

HERITAGE IMPACT ASSESSMENT

3700 Colonel Talbot Road,
City of London, Ontario

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Prepared for:

York Developments

Prepared by:

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TABLE OF CONTENTS

PROJECT PERSONNEL	3
GLOSSARY OF ABBREVIATIONS.....	3
Acknowledgement of Indigenous Communities.....	4
EXECUTIVE SUMMARY.....	5
1.0 INTRODUCTION.....	6
1.1 DESCRIPTION OF SUBJECT PROPERTY.....	6
1.2 ADAJCENT PROPERTY AND SURROUNDING AREA.....	9
1.2.1 Adjacent Property	9
1.2.2 Surrounding Area.....	9
1.2.3 Heritage Status	11
1.3 LAND USE AND ZONING.....	12
2.0 POLICY CONTEXT	13
2.1 THE PLANNING ACT AND PPS 2020.....	13
2.3 ONTARIO HERITAGE ACT	14
2.4 CITY OF LONDON OFFICIAL PLAN	15
2.5 CITY OF LONDON TERMS OF REFERENCE	16
3.0 HISTORICAL BACKGROUND	17
3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY.....	17
3.2 TOWNSHIP OF WESTMINISTER, MIDDLESEX COUNTY.....	18
3.3 3700 Colonel Talbot Road	19
4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES	25
4.1 DESCRIPTION OF BUILT FEATURES	25
4.2 DESCRIPTION OF LANDSCAPE FEATURES.....	29
5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES.....	30
5.1 EVALUATION CRITERIA.....	30
5.2 EVALUATION OF THE BURTCH FARM	31
5.2.1 Design/Physical Value	31

5.2.2 Historical/Associative Value.....	31
5.2.3 Contextual Value	31
5.3 SUMMARY OF CHVI	32
6.0 DESCRIPTION OF PROPOSED DEVELOPMENT.....	33
7.0 IMPACT ANALYSIS	34
7.1 INTRODUCTION	34
7.2 IMPACT ANALYSIS- 3700 COLONEL TALBOT ROAD	35
7.3 IMPACT ANALYSIS- 3800-3808 COLONEL TALBOT ROAD	36
8.0 ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATION MEASURES	37
9.0 CONCLUSIONS & RECOMMENDATIONS.....	38
10.0 BIBLIOGRAPHY	39
APPENDIX A – LOCATION MAP & SITE PLAN.....	43
APPENDIX B –URBAN DESIGN BRIEF.....	44
APPENDIX C–CURRICULUM VITAE	45

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.

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GLOSSARY OF ABBREVIATIONS

CHVI	<i>Cultural Heritage Value or Interest</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 3700 Colonel Talbot Road, City of London, is situated within territory of the Haudenosaunee Confederacy. The subject property is within lands included in the McKee Purchase (also known as Treaty #2) which was signed on May 19, 1790 (Ministry of Indigenous Affairs, Government of Ontario).

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.

EXECUTIVE SUMMARY

The subject lands contain a former Georgian farmhouse constructed in the mid-19th century. However, the dwelling has undergone several alterations that have removed much of the original heritage fabric. As a result, there is little remaining design value. The barn was destroyed by fire and no longer exists. The remaining outbuildings do not have significant heritage value.

The property is not associated with a theme, person or event that is historically significant. The property was owned by Burtch Family who lived on the farm for over half a century. It is encouraged that the owner acknowledges the Burtch family name within the overall development (i.e. street, park).

This report concludes that the proposed development of the subject lands will not result in adverse impacts to heritage resources on the subject property nor the adjacent listed property located at 3800-3808 Colonel Talbot Road and therefore, no mitigation and conservation measures are recommended.

1.0 INTRODUCTION

The purpose of this Cultural Heritage Impact Assessment (CHIA) is to assess the impact of the proposed development at 3700 Colonel Talbot, London, hereinafter referred to as ‘the subject property’. The subject property is ‘listed’ (non-designated) under the City of London’s *Register of Cultural Heritage Resources* and is described as ‘Georgian’ circa 1851 and entitled the ‘Burtch Farm.’ The adjacent property at 3800-3808 Colonel Talbot Road is also listed on the Register. The proposed development includes the demolition of the existing building and structures on the subject property and establishment of the Plan of Subdivision. The owners propose to develop the lands as a residential subdivision. The existing building and structures are proposed to be demolished.

1.1 DESCRIPTION OF SUBJECT PROPERTY

The subject property is located at 3700 Colonel Talbot Road (legally described as Part Lots 74 & 75 Etr As in Er365635 Save & Except Part 1 33r19801 Subject To An Easement In Gross Over Parts 1 & 2, 33r20389 As In Er1263018 City of London). The property is 77 hectares in size and has frontage on Colonel Talbot Road and Bostwick Road. The lands are agricultural, however, to the east, north and south there are residential subdivisions.



Figures 1 & 2: (above) View of the subject property outlined by red (MHBC, 2021); (below) Aerial photograph of 3700 Colonel Talbot Road, City of London (VuMap, 2021).

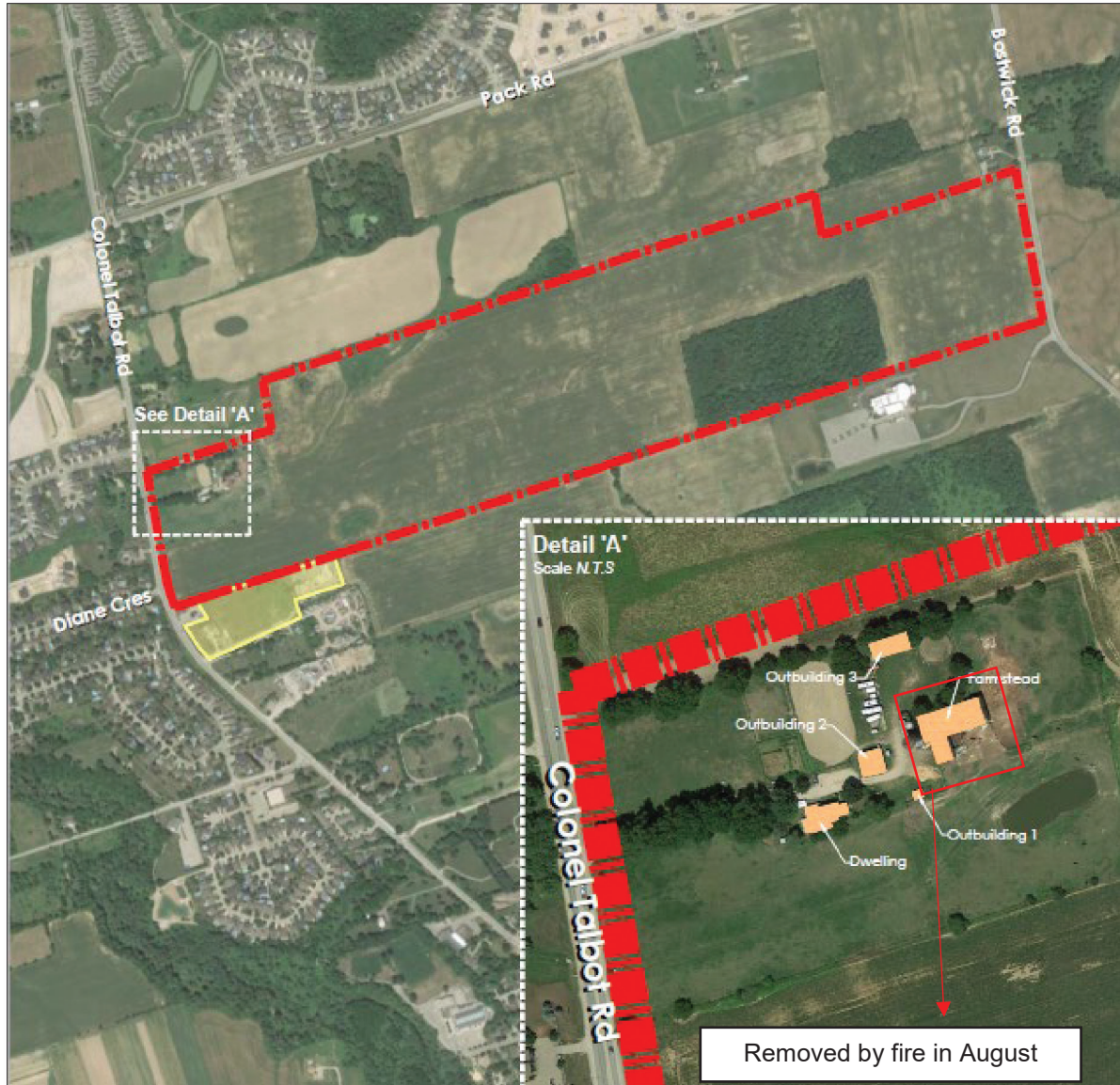



Figure 3: Aerial photograph of 3700 Colonel Talbot Road, City of London (VuMap, 2021 & MHBC, 2021).

1.2 ADAJCENT PROPERTY AND SURROUNDING AREA

1.2.1 Adjacent Property

The subject property is adjacent to 3800-3808 Colonel Talbot Road, London, Ontario. The farmhouse identified as having potential cultural heritage value by the municipality could not be viewed from the public realm so an aerial image has been provided below; the farmhouse is set back approximately 276 metres from the Colonel Talbot Road.

Address/ Location	Description	Photographs
3800-3808 Colonel Talbot Road	c. 1860 farmhouse The property largely contains open space; the farmhouse is located within an industrial yard to the rear of the property. Access to the farmhouse can be made via a laneway which also provides access to the existing farmhouse on the subject lands.	 <p>Photo from public realm not available. Source: VuMap, 2021</p>

1.2.2 Surrounding Area

The surrounding area has a variety of uses including agricultural, industrial, mineral aggregate and residential. The western side of Colonel Talbot Road is lined with vegetation along a ditch that abuts a residential subdivision. To the east are agricultural fields and to the north and south are residential subdivisions.



Figures 4 & 5: (above) View of Colonel Talbot Road looking southwards; (below) View of Colonel Talbot Road looking northwards (Source: Google Earth Pro, 2021).

1.2.3 Heritage Status

The subject property is 'listed' (non-designated) under the City of London's *Register of Cultural Heritage Resources* and is described as 'Georgian' circa 1851 and entitled the 'Burtch Farm' (entry 1040). The adjacent property at 3808 Colonel Talbot Road is also listed on the Register although it does not include a description (entry 1041). Both properties were added to the Register on March 26, 2007.

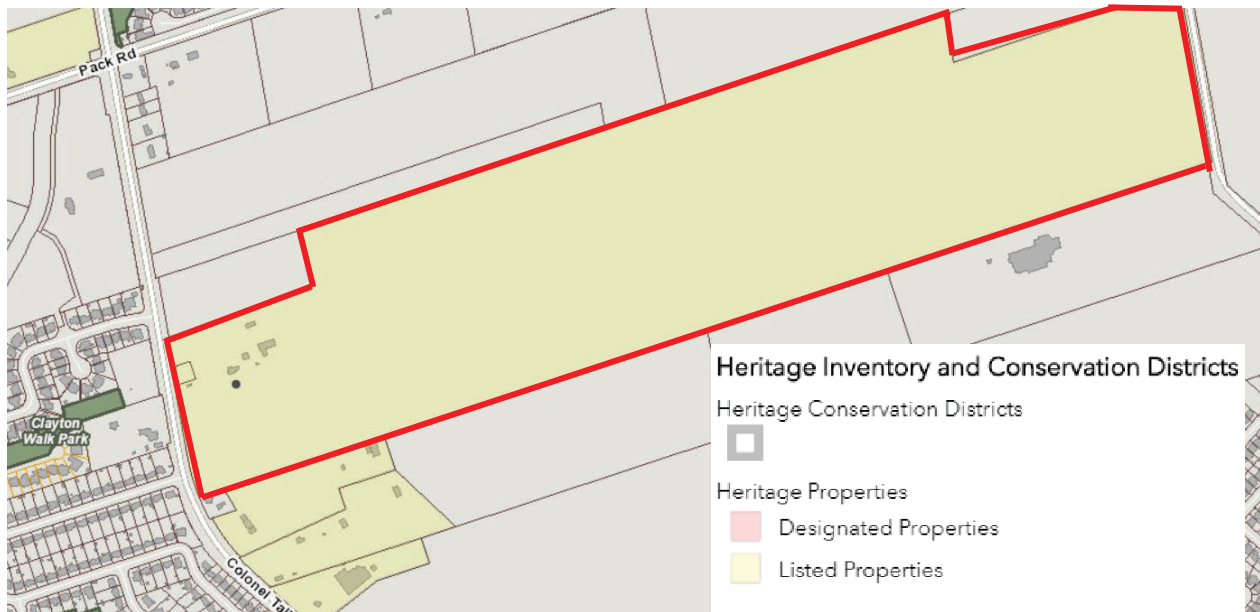


Figure 6: Excerpt of the London's City Map noting the location of the subject property (outlined in red), listed on the heritage register (Source: City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2021)

The subject property and adjacent listed property are not identified by the City of London as being part of a cultural heritage landscape as per Map 9 of The London Plan (see Figure 5). Both the subject property and adjacent listed property are not located in a heritage conservation district or on a 'historic main street' as identified in Figure 15 of the Official Plan.

1.3 LAND USE AND ZONING

The subject property is located within the Talbot Planning District and includes Zoning OS4. According to Section 36 of the Zoning By-law Z. -1, the OZ Zone represents Open Space.



Figures 7: Excerpt of the City of London Interactive Map noting the location of the subject property and associated zone (Source: City of London City Map, accessed May 2021); red circle indicates the approximate location of the former farmstead on the subject property.

2.0 POLICY CONTEXT

2.1 THE PLANNING ACT AND PPS 2020

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. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. 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.

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.

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.

The PPS 2020 also states in Sub-section 2.6.3 that,

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

The following definitions are provided in Section 6.0 of the PPS 2020 outline key terms that are valuable in the overall evaluation of cultural heritage resources:

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 45 | Provincial Policy Statement, 2020 property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

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.*

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 has been

guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.4 CITY OF LONDON OFFICIAL PLAN

As per Policy 565 within the City Building Policies of *The London Plan* (2016), new development on or adjacent to heritage properties will require a heritage impact assessment,

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 impacts 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 heritage attributes.

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 protection and conservation of built and heritage resources within the City. 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 existing built heritage located at 3700 Colonel Talbot Road, City of London to determine whether the development is appropriate or not as it relates to the conservation of its associated heritage attributes.

2.5 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 *Info Sheet #5* which are as follows:

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

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

3.0 HISTORICAL BACKGROUND

3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)). The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations (City of London, 2020).

On May 19, 1790, the McKee Purchase (also known as Treaty 2) which includes the subject lands was signed by the Crown and various First Nations. The treaty payments included: cloth, linen, hunting and cooking tools, looking glasses, combs, ribbons and laced hats (Government of Ontario, 2021).

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 TOWNSHIP OF WESTMINSTER, MIDDLESEX COUNTY

The subject property is located in the former Township of Westminster in rural farmland between the police village of Lambeth and the south side of the City of London (see Figure 6). The Council for the Westminster Township was first established March 4, 1817 (Brock and Moon, 84). In the latter half of the 19th century, Westminster Township was one of the largest townships within Middlesex County (Whebell & Gooden, 2020).

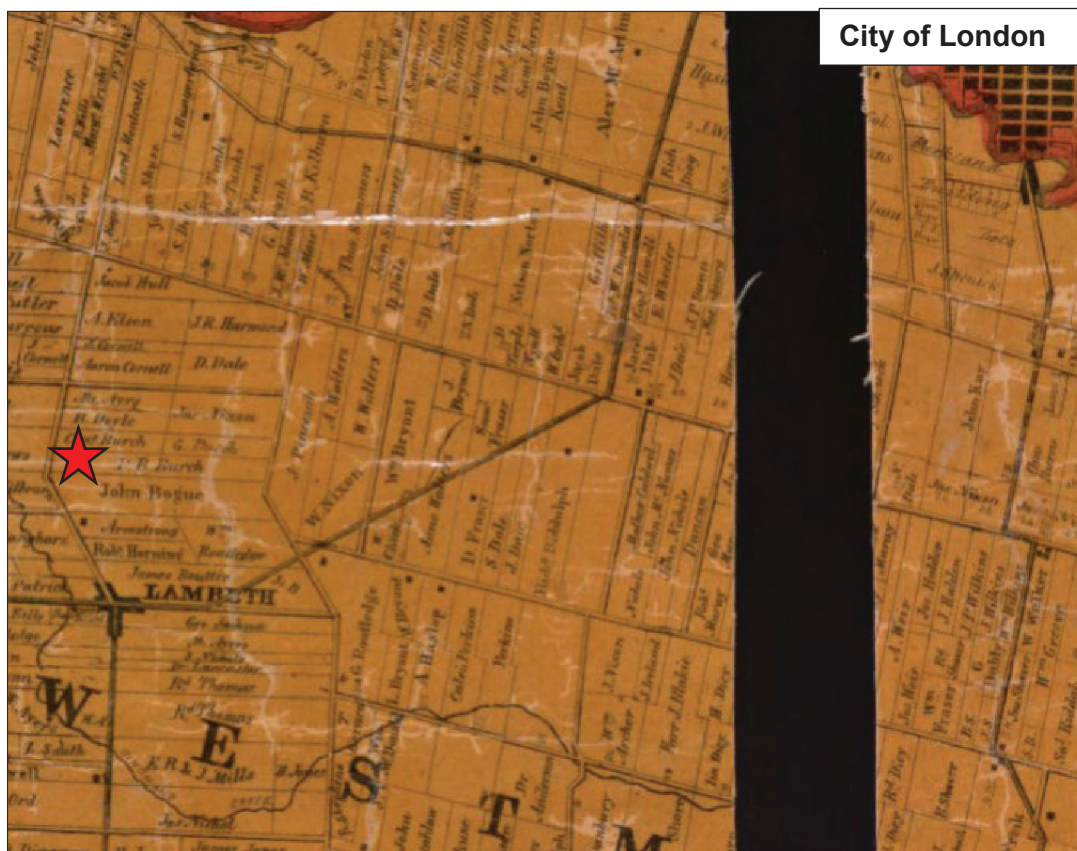


Figure 8: Excerpt of Tremaine's Map of the County of Middlesex, Canada West, 1862; red star indicates approximate location of 3700 Colonel Talbot Road, London (Courtesy of Ontario Historical County Maps Project, accessed May, 2021).

In 1855, the City of London was officially incorporated as a City which resulted in development to the south of the Thames River (Whebell & Gooden, 2020). As a result of this development, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries. In the 1940s and 1950s, the City continued to grow south of the Thames River. The year 1961

marked the great annexation of London which increased its population by 60,000 residents which included the annexation of the majority of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Remaining non-annexed largely rural portions of the Township became annexed in 1993 (Meligrana, 5). 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 3700 Colonel Talbot Road

The subject property was originally Lot 74 and parts of 75 of the Talbot Road Concession. An excerpt of a pre-confederation map of the Township of Westminster demonstrates that in 1843, Lot 74 was owned by Elizabeth Burtch¹. Elizabeth (maiden name Schram) was the mother of David Burch, who later inherited the property.

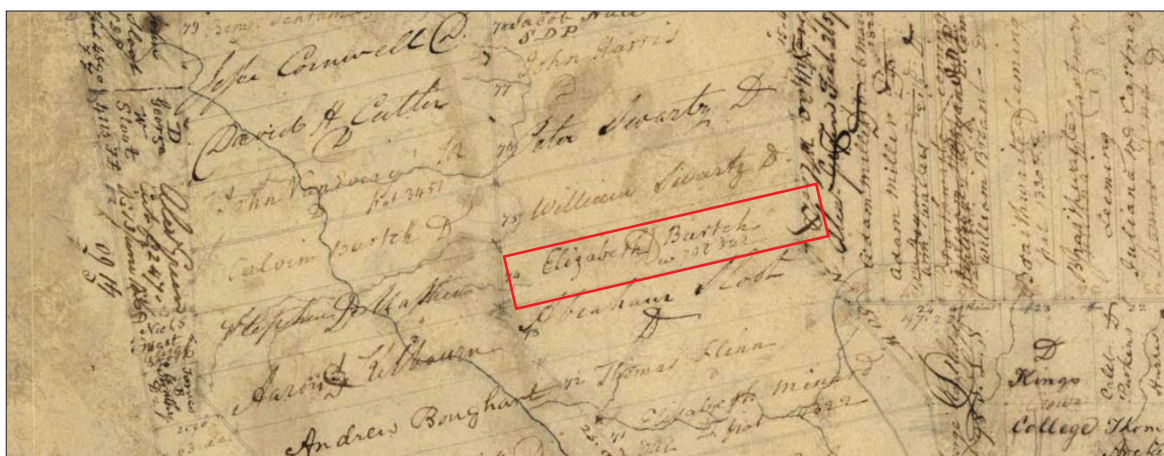
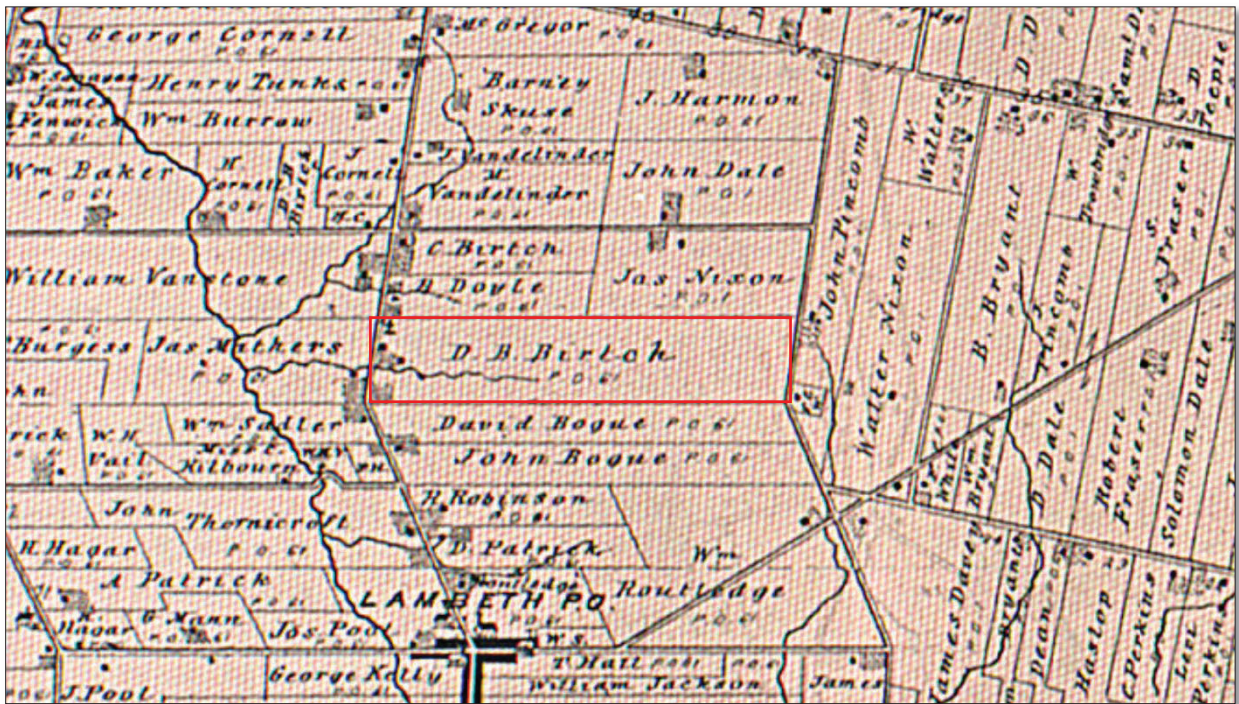
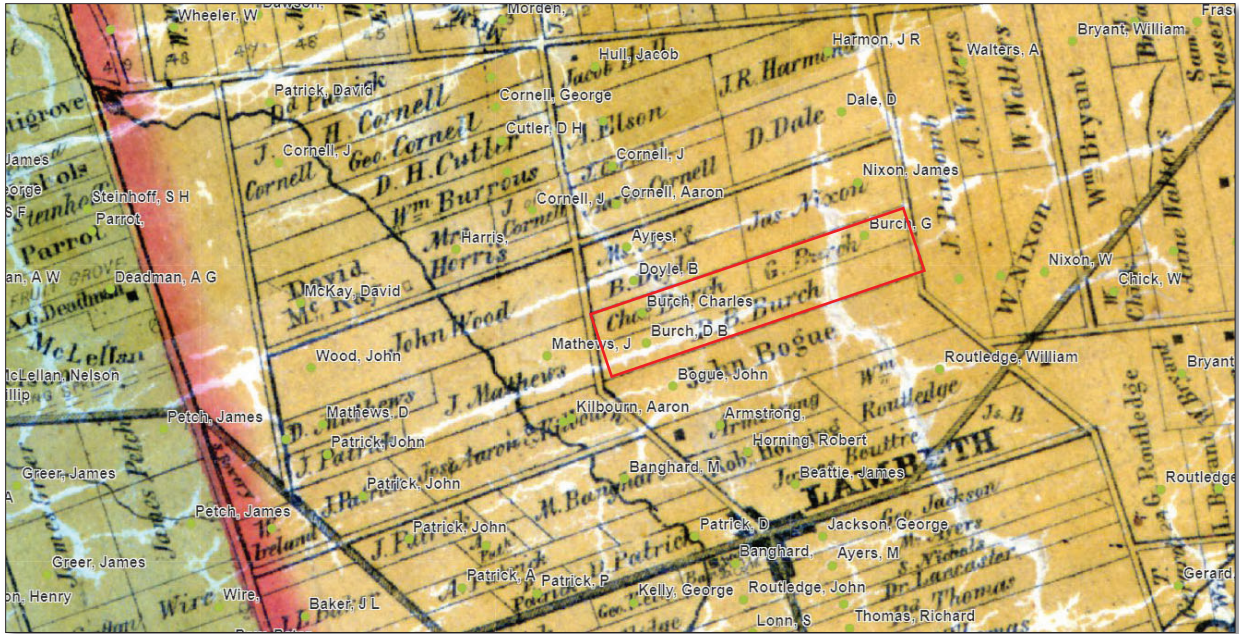


Figure 9: Excerpt of 1843 Township of Westminster Map, No. 38 (Courtesy of Heritage Property Index, 2021).

The 1862 *George R. Tremaine Map* of Middlesex County identifies D. B. Burch as the owner of the south half of Lot 74 and Charles Burtch was the owner of the north west corner of the lot and G. Burtch was the owner of the east corner of the lot.

By April of 1866, David Burch acquired the north-west corner of Lot 74 (LRO). In the 1878 *Illustrated Historical Atlas of the County of Middlesex, Ontario*, D.B. Birtch is listed as the owner of Lot 74, Concession East of the North Branch of Talbot Road which consisted of 200 acres. There are three structures on the western part of Lot 74, two of which are still in existence (dwelling and barn). Lot 73 to the south was owned by David and John Bogue.

¹ Spelling of surname varies in records including: Burtch, Birtch and Burch



Figures 10 & 11: (above) Excerpt of 1862 Tremaine Map of the County of Middlesex (courtesy of Ontario Historical County Map Project); (below) Excerpt of the 1878 Illustrated Atlas of the County of Middlesex, Ontario (Courtesy of McGill University).

In 1902, David still resided on the subject property and married Hannah Gordon at the ages of 60 and 70 years old (see Figure 12) (Library and Archives Canada).

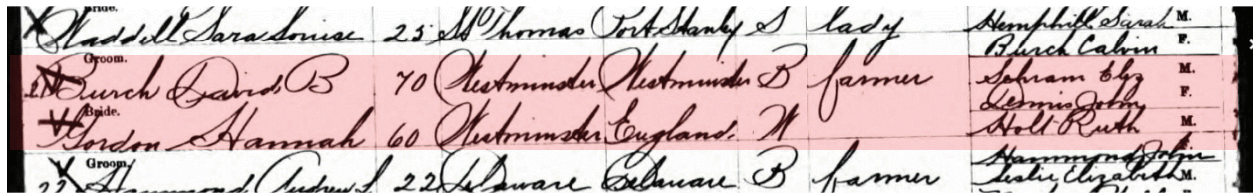


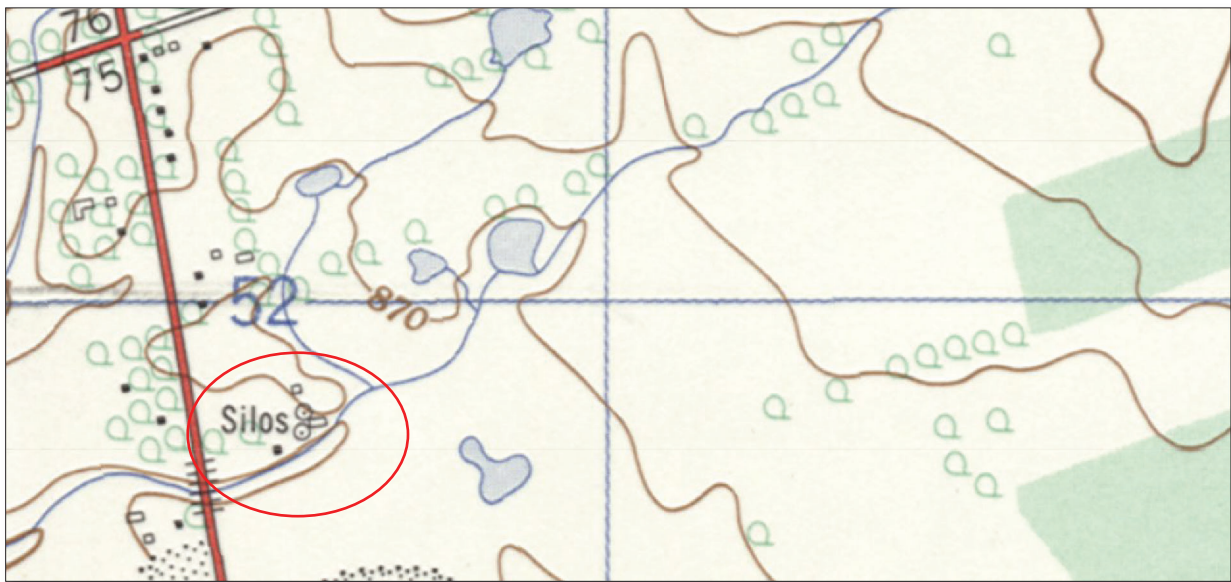
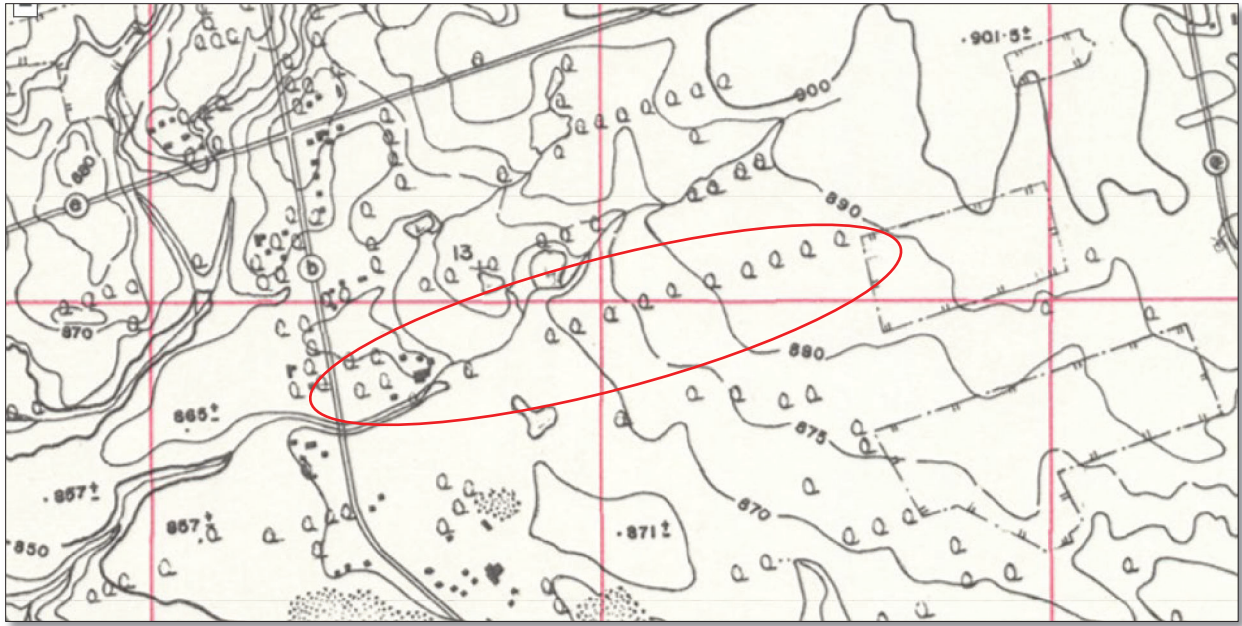
Figure 12: Excerpt of marriage certificate for David B. Burch and Hannah Gordon on May 31, 1902 (Library Archives Canada).

In 1919, David Burley Burch's estate which included all of Lot 74 (200 acres) was granted to Richard W. Boyne (LRO). In 1924, the Lot 74 and part of lot 75 were granted to John Pringle for \$18,000 (LRO).

Between 1920 and 1990, the land was owned by several different families and in 1990 the property was transferred to W-3 Lambeth Farms Inc. Aerial photography and topographical mapping from 1942 to present is shown in the figures on the following pages. The property originally contained the farm house and four outbuildings, including the barn. Furthermore, there was a tree-line driveway that provided access from Colonel Talbot Road.



Figures 13 & 14: (above) Excerpt of 1942 aerial photograph (courtesy of Western University); (below) Excerpt of the 1954 aerial photograph (Courtesy of University of Toronto).



Figures 15 & 16: (above) Excerpt of 1961 topographic map; (below) Excerpt of 1973 topographic map (courtesy of Historical Topographical Map Digitization Project).

By 2021, however, access to the property had changed and most of the mature trees had been lost. The 2021 aerial image shows the barn, however in the summer of 2021, the barn was destroyed by fire. The house and three outbuildings and the remains of the silos are the only structures on the property.



Figure 17: Aerial photograph of farmstead in 2021 (Vu Map, 2021).

4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF BUILT FEATURES

Dwelling

There is an L-shaped, two storey dwelling on-site with a rear wing clad in siding that includes an addition on the front (west) façade. The opening(s) behind the addition on the front façade are unknown as Staff were unable to enter the building due to health and safety concerns. There is a larger, boarded window opening on the left side of the front elevation and two window openings and door opening on the second level. All visible openings have wood surrounds and awnings. There is a small addition located on the north elevation including a lean-to at the corner of the north and west elevation as well as an enclosed, gabled portico leading into the main house. The north elevation includes a variety of both window and door openings that have been boarded. There is a lean-to addition located on the east elevation; a cinder block, concrete chimney is also located on this elevation. The main house includes deep, corncicing and extended, returning eaves (Figure 20); the rear wing also displays this type of architectural articulation, however, not as decorative as the front.

The original, wood shiplap exterior is exposed in various location on the south, west and north elevation of the main house which also display square, cut iron nails c. 1850 which coincides with the construction date of 1851. The wood, where exposed, was in poor condition and badly damaged by water infiltration.



Figure 18, 19, 20, 21, 22 & 23: (above left) View of front façade of house; (above right) View of north elevation of house; (middle left) View of north elevation of the house; (middle right) South and west (front) elevation showing poor additions; (below left) View of east (rear) elevation; (below right) View of brick and fieldstone chimneys (MHBC, 2021).

Outbuilding 1

There is an outbuilding located directly east to the rear of the dwelling. It is a one storey building constructed on metal with metal, gabled roof. There is a human door entry on the north elevation and a variety of window openings.



Figure 24: View of outbuilding 1 looking east (MHBC, 2021)

Outbuilding 2

There is a one storey outbuilding located to the west of the silos and former barn and appears to have been a driver's shed. It is constructed a wood frame building with metal siding and metal roof. It has two vehicular openings and door opening on the west elevation.



Figure 25: View of outbuilding 2 looking east (MHBC, 2021)

Outbuilding 3

There is a one storey outbuilding on the northern boundary of the property, northwards from the former barn. It appears to have been a driver's shed. It is a wood frame building with metal siding and roof and concrete foundation. It has two vehicular openings on the south elevation.



Figure 26: View of outbuilding 3 looking north (MHBC, 2021)

Ruins of Former Barn

There are remnants of the former barn on-site as a result of a fire. Remnants are composed of a few concrete walls and two (2) silos.

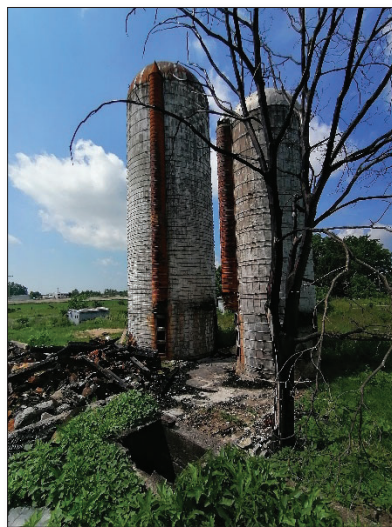


Figure 27: View of ruins of former barn and remaining silos (MHBC, 2021)

4.2 DESCRIPTION OF LANDSCAPE FEATURES

Landscape features include the tree-lined drive towards the farmhouse which, however, has been interjected by the establishment of the pumping station (see Figure 28). There is also a row of mature trees along the northern property boundary. There is a white fence that runs along the rear yard of the farmhouse which includes overgrown vegetation (see Figure 29). The majority of the property is open, agricultural fields and there is a pond located to the south of the former barn.



Figures 28 & 29: (left) Tree-lined drive to farmhouse; (right) View of white fence surrounding rear yard of farmhouse (MHBC, 2021).

5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES

5.1 EVALUATION CRITERIA

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

1. *The property has design or physical value because it:*
 - a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - b. *Displays a high degree of craftsmanship or artistic merit, or*
 - c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - c. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - a. *Is important in defining, maintaining or supporting the character of an area,*
 - b. *Is physically, functionally, visually or historically linked to its surroundings, or*
 - c. *Is a landmark.*

5.2 EVALUATION OF THE BURTCH FARM

5.2.1 Design/Physical Value

The dwelling on-site is a former Georgian farmhouse constructed in the mid-19th century. The dwelling, however, has undergone several alterations including additions, re-cladding, removal of original doors and windows, extension or expansion of original openings and has therefore, lost the majority of its heritage integrity. The outbuildings and ruins of the former barn are not rare, unique, representative or early example of a style, type, expression, material or construction method, nor do they display a high degree of technical or scientific achievement.

5.2.2 Historical/Associative Value

The property was owned by the Burtch family for over half a century and continues to be known as the 'Burtch Farm' by the community as indicated by the description within the City's Municipal Heritage Register.

5.2.3 Contextual Value

The subject property is surrounded by newer development and is not important in defining, maintaining or supporting the character of the area particularly as the barn has been removed and therefore, no longer represents a historic farmstead; only the tree-lined drive remains as a contributing feature of the former farmstead. Due to this, it is not physically or functionally linked to its surroundings. The subject property is not visually linked to its surroundings, partly due to the location of the pumping station which obstructs it from the public realm. The property is not a landmark.

See following page for evaluation through Ontario Regulation 9/06

5.3 SUMMARY OF CHVI

Ontario Regulation 9/06		Burtch Farm
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
3. Contextual Value		
i.	Important in defining, maintaining or supporting the character of an area	No.
ii.	Physically, functionally, visually, or <u>historically</u> linked to its surroundings	No.
iii.	Is a landmark	No.

Summary

In summary, the subject property, known as the “Burtch Farm”, contains a Georgian influenced dwelling constructed in the mid-19th century. The building has been significantly altered and has lost the majority of its heritage integrity. The building would not be a good candidate for a Part IV designation under the Ontario Heritage Act.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of the subject property includes a Plan of Subdivision with a total of 42 lots/ blocks and approximately 751 residential units (see Figure 30). The development includes a variety of low and medium density residential development, including 32 mixed use, multiple residential units. See Appendix 'B' for larger version of the site plan. The existing farmhouse and outbuildings are located in Block 35 which is identified as open space which is south of the proposed access to the subdivision off of Colonel Talbot Road.

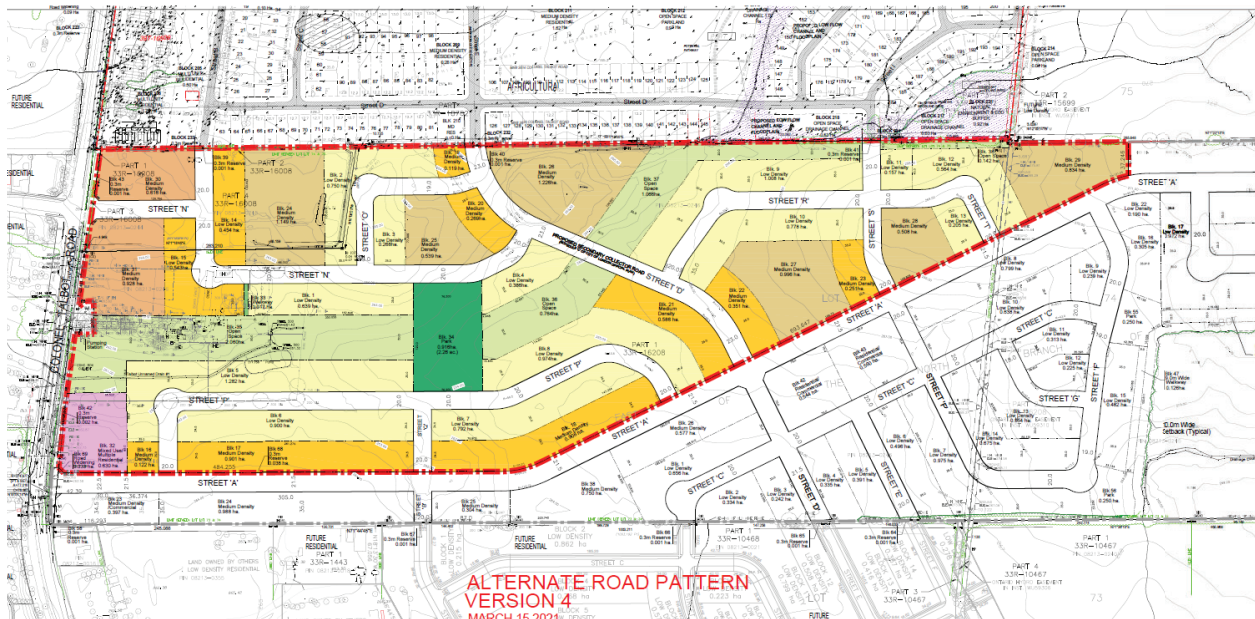


Figure 30 – Excerpt of draft plan of subdivision (Source: MHBC, March 2021)

7.0 IMPACT ANALYSIS

7.1 INTRODUCTION

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.

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.

7.2 IMPACT ANALYSIS- 3700 COLONEL TALBOT ROAD

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in sub-section 5.2.4 of this report.

Table 1.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	No heritage attributes were identified and therefore, there is no impact.
Shadows	No.	
Isolation	No.	
Direct or Indirect Obstruction of Views	No.	
A Change in Land Use	No.	
Land Disturbance	No.	

7.3 IMPACT ANALYSIS- 3800-3808 COLONEL TALBOT ROAD

The existing farmhouse located on the adjacent property is approximately 26 metres from the southern property line of the subject property.

Table 2.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destruct or alter heritage attributes.
Shadows	No	Proposed development will not result in shadows that negatively impact heritage attributes.
Isolation	No.	The proposed development will not isolate the adjacent property.
Direct or Indirect Obstruction of Views	No	There will be no direct or indirect obstruction of significant views of the house.
A Change in Land Use	No.	There will be no change in land use.
Land Disturbance	No.	There are no expected land disturbances as the building is 26 metres is a significant distance between the cultural heritage resources on-site and the new construction.

8.0 ALTERNATIVE

DEVELOPMENT OPTIONS AND MITIGATION MEASURES

Understanding there are no adverse impacts identified, other development options were not explored. It is recommended, however, that the Burtch family name be acknowledged within the overall development (i.e. street, park/ open space).

9.0 CONCLUSIONS & RECOMMENDATIONS

The subject lands contain a former Georgian farmhouse constructed in the mid-19th century. However, the dwelling has undergone several alterations that have removed much of the original heritage fabric. As a result, there is little remaining design value. The barn was destroyed by fire and no longer exists. The remaining outbuildings do not have significant heritage value.

The property is not associated with a theme, person or event that is historically significant. The property was owned by Burtch Family who lived on the farm for over half a century. It is encouraged that the owner acknowledges the Burtch family name within the overall development (i.e. street, park).

This report concludes that the proposed development of the subject lands will not result in adverse impacts to heritage resources on the subject property nor the adjacent listed property located at 3800-3808 Colonel Talbot Road and therefore, no mitigation and conservation measures are recommended.

Respectfully submitted,



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



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

10.0 BIBLIOGRAPHY

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MAPS

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APPENDIX A – MAP FIGURES



Location Map

LEGEND



Subject Lands
(3700 Colonel Talbot Road)



Listed Properties on the City of London's *Register of Cultural Heritage Resources*
(3800-3808 Colonel Talbot Road)

DATE: June 2021

SCALE: 1:12,000

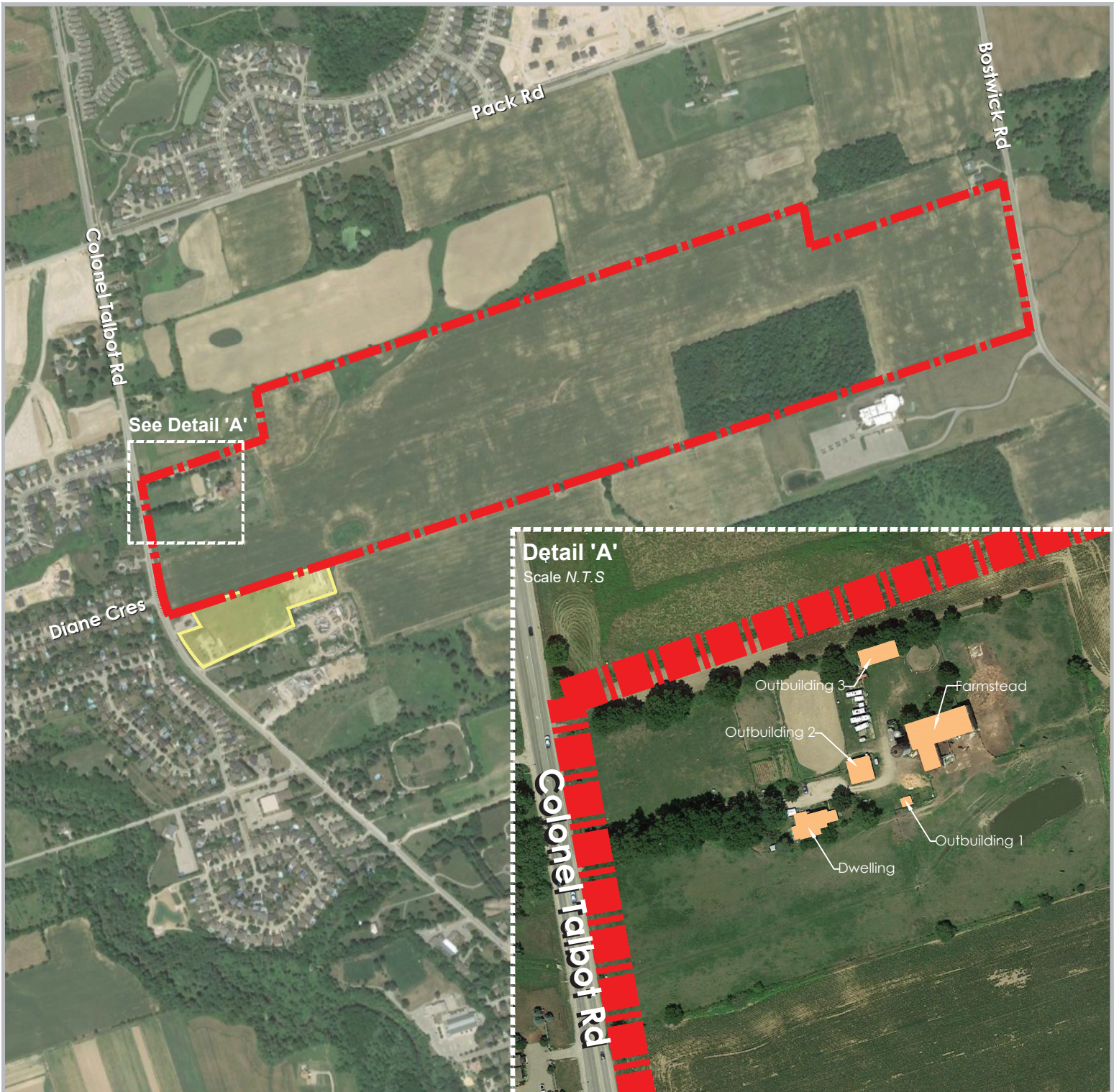
FILE: 1094U

DRAWN: LC




K:\1094U -W3 Farms\Report\Location.dwg

3700 Colonel Talbot Road
City of London



Detailed Location Map

LEGEND

 Subject Lands
(3700 Colonel Talbot Road)

DATE: June 2021

SCALE: 1:12,000

FILE: 1094U

DRAWN: LC



K:\1094U -W3 Farms\Report\Detailed Property.dwg

3700 Colonel Talbot Road
City of London



**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

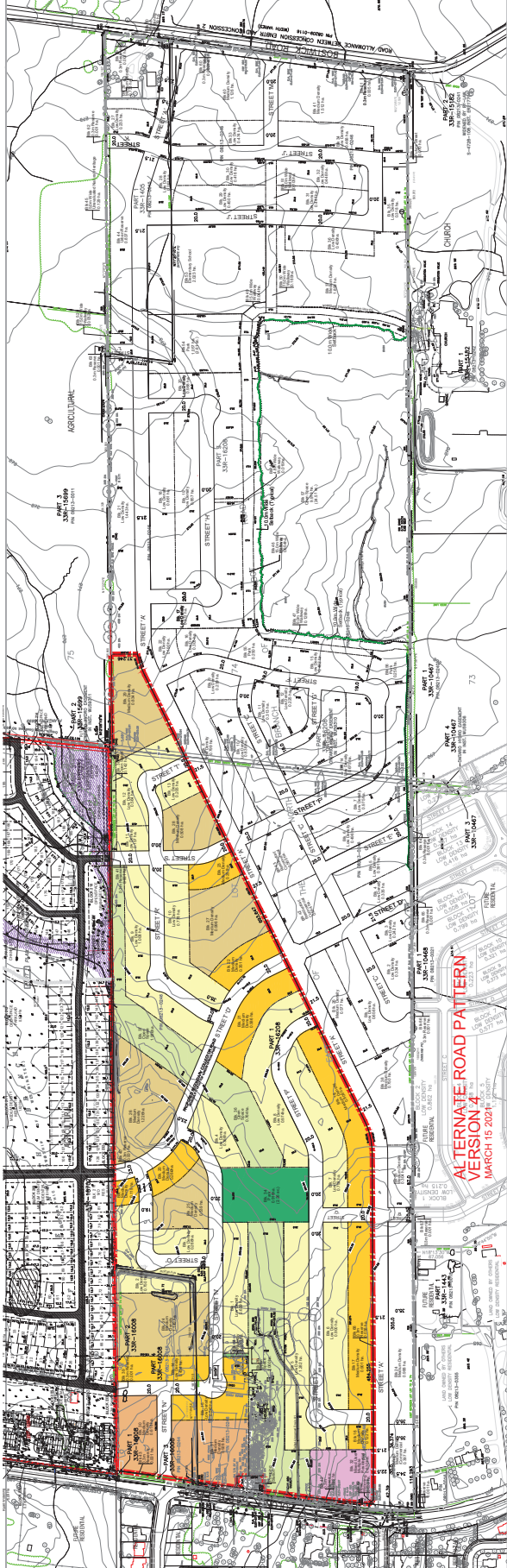
APPENDIX B –SITE PLAN

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 Phoenix, AZ 85004
 (602) 955-1100
 www.mhbc.com

MHBC
 METRO HUMAN BUILDINGS & COMMUNITIES ARCHITECTURE

PROJECT: [REDACTED]
 SHEET: [REDACTED] OF [REDACTED]
 DATE: [REDACTED]

PROPOSED
 DRAFT PLAN OF SUBMISSION



ALTERNATE ROAD PATTERN
VERSION 4
 MARCH 15, 2024

APPENDIX C—CURRICULUM VITAE



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

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

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.

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

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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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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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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

EDUCATION

2011

Higher Education Diploma
Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts
World Heritage and Cultural Projects for Development

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

www.linkedin.com/in/rachelredshaw

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

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lectures 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

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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

PROFESSIONAL/COMMUNITY ASSOCIATIONS

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

AWARDS / PUBLICATIONS / RECOGNITION

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

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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 http://ayrnews.ca/recent) |

PROFESSIONAL DEVELOPMENT COURSES

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

COMPUTER SKILLS

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

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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)

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CURRICULUM VITAE

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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)

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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

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