

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Scott Mathers, MPA, P. Eng.,  
Deputy City Manager, Planning and Economic Development

**Subject:** Demolition Request for Heritage Listed Property at 3700  
Colonel Talbot Road by W-3 Lambeth Farms Inc.

**Date:** Monday March 28, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions **BE TAKEN** with respect to the request for the demolition of the buildings on the heritage listed property at 3700 Colonel Talbot Road:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the buildings on this property;
- b) The property at 3700 Colonel Talbot Road **BE REMOVED** from the Register of Cultural Heritage Resources; and,
- c) The property owner **BE REQUESTED** to commemorate the historic contributions of the Burch family in the future development of this property.

## Executive Summary

The property at 3700 Colonel Talbot Road is a heritage listed property on the Register of Cultural Heritage Resources. The house on the property appears to date prior to 1851 and demonstrates elements of the Georgian architectural style, although altered. The property included a barn that was destroyed by fire in 2021.

An evaluation of the property using the criteria of Ontario Regulation 9/06 has been completed in a Heritage Impact Assessment, submitted as part of a demolition request for the buildings on the property at 3700 Colonel Talbot Road. The evaluation found that the property does not meet the criteria for designation. Staff have reviewed and do not disagree with the conclusion of the Heritage Impact Assessment but note that further historical research of the Burch family should have been completed. While the property at 3700 Colonel Talbot Road does not meet the criteria for designation and should be removed from the Register of Cultural Heritage Resources, the historical contributions of the Burch family should be commemorated in the future development of this property.

## Linkage to the Corporate Strategic Plan

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

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

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property at 3700 Colonel Talbot Road is a large parcel located on the east side of Colonel Talbot Road between Pack Road and Main Street/Longwoods Road (Appendix A). The property spans from Colonel Talbot Road to Bostwick Road.

## 1.2 Cultural Heritage Status

The property at 3700 Colonel Talbot Road is a heritage listed property. The property was identified in an inventory project undertaken as part of the 1993 annexation and appears in the 1997 edition of the *Inventory of Heritage Resources*. The *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* on March 26, 2007.

## 1.3 Description

The property at 3700 Colonel Talbot Road is a large parcel that formerly operated as a farm. It is approximately 77 hectares (190 acres) in size. The property is comprised of part of Lot 74 and Lot 75, East Talbot Road (ETR). While the property's boundaries have changed, the large farm-type parcel remains legible.

A house, three outbuildings, and a silo presently exist on the property (Appendix B). A large barn was formerly located on the property but was destroyed by fire on May 18-19, 2021.

The house is a two-storey L-plan frame building, with several additions. The front (west) elevation of the house faces Colonel Talbot Road. The primary building is rectangular in plan and is identified by the gable-end roof, which features returned eaves and a cornice detail (see Appendix B, Image 9). These returned eaves are a common characteristic of the Georgian architectural style, and hints at the early origins of this building.

The Georgian architectural style was popular during the reign of the Hanoverian King Georges of England, from 1714 until the Regency period. While the style can be recognized in its colonial interpretations with a temporal lag, it was the preferred style for United Empire Loyalists eager to demonstrate their loyalty to the King in the homes constructed upon their arrival and establishment in Canada. Georgian homes can often be identified by stoic proportions, balanced and symmetrical façades with well-spaced windows, usually a central front door, and often a gable roof with restrained cornice detailing. Some of these characteristics were carried forward with the Georgian Revival, a period revival architectural style that was popular in the mid-twentieth century.

The house appears to retain a strong sense of proportion in the relationship of windows to the exterior wall, as well as symmetry – alluding to Georgian architectural influences, but noting that some window openings have been altered and a subsequently built front addition has interrupted the historic architectural composition of the building's main façade. Other additions to the historic building have a less substantial impact on the architectural character of the building. The exterior siding appears to be an asbestos-like tile material that has been painted dark grey, as well as horizontal aluminum siding. Tongue and groove wood siding can be seen underneath the existing exterior cladding, with staining from previous paint which suggests end boards (see Appendix B, Image 8). The roof material is a mostly corrugated sheet metal, which is also used as the exterior cladding of the northerly addition onto the house. There appears to be asphalt shingles under portions of the corrugated metal roofing; the asphalt shingles are still exposed on the westerly slope of the gable roof. The windows have been boarded, as the building is presently vacant, however previous photographs identify that most windows have been replaced with a variety of window styles and types. Some of the west-facing window openings also feature awnings. There is a brick chimney on the south elevation of the building, with inset accent stone detailing (see Appendix B, Image 10). A block chimney is located at the north corner of the building. The primary building is more elaborate in its detailing, whereas the rear ell is more simplified. For example, the returned eaves are presently found on only the primary building and not the rear ell; further investigation may determine if the returned eaves were formerly present on the rear ell. The date of construction for the house at 3700 Colonel Talbot Road is attributed to prior to 1851, which appears consistent with the stylistic references and type of building.

The barn was destroyed by a fire on May 18-19, 2021, but its two silos and two concrete gangways remain. The gangways are earthen and poured concrete. The silos are

constructed of 30" by 12" concrete block masonry, arranged on their ends on a poured circular concrete foundation (see Appendix B, Image 16). The silos appear to have been previously painted and are weathered. There is iron banding approximately every 12" at the base but increasing in spans between the bracing with the height of the silos. Both silos have a domed metal cap.

In addition to the barn, there is a garage, a driveshed, and a small outbuilding. The garage and driveshed have a poured concrete base with stud-frame wall clad in corrugated metal which also clads the gable roof of each building. The small outbuilding is on a frame base, with stud-frame wall also clad in corrugated metal and a shed-style roof.

The house was accessed via tree-line driveway from Colonel Talbot Road (see Appendix B, Image 18). The house, its barn, silos, and outbuildings, once operated as a farm as part of the agricultural landscape of the former Westminster Township. The property is surrounded by existing and proposed residential subdivision development, which is also planned for the property (subdivision file 39T-17503).

In 2020-2021, the Colonel Talbot Road Pumping Station (3690 Colonel Talbot Road) was constructed. A *Cultural Heritage Assessment Report* (Stantec, 2017) was prepared as part of the Colonel Talbot Road Pumping Station Environmental Assessment. An inventory sheet was prepared for the property at 3700 Colonel Talbot Road, but no additional research was undertaken (Appendix C). The *Cultural Heritage Assessment Report* found there were no direct impacts to any of the existing structures on the property, which were all located outside of a 50m vibration monitoring buffer area. The recommended mitigation was documentation. The pumping station was constructed at the foot of the driveway from Colonel Talbot Road to the farmhouse, which has interrupted its historic relationship to the road (see Appendix B, Image 17).

#### **1.4 History**

The survey of the North Talbot Road (now Colonel Talbot Road) was among the earliest areas of Westminster Township surveyed for colonial settlement. The road was intended to connect the Talbot Road (or Talbot Line, Highway 3) in Southwold Township with settlement to the north. Lots along the North Talbot Road were surveyed by Deputy Provincial Surveyor Simon T. Z. Watson according to the single front system in 1809. This system produced long and narrow lots, which concentrated settlers along the road. Concessions A, B, I, and II of Westminster Township were surveyed in 1810 by Deputy Provincial Surveyor Watson and Deputy Surveyor John Bostwick. Concessions III through IX were surveyed in 1820 by Colonel Mahlon Burwell and Deputy Surveyor Bostwick. Settlement generally began in the southwest along the North Talbot Road and spread north, with the southeast of Westminster Township as the last settled area.

The Crown patent for Lot 75 ETR was issued to William Swarts on December 13, 1822. It was sold to Calvin Burch (sic. Burtch, Birtch) (1798-1880) on February 20, 1824. The Burch family were United Empire Loyalists originally granted land in Blenheim Township, in Oxford County, but relocated to Westminster Township in about 1816. Calvin Burch had bought Lot 75 WTR (on the opposite side of the road) but sold soon after (*Together in History* 2006, 94). Calvin's wife, Elizabeth (Schram) Burch (1798-1880), as the daughter of a United Empire Loyalists was entitled to a land grant which was obtained on the adjacent Lot 74 ETR (*Together in History* 2006, 94). The family appears to have selected Lot 74 ETR as the location to build their home.

Calvin Burch was the first teacher in the log school in Westminster Township in 1817. This school later became SS #17, later known as the M. B. McEachren Public School. Calvin Burch was also an early magistrate and assessor/collector for Westminster Township. He took an active part in the Reform movement that led to the 1837 Rebellion. Due to his part in the Rebellion, Calvin Burch spent several years in the United States for his own safety. Calvin and Elizabeth Burch had at least twelve children.

One of their sons, David Burley (sic. Burleigh) (1825-1919), bought the “old homestead” after returning to Westminster Township from California in 1859. He spent most of the 1850s in California playing his part in the gold rush by driving a stagecoach from Sacramento to the mines, and later establishing stage and mail routes through British Columbia.

D. B. Burch’s ownership of the property is recorded on *Tremaine’s Map* (1862). The map of Westminster Township included in the *Illustrated Historical Atlas of Middlesex County* (1878) shows a house, as well as cemetery or burial ground, on the property.

With an attributed date of construction prior to 1851, the house was likely built by Calvin Burch. It could have been improved by David Burley Burch following his return to Westminster Township in 1859, as suggested by the large rear ell.

A profile of David Burleigh (sic.) Burch is included in the *History of the County of Middlesex County* (1889). David Burley Burch was a member of County Council, serving as Deputy Reeve for two years, and, like his father, a magistrate. He married Hannah Dennis Gordon in 1902. Upon his death in 1919, he and other members of the Burch family that had been buried on a family plot on the farm were reinterred in Woodland Cemetery.

The property was transferred many times in the intervening years and appears to have continued to operate as a farm. It was purchased by the current property owner, W-3 Farms Lambeth Inc., in 1990. The property was included in the 1993 annexation of the Town of Westminster by the City of London.

## **2.0 Discussion and Considerations**

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

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

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

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

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

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

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

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that

the London Advisory Committee on Heritage (LACH)<sup>1</sup> is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

#### **2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest**

*Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
  - 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. Historical or associative value:
  - i. Has direct associations with a theme, event, belief, person, activity, 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. Contextual value:
  - 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.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted. These same criteria are in Policy 573\_ of *The London Plan*.

#### **2.1.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572\_ and 573\_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575\_ and 576\_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

#### **2.1.4 Register of Cultural Heritage Resources**

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated but are considered to have potential cultural heritage value or interest.

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<sup>1</sup> At its meeting on February 15, 2022, Municipal Council reconstituted its advisory committees including the London Advisory Committee on Heritage (LACH). Until the new Community Planning Advisory Committee is composed, the LACH will continue to serve as the City's municipal heritage committee.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The property at 3700 Colonel Talbot Road is included on the Register of Cultural Heritage Resources.

### **3.0 Financial Impact/Considerations**

None.

### **4.0 Key Issues and Considerations**

#### **4.1. Demolition Request**

Written notice of intent to demolish the remaining buildings on the property at 3700 Colonel Talbot Road Drive was received by the City on February 22, 2022.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 3700 Colonel Talbot Road expires on April 23, 2022.

#### **4.1.1 Heritage Impact Assessment**

A Heritage Impact Assessment (MHBC, dated September 24, 2021) was submitted as part of the demolition request for the heritage listed property at 3700 Colonel Talbot Road. The Heritage Impact Assessment is attached as Appendix D.

#### **4.2 Comparison**

To understand the context of the heritage listed property at 3700 Colonel Talbot Road, a brief scan of potentially comparable properties was undertaken. Two strong comparison properties were identified – of comparable age, architectural style/influence, and type:

- 6283 Colonel Talbot Road – two-storey frame Georgian-style farmhouse built circa 1840 (see Appendix B, Image 19)
- 6993 Colonel Talbot Road – two-storey frame Georgian-style farmhouse built circa 1855 (see Appendix B, Image 20)

Both properties are also listed on the Register of Cultural Heritage Resources. Both properties demonstrate better integrity in their representation of Georgian architectural influences, through their strong symmetry and balanced proportions. In particular, the windows flanking the front door of the house at 6283 Colonel Talbot Road is a strong demonstration of Georgian architectural patterns.

While the farmhouse at 3700 Colonel Talbot Road has been more substantially altered, its returned eaves are a refined demonstration of the architectural influences not found on either comparison property. Additionally, the property at 3700 Colonel Talbot Road was historically associated with an early settler family in Westminster Township; further historical research would be required to identify historical associations of either comparison property.

While further research would have to be undertaken to determine the rarity of the silo's material and construction, a silo of similar material and construction was identified at 3095 Bostwick Road (not listed or designated). This may represent a local vernacular type.

#### **4.4 Consultation**

Pursuant to Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on March 1, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex

Historical Society, the Urban League of London, and the Westminster Township Historical Society. Notice was also published in *The Londoner*.

The LACH was consulted on the demolition request the buildings on this heritage listed property at its meeting on Wednesday March 9, 2022.

#### **4.5 Evaluation**

Staff have reviewed the evaluation completed as part of the Heritage Impact Assessment that was submitted as part of the demolition request for buildings on the heritage listed property at 3700 Colonel Talbot Road (see Appendix D).

As articulated in Section 1.4 of this report, there is historic interest in the Burch family and their contributions to the development and administration of the former Westminster Township. These contributions should be commemorated in the development of the property, for example, through street naming, parking naming, and/or commemorative or interpretive features in publicly accessible spaces.

The silos on the property at 3700 Colonel Talbot Road used a material and construction that did not initially appear common, though a cursory identified at least one other nearby example of the same material and construction. Further, while still rare, there are better examples of Georgian farmhouses.

The Heritage Impact Assessment found that the property at 3700 Colonel Talbot Road does not meet the criteria of *Ontario Regulation 9/06* and therefore, the property is not a significant cultural heritage resource and does not merit designation pursuant to the *Ontario Heritage Act*. Staff do not disagree with this conclusion.

## **Conclusion**

A Heritage Impact Assessment was submitted as part of a demolition request for the heritage listed property at 3700 Colonel Talbot Road. Staff do not disagree with the conclusion of the Heritage Impact Assessment, which found the property does not merit designation pursuant to the *Ontario Heritage Act*.

However, efforts to commemorate the historical contributions of the Burch family should be encouraged in the development of this property.

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Heritage Planner

**Submitted by:** Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP  
Manager, Urban Design, and Heritage

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

**Submitted by:** Scott Mathers, MPA, P. Eng.  
Deputy City Manager, Planning and Economic  
Development

#### **Appendices**

Appendix A Property Location

Appendix B Images

Appendix C Inventory Sheet for 3700 Colonel Talbot Road from the Cultural Heritage Assessment Report for the Colonel Talbot Road Pumping Station Environmental Assessment (Stantec, 2017)

Appendix D Heritage Impact Assessment (MHBC, dated September 24, 2021)

#### **Selected Sources**

Bluestone Research Inc. *Stage 1-2 Archaeological of 3700 Colonel Talbot Road*. P344-0065-2015. February 2016.

Brock, D. *Fragments from the Forks*. 2011.

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Delaware/Westminster Historic Book Committee. *Delaware and Westminster Townships – Together in History*, Vol. II. 2006.

Dingman, T. Progress Report – Cultural Heritage Evaluation Report (CHER) 3700 Colonel Talbot Rd. February 10, 2017.

Goodspeed, W. A. & C. L. *History of the County of Middlesex*. 1889.

Land Registry. LRO33.

Library and Archives Canada. Census.

*London Free Press*. “Fire that demolished Lambeth-area barn deemed suspicious.” May 19, 2021. Retrieved from [www.lfpress.com/local-news/fire-that-demolished-lambeth-area-barn-deemed-suspicious](http://www.lfpress.com/local-news/fire-that-demolished-lambeth-area-barn-deemed-suspicious).

Mayer Heritage Consultants Inc. *Archaeological Assessment (Stage 1 and 2) Bethel Church Property, 3700 Colonel Talbot Road*. P066-003-2003. June 2003.

Stantec Consulting Ltd. *Cultural Heritage Assessment Report: Colonel Talbot Road Pumping Station*. 2017.

Westminster Map No. 38. 1843.



# Appendix A – Property Location

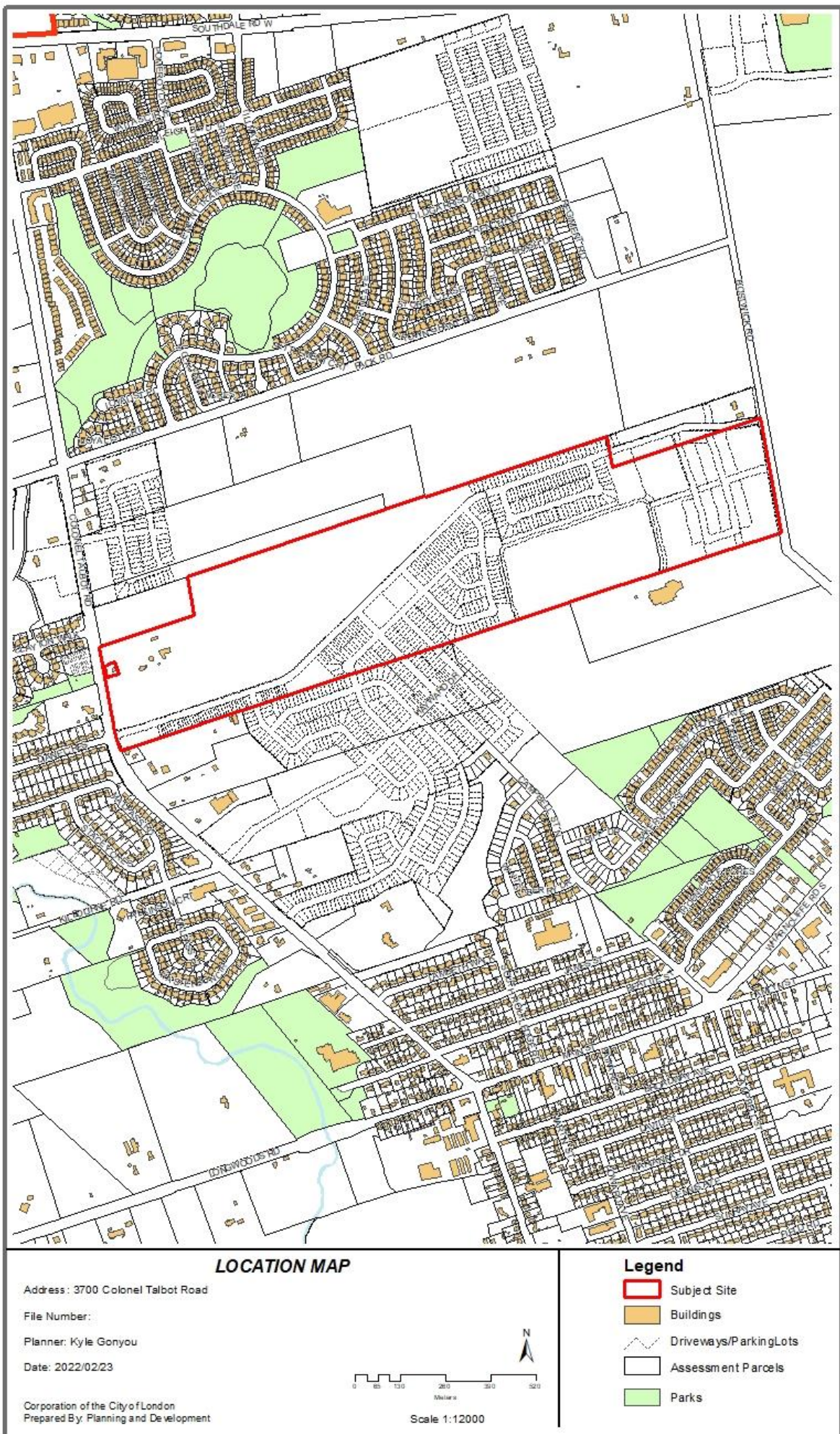


Figure 1: Location Map showing the property at 3700 Colonel Talbot Road.

## Appendix B – Images

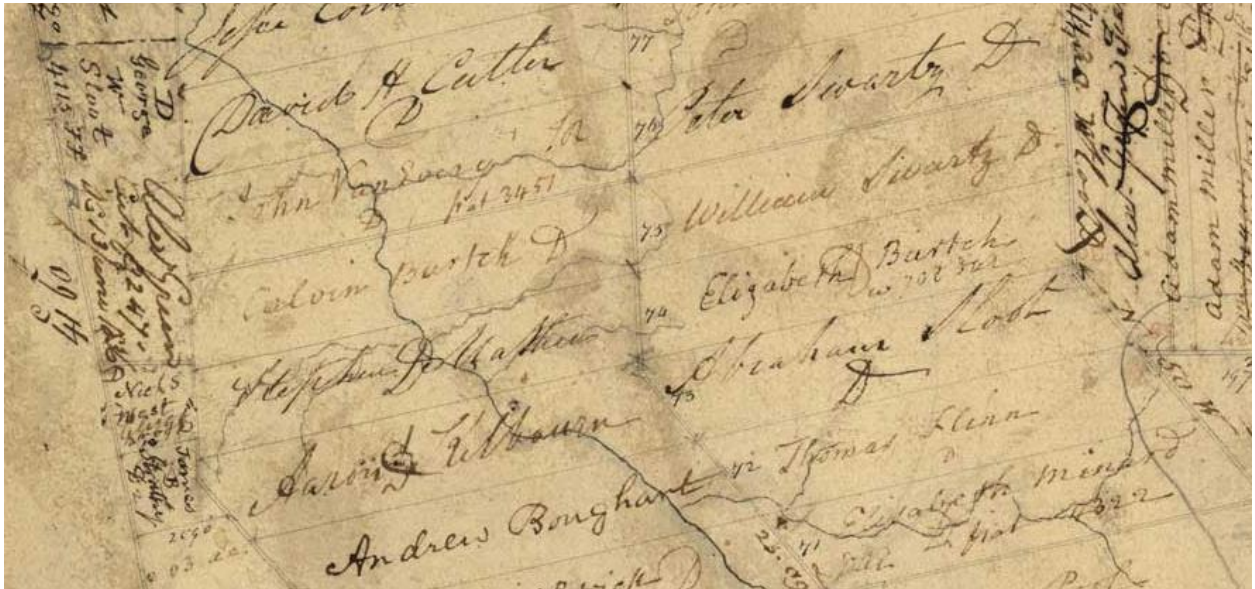


Figure 2: Detail of Westminster Map No. 38 (1843). Elizabeth Burch (sic.) is recorded as the owner of Lot 74 ETR; Calvin Burch (sic.) is recorded as the owner of Lot 75 WTR.



Figure 3: Detail of the Tremaine's Map (1862) for Westminster Township, showing D. B. Burch as the property owner of Lot 74 ETR.

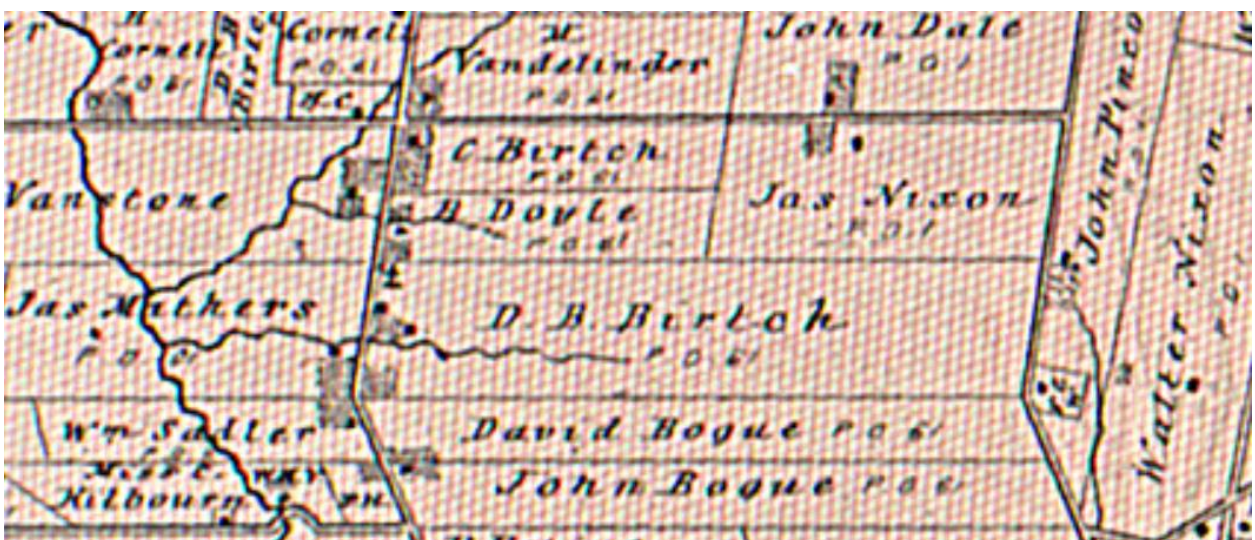
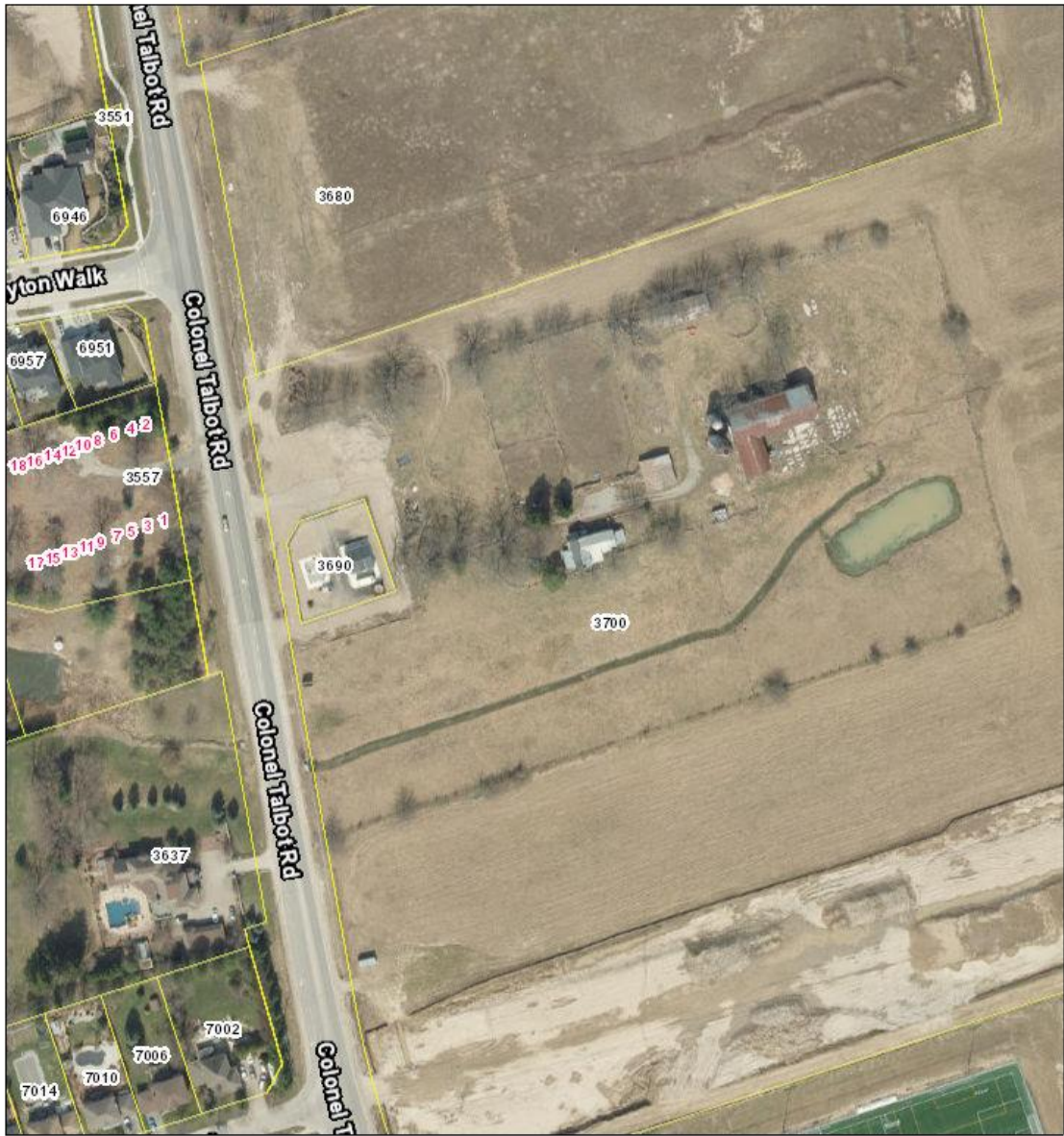
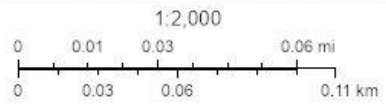


Figure 4: Detail of the Westminster Township map in the Illustrated Historical Atlas of Middlesex County (1878), showing D. B. Birtch as property owner. Structures are noted, as well as a cemetery or burial ground.

# 3700 Colonel Talbot Road



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Figure 5: Aerial image of a portion of the property at 3700 Colonel Talbot Road (2021), showing the farmhouse, barn, silos, garage, driveshed, and outbuilding. Note the construction of the Colonel Talbot Road Pumping Station, located at 3690 Colonel Talbot Road.



*Image 1: Photograph of the property at 3700 Colonel Talbot Road from the Annexed Area Inventory (1993).*



*Image 2: Photograph of the farmhouse at 3700 Colonel Talbot Road on April 29, 2016.*



*Image 3: Photograph of the farmhouse at 3700 Colonel Talbot Road on February 10, 2017.*



*Image 4: Photograph of the farmhouse at 3700 Colonel Talbot Road on February 23, 2022.*



*Image 5: View of the north elevation of the farmhouse at 3700 Colonel Talbot Road.*



*Image 6: View of the east elevation of the farmhouse at 3700 Colonel Talbot Road. Note the additions built onto the structure.*



*Image 7: View of the south elevation of the farmhouse at 3700 Colonel Talbot Road, seen from the adjacent pasture.*



*Image 8: Detail of the wood siding under the exterior cladding on the farmhouse at 3700 Colonel Talbot Road. Note the staining from previous paint, suggesting end boards.*



Image 9: Detail of the cornice and return eave of the farmhouse at 3700 Colonel Talbot Road.



Image 10: Detail of the inset stone detailing in the brick masonry chimney on the south elevation.





Image 11: View of the detached garage at 3700 Colonel Talbot Road.



Image 12: Photograph of the driveshed at 3700 Colonel Talbot Road.



*Image 13: View of the shed at 3700 Colonel Talbot Road.*



*Image 14: Photograph of the two concrete block silos, with the remains of the barn at 3700 Colonel Talbot Road.*



Image 15: View of the silos, showing one of the concrete gangways (barn hill).



Image 16: Detail of the concrete block masonry, approximately 12" by 30", of the silos with the iron banding.



*Image 17: View from the west side of Colonel Talbot Road looking east towards the farmhouse at 3700 Colonel Talbot Road, interrupted by the Colonel Talbot Road Pumping Station.*



*Image 18: View looking east from the fence surrounding the Colonel Talbot Road Pumping Station down the farm lane and towards the farmhouse at 3700 Colonel Talbot Road.*



*Image 19: Photograph of a comparison property at 6283 Colonel Talbot Road, which was built circa 1840 and demonstrates elements of the Georgian architectural style particularly in the symmetry and restrained balance of the façade, as well as the windows flanking the front door.*



*Image 20: Photograph of a comparison property at 6993 Colonel Talbot Road, built circa 1855 and demonstrating some influences of the Georgian architectural style in its proportions and symmetry.*

## Appendix C – Inventory Sheet – 3700 Colonel Talbot Road

Filepath: I:\014409\active\1409\archaeology\intermd\16563007 - colonel talbot pumping station env\work\program\report\draft\heritage\ch-hr\_fm\_16563007\_colonel talbot\_ea\_20170401.docx

**Municipal Address:** 3700 Colonel Talbot Road

**Former Township or County:** Westminster Township, Middlesex County

**Municipality:** City of London

**Resource Type:** Farmstead

**Associated Dates:** 1850 (City of London Inventory of Heritage Resources)

**Relationship to Project:** Within Project Location

**Description:** The property contains a tree alleé laneway, that leads up to a residence, outbuildings, silos, and a barn.

The residence is a two storey massing, with a low-pitched cross gable roof, with a return eaves and chimney. The exterior is clad with modern siding. The front (west) façade has a partial enclosed porch.

The timber frame barn has a cross gable roof, and a gambrel roof with a hay hood.

The property is listed on the City of London Inventory of Heritage Resources as a Priority 2 property.

**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

**Design or Physical Value:** None identified. Although the structure may date to the mid-19<sup>th</sup> century, it has been modified with additions and 20<sup>th</sup> century materials and is not representative of mid-19<sup>th</sup> century building materials or form.

**Historical or Associative Value:** The property, Lot 74, Concession East of the Talbot Road, is connected to the Burch family who owned the property throughout the 19<sup>th</sup> century. The adjacent Lot 75, Concession East of the Talbot Road, was granted to Nathan Burch in 1816. The property passed to his son Calvin Burch, who owned the property until his death in 1863. In following it passed to Burch's son David Burleigh Burch, who owned the property into the 20<sup>th</sup> century.

**Contextual Value:** The formerly rural area has undergone change in recent years with several suburban developments along Colonel Talbot Road. The date of construction and representative farm layout support the character of the remaining rural area.


**Identified Heritage Attributes:** Farmstead: Relationship of residence, outbuildings and laneway; tree-lined laneway. Barn: Timber frame structure, cross gable roof, and gambrel roof with hay hood.


**Identification of CHVI:** Yes

**Completed by (name):** Laura Walter

**Date Completed:** December 15, 2016

**Heritage Resource Number:** CHR-22





Client/Project	April 2017 165630076
City of London Colonel Talbot Road Pumping Station Class EA	
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CULTURAL HERITAGE RESOURCE/LANDSCAPE RECORD FORM	

Figure 6: Inventory sheet prepared for the property at 3700 Colonel Talbot Road from the Cultural Heritage Assessment Report for the Colonel Talbot Road Pumping Station Environmental Assessment (Stantec 2017).

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

Heritage Impact Assessment (MHBC, dated September 24, 2021) – *attached separately*

# HERITAGE IMPACT ASSESSMENT

3700 Colonel Talbot Road,  
City of London, Ontario

Date:

**September 24, 2021**

Prepared for:

**York Developments**

Prepared by:

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URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE



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*Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public.*

# PROJECT PERSONNEL

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# GLOSSARY OF ABBREVIATIONS

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

# Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 3700 Colonel Talbot Road, City of London, is situated within territory of the Haudenosaunee Confederacy. The subject property is within lands included in the McKee Purchase (also known as Treaty #2) which was signed on May 19, 1790 (Ministry of Indigenous Affairs, Government of Ontario).

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

# EXECUTIVE SUMMARY

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

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

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

# 1.0 INTRODUCTION

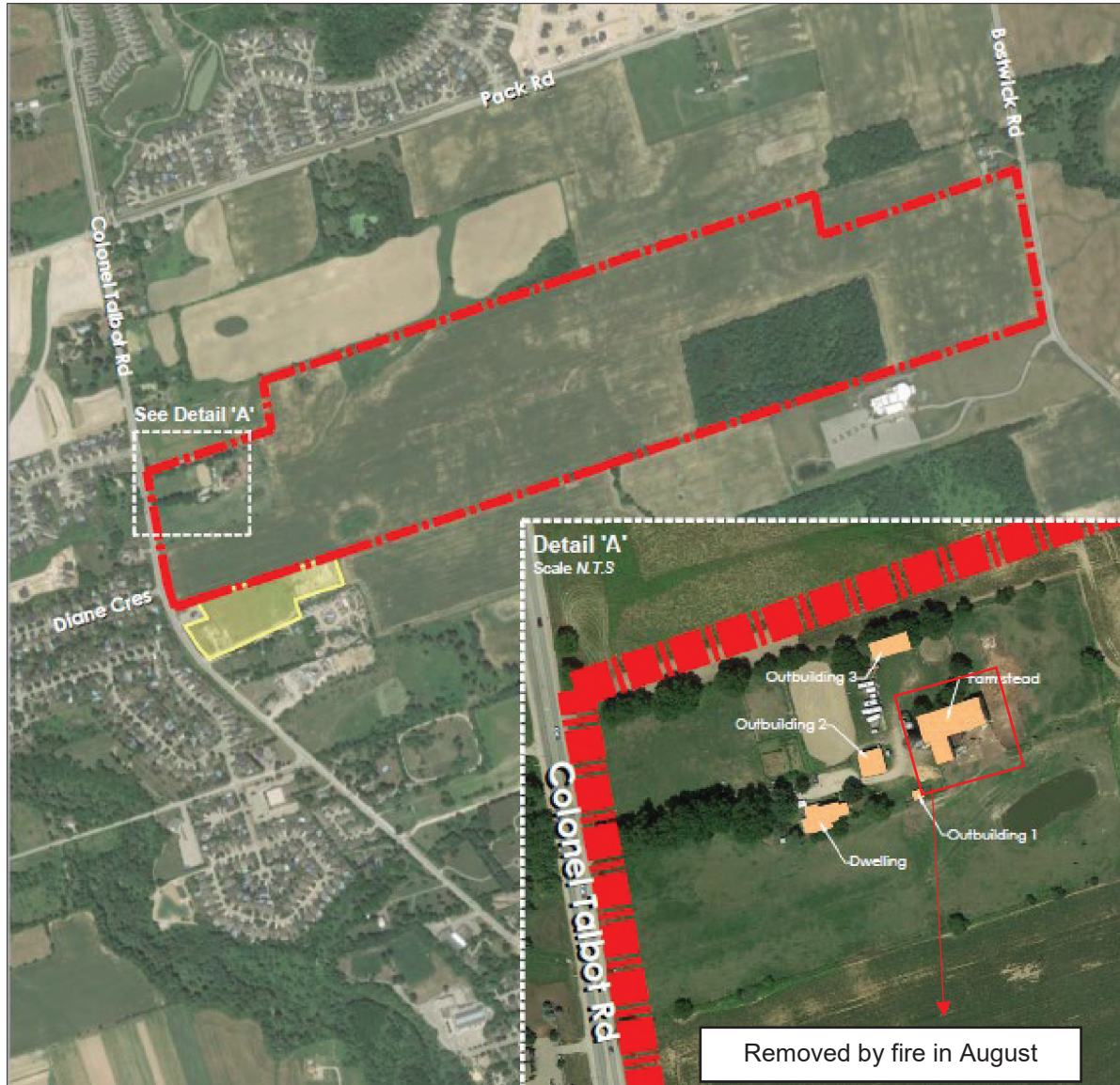
The purpose of this Cultural Heritage Impact Assessment (CHIA) is to assess the impact of the proposed development at 3700 Colonel Talbot, London, hereinafter referred to as ‘the subject property’. The subject property is ‘listed’ (non-designated) under the City of London’s *Register of Cultural Heritage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

## 1.1 DESCRIPTION OF SUBJECT PROPERTY

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



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




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



## 1.2 ADAJCENT PROPERTY AND SURROUNDING AREA

### 1.2.1 Adjacent Property

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

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

### 1.2.2 Surrounding Area

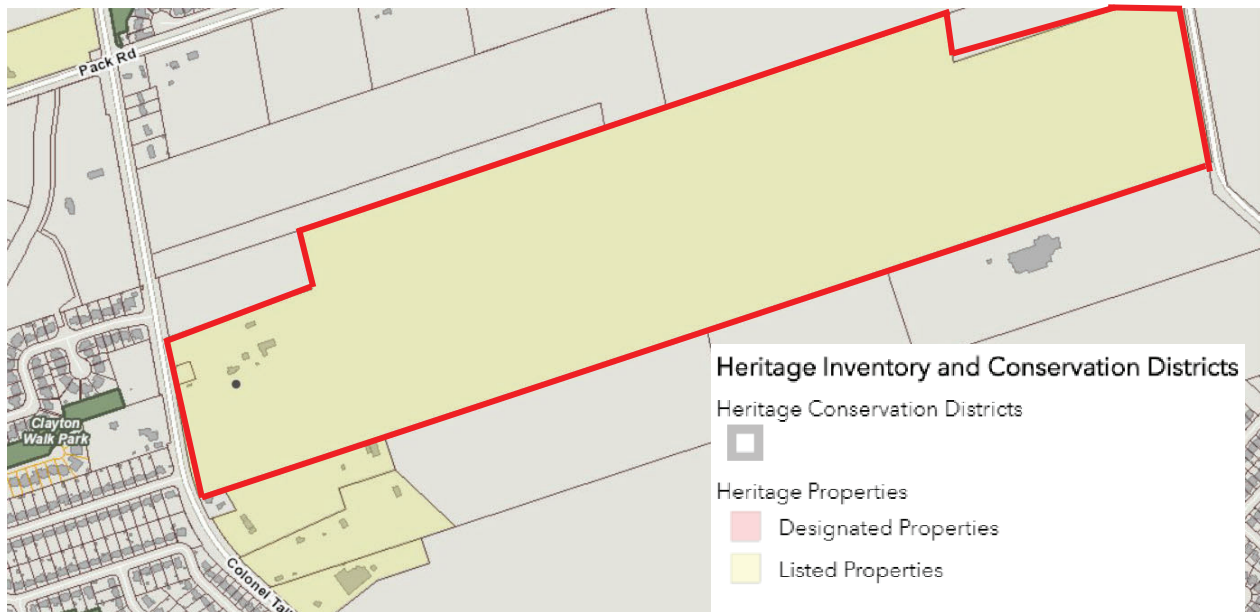
The surrounding area has a variety of uses including agricultural, industrial, mineral aggregate and residential. The western side of Colonel Talbot Road is lined with vegetation along a ditch that abuts a residential subdivision. To the east are agricultural fields and to the north and south are residential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



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

### 1.2.3 Heritage Status

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



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

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

# 1.3 LAND USE AND ZONING

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



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

# 2.0 POLICY CONTEXT

## 2.1 THE PLANNING ACT AND PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

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

***2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.***

***Significant:*** *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and*

*criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

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

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

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

**Heritage attributes:** *means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the 45 | Provincial Policy Statement, 2020 property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

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

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

## 2.3 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been

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

## 2.4 CITY OF LONDON OFFICIAL PLAN

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

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

The London Plan identifies adjacent as follows:

*Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.*

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

*The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has*

*been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.*

Thus, it is the purpose of this report to analyze the potential impact(s) to the existing built heritage located at 3700 Colonel Talbot Road, City of London to determine whether the development is appropriate or not as it relates to the conservation of its associated heritage attributes.

## 2.5 CITY OF LONDON TERMS OF REFERENCE

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

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

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



# 3.0 HISTORICAL BACKGROUND

## 3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY

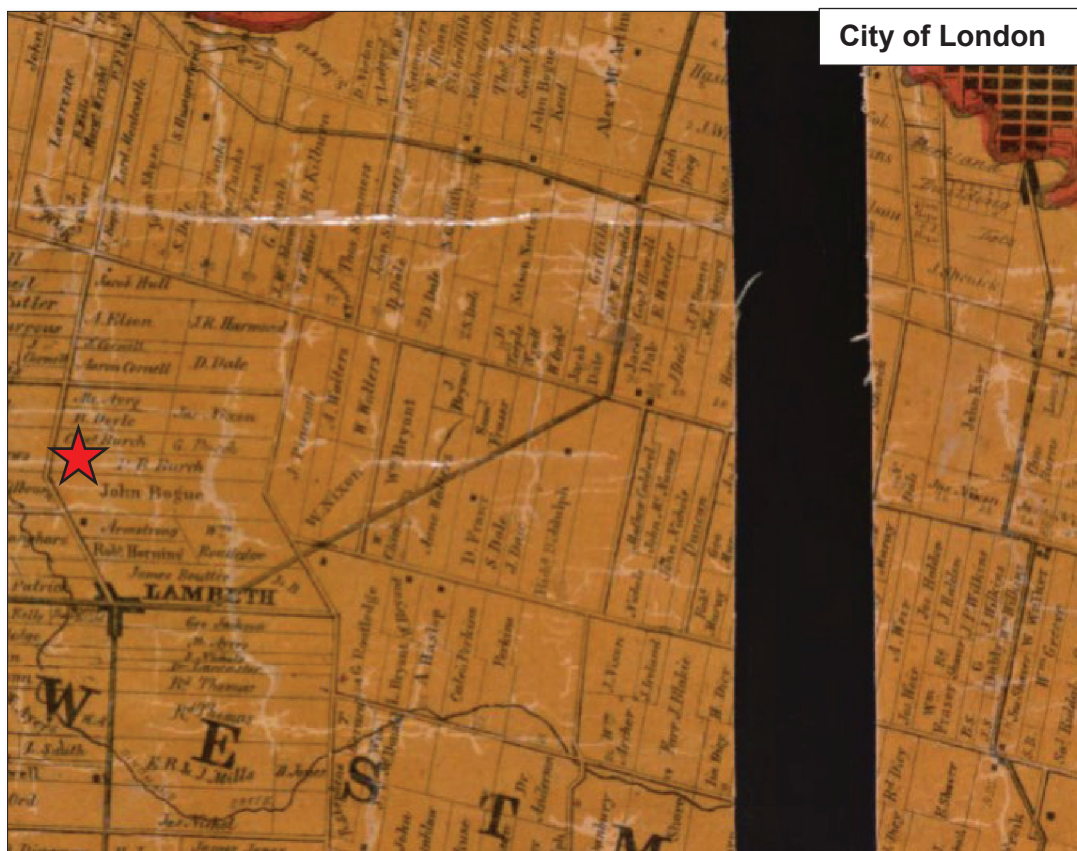
The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just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

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

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

## 3.2 TOWNSHIP OF WESTMINSTER, MIDDLESEX COUNTY

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



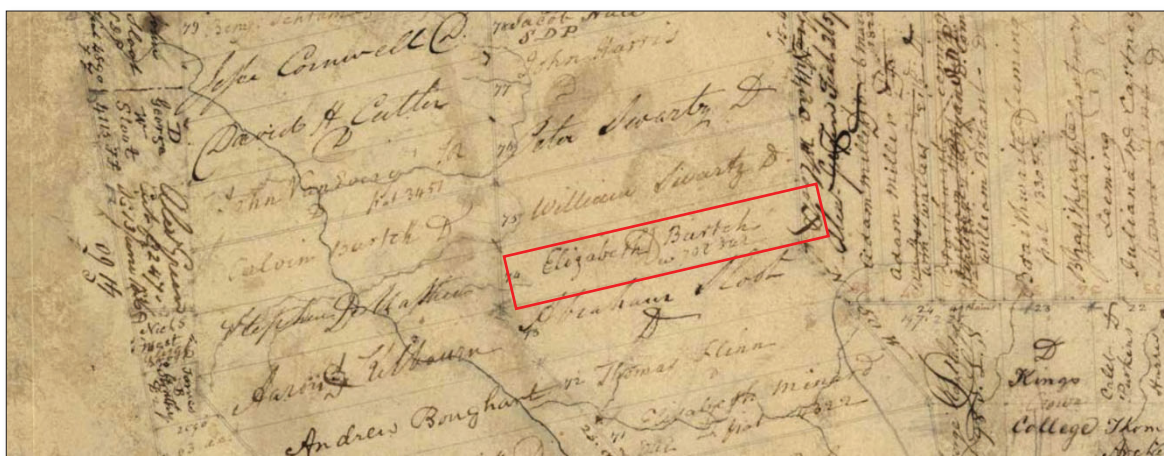
**Figure 8:** Excerpt of Tremaine's Map of the County of Middlesex, Canada West, 1862; red star indicates approximate located of 3700 Colonel Talbot Road, London (Courtesy of Ontario Historical County Maps Project, accessed May, 2021).

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

marked the great annexation of London which increased its population by 60,000 residents which included the annexation of the majority of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Remaining non-annexed largely rural portions of the Township became annexed in 1993 (Meligrana, 5). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

### 3.3 3700 Colonel Talbot Road

The subject property was originally Lot 74 and parts of 75 of the Talbot Road Concession. An excerpt of a pre-confederation map of the Township of Westminster demonstrates that in 1843, Lot 74 was owned by Elizabeth Burtch<sup>1</sup>. Elizabeth (maiden name Schram) was the mother of David Burch, who later inherited the property.

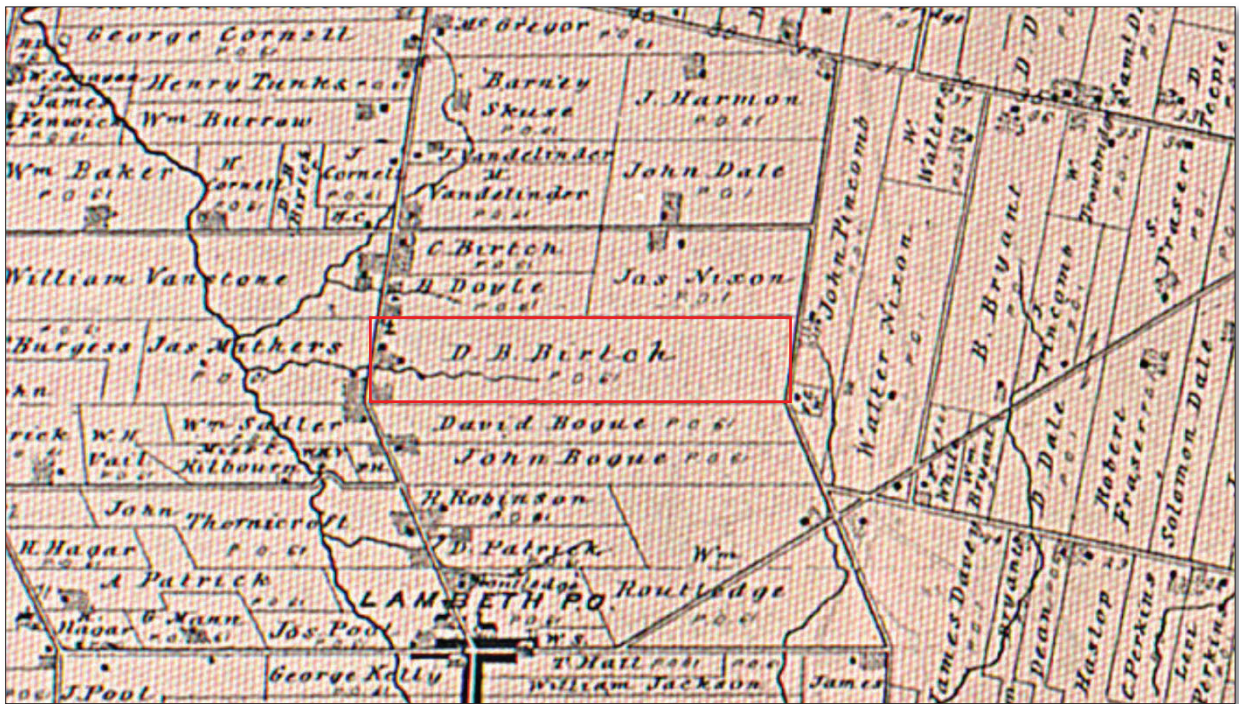
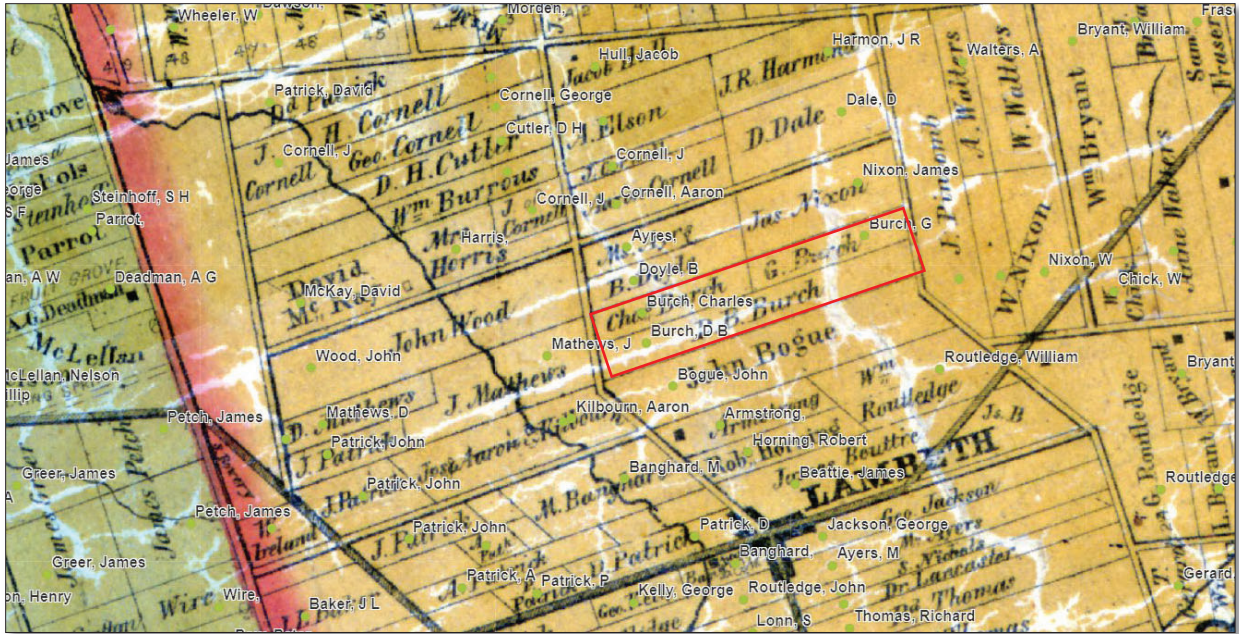


**Figure 9:** Excerpt of 1843 Township of Westminster Map, No. 38 (Courtesy of Heritage Property Index, 2021).

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

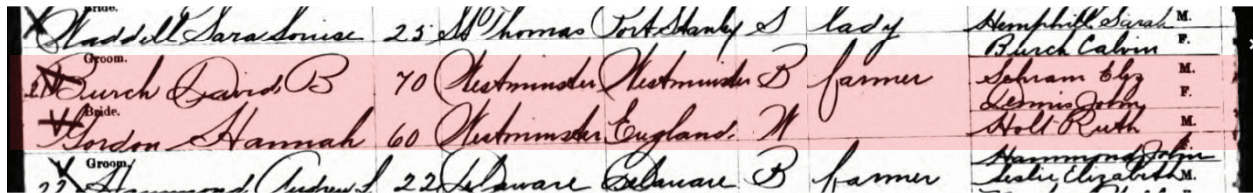
By April of 1866, David Burch acquired the north-west corner of Lot 74 (LRO). In the 1878 *Illustrated Historical Atlas of the County of Middlesex, Ontario*, D.B. Birtch is listed as the owner of Lot 74, Concession East of the North Branch of Talbot Road which consisted of 200 acres. There are three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

<sup>1</sup> Spelling of surname varies in records including: Burtch, Birtch and Burch



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

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



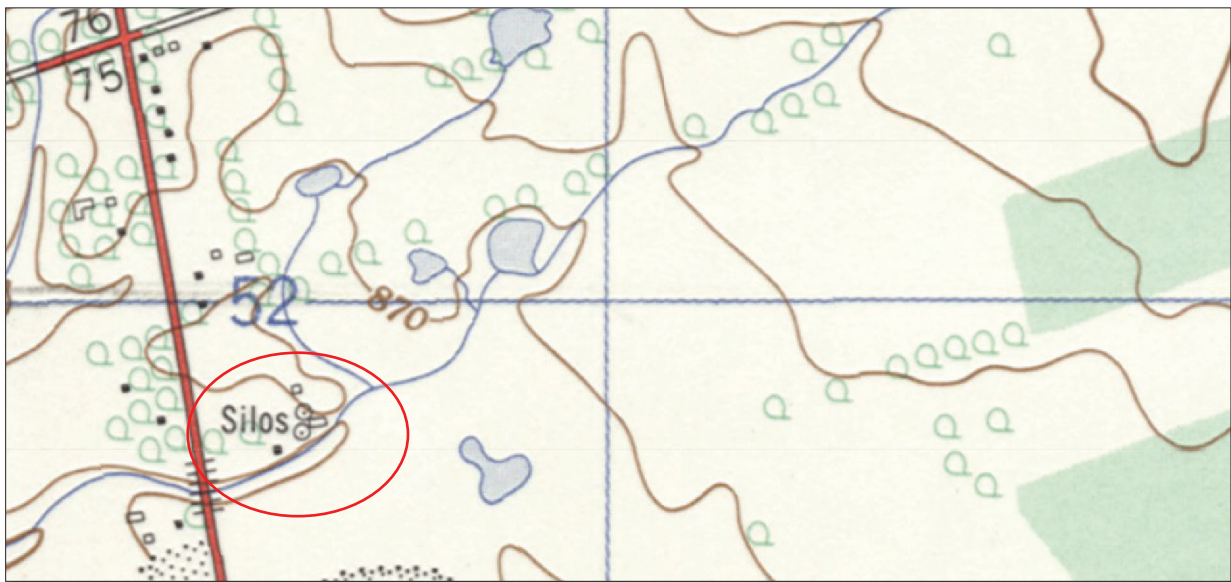
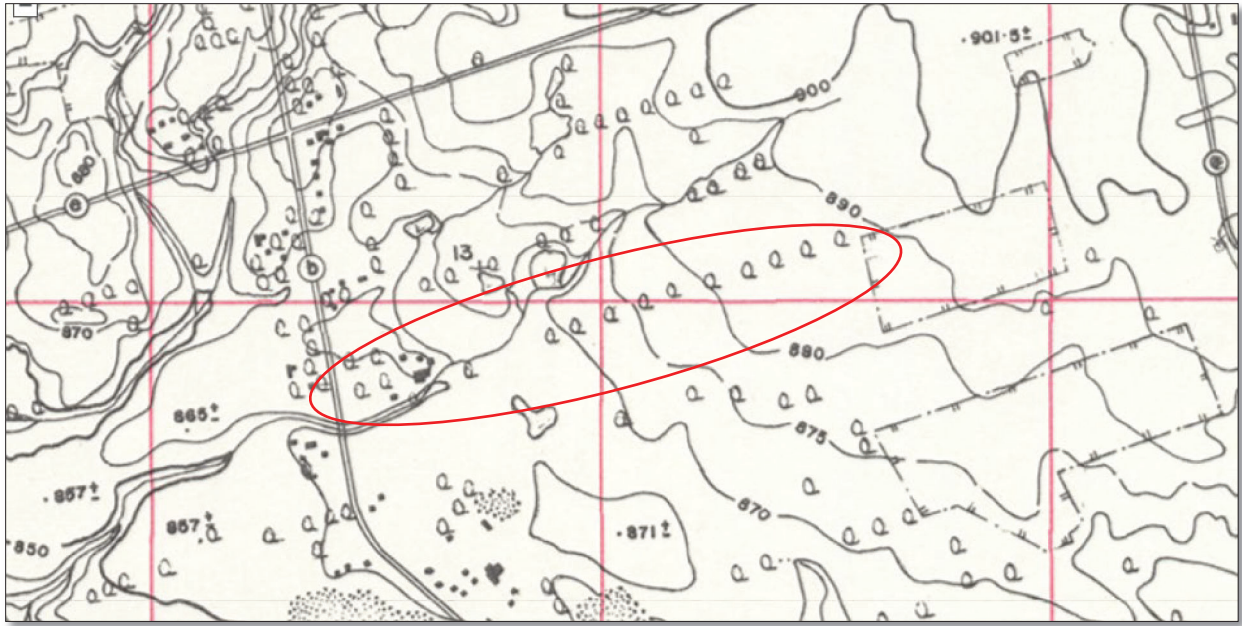
**Figure 12:** Excerpt of marriage certificate for David B. Burch and Hannah Gordon on May 31, 1902 (Library Archives Canada).

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

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



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



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

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



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



# 4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

## 4.1 DESCRIPTION OF BUILT FEATURES

### *Dwelling*

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

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



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

### *Outbuilding 1*

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



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

### *Outbuilding 2*

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



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

### *Outbuilding 3*

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



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

### *Ruins of Former Barn*

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



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

## 4.2 DESCRIPTION OF LANDSCAPE FEATURES

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



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

# 5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES

## 5.1 EVALUATION CRITERIA

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

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

## 5.2 EVALUATION OF THE BURTCH FARM

### 5.2.1 Design/Physical Value

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

### 5.2.2 Historical/Associative Value

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

### 5.2.3 Contextual Value

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

*See following page for evaluation through Ontario Regulation 9/06*

## 5.3 SUMMARY OF CHVI

Ontario Regulation 9/06		Burtch Farm
<b>1. Design/Physical Value</b>		
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.
<b>2. Historical/Associative value</b>		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
<b>3. Contextual Value</b>		
i.	Important in defining, maintaining or supporting the character of an area	No.
ii.	Physically, functionally, visually, or <u>historically</u> linked to its surroundings	No.
iii.	Is a landmark	No.

### Summary

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



# 6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

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

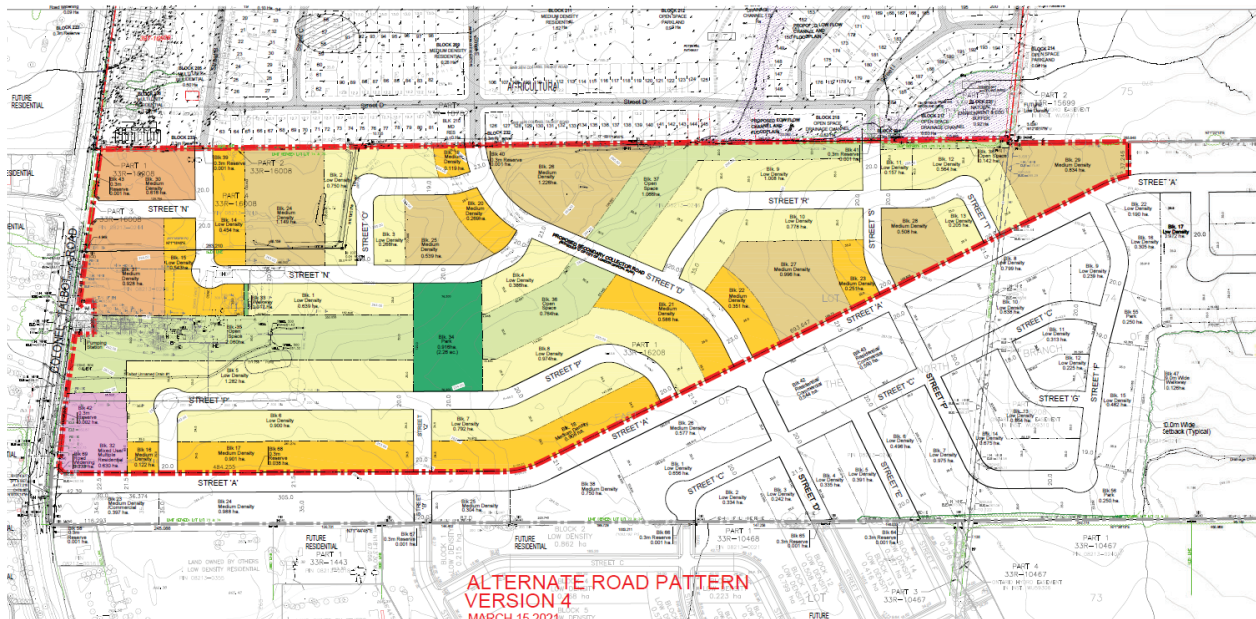


Figure 30 – Excerpt of draft plan of subdivision (Source: MHBC, March 2021)

# 7.0 IMPACT ANALYSIS

## 7.1 INTRODUCTION

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

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

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

## 7.2 IMPACT ANALYSIS- 3700 COLONEL TALBOT ROAD

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

**Table 1.0 Adverse Impacts**

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

## 7.3 IMPACT ANALYSIS- 3800-3808 COLONEL TALBOT ROAD

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

**Table 2.0 Adverse Impacts**

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

# 8.0 ALTERNATIVE

## DEVELOPMENT OPTIONS AND MITIGATION MEASURES

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

# 9.0 CONCLUSIONS & RECOMMENDATIONS

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

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

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

*Respectfully submitted,*



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



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

# 10.0 BIBLIOGRAPHY

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## MAPS

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# APPENDIX A – MAP FIGURES



**Location Map**

**LEGEND**



Subject Lands  
(3700 Colonel Talbot Road)



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

**DATE:** June 2021

**SCALE:** 1:12,000

**FILE:** 1094U

**DRAWN:** LC

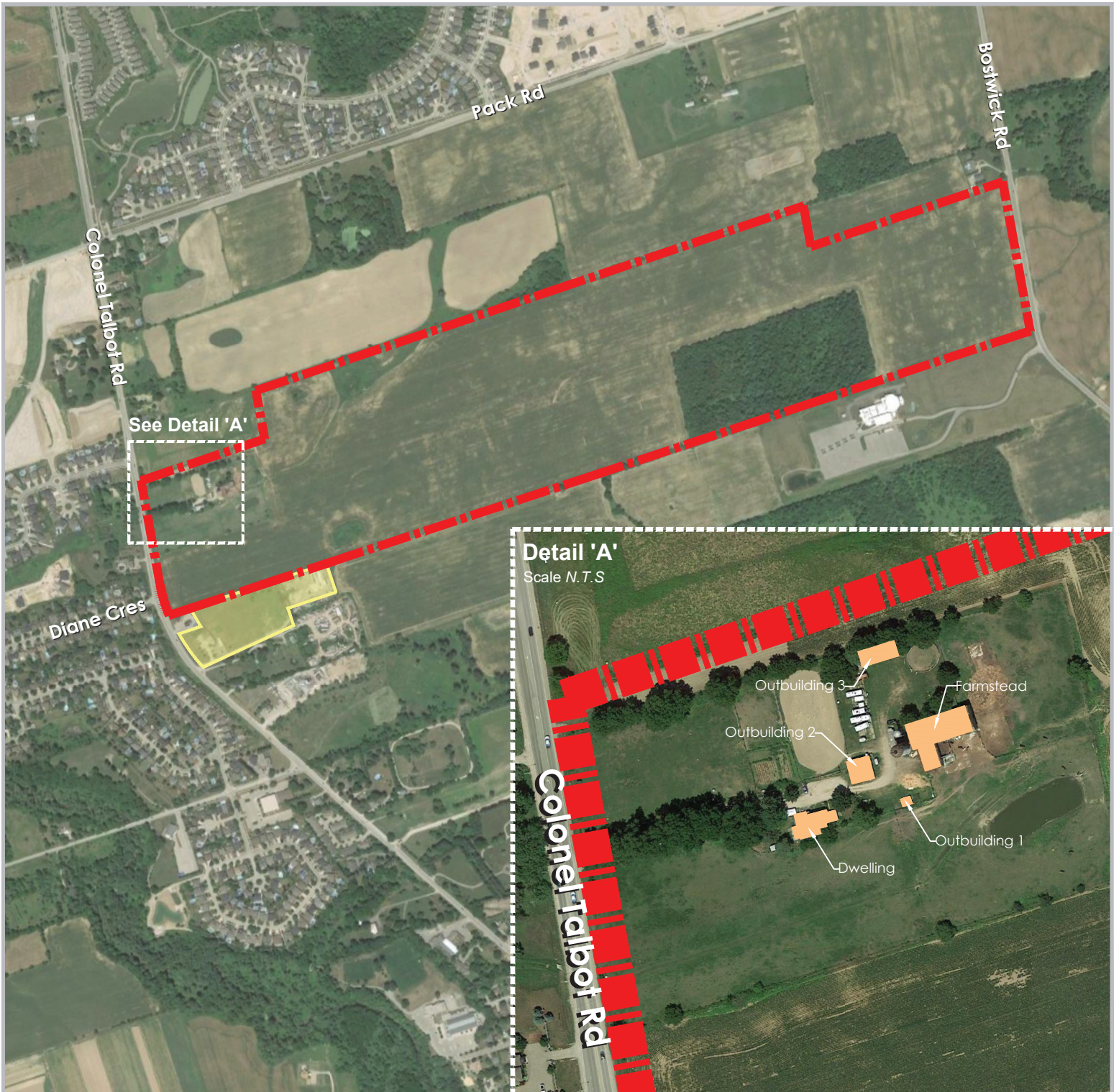


K:\1094U -W3 Farms\Report\Location.dwg

**3700 Colonel Talbot Road**  
City of London


**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



**Detailed Location Map**

**LEGEND**

 Subject Lands  
(3700 Colonel Talbot Road)

**DATE:** June 2021

**SCALE:** 1:12,000

**FILE:** 1094U

**DRAWN:** LC



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

**3700 Colonel Talbot Road**  
City of London



**PLANNING  
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& LANDSCAPE  
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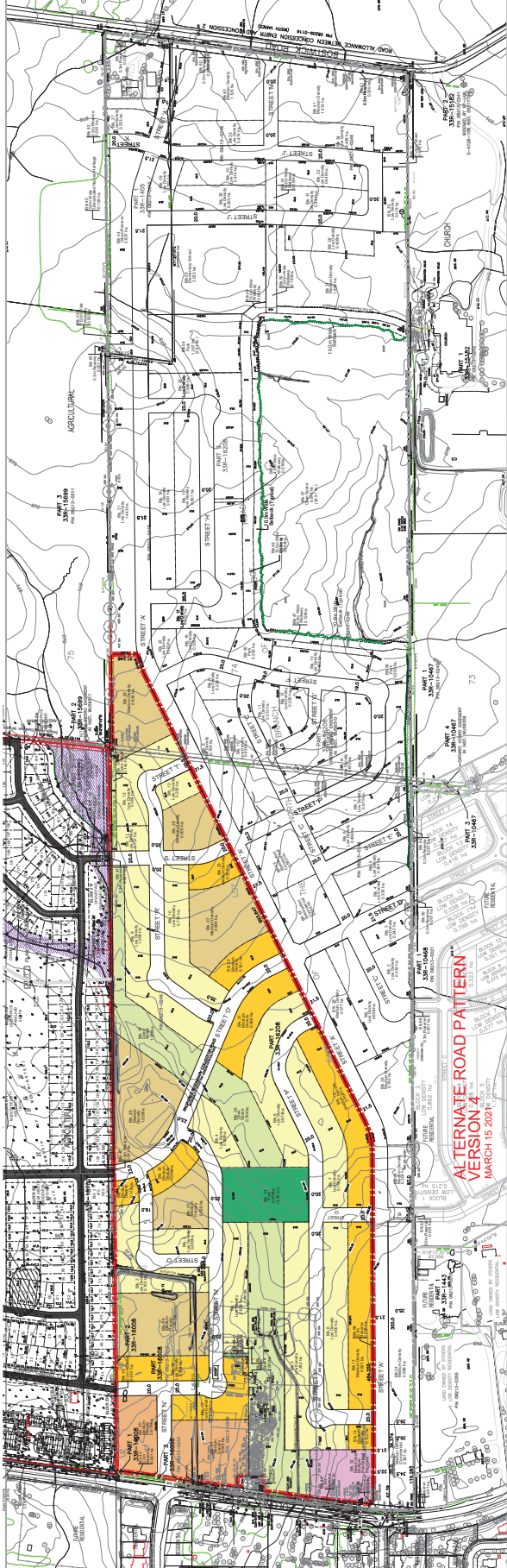
# APPENDIX B –SITE PLAN

1000 N. 10th St., Suite 100  
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 www.mhbc.com

**MHBC**  
 METRO HUMAN BUILDING CONCEPTS  
 ARCHITECTURE

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

PROPOSED  
 DRAFT PLAN OF SUBMISSION



**ALTERNATE ROAD PATTERN**  
**VERSION 4**  
 MARCH 15, 2023

# APPENDIX C—CURRICULUM VITAE





# CURRICULUM VITAE

## Dan Currie, MA, MCIP, RPP, CAHP

### EDUCATION

2006

Masters of Arts (Planning)  
University of Waterloo

1998

Bachelor of Environmental Studies  
University of Waterloo

1998

Bachelor of Arts (Art History)  
University of Saskatchewan

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

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

### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners  
Full Member, Ontario Professional Planners Institute  
Professional Member, Canadian Association of Heritage Professionals

### SELECTED PROJECT EXPERIENCE

#### Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)  
Port Stanley Heritage Conservation District Plan (underway)  
Port Credit Heritage Conservation District Plan, Mississauga  
Town of Cobourg Heritage Conservation District Plan updates  
Rondeau Heritage Conservation District Study & Plan, Chatham Kent,  
Barriefield Heritage Conservation District Plan Update, Kingston  
Victoria Square Heritage Conservation District Study, Markham  
Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes  
Downtown Meaford Heritage Conservation District Study and Plan  
Brooklyn and College Hill Heritage Conservation District Plan, Guelph  
Garden District Heritage Conservation District Study and Plan, Toronto

#### Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan  
Town of Cobourg Heritage Master Plan  
Burlington Heights Heritage Lands Management Plan  
City of London Western Counties Cultural Heritage Plan

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## CURRICULUM **VITAE**

**Dan Currie, MA, MCIP, RPP, CAHP**

### Cultural Heritage Evaluations

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

### Heritage Impact Assessments

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

### Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

### Conservation Plans

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

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## CURRICULUM VITAE

### Dan Currie, MA, MCIP, RPP, CAHP

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

#### MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

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

#### DEVELOPMENT PLANNING

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

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

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# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

## EDUCATION

2011

Higher Education Diploma  
**Cultural Development/ Gaelic Studies**

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts  
**Joint Advanced Major in Celtic Studies and Anthropology**

Saint Francis Xavier University

2014

Master of Arts  
**World Heritage and Cultural Projects for Development**

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

[www.linkedin.com/in/rachelredshaw](http://www.linkedin.com/in/rachelredshaw)

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

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

## PROFESSIONAL ASSOCIATIONS

Intern Member, Canadian Association of Heritage Professionals (CAHP)

## PROFESSIONAL HISTORY

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

2018 Building Permit Coordinator, (Contract)  
Township of Wellesley

2018 Building Permit Coordinator (Contract)  
RSM Building Consultants

2017 Deputy Clerk,  
Township of North Dumfries

2015-2016 Building/ Planning Clerk  
Township of North Dumfries

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## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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

### PROFESSIONAL/COMMUNITY ASSOCIATIONS

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

### AWARDS / PUBLICATIONS / RECOGNITION

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

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## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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

## PROFESSIONAL DEVELOPMENT COURSES

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

## COMPUTER SKILLS

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

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# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

## SELECT PROJECT EXPERIENCE 2018-2020

### **CULTURAL HERITAGE IMPACT ASSESSMENTS**

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

### *Specific for Relocation of Heritage Buildings*

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

### CONTACT

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# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

## CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

## CULTURAL HERITAGE EVALUATION REPORTS

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

## CONSERVATION PLANS

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

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

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

## DOCUMENTATION AND SALVAGE REPORTS

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

## HERITAGE PERMIT APPLICATIONS

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

## CONTACT

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# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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

**MASTER PLANS/ HERITAGE CHARACTER STUDY**

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

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