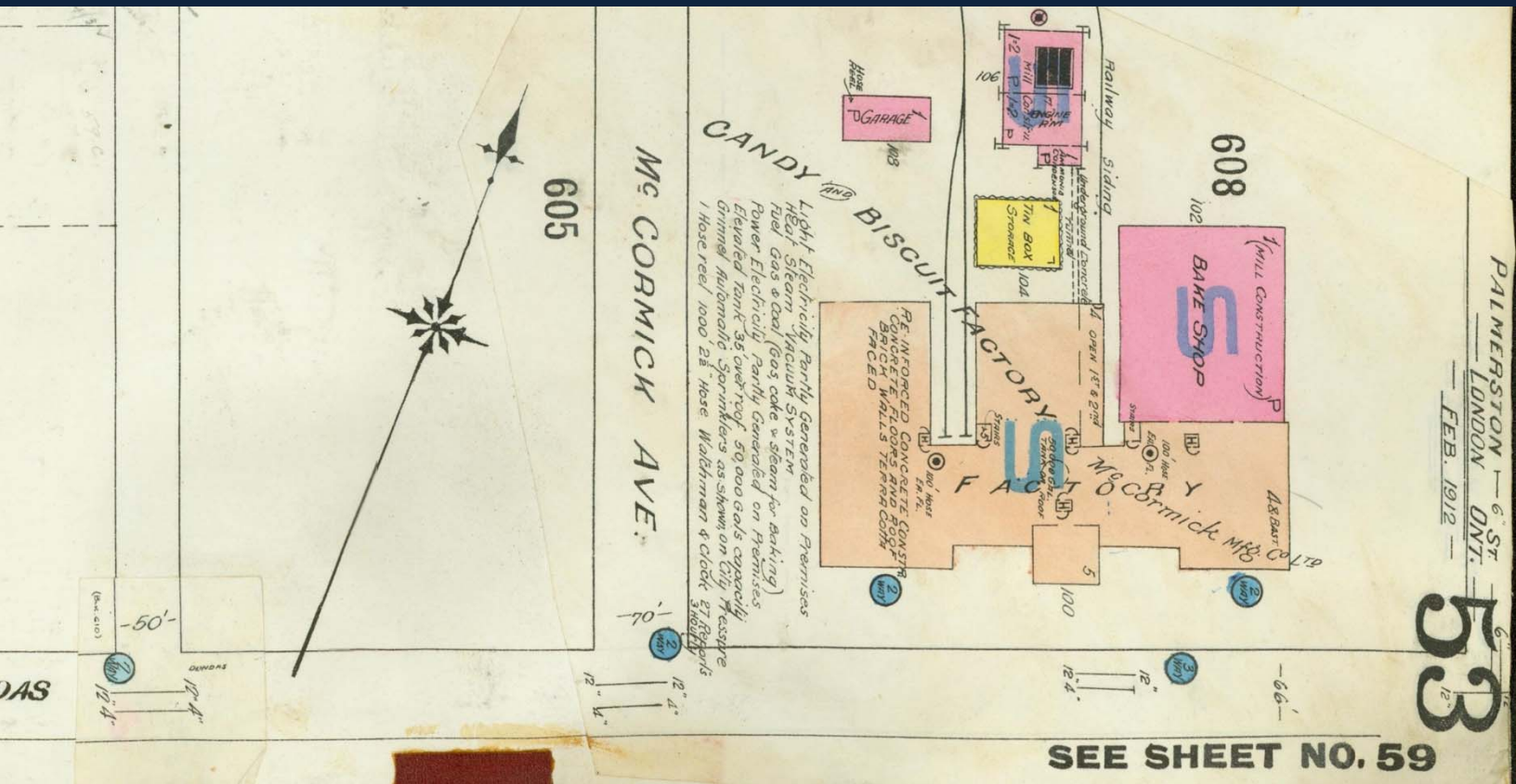


Heritage Impact Statement

McCormick's Biscuit Company - 1156 Dundas Street

City of London



September 27, 2021

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SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Statement

The subject lands are located at 1156 Dundas Street, designated under Part IV of the Ontario Heritage Act and are adjacent to eight (8) non-designated properties listed on the Register of Cultural Heritage Resources ("Register").

The purpose of this Heritage Impact Statement (HIS) is to support the proposed Plan of Subdivision.

At this stage, there are no physical changes proposed to the subject lands, which includes exterior changes to the existing McCormick's factory building.

Any future development of the subject lands that results in physical change to the lands including to the exterior of the former McCormick's building, will required addition heritage studies.

SECTION 2 – PROPOSED PLAN OF SUBDIVISION

2.1 Proposed Development

The subject lands are located on Dundas Street at McCormick Boulevard and is municipality known as 1156 Dundas Street.

The proposed Plan of Subdivision has been done in conjunction with the McCormick Area Secondary Plan 20.8 (May 2017), which set the uses for each area of the site, along with the extension of Gleeson Street. The site will be divided into four blocks as shown in Appendix 1.

Proposed Block 1 is a 2.24 ha medium density residential mixed commercial block that utilizes the existing factory building, and fronts onto Dundas. The block will be transit-oriented as per the McCormick Area Secondary Plan, and residential density is currently zoned to accommodate 150 units per hectare.

Proposed Blocks 2 and 3 are medium density 1.50 and 0.72 ha residential blocks respectively. The two blocks are both bordered by the proposed Gleeson extension, Block 2 has access off of Ashland Avenue, and Block 3 has access off of McCormick Boulevard. The zoning for the blocks allows for a density of 75 units per hectare.

Block 4 is a 0.37 ha low density residential block. The block is enclosed on three sides by existing residential/commercial, and fronts onto the proposed Gleeson Street extension. The propose low density block is in-keeping with the McCormick Area Secondary Plan. The block is currently zoned for single dwelling residential, and will need a zoning by-law amendment to accommodate the proposed townhomes.

The proposed extension of Gleeson Street will be aligned with the existing Gleeson/Ashland intersection, and will terminate at the intersection of McCormick. As outlined in the McCormick Area Secondary Plan, the road will support and connect neighbourhoods to the established open space system. The proposed street will emphasize active transportation, with a focus on pedestrians and cyclists.

2.2 Amendment of Designating By-law No. L.S.P. -3441-366

The property as a whole is designated under the Ontario Heritage Act, however, all the cultural heritage value and interest on the property is located entirely on the portion of the lands that contains the existing five story, "E" shaped, factory building built in 1913.

The designating By-law specifically states "...additions have been made to the original structure but the designation statement does not apply to these with respect to architectural features."

As such, the additions at the rear of the existing factory building were demolished and the remainder of the lands (Block 2, 3 and 4) do not have cultural heritage value or interest.

The heritage attributes listed in the designating by-law embody the key exterior attributes of the "E" shaped main building. The By-law does not identify a specific parcel size, or landscaping features, such as, pathways, recreation areas, vegetation as heritage attributes. The by-law does speak to the former baseball park, bowling greens, tennis court and croquet ground; however, these features no longer exist.

Once the Plan of Subdivision is approved, it is intended a formal request to Council will be submitted to amend the designating By-law to only pertain to Block 1. Development on Blocks 2 and 3 will be subject to adjacent policies in the Provincial Policy Statement and the London Plan which would require a Heritage Impact Statement to demonstrate the cultural heritage value and interest of the Block 1 will be conserved.

2.3 Heritage Alteration Permit (HAP)

As per the Ontario Heritage Act, a Heritage Alteration Permit (HAP) is required for any alterations that would impact the property's cultural heritage value and attributes.

It is assumed a HAP will be a condition of the Plan of Subdivision approval and any future physical changes to the subject lands, which includes exterior changes to the existing McCormick's factory building, would require additional HAPs.

SECTION 3 – REGISTER OF CULTURAL HERITAGE RESOURCES

The municipal register of heritage resources must list all properties in the municipality that are designated under Part IV (individual property designation) and Part V (within a designated heritage conservation district) of the Ontario Heritage Act.

3.1 Designating By-law No. L.S.P. -3441-366

The subject lands are designated under Part IV of the Ontario Heritage Act for its historic association with Thomas McCormick and its early modern industrial style. The following outlines the details of the designating By-law:

Description of Property

The property consists of a five story, "E" shaped, main building built in 1913 located at 1156 Dundas Street, between McCormick Boulevard on the west and Ashland Avenue on the east in the City of London on Lots 98-106, Part Blocks B and F on Plan 494. Subsequent

additions have been made to the original structure but the designation statement does not apply to these with respect to architectural features.

Statement of cultural Heritage Value and Interest

Built as the McCormick's Biscuit Company, this structure retains importance for its historic association with Thomas McCormick and family who played significant roles in London's economic and cultural development. Architecturally, it is one of the few remaining examples of the early modern industrial style in London with some unique features adding to its importance. Contextually, the former factory illustrates the relationship of the building to the industrial growth of the city and the role the factory played for the east London community.

Thomas McCormick came to London from Ireland as a young man. In 1858, he opened a small shop on Clarence Street and began to make and sell candy. Success forced a move to larger premises on Dundas Street and then to Wellington and Dundas, the site, later, of Hotel London. McCormick Senior founded the McCormick Retirement Home in London. In 1906, Thomas McCormick Sr. died and the business was taken over by his sons, including Thomas Jr. By 1912, a larger and more efficient plant was needed. Thomas McCormick Jr. largely designed the new plant after visiting over a hundred biscuit and candy factories in Europe and the United States. What he, and the London architectural firm of Watt and Blackwell, created was considered to be one of the finest and most sanitary factories in North America. In 1914, the new plant was opened in East London on more than 100 acres of farmland, called Priests Swamp on old maps.

Constructed by the firm of Frost and Winchester, Windsor, the building featured the early use of the Kahn System of reinforced steel encased in concrete in the London area. Albert Kahn was one of the great industrial architects of the early 20th century and his brother, Julius, established the Trussed Concrete Steel Company in Walkerville. Considered fireproof, its outside walls were faced with white glazed terra cotta, also relatively unique in London. With windows making up about 68 per cent of the outside walls the plant was exceptionally well lit and ventilated. It was described by the London Free Press as a "sunshine palace" and a company brochure "Palace of Sweets". The total floor space of almost 10 acres was occupied by as many as 1000 workers producing 135, 000 pounds of candy and 100, 000 pounds of biscuits in a regular working day.

The McCormick's Factory was meant to be a model factory illustrating state of the art features of factory design and included features such as the provision of a baseball park, bowling greens, a tennis court and croquet ground for the enjoyment of the workers.

In 1927, McCormick's Ltd. amalgamated with D. S Perrin to form the Canada Biscuit Company. Thereafter the ownership changed several times. Regardless of ownership, the factory remained a notable landmark in Old East London and is one of several district structures exemplifying the industrial growth of the city into this area.

Heritage Attributes (Draft Revisions to the Previous Statement)

Key exterior attributes that embody the cultural heritage value of the former McCormick's factory as a unique example of early 20th century industrial architecture in London include:

- Rectangular massing set back approximately 18 m. from Dundas Street, with east and west pavilions of four stories and the central projection of five stories; dimensionally, its length across the front, Dundas Street, façade is approximately 109 metres, with a depth of varying dimensions, from 43 metres on the west, to 34 metres in the centre. (Later additions to the original factory are not identified as having heritage interest worthy of preservation.)*
- White cladding has been applied to define and delineate façade features including a pilaster like effect from ground level to parapet line and to frame window openings on the front, east and west facades. The pattern of the cladding is worthy of preservation in the event a substitute material is applied. Beneath the window sills are rectangular panels with slightly raised border.*
- Along the Dundas façade, window openings on each floor form a pattern of five opening on the east and west bays, four between each bay, three in the central bay. One full opening is present on the sides of each projecting bay with a smaller single window at the point where the bay meets the main structure.*
- A main entrance canopy is supported by chains; Box like pendants on the canopy feature the letters M and C on outer faces; secondary entrances to the east and west on the front façade have similar, but smaller, canopies.*

3.2 Adjacent Listed (non-designated) Properties

The subject lands are also adjacent to the following eight (8) listed (non-designated) properties:

- 1152 Dundas Street – Ruggles Truck Company c. 1920 Neo-Classical;
- 1153 - 1155 Dundas Street – Jones Box & Label c. 1919;
- 1173 Dundas Street
- 1195 Dundas Street
- 1205 Dundas Street
- 414 Ashland Avenue - 1923
- 416 Ashland Avenue - 1904
- 418 Ashland Avenue - 1940

The Ontario Heritage Act (subsection 27(1.2)) allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register.

Listing a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation. In many cases, listed (non-designated) properties are candidates for protection under Section 29 of the Ontario Heritage Act.

Non-designated properties require further research and an assessment using a more comprehensive evaluation criteria that is consistent with Ontario Regulation 9/06 for determining

cultural heritage value or interest. Although listing non-designated properties does not offer any protection under the Ontario Heritage Act, Section 2.6.1 of the Provincial Policy Statement of the Planning Act acknowledges listed properties.

See Appendix 2 for location of listed (non-designated) properties.

3.3 Potential Heritage Conservation District

The subject lands are also within an area that has been identified as a potential heritage conservation district within the Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London.

The proposed “Smoke Stack District” comprises of the industrial area situated south of the Canadian Pacific Railway lines and east of Ashland Avenue. Florence Street, Kellogg Lane and Burbrook Place loosely form the southern and western edges of the area.

A district plan study has not been completed for this area, and it is unknown when one would be completed.

SECTION 4 – POLICY REVIEW

4.1 Provincial Policy Statement 2020 (PPS)

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

Policies in the 2020 PPS relevant to the subject lands are as follows:

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

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

PPS Definitions:

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

Significant (e) 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.

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

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 Site.*

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

4.2 The London Plan

The following Cultural Heritage policies within the London Plan apply to the subject lands:

565 *"New development, redevelopment, and all civic works and projects on and **adjacent** to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the **cultural heritage resource** and its heritage attributes."*

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

London Plan Terms:

Adjacent when considering potential impact on cultural heritage 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.*

Cultural heritage resources means *a human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources,*

cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage.

4.3 Ontario Heritage Tool Kit

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 5 – ANALYSIS AND MITIGATION

5.1 Provincial Policy Statement 2021 (PPS)

The proposed development is consistent with the policies of the 2020 Provincial Policy Statement.

The proposed Plan of Subdivision will conserve the property's cultural heritage value and interest. The heritage attributes listed in the designating by-law that represent the key exterior attributes of the factory building will be entirely located on proposed Block 1. There are no exterior changes proposed to the exterior attributes of the former McCormick's factory building at this time.

There are no designated properties adjacent to the subject lands and the adjacent listed (non-designated) properties are not considered protected properties as per the PPS definition of "protected heritage property".

5.2 The London Plan

The proposed Plan of Subdivision is consistent with the policies of the London Plan. The McCormick Area Secondary Plan 20.8 (May 2017) defined the decisions for the proposed Block delineations. However, the proposed Block 1 has been made larger to accommodate such items as, required parking, which is required to keep the re-use of the existing McCormick building efficient and viable. The proposed size of Block 1 is a sufficient size and will be able to accommodate the preservation needs of the existing factory building.

The remainder of the property is vacant and do not have cultural heritage value or interested.

There are no heritage designated properties adjacent to the subject lands and the eight (8) potential cultural heritage resources within the vicinity of the subject lands will not be negatively impacted by the proposed.

There is no statement explaining the cultural heritage value or interest of the individual or collective properties, however, they will not be negatively affected by the reduction in size. The factory building will maintain its prominent location along Dundas Street and will continue to be a contributing property to the streetscape. The views to the existing building within the immediate area will remain unobstructed as the proposed development is at the rear of the property.

Future development proposals on any of the proposed Blocks will be subject to adjacent policies in the Provincial Policy Statement and the London Plan.

5.3 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage Tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

- Destruction of any, part of any, significant heritage attributes or features:
 - The proposed Plan of Subdivision will conserve the property's cultural heritage value and interest.
 - There are no exterior changes proposed to the exterior attributes of the former McCormick's factory building.
 - The proposed Plan of Subdivision allots a significant amount of land for Block 1 that contains the former McCormick's factory building.
- Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance:
 - The proposed Block delineations are not unsympathetic or incompatible to the existing historic fabric and appearance of the area. The McCormick's factory building prominent location on the Dundas Street streetscape will remain intact.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden:
 - There are no physical changes proposed on the subject lands. Any future physical changes to the subject land would require additional Heritage Impact Statements.
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:
 - The proposed Plan of Subdivision does no isolate any of the heritage attributes of the McCormick building from its surrounding environment, context or its significant relationship to the industrial area. The "grandeur" of the factory building on Dundas Street will not be negatively affected by the proposed block delineations.

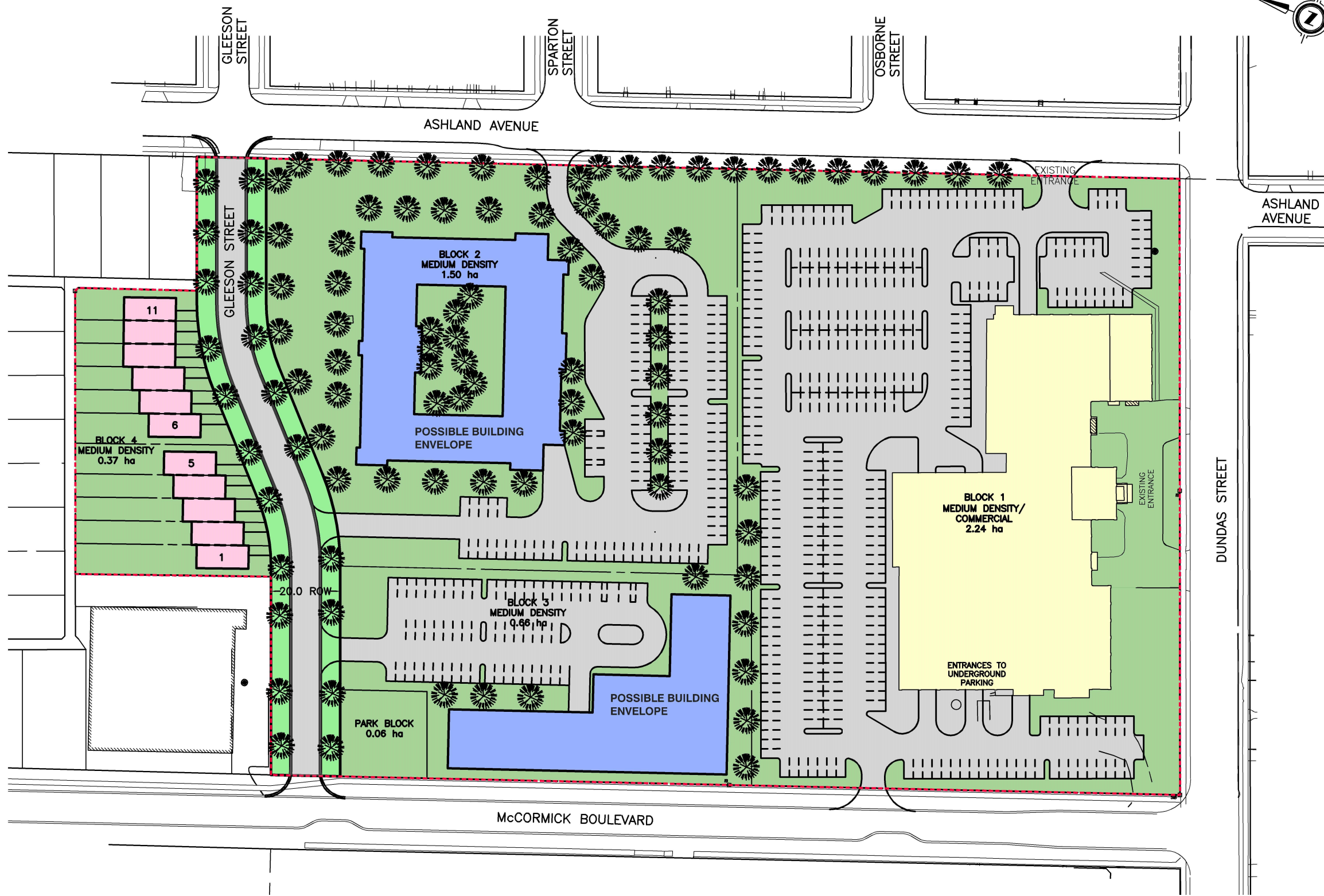
- Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features:
 - There are no significant views or vistas identified as heritage attributes in the designating By-law for the subject lands.
- A change in land use where the change in use negates the property's cultural heritage value:
 - The proposed land use changes are as per the McCormick Area Secondary Plan 20.8 (May 2017). The proposed mixed-use Zoning preserves the property's cultural heritage value and attributes.
- Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources:
 - Measures will be assessed at a later time when land disturbances may have an adverse affect on the cultural heritage resource.

SECTION 6 – CONCLUSION

It is our opinion the proposed Plan of Subdivision will not negatively impact the preservation of the property's cultural heritage value and attributes.








At this stage, there are no physical changes proposed to the subject lands, which includes exterior changes to the existing McCormick's factory building. Any concept plans are preliminary and are subject to further heritage studies through the Site Plan Approval process.

Appendix 1 and 2



SIERRA CONSTRUCTION
McCORMICK VILLAGES

CONCEPT PLAN

 SUBJECT SITE ± 5.2 ha (± 12.8 ac)	 PROPOSED LANDSCAPE AREA	 PROPOSED BUILDING	 EXISTING BUILDING TO REMAIN
 PROPOSED TOWNHOMES	 PROPOSED RIGHT OF WAY	 PROPOSED PAVEMENT	

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: CMD
CHECKED BY: JLP
DESIGNED BY: RJD

SCALE: 1:1250



PROJECT: 18-0204
STATUS: DRAFT
DATE: 04/06/2021

TOWNHOUSES

LONG TERM CARE HOME

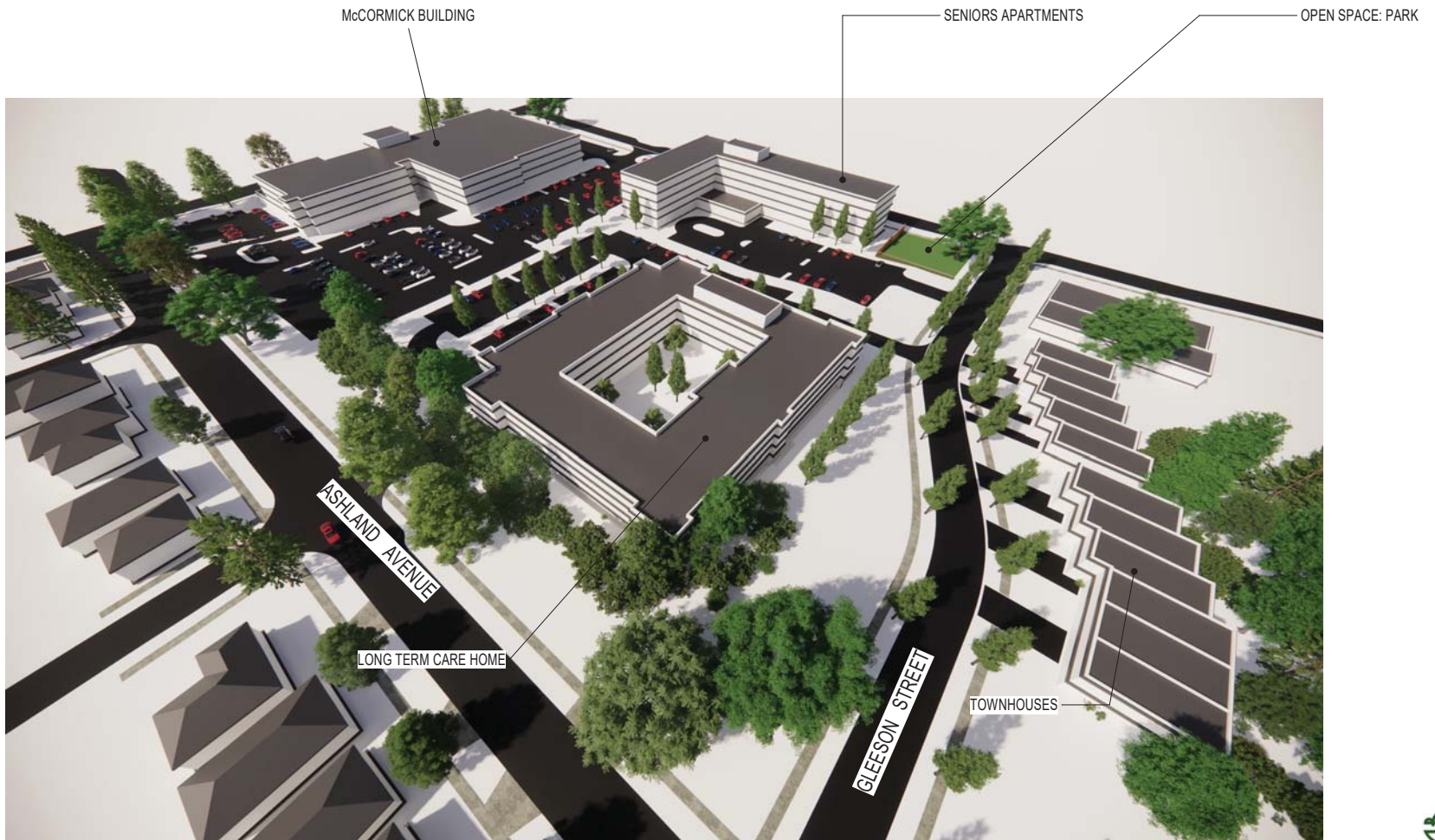
McCORMICK BUILDING



PERSPECTIVE VIEW - 001

OPEN SPACE: PARK

SENIORS APARTMENTS



PERSPECTIVE VIEW - 002

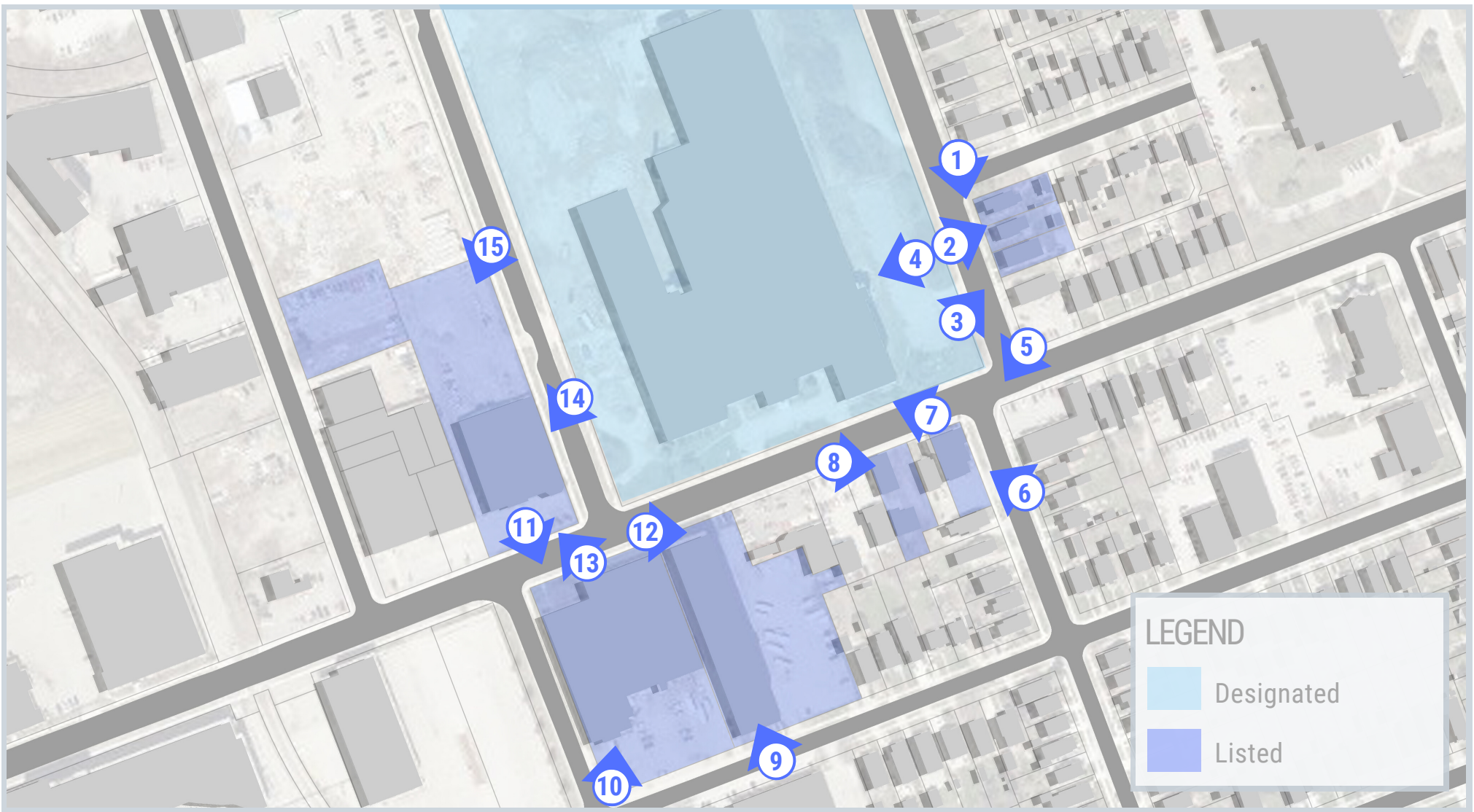
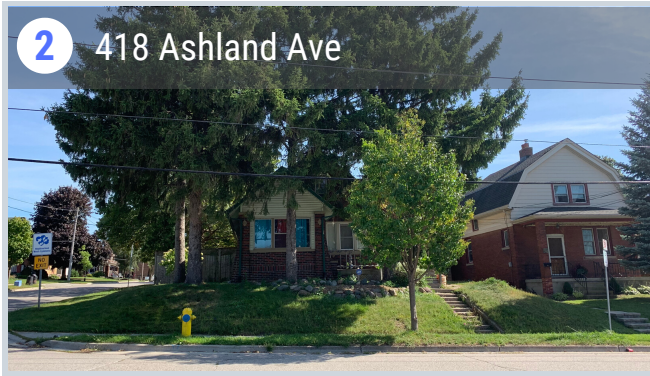


PERSPECTIVE VIEW - 003



PERSPECTIVE VIEW - 004

SURROUNDING CONTEXT



SOURCES

Fire Insurance Mapping, Western Libraries Map and Data Centre;
Inventory of Heritage Resources 2006, City of London; and
Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.

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

PROFESSIONAL ASSOCIATIONS

Member, Canadian Association of Certified Planning Technicians (CACPT)

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

SELECT PROJECT EXPERIENCE

Municipal Planning

Consulting Planner for the Township of Pelee

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

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

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

Community Master Plans & Urban Design Guidelines

Town of Amherstburg Urban Design Guidelines

Land Use Planner for Commercial Development

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

Development Planning

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

- Official Plan Amendments

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

Appeals to the Ontario Municipal Board (OMB)

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

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

Appeals to the Ontario Municipal Board – Heritage (OMB)

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

Researcher – Heritage Conservation District – City of Windsor.

Appeal(s) to Ontario Superior Court of Justice

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

Heritage Impact Statements (HIS)

Heritage Impact Statement – Redevelopment Part IV Property

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

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

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

Heritage Impact Statement – Redevelopment Part V Property

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

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

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

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

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

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

Cultural Heritage Evaluation Report (CHERs)

- 875 St. David Street, Fergus.

Due Diligence Reports - Heritage

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

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

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

- 272 Queen Street West, City of Toronto.

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

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

Other Heritage Consulting Services

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

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

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

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

PROFESSIONAL DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

COMMITTEES AND VOLUNTEER WORK

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

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

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

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

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

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

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

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

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