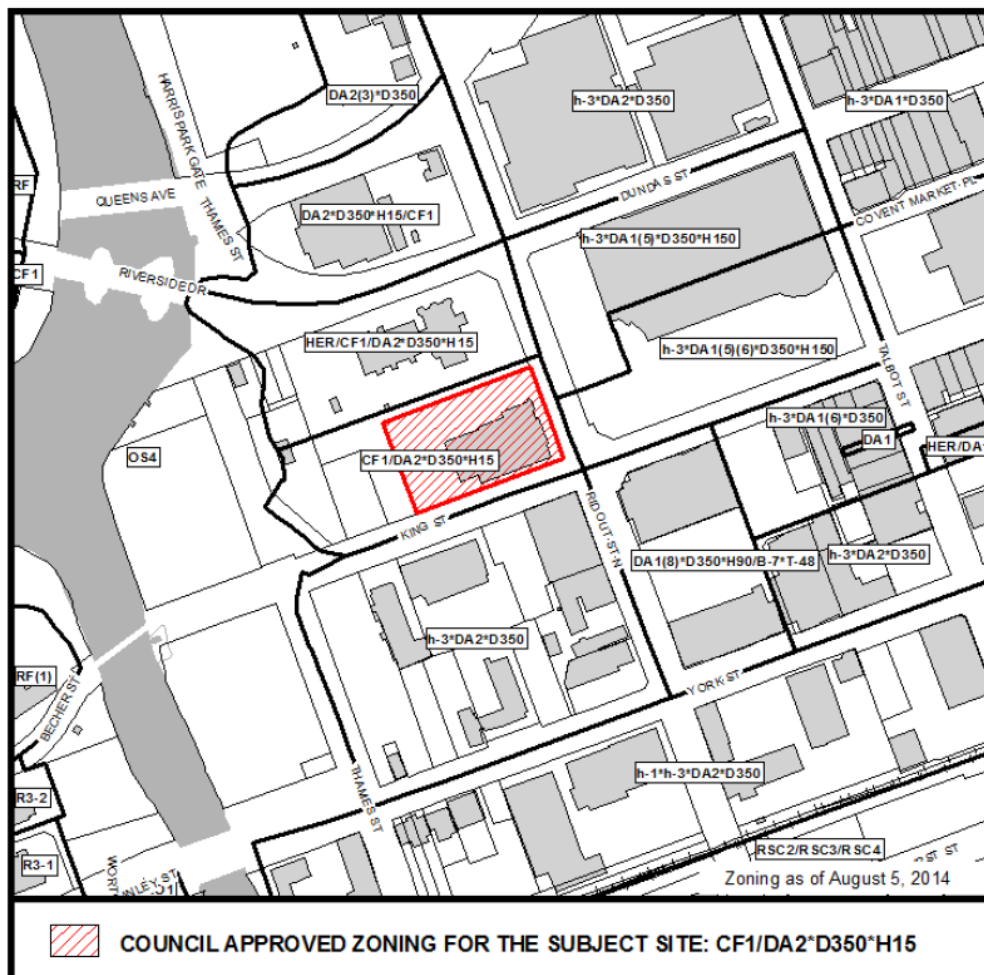
50 King Street  
 City of London

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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 Plan<sup>1</sup> 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*

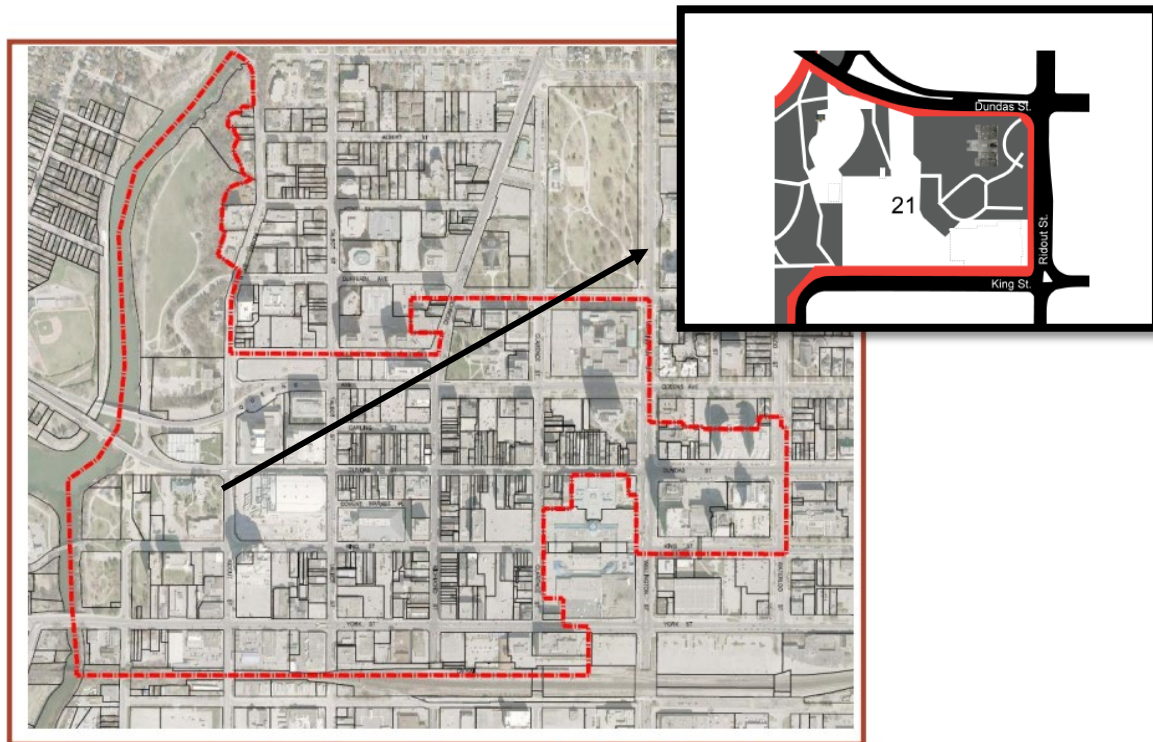
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<sup>1</sup> Plan is entitled “Downtown London Heritage Conservation District”, however, is referred to as the “Downtown Heritage Conservation District” (DHCD) within the City’s Register of Cultural Heritage Resources.

*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)

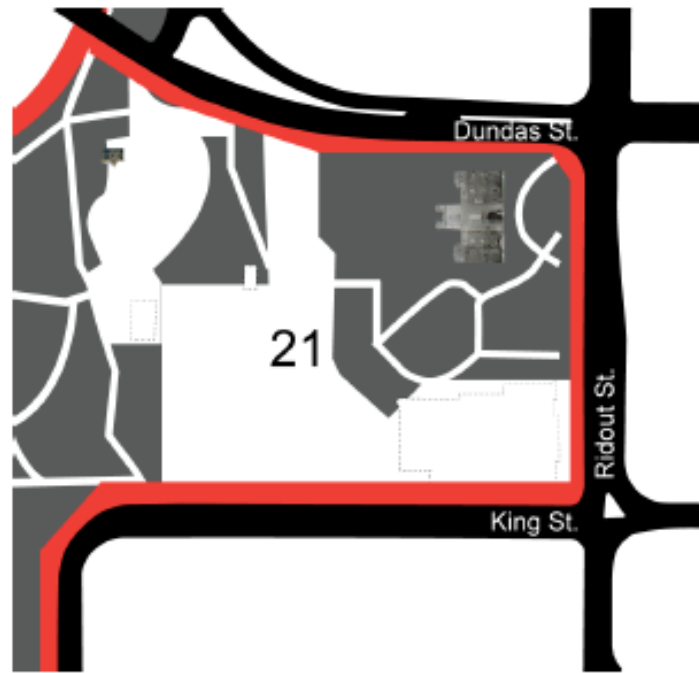
The subject property and adjacent Middlesex County Courthouse are located within the Downtown (London) Heritage Conservation District within quadrant 21 (see Figures 11 & 12 below).



*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)





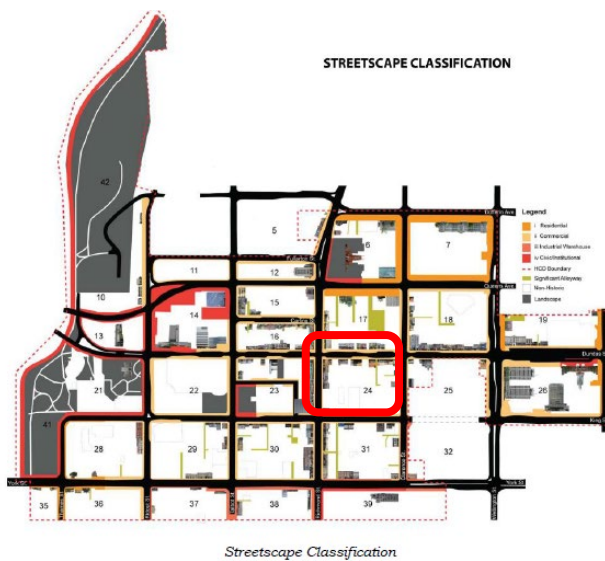
Quadrant 21

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)

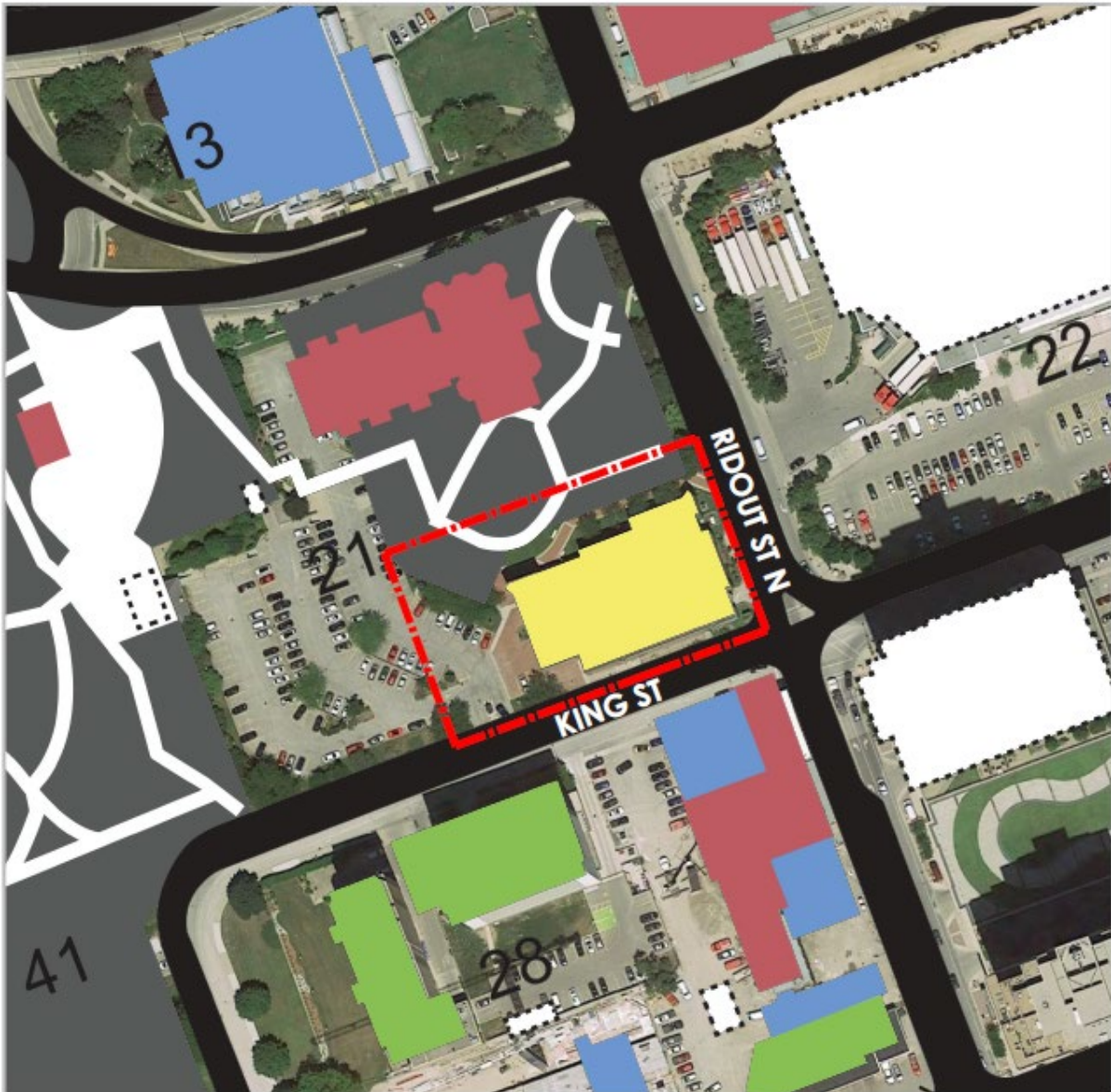


Figure 5:  
**Building  
 Classifications**

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

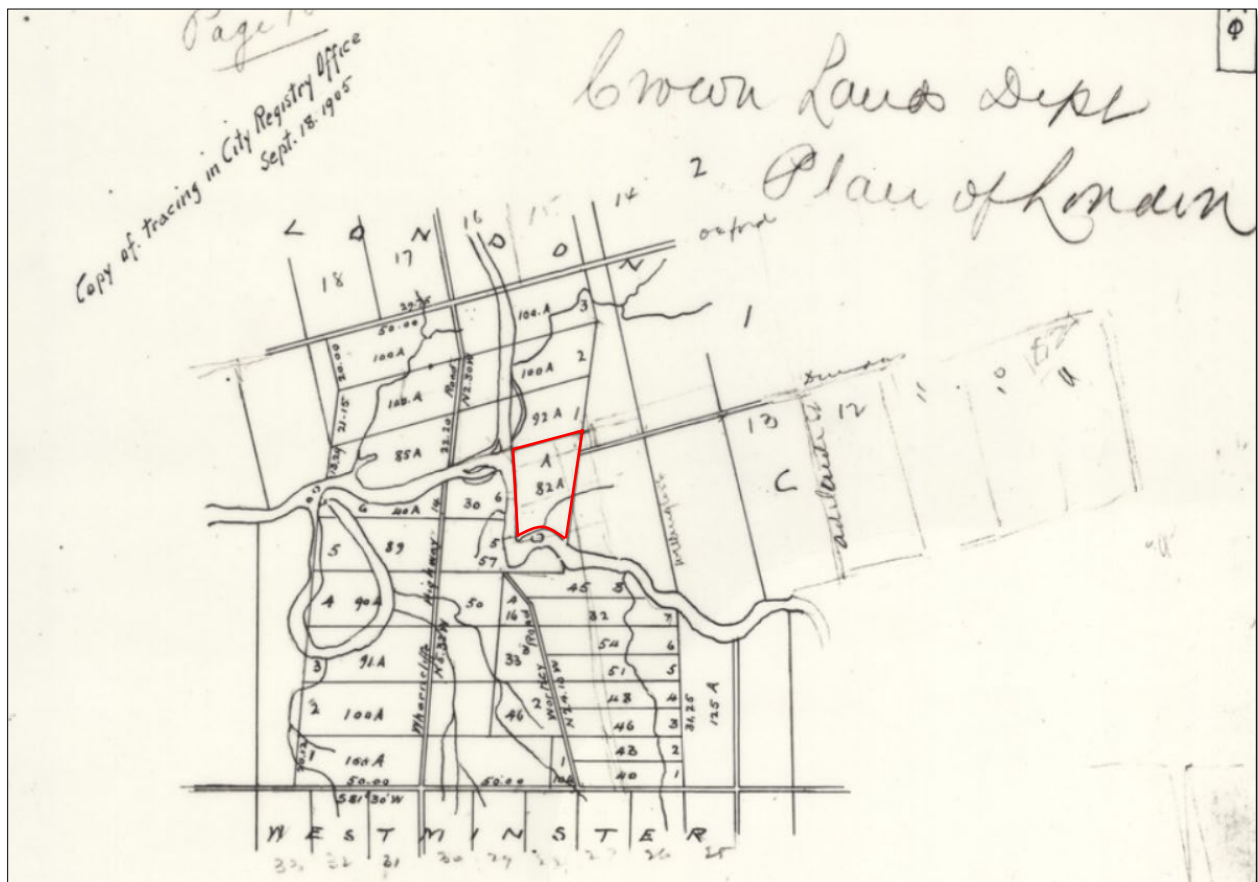
The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16<sup>th</sup> and 17<sup>th</sup> 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 16<sup>th</sup> 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 30km<sup>2</sup> 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).

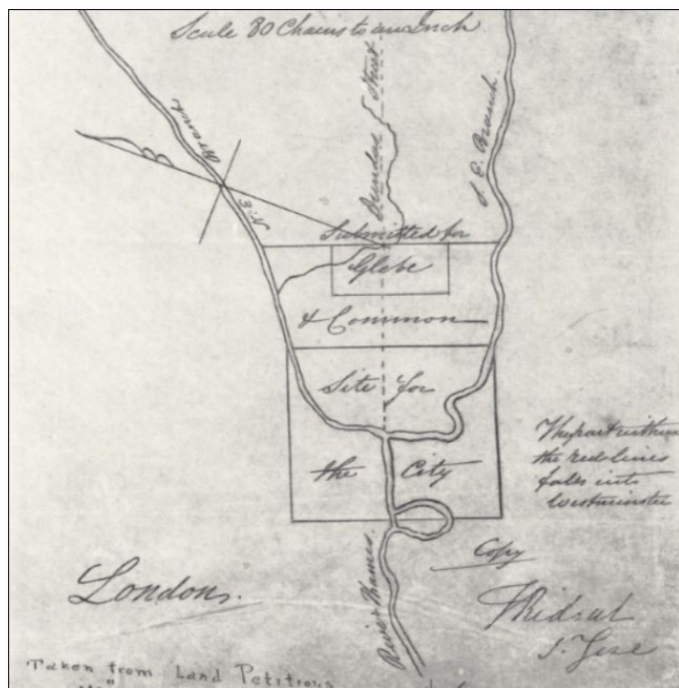
Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town's centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running through the town, 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 19<sup>th</sup> 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

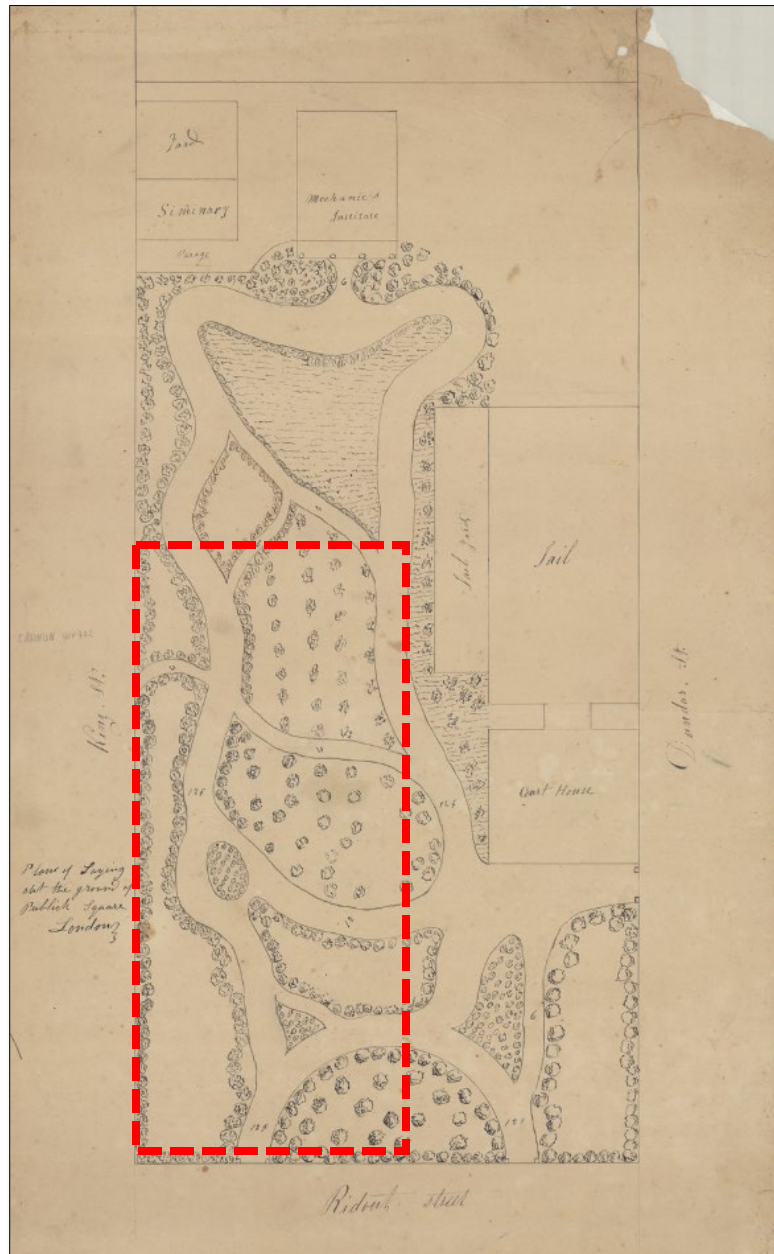
The following section is not intended to be an exhaustive history of the subject property or surrounding area, but rather an overview to understand its history and context. The subject property is located in the area at the forks of the Thames which was initially reserved by John Graves Simcoe, the first 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 showing (sic) the site for the City of London, March 2<sup>nd</sup>, 1816 (Courtesy of Western University).

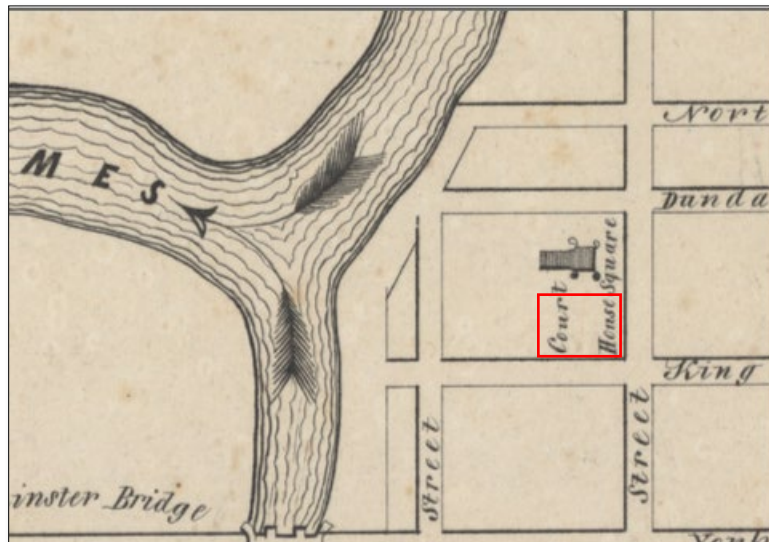


In 1827, Thomas Talbot led the construction of a new courthouse and jail in the District Seat at London which was completed in 1829 with subsequent additions in 1846, 1878 and 1911 (Historic Places). A map from the early 1800s shows that the subject property includes a landscaped courtyard.



**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

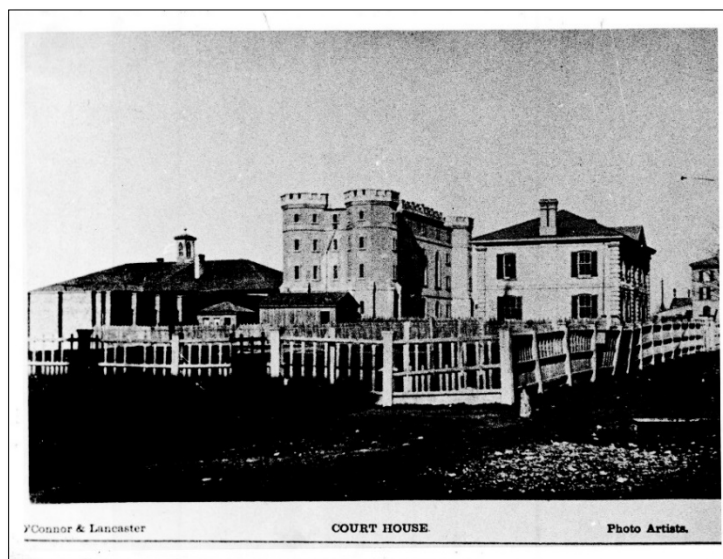
including markets and fairs. Public hangings often drew a large crowd to the Courthouse from the surrounding area” (Canada’s Historic Places). In the 1872 Bird’s Eye View, the Mechanic’s Institute appears south west of the Courthouse in the block and another building appears immediately to the right 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.

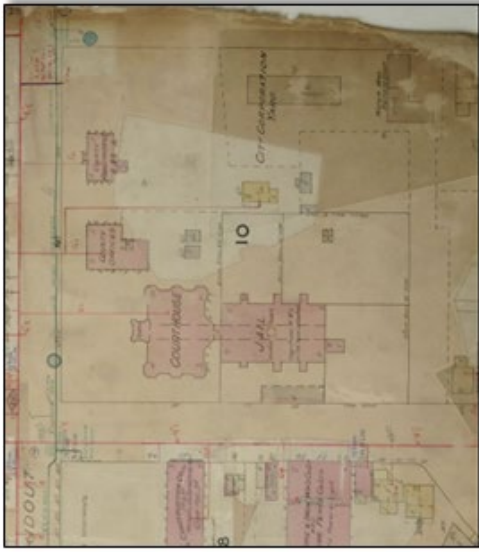
The Fire Insurance Plan of 1912 revised 1915 show that there were no changes from its 1907 counterpart as it relates to the subject property; the one storey wood frame building used for the City Corporation Yard is labelled, "Storage and Tools". By the Fire Insurance Plan 1912 revised 1922, the only 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



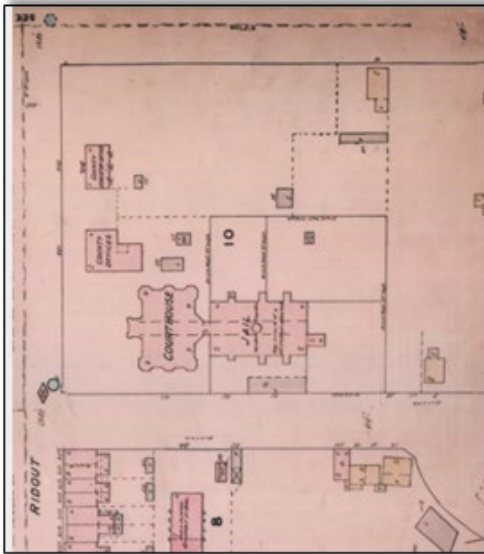
Fire Insurance Plan 1892 revised 1907



Fire Insurance Plan 1912 revised 1922

Figure 31

Figure 28



Fire Insurance Plan 1881 revised 1889



Fire Insurance Plan 1912 revised 1915

Figure 30

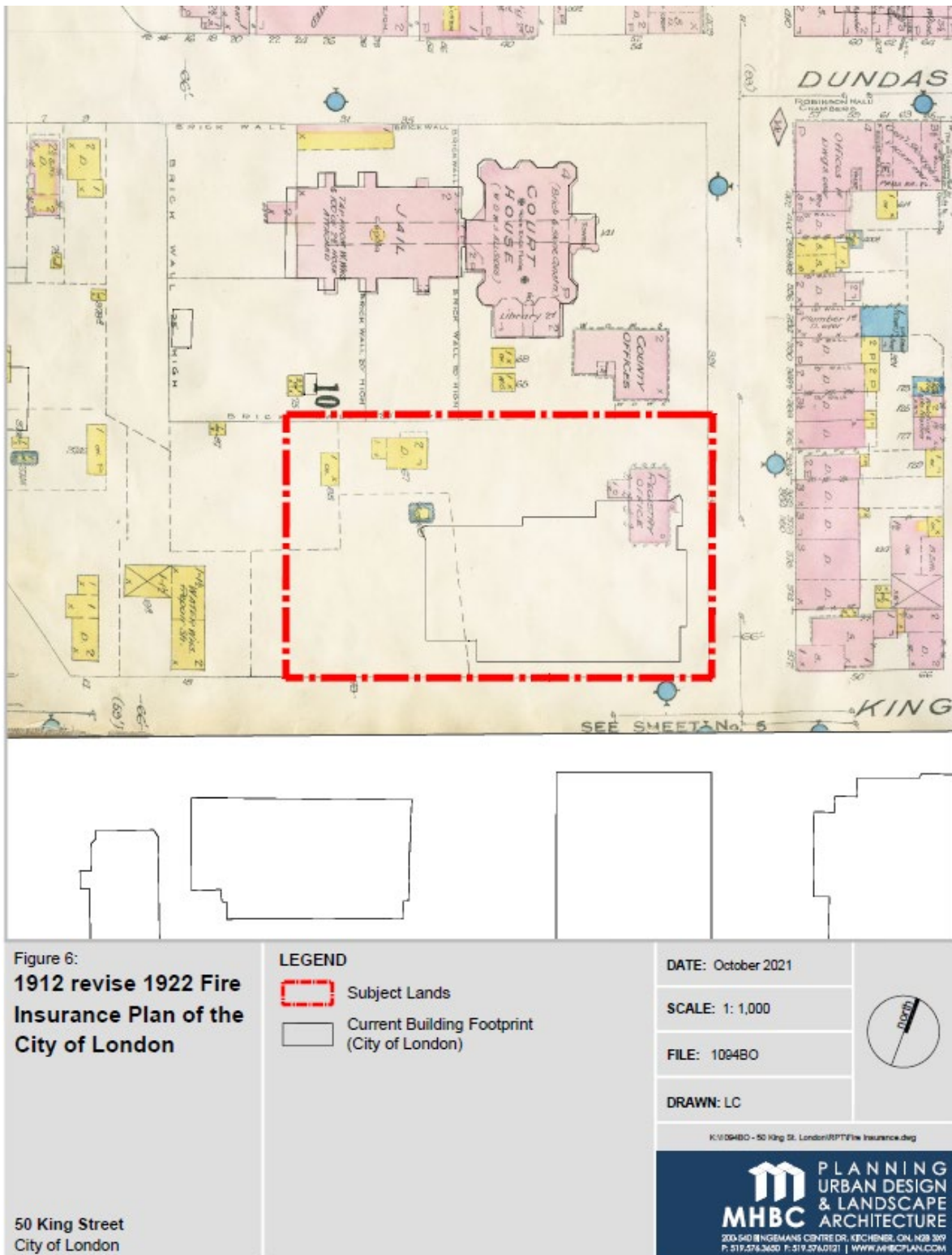


Figure 6:  
**1912 revise 1922 Fire Insurance Plan of the City of London**

**LEGEND**  
 Subject Lands  
 Current Building Footprint (City of London)

DATE: October 2021

SCALE: 1: 1,000

FILE: 109480

DRAWN: LC



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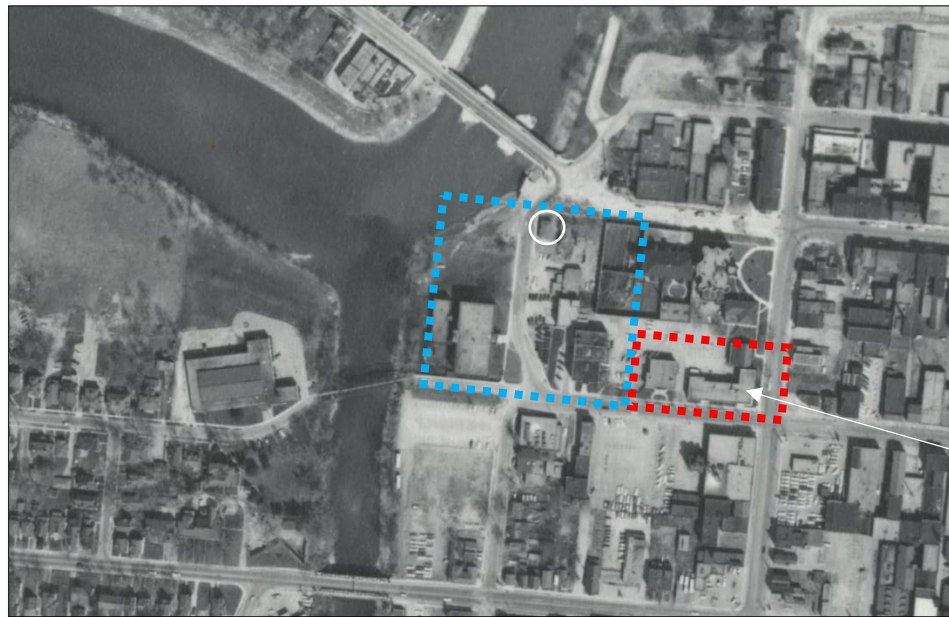
Aerial photographs from 1954 and 1965 on the following page, show that an arched pathway was a present landscape feature. They also show that both the County Offices and County Registry remained; the pathways to the south of the property at 399 Ridout Street North were arranged to function around both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

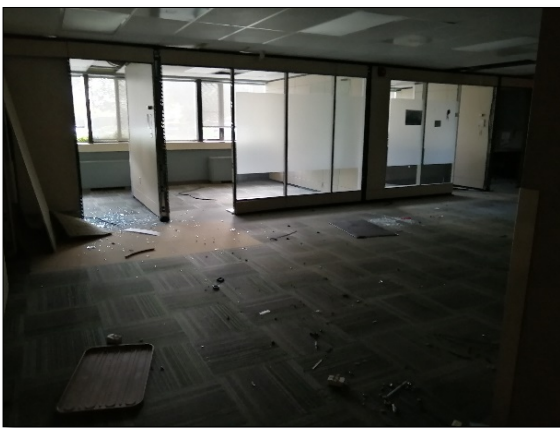
The north elevation includes four bays consisting of the four storey podium and recessing bays of three storeys exhibiting a series of ribbon windows along the elevation. The elevation terminates to the east by a protruding, abstract, triangular wall section displayed on all other elevations.

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.

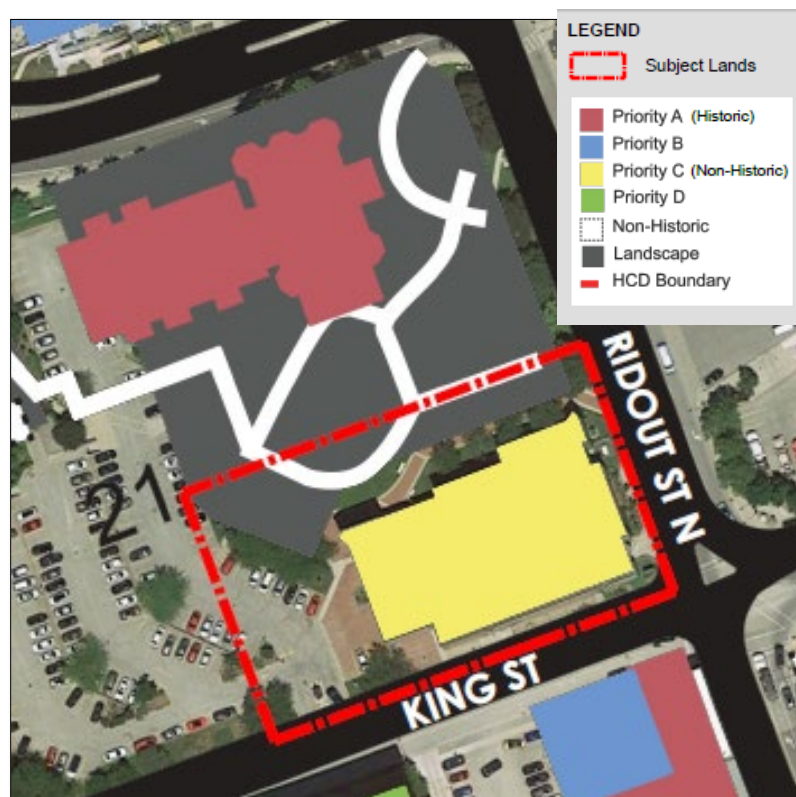
Cultural Heritage Impact Assessment Phase 1  
50 King Street, London, ON



**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:

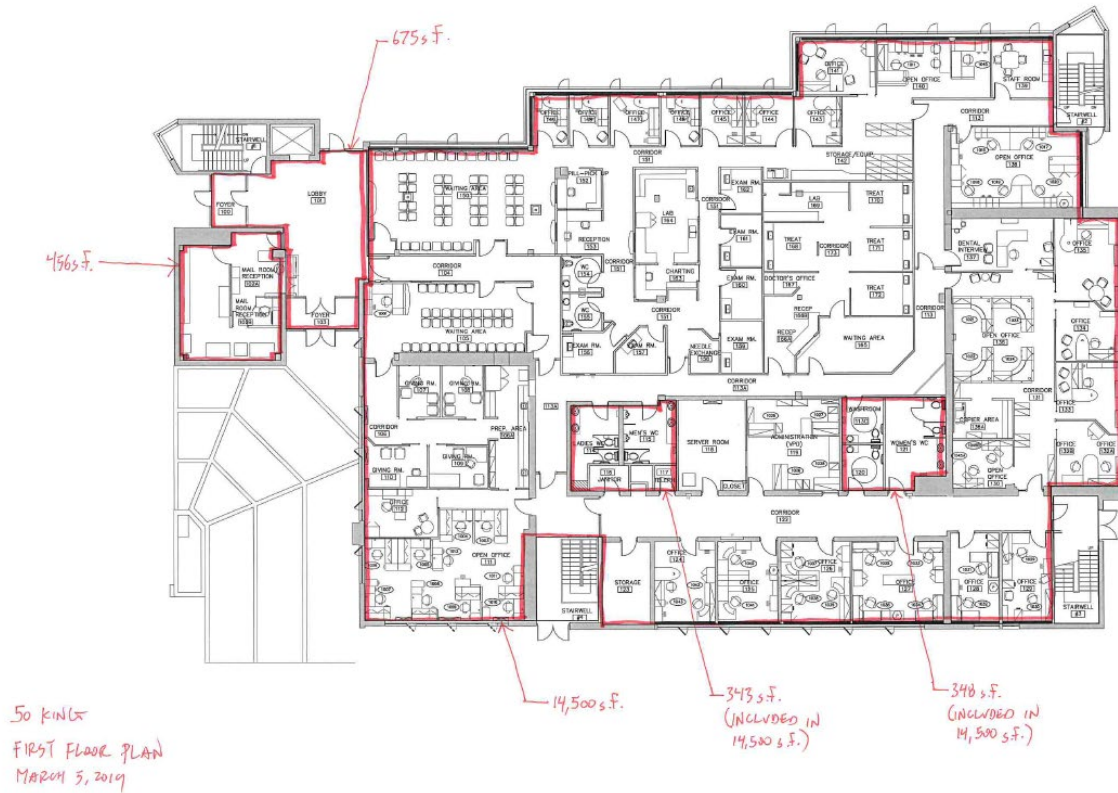
*Key elements that contribute to the heritage character of the site include: its prominent location, bounded by Ridout, Dundas and King Streets; its siting, setback from the street in a park-like setting; its three-and-a-half-storey massing, symmetrical façade with 1911 library addition on the south 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
<b>Destruction or alteration of heritage attributes</b>	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.

<b>Shadows</b>	No	The removal of the building does not create shadows.
<b>Isolation</b>	No	The removal of the building will not isolate heritage attributes of either adjacent property or overall HCD.
<b>Direct or Indirect Obstruction of Views</b>	No	The removal of the building does not impact views and vantage points of the Old Middlesex County Courthouse and Gaol.
<b>A Change in Land Use</b>	No.	The removal of the building will not change the land use.
<b>Land Disturbance</b>	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 20<sup>th</sup> 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

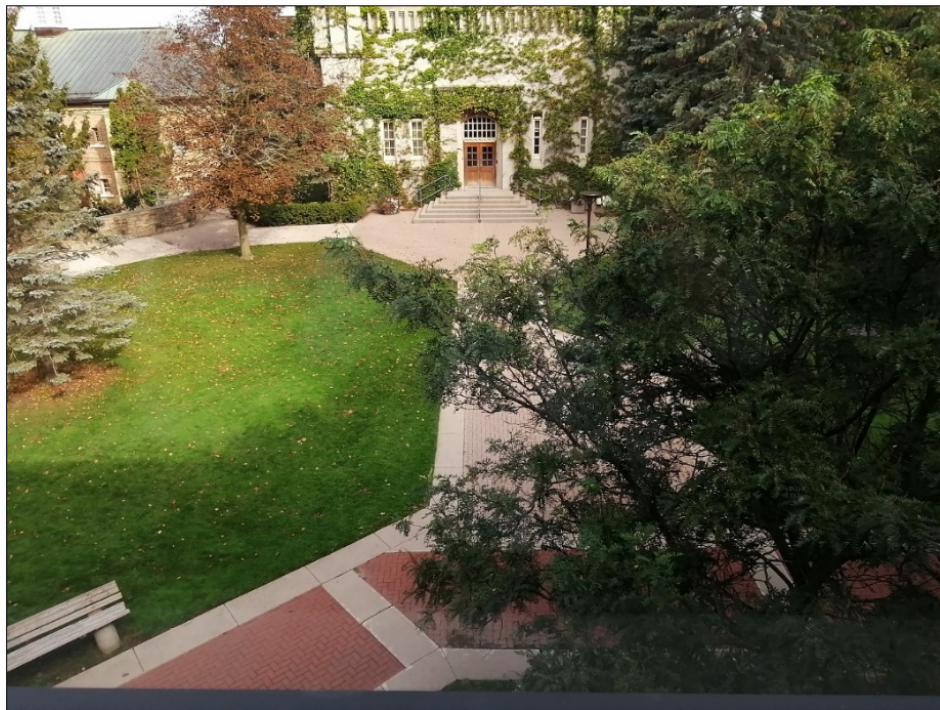
The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource.

Table 3.0 Adverse Impacts		399 Ridout Street North
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
<b>Destruction or alteration of heritage attributes</b>	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).
<b>Shadows</b>	No	The demolition of the existing building on the subject property will not cause adverse shadows for character defining elements.
<b>Isolation</b>	No	The demolition of the existing building on the subject property will not isolate character defining elements.
<b>Direct or Indirect Obstruction of Views</b>	No	The removal of the existing building on the subject property will not negatively impact views of the Middlesex County Courthouse and Gaol.
<b>A Change in Land Use</b>	No.	A change of land use is not proposed for the demolition.
<b>Land Disturbance</b>	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
<b>Measures</b>	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
<b>Personnel</b>	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**

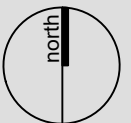
 Subject Lands

**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

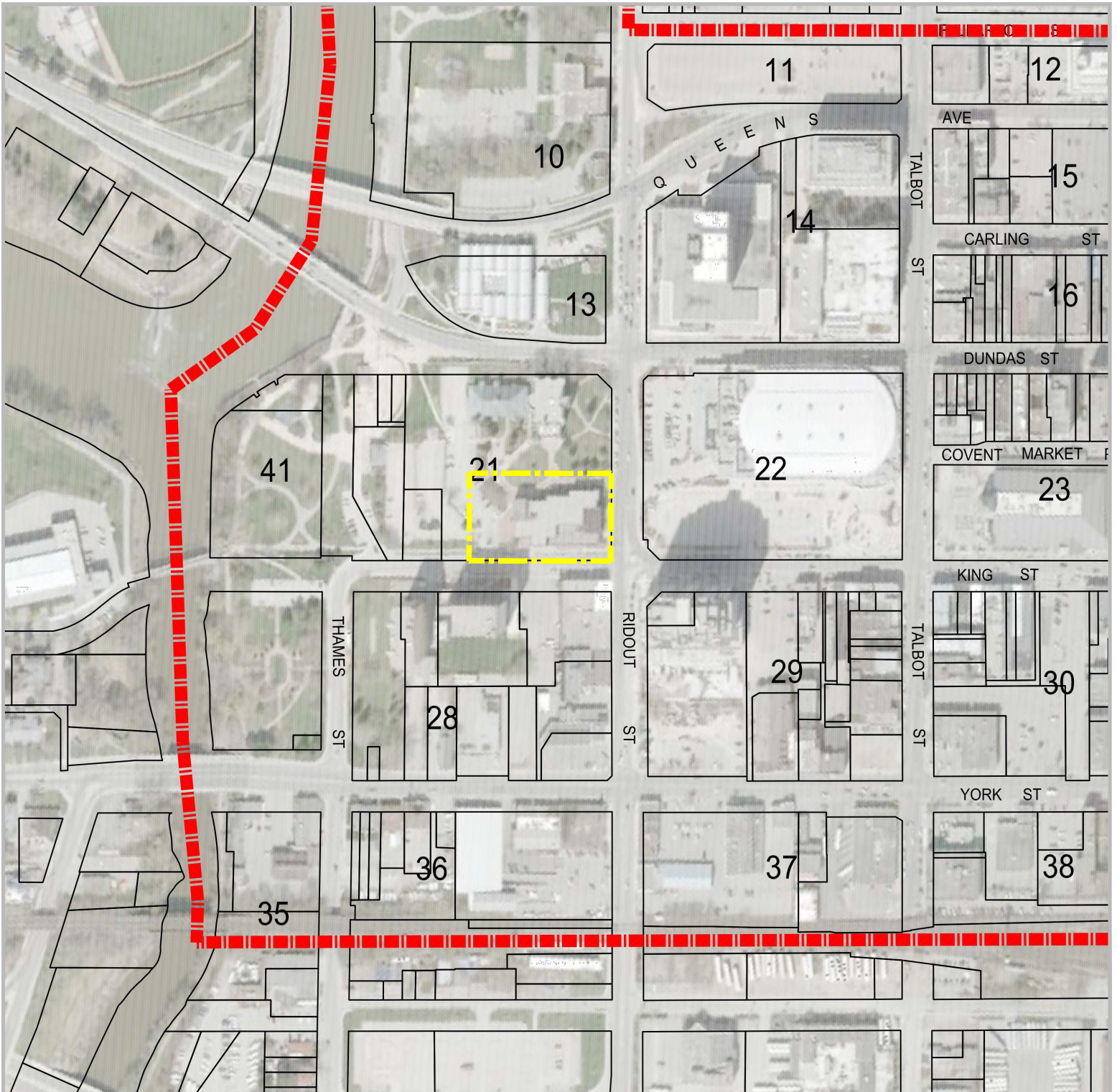


Figure 2:  
**Downtown London  
 Heritage  
 Conservation District  
 designated under  
 Part V of the Ontario  
 Heritage Act**

**LEGEND**

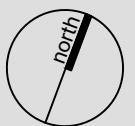
-  Subject Lands
-  Downtown London Heritage Conservation District Boundary

**DATE:** September 2021

**SCALE:** 1: 2,500

**FILE:** 1094BO

**DRAWN:** LC



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

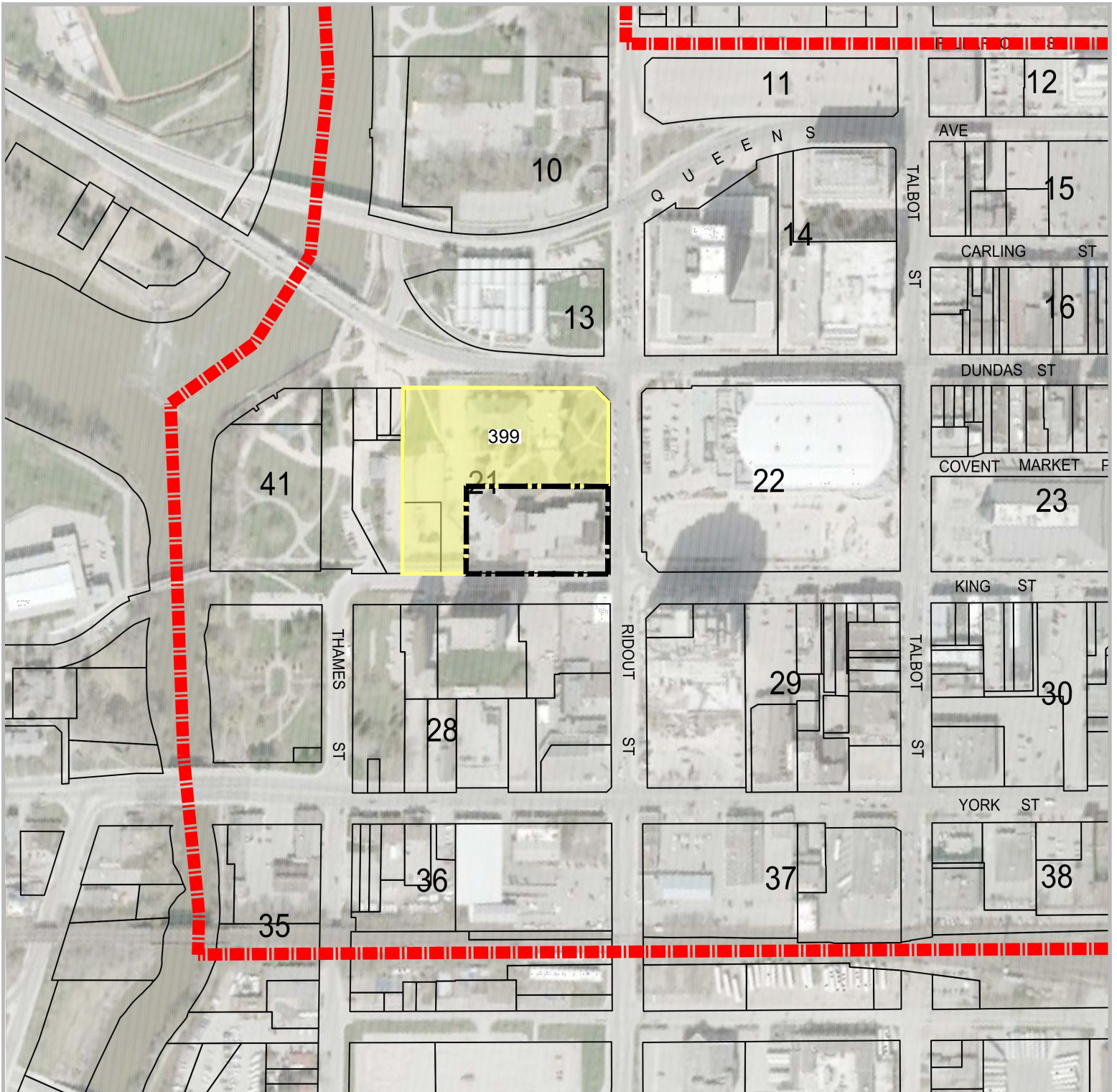





Figure 3:  
**Heritage Property**

**LEGEND**

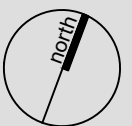
-  Subject Lands
-  Downtown London Heritage Conservation District designated under Part V of the Ontario Heritage Act
-  399 Ridout St N  
 -Designated under Part IV of the Ontario Heritage Act  
 -Middlesex County Court House National Historic Site of Canada  
 -Easement with the Ontario Heritage Trust

**DATE:** September 2021

**SCALE:** 1: 3,500

**FILE:** 1094BO

**DRAWN:** LC



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

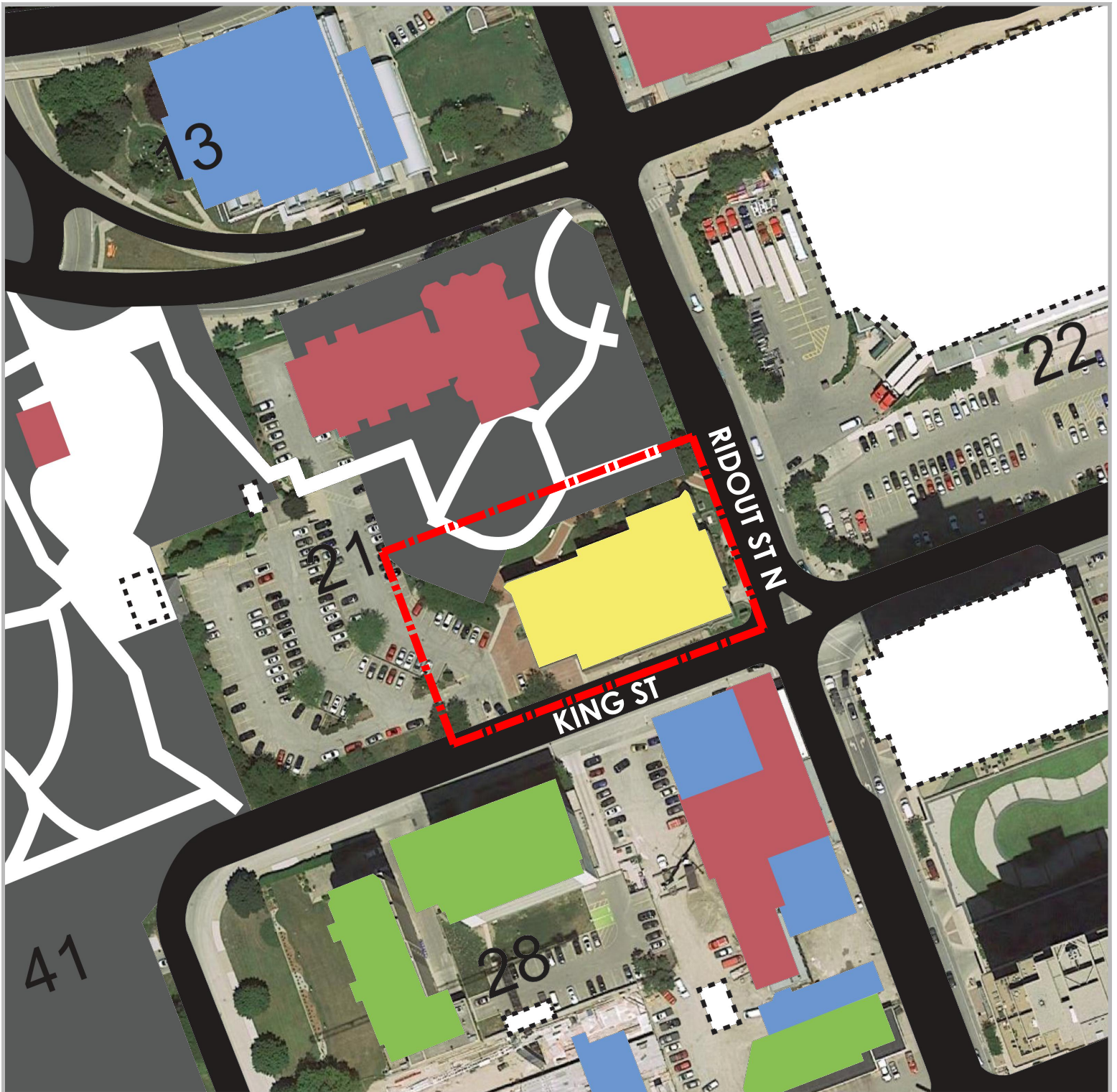










Figure 5:  
**Building Classifications**

**LEGEND**

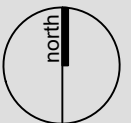
-  Subject Lands
-  Priority A (Historic)
-  Priority B
-  Priority C (Non-Historic)
-  Priority D
-  Non-Historic
-  Landscape
-  HCD Boundary

**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

**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

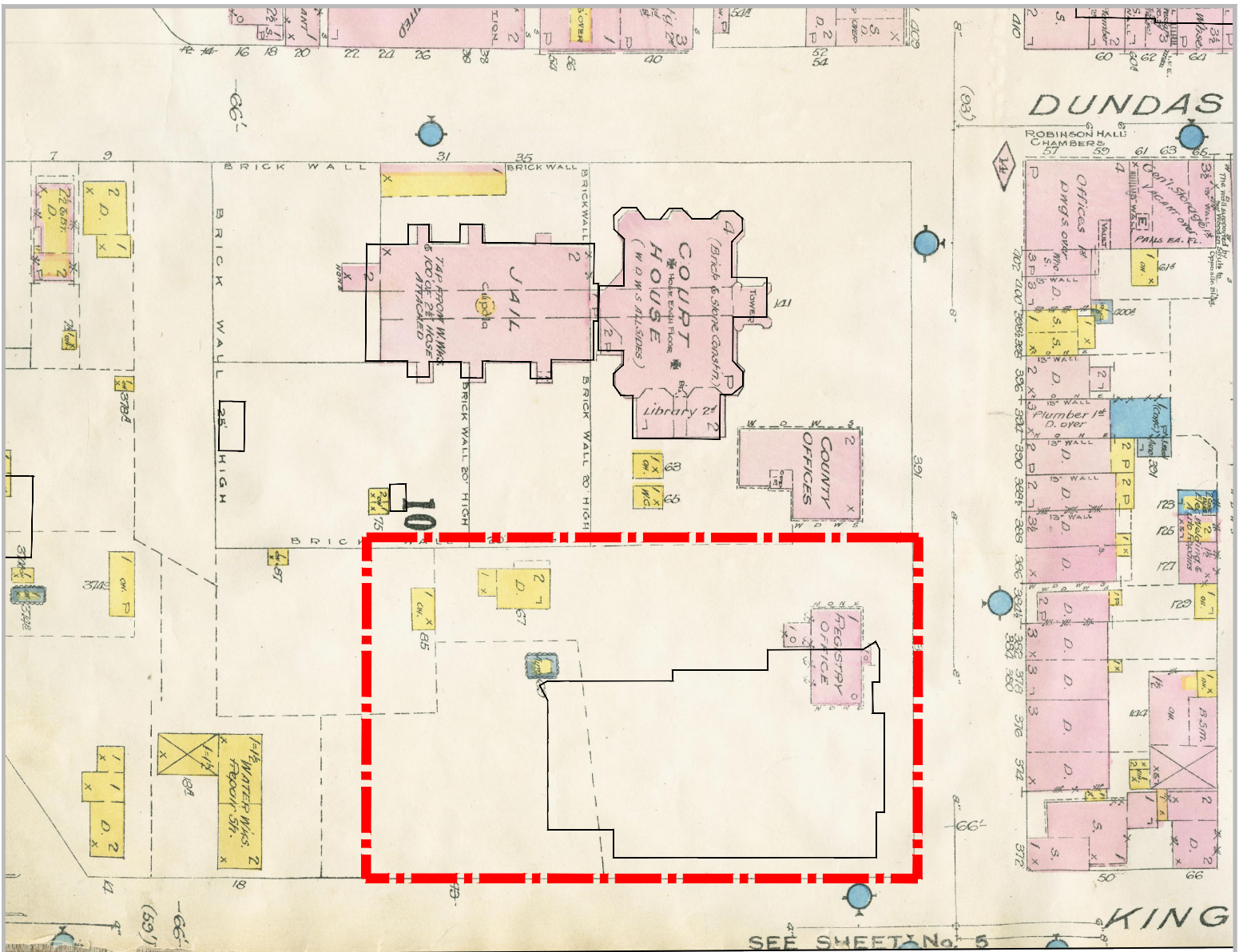




Figure 6:  
**1912 revise 1922 Fire Insurance Plan of the City of London**

**LEGEND**

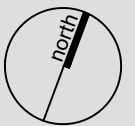
-  Subject Lands
-  Current Building Footprint (City of London)

**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

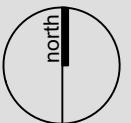
**Note:**  
 Distance between demolition site and courthouse are only  
 approximate

**DATE:** September 2021

**SCALE:** 1: 750

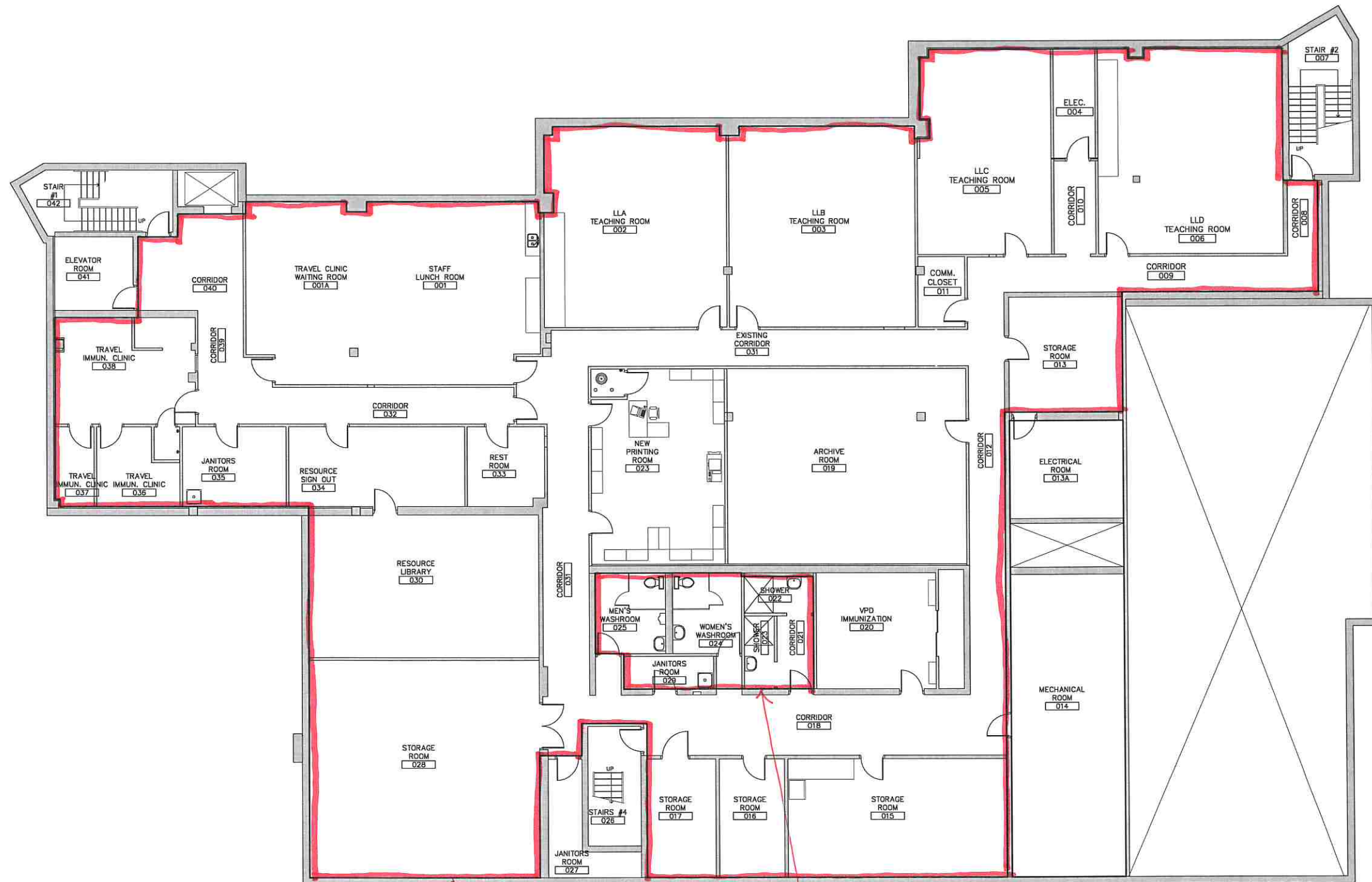
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**DRAWN:** LC



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# Appendix **B**– Existing Floor Plans

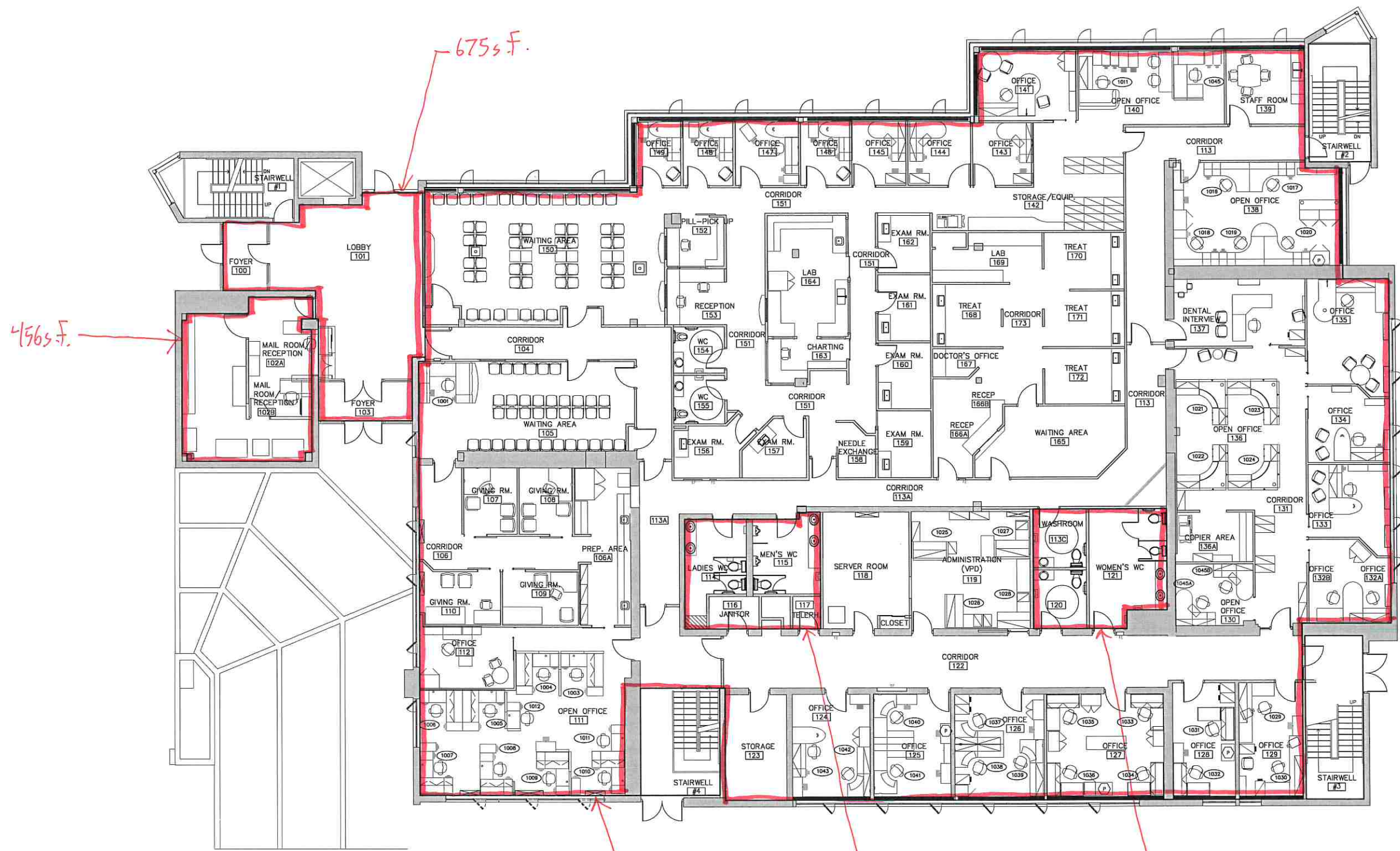


12,225 s.f.

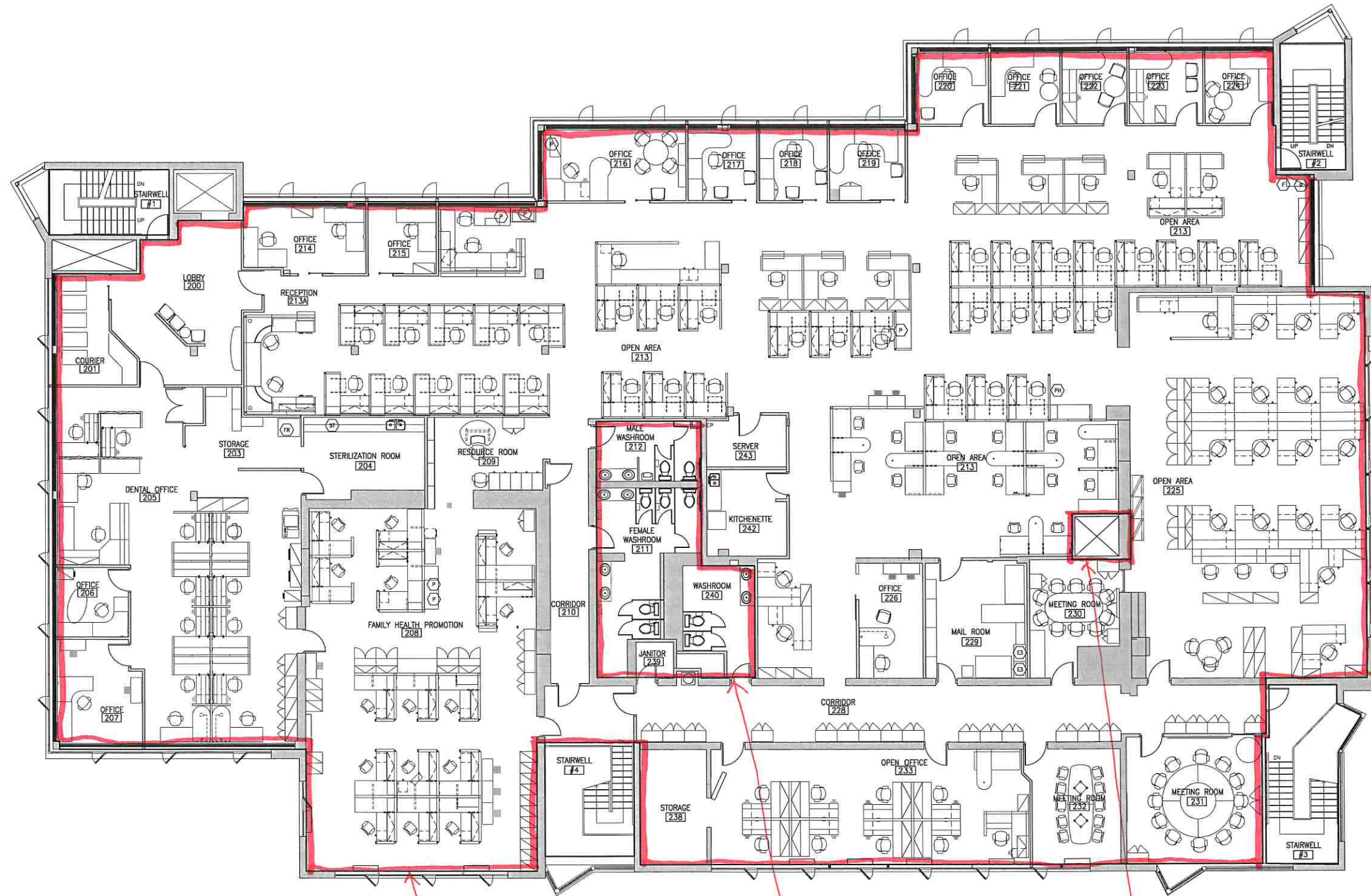
454 s.f. (INCLUDED IN 12,225 s.f.)

50 KING  
 LOWER LEVEL  
 MARCH 5, 2019





50 KING  
 FIRST FLOOR PLAN  
 MARCH 5, 2019

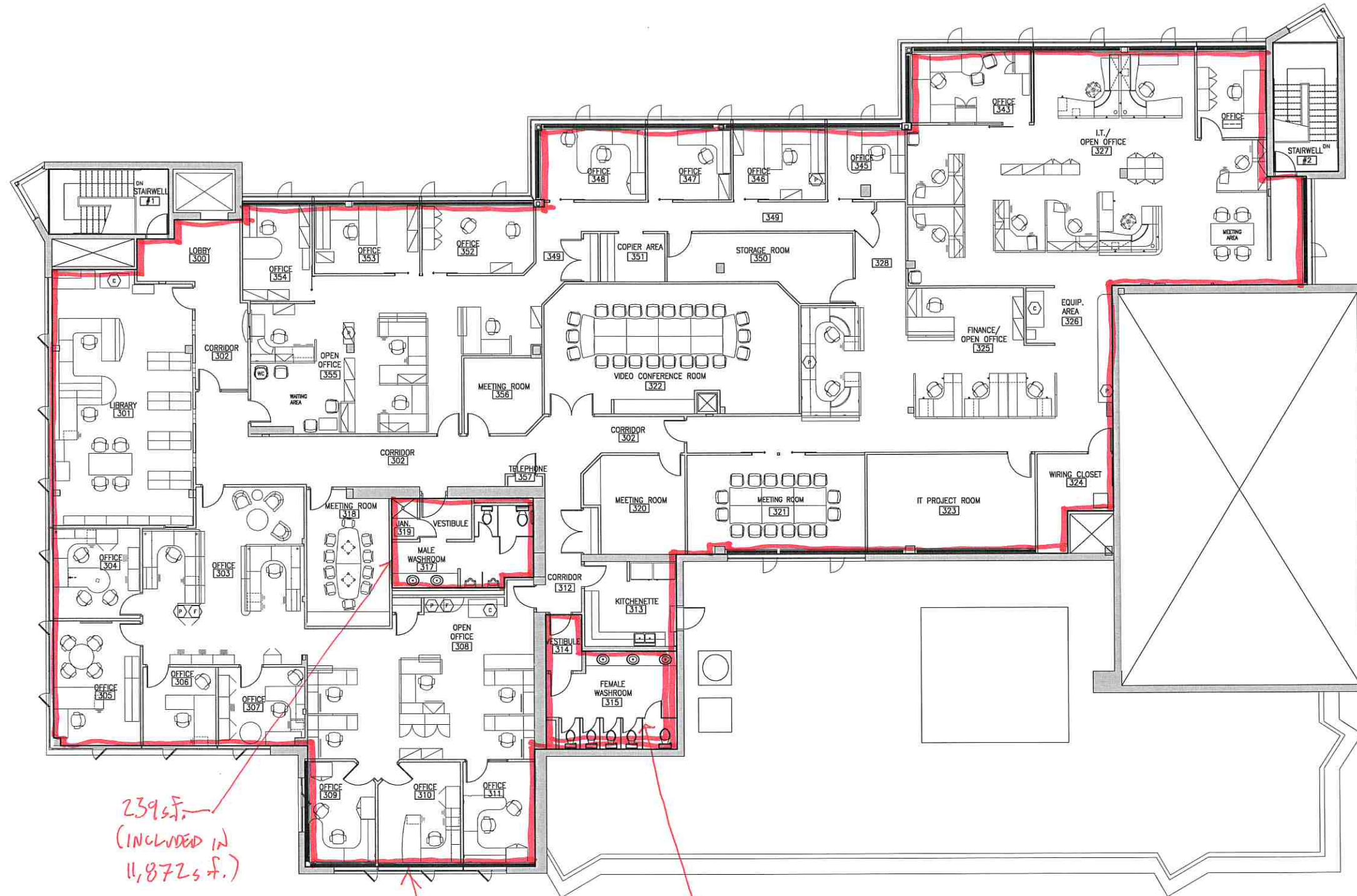


50 KING  
 SECOND FLOOR PLAN  
 MARCH 5, 2019

16,910 s.f.

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

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



239 s.f.  
(INCLUDED IN  
11,872 s.f.)

11,872 s.f.

273 s.f.  
(INCLUDED IN 11,872 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 Additional: See Schedule

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

(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

*[Signature]*

1986 11 18

Name: K. W. Sadler  
Title: City Clerk

(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.

FOR OFFICE  
USE ONLY

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;

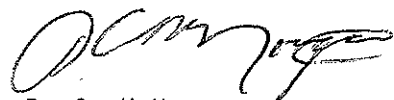
BE IT THEREFORE ENACTED by the Municipal Council of The Corporation of the City of London, as follows:

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.

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.

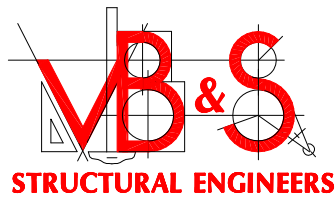
All of Lots 21 and 22, south of Dundas Street  
Lots 21 and 22, north of King Street

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 600m<sup>2</sup> 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

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F 519 576 0121  
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## 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

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 Suite 200  
 Kitchener, ON N2B 3X9  
 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](http://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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Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x751  
F 519 576 0121  
redshaw@mhbcpplan.com  
www.mhbcpplan.com



## 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

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## 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 <a href="http://ayrnews.ca/recent">http://ayrnews.ca/recent</a> )

## 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

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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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Drive,  
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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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Drive,  
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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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rredshaw@mhbcpplan.com  
www.mhbcpplan.com





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