

HERITAGE IMPACT ASSESSMENT

REVISED

175, 179, 183 & 197 Ann Street and
84 & 86 St. George Street,
City of London, ON

Date:

November 4, 2021

Prepared for:

York Developments

Prepared by:

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Glossary of Abbreviations

CHINT

*Cultural Heritage Inventory, North Talbot,
London, Ontario*

CHVI

Cultural Heritage Value or Interest

HIA

Heritage Impact Assessment

LRO

Land Registry of Ontario

MHBC

*MacNaughton Hermsen Britton Clarkson
Planning Limited*

MHTSCI

*Ministry of Heritage, Tourism, Sport and
Cultural Industries*

OHA

Ontario Heritage Act

OHTK

Ontario Heritage Toolkit

O-REG 9/06

*Ontario Regulation 9/06 for determining
cultural heritage significance*

PPS 2020

Provincial Policy Statement (2020)

SOS

Statement of Significance

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject lands located at 175, 179, 183, 197 Ann Street and 84 and 86 George Street, London, Ontario are situated within territory of the Anishinabewaki, Attiwonderonk (Neutral), Mississauga and Anishinaabe. These lands are acknowledged as being associated with the following treaties (accessed from www.native-land.ca):

- *London Township, Treaty 6*

This document takes into consideration the cultural heritage of indigenous communities including their oral traditions and history when available and related to the scope of work.

Acknowledgements

This report acknowledges that assistance provided by City Staff Planning Staff, University of Western Ontario and the City of London's Library.

Please note: Excerpts of fire insurance plans and aerial photography used in this report are for the sole purpose of research and review and is considered a user's right under Section 29 of the Copyright Act of Canada.

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in May 2019 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street, City of London, Ontario. The purpose of this CHIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands.

The redevelopment of the subject lands includes the removal of all existing buildings and structures and the construction of a 28 storey building which will include a public brewery on the first floor on the east side of the proposed building that will be named after the Kent Brewery. The new brewery is proposed to be operated by *4EST Brewery*, a local London brewing company, which will reproduce the original ale that would have been in production at the Kent Brewery in the late 19th and early 20th century to acknowledge the intangible cultural heritage associated with the tradition of brewing. Bricks salvaged from the original Kent Brewery, and other existing buildings on-site, are planned to be used to create partition walls within the new brewery as well as architectural elements such as Florentine arches, the remains of which are present in the existing Kent Brewery. In addition, the development will include several commemorative interpretative panels and installations to commemorate and respect the historical value of the properties located on the subject lands.

This report determined through the evaluation under the prescribed *Ontario Regulation 9/06*, that all properties on the subject lands have cultural heritage value. Section 6.0 of this report identifies associated heritage attributes. The following impacts were identified based on this proposal:

Adverse Impacts:

1. Negligible impact of destruction of former Kent Brewery as it will remove remnants of architectural features such as brick voussoirs and Florentine arches. The majority of the integrity, however, has been lost due to several alterations.
2. Minor impact of destruction of 175 Ann Street for its representation of a vernacular worker’s cottage and contribution to historic context.
3. Major impact of destruction of 179 Ann Street as it is the earliest dwelling still existing on both the north and south side of this block of Ann Street and retains its original design as a worker’s cottage.
4. Major impact of destruction of 183 Ann Street as it was the family home of Joseph Hamilton, son of John Hamilton, who operated the Kent Brewery between 1884 and 1916 when it closed. It is also representative of Queen Anne architectural style and is contextually associated with the adjacent Kent Brewery.

5. Minor impact of destruction of 84 St. George Street as a late 19th century vernacular worker's cottage and contributor to historic context.
6. Negligible impact of destruction of 86 St. George Street which is representative of a vernacular worker's cottage, however, was constructed in a different era than the other properties. Its supporting contextual value will be removed.

Alternative options were explored, however, retention of building(s) on-site is not feasible due to the size and density required for the proposed development to be economically viable. Relocation off-site was pursued, however, there are no available, purchasable sites within the locality that are appropriate and the costs accrued from relocation of building(s) would significantly impact the overall development.

As required, this report outlines mitigation measures for the proposed impacts in Section 10.0.

Mitigation Measures:

Documentation Report that will:

Include measured drawings of all buildings to be removed; High resolution photographs thoroughly documenting the buildings, context, setting, exterior elevations, interior spaces, detailing, finishes and characteristics.

Salvage Plan that will:

Identify materials to be salvaged from all buildings (i.e. brick, any original windows and doors), method of extraction and planned repurposing; Repurposing should include the reconstruction of some brick features of the existing building (i.e. Florentine arches); this plan should be implemented and monitored by the heritage consultant in conjunction with the City; Surplus salvageable (heritage or non-heritage) material should be re-used or otherwise offered to the municipality, local museums and the general public.

The current proposal includes the salvage of brick material from the existing buildings and reconstruction of Florentine arches and other features within the proposed new Kent Brewery (see Appendix E for conceptual renderings). Other items to be salvaged are intended to be sold and/ or donated to the public.

Interpretation Plan that will:

Provide public interpretative planning to tell the story of the Kent Brewery and former industrial context including the worker's cottages; the Plan can include the incorporation of tangible cultural heritage (i.e. salvaged material) and intangible cultural heritage (i.e. stories, practices, rituals such as the tradition of brewing and industrial, working-class lifestyle). The form of interpretation can also range from commemorative plaques, to interpretative media, like panels, mobile app or installation/ sculpture. This Plan also develops how these forms of interpretation will cohesively be integrated into their environment.

1.0 Introduction

1.1 Background

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in May 2019 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street, City of London, Ontario hereafter referred to as the ‘subject lands’ (see **Appendix ‘A’**). The purpose of this HIA is to evaluate the potential impacts that the proposed redevelopment will have on existing buildings on site.

The redevelopment proposal under evaluation includes the demolition of the existing buildings on the subject lands and the construction of a 28 storey residential building comprised of 274 units. Previously, a Heritage Impact Assessment was submitted as it related solely to 197 Ann Street; since the submission of the HIA in 2019, the remaining properties on the subject lands were included in the municipal heritage register, influenced by the findings of the *Cultural Heritage Inventory: North Talbot, City of London* and, therefore, they are subject to a heritage impact analysis. The HIA has been revised in this version of the report to include: 175, 179, 183 Ann Street and 84 and 86 St. George Street, City of London.

All properties located within the subject lands are ‘listed’ (non-designated) on the *City of London’s Register of Cultural Heritage Resources* and are identified as contributing to the North Talbot area. This report will determine the level of impact that this proposal has on the cultural heritage value associated with each property within the subject lands.

1.2 Description of Subject Lands

The subject lands include all properties municipally addressed as 175-197 Ann Street and 84 and 86 St. George Street, City of London legally described as Lots 4, 5, 6 & 7 and Part of Lot 3, South Side Ann Street Plan 183 (w) designated as Part 1, Plan 33r-20622, City of London) (see Figure 1). The subject lands have been consolidated into one parcel associated with 84 St. George Street and include 3692.54m² (as per VuMap, 2021).

All the properties, with the exception of 197 Ann Street are solely used for residential purposes. The property located at 197 Ann Street is mixed-use and includes a duplex for residential use and commercial use. **Table 1.0** on the following pages identifies buildings, structures and landscape features associated with each property within the subject lands.


Revised Heritage Impact Assessment
 175, 179, 183 & 197 Ann Street and 84 and 86 St. George Street,
 City of London, ON



Location Map

197 Ann St
 L14 & Pt Lts 3 & 5 S/s Ann St Plan
 183(w) As in S75011 London
 City of London

LEGEND

 Subject Lands (175-197 Ann Street)

Note:
 Subject Lands are located within the Business Improvement
 Area-Central London Neighbourhood.

Base Map Source: City of London (2017)

DATE: March, 2021

SCALE: 1: 2,000

FILE: 1004AU

DRAWN: GC



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Figure 1: Aerial view of subject lands outlined by red (Source: MHBC, 2021)



Figure 2: Aerial view of subject lands outlined by pink as it relates to the North Talbot area outlined in red (Source: MHBC, 2021)

Table 1.0		
Address	Description	Photo
175 Ann Street (Lot 7)	<p>A one storey cottage with a hipped roof and rear one storey addition. Rectangular floor plan with symmetrical windows and centred entryway. Exterior covered in blue, vinyl siding. There is a one storey lean-to addition to the rear of the house with asphalt hipped roof and one storey detached garage.</p> <p>One (1) tree at corner of lot and shrubs along south elevation. Asphalt driveway on east and south side of property.</p>	
179 Ann Street (Lot 6)	<p>One storey yellow brick cottage with hipped roof and rectangular floor plan with small addition to the west elevation. Original window openings with double hung windows and brick voussoirs. Asymmetrical entrance with brick voussoir and transom light. Bay window on western elevation (Queen Anne). There is a shed located to the rear of the property.</p> <p>One (1) mature tree along western property line to the rear of the property and a few small plantings. Gravel driveway to the east of the house. There is board on board fencing along the north, west and south boundary of the rear yard and a chain link fence along the eastern boundary.</p>	

<p>183 Ann Street (Lot 5)</p>	<p>Two storey Queen Anne brick house with cross-sectioned hipped roof and open gable on front and western façade and L-shaped floor plan with rear addition. Bay window located on eastern elevation. Dentils are located along the roofline and below the open gable on front façade. There are also brackets along the roofline. Original window openings and door openings with brick voussoirs. There is a one storey outbuilding with open gabled roof to the rear of the property.</p> <p>There are mature trees located to the rear of the property and one (1) mature tree adjacent to eastern, gravel driveway. There is board on board fencing along the eastern and south property boundary and chain link fence shared with 179 Ann Street.</p>	
<p>197 Ann Street (Lots 3-4)</p>	<p>This building complex is comprised of a two storey main building with rectangular plan and one storey western wing and one storey wing (comprised of two sections) to the rear. A contemporary, two storey contemporary building is attached to the rear wing.</p> <p>There is asphalt pavement covering the majority of the western side of the property with the exception of some vegetation to the south/ rear of the property. There is another paved access to the east of the main building on site that leads to an area enclosed by chain fencing with an electric box and remnants of concrete structures and grassed area. To the rear of the property are small plantings; this area is bound by a concrete retaining wall to the east and south.</p>	

<p>84 St. George St</p>	<p>One storey cottage with rectangular floor plan and intersecting hipped asphalt roof. Side hall entry and small porch.</p> <p>The property is bound on the south, east and partially on the north property boundary by a board and batten fence.</p>	
<p>86 St. George St</p>	<p>One storey cottage with rectangular floor plan and hipped asphalt roof. Side hall entry and small porch.</p>	

1.3 Description of Surrounding Area

To the south and east of the subject lands is high rise residential apartments (see Figure 3). To the north of the subject lands is the CPR corridor, and one and half storey commercial building and associated parking lot. To the west of the subject lands is a low-rise, residential neighbourhood (see Figure 5). The subject lands and surrounding area are located in the North Talbot area which is north of the City's downtown core.



Figure 3 & 4: (Above) View of subject lands looking south-east towards downtown London; (Below) View of subject lands looking north east (Google Earth Pro, 2021)



Figure 5: View of subject lands looking westwards towards downtown London (Google Earth Pro, 2021).

1.4 Heritage Status

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

All the properties located on the subject lands, including 175, 179, 183 and 197 Ann Street and 84 and 86 George Street are currently "listed" on *City of London's Register of Cultural Heritage Resources*. The former municipal heritage register of the City of London identified 197 Ann Street as a Priority 3 property and described it as the "Old Kent Brewery", an Italianate building built circa 1883 (see **Appendix 'D'** for the Heritage Listing). Priority 3 buildings may merit evaluation as part of a group of buildings designated under Part IV of the OHA or as part of an HCD, although not worthy of designation individually and may be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

The properties located at 175, 179 and 183 Ann Street and 84 and 86 George Street were identified as potential cultural heritage resources in the Cultural Heritage Inventory of North Talbot and subsequently were approved to be 'listed' on the municipal heritage register by Council resolution in 2020. The Cultural Heritage Inventory for the North Talbot Study area was completed for the City of London to identify both 'listed' and 'designated' properties as well as properties with potential cultural heritage value or interest (CHVI). This inventory is intended to be a precursor of a Heritage Conservation District (HCD) Study. The North Talbot area is identified in the study as a historical area undergoing change, "mid-Victorian neighbourhood that is now in a state of transition...there is a need to facilitate the integration of old and new architecture as the area continues to evolve" (CHINT, 6). The inventory of the North Talbot Area accounted for 16 properties designated under Part IV, 94 properties previously identified as 'listed' in the *City of London's Register of Cultural Heritage Resources* and an additional 169 properties were identified as having cultural heritage value or interest.

The properties located at 175, 179 and 183 Ann Street and 84 and 86 George Street were identified as properties with potential cultural heritage value or interest (see Figure 6). In October of 2020, these properties were added to the municipal heritage register. The inventory includes a brief evaluation of each properties of potential CHVI. The cultural heritage profiles for each property is in **Appendix 'D'** of this report including the evaluation of 197 Ann Street by Hayley Caldwell in 2017. Below is an

excerpt from the inventory identifying listed, designated and potential cultural heritage properties in the North Talbot Area (see **Appendix 'A'** for larger version). Properties located at 175, 179, 183 and 189 Ann Street are also considered part of the first suburb in the area.

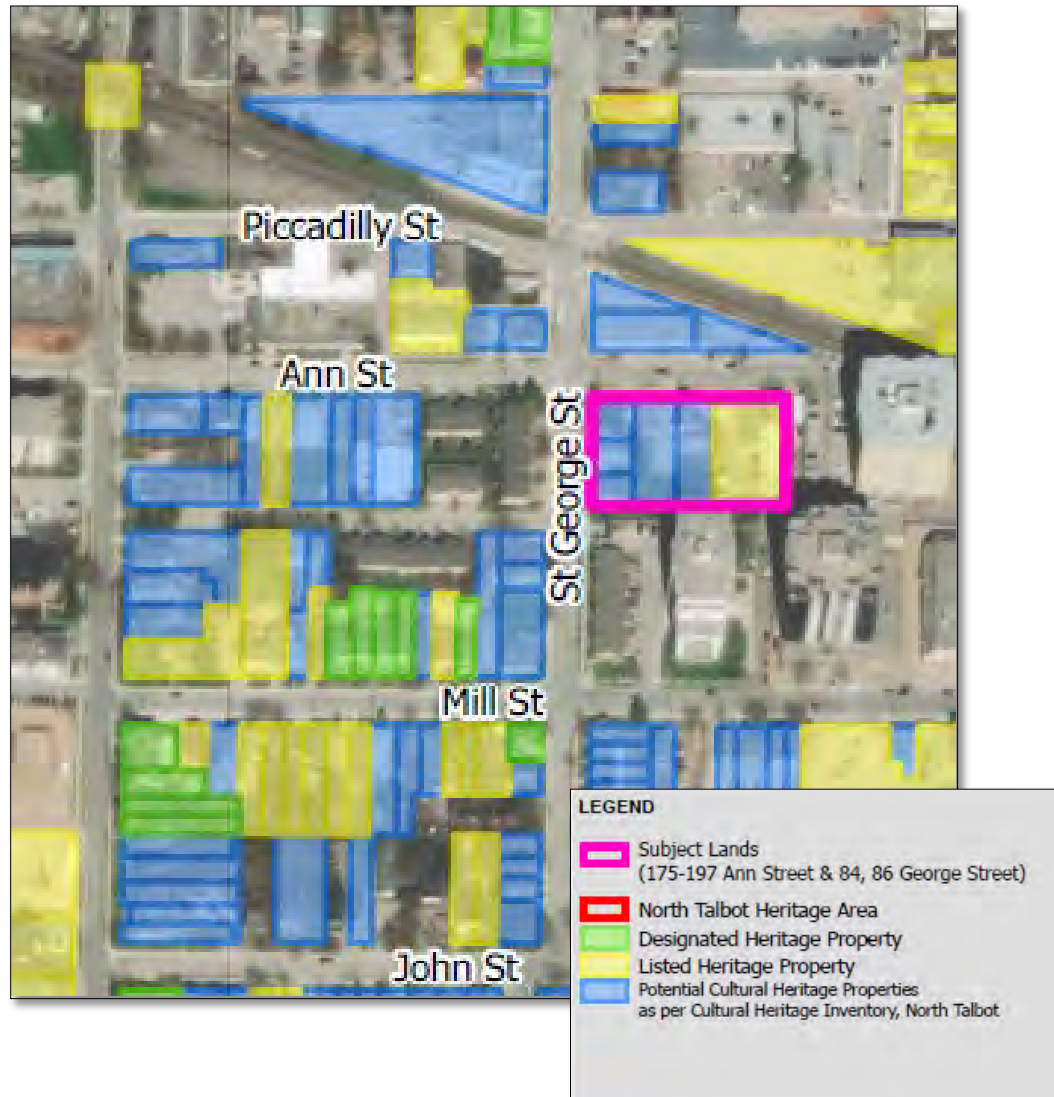


Figure 6: Aerial view of subject lands outlined by pink with listed and designated properties identified by yellow and green and potential cultural heritage resource identified in the Cultural Heritage Inventory, North Talbot, London, Ontario coloured in blue (Source: Cultural Heritage Inventory, North Talbot Area, Ontario, October 2020, page 72 and MHBC, 2021).

The properties are not listed on the *Ontario Heritage Act Register (Ontario Heritage Trust)* and the *Canadian Register of Historic Places (CRHP)*. The subject lands are not located within cultural heritage landscape, including a Heritage Conservation District (as per Map 9 of the Official Plan), designated under Part V of the Ontario Heritage Act.

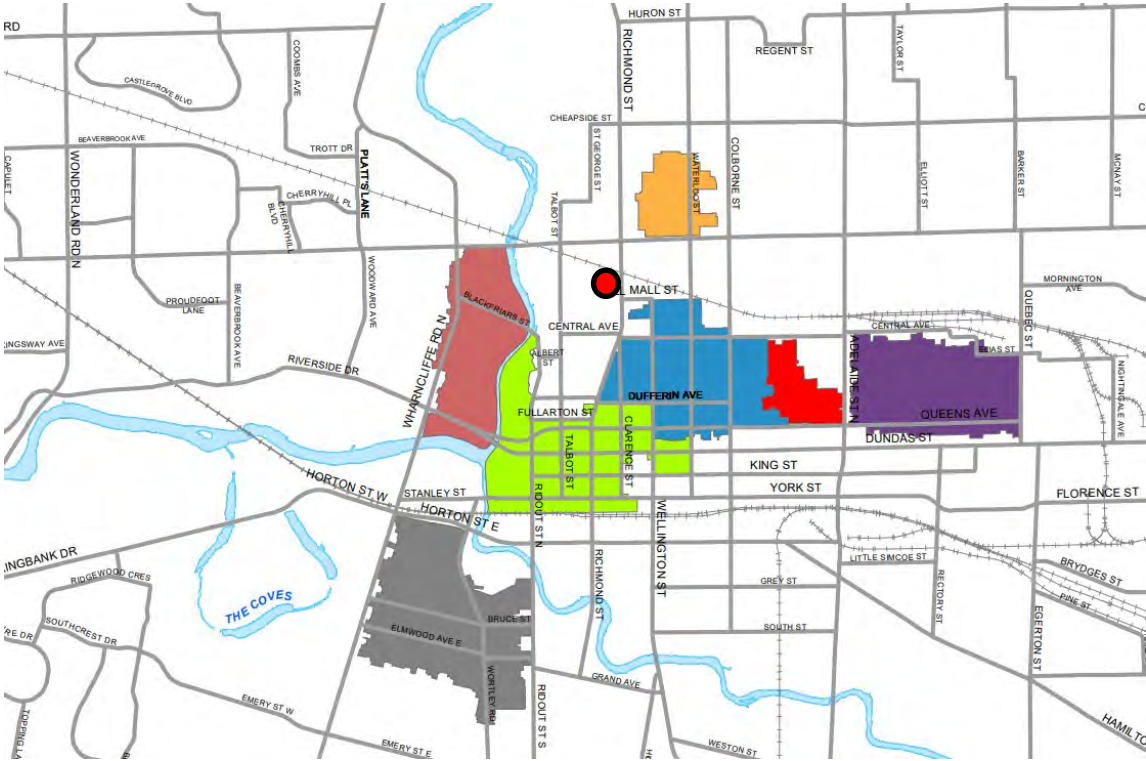


Figure 7: Excerpt of Map 9 of the Official Plan identifying HCDs; red circle indicates approximate location of subject lands.

1.5 Land Use

The subject lands are located within Central London Planning District and within a designated Business Improvement Area. The zoning as of May 31, 2019 for the subject lands is R9-3 H12. Open application reference file is OZ-9127.

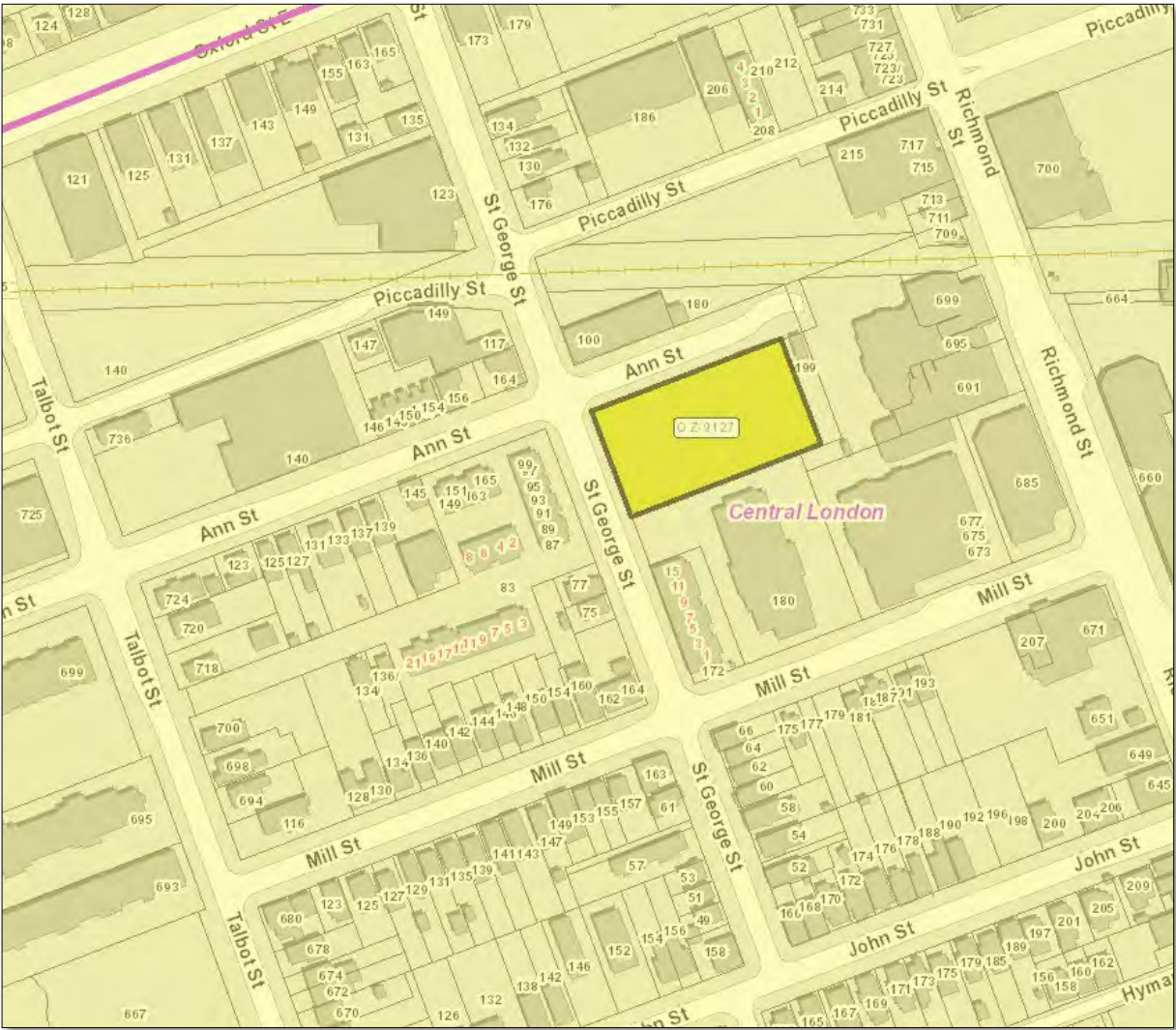


Figure 8: Excerpt of London City Map identifying planning application site, planning districts and business improvement areas.

2.0 Policy Framework

2.1 Methodology

The methodology of this report is based on the Heritage Impact Assessment (HIA) guidelines that are provided by the *Ministry of Heritage, Tourism, Sport and Cultural Industries*:

- Identification of the subject lands and surrounding area;
- Building evolution and current conditions of the subject lands;
- Evaluation of all properties under the prescribed *Ontario Regulation 9/06*;
- An outline of the proposed development;
- Assessment of impacts as per Info Sheet #5 of *Heritage Resources in the Land Use Planning Process* in the *Ontario Heritage Tool Kit*;
- Alternative development approaches;
- Mitigation measures; and,
- Conclusions and Recommendations.

Supplementary to the above requirements, this Heritage Impact Assessment also includes the current Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

2.2 Approach

A site visit was conducted by MHBC Cultural Heritage Staff on May 16, 2019 to complete photographic documentation of the current condition of the existing building at 197 Ann Street, City of London and surrounding properties at 175, 179, 183 Ann Street and 84 and 86 St. George Street. This report reviews the following documents:

- The Planning Act
- The PPS 2020
- The Ontario Heritage Act and the Ontario Heritage Toolkit
- City of London's Official Plan
- City of London's Heritage Building Inventory
- Cultural Heritage Inventory: North Talbot, City of London (Draft, 2020)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)
- Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)

This HIA assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage value and attributes of the existing buildings, if any.

2.3 Policy Framework

2.3.1 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;

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, 2014* (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 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.

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 under the Ontario Heritage Act. This may be achieved by the implementation of*

recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The subject lands are not considered a protected heritage property since they are not designated under Part IV of the Ontario Heritage Act.

2.3.2 The 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. The building located at 197 Ann Street is listed under the *Ontario Heritage Act* (OHA) and therefore was guided by the criteria provided with *Regulation 9/06* of the OHA which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria and will be utilized to evaluate the subject lands. The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* in order to determine cultural heritage value or interest where,

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

2.3.3 The Ontario Heritage Tool Kit

The impacts of a proposed development or change to a cultural heritage resource may occur over a short 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. According to the *Ontario Heritage Tool Kit*, the following constitutes adverse impacts which may result from a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

2.3.4 City of London Official Plan

The City of London Official Plan does not provide specific policies regarding evaluation criteria of properties of cultural heritage value or formal Terms of Reference regarding the preparation of Heritage Impact Assessments. The preparation of this report is guided by the Ontario Ministry of Culture (now the Ministry of Heritage, Sport, Tourism, and Culture Industries) *InfoSheet #5 Heritage Impact Assessments and Conservation Plans*, part of the 2006 *Heritage Resources in the Land Use Planning Process* document. As per the guidance in the Ministry document, this report contains the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and attributes of the cultural heritage resources
- 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
- Summary statement and conservation recommendations

4.0 Historical Overview

4.1 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). In 1796, the initial agreement between indigenous peoples in the Region and European Settlers was established, the *London Township Treaty* (Whebell & Goodden, 2020).

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).

4.2 Historical Overview of the 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). 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” (Baker and Neary, 5) (City of London, 2020).

The town expanded from the court house with the development of storefronts and by 1834, there were 1,000 residents (City of London, 2020). It is claimed that 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). The presence of the military is claimed to be one of the main contributors to the rapid growth in population. Two years after the garrison was established, the town became incorporated which was followed by the development of necessary municipal services. 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).

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). With the debut of the American Civil War, London was able to prosper with the shipment of wheat. By the 1870s, several buildings were constructed in the centre of the city including the erection of mansions and institutions such as the University of Western Ontario. Infrastructure such as the London Street Railway and new bridges (Whebell & Goodden, 2020).

In the latter half of the 19th century, many of London’s neighbouring communities were annexed including London South in 1890, in which the subject property is located, 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. Many new residences were constructed in London South near Huron Street (City of London, 2020).

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).

4.3 Historical Overview of the North Talbot Area

The North Talbot area was named after Colonel Thomas Talbot who was responsible for the settlement of the area by European immigrants along the northern shore of Lake Erie and Thames River (Dictionary of Canadian Biography). The North Talbot area includes the former John Kent Farm which was annexed by the City in 1840. By 1855, the former Kent Farm was surveyed into residential, commercial and industrial lots, however, “-only a small number of buildings were scattered throughout the North Talbot Study Area at this time” (CHINT, 14). The residential neighbourhood was characterized by a range of homes from large manors to worker’s cottages. A map completed in 1855 known as the “Peters Map” includes Carling’s Tannery on the west side of Richmond Street and South of Ann Street, a wagon shops, carriage factory and hotel but the majority of development was still concentrated south of Fullarton Street (CHINT, 14).

The TMHC Cultural Heritage Inventory states that the “development of the North Talbot Study Area in the early 1800s was disjointed and sparse [;] it set the tone for the rest of the century and beyond (CHINT, 15). The area consists of residential, commercial and industrial uses. The subject lands are associated with Carling’s Creek and the CPR corridor.

4.4 History of the Subject Lands

The overall spatial organization of the subject lands and immediate surrounding lands has changed significantly over time. Originally, a mill pond called ‘Lake Horn’ covered the subject lands (see Figure 9). In 1824, the land in which the subject lands reside was not yet surveyed and was used as agricultural lands for John Kent’s farm. The City of London, however, was taking form to the east.



Figure 10: 1840 Map of the City of London; approximate location of subject lands indicated by red star (Courtesy of the University of Western)

The area that includes the subject lands was subdivided by 1840 (see Figure 10). It is claimed that the Kent Brewery was originally established in 1859 on Lot 3 by Henry Marshall and John Hammond (LACH, October 2020). By 1861, the brewery had gone out of business due to fierce competition in the City in the brewing industry. The company was taken over by Francis L. Dundas and John Philips, however, they failed within the year (LACH, October 2020).

In 1861, John Hamilton, an ale brewer of his native Scotland, immigrated to Canada and acquired the Kent Brewery living in a frame house adjacent to the brewery with his wife, and children. In 1871, John Hamilton is listed as 46 years old living with his wife Agnes and five children: Agnes Hamilton, Helen “Ellen” and Joseph (twins), Mary and Jamimie (Library and Archives Canada).

ANN	STREET 18 DIRECTORY.	BAT
Gleeson James, tavern keeper Mills James, boilermaker Heywood Thomas, laborer Claydon Joseph, laborer Luxton William, blacksmith McIntyre Neil, carter Quick James, pumpmaker Carruthers Robert, pumpmaker		O'Neil Patrick, laborer Tan yard <i>Here George st. intersects.</i>
<i>Here Horton st. commences.</i> <i>Here G.T.R. track intersects.</i>		McNeel George, painter Chapman John, tanner Birch William, plasterer Scott William, carpenter
Sills Escott, machinist Milroy John, oil refiner Daly Dennis, cooper Bigger John, carpenter Kent Alfred, cooper Plummer John, blacksmith Eaton James, butcher		BARTON, north side, from Ridout to River Thames. Harris George, of Harris, Magee, McNab & Campbell
<i>Here Hamilton road intersects.</i>		BARTON, south side, from Ridout to River Thames. Morgan David, janitor fire department
Primitive Methodist church, Revs. W. S., Hughan & J. Ferguson Wilson Adam, laborer Marx John, potter Scully Patrick, cooper Marques James, laborer Milburn John, laborer		BATHURST, north side, from Adelaide to River Thames. Low Richard, laborer Ward William, warehouseman Rowland's pork packing house <i>Here William st. intersects.</i>
<i>Here Hill st. commences</i>		Slater's grain store <i>Here Mailland st. intersects.</i>
Godwin Sidney, grocer <i>Here Nelson st. commences.</i>		Grand Trunk passenger and freight stations <i>Here Burswell st. intersects.</i>
Wilson John, laborer		London and Port Stanley Round house <i>Here Colborne st. intersects.</i>
ALMA, east side, from St James to Grosvenor.		London & Port Stanley R.R. works <i>Here Waterloo st. intersects.</i>
Elair James Balkwell William Groves James, gardener Meyer Adolphus F.		G.W.R. workshops <i>Here Wellington st. intersects.</i>
{ Mazyck A. Mazyck E. Manigault G. Manigault E., clerk Manigault William		Ellis Lawrence, laborer Wiggles Chas., stove factory Anderson Joseph, laborer Wigglesworth Mrs. Kate, wid Anthony Abraham William, wheelwright Smith George, cooper McIntosh Alexander, turnkey Green John, planing mill Green H. C., lumber yard <i>Here Clarence st. intersects.</i>
ALMA, west side, from St James to Grosvenor.		House unoccupied Gray John, cartage agent G.T.R. Davidson Charles House unoccupied Coldrick Mrs. Mary, wid Samuel Hoydon Mrs. Bridget, wid Henry <i>Here Richmond st. intersects.</i>
Overholt Peter, shoemaker		House unoccupied House unoccupied Archer Mrs. Mary, wid William James Thomas, laborer Adams James, plumber Irons Mrs. Ann, wid James Dickson George, clerk House building Holmes John, engineer G.W.R. Haggerty John, G.T.R. Dunn Joseph, carpenter
ANN, north side, from Richmond to River Thames.		
Traves Michael, carriage maker Moyle Joseph, teacher Cruckshank Mrs. Catherine, wid John Stringer James, shoemaker Halpin rev. William H., professor Huron college O'Donnell Edward, tailor Clarke Francis S., broker Griffin Robert Arscott Richard, tanner		
ANN, south side, from Richmond to River Thames.		
Brennan John, tanner Kent brewery, John Hamilton, proprietor Arscott Mrs. Ann, wid George Brennan Dennis, laborer		

Figure 13: Excerpt from 1872-73 City of London and County of Middlesex Gazetteer (Library and Archives Canada)

In the 1872 Bird's Eye View of London, Ontario by E.S. Glover, the artist depicts several buildings along Ann Street at the corner of Ann Street and St. George Street (formerly George Street). Carling's Creek is visible to the rear of the properties to support the adjacent industries. The Bird's Eye View demonstrates the range of uses in the North Talbot Area from industrial to residential and open space (see Figure 14).

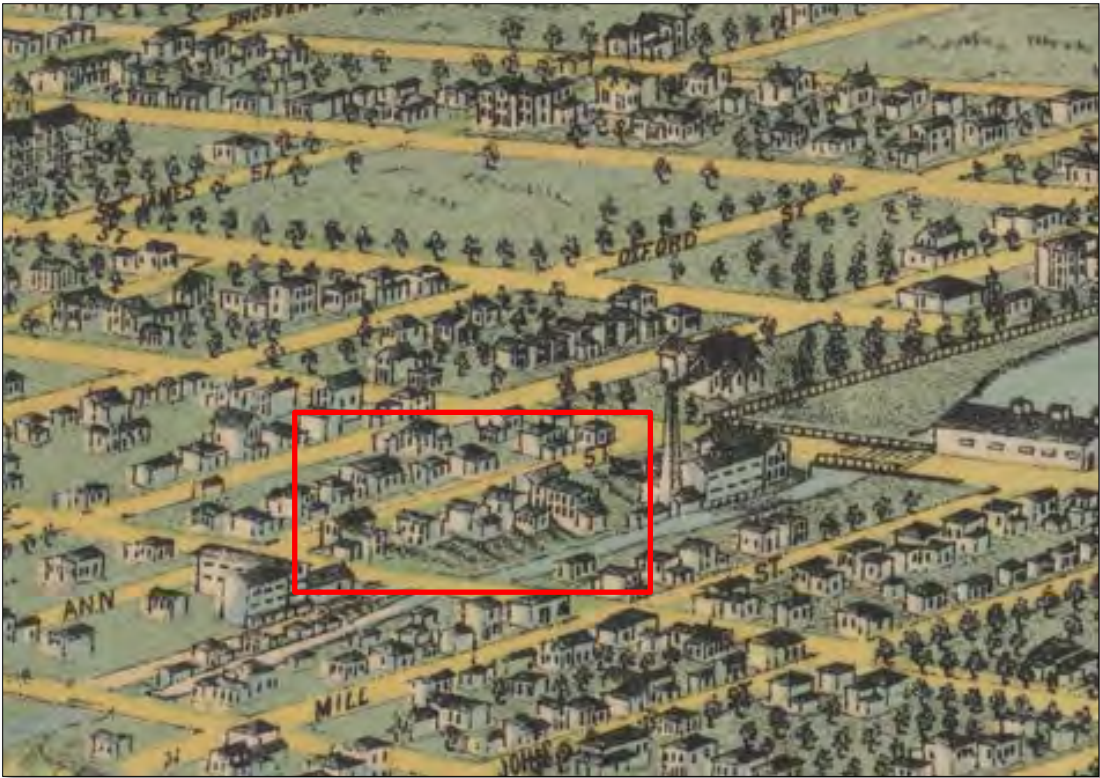


Figure 14: 1872 Bird's Eye View of Westminster Township including subject lands; red box indicates location of the Kent Brewery (Courtesy of Western University).

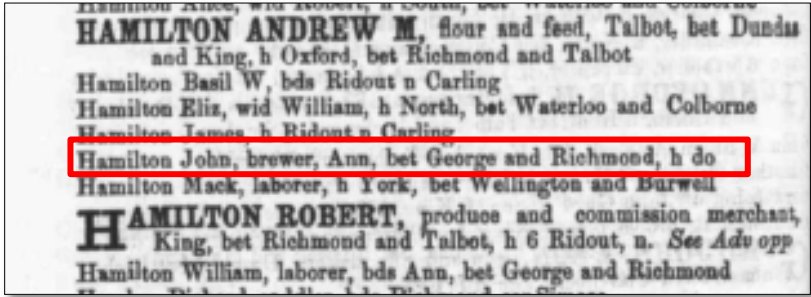


Figure 15: Excerpt of McAlpine's London City and County of Middlesex Directory of 1875 identifying John Hamilton as a brewer on Ann Street (Courtesy of Library and Archives Canada).

The 1875 *McAlpine's London City and County of Middlesex Directory* identifies John Hamilton as a brewer on Ann Street between George Street and Richmond (see Figure 15). The 1881 revised 1889 Fire Insurance Plan identifies the Kent Brewery which included underground cellars and icehouse along Ann Street. The brewery is primarily shaded 'black' to represent "wooden sheds and barns". There is a one and a half storey frame house which was the former house of John Hamilton (Fire Insurance Plan states "J. Hamilton lives in adjoining house"). To the south is a one storey frame house with

brick veneer which is the existing house at 179 Ann Street. To the north of the property is a series of residences. These residences later were removed as the land was expropriated to accommodate the railway corridor, transforming the land pattern and overall circulation of the block.

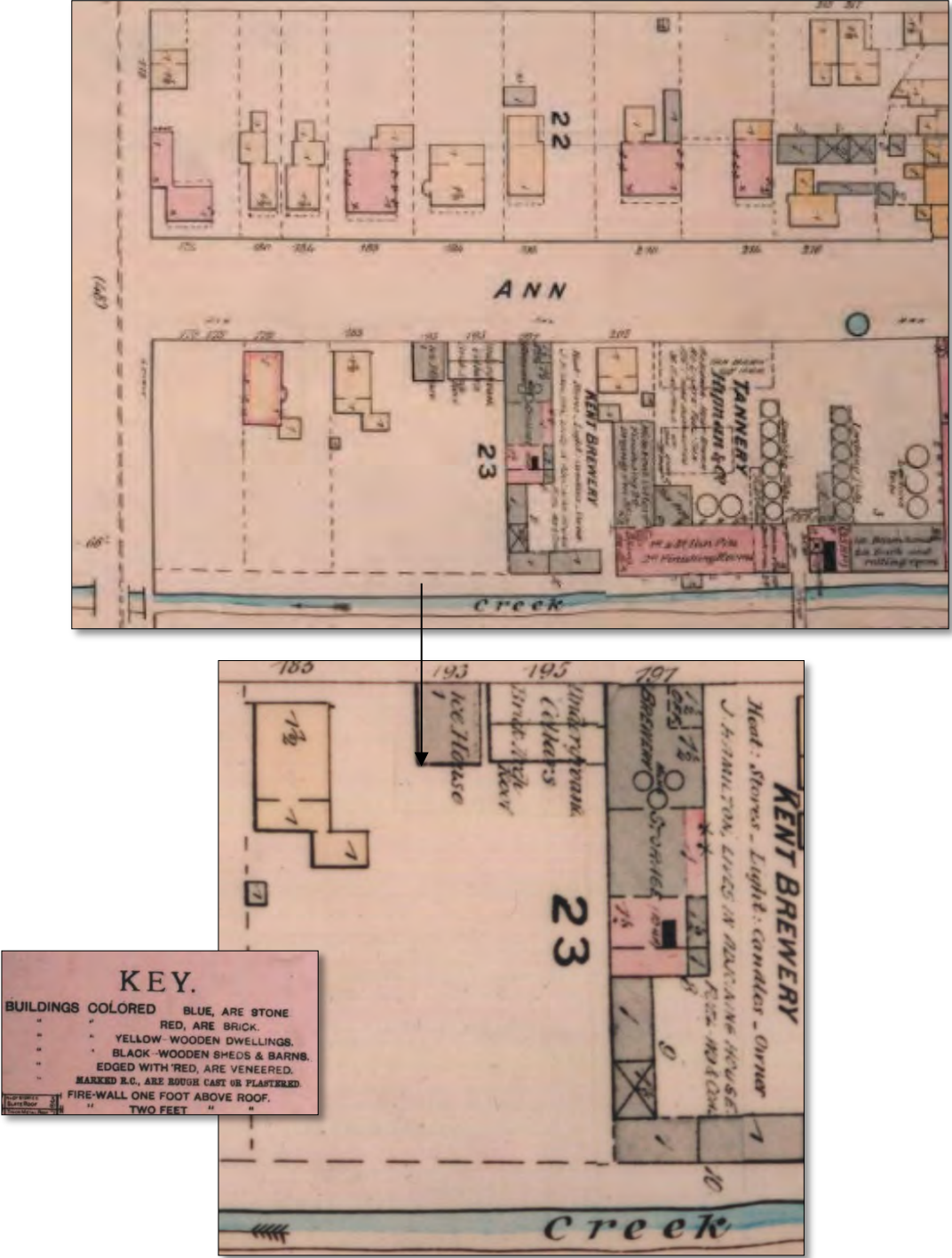


Figure 16: Excerpt of 1881 revised 1889 Fire Insurance Plan of the City of London, Ontario by Charles E. Goad showing subject lands and detailed view of 197 Ann Street (Courtesy of Western University).

In 1883, the City of London, County of Middlesex Directory identifies that the properties between Ann Street and St. George Street were associated with Michael Flavin, a painter (173 Ann Street), John Park (175 Ann Street) and John Hamilton (179 Ann Street) and Patrick O' Neill, tanner, and the C.S. Hyman & Co.'s tannery (203 Ann Street). The stretch of land between Mill Street and Ann Street on the east side of St. George Street, which currently includes 84 and 86 St. George Street, is identified as "Gardens, Carling's Creek commences here and Arscott's tannery". This indicates that at that time the existing residences were not yet built and the land was used for a tannery.

<p><i>Talbot crosses here.</i></p> <p>119 Aunt Edward, carpenter 121 Grace Miss Jessie, dressmaker 123 Hooper William, cigar-maker 125 Kay Hugh, machinist 127 Cooper James, bricklayer 129 Cox John B, bible buyer 131 James Chas, commercial traveller 133 Vacant lot 135 Small Thomas, plasterer 137 Hooper John, printer 139 Mason Mrs Oliver 141 Mary Stephen, bricklayer 143 Bayley Thomas, laborer 145 John Torney, laborer 147 Lee Harry, printer 149 Blaud Thomas, printer 151 Grant James, gardener 153 Melville Mrs Wm Vacant lot</p> <p><i>Richmond is here</i></p> <p>ALFRED, East Side, from Pall Mall north to Arthur, between William and Adelaide. Vacant land Vacant house Vacant house Vacant land Arthur is here. Alfred, West Side. Vacant land Arthur is here.</p> <p>ALMA, East Side, from St. James' north to Grosvenor. 36 Smith Henry A, customs 37 Myers Mr, farmer 39 Brown John J, attorney 41 Hollowell Wm 43 Blair James, bank inspector Vacant land Grosvenor is here. Alma, West Side. Vacant land 45 McCreary J, blacksmith 47 Thompson James, grainer Vacant land Grosvenor is here.</p> <p>ANN, North Side, from river east to Richmond. Carling's brewery Talbot crosses here. Burbuck Alex R, nursery 136 Arscott Samuel, tanner 154 Arscott Richard, tanner Garden crosses here. 174 Lewis Thomas, driver 180 Clark Frank S, insurance agent 184 Wardle Geo F, telegraph operator 188 Drummond John, road traveller 192 French Wm J, cooper</p>	<p>131 Sims Andrew, tannery 133 Hart Richard, moulder 137 Wright Richard, letter collector 139 Douglas John W, clerk 141 Chapman John, tanner Arscott's tannery.</p> <p><i>George crosses here.</i></p> <p>173 Flavin Michael, painter 175 Park John 179 Hamilton John, brewer 183 O'Neil Patrick, tanner C S Hyman & Co.'s tannery</p> <p>ARTHUR, North Side, from William east, first north of Pall Mall. Vacant lot Alfred is here.</p> <p>BARTON, North Side. Talbot is here. Harris George B, land Agent Barton, South Side. 97 Shovelier Samuel, clerk</p> <p>BATHURST, North Side, from river east to Adelaide. Vacant land Thomas crosses here. 4 William John S, barber 8 McLane Mrs, widow Christi 10 O'Hagan Mrs Julia, widow 12 Hill James, stove moulder 14 Lloyd Fergus R, carpenter 16 Slater William, baker 17 Norman Mrs M, landress 18 Welch John, harnessmaker Vacant land Richard crosses here. 86 Chambers David, book-keeper 72 Scott Robert, carpenter 76 Turnbull David, machinist 80 Hunt Brox, coal yard 90 McDonald Mrs Sarah, dressmaker Shirley James, pumpmaker 94 Thompson Richd, stove polisher McDonald Donald, carpenter 100 Clyde William, moulder 102 McCusker John, carpenter 104 Neilson George, moulder 106 Black Thomas, carpenter 108 Collins Miss Mary, dressmaker Talbot crosses here. 110 Ashworth John, watchman 114 Stratholme Wm G (Wm Stratholme & Co) 118 O'Connor James, painter 118 Gustin Robert, engineer Fritchard Robert & Co.'s grain warehouse Rich Robert, grain merchant 120 Murphy Andrew, brewer 142 Tallant Alfred, sofa maker</p>	<p>FULLARTON, North Side, from Richmond east to Richmond. Plummer & Sons, yard and stables 82 Baker Henry, coachman 92 94 Stewart & Co, agrl implements 96 Baynes Oswald, biller G T freight department 100 Cook Thomas, cabinetmaker 104 Stuibert Wm, gentleman 106 Pope Wm, gentleman Talbot crosses here. 112 Collins James, cutler Vacant land 128 Oliver John, book-keeper 136 Howey Thomas, wagonmaker 144 Wilkinson L, wagonmaker 146 Elliott Mrs F 148 Morrison John (J & W Morrison) 150 J & W Morrison, blacksmiths 154 Vacant Fullarton, South Side. 65 Matthew Phillip 67 Carter Henry Jas, waiter 71 Allide James, upholsterer 72 Eglington Mrs Elizabeth 74 McLooney John, machinist 81 Wheeler Mrs Ellen 83 Hendershot Peter, paper box mkr 85 McEbride Richard, tin-smith 90 Frothingham Thos W, clerk 97 Rippen John, blacksmith 99 Caravilla Angelo, tailor 101 Tweedie Mrs Sarah Talbot crosses here. 121 Paladini Carmelo, tailor 129 Bennett John, fruit etc 131 Caravilla Giovanni, tailor 133 Adams Henry, stonecutter 135 Leaney Edward, bank director 137 Campbell Ellen, widow Alex 139 Hanson Mrs M A Richmond is here.</p> <p>GEORGE, East side, from John north to Haron. Garden Mill crosses here. Garden Carling's Creek crosses here. Garden Ann crosses here. Garden Mount Pleasant crosses here. 130 132 Brough R R, mailclerk</p>	<p>Vacant land Regent crosses here. Vacant land Haron crosses here. George, West Side. John crosses here. 17 Colerick Henry, painter 41 Macle Geo, cooper 55 Hall T A, grocer</p> <p><i>Mill crosses here.</i></p> <p>Gardens Carling's Creek crosses here. Arscott's tannery Ann crosses here. 117 Hynd Wm, laborer Gentleman Jun, salesman Mount Pleasant crosses here. Vacant land Oxford crosses here. 165 Bennett John, moulder 167 McCallum Jeannette, teacher 171 Henderson Wm, cigar-maker Spensham crosses here. Hayne L N, inn Gardens St James crosses here. Haron Divinity College Kershaw Matthew, gardener Grosvenor crosses here. Beecher H C R, Q C Footitt Jas, gardener Chesapeake crosses here. Vacant land Victoria crosses here. Vacant land Regent crosses here. Vacant land Haron crosses here.</p> <p>GRAFTON, East Side. Victoria crosses here. Vacant land Regent crosses here. Grafton, West Side Victoria crosses here. Cahill Mrs Margaret Spicer Henry, painter Darnley Mrs Mary Burn Patrick, laborer Johnson Arthur, butcher</p>
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Figure 17: Excerpt of 1883 City of London, County of Middlesex Directory (Courtesy of Library and Archives Canada).

In 1884, Joseph Hamilton inherited his father's business at the age of 24 (OLR) (Library and Archives Canada). Joseph proved to be very successful in the brewery business and branded "London Porter" to market his business. Marketing slogans included the following slogans:

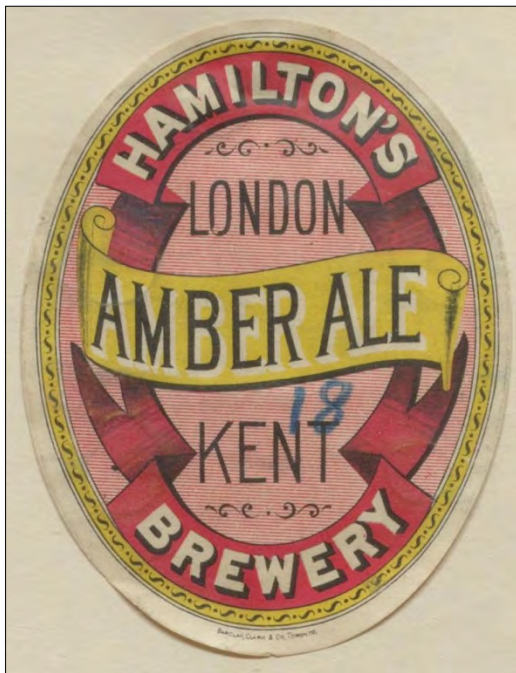
"Hamilton's London Porter is Universally Acknowledged to be the Peer of all Porters"

"Hamilton's London Porter still maintains its high standard of excellence, never deviating except for the better"

"Hamilton's London Porter is unsurpassed by any Canadian Stout. You can always rely on the quality of this article"

"Hamilton's London Porter is equal to the best imported. Sells on its own merits. You cannot make a mistake if you can ask for Hamilton's"

"Hamilton's London Porter--The Most Recommended Beverage on the Market"



Figures 18 & 19: (left) 19th century advertisement for the Kent Brewery (Source: ebay listing); (right) 19th century advertisement for Kent Brewery (Source: Philips, 36).

Between 1883 and 1886, Joseph Hamilton resided as a tenant in 175 Ann Street; during this time he married Susan Fletcher (Library and Archives Canada) (see Figure 20). William Coyne resided as a tenant in 179 Ann Street and John Hamilton is associated with 183 and 197 Ann Street and identified as a 'freeholder' (see Figures 20, 21) Four years later, 173 -175 Ann Street are identified as vacant/ private grounds (the Fire Insurance Plan 1881 revised 1889 does not show any buildings or structures on these lots). Joseph Hamilton is listed as residing at 179 Ann Street, formerly inhabited by William Coyne, and Miss Ellen Hamilton, John Hamilton daughter and Joseph's twin, is listed as residing at 183 Ann Street.

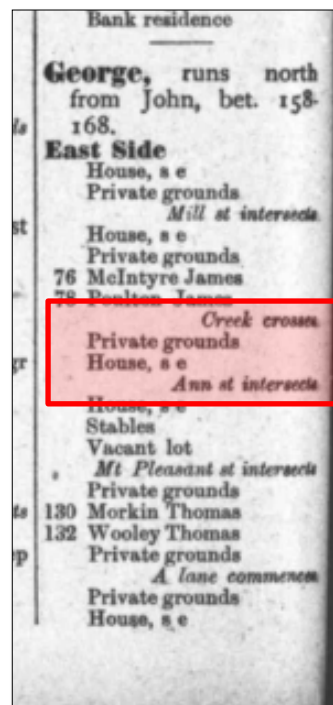
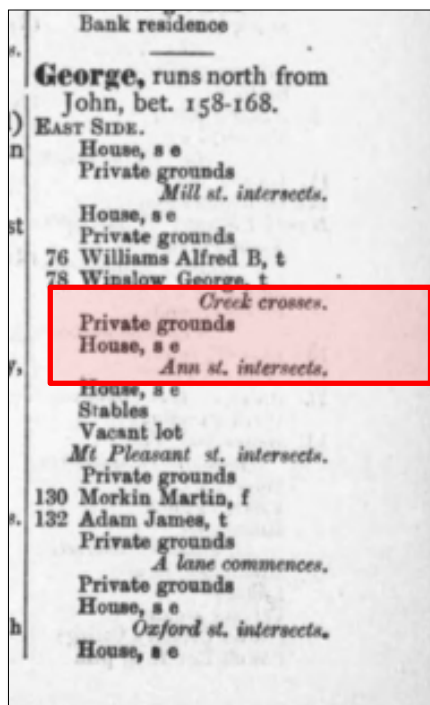
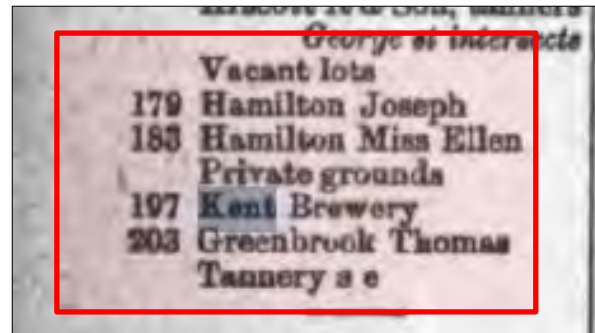
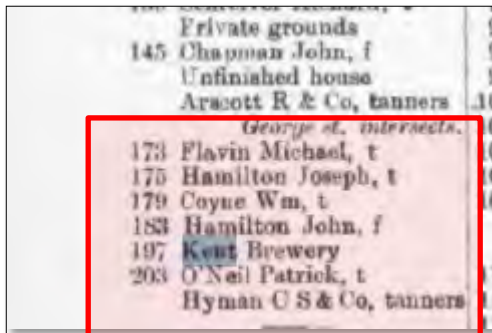
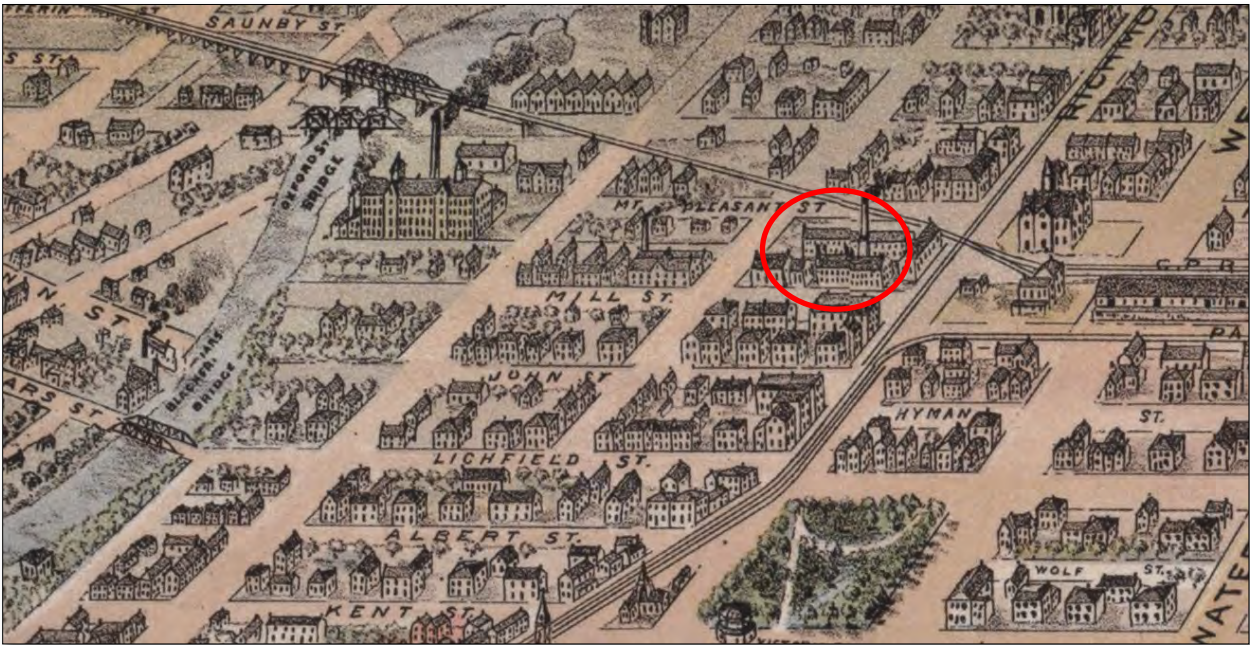
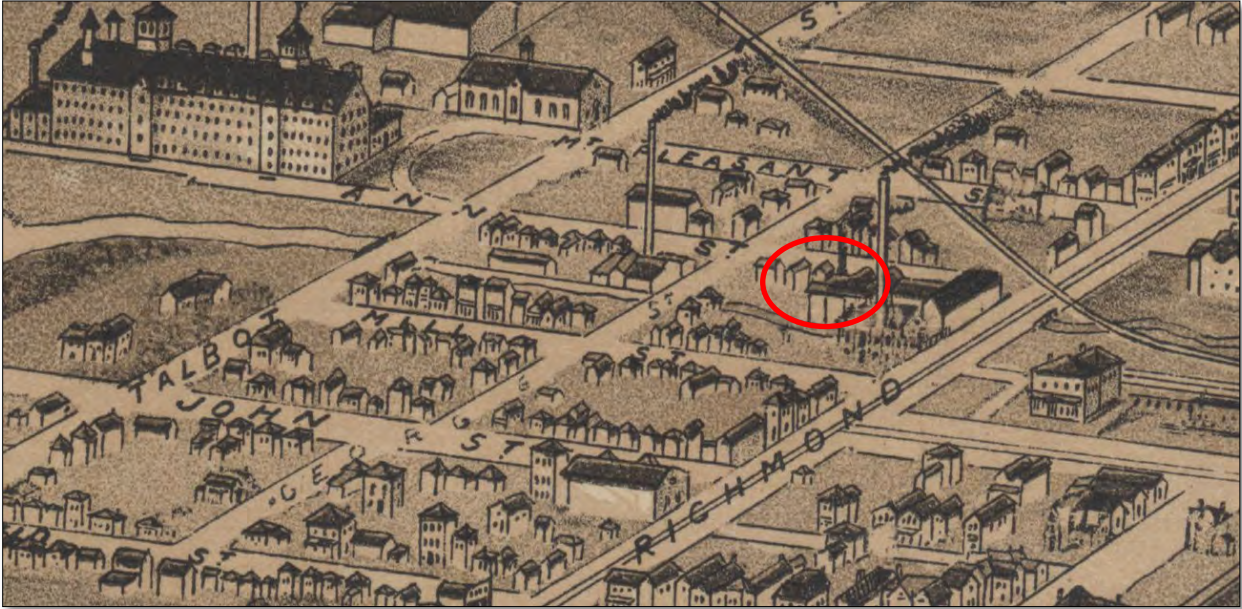


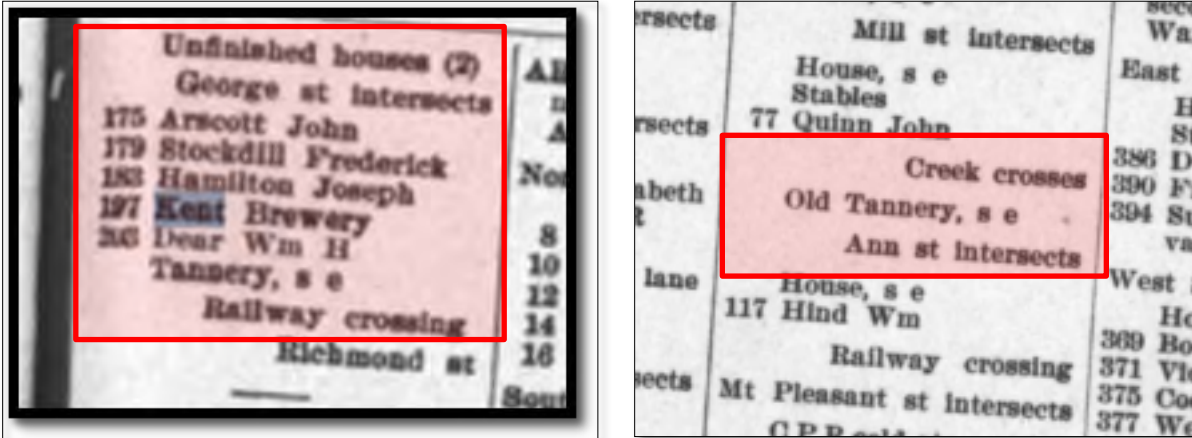
Figure 20, 21, 22, & 23: (above left) Excerpt of 1886 London and Middlesex County Directory for Ann Street; (below left) Excerpt of 1886 London and Middlesex County Directory for George Street; (above right) Excerpt from 1890 London and Middlesex County Directory for Ann Street; (below right) Excerpt from 1890 London and Middlesex County Directory for St. George Street (Courtesy of the Library and Archives Canada).

The 1890 Bird's Eye View of the City of London shows residential buildings on the north side of Ann Street; these residences were later replaced by the existing commercial building. The 1893 City of London, Canada with Views of Principal Business Buildings depicts the tannery on the south west side of Ann Street as a principal business buildings.



Figures 24 & 25: (above) Excerpt of 1890 Bird's Eye View with red circle indicating approximate location of subject lands; (below) Excerpt of the 1893 City of London, Canada with Views of Principal Business Buildings with red circle indicating Hyman tannery depicted in the vicinity of the subject lands (Courtesy of Western University).

Excerpt from 1895 London and Middlesex County Directory below demonstrates that by 1895, the property at 175 Ann Street (formerly 173-175 Ann Street) was inhabited by John Arscott who lived at the residence from approximately 1894 to 1900 who likely was associated with the Arscott tannery. The property at 179 Ann Street inhabited by Frederick Stockdill, an English cabinet maker (Library and Archives Canada). Joseph Hamilton is listed as living at 183 Ann Street in a house that he had constructed around 1893 in replacement of the original frame house. At the time he had three children: Ella, Mabel and John (Library and Archives Canada). Old Tannery is listed as being between Carling’s Creek and Ann Street.



Figures 26 & 27: (above) Excerpt of 1895 London and Middlesex County Directory showing listings for Ann Street (below) Excerpt of 1895 London and Middlesex County Directory showing listings for St. George Street (Courtesy of Library and Archives Canada).

In the Foster’s London City and Middlesex County Directory of 1900, the residence at 179 Ann Street was inhabited by John J. Dalton who was a labourer (all other residents in 1895 remained the same). In 1900, George Street changed to St. George Street. Philip C. Lewis is listed as living at 84 St. George Street.

A one storey wood frame building is shown at 84 St. George Street in the 1892 revised 1907 Fire Insurance Plan; the residences on the north side of Ann Street within the block are replaced by a glass warehouse and coal shed at this time. By 1907, the former address of 173-175 Ann Street is consolidated into 175 Ann Street.

In comparison with the 1881 revised 1889 Fire Insurance Plan, changes were made to the Kent Brewery addressed at 195-197 Ann Street. The 1892-1907 main building fronting Ann Street is identified as a two storey frame building with brick veneer comparably in 1881- 1889, this portion of the building was identified as 1 ½ storeys with no brick veneer and was identified as ‘brewery’, included brewing tanks, with a small office to the north-west. The building represented in the later Fire Insurance Plan is of a

different scale and use primarily as an office. However, the one ½ storey additions to the rear of the main building are represented in the earliest Fire Insurance Plan. By 1892-1907, the rear additions included a boiler set in brick (see Figure 28).

In addition to the above, by 1892-1907, the icehouse and underground cellars were no longer present along Ann Street and replaced with a brick washhouse and a one storey rear additions were removed and the rear stable enlarged and icehouse was relocated to the rear of the property (see **Appendix ‘G’** for larger versions of Fire Insurance Plans).



Figure 28: Excerpt of 1892 revised 1907 Fire Insurance Plan; red outline identifies subject lands; red box incates subject lands(Courtesy of Western University).

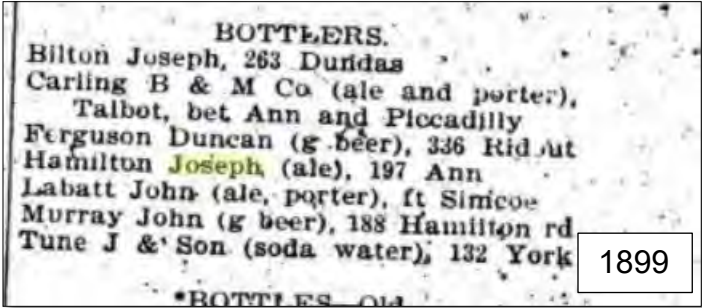
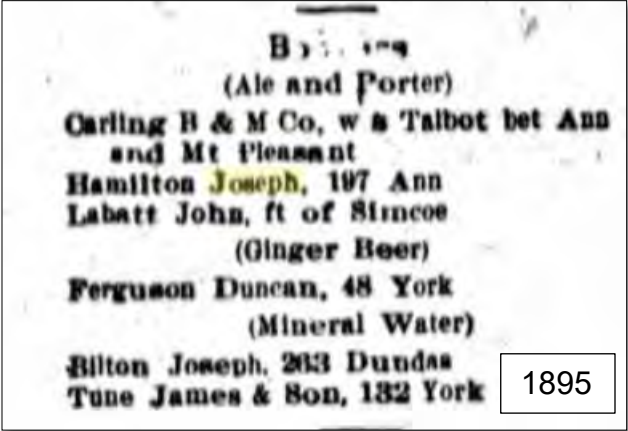
In 1905, the Kent Brewery was still in operation under the supervision of Joseph Hamilton. The photograph in Figure 30 demonstrates the building complex's appearance during the early 20th century. The main entry was to the west of the façade with various sized window openings on the first level. The washhouse appears to the east of the façade with centred entryway along Ann Street. It appears that the main building was painted. The side façade facing eastward includes a side hall entry and two window openings and one window opening on the second level. The building fabric to the rear of the main building includes a 'one' storey brick addition and wood frame second level addition which was later replaced by a second storey brick addition.

The photograph is taken after "extensive alterations and additions were made near the end of the [19th] century" (Philips, 155, LACH Appendix B). These alterations would have been made under the supervision of Joseph Hamilton during the height of his business.



*Figure 29: Photograph of the Kent Brewery in 1905 (Source: London Old Boys, Semi-Centennial 1855-1905
(published in the 1905 edition) .*

In 1916, the Canadian Temperance Act was passed which likely instigated Joseph's Hamilton retired in the brewing business in the same year. During the time that Joseph Hamilton ran the brewery between 1887 and 1917, it was one of a few producers of ale and porter including Carling B & M Co., and John Labatt.



Figures 31 & 32: (above) Excerpt of 1895 London city and Middlesex County Directory identifying Joseph Hamilton as being located at 197 Ann Street and a producer of Ale and Porter; (Below) Excerpt of Foster's London city and Middlesex County Directory of 1899 identifying Joseph Hamilton as being located at 197 Ann Street and a producer of ale (Courtesy of Library and Archives Canada).

In 1918, the city directories list the property as vacant. The Fire Insurance Plan of 1912 revised 1922 no longer labels 197 the "Kent Brewery" and identifies the former washhouse as a 'garage' (see Figure 33). At the time, the outbuildings to the rear of the former brewery represented in the 1892 revised 1907 FIP were still present on site, one of the being used as an auto shop. An electric sub-station was installed at 199 Ann Street adjacent to the former brewery. Carling's Creek was covered by industries in the immediate surroundings including the tannery and a building identified as 'colouring and glazing'. By this time, 86 St. George Street had not yet been built.

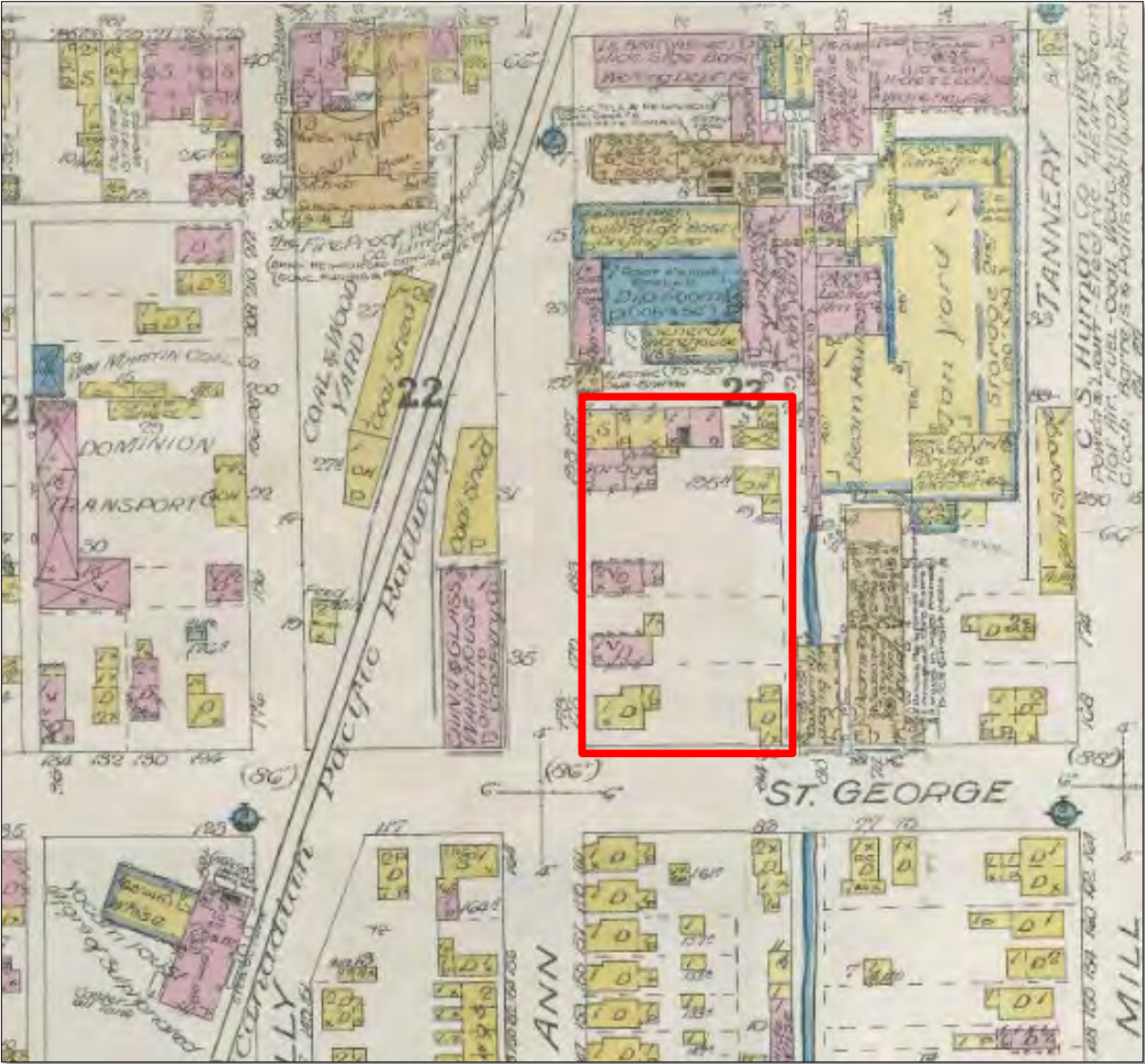


Figure 33: Excerpt of 1912 revised 1922 Fire Insurance Plan; red outline identifies subject lands; (Courtesy of Western University).

In 1937, the estate of Joseph Hamilton sold the lands to Philip P. and Luigi Magliano although the building had ceased its operations as a brewery by 1917 (OLR). The property changed ownership several times since its ownership by Magliano (OLR). Between 1950 and the present several owners have owned the building. Between 1930-1938, it is claimed that the former Kent Brewery was used as a winery known as the “Royal Winery” and “Adelaide Winery” (LACH, October 2020, 1.4.1).

A 1945 and 1955 aerial photograph, supplemented with a 1958 Fire Insurance Plan, demonstrates that by the mid-20th century, the surrounding area had retained its historical, industrial character (see Figures 34-36). Two frame outbuildings to the rear of the former Kent Brewery (labelled “Stark Truck Service” in 1958 FIP) had been removed,

but the remainder of the block had retained its appearance since 1922 when the C.S Hyman Ltd. Co. tannery was expanded. The building originally used as a China and Glass warehouse had transitioned to seed storage (Jones McNaughton Seeds Ltd.).



Figures 34 & 35: (above) 1945 aerial photograph; red outline identifies Ann street block bounded by Ann Street, Richmond Street, St. George Street and Mill Street; (below) above) 1955 aerial photograph; red outline identifies Ann street block bounded by Ann Street, Richmond Street, St. George Street and Mill Street; (Courtesy of Western University).

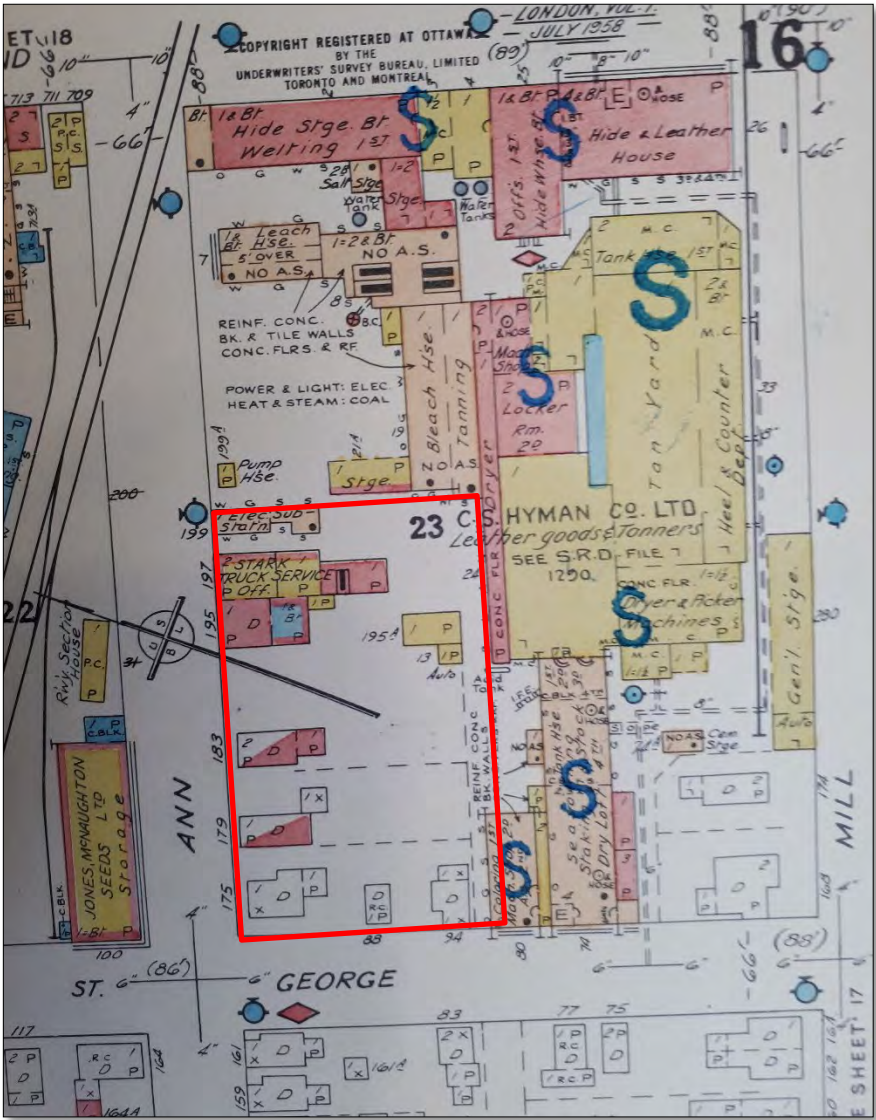


Figure 36: Excerpt of 1958 Fire Insurance Plan; red outline identifies subject lands (Courtesy of Western University).

After 1960, the historical use of the surrounding block as industrial transitioned to residential. The C.S. Hyman Co. Ltd. Tannery was demolished and all associated buildings. The tannery enterprise was replaced with residential tower apartments. A large open space used as a parking lot to the south of the subject lands was later replaced by 2011 with a residential apartment tower and row townhouses.

Revised Heritage Impact Assessment
175, 179, 183 & 197 Ann Street and 84 and 86 St. George Street,
City of London, ON



Figures 37 & 38: (above) Aerial photograph of subject lands and surrounding area in 2006; (below) Aerial photograph of subject lands and surrounding area in 2011; red box identifies subject lands (Source: London City Map).

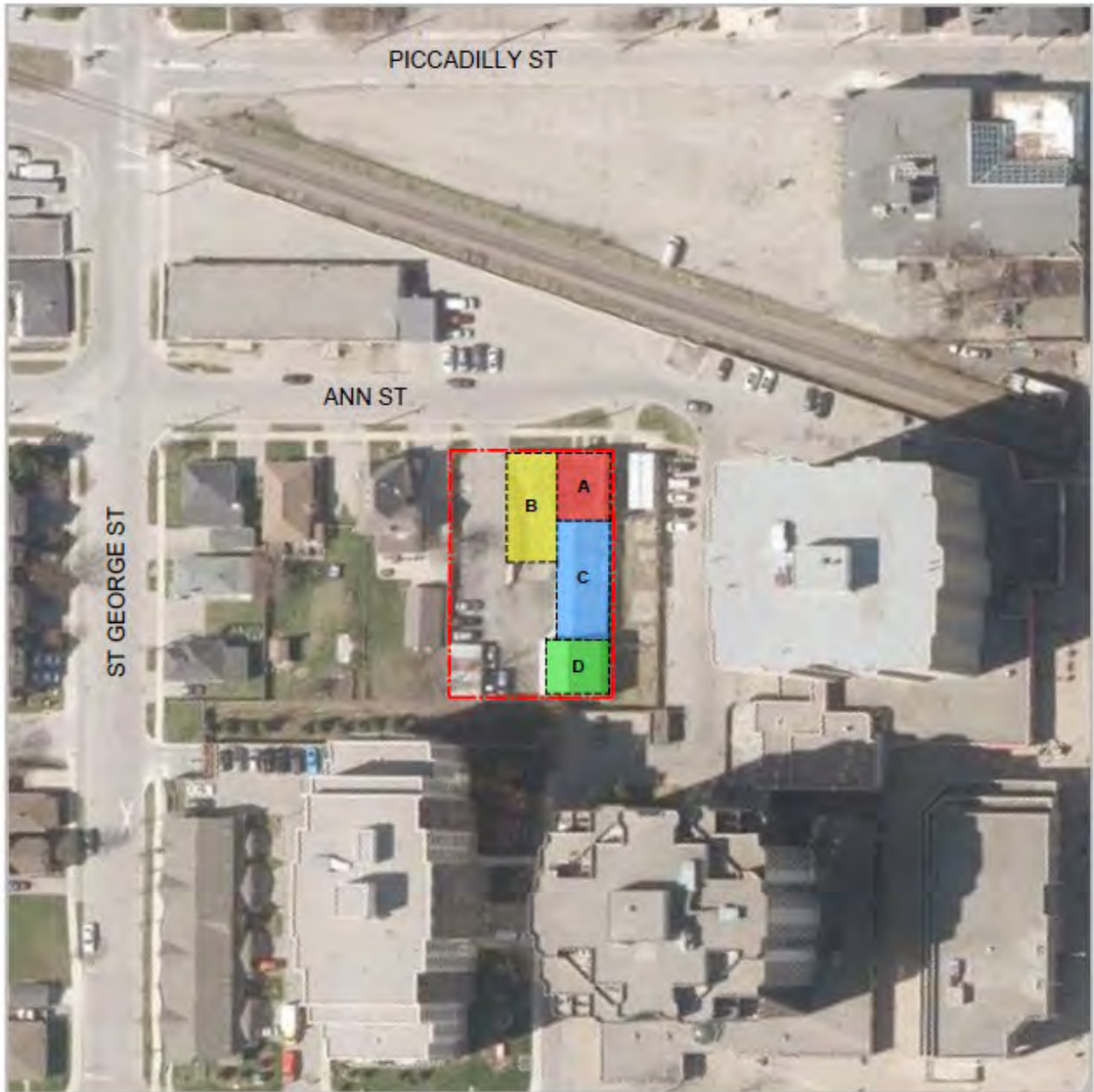
For many years the former Kent Brewery has been used as an automotive repair shop. It is currently used as Williams Downtown Automotive Service. Since 1984, the front portion of the building complex has been operating as a duplex and housing tenants (LACH ,October, 2020).

The block including the subject lands has significantly changed since the mid-20th century, particularly due to the loss of historical industrial buildings. The North Talbot inventory describes the removal of several industrial buildings and complexes in the area, “-has left a fairly substantial void in the area’s historical narrative as represented by the current built fabric” (CHINT, 15).

5.0 Detailed Description of the Former Kent Brewery

5.1 Building Morphology

The former Kent Brewery building complex has evolved over time as it has been adaptively re-used over the past century and a half. The original brewery complex from c. 1859, had been altered particularly around the time that Joseph Hamilton took over the business and subsequently the business expanded requiring alterations to facilitate the change in production during the late 1880s and early 1890s. A Staff Report completed by LACH states, “The precise date of current buildings at 197 Ann Street is unknown” (Dent, 3). The following diagram and table on the following page is therefore, based on information that can be withdrawn from Fire Insurance Plans and observations of both the exterior and interior of the building.



Building Morphology of Former Kent Brewery

197 Ann St
 Lt 4 & Pt Lts 3 & 5 S/o Ann St Plan
 183(w) As in 575011 London
 City of London

LEGEND

- Subject Property (197 Ann Street)
- A 1889-1893
- B 1893
- C 1859-1880
- D Late 20th Century

Base Map Source: City of London (2017)

DATE: March, 2021

SCALE: 1: 1,000

FILE: 1094AU

DRAWN: GC



K:\09441 - 1094 AU ST/ST/ LONDON/BUILDING MORPHOLOGY.DWG

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Building Section	Date of Construction	Notes
A	1889-1893	Original building was 1 ½ storeys which later appears as a 2 storey frame building with brick veneer. The original brewery c. 1859 may be underneath the brick veneer but to what extent is unknown.
	1922	Rear second storey brick addition is added replacing a wooden addition shown in 1905 photograph.
B	c.1893	Brick warehouse replacing ice house and underground cellars.
C	c. 1859-1880	The storage area on the north side of the rear wing is identified as stone in 1881 revised 1889 FIP. The southern end of the rear wing includes a boiler and is constructed of brick-this section remains today. In 1892, the northern section of the rear wing is identified as shed/ storage building with brick veneer on east elevation.
D	Late 20 th century	Rear cinder block building with vinyl siding added to the rear to facilitate automotive industry.

5.2 Description of Former Kent Brewery Building Complex and Current Conditions

This sub-section describes the current architecture of the existing building complex located at 197 Ann Street, City of London, Ontario. Photographic documentation of the building complex can viewed in Appendix E of this report.

5.2.1 Exterior

North (Front) Elevation

The front elevation of the building has elements representative of the Italianate architectural style such as the brick corncing and detailing along the roofline. The flat platform roof line was a popular trend for commercial business in the later 19th century

and is popularized within the downtown area of the City. The main two storey portion of this elevation is constructed of a brick veneer (Section 'A'); fire insurance plans indicate that a wood frame building is below the veneer. The original window openings remain with brick voussoirs and stone sills. The doorway to the east of the façade has been altered to be retrofitted for a newer door. The original brick voussoir remains above the doorway.



Figure 39: View of north (front) elevation (Source: MHBC, 2019)

East Elevation

The east elevation of building Section 'A' is brick veneer. The brick cornicing and brackets extend only to the middle of the façade as the extension of the façade was constructed after 1905. The right hand side of the façade has original window openings with brick voussoirs; stone sills remain on upper storey level, however have been removed on lower level window openings. An original door has been bricked in to the centre of the façade, however, the brick voussoir remains. Original window sills have been filled, only the brick voussoirs remains. There is a smaller window opening to the left of the façade with a voussoir. An additional window opening was created to the left of the façade of this building section.



Figure 40: View of north (front) elevation (Source: MHBC, 2019)

The east elevation of the rear wing identified as Section 'C' has three sections; the first section is clad in vinyl siding, the second is of a reddish buff brick with two openings—one appears to be a coal shoot and the other a window opening. There is a former window opening on the bottom half of this part of the façade which has a brick voussoir and has been filled in. The third section of this addition includes primarily yellow brick. The rear wing has an open gabled metal roof with extended eaves. This east elevation of the rear, contemporary addition includes a cinder block wall with no openings.



Figure 41: View of east elevation (Source: MHBC, 2019)

South (Rear) Elevation

The south elevation consists of the cinder block façade of the latest addition and open gabled roof line; the roof is flush to the façade. This elevation is challenging to view as it abuts a platform above ground parking garage for the adjacent residential high-rise apartment. The south elevation of building Section ‘A’ has been covered with a vinyl siding and there is one (1) window visible on this elevation on the second level of the building. The south elevation of building Section ‘B’ has been parged. It includes one (1) industrial garage door opening and one (1) human door to the right of the elevation. The opening shows exposed wood beams framing the entry. Rubble stone is exposed where the plaster has broken. A concrete retaining wall and extension of the parking lot has been attached to the left side of this façade. A large exhaust vent is located to the right of this façade.



Figure 42: Axonometric view of subject lands (Source: Google Earth Pro, 2019)

West Elevation

The western elevation displays the side of the building Section 'B' which includes a view of a stone foundation. The establishment of a sloped driveway has changed the grade and asphalt has covered a portion of the original foundation sill. Door entries have been filled to the far left and right of this façade of the addition; brick voussoirs remain. It appears that there formerly were also two (2) architectural features on either side of the former doorway on the right side but what they were exactly is unknown. The western elevation of Building 'A' can be seen from this elevation; it is covered with a vinyl siding and there are two (2) window openings visible on the second storey. The gabled roof of the brick northern section of building 'Section C' can be viewed on this elevation. The west elevation of building 'Section C' consists of a square window on the upper, left side of the façade of the building section, a human door entry and an industrial garage door opening. The original brick façade has been covered with plaster and painted. The west elevation of building Section 'D' includes two (2) industrial garage door openings.



Figure 43: Axonometric view of subject lands (Source: Google Earth Pro, 2019)

5.2.2 Interior

Section 'A'

Section 'A' of the building complex has been converted into duplex and currently serves a residential purpose. The exterior form of the building has been altered due to changes to the interior arrangement to serve this purpose. An additional door has been carved out of the front façade to facilitate an additional entry to a secondary unit. The interior of this building section has been completely renovated.

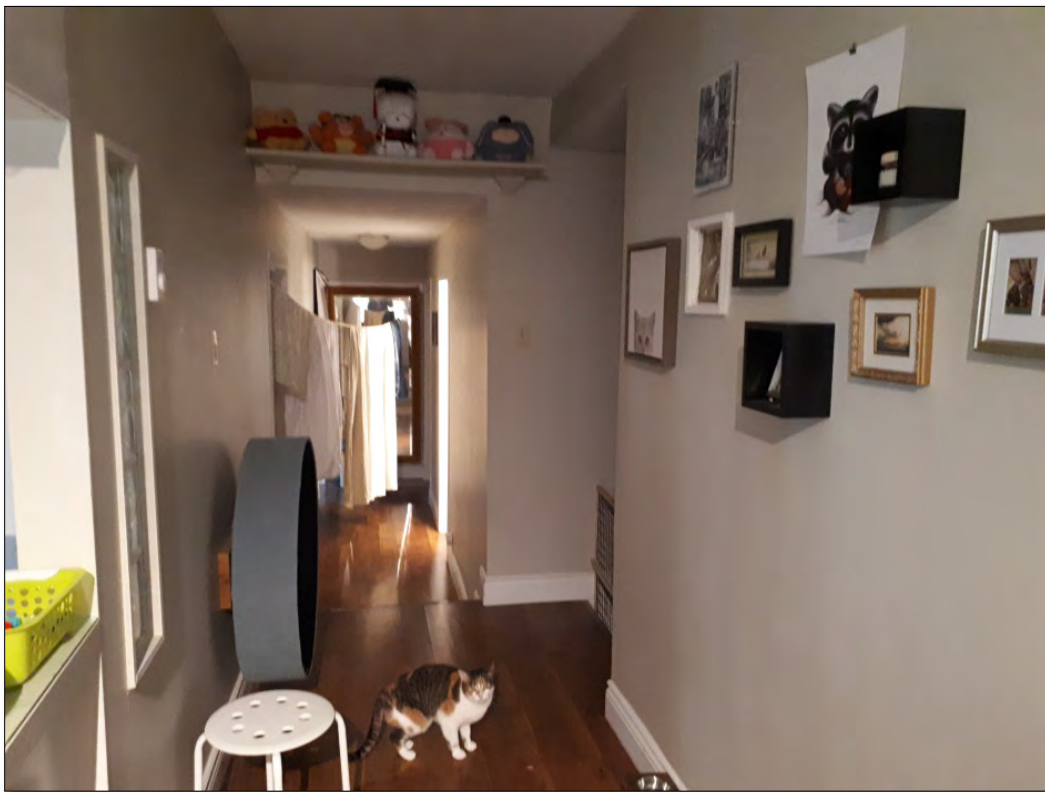


Figure 44: Interior view of lower unit of building Section 'A' (Source: MHBC, 2019)

Section 'B'

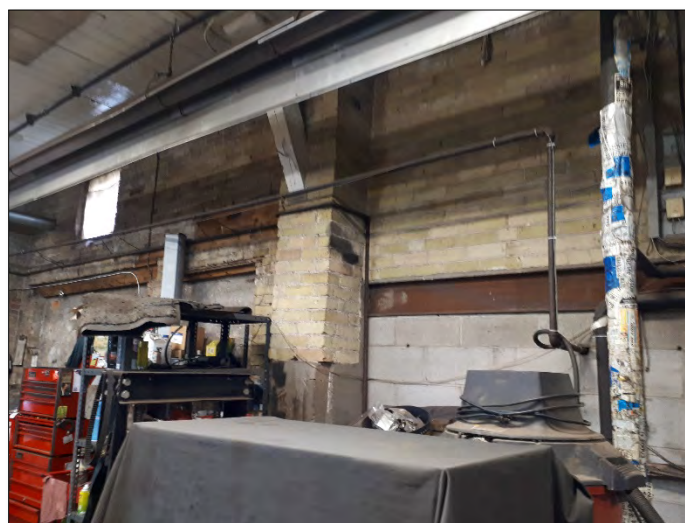
Section 'B' has been reinforced with steel beams and spray foamed. Portions of the original brick façade remains. There is an original Florentine doorway that leads from the interior of this building section into the northern portion of building Section 'C'. There are a few Florentine arches that remain in the interior of the building, only this one serves a functional purpose as a doorway.



Figures 45 & 46: (above) Interior view of Florentine arched doorway within building Section 'B' (below) View of ceiling in Building Section 'B' with steel beams (Source: MHBC, 2019)

Section 'C'

Portions of original brick flooring have been uncovered from alternate forms of material that have been used to cover them. There are exterior tiered brick supports enclosed in the interior of this building section. A Florentine arch is filled in this section and is below grade; it is currently located in the washroom in the former washhouse. There is another Florentine arch which has been altered to facilitate mechanical/ electrical services. All window and door openings original to the façade, aside from the square window on the west elevation have been filled with brick/ cinder block. The building has been reinforced with steel beams and patched with Portland cement. There is utility/ mechanical room located below the west elevation of the building section.



Figures 47 & 48: (above) Interior view of building Section 'C' showing Florentine arch; (below) View of interior of western elevation of Section 'C' (Source: MHBC, 2019)



Figures 49 & 50: (above) Interior view of building Section 'C' showing corbelled brick supports in basement; (below) View of original brick flooring in basement of Section 'C' (Source:MHBC, 2019)

5.3 Current Conditions

On February 24, 2020, a+LiNk Architecture Inc. completed a Building Condition Assessment on the former Kent Brewery building complex. The following identifies the condition of the complex as per the report:

Building ‘A’

- Main façade of Building ‘A’ was altered to accommodate apartments (p 3);
- Original door has been filled in with brick (p 3);
- Interior re-organization as a result of retrofitting building for apartments including the construction of several new walls (p 9);
- Spalling and cracked bricks apparent on front elevation;
- Italianate details and cornice along roofline in fair condition with some evidence of movement, mortar joint decline and stepped cracks at the corner (p 11).

Building ‘B’

- Interior re-organization of space;
- Interior is double-height space at the north end and there does not appear to be any access to original entrance (p 9);
- Interior walls have been covered with spray foam and a “cementitious coating” applied; (p 9);
- Masonry to be in fair condition with signs of “stepped cracking, spalling, efflorescence and staining” (p 10);
- Modern overhead garage door installed on south side; the frame around the door and the exhaust “exhibit signs of oxidization and environmental wear” (p 5);
- Florentine arch between Building ‘B’ and ‘C’ does not appear to be compromised (p 4);
- Former opening on the north end of the west elevation has been closed in with brick and below this are signs of masonry movement; foundation walls appear to be in fair condition (p 4);
- South elevation of Building ‘B’ has been plastered and is in poor condition “with signs of cracking evident throughout the elevation...the walls are spalling and falling off” (p 5);
- Original strutting and hanging beams remain, however, some of the beams have been modified;
- Wood ceiling joists, cross-bracing and ceiling cladding appear original although some of which has been affected by the application of spray foam and coating (p5).

Building 'C'

- Partial Florentine arch in bathroom is blocked by floor plate and filled;
- Original brick flooring visible below concrete flooring in kitchen;
- West elevation has been plastered and there have been changes to the exterior grade (p 6);
- Most of the former openings visible from the interior on west elevation have been filled with brick or concrete (p 6);
- An original masonry exterior staircase on the east elevation has deteriorated and many of the bricks are broken (p 6);
- Original wood lintels appear on the interior west elevation with two openings that have been filled with masonry (p 6);
- Most of the brick is in fair condition with signs of staining, cracking and spalling (p 6).

The report concluded that “the property is significant in age and does not appear to have received attention through conservation” (p 8). The report states that the building has “experienced degradation, fallen into disrepair and many of the exterior and interior element have been reworked” (p 8). The state of the masonry is described as in ‘fair condition’ and “deteriorated overtime” and this has resulted in “stepped cracking, spalling and mortar decay and staining/ efflorescence (particularly around the masonry at grade” (p 8).

The report concluded that there are remnants of built heritage throughout the basement of the building complex including: original entrances, Florentine arches, stepped/ corbelled supports, steel and wood beams, voussoirs, lintels, former openings filled with masonry, doorways and finishes and such as brick flooring, paint and wood ceiling cladding but admits that “some of these elements have been partially altered or have been covered by modern interventions” (p 9).

Subsequent to above statements, the report states that the building’s heritage integrity has not been compromised and that some of the exterior architectural elements remain in-situ and in “fair condition”. It suggests that restoration through conservation methods would be beneficial to the building complex.

5.4 Heritage Integrity

Although *Ontario Regulation 9/06* does not consider the structural integrity of the building, the Ministry of Culture Tourism and Sport advises on *Integrity and Physical Condition of properties* in part of Section 4, *Municipal Criteria of the Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*. In the matter of integrity the Guide notes that: (underline for emphasis),

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.

Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.

There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* resource document note that:

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the

characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

The report completed by a+LiNK concludes that the building complex is in 'fair condition'. It states that there have been modifications on both the exterior and interior. Many of the original features have been modified and some the modifications are irreversible (i.e. spray foam). The building complex, as it is present today, does not represent the complex as it functioned in its operation, the fragments of remaining architectural features are sporadically throughout the complex rendering it challenging for professionals to determine precise dating and understanding of what it originally would have looked like without some form of conjecture.

The design elements of the front façade of the main building 'Building A' and washhouse is similar to that of the c. 1905 photograph and in that respect, there is some heritage integrity remaining for this portion of the building complex, however, much of the rear wing has been significantly altered to the extent that it no longer collectively provides an architectural story that is present and understandable.

6.0 Summary of Evaluation under Ontario Regulation 9/06

6.1 Former Kent Brewery Building Complex

Physical Design Value:

The building complex is not rare, unique, representative or early example of a style, type, expression, material or construction method. The building complex has remnants of Italianate architectural elements which was wide-spread in the City of London during the era of construction. Florentine arches and corbelled supports in the interior (basement) of the building have been disjointed from the original context and alone are not representative of a specific style. The building complex does not display a high degree of craftsmanship or artistic merit or demonstrates a high degree of technical or scientific achievement. This conclusion was also made by LACH in their report concerning the building complex in October 2020.

Historical/ Associative Value

The building complex is directly associated with the former Kent Brewery which was one of three breweries in London aside from Labatt and Carling between 1886 and 1916. The property may yield information as it relates to Canadian brewing industry and the history of the North Talbot area's industrial past.

Contextual Value

The property represents the early industrial character of the area, however, the surrounding context has significantly changed over time diluting the former industrial context that once dominated the area and no longer supports its current residential context.


The property is physically linked to 183 Ann Street, the former home of Joseph Hamilton, and visually and historically linked to the buildings at 175, 179, 183 Ann Street as well as Carling Creek. The building complex was once claimed to be "one of the oldest landmarks in the City" in 1889, however, it is not currently considered a landmark of the City of London.

Ontario Regulation 9/06		197 Ann Street
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	Yes.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
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 linked to its surroundings.</u>	Yes.
iii.	Is a landmark	No.

In conclusion, the property’s cultural heritage value or interest is vested in its historical associations with the former Kent Brewery and potential to yield information as it relates to the 19th century brewing industry in the City. The property is physically linked to the adjacent, former home of Joseph Hamilton at 183 Ann Street, and visually and historically linked to the buildings at 175, 179, 183 Ann Street as well as Carling Creek.

6.2 Evaluation of 175, 179 and 183 Ann Street and 84 and 86 St. George Street

The following properties were not listed during the time of the submission of the original report. In October 2020, the following properties were listed on the Municipal Heritage Register which was supported by the *Cultural Heritage Inventory: North Talbot, London, Ontario* (Draft 2020) (CHINT). See **Appendix ‘D’** for cultural heritage evaluations completed within the North Talbot Inventory for 175, 179 and 183 Ann Street and 84 and 86 St. George Street.

Table 2.0- Evaluation of 175 Ann Street	
	<p>Address: 175 Ann Street Legal Description: Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020). Approximate Date of Construction: C. 1893</p>
<p>A one storey, wood frame worker’s cottage with a hipped roof and rear one storey addition. Central hall plan with symmetrical windows and centred entryway. Hipped roof clad in asphalt shingles. Exterior covered in blue, vinyl siding. Building retains its original form and massing.</p>	
<p>The first occupant of the property is John C. Arscott who was a labourer (1893 City Directory). John Arscott was a foreman at the C.S. Hyman Tannery on Richmond Street. The Arscott Tannery was owned and operated by the Arscott family which was located at Ann and St. George Street established in 1866 which has since been removed.</p>	
<p>The property supports surrounding late 19th and early 20th century worker’s cottages within a former industrial area. It is historically linked to the surrounding area and it is claimed that it is located within the “First Suburb” of the North Talbot area.</p>	
<p>Heritage Attributes:</p> <ul style="list-style-type: none"> • Original massing and form; • Original window openings; • Hip roofline. 	

Ontario Regulation 9/06		175 Ann Street
4. Design/Physical Value		
iv.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
v.	Displays high degree of craftsmanship or artistic merit	No.
vi.	Demonstrates high degree of technical or scientific achievement	No.
5. Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
6. Contextual Value		
iv.	Important in defining, maintaining or <u>supporting</u> the character of an area	Yes.
v.	Physically, functionally, visually, or <u>historically linked to its surroundings.</u>	Yes.
vi.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is vested in its representation of industrial worker’s cottage. It is supportive of other one storey worker’s cottages within the area and is historically linked to the surrounding former industrial area.

Table 3.0- Evaluation of 179 Ann Street



Address: 179 Ann Street
Legal Description:
Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
Approximate Date of Construction: c. 1880

One storey wood frame worker's cottage with buff brick veneer with hipped roof and side hall plan. Original window openings with double hung windows and brick voussoirs. Asymmetrical entrance with brick voussoir and transom light. Bay window on western elevation (Queen Anne).

The property is listed in the 1881 City Directory. Joseph Hamilton, operator of the Kent Brewery and son of John Hamilton the original owner and founder of the business, briefly lived in the house between 1888 and 1890 (City Directory). Joseph Hamilton resided at the property for a limited two years and does not have significant association with the property. The property does have association with the Kent Brewery operation.

The property supports surrounding late 19th and early 20th century worker's cottages within a former industrial area. It is historically linked to the surrounding area and it is claimed that it is located with the "First Suburb" of the North Talbot area.

Heritage Attributes:

- *Original massing and form;*
- *Original window and door openings;*
- *Entryway with transom windows;*
- *Bay window on east elevation; and,*
- *Hip roofline.*

Ontario Regulation 9/06		179 Ann Street
Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is vested in its representation of a worker's cottage. The property is associated with Joseph Hamilton who was the owner of the Kent Brewery in the late 20th century. The house is supportive of other worker's cottage in the neighbourhood and is historically linked to the industrial industries that historically were located in the surrounding area.

Table 4.0- Evaluation of 183 Ann Street



Address: 183 Ann Street
Legal Description:
Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
Approximate Date of Construction: c.1893

Two storey buff brick house representative of the Queen Anne architectural style with intersecting hipped roof with asphalt shingles and front open gable which includes siding and some millwork. The property has a side hall plan, the front entrance is asymmetrically placed with a pediment overhang. There is a bay window on the eastern elevation. The front entryway includes detailed woodwork and transom window. The original house was wood frame one and half storey frame house and was demolished by Joseph Hamilton and current house constructed c. 1893.

The house is directly associated with Joseph Hamilton who operated the Kent Brewery in the late 19th and early 20th century. The house was constructed for his family and is physically and historically linked to the adjacent Kent Brewery and maintains the character of the North Talbot area.

Heritage Attributes:

- Original massing and scale;
- Intersecting hipped roof and front gable;
- Dentiled millwork along front gable;
- Front door with stained glass transom;
- Brick voussoirs; and,
- Bay window.

Ontario Regulation 9/06		183 Ann Street
Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is vested in its representation of Queen Anne architectural style. It is directly associated with Joseph Hamilton who constructed the house and operated the former Kent Brewery approximately between 1884 and 1916. The property supports the residential character of the area and similar architectural style of houses within the North Talbot area. The property is physically and historically linked to its surroundings, in particular, the adjacent former Kent Brewery.

Table 5.0- Evaluation of 84 St. George Street



Address: 84 St. George Street
Legal Description:
Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
Approximate Date of Construction: c.1893

One storey, wood frame cottage with hipped roofs with asphalt roof. The house is vernacular in style, but similar in scale and massing to the worker’s cottages along Ann Street. The house was inhabited primarily by local labourers. The house supports the nearby worker’s cottages on St. George and Ann Street and is historically linked to the former industrial block.

Heritage Attributes:

- Original scale and massing;
- Side hall entry.

Ontario Regulation 9/06		84 St. George Street
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
vii.	Displays high degree of craftsmanship or artistic merit	No.
viii.	Demonstrates high degree of technical or scientific achievement	No.
ii. Historical/Associative value		
vii.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
viii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
ix.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
iii. Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is limited to its representation of a worker’s cottage. It supports the nearby worker’s cottages on St. George and Ann Street and is historically linked to the former industrial block.

Table 6.0- Evaluation of 86 St. George Street



Address: 86 St. George Street
Legal Description:
Heritage Status: Listed (included in the North Talbot Inventory as Cultural Heritage Potential prior to being listed in 2020).
Approximate Date of Construction: c. 1930

One storey, wood frame cottage with hipped roofs with asphalt roof. The house is vernacular in style, but similar in scale and massing to the worker’s cottages along Ann Street. The house was inhabited primarily by local labourers. The house supports the nearby worker’s cottages on St. George and Ann Street.

Heritage Attributes:

- *One and half storey massing with open gabled roof;*
- *Side entry hall.*

Ontario Regulation 9/06

86 St. George Street

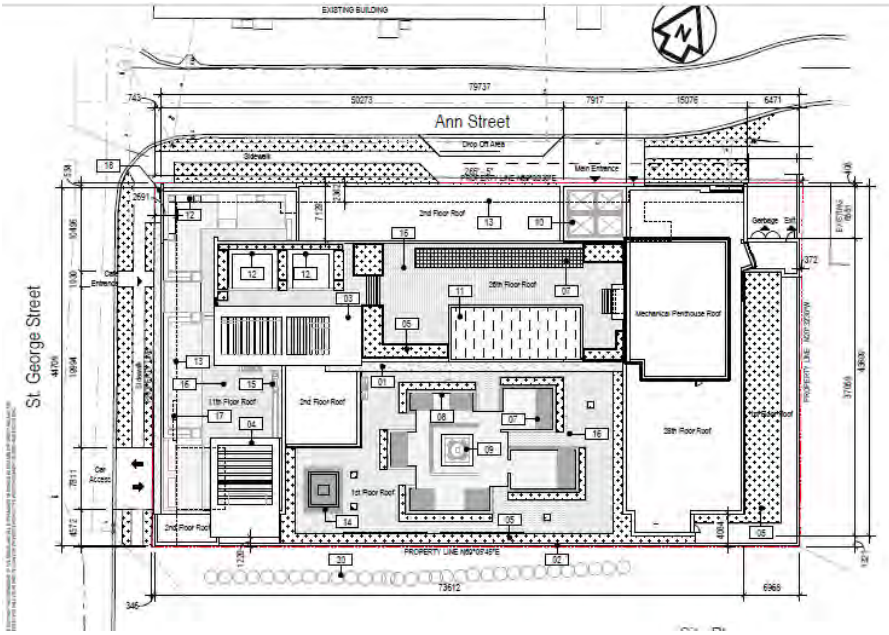
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	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		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	No.
ix.	Is a landmark	No.

Statement of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property is limited to its representation of a worker’s cottage. It supports the nearby worker’s cottages on St. George and Ann Street.

7.0 Description of Proposed Development

The redevelopment proposal under evaluation includes the demolition of all the existing buildings and structures on the subject lands and the construction of a 28 storey residential building comprised of 274 units for student housing. The development proposes 209 parking spaces (see **Appendix 'B' and 'C'**).

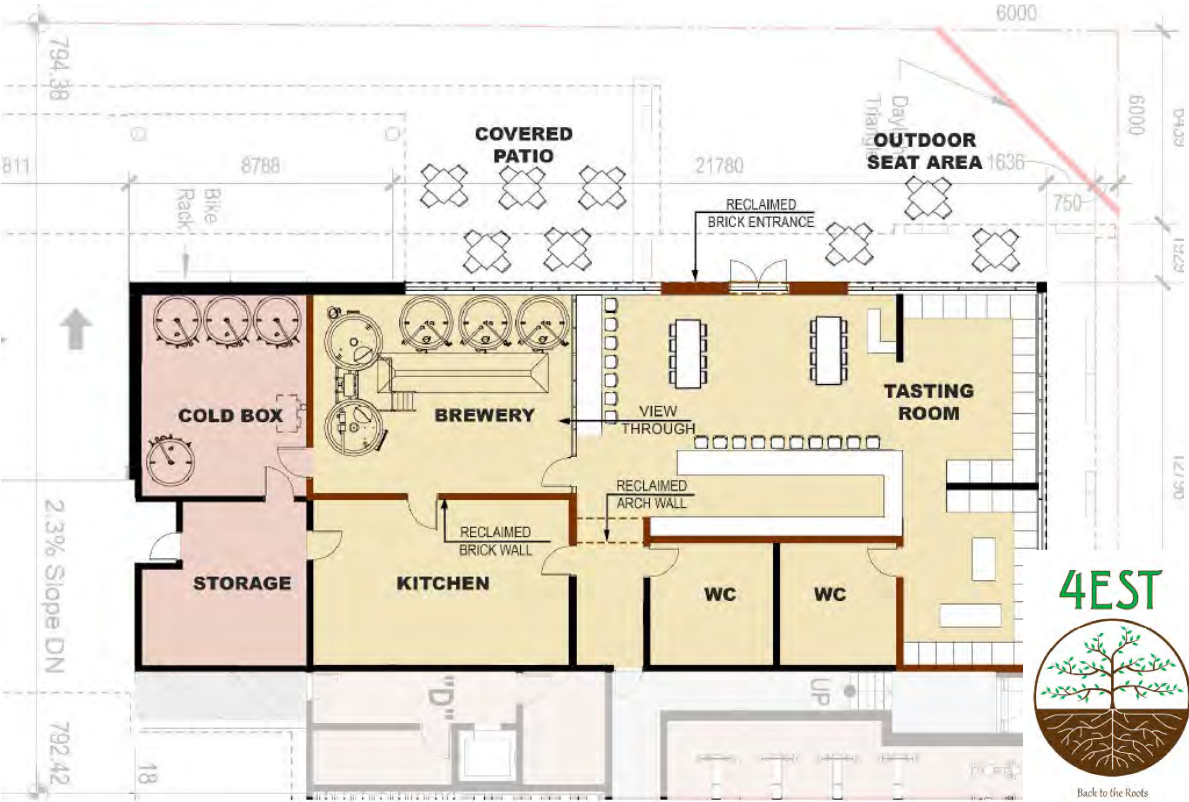


X).



Figures 51 and 52: (above) Draft site plan; (below) Rendering of north elevation of proposed development (Source: zedd Architecture, 2019)

The development is proposing a public brewery on the first floor on the east side of the proposed building that will be named after the Kent Brewery. It would be operated by 4EST Brewery, which is a local London brewing company, which will reproduce the original ale that would have been in production at the Kent Brewery in the late 19th and early 20th century (see **Appendix 'H'**).



Figures 53 and 54: (above) Draft floor plan of new Kent Brewery (Source: zedd Architecture, 2019); (right) Logo for local London brewing company proposed to brew similar ale as the former brewery (Source: 4EST).

The brewery would include bricks salvaged from the original Kent Brewery as well as from Joseph Hamilton's house and the worker's cottages and these would be used to create partition walls within the new brewery as well as recreate the Florentine arches, the remains of which are present in the existing Kent Brewery. The figure above identifies proposed reclaimed walls in brown which can be visualized in coloured sketches in Figures 55-56. Reclaimed brick will also be used for the main entrance to the brewery which will include a permanent sign entitled, "Kent Brewery: Home of the London Porter". Other items such as: original doors, window frames, decorative brackets and transom lights are also proposed to be salvaged from Joseph Hamilton's house and worker cottages.

The glass storage and cold box are proposed to include images of the former advertisements of the Kent Brewery. To the right of the entrance will be an area for

historical interpretation. Historical interpretation will also be included throughout the main floor for the Kent Brewery, Joseph Hamilton's house as well as the worker's cottages.



Figures 55 & 56: (above) Coloured rendering of interior of proposed new Kent Brewery; (below) Coloured rendering of interior of proposed new Kent Brewery (Source: zedd Architecture, 2019)



Historical interpretation area



Figures 57 & 58: (above) Coloured rendering of new building looking along Ann Street (right) View of entrance to new Kent Brewery composed of salvaged brick (Source: Source: zedd Architecture, 2019).

8.0 Assessment of Impacts of Proposed Development

The following sub-sections of this report will provide an analysis of impacts which are anticipated as a result of the proposed redevelopment of the subject lands as they relate to the identified cultural heritage resources. This will include a description of the classification of the impact as beneficial, neutral, or adverse.

8.1 Classification of Impacts

There are three classifications of impacts that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial impacts may include retaining a resource of cultural heritage value, protecting it from loss or removal, restoring/repairing heritage attributes, or making sympathetic additions or alterations that allow for the continued long-term use of a heritage resource. 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 which remove or obstruct heritage attributes. The isolation of a cultural heritage resource from its setting or context, or addition of other elements which are unsympathetic to the character or heritage attributes of a cultural heritage resource are also considered adverse impacts. These adverse impacts may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may occur over a short 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. According to the Ontario Heritage Tool Kit, the following constitutes negative impacts which may result from a 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 above noted adverse impacts will be considered as it relates to the scope of this Heritage Impact Assessment.

8.2 Adverse Impact to Cultural Heritage Resources

The following section will evaluate the adverse impacts to identified heritage attributes of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street. The first section will focus solely on the impacts to the former Kent Brewery building complex located at 197 Ann Street.

8.2.1 Adverse Impacts to the Former Kent Brewery at 197 Ann Street

Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration	<u>Negligible.</u>	The building complex is not rare, unique, representative or early example of a style, type, expression, material or construction method. This conclusion is consistent with the LACH Report (October 14, 2020). The removal of the building will remove remaining exterior and interior architectural features such as brick voussoirs and Florentine arches. See sub-section 8.2.1.1
Shadows	No.	Building complex proposed to be removed so not applicable.
Isolation	No.	Building complex proposed to be removed so not applicable.
Direct or Indirect Obstruction of Views	No.	Building complex proposed to be removed so not applicable.
A Change in Land Use	No	Building complex proposed to be removed so not applicable.

Land Disturbance	No.	Building complex proposed to be removed so not applicable.
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8.2.1.1 Impact of Destruction and Alteration

The proposed development will remove the building complex and subsequently, some of the remaining architectural features such as the brick voussoirs and Florentine arches and remnants of the original brick floor of the brewery. This impact is negligible as they do not collectively provide a clear representation of an architectural style and are not identified heritage attributes.



Figures 44 & 45: (above) Former window opening filled in by bricks on eastern elevation on exterior; (below) View of remaining Florentine arch between Building 'B' and Building 'C' (Source: MHBC, 2019).

8.2.2 Adverse Impacts for 175, 179 and 183 Ann Street and 84 and 86 St. George Street

Table 2.0 Adverse Impacts for 175, 179, 183 Ann Street & 84 & 86 St. George Street					
Impact	Analysis of Properties Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)				
	175 Ann Street	179 Ann Street	183 Ann Street	84 St. George Street	86 St. George Street
	*N/A- Building proposed to be removed so not applicable.				
Destruction or alteration	<p>Minor</p> <p>The proposed development will remove the building which is the earliest residence (constructed prior to 1881) on both the north and south side of this block of Ann Street.</p> <p>The building retains its architectural style, as a worker's cottage, since its original construction. Removing the building removes associated attributes such as original door and window openings, brick voussoirs and main front door.</p>	<p>Major</p> <p>The proposed development will remove the building which is the earliest residence (constructed prior to 1881) on both the north and south side of this block of Ann Street.</p> <p>The building retains its architectural style, as a worker's cottage, since its original construction. Removing the building removes associated attributes such as original door and window openings, brick voussoirs and main front door.</p>	<p>Major</p> <p>The proposed development will remove the family home of Joseph Hamilton who managed the Kent Brewery between 1887-1916. Removing the house will remove associated architectural attributes associated with its representation of Queen Anne Style including: original window and door openings, front entry door, bay window, brick voussoirs and dentil moulding and direct association with the former Kent Brewery.</p>	<p>Minor</p> <p>The proposed development will remove an architectural representations of an industrial worker's cottage c. 1893 and associated features. The building has since been altered, however, contributes to the contextual value of the area which will be removed with the removal of the building.</p>	<p>No.</p> <p>The proposed development will remove the building which was constructed c. 1930. Although it supports neighbouring worker's cottages, it is not significant in defining and maintaining the surrounding 19th century industrial worker's cottage and is not associated with the Kent Brewery.</p>
Shadows	N/A	N/A	N/A	N/A	N/A
Isolation	N/A	N/A	N/A	N/A	N/A
Direct or Indirect Obstruction of Views	N/A	N/A	N/A	N/A	N/A
A Change in Land Use	N/A	N/A	N/A	N/A	N/A
Land Disturbances	N/A	N/A	N/A	N/A	N/A

Table 2.0 Adverse Impacts for 175, 179, 183 Ann Street & 84 & 86 St. George Street

Impact	Analysis of Properties Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)				
	*N/A- Building proposed to be removed so not applicable.				
	175 Ann Street	179 Ann Street	183 Ann Street	84 St. George Street	86 St. George Street
Destruction or alteration	<u>Minor</u> The proposed development will remove the building which is was constructed c. 1893 during the construction of Joseph Hamilton's family home. Alterations to the house has removed/ masked original features. Removing the building will remove the contextual value that the building has to the neighbouring worker's cottage.	<u>Major</u> The proposed development will remove the building which is the earliest residence (constructed prior to 1881) on both the north and south side of this block of Ann Street. The building retains its architectural style, as a worker's cottage, since its original construction. Removing the building removes associated attributes such as original door and window openings, brick voussoirs and main front door.	<u>Major</u> The proposed development will remove the family home of Joseph Hamilton who managed the Kent Brewery between 1887-1916. Removing the house will remove associated architectural attributes associated with its representation of Queen Anne Style including: original window and door openings, front entry door, bay window, brick voussoirs and dentil moulding and direct association with the former Kent Brewery.	<u>Minor</u> The proposed development will remove an architectural representations of an industrial worker's cottage c. 1893 and associated features. The building has since been altered, however, contributes to the contextual value of the area which will be removed with the removal of the building.	<u>Negligible.</u> The proposed development will remove the building which was constructed c. 1930. Although it supports neighbouring worker's cottages, it is not significant in defining and maintaining the surrounding 19 th century industrial worker's cottage and is not associated with the Kent Brewery.
Shadows	N/A	N/A	N/A	N/A	N/A
Isolation	N/A	N/A	N/A	N/A	N/A
Direct or Indirect Obstruction of Views	N/A	N/A	N/A	N/A	N/A
A Change in Land Use	N/A	N/A	N/A	N/A	N/A
Land Disturbances	N/A	N/A	N/A	N/A	N/A

9.0 Consideration of Development Alternatives

9.1 Alternative Development Approaches

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework. The following sub-sections of this report consider the potential for alternative development options as it relates to the proposed development.

9.1.1 Do nothing alternative

This option would result in no development on the site and the retention of all properties included on the subject lands. This option would conserve the identified heritage attributes of the existing buildings. This option would have a considerable economic impact and negate the viability of the land as a residential development.

The retention of 197 Ann Street would conserve the building, however, it was concluded by LACH in the October 14, 2020 report that the building does not have physical/ design value (Section 3.1). Observations made by a+LiNK state that architectural elements, such as fenestrations ‘appear’ to remain as the building were organized c. 1905. This type of phrasing implies that some architectural elements and their integrity is based on speculation in addition to statements made in Staff’s report stating the original dating and composition of the building complex is “inconclusive” and “unknown” (Dent, p 3) The Staff report also states, “-the building has experienced degradation, fallen into disrepair and many of the exterior and interior elements have been reworked” (Dent, p 10).

The report completed by A+LiNK Architecture Inc. completed February 24, 2020 assessed the former Kent Brewery and concluded that “The physical condition and integrity has deteriorated due to environmental factors, inadequate conservation methods, movement and alterations” (a+LiNK, 9). It concluded that the building could be restored.

The Ontario Heritage Tool Kit states,

The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes must be weighed against the cultural heritage value of interest held by the property

(Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities, p 27).

The restoration of the building, which would likely be based on conjecture due to lack of sufficient photographic documentation and significant interior alterations that have been made over the past century. Restoring a building based on conjecture is contrary to conservation principles and would require significant funding, otherwise, it is likely that the building will continue to deteriorate.

9.1.2 Develop the site with an alternate design

Several design alternatives were evaluated for the purpose of this report:

1. Integrate the existing former Kent Brewery into the proposed development or reduce density and retain building complex in-situ. However, challenges include:

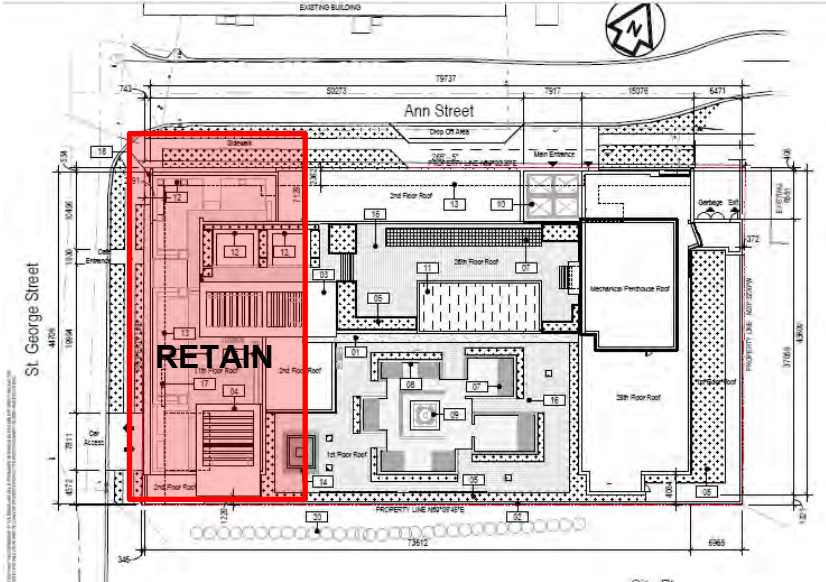
- a. Issues with grading the overall site and the current grading/ declining slope and potential soil contamination due to former tannery and electrical sub-station; in other instances, buildings are lifted temporarily and reset on a new foundation after grading. Lifting or relocating of the entire building complex is implausible due to various grading and building compositions.
- b. Diverse massing and composition of the building complex would create structural challenges for the new development.
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.

2. Integration of the main building (Building Section 'A) of the former Kent Brewery into the proposed development and develop as proposed.

- a. Issues with grading, however, the rear portions of the building could be manually removed from this portion of the building. Temporary relocation of the building would be required, however, this would depend on the condition of this building portion and would have to be assessed by a structural engineer.
- b. This option would disjoint this building section from the other components of the complex (the City identifies form, scale, massing and footprint collectively of the primary building, southern wing and old washhouse as a heritage attribute);
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.

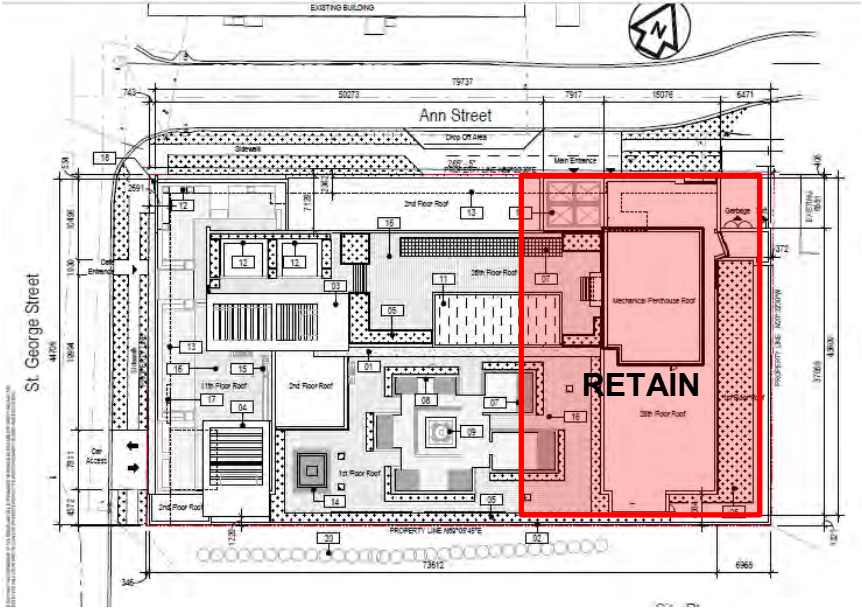
3. Reduce density of proposed development and retain 175 Ann Street and 84 and 86 St. George Street

- a. This option would remove the former Kent Brewery and associated Hamilton home and therein remove both historical and contextual associations with remaining working industrial context. The buildings are modest representations, although collectively represent the industrial working class and their heritage attributes would be conserved.
- b. There would be issues with grading and possible soil contamination.
- c. This would significantly reduce the density of the proposed development.



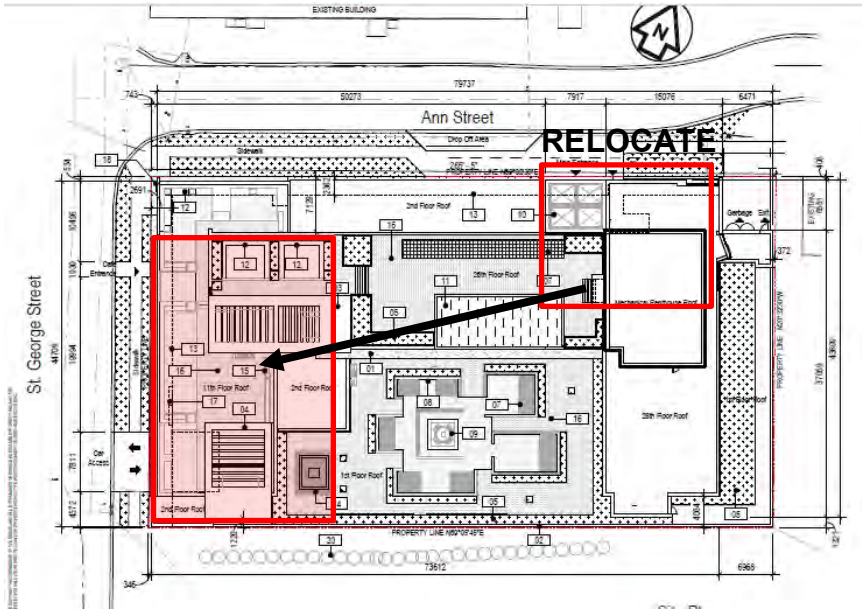
4. Reduce density and retain former Kent Brewery and adjacent 183 Ann Street

- a. See no.1 for similar issues of grading. Heritage attributes including contextual value would be retained, however, the feasibility is questionable.
- b. This option would significantly reduce the density of the proposed development.
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.



5. Reduce density and relocate 183 Ann Street (Joseph Hamilton’s home) and Section ‘A’, main building of 197 Ann Street to west side of site and integrate into development.

- a. This option would be dependent on a structural assessment identifying them as good candidates for relocation. This would significantly reduce the density of the proposed development.
- b. See 2 (b).
- c. The building complex was concluded not to have physical/ design value under Ontario Regulation 9/06 by LACH.



6. Relocation of one or more of the following buildings: 175, 179, 183 Ann Street and 84 St. George Street off site.

There is the possibility that one or more of the buildings, including the worker's cottages and Joseph Hamilton's home, could be relocated within the North Talbot area or otherwise greater London area. The buildings would lose their original context and association with the Kent Brewery, however, the majority of their attributes would be retained. This option would be dependent on a structural assessment identifying them as good candidates for relocation and finding appropriate location site(s).

Alternative options were explored in this section, however, retention of building(s) on-site is not feasible due to the size and density required for the proposed development to be economically viable. Relocation off-site was pursued, however, there are no available, purchasable sites within the locality that were appropriate. This rationale is in addition to technical issues such as grading and potential soil contamination which would require the temporary lifting/ relocation of building(s) that may or may not be good candidates based on their structural integrity.

10.0 Mitigation Measures

The following mitigation measures have been identified as it relates to the impacts identified in Section 8.0 of this report.

10.1 Mitigation Measures for the Subject Lands

The following are mitigation measures recommended for the removal of the building complex associated with the Former Kent Brewery and the removal of 175, 179 and 183 Ann Street and 84 and 86 St. George Street:

1. **Documentation Report** that will:

- Include measured drawings of all buildings to be removed;
- High resolution photographs thoroughly documenting the buildings, context, setting, exterior elevations, interior spaces, detailing, finishes and characteristics.

2. **Salvage Plan** that will:

- Identify materials to be salvaged from all buildings (i.e. brick, any original windows and doors), method of extraction and planned repurposing; Repurposing should include the reconstruction of some brick features of the existing buildings (i.e. Florentine arches); this plan should be implemented and monitored by the heritage consultant in conjunction with the City; Surplus salvageable (heritage or non-heritage) material should be re-used or otherwise offered to the municipality, local museums and the general public.
- The current proposal includes the salvage of brick material from the existing buildings and reconstruction of Florentine arches and other features within the proposed new Kent Brewery (see Appendix E for conceptual renderings). Other items to be salvaged are intended to be sold and/ or donated to the public.

3. **Interpretation Plan** that will:

- Provide public interpretative planning to tell the story of the Kent Brewery, Joseph Hamilton's house and former industrial context including the worker's cottages; the Plan can include the incorporation of tangible cultural heritage (i.e. salvaged material) and intangible cultural heritage (i.e. stories, practices, rituals such as the tradition of brewing and industrial, working-class lifestyle). The form of interpretation can also range from commemorative plaques, to interpretative media, like panels, mobile app or installation/ sculpture. This Plan also develops how these forms of interpretation will cohesively be integrated into their environment.

11.0 Conclusions and Recommendations

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in May 2019 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street, City of London, Ontario. The purpose of this CHIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands.

This report determined through the evaluation under the prescribed *Ontario Regulation 9/06*, that all properties on the subject lands have cultural heritage value. Section 6.0 of this report identifies associated heritage attributes. The following impacts were identified based on this proposal:

Adverse Impacts:

1. Negligible impact of destruction of former Kent Brewery as it relates to physical/ design value. The destruction will remove remnants of architectural features such as brick voussoirs and Florentine arches.
2. Minor impact of destruction of 175 Ann Street for its representation of a worker’s cottage and contribution to historic context;
3. Major impact of destruction of 179 Ann Street as it is the earliest dwelling still existing on both the north and south side of this block of Ann Street and retains its original design as a worker’s cottage.
4. Major impact of destruction of 183 Ann Street as it was the family home of Joseph Hamilton, son of John Hamilton, who operated the Kent Brewery between 1884 and 1916 when it closed. It is also representative of Queen Anne architectural style and is contextually associated with the adjacent Kent Brewery;
5. Minor impact of destruction of 84 St. George Street as a late 19th century worker’s cottage and contributor to historic context.
6. Negligible impact of destruction of 86 St. George Street which is representative of a worker’s cottage.

Alternative options were explored, however, retention of building(s) on-site is not feasible due to the size and density required for the proposed development to be economically viable. Relocation off-site was pursued, however, there are no available, purchasable sites within the locality that are appropriate and the costs accrued from relocation of building(s) would significantly impact the overall development.

As required, this report outlines mitigation measures for the proposed impacts in Section 10.0.

Mitigation Measures:

Documentation Report that will:

Include measured drawings of all buildings to be removed; High resolution photographs thoroughly documenting the buildings, context, setting, exterior elevations, interior spaces, detailing, finishes and characteristics.

Salvage Plan that will:

Identify materials to be salvaged from all buildings (i.e. brick, any original windows and doors), method of extraction and planned repurposing; Repurposing should include the reconstruction of some brick features of the existing buildings (i.e. Florentine arches); this plan should be implemented and monitored by the heritage consultant in conjunction with the City; Surplus salvageable (heritage or non-heritage) material should be re-used or otherwise offered to the municipality, local museums and the general public.

Interpretation Plan that will:

Provide public interpretative planning to tell the story of the Kent Brewery, Joseph Hamilton's house and former industrial context including the worker's cottages; the Plan can include the incorporation of tangible cultural heritage (i.e. salvaged material) and intangible cultural heritage (i.e. stories, practices, rituals such as the tradition of brewing and industrial, working-class lifestyle). The form of interpretation can also range from commemorative plaques, to interpretative media, like panels, mobile app or installation/ sculpture. This Plan also develops how these forms of interpretation will cohesively be integrated into their environment.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dan Turrie". The signature is written in black ink and is positioned below the "Respectfully submitted," text.

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Appendix **A**-Maps of the Subject Lands



Location Map

LEGEND



Subject Lands
(175-197 Ann Street & 84, 86 George Street)

Note:

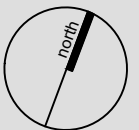
Subject Lands are located within the Business Improvement Area- Central London Neighbourhood.

DATE: March, 2021

SCALE: 1: 2,000

FILE: 1094AU

DRAWN: GC



K:11094AU- ANN STREET LONDON/RPT/LOCATION/2.DWG

197 Ann St
Lt 4 & Pt Lts 3 & 5 S/s Ann St Plan
183(w) As in 575011 London
City of London

Base Map Source: City of London (2017)

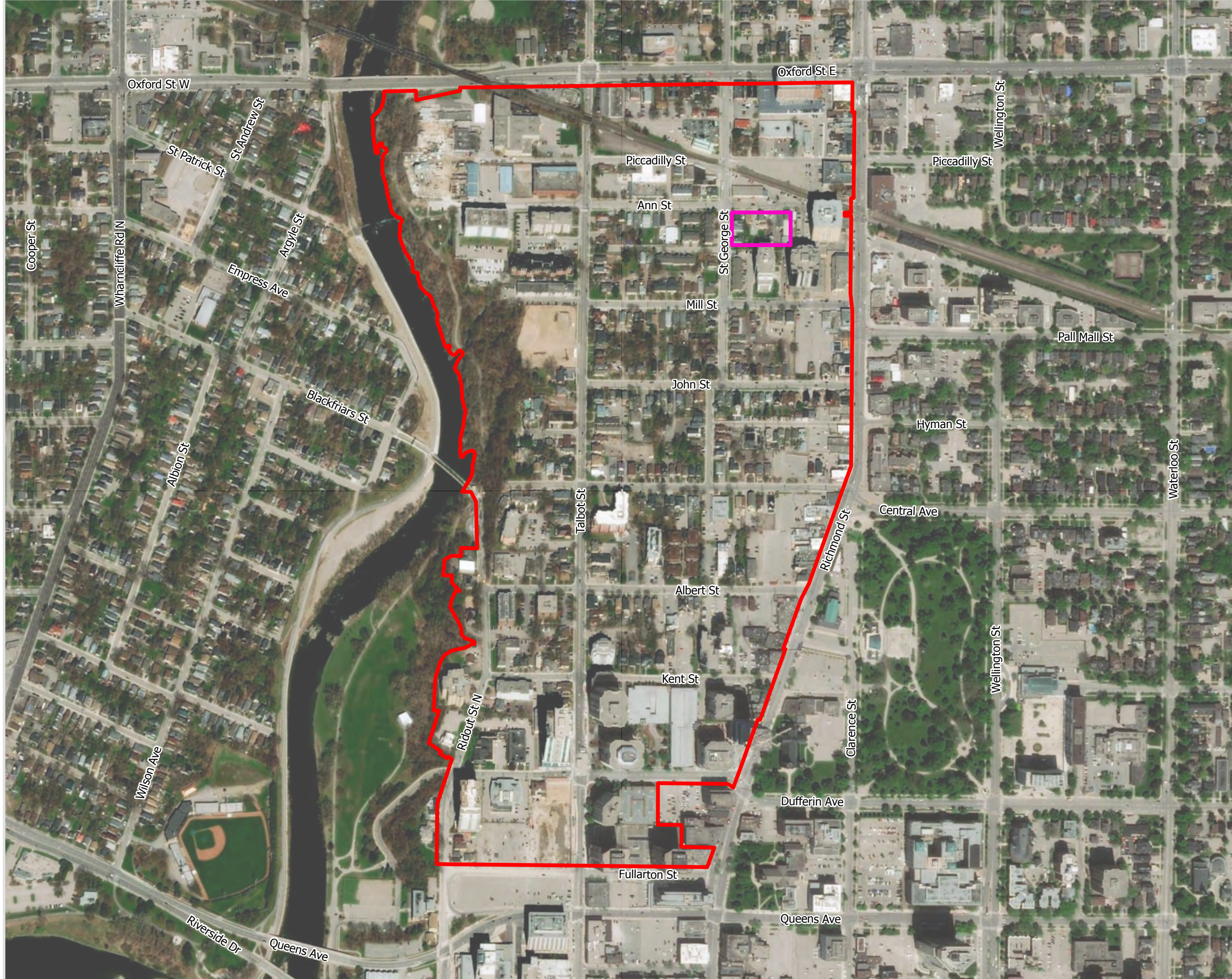
MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

North Talbot Heritage Area

197 Ann St
City of London

LEGEND

-  Subject Lands
(175-197 Ann Street & 84, 86 George Street)
-  North Talbot Heritage Area



Sources:
- Contains information licensed under the Open Government Licence – Ontario.

DATE: March, 2021
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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

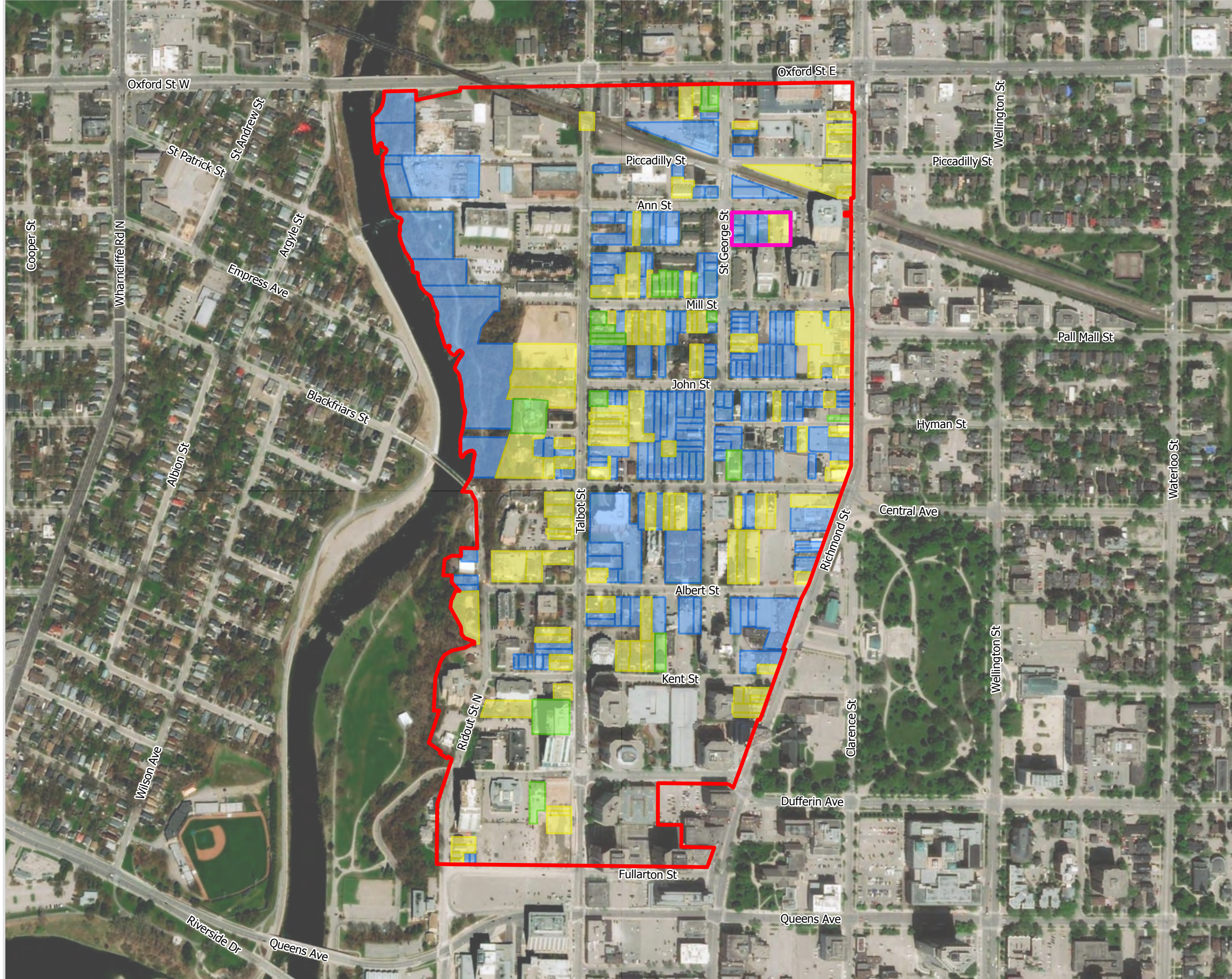
200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9
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Heritage Properties

197 Ann St
City of London

LEGEND

- Subject Lands
(175-197 Ann Street & 84, 86 George Street)
- North Talbot Heritage Area
- Designated Heritage Property
- Listed Heritage Property
- Potential Cultural Heritage Properties
as per Cultural Heritage Inventory, North Talbot



Sources:
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DATE: March, 2021

FILE: 1094AU

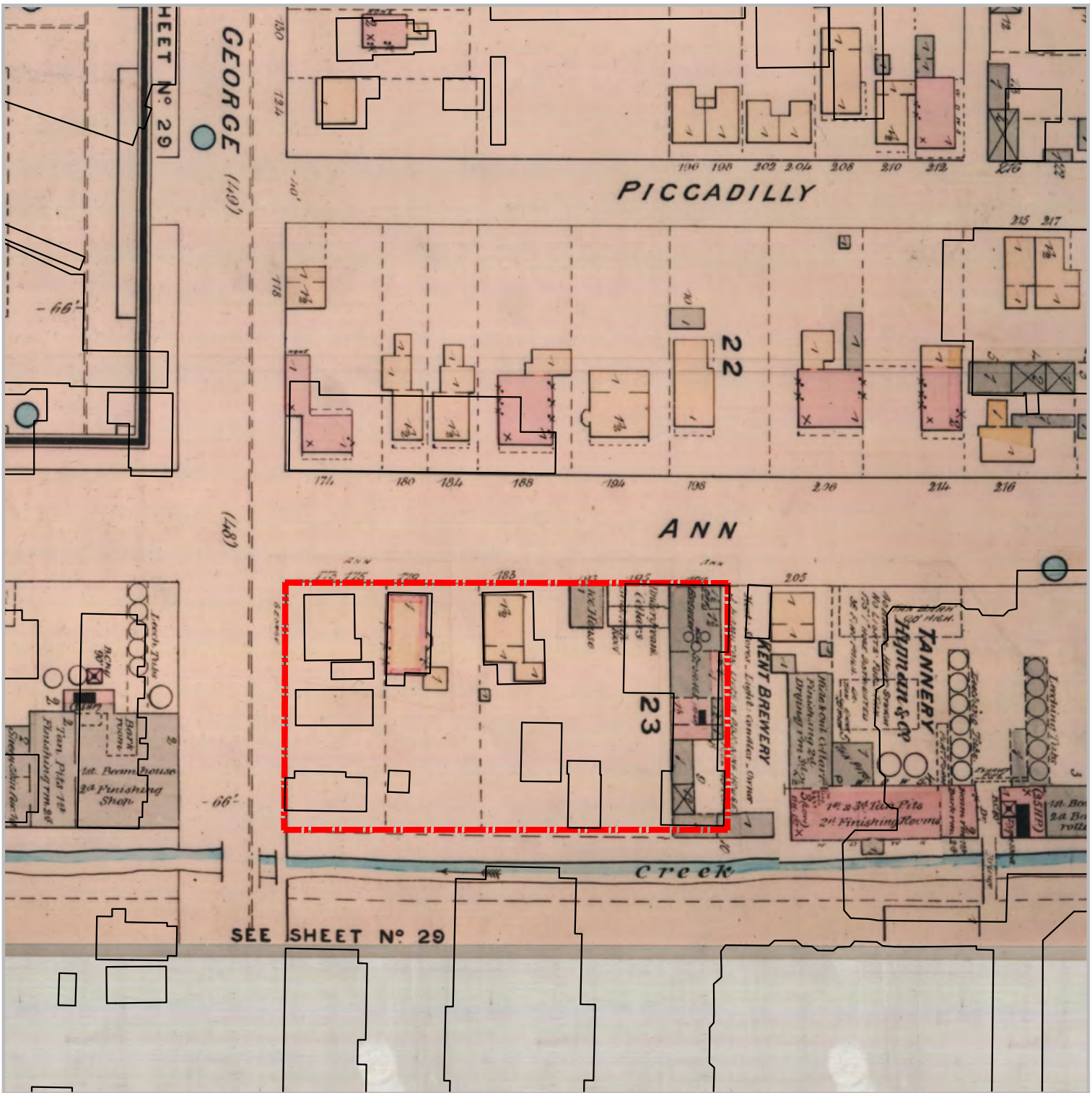
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1881 revise 1888 Fire Insurance Plan of the City of London by Charles E. Goad. Co.

LEGEND

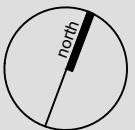
-  Subject Lands (175-197 Ann Street & 84, 86 George Street)
-  Current Building Footprint (City of London)

DATE: Feb 21, 2020

SCALE: 1: 1,000

FILE: 1094AU

DRAWN: GC



K:1094AU- ANN STREET LONDON\RP\FIRE_INSURANCE_1881.DWG

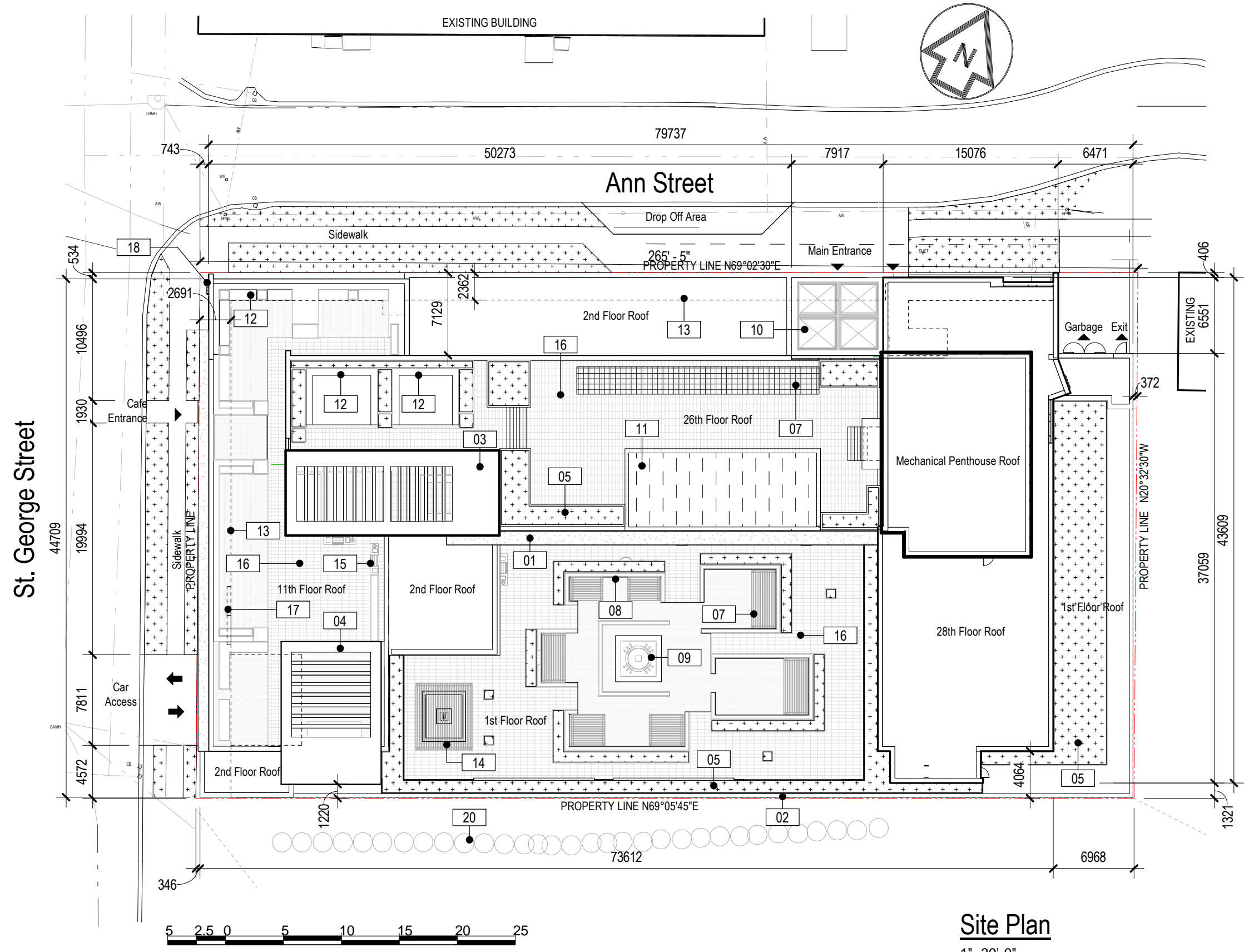
197 Ann St
 Lt 4 & Pt Lts 3 & 5 S/s Ann St Plan
 183(w) As in 575011 London
 City of London

Building Data Source: City of London (2020)



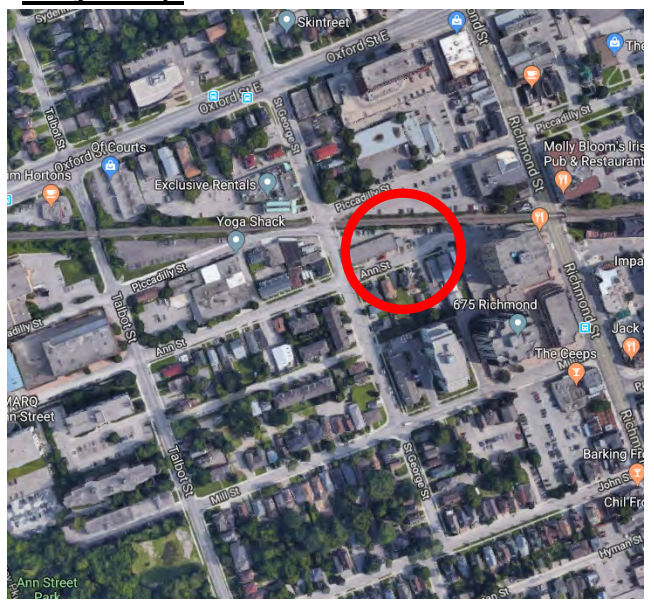
**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**
 200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Appendix **B**- Site Plan



Site Plan
1"=30'-0"

Key Map



Keynote Legend	
Item	Description
01	ROOF OVERHANG
02	5'-0" H WALL
03	26TH FLOOR CONCRETE AND METAL CANOPY
04	11TH FLOOR CONCRETE AND METAL CANOPY
05	PLANTER
07	PERGOLA
08	18" WALL/ BENCH
09	FOUNTAIN

Keynote Legend	
Item	Description
10	SKYLIGHT
11	SWIMMING POOL
12	BUILT-IN SEATING AREA
13	SECOND FLOOR LIMIT
14	GAZEBO
15	BBQ
16	FLOORING
17	BICYCLE RACKS
18	SIGNAGE
20	EXISTING TREES

SITE STATISTICS		
Address: 175 ANN STREET - Zoning: R9-3(5)		
ZONING	REQ'D	PROPOSED
SITE (LOT) AREA:(min.)	1000m ²	3,668m ²
LOT FRONTAGE (min.)	30 m	80.90 m
FRONT YARD (min.)	6 m	0 m
EXTERIOR YARD (min.)	6 m	0.35 m
INTERIOR YARD (min.)	4.5m	0.4m
REAR YARD (min.)	7m	1.22 m
LOT COVERAGE (max.)	60%	97%
LANDSCAPE, OPEN SPACE (min.)	30%	0% - 1,783m ² (Roof Terraces, Planters & Pool)
BUILDING HEIGHT (max.)	12m	90.4m
No Of UNITS		274
DENSITY (max.)	100 UNIT/ Ha	740 UNIT/ Ha
PARKING:	1.25 SPACE/ UNIT	209 (0.76/ Unit)

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Scale : As indicated

18-032

Ann Street Student Housing

London Ontario

Site Plan

02/09/19

SK02



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Amenities							
Sym.	Level	Room	Description	Sym.	Level	Room	Description
A	L1	"A"	GYM 2,935.00 SQ.FT	B	L4	"O"	Study Room 282.00 SQ.FT
		"B"	Spinning/Storage 1,060.00 SQ.FT			"P"	Vending/Ice Machine 190.00 SQ.FT
		"C"	Yoga 870.00 SQ.FT		L5-11	"O"	Study Room 7x282.00 SQ.FT
		"D"	Kitchen Storage 425.00 SQ.FT			"P"	Vending/Ice Machine 7x190.00 SQ.FT
		"E"	Home Theater 730.00 SQ.FT		L12	"Q"	indoor/Multipurpose Room 450.00 SQ.FT
		"F"	Home Theater 890.00 SQ.FT		Total SQ.FT	L1-12	18,850.00 SQ.FT
	"G"	Virtual Reality 535.00 SQ.FT	Others				
	L2	"H"	Bike Storage 810.00 SQ.FT	C	L1	"i"	Cafe/ Lounge 3,350.00 SQ.FT
		"I"	Kitchen/ Prep 820.00 SQ.FT		"ii"	Lockers 1,535.00 SQ.FT	
	L3	"J"	Cafe/Lounge/Snack Bar:2,350 SQ.FT	D	L2	"1"	PublicWashrooms4 450.00 SQ.FT
		"K"	Rec Room 820.00 SQ.FT		"2"	Janitor 140.00 SQ.FT	
"L"		Business Center 650.00 SQ.FT	"4"		Garbage/ Recycle 970.00 SQ.FT		
"E"		Advisor/ Instructor 450.00 SQ.FT	"5"		Mail Room 140.00 SQ.FT		
"G"		Virtual Reality 535.00 SQ.FT	"6"		Clinic 156.00 SQ.FT		
"N"		Meeting Room 272.00 SQ.FT	"7"		Admin Office 245.00 SQ.FT		
"O"		Study Room 282.00 SQ.FT	"8"		Meeting Room 440.00 SQ.FT		
"P"	Vending/Ice Machine 190.00 SQ.FT	"9"	Administration 504.00 SQ.FT				
				"11"	Security Check 310.00 SQ.FT		
			Total SQ.FT	L1-2	8,240.00 SQ.FT		

a. Total Parking Spaces In All Levels: 209.00 Spaces

b. Rooftop Area: 6,615.00 Sq.Ft.

c. Terrace/ Green Roof: 8,380.00 Sq.Ft.

Residential Units (Total)						
L2 - L28 Floor Levels						
Level	No Of Floors	Total No Of Units	Unit Type			Total No Of Beds
			1 Bed	2 Bed	3 Bed	
L2	1	3	0	1	2	8
L3	1	9	1	1	7	24
L4	1	14	2	1	11	37
L5-11	7	14x7=98	2x7	1x7	11x7	37x7=259
L12	1	9	1	1	7	24
L13	1	9	0	1	8	26
L14-25	12	10x12=120	0	1x12	9x12	29x12=348
L26	1	4	0	1	3	11
L27-28	2	4x2=8	0	1x2	3x2	11x2=22
Grand Total	27*	274	18	27	229	759

* Plus First Floor Amenities & Bar = 28 Storey Building

Total Floor Area			
P3 - L28 Floor Levels			
Level	No Of Floors	Floor Area SQ.FT.	Total Floor Area-SQ.FT.
P3	1	17,693.00	17,693.00
P2-1	1	32,862.00	32,862.00
P1-1	1	32,862.00	32,862.00
L1	1	34,000.00	34,000.00
L2	1	15,600.00	15,600.00*
L3	1	20,650.00	20,650.00**
L4	1	20,335.00	20,335.00
L5-11	7	20,335.00	142,345.00
L12	1	13,720.00	13,720.00
L13	1	13,720.00	13,720.00
L14-25	12	15,210.00	182,520.00
L26	1	6,830.00	6,830.00
L27-28	2	6,830.00	13,660.00
Grand Total	31		546,797.00

* : (Not Including Gym & Cafe Below)

** : (Not Including Cafe/Lounge/Snack Bar Below)

Scale : As indicated

Appendix C- Elevations/ Renderings

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Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

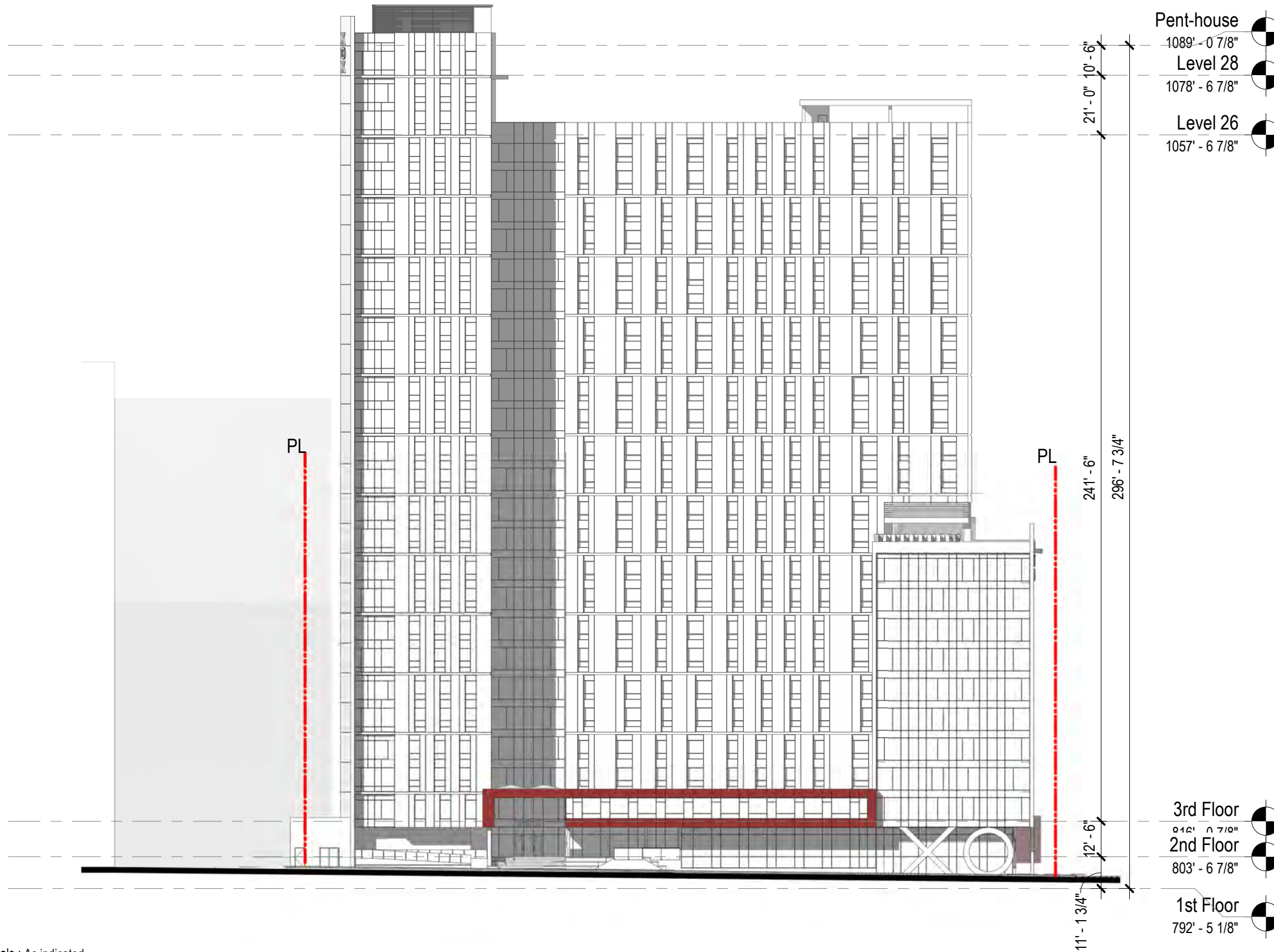
North Elevation

11/30/18

SK38

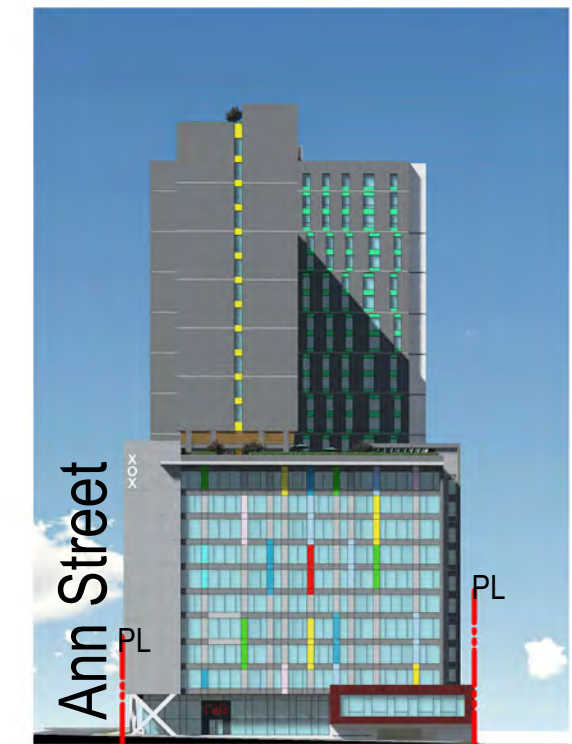
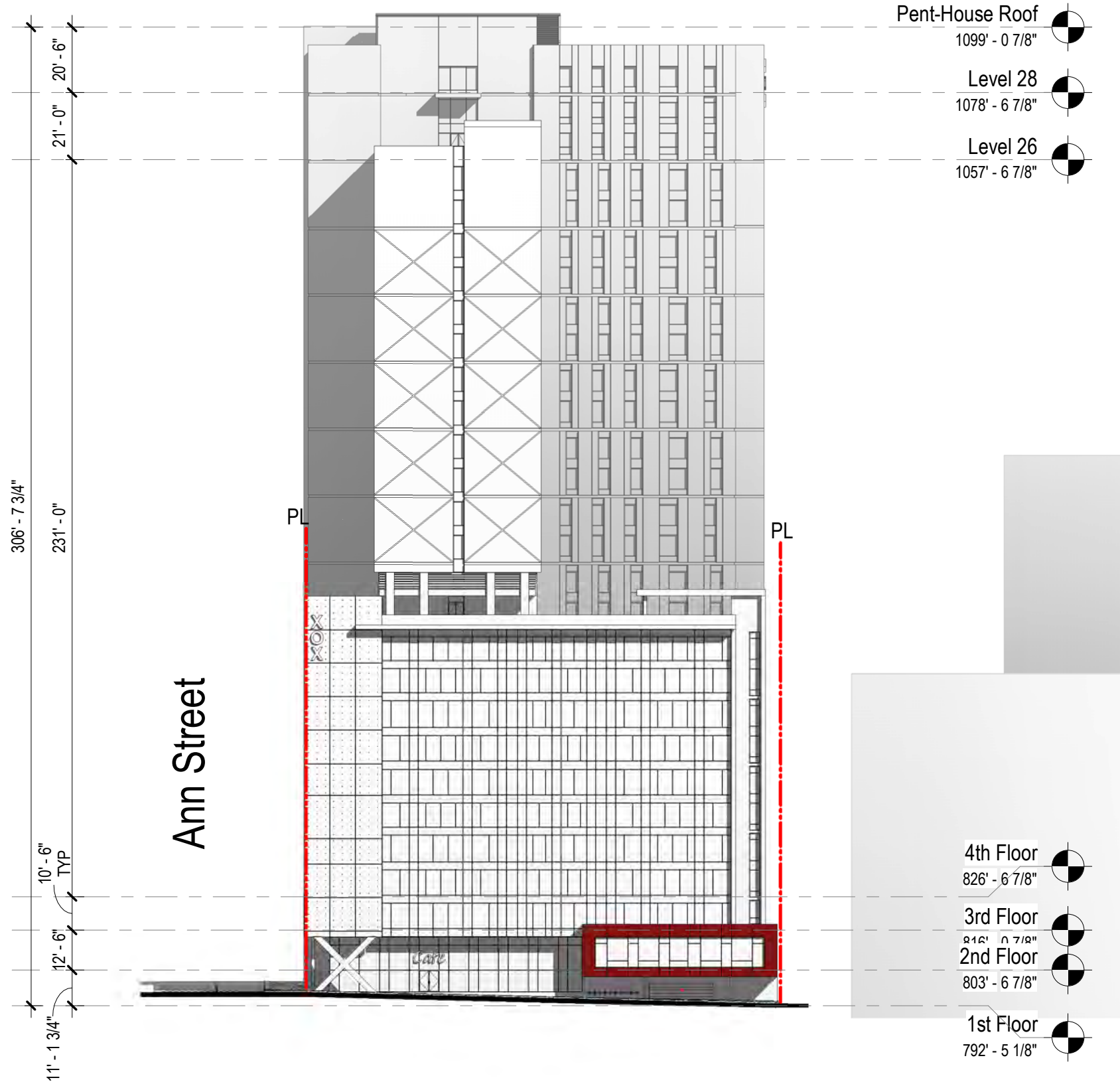
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North Elevation
1"=40'-0"

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West Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

West Elevation

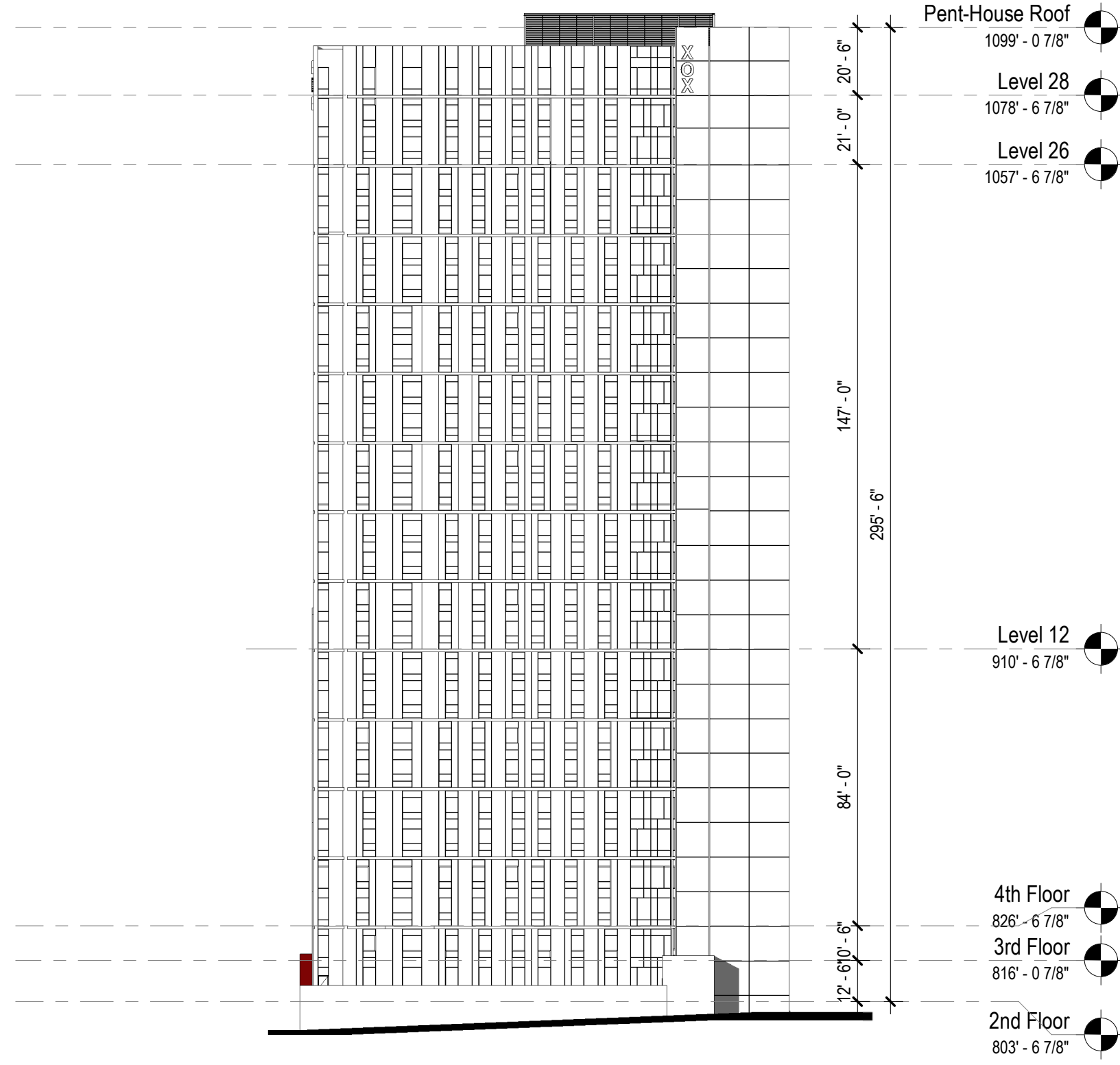
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East Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

East Elevation

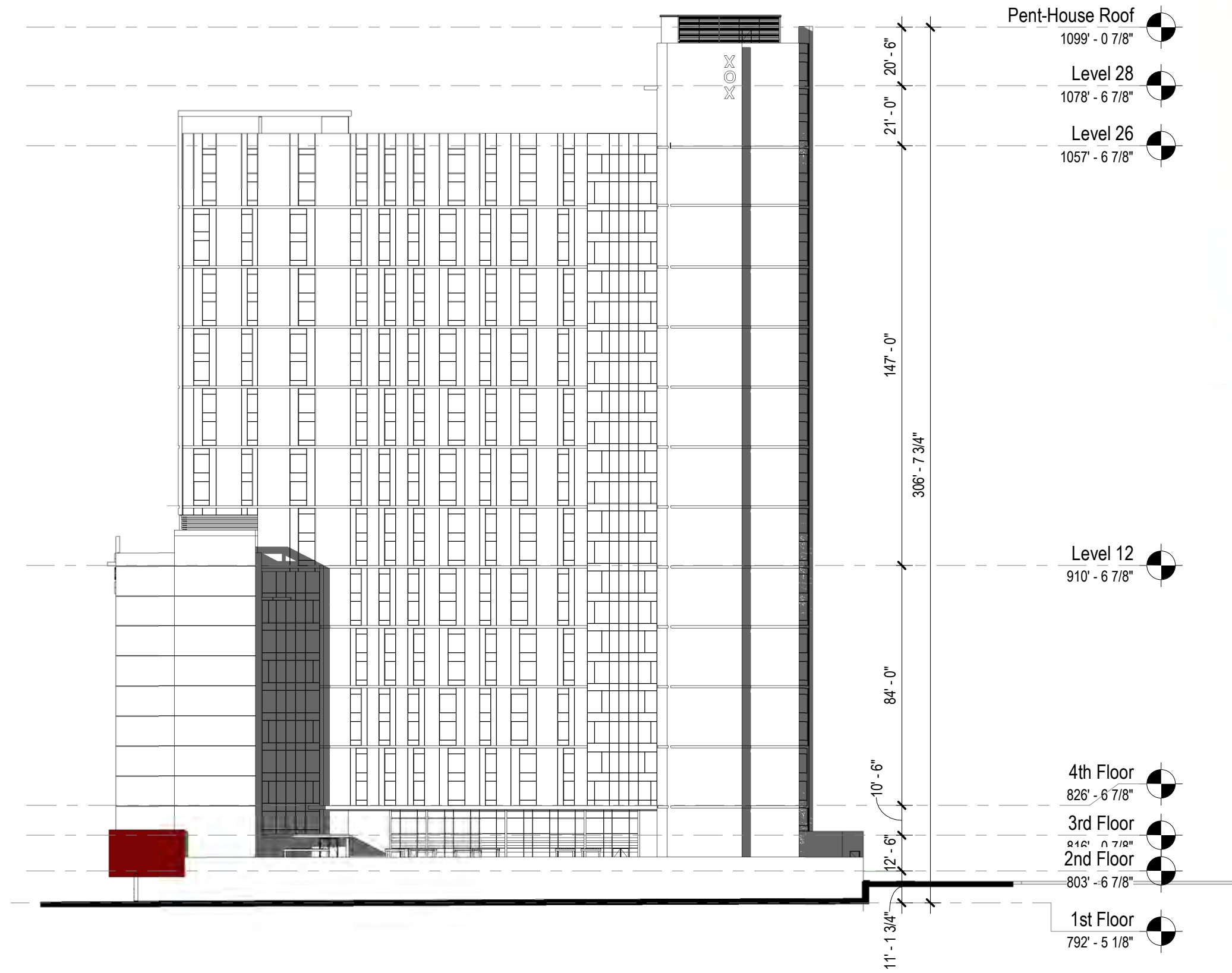
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South Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

South Elevation

02/10/19 SK41

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Appendix **D**- Inventory of Heritage Properties for the City of London and the Cultural Heritage Inventory of the North Talbot Area

84 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1893

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof. It has a side hall plan, and a recessed, covered front entry with a small balustrade is situated on the northwest corner of the building, facing onto St. George Street. The primary façade has two one-over-one windows with exterior shutters. The property is located on the east side of St. George Street, south of [Ann Street](#), on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: Likely built c. 1893. The first occupant, Phillip Lewis, appears in the 1894 City Directory at an unlisted address. The following year, Lewis is in the same location but now listed at 84 George (St. George). Lewis, a labourer, last appears listed with address in the 1900 City Directory.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a worker's cottage, notable for its hipped roof form, side hall plan, and covered corner entry.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block.

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.



Contextual Value	✓	As a 19th-century worker's cottage, the property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.
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Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



86 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1930

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof with a chimney. It has a side hall plan, and a front entry with a small covered verandah is situated on the southwest corner of the building, facing onto St. George Street. The primary façade has two eight-light windows with exterior shutters. The property is located on the east side of St. George Street, south of Ann Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: First appears in City Directories in 1930. The first occupant is identified as Frank P. Miles.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative 20th century example of a worker's cottage, notable for its hipped roof form, side hall plan, and corner entry with a covered verandah.
Historical/Associative Value		Further historical research may be required to determine significant or historic associations.
Contextual Value	✓	As an early 20th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block.

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Tovey, Mark, Update



175 Ann Street

Cultural Heritage Status: None

Date of Construction: c. 1892-1893

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof. It has a central hall plan with a central entry facing onto Ann Street, and two double-hung windows with exterior shutters on the primary façade; windows on the west elevation have exterior shutters as well. At the rear, the roof continues into a shed-roof extension. The property is located on the southeast corner of Ann Street and St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This property first appears in the 1893 City Directory with John Arscott listed as the original occupant. The Arscott family operated the Arscott Tannery, which was established across the street at the southeast corner of Ann Street and St. George Street in 1866. Although the Arscott tannery closed by the 1890s, John Arscott remained in the business and was listed as a foreman at the C.S. Hyman Tannery on Richmond Street. Several Arscott employees and family members lived in other surviving buildings along Ann Street, including 127, 145, 156, and 164 Ann Street, all in close proximity to the former site of the tannery.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a worker's cottage, notable for its hipped roof form and central hall plan.
Historical/Associative Value	✓	This property is associated with John Arscott, member of the Arscott family, who operated a tannery across the street. John Arscott also served as a foreman of the C.S. Hyman & Co. Tannery on Richmond Street.

Contextual Value	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block.
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Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.



179 Ann Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, buff brick residence with a hipped roof. It has a side hall plan with an entry facing onto Ann Street. The front door has a transom, and the primary façade has two double-hung windows; all three of these openings have brick voussoirs. Unusual for a worker's cottage, it has a bay window with stone trim on the east elevation, echoing a bay window on the west elevation of the larger buff brick residence next door at 183 Ann Street. The property is located on the south side of Ann Street, east of St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This address is listed in the 1881 City Directory, which is the earliest directory to provide address numbers. As early as the 1872/73 Directory, four residents are identified west of the Kent Brewery which was located at 197 Ann Street, one of which may be this house. The 1888-1890 City Directories identifies Joseph Hamilton at this address. Hamilton was a local brewer and operator of the Kent Brewery.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a worker's cottage, notable for its buff brick exterior, hipped roof form, and side hall plan.
Historical/Associative Value	✓	This property has historical associations with local brewer Joseph Hamilton, who operated the Kent Brewery on Ann Street. Hamilton occupied the house from 1880-1890.



Contextual Value	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block. It relates historically and visually to the house at 183 Ann Street, and is associated with the former brewery at 197 Ann Street.
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Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); The London City & Middlesex County Directory, R.L. Polk & CO. 1884, 1886-1890; London City and Middlesex County Directory, Migh Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.



183 Ann Street

Cultural Heritage Status: None

Date of Construction: c. 1893

Architect/Builder: Joseph Hamilton

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with an intersecting hipped roof, and a front gable with horizontal siding and dentilled millwork detail. The double front doors have carved wood inset with two arched windows, a stained glass transom, and are covered by a shallow overhang. Double-hung windows on all visible elevations have brick voussoirs, and remaining brick voussoirs on the first floor of the primary façade show where an original window was partially infilled and replaced with a smaller one. On the west elevation is a bay window with stone lug sills and bracket details. The property is located on the south side of Ann Street, east of St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This property was home to local brewer John Hamilton, who founded the Kent Brewery which was formerly located on Ann Street. City Directories show that the Hamilton family occupied this property beginning in 1862. Originally there was a frame structure on the property. After John Hamilton's death in 1887, his son Joseph Hamilton demolished the original structure and replaced it with the present brick house around 1893. Joseph Hamilton and his family continued to occupy the house until 1911.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a late-19th-century residence with Queen Anne style influences, notable for its front door details, brick voussoirs, gable with dentilled millwork, and bay window.
Historical/Associative Value	✓	This property is associated with local brewer John Hamilton, who occupied the property from 1862 until his death, and his son Joseph Hamilton, who constructed the present house.



Contextual Value	✓	As a late-19th-century brewer's residence, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It relates historically and visually to the house at 179 Ann Street, and is associated with the former brewery at 197 Ann Street.
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Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); The London City & Middlesex County Directory, R.L. Polk & CO. 1884, 1886-1890; London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900; Tovey, Mark, Update on Requested Study by LACH Stewardship for Potential Designation: 197, 183, 179 Ann Street, 84, 86 St. George Street <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=71449>



197 Ann Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1859 (expanded 1883)

Architect/Builder: John Hammond, Henry Marshall

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, buff brick industrial structure with a flat roof, Italianate details, including brick corbelling at the cornice line, two doors onto Ann Street with fabric awnings. Windows on the primary façade include exterior shutters on both storeys, and brick voussoirs on the ground floor. There is an attached one-storey buff brick building with a low shed roof and similar shuttered windows, which are partially obscured by foliage. The property is located on the south side of Ann Street, east of St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: This property was home to the Kent Brewery, which operated here from 1859 to 1920. It is the oldest surviving structure from London's heyday as a major producer of beer in Canada. The property is valued as a rare example of a brewery site, which includes the two houses (183 and 179 Ann Street), built and occupied by the brewer, Joseph Hamilton, and the brewery itself, which Hamilton altered in 1883 to accommodate the production of porter. Having purchased the small brewery in 1861, Hamilton operated the brewery until his death in 1887 and the business was continued by his son, Joseph Hamilton, until it closed in 1917.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a rare local example of a surviving industrial building from the mid 19th century.
Historical/Associative Value	✓	This property is associated with the Kent Brewery, one of the first breweries in London. It is also associated with John Hamilton who brought the struggling brewery to producing a profit, and produced both porters and pale ales at the location.

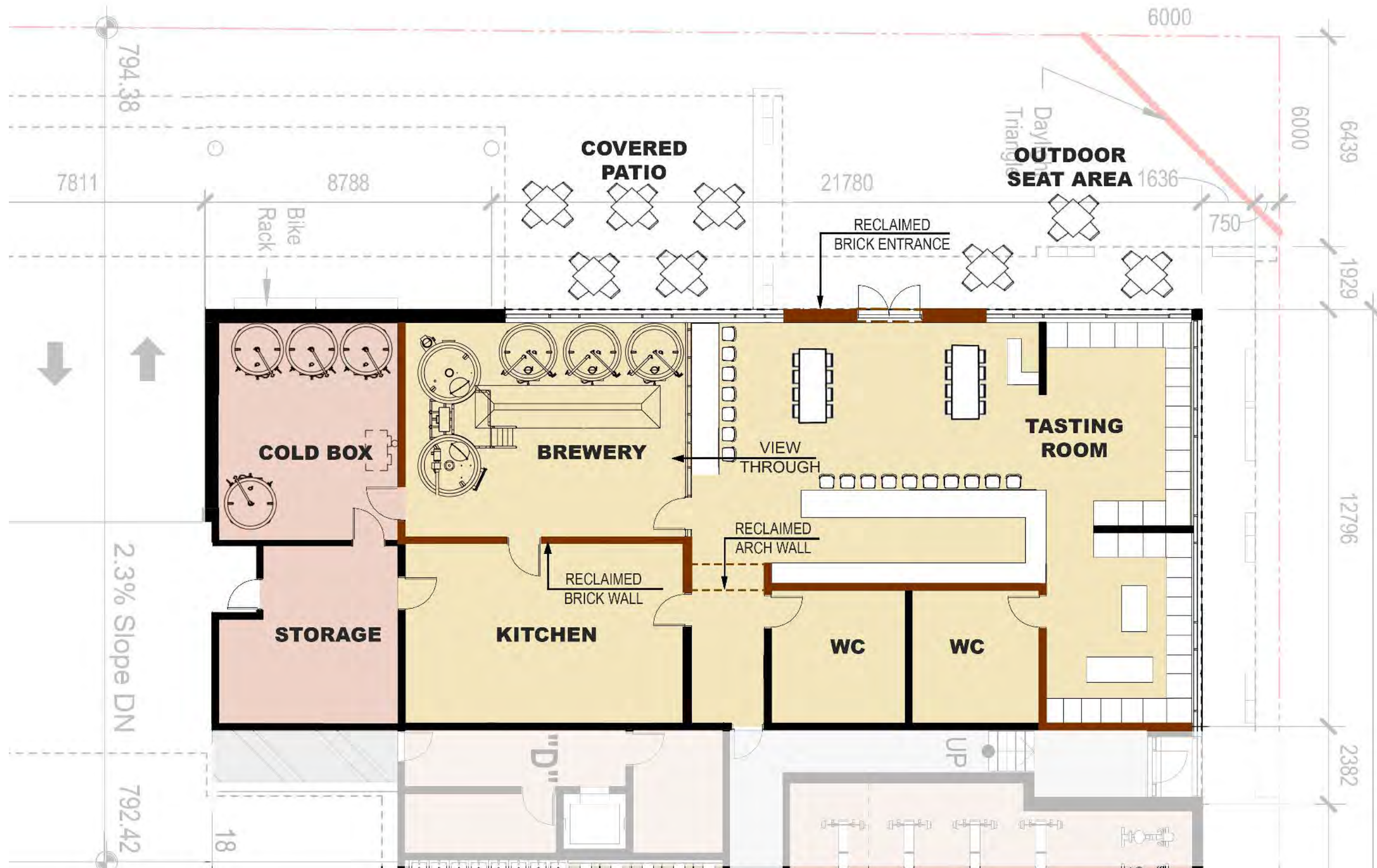


Contextual Value	✓	Together with the brewer's residences at 179 and 183 Ann Street, this property forms a rare surviving example of a 19th-century brewery site.
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Sources: City of London *Register of Cultural Heritage Resources*; Caldwell, Hayley: *Evaluation of Cultural Heritage Value or Interest - 197 Ann Street*, 2017; Brock, Daniel: *Fragments from the Forks*, 2011.



Appendix E- Concept for New Kent Brewery



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Scale :

18-032 High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Brewery Floor Plan

09/10/20 SX-1.1

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BREWERY SILO VIEW FROM OUTSIDE



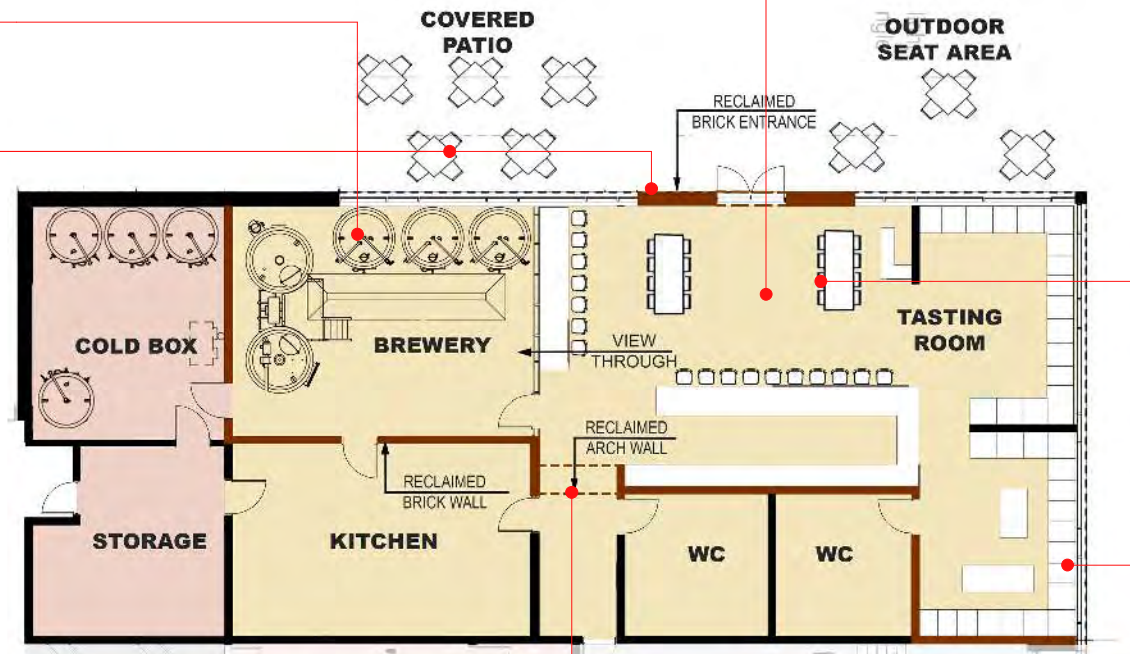
RECLAIMED BRICK FLOOR



OVERALL FINISHING AND MOOD



OUTDOOR SEATING AREA & BRICK WORK



FLEXIBLE SEATING AREA



RECLAIMED BRICK ARCH



TRANSPARENT LOGO ON WINDOWS

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Scale :

18-032 High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

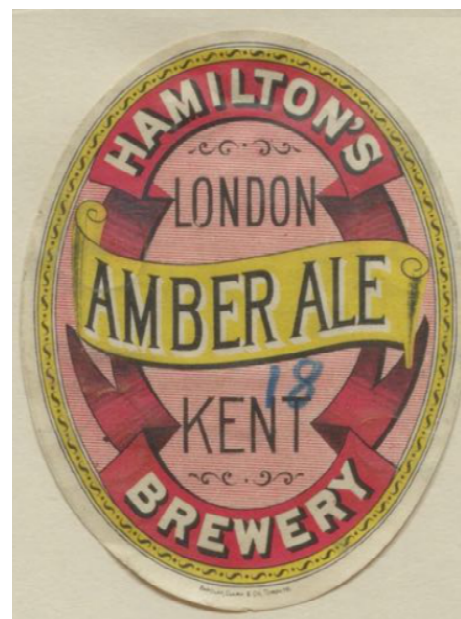
Ann Street - Brewery References

10/27/20 SX-1.2

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ORIGINAL BREWER LOGO



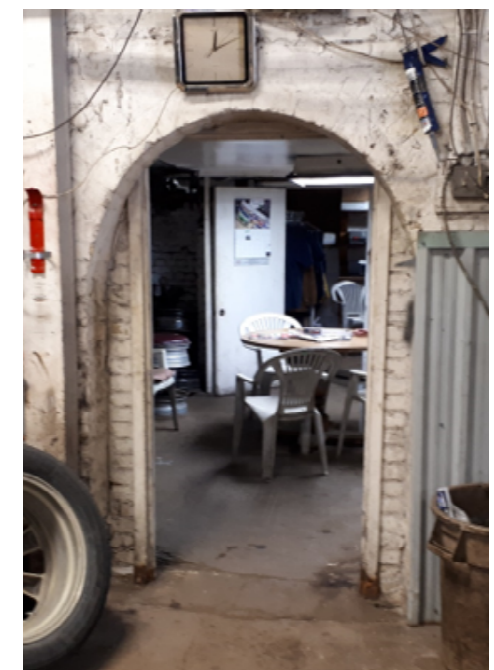
1980 and 2020 BUILDING



EXTERIOR DETAILS



INTERIOR DETAILS



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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Brewery - Heritage

10/28/2020

SX-1.3

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High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Exterior

10/27/20

SX-1.4

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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Exterior

10/27/20

SX-1.5

zedd

ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com



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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Exterior

10/27/20

SX-1.6

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2020-10-29 4:31:19 PM

File: C:\Users\santos.DOMAIN\Documents\Revit Local\18-032 - Anne Street Student Housing-Central File_Revised_rsantosSSWQX.rvt



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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Interior

10/27/20

SX-1.7

zedd

ARCHITECTURE

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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Interior

10/27/20

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Scale :

18-032

High-Rise Residence

84-86 ST. George Street/175-179 Ann Street
London, ON

Ann Street - Rendering Interior

10/27/20

SX-1.9

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ARCHITECTURE

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Appendix F- Historical Aerial Photography

****Digital versions available from 1922 - 1967 (50 year copyright restriction applies)*





1922



1942



1945



1950



1955

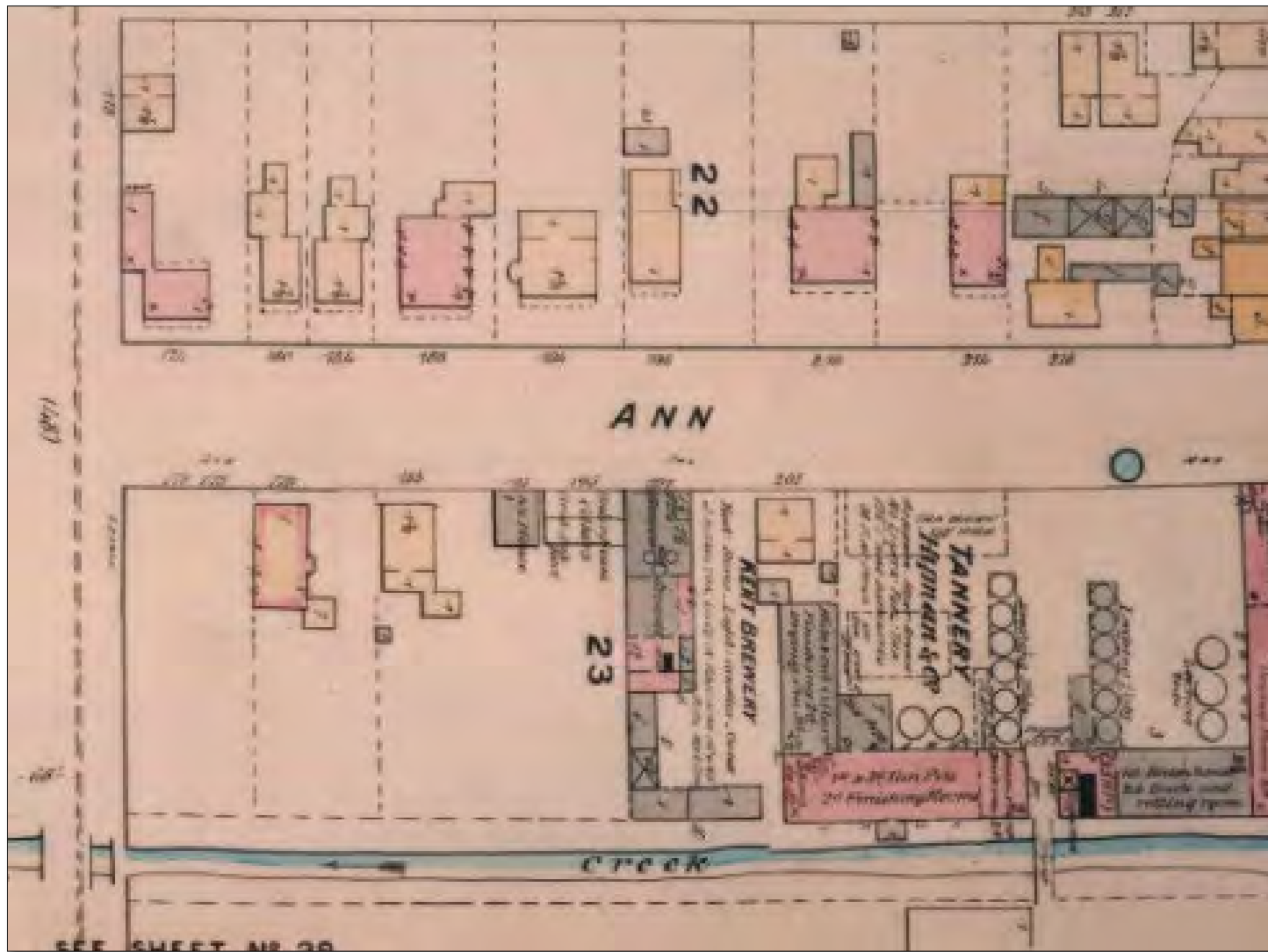


1965



1967

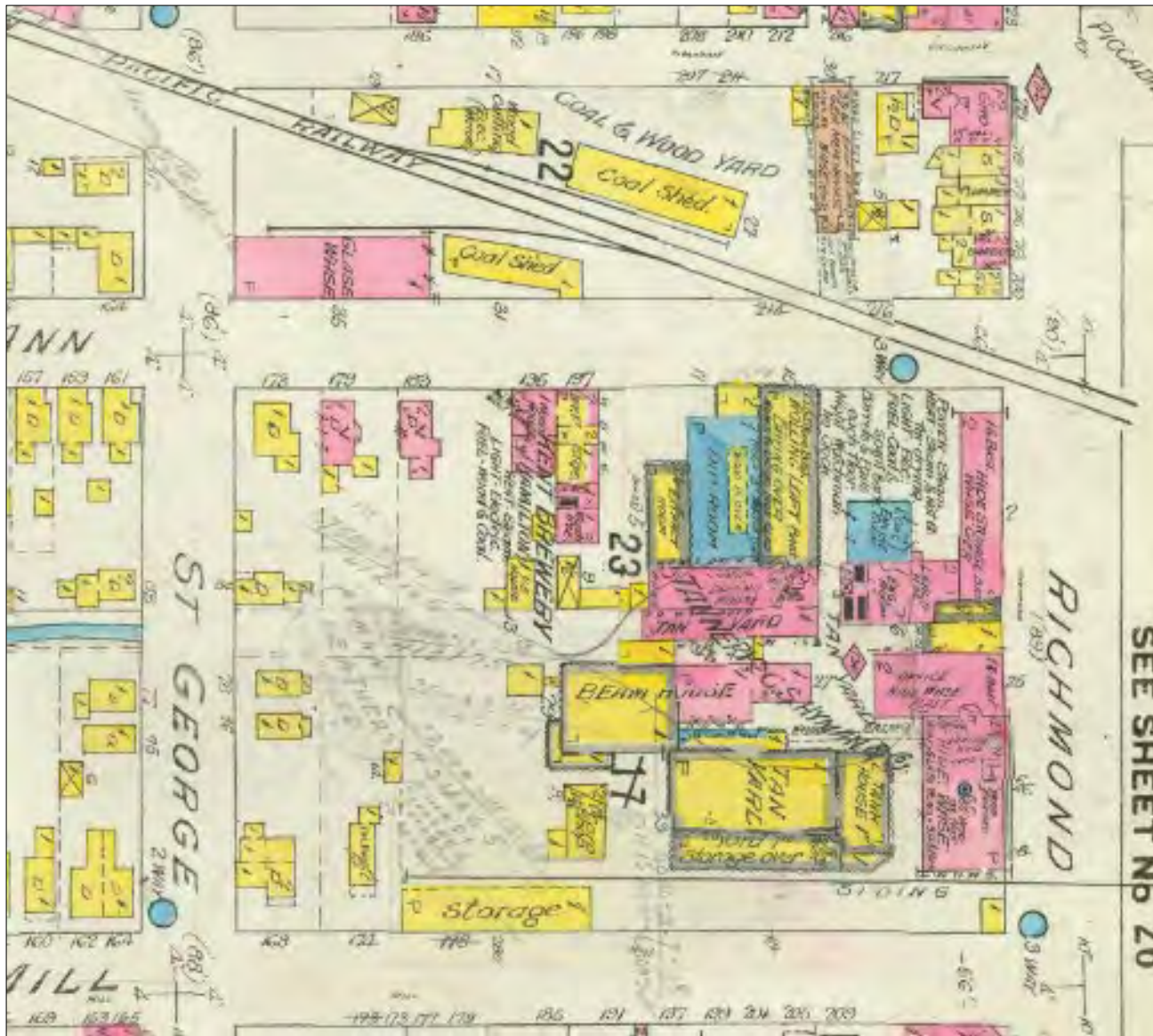
Appendix **G**- Fire Insurance Plans



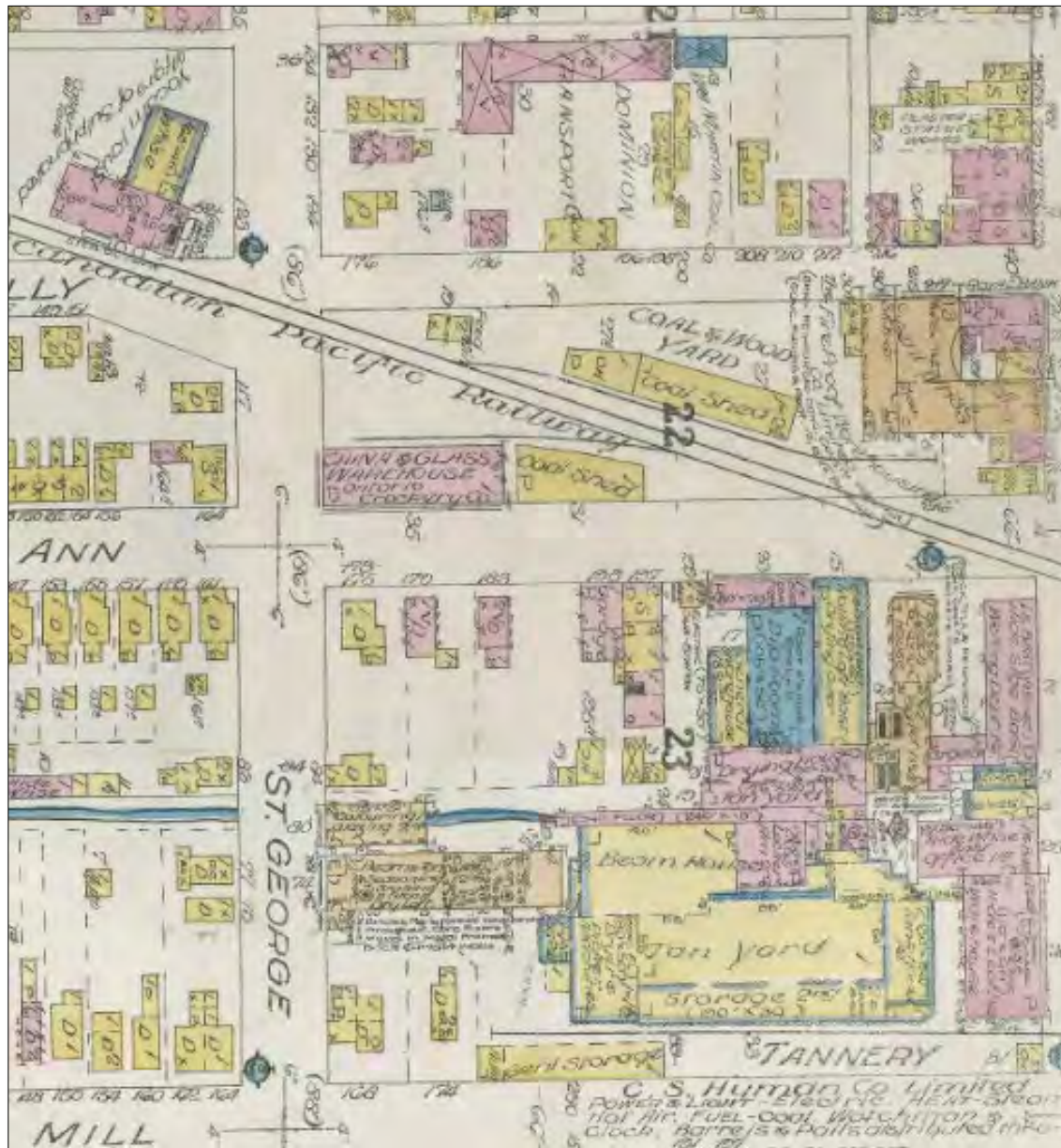
Fire Insurance Plan, 1881 revised 1888



Fire Insurance Plan, 1892 revised 1907



Fire Insurance Plan, 1912 revised 1915



Fire Insurance Plan, 1912 revised 1922

Appendix H- 4EST Proposal

4EST



Back to the Roots

4EST Philosophy

Though sometimes overlooked, London is a world-class brewing town with a deep history of brewing excellence. Having grown up in London we take great pride in our heritage as a brewing city and are passionate about protecting our cherished past. In addition to our brewing heritage London is known far and wide as the Forest City, and has been for generations. In a nutshell, our business *4EST Brewery* successfully marries these two historic aspects of our great city in a way that has never been done before. We utilize age-old brewing techniques honed over centuries to provide London with excellent European-style lagers that harken back to those originally produced by the great breweries of our past. In turn we give 4% of profits from our beer sales back to the city and it's already booming reforestation efforts.

At the helm of this business are two native Londoners. Myles and Colin both graduated from Catholic Central and hold degrees from Western University. Myles earned his history degree while playing on the varsity football team where he completed 5 seasons and has served as a volunteer at ReForest London for almost 4 years now. He intends to use his education and experience to honour and protect the history of this great city while working to build a promising future. Colin holds a degree in Biochemical Engineering from Western, a Master of Science degree from the University of Calgary and is currently in his final year of medical school here in London. He intends to couple his engineering/science background with his 7 years of practical brewing experience to produce exceptional beer for his fellow Londoners.

Brewing beer was one of the first industries here in London. The early 19th century saw many breweries open up around downtown London to support troops stationed in Victoria Park. By 1888 after the economic depression all breweries went out of business with the exception of Labatt, Carling and Kent Brewery. Kent Brewery was the only small brewery to stay in business thanks to their famous London Porter and the brilliant marketing strategy. John and his son Joseph Hamilton went 'back to the roots' and remastered the famous London Porter of England where it was initially created, brewed and mastered since the early 18th century. One-hundred years later they used the style, ingredients and process to make a fresh London Porter right here in Canada. This strategy ultimately carried their business through the depression and into profitable decades of brewing beer. One-hundred years later we will use that same strategy, go back to the roots, and make the famous London Porter that has been brewed for centuries. In essence this has always been our philosophy, for five years 4est Brewery has been researching, studying and perfecting the origin of famous beers and mastering them to the likes of their truest form. We will honor Kent brewery, pick up where they left off and over a century later brew where they once brewed.

Another way that we intend to honour the history of London is our reforestation initiative. We are inspired by our reputation as the forest city and are passionate about protecting our namesake. This is the inspiration behind our name and our logo. We know many Londoners join us in our love of trees and would also like to see a return of the level of tree-cover once enjoyed. Our goal is to help

great organizations such as ReForest London, who have been working tirelessly at this effort for almost two decades. Our promise to our consumers is that we will continue to donate at least 4% of profits to reforestation efforts and will strive to do even more as we continue to grow. Future efforts will target river restoration and other social/environmental causes. Our slogan is “Back to the roots”. In 4 simple words this summarizes our brand and our vision. The roots run deep in this city in so many ways and we intend to honour that.

Our business has grown immensely over the past year and we have been able to transition from the research and development phase to the post-revenue phase. Our beer is currently in production at Toboggan Brewery in strategic partnership with their brewing team. Together we have released a collaboration beer and it is being very well received. We have already completed two runs of production and it is currently for sale in cans at Toboggan’s retail store as well as on tap at a number of pubs in the city. We are moving to a contract brewing partnership that would allow us to sell independently within the coming months.

We at 4EST Brewery are uniquely poised to work with York Developments to help facilitate this landmark project. Given our history as lifelong Londoners, our passion and commitment to improve our city at every turn and our growing base of supporters we believe we are well equipped to safeguard the brewing history of this great city. In this endeavor we will work with York Developments to create a space that Londoners will be excited by and proud of. It is our deepest wish to provide the city with what it has been known for throughout its history: excellent beer and breath-taking forests.

Appendix I- 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,
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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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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

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

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

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

DEVELOPMENT PLANNING

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

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

CONTACT

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



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

CONTACT

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redshaw@mhbcplan.com
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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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



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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redshaw@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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

PROFESSIONAL DEVELOPMENT COURSES

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

COMPUTER SKILLS

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

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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)

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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

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- 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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& L A N D S C A P E
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