

# HERITAGE IMPACT ASSESSMENT

180 Simcoe Street,  
City of London, Ontario

Date:  
**April 18, 2022**

Prepared for:  
**York Developments Inc.**

Prepared by:  
**MacNaughton Hermsen Britton Clarkson  
Planning Limited (MHBC)**  
200-540 Bingemans Centre Drive  
Kitchener, ON N2B 3X9  
T: 519 576 3650  
F: 519 576 0121

**Project No. 1094BT**

# Table of Contents

Project Personnel .....	4
Glossary of Abbreviations .....	4
Acknowledgement of Indigenous Communities .....	5
Other Acknowledgements.....	5
Executive Summary .....	6
1.0 Introduction.....	7
1.1 Description of Subject Property.....	7
1.2 Description of Surrounding Area .....	9
1.3 Heritage Status.....	10
2.0 Policy Context .....	12
2.1 The Ontario Planning Act.....	12
2.2 Provincial Policy Statement (2020) .....	12
2.3 Ontario Heritage Act.....	13
2.4 City of London Official Plan .....	14
3.0 Historical Background .....	16
3.1 Indigenous Communities and Pre-Contact History.....	16
3.2 City of London .....	17
3.3 Historical Overview of Subject Property .....	19
4.0 Description of Subject Property and Adjacent Properties.....	32
4.1 180 Simcoe Street .....	32
4.1.1. Description of Built Features.....	33
4.1.2 Description of Landscape Features .....	35
4.2 224 and 226 Richmond Street.....	37

- 4.2.1. Description of Built Features ..... 37
- 4.2.2 Description of Landscape Features ..... 38
- 5.0 Evaluation of Cultural Heritage Resources ..... 39
- 5.1 Evaluation Criteria..... 39
- 5.2 Evaluation of 180 Simcoe Street..... 40
- 5.2.1 Design/Physical Value ..... 40
- 5.2.2 Historical/Associative Value ..... 40
- 5.2.3 Contextual Value ..... 40
- 5.2.4 Ontario Regulation 9/06 Evaluation ..... 40
- 5.2.5 Summary..... 41
- 6.0 Review of Identified Cultural Heritage Resources ..... 42
- 6.1 Reasons for Designation of 224-226 Richmond Street, London, Ontario ..... 42
- 6.2 Heritage Attributes ..... 44
- 7.0 Description of Proposed Development..... 45
- 8.0 Impact Analysis ..... 49
- 8.1 Introduction..... 49
- 8.2 Impact Analysis for 224-226 Richmond St..... 50
- 8.2.1. Summary ..... 51
- 9.0 Alternative Development Options and Mitigation Measures ..... 55
- 9.1 Alternative Development Options..... 55
- 9.2 Mitigation and Conservation Measures ..... 55
- 10.0 Conclusions & Recommendations ..... 56
- 11.0 Bibliography ..... 57
- Appendix A– Maps ..... 62
- Appendix B– Site Plan and Elevations ..... 63
- Appendix C- Designation By-law for 224-226 Richmond Street, London ..... 64
- Appendix D– Pre-consultation Notes Heritage ..... 65
- Appendix E–Curriculum Vitae..... 66

*Heritage Impact Assessment  
180 Simcoe Street. London, ON*

*Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public. Western University Archives and Research Collections Centre, at the time of this report, is closed to non-Western affiliated researchers.*

# Project Personnel

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

# Glossary of Abbreviations

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



# Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in September 2021 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 180 Simcoe Street, City of London, Ontario hereafter referred to as the ‘subject property’ (see **Appendix ‘A’**). The proposed redevelopment of the subject property includes the construction of a two storey EMS Station with a gross floor area of 724m<sup>2</sup>.

This report determined that the subject property does not have cultural heritage value or interest and therefore, the proposed development will not result in impacts to cultural heritage resources on site. Furthermore, the analysis did not identify significant adverse impacts for the adjacent designated properties at 224-226 Richmond Street, London, Ontario.

As a precautionary measure, it is recommended that construction equipment and material not be permitted to be stored along the rear property line of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the building during construction.

It is recommended that the property at 180 Simcoe Street (identified as 178-180 Simcoe Street in the *City of London’s Register of Cultural Heritage Resources*) be removed from the municipal heritage register to allow for demolition of the existing building on-site, which is determined not to be of cultural heritage value or interest, and permit redevelopment of the site.

# 1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 180 Simcoe Street, City of London, Ontario hereafter referred to as the ‘subject property’ (see **Appendix ‘A’**). The proposed redevelopment of the subject property includes the construction of a two storey EMS Station with a GFA of 724m<sup>2</sup>.

The subject property is identified on the *City of London’s Register of Cultural Heritage Resources* (2019) as a “listed” property. The subject property is not designated under Part IV or V of the *Ontario Heritage Act* (“OHA”). In addition to being listed on the municipal register, the subject property is adjacent to 224 Richmond Street and 226 Richmond Street, two properties which are designated under Part IV of the OHA (By-law L.S.P. 3375-332)<sup>1</sup>.

As per Policy 565 of the *London Plan*, the City of London has requested a Heritage Impact Assessment be completed to form part of the complete planning applications required for the redevelopment of the site. The City requires that the assessment for the adjacent designated properties at 224 Richmond Street and 226 Richmond Street, London, Ontario.

## 1.1 Description of Subject Property

The subject property is identified by the following civic address: 180 Simcoe Street, London, Ontario<sup>2</sup>; this location is shown in Figure 1 and **Appendix ‘A’** of this report. The site is located north of Simcoe Street, east of Richmond Street, south of Horton Street East, and west of Clarence Street. Legally, the subject property can be identified by the legal address Pt Lt 9, N/w Simcoe Street Designated as Part 4, Plan 33r-18593, City of London.

---

<sup>1</sup> Note that 220, 224, 226 and 230 Richmond Street are consolidated into one property.





Figures 1 & 2: (above) An aerial photo of the sites surrounding the subject property with the subject property outlined in a red dashed box (below) Photograph of front façade of main building on subject property.

## 1.2 Description of Surrounding Area

The properties surrounding the subject property vary greatly in both their size and their composition. Some sites are large, accommodating both commercial space and parking areas. Other sites are smaller, accommodating just their frontage and a driveway accessing the houses thereon. Uses include a mix of commercial, residential, vacant, and storage. To the west of the subject property is vacant land and across the street is Labatt's Brewery which includes parking and a complex of industrial buildings. To the north are primarily commercial buildings and to the south parking and industrial buildings. East of the subject property on the north side of Simcoe Street is a row of residential buildings.



**Figures 3 & 4:** (above) View of surrounding area looking westward from subject property along the north side of Simcoe Street; (below) View of surrounding area looking eastward from subject property (MHBC, 2022).

## 1.3 Heritage Status

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: *City of London's Register of Cultural Heritage Resources (2019)*, *City of London's Official Plan*, the *Ontario Heritage Act Register (Ontario Heritage Trust)*, the *Canadian Register of Historic Places*.

Based on the review of the above mentioned databases, it was confirmed that the subject property is listed on the City of London's Register of Cultural Heritage Resources (2019). The listing identifies 178-180 Simcoe Street as the "Rogolino Property" constructed in 1879 in the Italianate Style. The property was added to the register March 26, 2007. There are two adjacent properties located at 224-226 Richmond Street that are designated under Part IV of the Ontario Heritage Act (By-law L.S.P. 3375-332); the properties were designated October 24, 2005. The subject property and adjacent properties are not located in a designated Heritage Conservation District.



**Figure 5:** Map figure identifying listed subject property and adjacent designated properties (Source: MHBC, 2022).

## 1.4 Land Use and Zoning

The subject property is zoned RO1 which is designated 'restricted office zone'. The zone is intended to provide for and regulate new office uses outside of the Downtown area in small-scale office buildings. The RO1 zone permits medical/ dental office and offices.

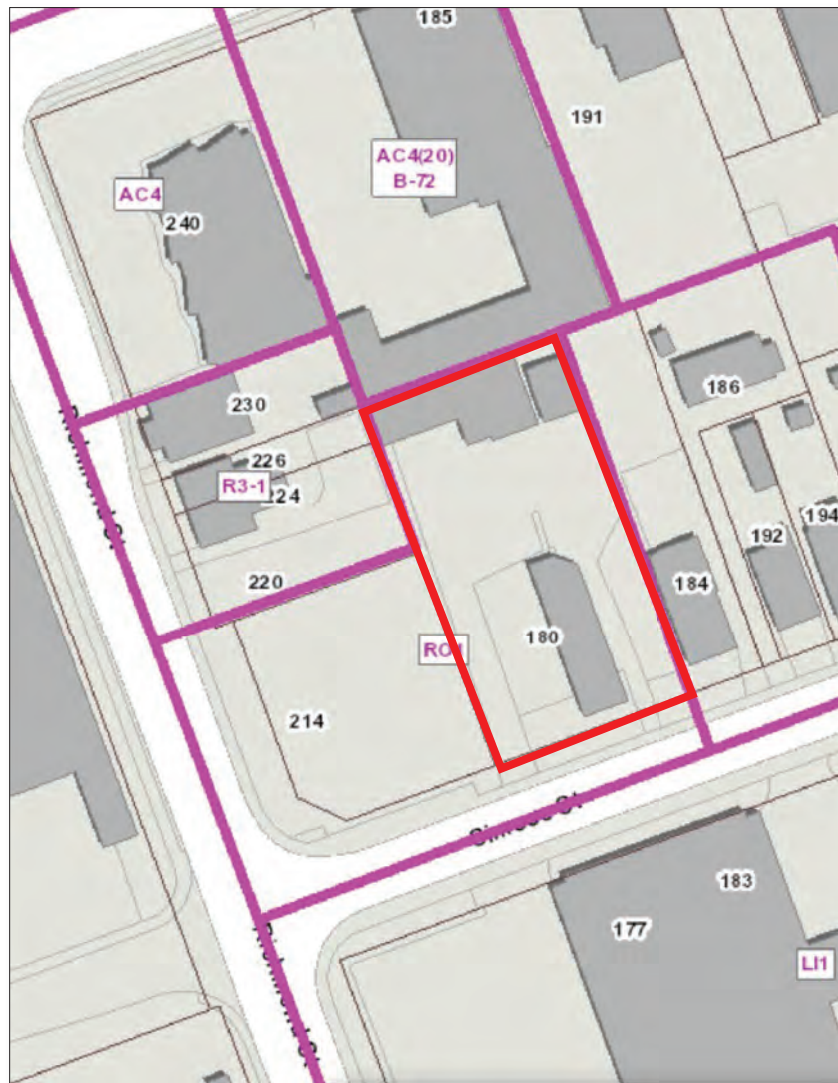


Figure 6: Excerpt from the City of London Interactive Zoning City Map; red box identifies the subject property (Source: City of London and City of London Zoning By-law, Section 18).

# 2.0 Policy Context

## 2.1 The Ontario Planning Act

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

## 2.2 Provincial Policy Statement (2020)

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

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

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

The PPS defines the following terms

***Significant:** in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

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

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

## 2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA acknowledges the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth the

criteria to evaluate the adjacent (non-contiguous) listed heritage property located at 530 Ridout Street North, City of London as requested by City Staff.

## 2.4 City of London Official Plan

The Official Plan states that new development on or adjacent to heritage properties will require a heritage impact assessment. The London Plan identifies adjacent as follows:

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

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the subject property and adjacent protected properties at 224 and 226 Richmond Street.

## 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* (MHSTCI) *InfoSheet #5* which are as follows:

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

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



# 3.0 Historical Background

## 3.1 Indigenous Communities and Pre-Contact History

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

On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km<sup>2</sup> and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermillion” (Ministry of Indigenous Affairs, Government of Ontario).

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

## 3.2 City of London

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). Thomas Talbot who accompanied Simcoe immigrated to Upper Canada upon receiving a land grant in the newly established London District in 1800 (Historic Places Canada).

It was not until more than three decades later, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020) (see Figure 6 below; red outline identifies vicinity of subject property).

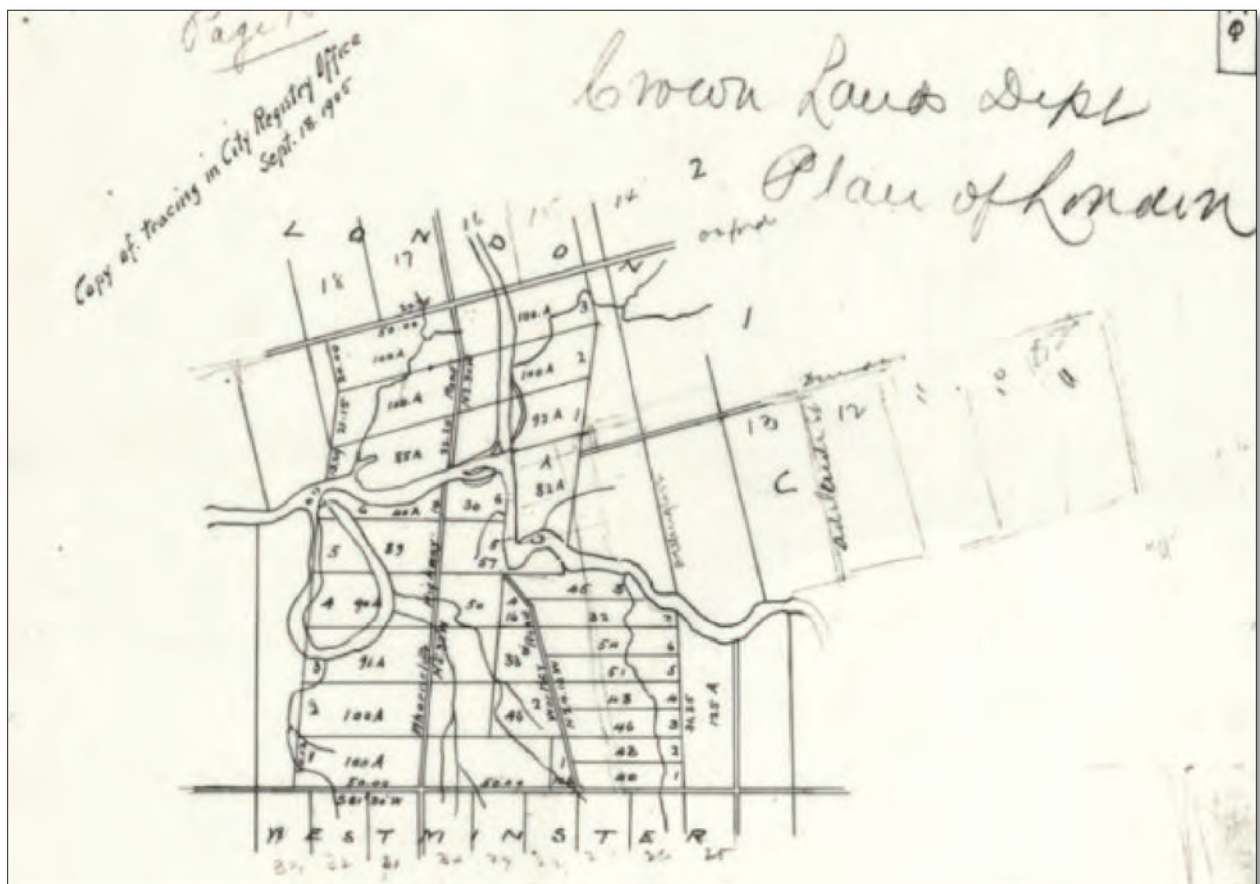


Figure 7: Crown Lands Department Plan of London of 1824 (Courtesy of Western University).

The town expanded and by 1834 there were 1,000 residents (City of London, 2020). The Mackenzie Rebellion was the catalyst to establishing a garrison in the town which served as a military base between 1838 and 1869 in what is presently Victoria Park (City of London, 2020).

Leading merchants such as John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).



Figure 8: Artist's illustration of London, entitled “London, Canada West” painted between 1847 and 1852 by Richard Airey (Courtesy of the McIntosh Collection, Purchase, Library Collections, 1957).

Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town's centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running through the town, allowing for businesses to flourish with the ability to import and export more goods. In 1855, the Town of London was officially incorporated as a City (Whebell & Goodden, 2020).

In the latter half of the 19<sup>th</sup> century, many of London's neighbouring communities were annexed including London South in 1890 into Westminster Township, which at the time was one of the largest townships within Middlesex County (Whebell & Goodden, 2020). The Council for the Westminster Township was first established in March of 1817 (Brock and Moon, 84). By the mid-1800s, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries.

By the First World War, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City growth slowed due to challenges posed by the Great Depression. The year 1961 marked the great annexation of London which increased its population by 60,000 residents and included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

### 3.3 Historical Overview of Subject Property

The subject property was originally part of Concession C, Lot 15. By 1862, the area in which the subject property is located was identified as being part of the urban area of the City of London.

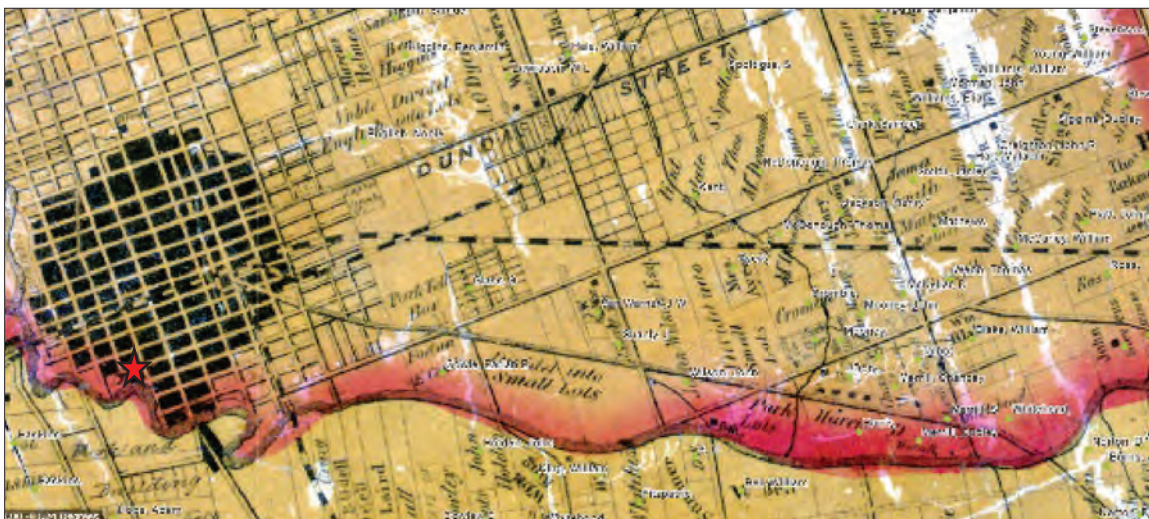
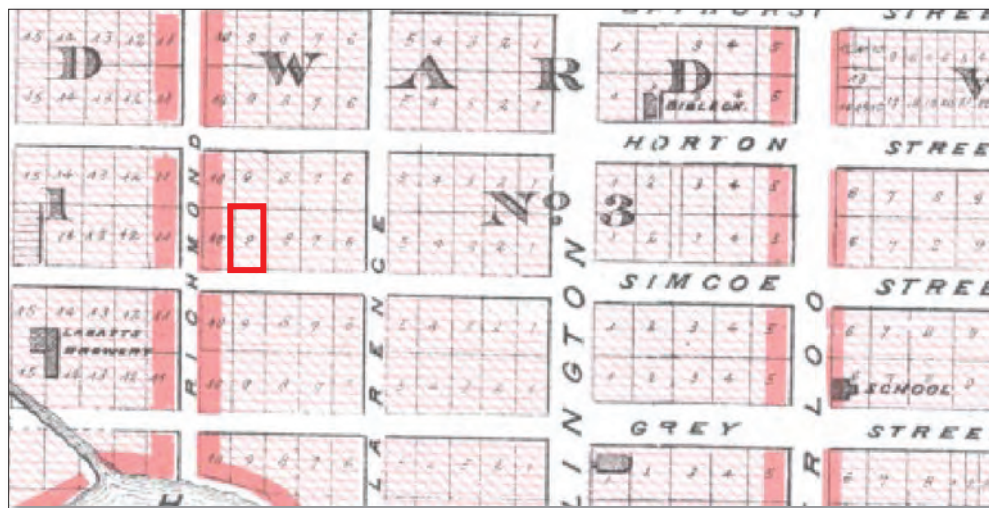
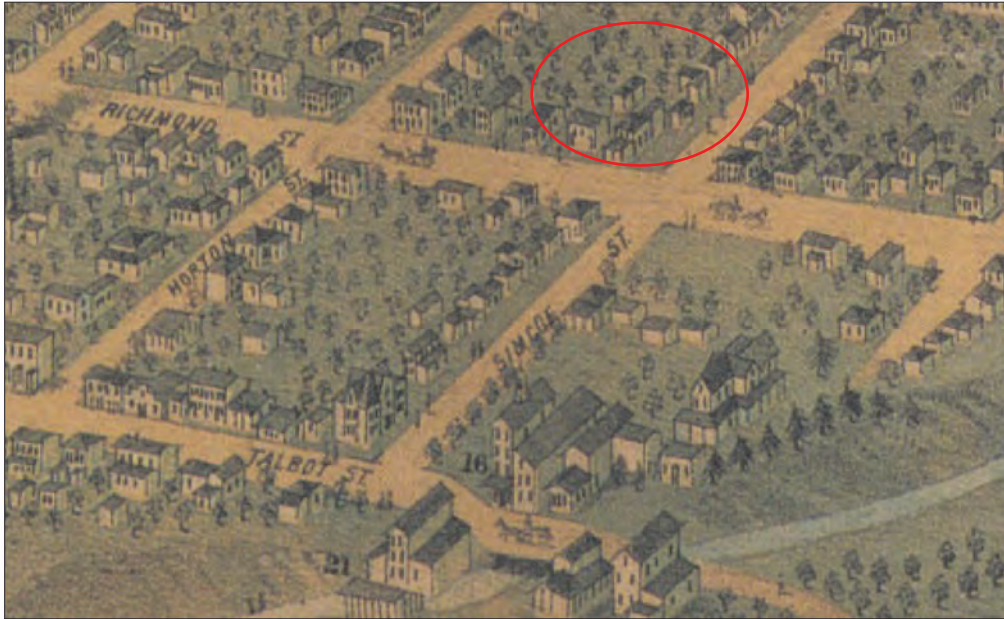


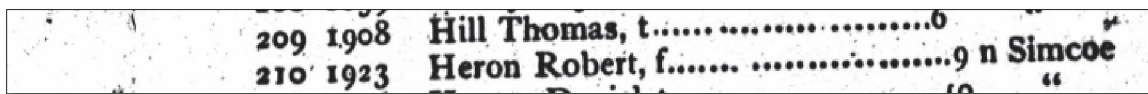
Figure 9: Excerpt of the 1862 Map by George Tremaine of the Historical County Map of Middlesex County; red star indicates approximate location of subject property (Courtesy of the Ontario Historical County Maps Project).

By 1872, a Bird's Eye View depicts buildings at the corner of Richmond and Simcoe Streets. There are buildings illustrated in the vicinity of the subject property and appear to be one to two storeys in height. South-east of this corner is the block bound by Simcoe, Richmond and Talbot and Grey Streets where Labatt's brewery was and continues to be located (see Figure 10). In the 1878 Map of the City of London and Suburbs, the subject property is identified as Lot 9 on the north-west side of Simcoe Street.

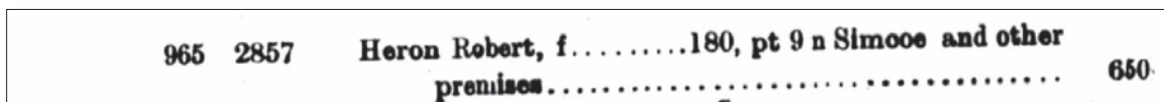


Figures 10 & 11: (above) Excerpt from the 1872 Bird's Eye View of London, Ontario; red circle indicates the area in which the subject property are located; (below) Excerpt of the 1878 Map of the City of London and Suburbs; red box identifies Lot 9 which includes 180 Simcoe Street (Courtesy of Western University Libraries).

In the 1876 Voter's List, Robert Heron is identified as a freeholder owning Lot 9 on the north side of Simcoe Street. Robert was an emigrant of Ireland and was born around 1823 (ancestry.ca). In the 1871 Census of Canada, he was married to Jane and together they had a son William. In the 1884 Voter's List, Robert Heron is associated with 182 Simcoe Street; this address is later identified as 180 Simcoe Street in the 1887 Voter's List.



209 1908 Hill Thomas, t.....6  
210 1923 Heron Robert, f.....9 n Simcoe



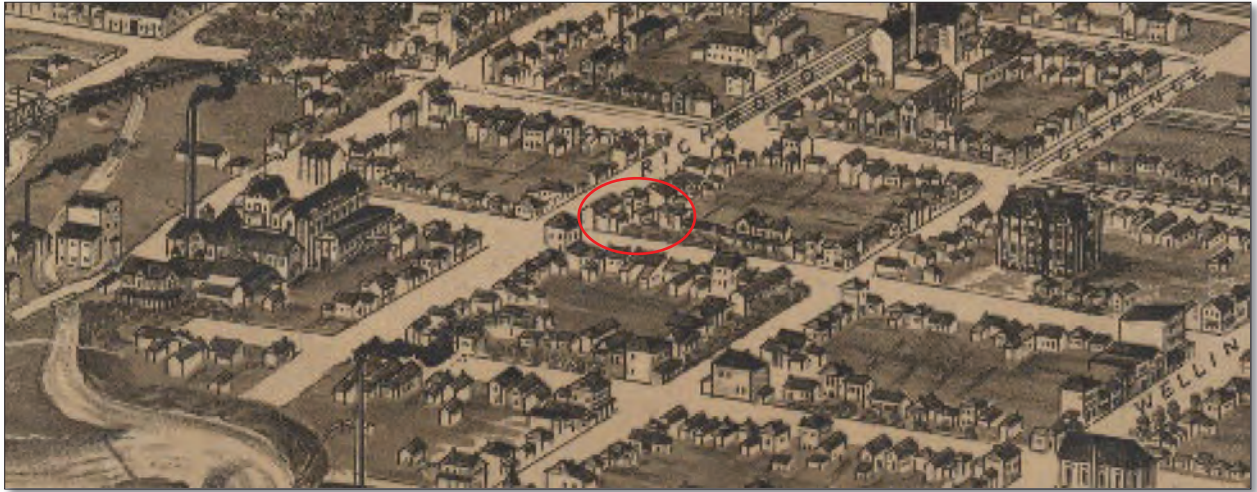
965 2857 Heron Robert, f.....180, pt 9 n Simcoe and other  
premises..... 650

Figures 12 & 13: (above) Excerpt from the 1876 Voter's List; (below) Excerpt from the 1887 Voter's List (Library and Archives Canada).

In the 1890 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts buildings concentrated at the corner of Richmond and Simcoe Street. There appears to be a building in the vicinity of the subject property, however, it is setback from the street.

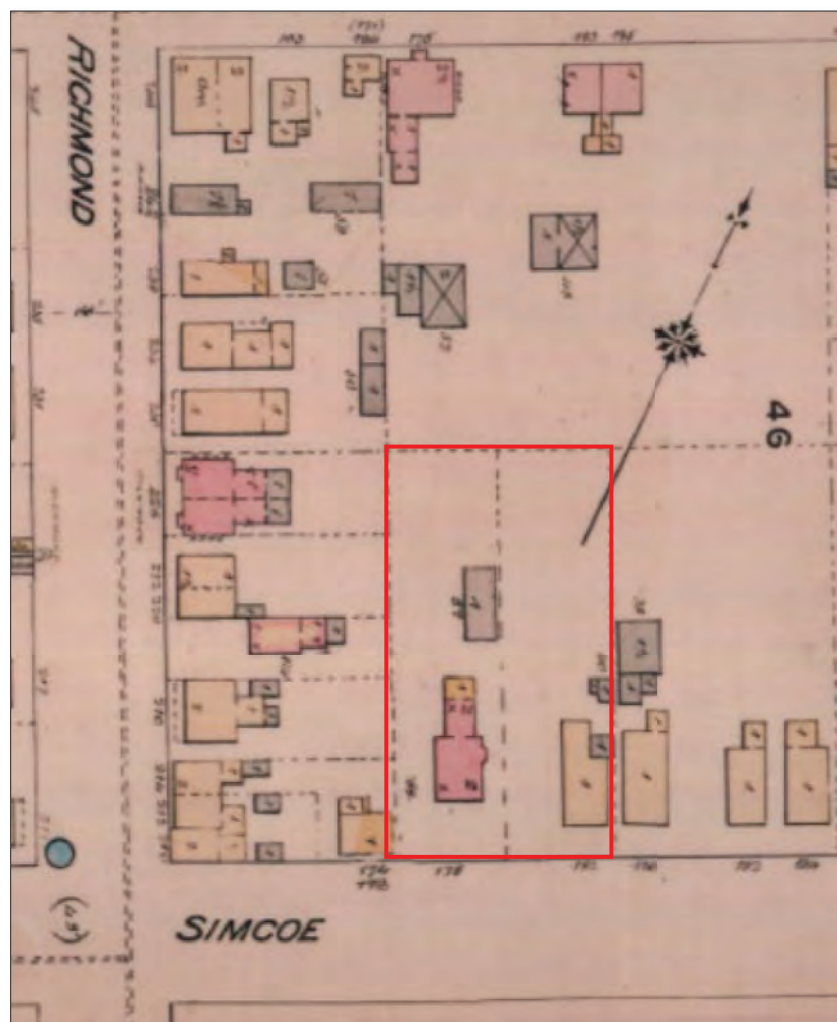
In the 1893 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts buildings concentrated at the corner of Richmond and Simcoe Street. A series of two storey buildings are represented along the north of Simcoe Street in the location of the subject property. However, none of the buildings in either of the 1890 or 1893 *Bird's Eye View* appear to resemble the existing building on the subject property.

*See following page for 1890 and 1893 Bird's Eye View of London, Ontario, Canada.*



Figures 14 & 15: (above) Excerpt from the 1890 Bird's Eye View of London, Ontario from Hobb's Manufacturing; red circle indicates the area in which the subject property is located; (below) Excerpt of the 1893 Bird's Eye View of London; red circle indicates the area in which the subject property and is located (Courtesy of Western University Libraries).

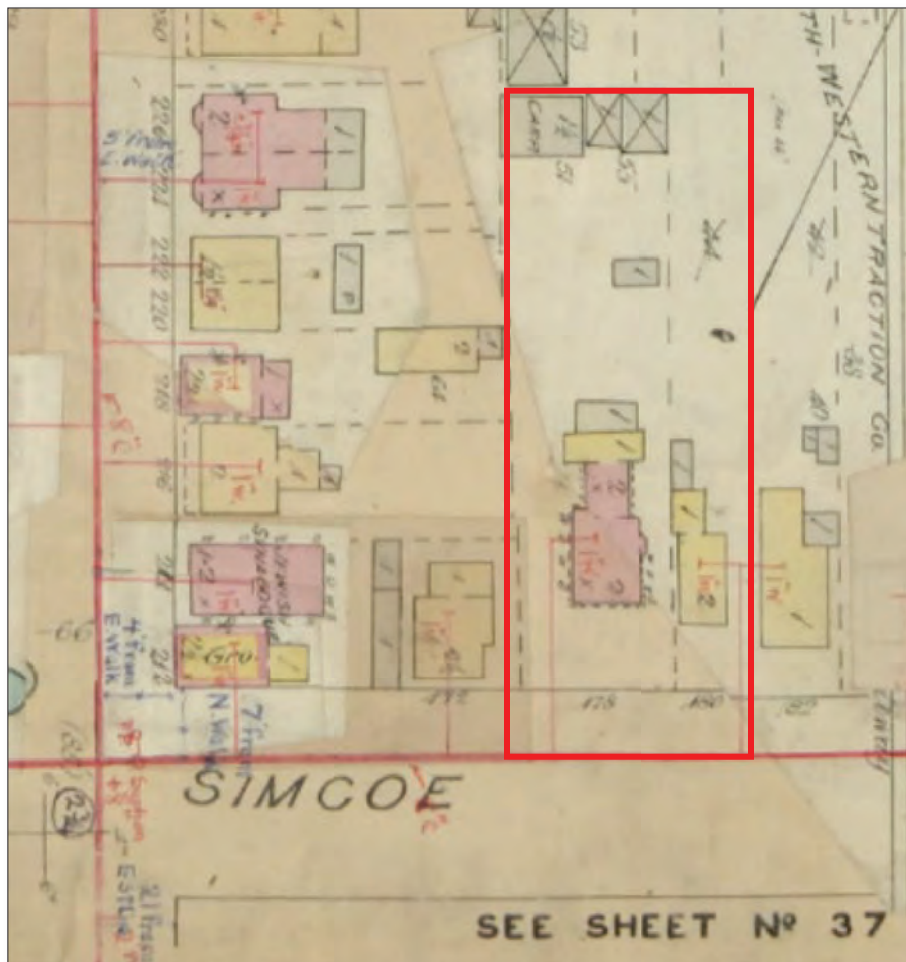
The 1881 (revised 1888) Fire Insurance Plan, shows buildings at 178 and 182 Simcoe Street. The property at 178 Simcoe Street included a two storey brick dwelling with two storey brick rear wing and one storey wood frame addition; there was a one storey outbuilding to the rear of the property. The property at 182 Simcoe Street includes a one storey wood frame building with two (2) one storey outbuildings.



**Figure 16:** Excerpt of the 1881 revised 1888; red outlined indicates location of 178 and 182 Simcoe Street (180 Simcoe Street is not present) (Courtesy of Western University Libraries).



The 1892 (revised 1907) Fire Insurance Plan demonstrates that between 1892 and 1907 a two storey wood frame building with a one storey wood frame wing was constructed between the two existing buildings and addressed as 180 Simcoe Street.



**Figure 17:** Excerpt of the 1892 revised 1907; red outlined indicates location of 178-180 Simcoe Street, London (Courtesy of Western University Libraries).

The 1912 (revised 1915) Fire Insurance Plan (FIP) shows limited change from the 1892 revised 1907 Fire Insurance Plan. This Plan identifies the buildings at 178, 180 and 182 Simcoe Street as “Dwellings”. The outbuildings to the rear of the property are wood frame and include a stable; it appears that the two stables appearing in the earlier FIP were consolidated into one (see Figure 19).

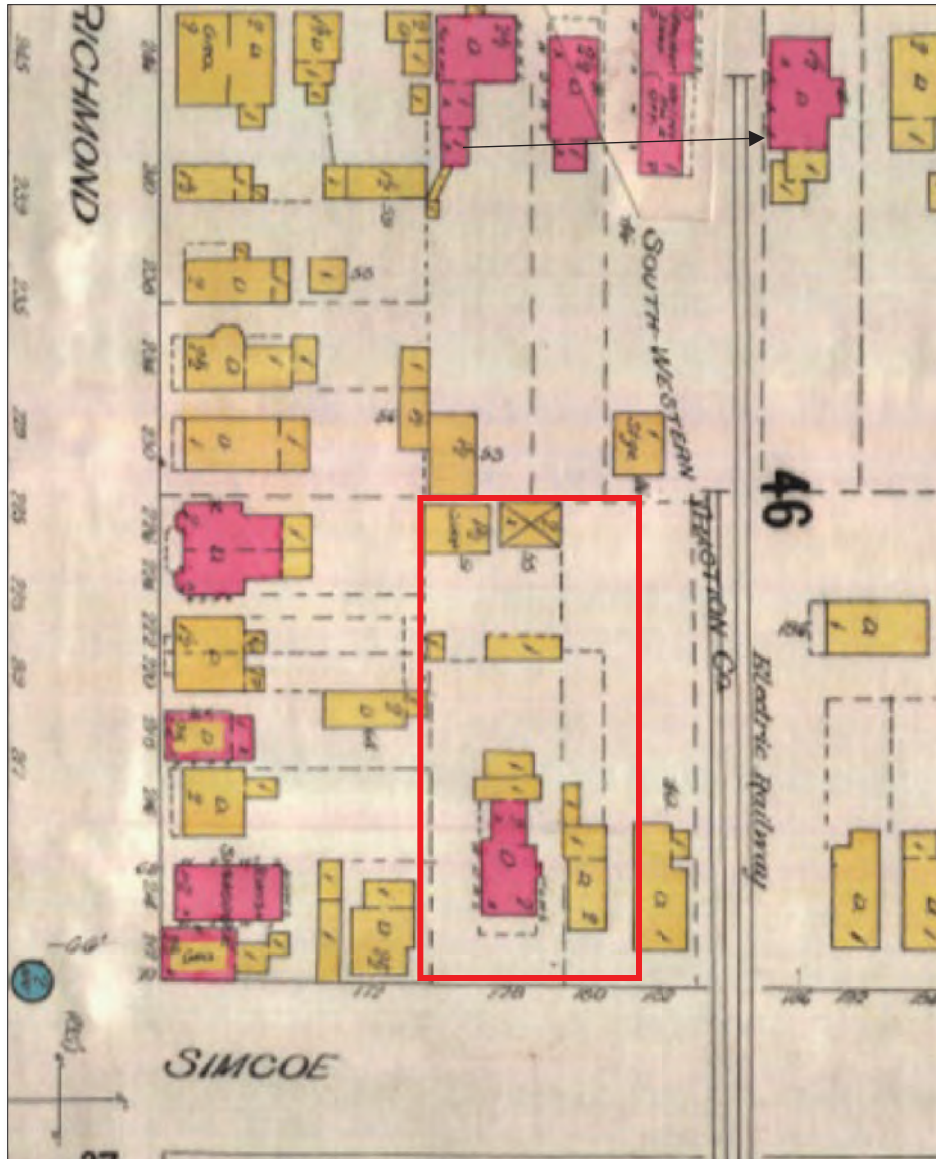


Figure 18: Excerpt of the 1912 revised 1915; red outlined indicates location of subject property (Courtesy of Western University Libraries).

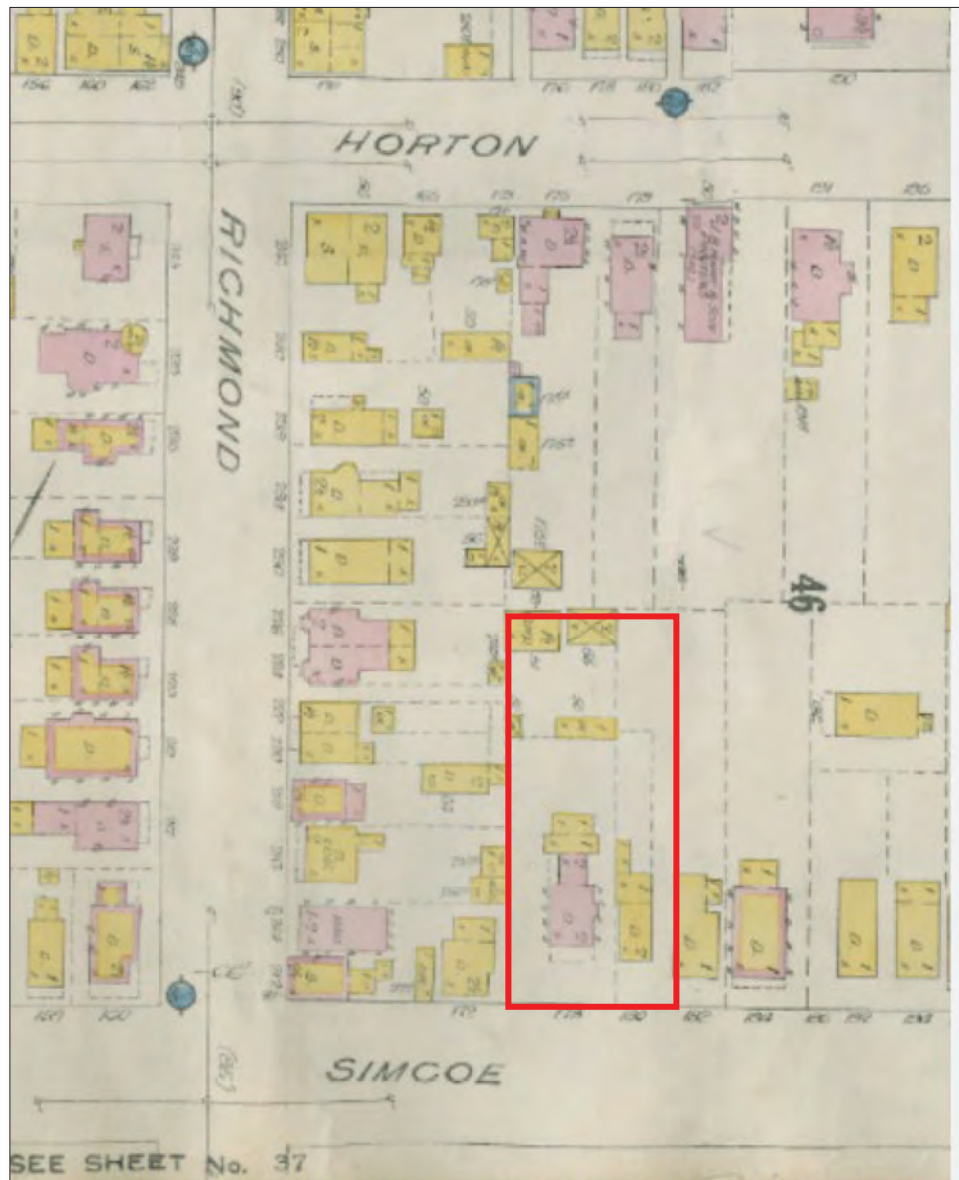


Figure 19: Excerpt of the 1912 revised 1922; red outlined indicates location of 178-180 Simcoe Street, London (Courtesy of Western University Libraries).

In 1922, the property was granted from Dora Harris to George Gleeson McCormick and Malcolm Kent (LRO). Dora and Jacob Harris immigrated to London in 1889 from Russia (1911 Census of Canada). They had four children: Myers, Samuel, Louis and Reah.

George Gleeson McCormick lived all his life in the City of London. He was born in 1860 of Irish descent and was identified as a manufacturer (Library and Archives Canada). In 1927, George and Malcolm Kent and trustees granted the property to Consolidated Trusts Corporation. Two years later, the property was granted to Wilbert Myers (LRO). Wilbert is identified as a compositor in the 1935 Voter's List. In the 1930 aerial photo, the building at 180 Simcoe Street is visible as are the adjacent buildings at 178 and 182 Simcoe Street.

Simcoe, 178, Payne, Mrs. Edward A. (W), married woman.....	210
Simcoe, 180, Myers, Wilbert, compositor.....	211
Simcoe, 180, Myers, Mrs. Wilbert (W), married woman.....	212
Simcoe, 182, Myers, Norman, cook.....	213
Simcoe, 182, Myers, Mrs. Norman (W), married woman.....	214

Figure 20: Excerpt of the 1935 Voter's List (Courtesy of the Library and Archives Canada).



Figure 21: Historical aerial from 1930; red box indicates approximate location of subject property; arrow indicates a building at 180 Simcoe Street (Courtesy of London Air Photo Collection, Western Libraries).

In 1941, the property was granted to Mary E. Moore for \$1,800.00. In 1947, the property was granted to Betty L. Moore who granted the property three years later in 1950 to Dolly Totten for \$6,100.00 (LRO). In the 1949 Voter's List, it appears that the building was being rented to four tenants including a clerk, servant, upholster and packer and that Dolly Totten resided on Talbot Street and was using the property as a rental unit. An aerial from 1950 shows the presence of buildings at 178, 180 and 182 Simcoe Street. The existing industrial building across the street is present in the photograph as well as the expansion of Labatt's brewery.

SIMCOE STREET--Cont.		
140	180 Acheson, James, clerk .....	218
141	180 Lott, Al, civil servant .....	219
142	180 Zerebecki, Alex, upholsterer .....	220
143	180 Bozic, Miss Anne, packer .....	221
144	182 Marshall, Lorne, Labatt employee .....	222
145	182 Marshall, Mrs. Lorne — .....	223
146	186 Strasser, Frank, Dennisteel employee .....	224

Figure 22: Excerpt of the 1949 Voter's List (Courtesy of the Library and Archives Canada).



Figure 23: Historical aerial from 1950; red box indicates approximate location of subject property; arrow indicates a building at 180 Simcoe Street (Courtesy of London Air Photo Collection, Western Libraries).

In 1961, Dolly Totten granted the property to Arthur and Elizabeth Robinson for \$6,500.00 as joint tenants (LRO). In 1962, grants were made to Arthur Robinson for portions of the property "to uses" (LRO); it is speculated that the existing outbuildings on-site were constructed at this time as they are not present in the 1950 aerial photograph and are constructed primarily of cinder block- a typical construction material used during that time period.

In 1978, the property was granted to Dale Borland for \$80,000 (LRO). A year later, the property was granted to Joseph and Catherine Rogolino (LRO). In the 1974 Census of Canada, Joseph is identified as an electrical contractor (Library and Archives Canada).

In 1990, the adjacent property at 182 Simcoe Street, was purchased by Joseph and Raymond Rogolino for \$97,500.00. In 1993, an agreement was made between Joseph, Catherine, Raymond and Joseph<sup>3</sup> Rogolino with the City of London (LRO).

Figure 24 is the 1999 aerial photo of the subject property and shows that the change had occurred to the building at 180 Simcoe Street. The 2004 aerial photog shows that between 1999 and 2004, the adjacent buildings at 178 and 182 Simcoe Street had been demolished leaving only the existing building at 180 Simcoe Street. Comparison of the building footprint shown in the 1999 aerial photograph with the 1922 Fire Insurance Plan suggest that the original building (as show in 1922 FIP) was replaced at some point before 1999 with a larger building that is located closer to the street (see Figure 26).

Although the resolution of the 1950s aerial photograph in Figure 23 makes it difficult to see detail, it appears that the original building shown in the 1922 FIP still existed at the time. Based on the 1949 Voter's List, the building was used as a boarding house. While the historical records, at this point<sup>4</sup>, do not identify the precise date of construction, the evidence suggests that the existing building on the subject property was constructed between 1950 and 1999. Based on the observations on-site, including the contemporary poured concrete foundation, it is most likely that it was constructed at the end of the 20<sup>th</sup> century around the time of ownership by the Rogolino Family.

---

<sup>3</sup> There are two entries for Joseph.

<sup>4</sup> Aerials photographs between 1980 and 1999 are protected under copyright law and due to Covid-19 availability to these aerials was restricted from the University of Western Archives and Research Collections Centre.



Figures 24 & 25: (above) Aerial photograph from 1999; (below) Aerial photograph from 2004 (Source: Google Earth Pro).



Figure 26: Comparison between the 1922 Fire Insurance Plan and aerial photograph from 1999 (Source: Western University Libraries & Google Earth Pro).



# 4.0 Description of Subject Property and Adjacent Properties

The following sub-section will describe the built features and landscape features on the subject property. A site visit was conducted by MHBC Cultural Heritage Staff on March 18, 2022.

## 4.1 180 Simcoe Street

The subject property includes a two storey commercial building that fronts Simcoe Street. There is a small complex of outbuildings to the rear of the property that are constructed of cinder block and brick. The remainder of the property includes surface parking and deciduous trees along the west, north and east property line.



**Figure 27:** Aerial photograph of subject property outlined by the red box (MHBC, 2022).

#### 4.1.1. Description of Built Features

##### *Main Building- Exterior*

The property includes a two storey building with a rectangular floor plan. The building is constructed of masonry exterior walls and concrete foundation. The building has a low-pitched hipped roof with asphalt shingles. The front elevation includes an asymmetrical entry with a transom light and proportionately placed windows along the façade. The west elevation includes one window opening with a soldier course header. The east elevation includes four window openings along the second storey with soldier course headers. The north (rear) elevation includes two door openings and two window openings on the second level with soldier course headers.



**Figure 28:** South elevation looking north-east from southside of Simcoe Street (MHBC, 2022).



**Figure 29:** West elevation looking eastward (MHBC, 2022).



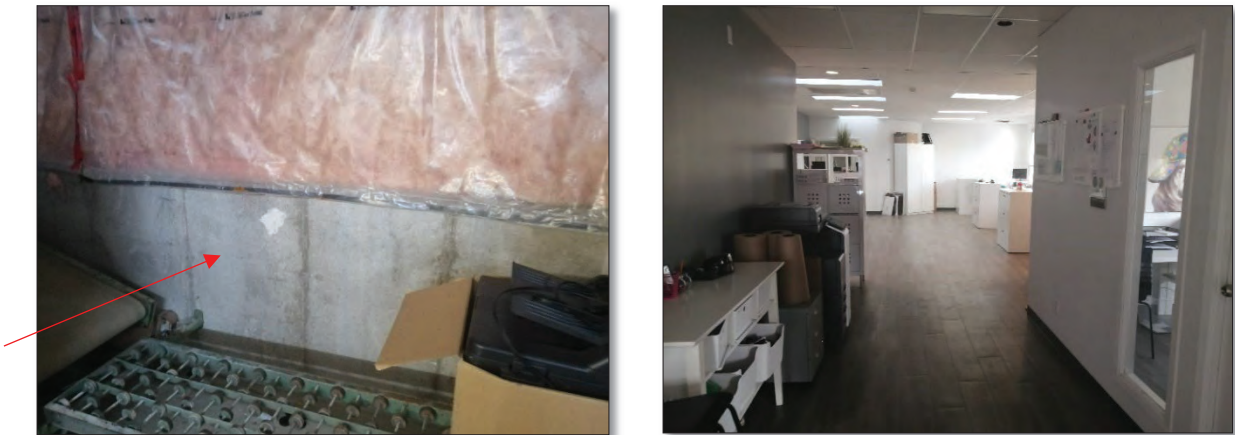
**Figure 30:** East elevation looking west from north-east corner of property (MHBC, 2022).



**Figure 31:** North (rear) elevation looking south-east (MHBC, 2022).

*Main Building- Interior*

The foundation is a poured concrete foundation. Based on the observation of the foundation composition and dating on the insulation, the building appears to have been constructed within the past three decades. The interior arrangement of the building indicates its use for office/ commercial spaces which include contemporary features including flooring, lighting, doors, hardware, etc.



**Figures 32 & 33:** (left) View of poured concrete foundation in basement; (right) View of interior of second floor (MHBC, 2022).

### *Outbuildings*

There is a complex of one storey outbuildings to the rear of the property primarily constructed of painted cinder block with flat platform roofs. There are four vehicular entrances and several human doors.



**Figure 34:** Complex of one storey outbuildings to the rear of the property (MHBC, 2022).

#### 4.1.2 Description of Landscape Features

The majority of the lot is asphalt parking. There are some trees along the western property line and a board on board fence along the west and east property lines.



**Figure 35:** View of deciduous trees and board on board fencing along western property line (MHBC, 2022).

## 4.2 224 and 226 Richmond Street

### 4.2.1. Description of Built Features

The subject property includes a two storey, semi-detached painted brick dwelling with a low-pitched roof composed of asphalt shingles and a fieldstone foundation. The house includes a front porch with a wooden divider to separate the entrance to each residence. The porch has dentil mouldings along its fascia.



Figure 36: View of front façade (MHBC, 2022)

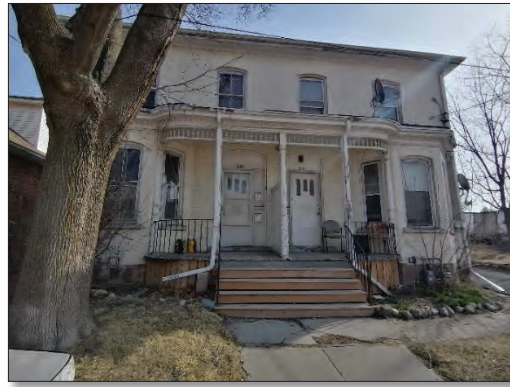


Figure 37: Detailed view of façade (MHBC, 2022)



Figure 38: View of south elevation and rear yard of property (MHBC, 2022)



Figure 39: View of rear elevation of house including addition from rear property line (MHBC, 2022).

#### 4.2.2 Description of Landscape Features

The property has a few mature trees including one large, mature deciduous tree. There is a board on board fence along the rear of the property.



**Figure 40:** View of rear and side yard of 224-226 Richmond Street from the fence along western property line of subject property (MHBC, 2022).

# 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 180 Simcoe Street 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 180 Simcoe Street

### 5.2.1 Design/Physical Value

The buildings on the property are not rare, unique, representative or an early example of a style, type, expression, material or construction method, nor do they display a high degree of craftsmanship or artistic merit or high degree of technical or scientific achievement.

### 5.2.2 Historical/Associative Value

The main building on-site was constructed in the late 20<sup>th</sup> century and the outbuildings to the rear were constructed approximately in the 1960s. The property does not have direct or indirect historical associations nor can it yield information that contributes to the understanding of a community or culture.

### 5.2.3 Contextual Value

The context of the property has significantly changed over the years. Many of the former buildings within the immediate vicinity of the subject property have been removed and replaced with contemporary buildings or used as open space/ parking. As a result, the current surrounding area no longer represents the former historic context.

### 5.2.4 Ontario Regulation 9/06 Evaluation

Table 1.0

Ontario Regulation 9/06	180 Simcoe Street
<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.

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	No.
viii.	Physically, functionally, visually, or historically linked to its surroundings	No.
ix.	Is a landmark	No.

### 5.2.5 Summary

It has been determined that the property does not warrant cultural heritage value or interest based on the evaluation under the prescribed *Ontario Regulation 9/06*.

# 6.0 Review of Identified Cultural Heritage Resources

## 6.1 Reasons for Designation of 224-226 Richmond Street, London, Ontario

The properties at 224-226 Richmond Street, London Ontario, which includes a semi-detached residence, were designated in October of 2005 under By-law L.S.P. 3375-332 (see **Appendix 'C'**). The following identifies the reasons outlined in the by-law for designation:<sup>5</sup>

### Historical Reasons

Examination of City Directory information shows frequent changes in occupants at this semi-detached residence. Many of the occupants were workers in local businesses or were employed as laundresses, seamstresses and clerical workers. In the war years occupants had military connections. There seems to be a clear link to the developing downtown urban economy of London through these years with the residences providing, rental accommodation close to the workplaces. In 1950 William Agnos purchased 224 Richmond and his daughter, Georgia, bought 226. The Agnos family is significant for both this property and neighbouring properties with which they were associated. William Agnos, (Anagnostopoulos) himself, came to Canada in 1927 and he brought his wife, Despina, (Pinio) and their three children from Greece in 1935 to join him in London. William owned and operated for many years, until his death, the Capital Shoe Repair and Hat Cleaners business which he relocated in 1951 to 222 Richmond, another semi-detached residence which has since been damaged by fire and demolished. A shoeshine bench used in the business is now in the Museum London collection. His ties to the street were strengthened when, in 1945, he built a new home for his family at 230 Richmond.

---

<sup>5</sup> Note that this by-law was written prior to Ontario Regulation 9/06.

The Agnos family is notable for several reasons. William was President of the Greek community association in 1948-1949 and he played a major part in the building of Holy Trinity Orthodox Church. He also assisted in establishing a Greek language school on Saturday mornings at Beal Secondary School. Despina (Pinio) Agnos was also active in Greek cultural societies. Both parents stressed the importance of education to their children. Son, John, graduated, cum laude, in 1952 from the University of Western Ontario Medical School. His subsequent medical career in radiology saw him retire as Head of Radiology from Westminster Hospital in London. John was also an active and noted environmentalist and former President of the McIlwraith Field Naturalist Society. His interest in science and the environment led him to produce a monthly column on those mailers in the London Free Press until his death in 1991. To honour his life's achievement a memorial has been placed on the empty lot at 220-222 Richmond Street. Georgia Agnos Velos, daughter of William and Pinia, has also achieved prominence as the first Greek immigrant high-school teacher in London at H.B. Beal secondary School. She has also served as President of the Daughters of Penelope, a Greek cultural society. Georgia's daughter, Pamela, became the first Canadian-born woman of Greek ancestry from London to become a medical doctor.

#### **Architectural Reasons**

224/226 Richmond is a two-storey, semi-detached painted brick house with a front rectangular section set on a fieldstone foundation. A rear section, also rectangular is narrower than the front. The building is in the vernacular Italianate style. A notable feature of the house front is its symmetry. Below a hip roof, there are plain soffits around the building. The second storey of the Richmond St. exterior is broken by four windows evenly spaced across the façade. On the ground floor the building features a bay at each end, each containing a larger central window flanked by two 3 narrower windows. A porch joins the bays. Within the porch the two front entrances are immediately adjacent, each with a transom above. Most windows are segmental headed and trimmed with brick voussoirs. Each has simple recessed wood trim. The upper floor windows are two over two as is the central window in each lower bay. The door openings have segmental arches topped by brick voussoirs. The door casings, framed with turned mouldings, are original. The porch is open but contains a wooden divider separating the entrance to each residence. The porch roof is deeper than the bay windows allowing the roof edge to curve to meet the inside of the bay. The porch fascia has two rows of dentil mouldings extending across each bay.

Below the fascia board is a band of turned spindles. The porch is skirted with profiled vertical boards.

#### **Contextual Reasons**

224-226 Richmond, architecturally, is important as an example of an 1880's semi-detached residence stressing simplicity and functionality. It recognizes, through its occupants, the relationship of this type of residence to the central business district of the city and the work force. The Agnos family's association with this building and its neighbouring buildings illustrates, also, the emergence of the Greek ethnic community and its contributions to the fabric of London's society and culture.

## 6.2 Heritage Attributes

The by-law does not list heritage attributes, but based on the architectural reasons for designation, the following heritage attributes can be identified:

- Original massing and scale;
- Symmetry of front façade;
- Hipped roofline and soffits;
- Original window and door openings with brick voussoirs including original door casings and mouldings;
- Front porch including fascia with dentil mouldings; and,
- Fieldstone foundation.

# 7.0 Description of Proposed Development

The owner proposes to remove all buildings and structures on site and construct a two storey EMS Station with a GFA of 724m<sup>2</sup>. The building consists of garage parking to facilitate the parking of ambulances of a GFA of 368m<sup>2</sup> and office space of 356m<sup>2</sup>. There will be surface parking on-site to the rear of the property (see **Appendix 'B'** for detailed site plan).

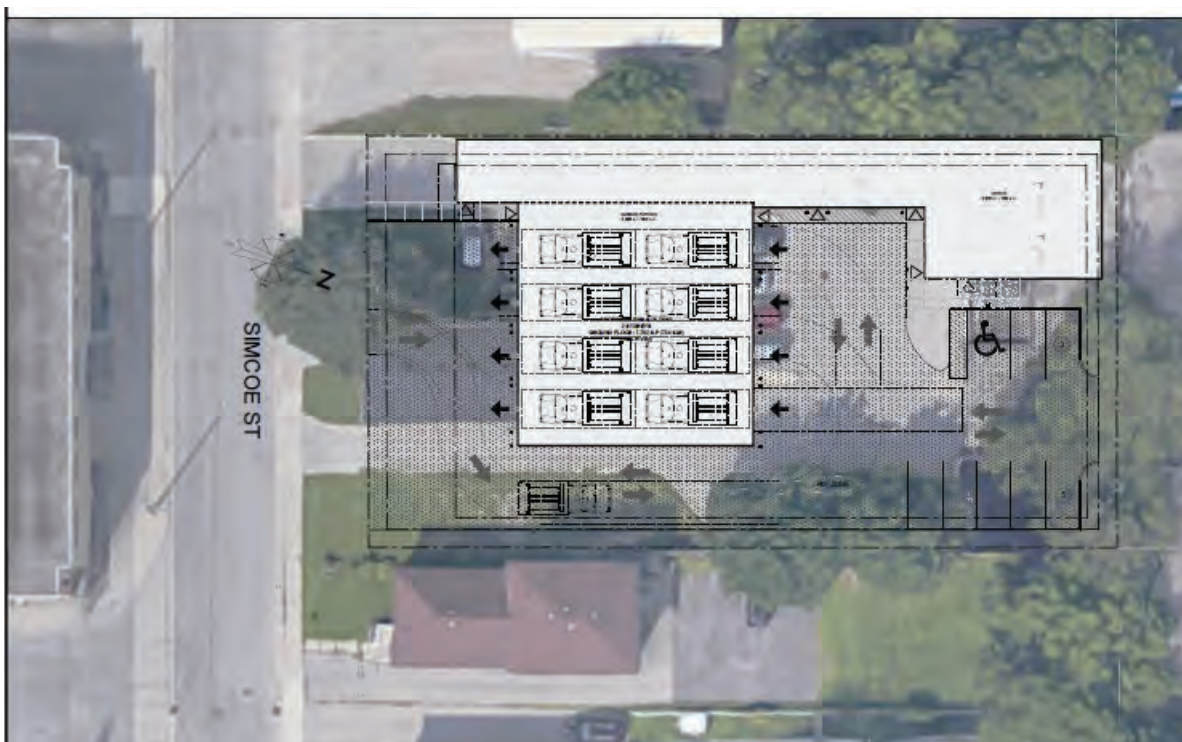
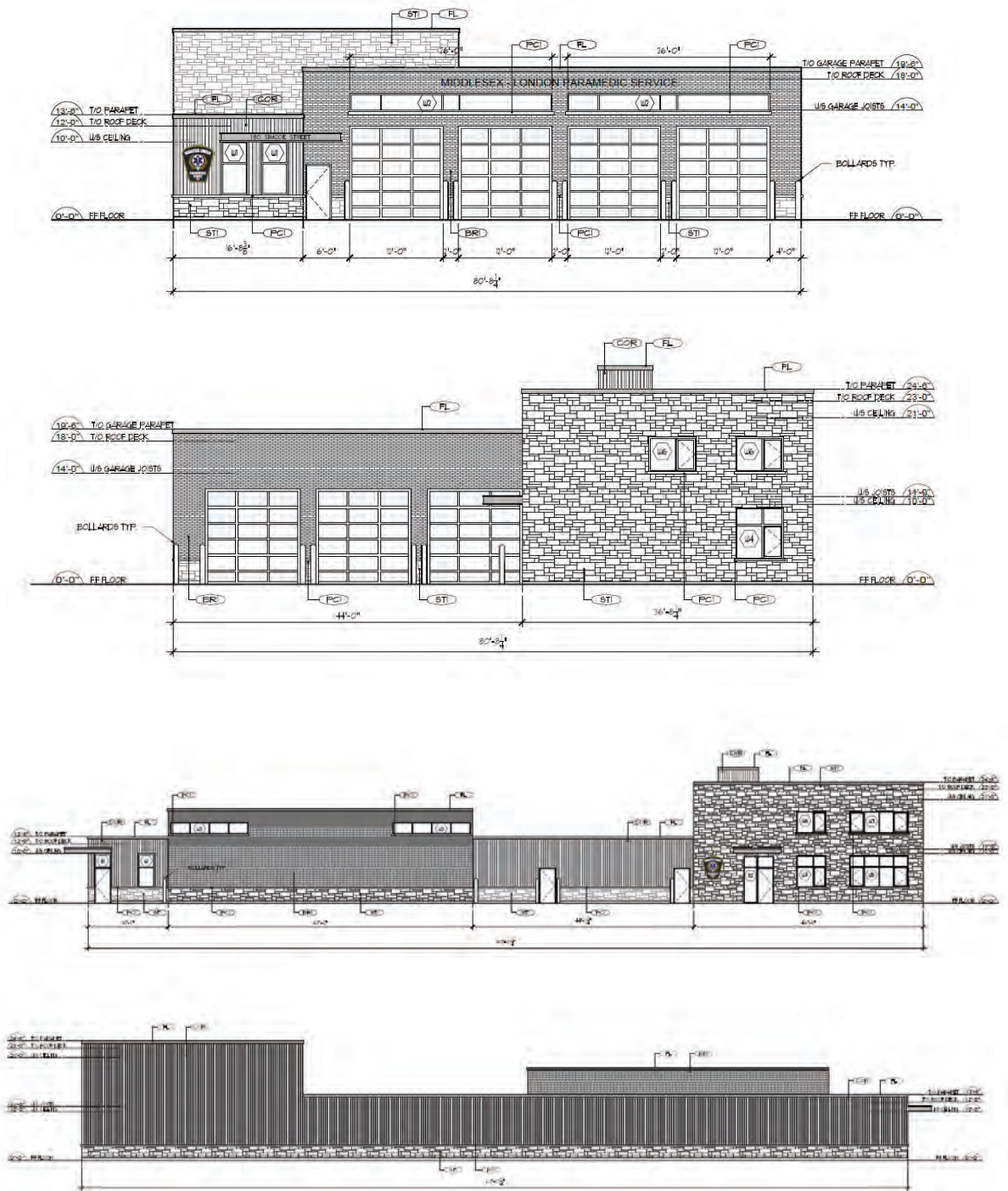


Figure 41: Architectural drawing of site plan (Source: Philip Agar Architect Inc., 2022)

Heritage Impact Assessment  
 180 Simcoe Street, London, ON



Figures 42, 43, 44 & 45: (above) South (front) elevation of proposed development; (middle above) North (rear) elevation of proposed development; (middle below) West elevation of proposed development; (below) East elevation of proposed development (Agar Philip Inc., 2022).

The following **Table 2.0** identifies the proposed setbacks for the proposed redevelopment:

Table 2.0- Proposed Setback	
Setback	Proposed
Front Yard Setback	7.16m
Rear Yard Setback	1.2m
Interior Side Yard	
<i>West</i>	0.31m
<i>East</i>	8.21m





Figures 46 & 47: (above) South (front) elevation of proposed development; (below) Rear elevation of proposed development; (Source: Philip Agar Architect Inc., 2022).

# 8.0 Impact Analysis

## 8.1 Introduction

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

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

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. Severity of impacts used in this report derives from *ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)*.

Built Heritage and Historic Landscapes	
Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource of significantly modified.
Minor	Changes to the setting an historic building, such that it is significantly modified. Change to key historic building elements, such that the asset is slightly different.
Negligible/ Potential	Change to setting of an historic building, such that is it noticeably changed. Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

As it has been determined that the subject property located at 180 Simcoe Street is not of cultural heritage value or interest and the removal of the building will not result in negative impacts to significant cultural heritage resources.

## 8.2 Impact Analysis for 224-226 Richmond St

The assessment of the impact of the proposed development on the adjacent properties at 224 and 226 Richmond Street is described in **Table 3.0** below.

Table 3.0 Adverse Impacts		Impact to DHCD
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not alter or destroy the identified heritage attributes of the cultural heritage resource.

Shadows	No.	The proposed development will not result in shadows that negatively impact heritage attributes. The new construction is at its highest two storeys in height which is the same height of the cultural heritage resource.
Isolation	No.	The proposed development will not isolate heritage attributes of the cultural heritage resource.
Direct or Indirect Obstruction of Views	No.	The proposed development is along Simcoe Street and will not directly or indirectly obstruct views of the cultural heritage resource that fronts Richmond Street.
A Change in Land Use	No.	The change of land use to institutional will not negatively impact the heritage attributes of the cultural heritage resources.
Land Disturbance	No.	The proposed development will not cause land disturbances that will impact the heritage attributes of the cultural heritage resources.

### 8.2.1. Summary

Staff noted in preliminary design comments their concerns regarding the “extensive length and un-articulation of the wall backing on the rear yards of 224 and 226 Richmond Street” (see Appendix ‘D’). The west elevation of the proposed developed runs closely along the western property line (0.31 metre side yard setback), however, the wall will be set back approximately 15 metres from the existing building (the rear wing of the building) and approximately 36 metres from Richmond Street streetscape. The wall is also the same height of the existing building so it is not anticipated to impact any views, cause isolation or land disturbances to the cultural heritage resource.



Figure 48: Overlay of site plan on subject lands and approximate distance between the western property boundary and the existing adjacent cultural heritage resource (Source: MHBC, 2021).



Figures 49 & 50: (above) View of front façade of adjacent property from the west side of Richmond Street; red box indicates the approximate size of the proposed development as it would appear from the streetscape; (below) View of distance between board and board fence along western property line and adjacent cultural heritage resource (MHBC, 2022)



**Figure 51:** Coloured rendering of west elevation of proposed development, part of which is adjacent to the 224-226 Richmond Street; note the low-rise scale and use of a lighter hue of material on the first storey to the rear of the elevation (Source: Philip Agar Architect Inc., 2022).

# 9.0 Alternative Development Options and Mitigation Measures

## 9.1 Alternative Development Options

No impacts were identified in Section 7.0 of this report as a result of the redevelopment of the subject property, and therefore, alternative development options were not explored.

## 9.2 Mitigation and Conservation Measures

No impact was identified within the impact assessment in Section 7.0 of this report, therefore no mitigation or conservation measures are required.

As a precautionary measure, it is recommended that construction equipment and material not be stored at the rear property line within the vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent property.



# 10.0 Conclusions & Recommendations

This report determined that the subject property does not have cultural heritage value or interest and therefore, the removal of the existing building will not result in negative impacts to cultural heritage resources. Furthermore, the assessment identified that the proposed development will not result in adverse impacts to the adjacent designated properties at 224 and 226 Richmond Street, London, Ontario.

As a precautionary measure, it is recommended that construction equipment and material not be stored at the rear property line within the vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties during construction.

It is recommended that the property at 180 Simcoe Street (identified as 178-180 Simcoe Street in the *City of London's Register of Cultural Heritage Resources*) be removed from the municipal heritage register to allow for demolition of the existing building on-site, which is determined not to be of cultural heritage value or interest, and permit redevelopment of the site.

# 11.0 Bibliography

ACO London Branch. *Eldon Excursion: Geranium Walk # 37, 2010*. Volume 37.

Armstrong, Frederick H, & Brock. *Reflections on London's Past*. Corporation of the City of London, 1975.

Armstrong, F.H. *The Forest City: An Illustrated History of London, Ontario, Canada*. Windsor Publications, 1986.

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1874 to the Present*. Fitzhenry and Whiteside, 1990.

Bremner, Archibald. *City of London, Ontario, Canada: The Pioneer Period and the London of Today* (2<sup>nd</sup> Edition). FB& C Limited, 2016.

Brock, Daniel and Muriel Moon. *The History of the County of Middlesex, Canada*. Belleville, Ontario: Mika Studio.

City of London. *City of London Register of Cultural Heritage Resources*. 2019. (PDF).

City of London. *The London Plan*, 2016.

City of London. 180 Simcoe Street and 224 and 226 Richmond Street, London. London City Map. Accessed December 15, 2021.  
<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=0187f8a72f204edc95d595f31b5117>

City of London. "Founding of the Forest City". *About London*. Accessed October 21, 2021.  
<http://www.london.ca/About-London/london-history/Pages/Overview.aspx>

Google Maps & Google Earth Pro. *180 Simcoe Street and 224 and 226 Richmond Street, London, Ontario* (including 1999 and 2004 aerials), 2021.

*Heritage Impact Assessment*  
180 Simcoe Street. London, ON

Government of Canada. Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.

Government of Canada. *The Canadian Register of Historic Places*. "Parks Canada". Accessed December 10, 2021. [The Canadian Register of Historic Places' Role in Canada - History and culture \(pc.gc.ca\)](https://www.pc.gc.ca/en/canadian-register-of-historic-places)

International Council on Monuments and Sites (ICOMOS). *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. January 2011. PDF. [icomos guidance on heritage impact assessments for cultural world heritage properties.pdf \(iccrom.org\)](https://www.iccom.org/publications/guidance-on-heritage-impact-assessments-for-cultural-world-heritage-properties.pdf)

Land Registry of Ontario. LRO #33, Folio 73, Index 18, Lot no.9, North Simcoe Street, pp 114-120.

Library and Archives Canada. *Census of Canada, 1890, 1911, 1921, 2016*. Ottawa, Ontario, Canada.

Library and Archives Canada. *Voter's List 1935- 1988*. Ottawa, Ontario, Canada.

London Advisory Committee on Heritage and Department of Planning and Development. *Inventory of Heritage Resources (Real Property – Buildings and Structures)*. London: City of London, 2006.

Meligrana, John F. The Politics of Municipal Annexation: The Case of the City of London's Territorial Ambitions during the 1950s and 1960s. *Urban History Review*. Vo. 29 (1): 3–20.

Ministry of Indigenous. "Map of Ontario Treaties and Reserves". *Government of Ontario*. Accessed February 1, 2022. [Map of Ontario treaties and reserves | Ontario.ca](https://www.ontario.ca/govt/map-of-ontario-treaties-and-reserves)

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*, InfoSheet #2, Cultural Heritage Landscapes . Queens Printer for Ontario, 2006.

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*, InfoSheet #5 Heritage Impact Assessments and Conservation Plans . Queens Printer for Ontario, 2006.

*Heritage Impact Assessment*  
180 Simcoe Street. London, ON

Ministry of Tourism Culture and Sport. *Ontario Heritage Act Ontario Heritage Act 2005*, R.S.O. 1990, c. 0.18 . Retrieved from the Government of Ontario website:  
<https://www.ontario.ca/laws/statute/90o18>.

Ministry of Affairs and Housing. *Ontario Provincial Policy Statement 2020*. S.3 the Ontario Planning Act R.S.O 1996. Retrieved from the Government of Ontario website:  
<http://www.mah.gov.on.ca/Page215.aspx>

Philip Agar Architect Inc. *Architectural Drawings including Site Plan for Redevelopment of 180 Simcoe Street*, 2022. (PDF).

Whebell, C.F.J., & Gooden. "City of London, Ontario." *The Canadian Encyclopedia*. Accessed September 9, 2020. <https://www.thecanadianencyclopedia.ca/en/article/london>.

17/21 Architects Inc. *Site Plan and Architectural Drawings of 543 Ridout Street N, London*. 2022.

## CARTOGRAPHY AND ART

Airey, Richard. *London, Canada West*. 1847-1852; McIntosh Collection, London.

Aerial photograph of the City of London in 1945, 1950. Courtesy of the Map and Data Centre of Western Libraries.

Goad, Charles E. *Insurance Plan of London Ontario*. 1881 (revised 1888). 500ft= 1 inch. Online. Accessed October 15, 2021.  
[https://www.lib.uwo.ca/madgic/projects/fips/london\\_fip\\_1888/index.html](https://www.lib.uwo.ca/madgic/projects/fips/london_fip_1888/index.html)

Goad, Charles E. *Key Plan of the City of London, Ontario*. 1892 (revised 1907). 500 ft- 1 inch. Online. Accessed October 15, 2021.  
[https://www.lib.uwo.ca/madgic/projects/fips/london\\_fip\\_1907/index.html](https://www.lib.uwo.ca/madgic/projects/fips/london_fip_1907/index.html)

Goad, Charles E. *Key Plan of the City of London, Ontario*. 1912 (revised 1915). 500 ft- 1 inch. Online. Accessed October 15, 2021.  
[https://www.lib.uwo.ca/madgic/projects/fips/london\\_fip\\_1915/index.html](https://www.lib.uwo.ca/madgic/projects/fips/london_fip_1915/index.html)

Glover, E.S. *Looking North-East, Population 20,000: Reproduction: Canadian Cities: Bird's Eye Views of 1872*. 1872. 71 x 56 cm. Coloured Lithograph. Cincinnati, Ohio: Strobridge & Co. Lith. J.J. Talman Regional Collection Room, University of Western, Ontario.

Government of Canada. *Middlesex: Historical Canadian County Atlas*. 1877. Scale not given. McGill University Rare Books and Special Collections Division, McGill University (Digital). <http://digital.library.mcgill.ca/CountyAtlas/searchmapframes.php>

Hobbs Manufacturing Co. *Bird's Eye View drawing of London, Ontario from Hobbs Manufacturing Co.* 1890. Scale not given. 51 x 91cm. Drawing. Courtesy of Western Libraries.

Peters, Samuel. *Map of the city of London, surveyed and drawn by Sam'l Peters, P.L.S., published by Geo. Railton, for the London Directory, 1856.* George Railton, 1856. 16 chains=1 inch. 43 x 28cm. Courtesy of Western Libraries.

Peters, S. *Map of the City of London Canada West.* 1855. Courtesy of Western University.

Rogers, John. *Map of the city of London and suburbs, originally a supplemental map to the Illustrated Historical Atlas of Middlesex.* Hammerburg Productions. 1878. 10 chains =1 inch. 74 x 65 cm. Courtesy of Western Libraries.

Smallman & Ingram. *London at the time Smallman & Ingram was founded: Bird's eye view of London, Ontario, Canada, 1872.* No scale. Courtesy of Western Libraries.

Toronto Lithographing Co. *City of London, Canada with Views of Principal Business Buildings.* 1893. Lithograph. 94 x 69cm. Courtesy of Western Libraries.

Unknown. *Map reproduction dated 1970 outlining the historic features of North Central London in the 1840s.* Original production date May 21, 1845. Facsimile. 1"=400". 51 x 37cm. Courtesy of Western Libraries.

Unknown. *Aerial photograph of subject lands and surrounding area.* 1950. Courtesy of London Air Photo Collection. Accessed December 10, 2021. [Aerial Photography - Western Libraries - Western University \(uwo.ca\)](#)

Unknown. *Copy of Part of the Township of London of the Early Plan for the Location of London, Ontario within London Township Survey by Mahlon Burwell.* 1824. 40 Chains per 1 inch. 51 x 48 cm. Courtesy of Western Libraries.

Unknown. *Plan of London, Middlesex County, Ontario.* 1875. 1cm= 40rods. 48 x 28cm. Coloured print. Courtesy of Western Libraries.

*Heritage Impact Assessment*  
180 Simcoe Street. London, ON

Unknown. *1954 Air Photos of Southern Ontario*. Online Map and Data Library. University of Toronto Libraries. [1954 Air Photos of Southern Ontario | Map and Data Library \(utoronto.ca\)](#)

Whitfield, E. *Whitefield's Original Views of North American Cities, No. 36. Reproduction of a drawing of London, Ontario*. 1855. 88 x 56 cm. Courtesy of Western Libraries.


# Appendix A– Maps



**Location Map**

180 Simcoe St  
 City of London  
 County of Middlesex

**LEGEND**

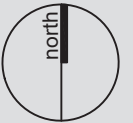
 Subject Property

**DATE:** March 2022

**SCALE:** 1: 2,000

**FILE:** 1094BT

**DRAWN:** LC



K:\1094BT - 180 SIMCOE ST. LONDON\RPT\LOCATION.DWG



**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







**Listed Properties**

180 Simcoe St  
City of London  
County of Middlesex

**LEGEND**

-  Subject Property
-  Listed Property on the City of London's Register of Cultural Heritage Resources

**DATE:** March 2022

**SCALE:** 1: 1,000

**FILE:** 1094BT

**DRAWN:** LC



K:\1094BT - 180 SIMCOE ST. LONDON\RP\LISTED PROPERTY.DWG




**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



**Site Plan Overlay**

**LEGEND**

 Subject Property

**DATE:** March 2022

**SCALE:** 1: 750

**FILE:** 1094BT

**DRAWN:** LC



K:\1094BT - 180 SIMCOE ST. LONDON\RP\T\SITE PLAN OVERLAY.DWG

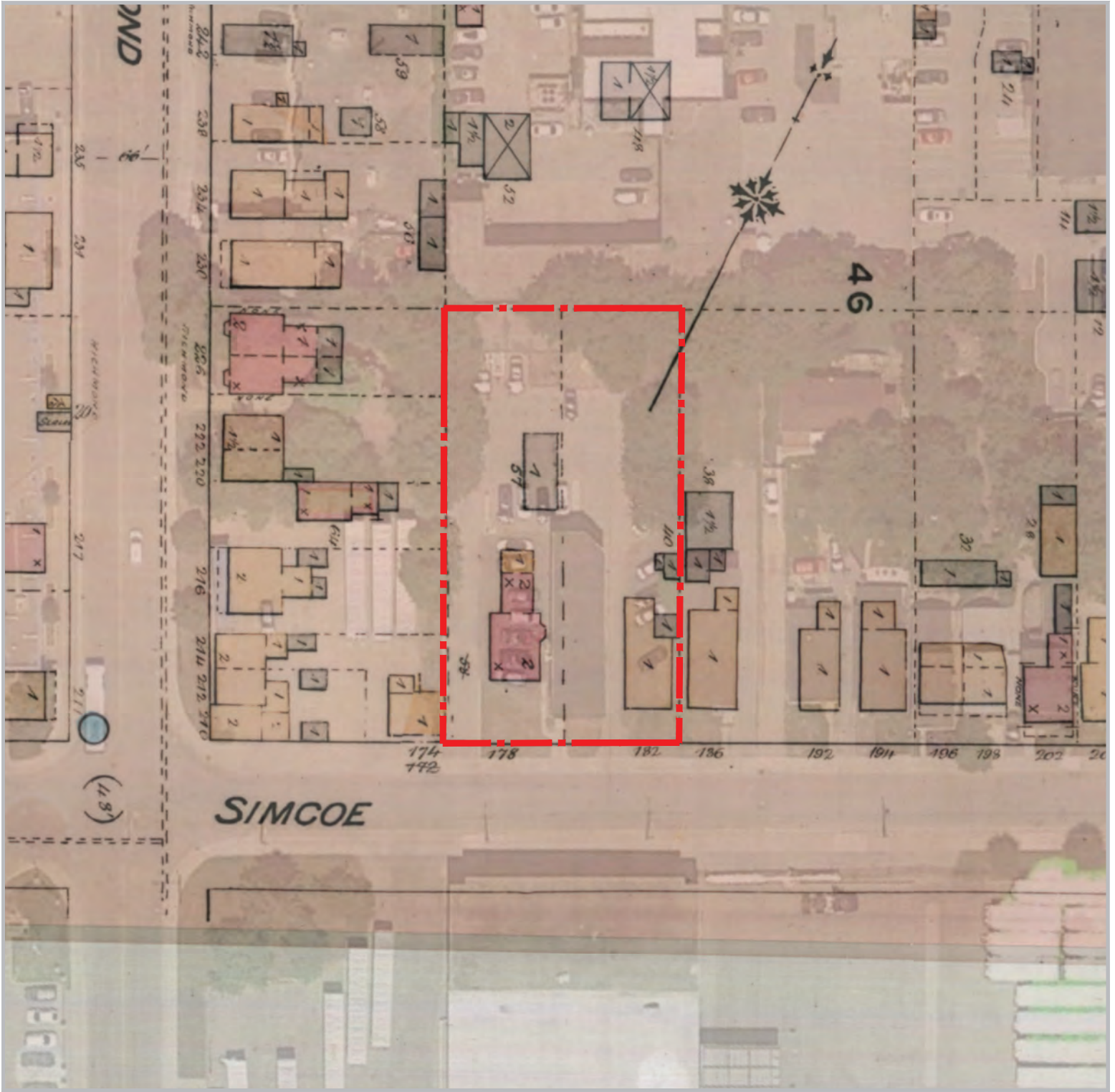
**180 Simcoe St**  
City of London  
County of Middlesex

**Note:**  
Distance from building to closest construction only approximate



**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



**Fire Insurance Plan of  
London, 1881 revised  
1888**

180 Simcoe St  
City of London  
County of Middlesex

**LEGEND**

 Subject Property

**DATE:** March 2022

**SCALE:** 1: 750

**FILE:** 1094BT

**DRAWN:** LC



K:\1094BT - 180 SIMCOE ST. LONDON\RP\FIRE INSURANCE  
PLAN.DWG


**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



**Fire Insurance Plan of  
London, 1892 revised  
1907**

180 Simcoe St  
City of London  
County of Middlesex

**LEGEND**

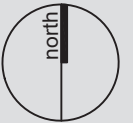
 Subject Property

**DATE:** March 2022

**SCALE:** 1: 750

**FILE:** 1094BT

**DRAWN:** LC



K11094BT - 180 SIMCOE ST. LONDON RPT FIRE INSURANCE PLAN.DWG



**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



**1922 Aerial Imagery**

**180 Simcoe St**  
City of London  
County of Middlesex

**LEGEND**

-  Subject Property
-  Existing Building (2022)

**DATE:** March 2022

**SCALE:** 1: 1,500

**FILE:** 1094BT

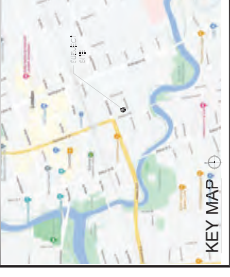
**DRAWN:** LC



K:\1094BT - 180 SIMCOE ST. LONDON\RP\HISTORICAL AERIAL.DWG

**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

# Appendix **B**– Site Plan and Elevations



ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE LANDSCAPE ARCHITECTS' WRITTEN PERMISSION.

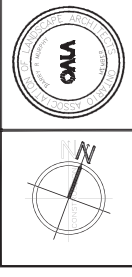
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT  
LONDON ON M4W 0Y9 (519) 673-3232

DATE	DESCRIPTION	NO.
2022-03-18	ISSUE FOR PERMITS	2
2022-03-18	ISSUE FOR CONSTRUCTION	1

DATE: \_\_\_\_\_

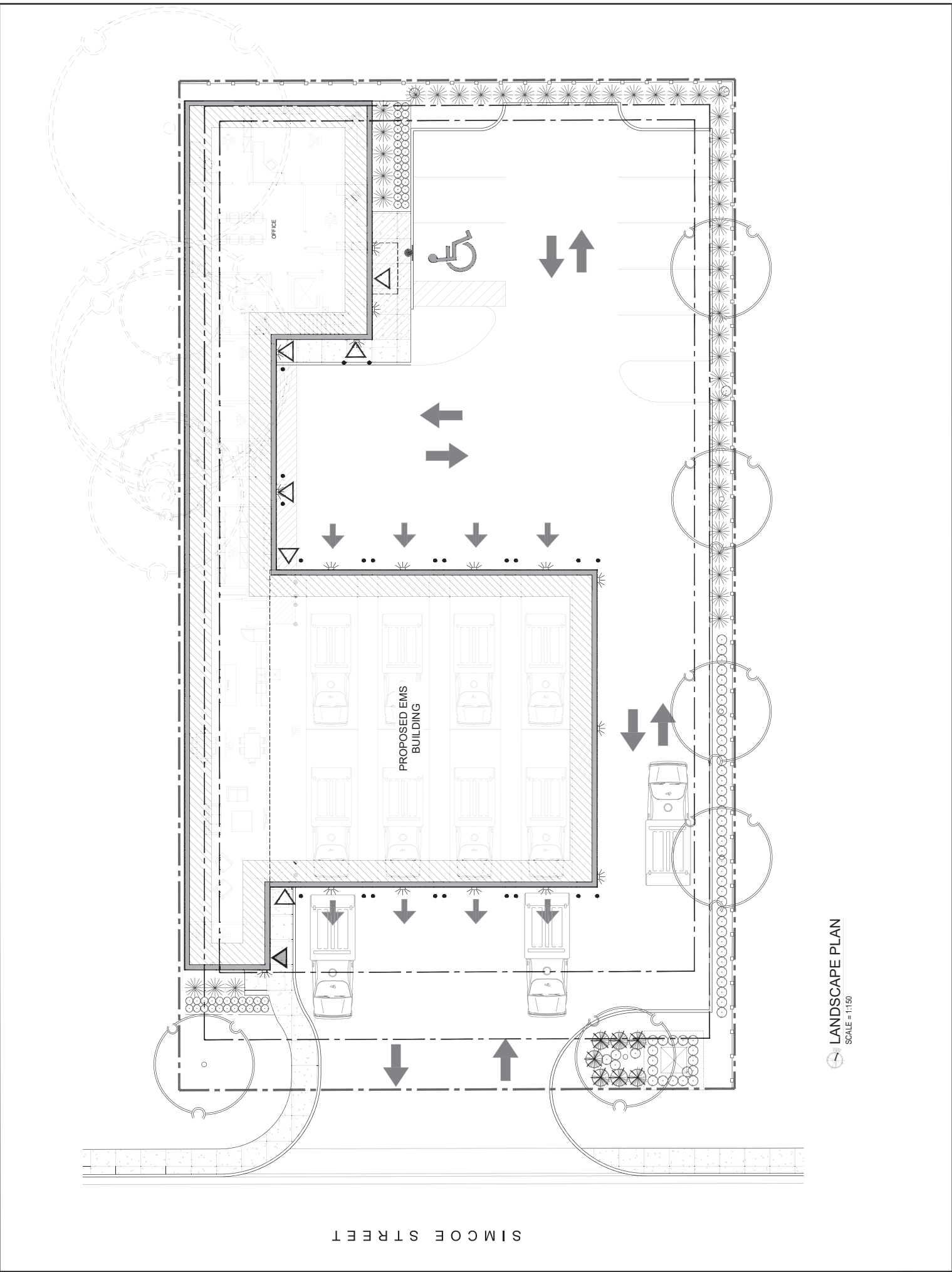
DATE	DESCRIPTION	NO.
2022-03-18	ISSUE FOR PERMITS	2
2022-03-18	ISSUE FOR CONSTRUCTION	1



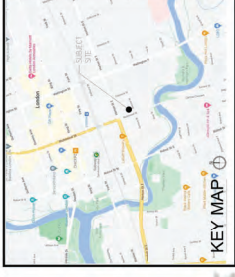
YORK  
EMS  
180 SIMCOE STREET  
LONDON, ONTARIO

PRESENTATION  
PLAN

DATE: MARCH 2022  
SCALE: 1:150  
SHEET NO. P-1  
PROJECT NO. 22-123L3



LANDSCAPE PLAN  
SCALE = 1:150



ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE LANDSCAPE ARCHITECTS' WRITTEN PERMISSION. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY THE LANDSCAPE ARCHITECT.

**RON KOUUDYS**  
**LANDSCAPE**  
**ARCHITECTS**  
**INC.**

BRIT R. MURPHY, O.A.L.A. C.S.L.A.      DATE

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	2022.03.28	RL
2	ISSUED FOR CONSTRUCTION		

**YORK**  
**EMS**  
180 SIMCOE STREET  
LONDON, ONTARIO

**PRESENTATION**  
**PLAN**

DATE	AS NOTED	P-1
MARCH 2022		
SCALE	BY	
1/150	RL	



**LANDSCAPE PLAN**  
SCALE = 1/150



### OBC DESIGNATION

BUILDING AREA: 7,792 s.f. (724 m<sup>2</sup>)  
 OCCUPANCY: GROUP D / F3

PART 3 BUILDING 3.2.2.55  
 COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES TO BE FIRE RESISTANT AND IF OF COMBUSTIBLE CONSTRUCTION SHALL HAVE A FIRE RESISTANCE RATING OF 45 MIN.  
 LOADBEARING WALLS/SUPPORTING STRUCTURE SHALL HAVE A FIRE RESISTANCE RATING OF 45 MIN. OR BE OF NON-COMBUSTIBLE CONSTRUCTION  
 3.4.2.5(6) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT 40m (131'-3")  
 MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALL & CEILING SURFACES  
 FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTM E814 AND CAN1-S1.5M, PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS.  
 CONCEALED CEILING SPACES USED AS RETURN AIR AND A MAX SMOKE DEVELOPMENT CLASSIFICATION OF 50

### Site Data

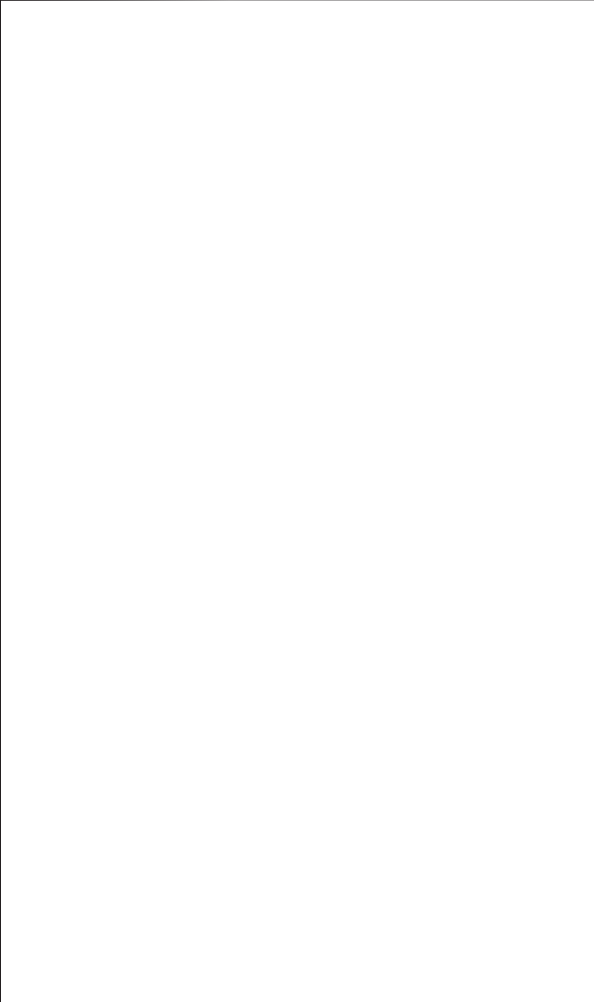
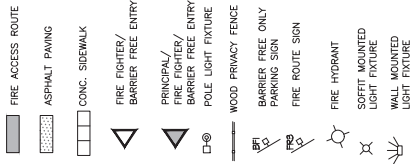
1. GROSS SITE AREA:	1,991 m <sup>2</sup> / 21,427 s.f.
2. BUILDING AREA:	724 m <sup>2</sup> / 7,792 s.f.
3. GROSS FLOOR AREA:	883 m <sup>2</sup> / 9,505 s.f.
4. ASPHALT AREA:	925 m <sup>2</sup> / 9,955 s.f.
5. PROPOSED FLOOR AREA:	159 m <sup>2</sup> / 1,713 s.f.

ITEM	A	REQUIREMENTS	PROPOSED
4.	ZONES	RO1	-
5.	PERMITTED USES	MEDICAL/DENTAL OFFICES	EMS STATION
6.	FRONT YARD SETBACK	6.0m MIN. PER 10.0m OF MAIN BLDG HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3m = 7.0m	7.16m
7.	REAR YARD SETBACK	1.2m + 3.0m OF MAIN BUILDING HEIGHT OR FRACTION THEREOF = 3.6m	1.20m
8.	INTERIOR SIDE YARD SETBACK	WEST: 0.31m EAST: 8.21m	N/A
9.	EXTERIOR SIDE YARD SETBACK	N/A	17%
10.	LANDSCAPED OPEN SPACE (9) MIN.	30% MIN	36%
11.	LOT COVERAGE MAX. (ON GROSS SITE)	30% + UP TO 10% OF ADDITIONAL COVERAGE PROVIDED THE LANDSCAPED COVERAGE IS MAINTAINED AND THE INCREASE IS FOR EVERY 1% INCREASE IN COVERAGE ABOVE 30%	33.3m
12.	MIN LOT FRONTAGE	15.0m / 49'-3"	COMPLIES
13.	OTHER	OFFICE CFA: 2,000 sqm	+/- 7.47m OR 24'-6"
14.	BUILDING HEIGHT (MAX.)	10.0m / 32'-10"	8
15.	PARKING REQUIRED	PUBLIC USE: SPACE PER 45 s.m. <sup>2</sup> TYPE A B/F PARKING: 7 515 s.m. <sup>2</sup> / 45 = 12 SPACES B/F @ 4% = 1 SPACE	16 SPACES
16.	MIN. LOT AREA	450 s.m. <sup>2</sup> MIN	1,991 m <sup>2</sup> / 21,427 s.f.

### LEGAL DESCRIPTION

REGISTERED PLAN No. 771, LOT 5  
 IN THE CITY OF LONDON  
 COUNTY OF MIDDLESEX

### LEGEND



### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Project Information

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101

### Site Plan Details

DATE: NOV 2021  
 DWG/CHKD BY: SA/PA  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 1189  
 DWG. NO: A101



PROPOSED EMS BUILDING  
 180 SIMCOE ST  
 LONDON, ONTARIO  
 SITE PLAN DETAILS



Project No: 1189  
 Scale: 1/8"=1'-0"  
 Dwn/Chkd. By: SA/PA  
 Date: NOV 2021  
 Dwg. No: A101

11/06/2021 ISSUED FOR CLIENT REVIEW  
 02/02/2022 ISSUED FOR SFC  
 11/06/2021 ISSUED FOR CLIENT REVIEW

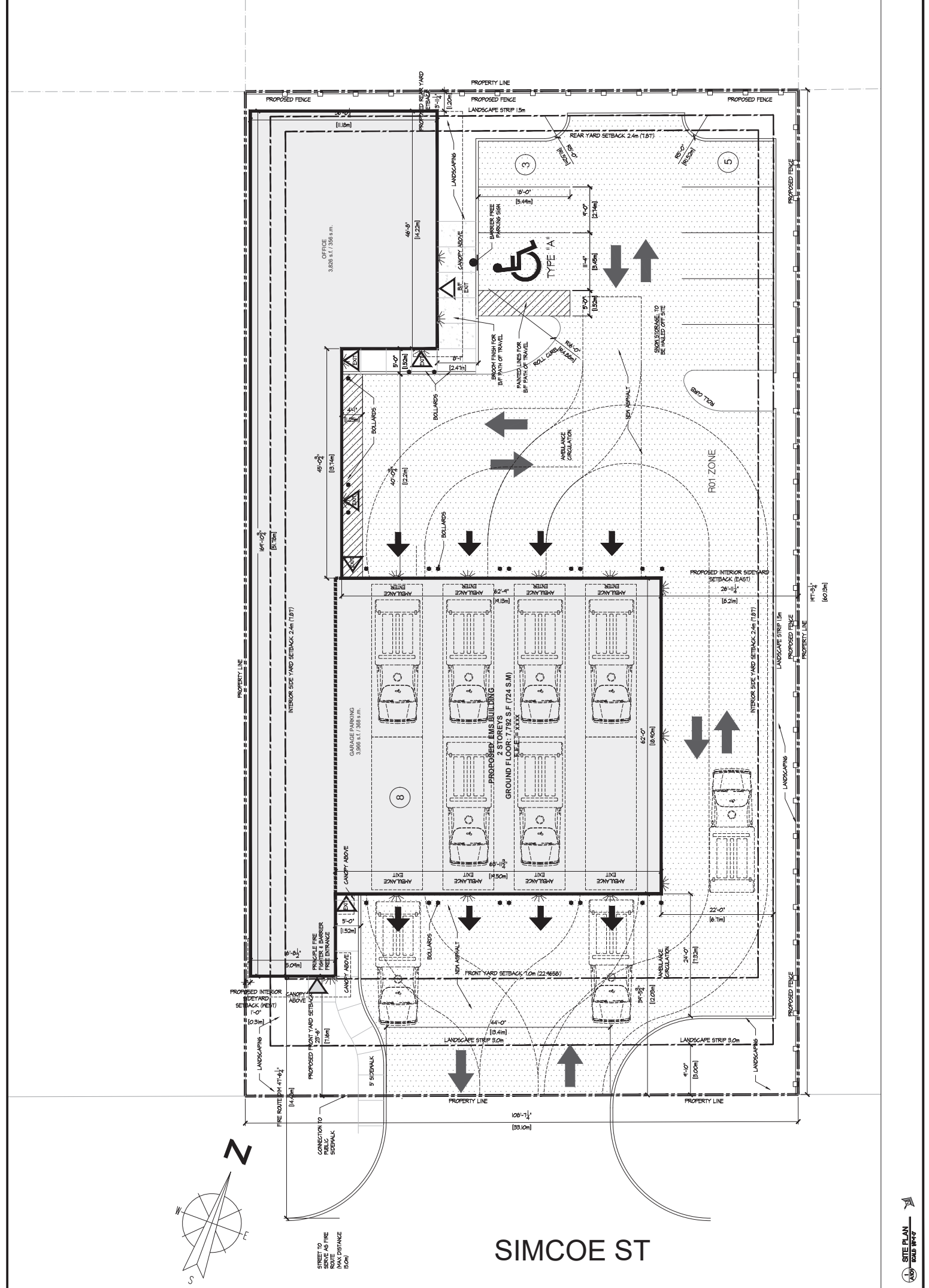
11/06/2021 ISSUED FOR CLIENT REVIEW  
 02/02/2022 ISSUED FOR SFC  
 11/06/2021 ISSUED FOR CLIENT REVIEW



PROPOSED EMS BUILDING  
180 SIMCOE ST  
LONDON, ONTARIO



1	11/16/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC
<p>As survey information, existing &amp; proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancies, omissions or errors in this or other documents or their contents or their location or level. The proposed measurements are subject to the accuracy of the instruments used and the skill of the surveyor. The architect is not responsible for any errors or omissions in the survey information. The architect is not responsible for any errors or omissions in the survey information. The architect is not responsible for any errors or omissions in the survey information.</p>		



SIMCOE ST



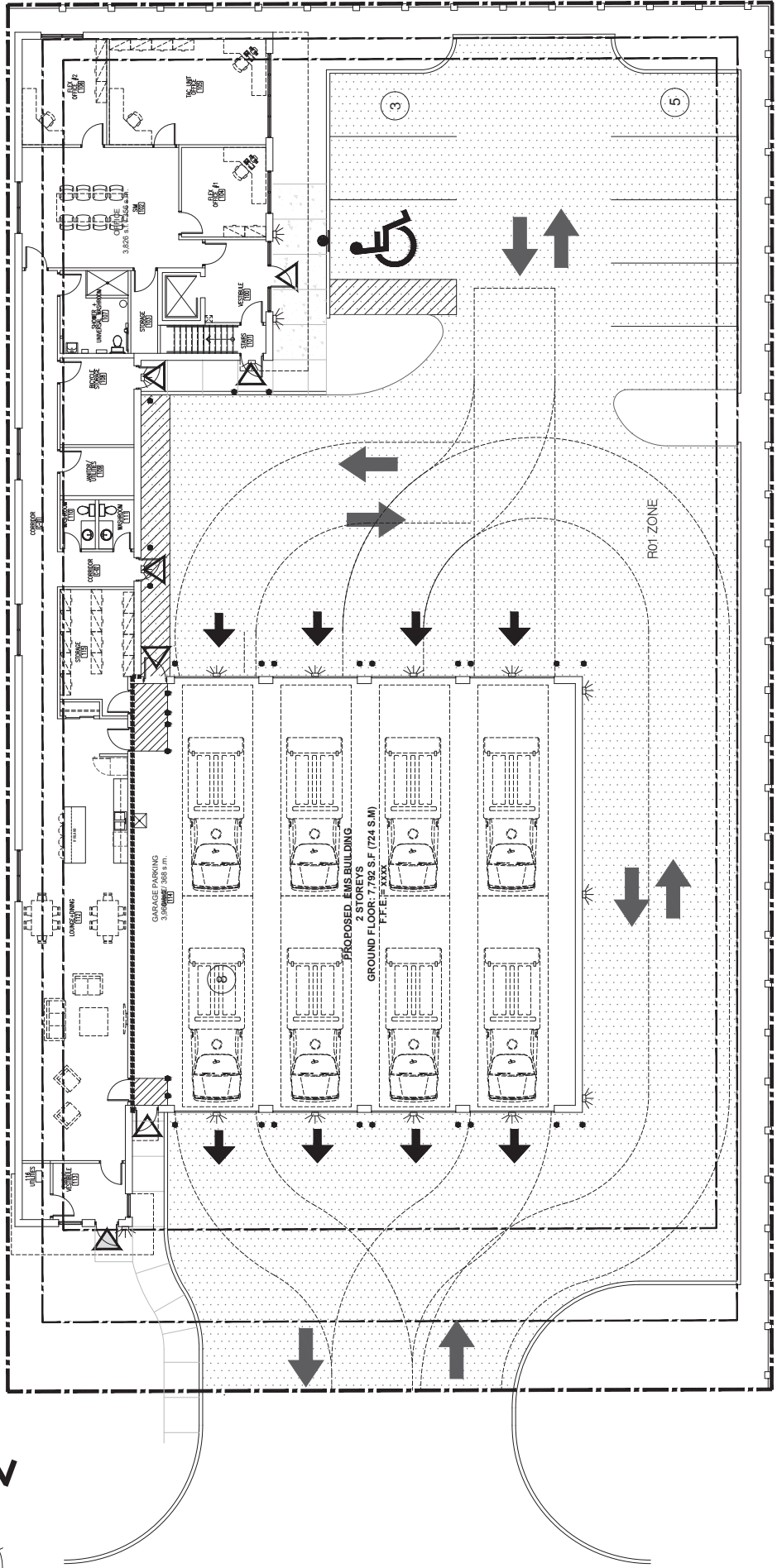
PROPOSED EMS BUILDING  
180 SIMCOE ST  
LONDON, ONTARIO



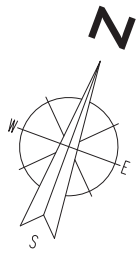
philip agar architect inc.  
510 QUEEN ST. W., TORONTO, ON M5G 1R9  
TEL: 519 432-7988 info@agar-arch.com

1	11/16/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC

As survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancies. This drawing is intended for the use of the contractor and is not to be used for any other purpose. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences or third parties in whole or in part. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences or third parties in whole or in part. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences or third parties in whole or in part.



SIMCOE ST





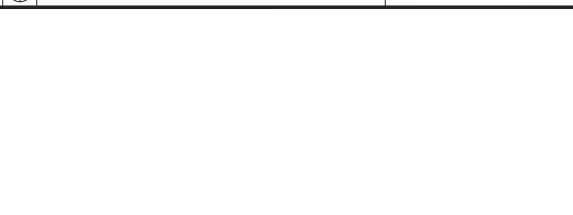
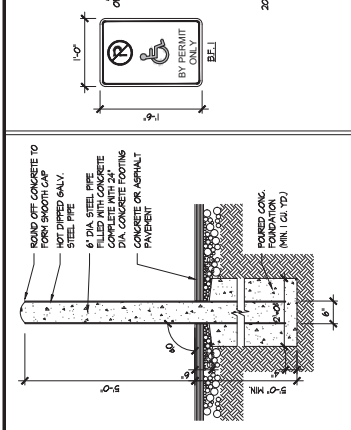
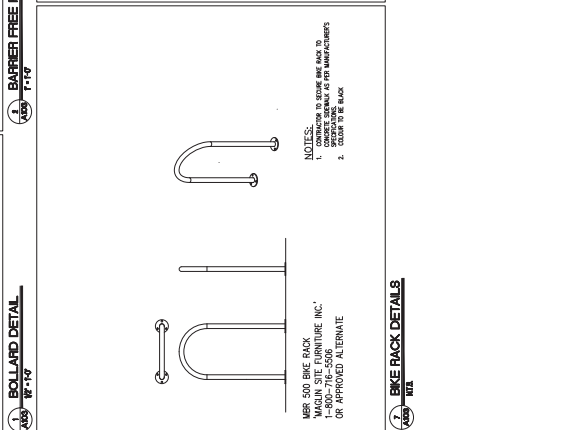
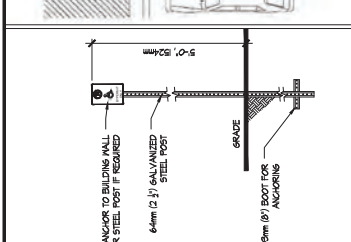
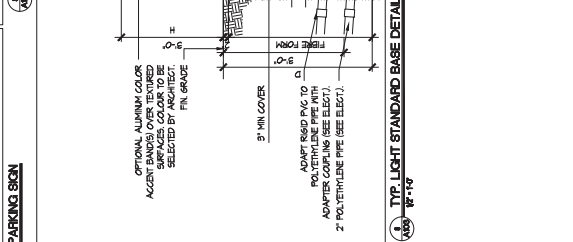
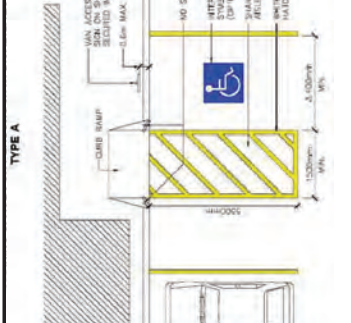
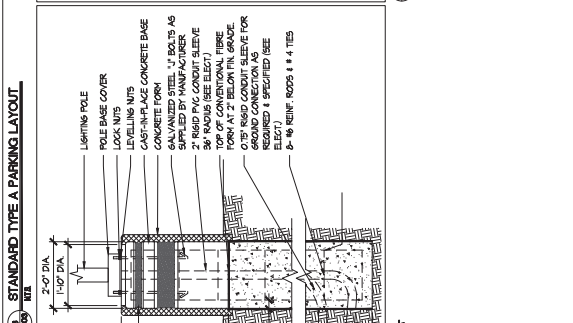
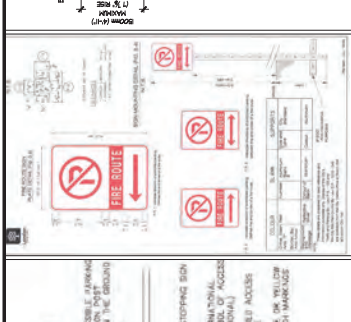
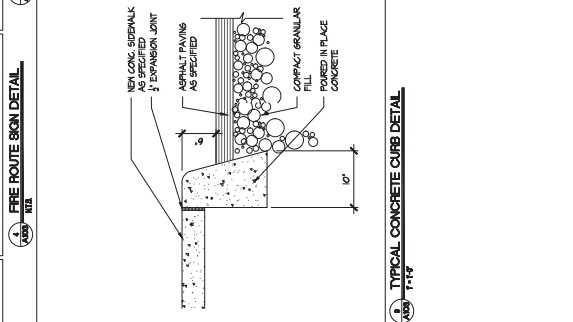
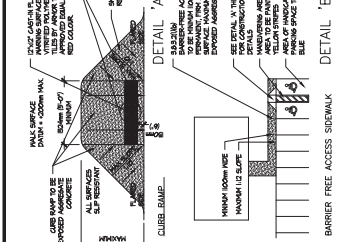
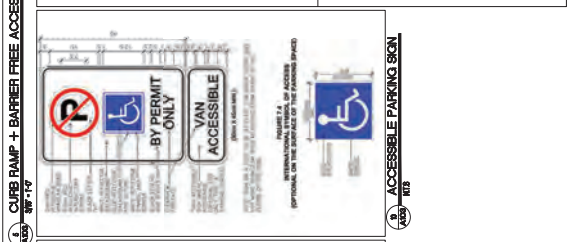
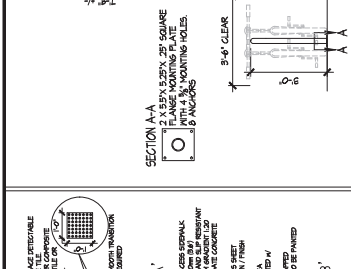
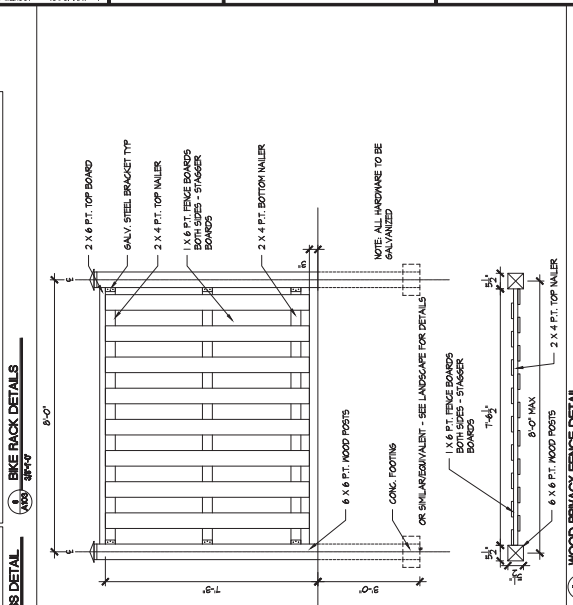
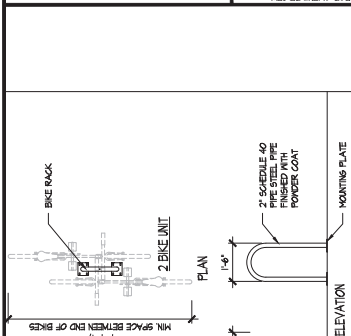
**SITE PLAN DETAILS**  
PROPOSED EMS BUILDING  
180 SIMCOE ST.  
LONDON, ONTARIO



philp agar architect inc  
info@paga-arch.com  
519 432-7388

1	11/06/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC

Any dimension, unless a proposed measurement is indicated on the drawings, shall be controlled by the contractor. The contractor shall immediately notify the architect of any discrepancy in dimensions or conditions of the work in progress or in any part of the work prior to the start of the work. The contractor shall be responsible for the accuracy of the dimensions and conditions of the work in progress or in any part of the work. The contractor shall be responsible for the accuracy of the dimensions and conditions of the work in progress or in any part of the work. The contractor shall be responsible for the accuracy of the dimensions and conditions of the work in progress or in any part of the work.



**A201**

Project No: **189**

Scale: **1/8"=1'-0"**

Dwn/Chkd. By: **SA/PA**

Date: **NOV 2021**

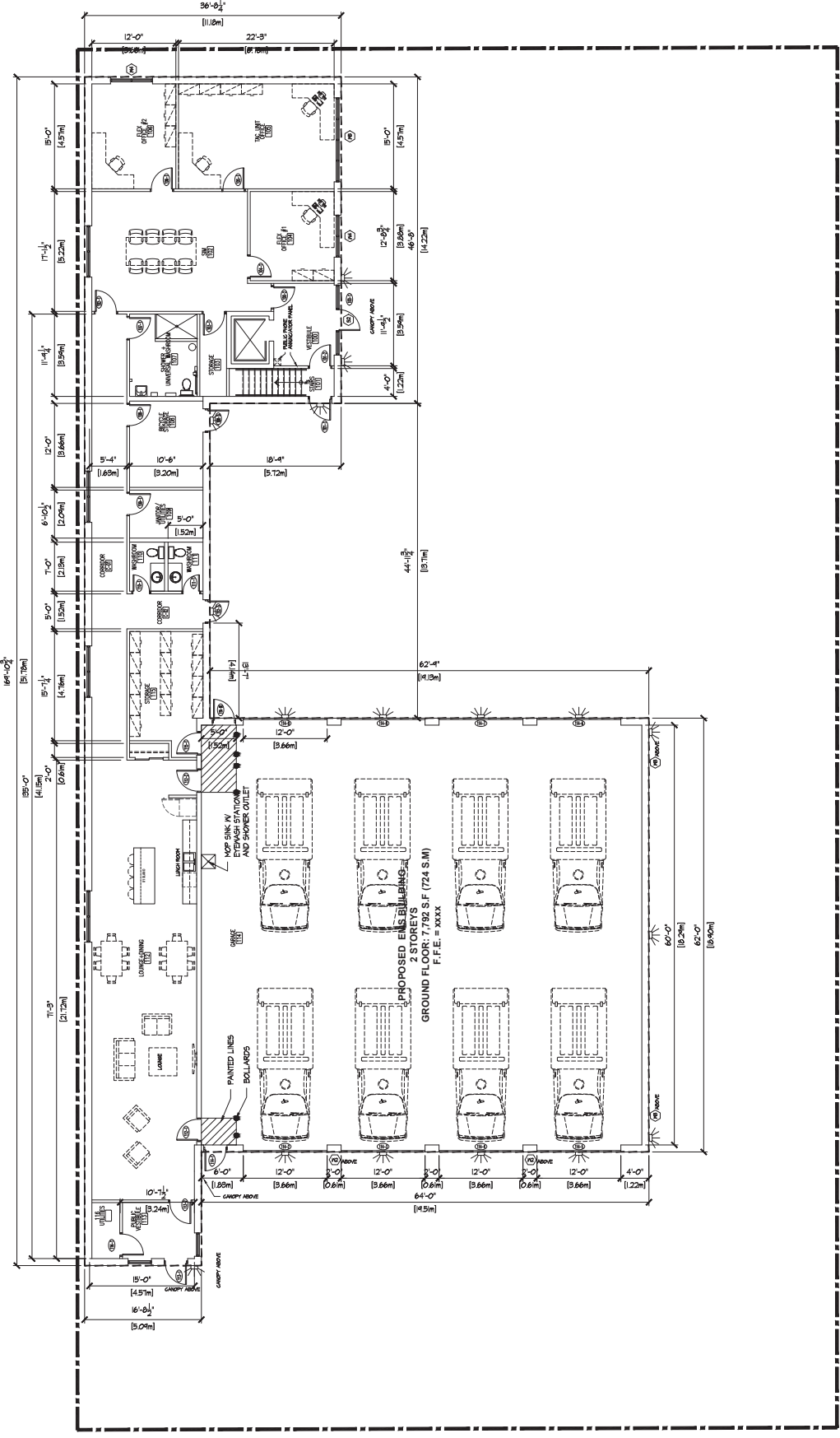


**FLOOR PLAN**  
**PROPOSED EMB BUILDING**  
**180 SIMCOE ST.**  
**LONDON, ONTARIO**



**A.P. Acag Architects Inc.**  
 philipp acag architect inc.  
 info@acag-arch.com  
 Tel: 519 432-7388  
 512 Queen's Square, London, ON N6B 1Y9

1	11/06/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC
<p><small>As Survey Information, quantity and proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancy. This drawing is the property of the architect. The quantity &amp; the design represented in any schedule of quantities, bills of materials or other documents or their counterparts in whole or in part that proceed therefrom, are provided for information only and do not constitute a contract. It is the contractor's responsibility to verify the accuracy of all information provided. Copyright may not be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.</small></p>		



Last Saved: Monday, March 21, 2022  
 Printed: Monday, March 21, 2022  
 File: I:\DWG-1\189\F3\EMB\180 Simcoe\Floor Plan.dwg

A202

Dwg. No:

Project No:	1189
Scale:	1/8"=1'-0"
Dwn/Chkd. By:	SA/PA
Date:	NOV 2021

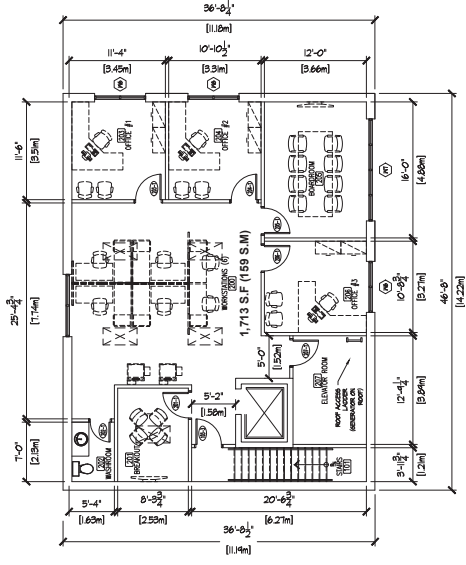


SECOND FLOOR PLAN  
 PROPOSED EMB BUILDING  
 180 SIMCOE ST.  
 LONDON, ONTARIO

**AA AGAR ARCHITECT**  
 philip agar architect inc.  
 info@agar-arch.com  
 tel: 519 432-7388  
 510 QUEEN ST. W. SUITE 1100  
 LONDON, ONT. N6H 1Y3

1	11/06/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC

As survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancies, which shall be the responsibility of the contractor. The architect & the design represented in any drawings of this document, which is not a contract, is for informational purposes only and shall not be used for construction without the written permission of the architect. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the architect.



**A301**

Project No: 1189  
Dwg. No:

Date: NOV 2021  
Dwn/Chkd. By: SA/PA  
Scale: 1/8"=1'-0"  
1189



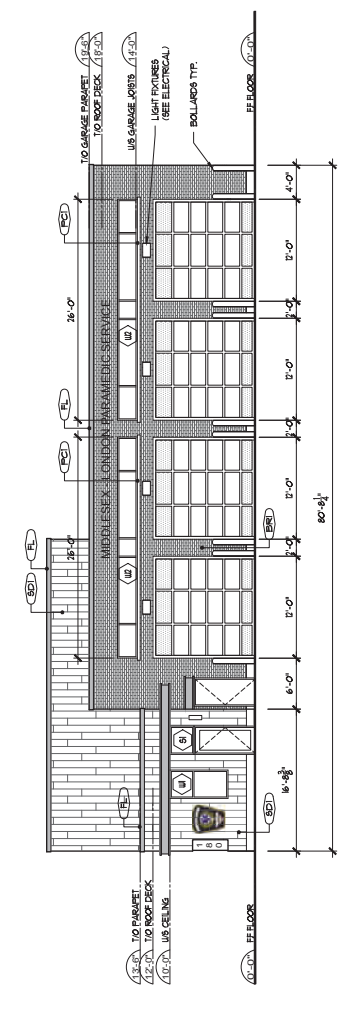
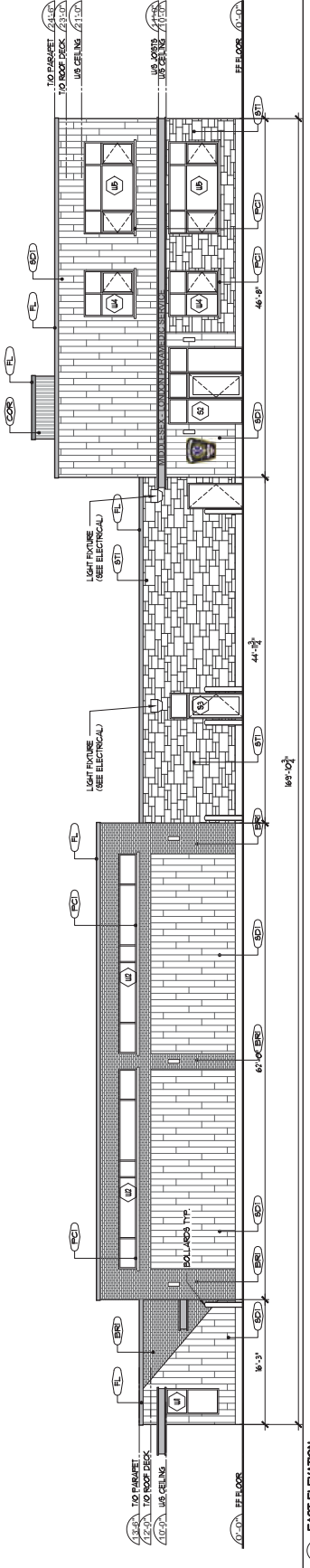
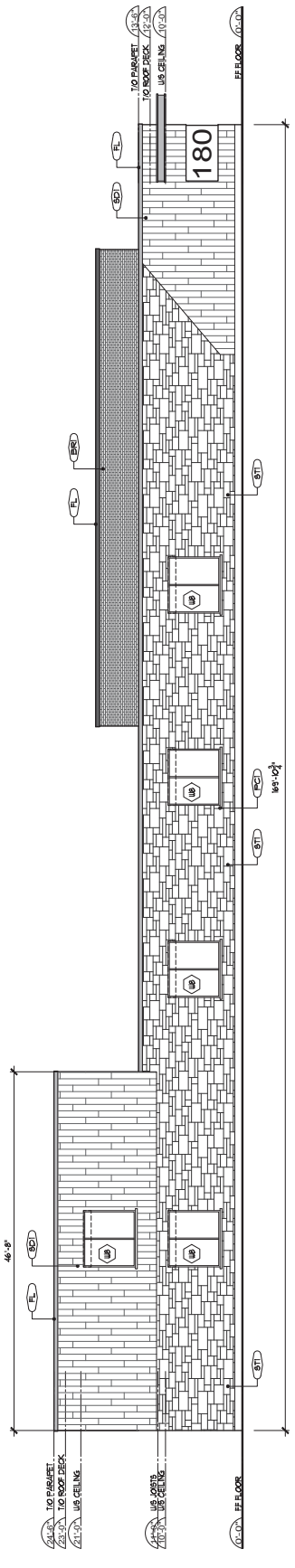
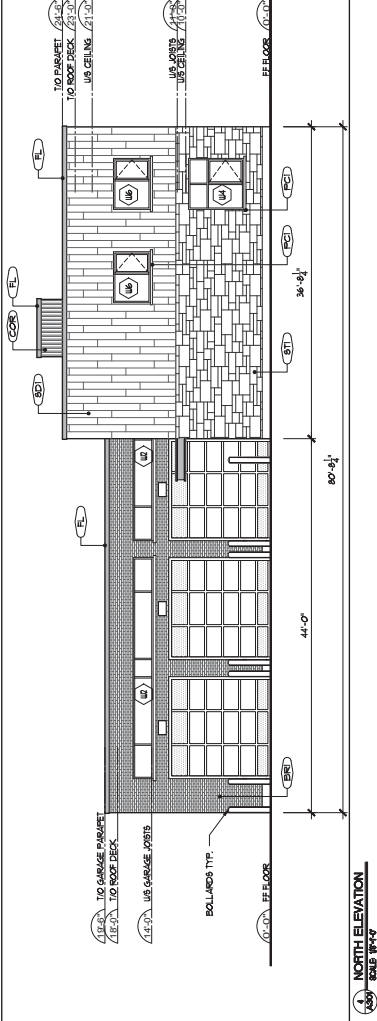
ELEVATIONS  
PROPOSED EMS BUILDING  
180 SIMCOE ST.  
LONDON, ONTARIO

**APACAH**  
philip agar architect inc.  
info@agar-arch.com  
tel: 519 432-7388  
5130 QUEEN'S AVENUE, TORONTO, ON M5S 1Y2

1	11/06/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC

As survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancies, omissions or errors in the drawings or specifications in writing or email immediately upon receipt of the drawings. The architect shall not be responsible for any errors or omissions in the drawings or specifications. The architect shall not be responsible for any errors or omissions in the drawings or specifications. The architect shall not be responsible for any errors or omissions in the drawings or specifications.

Check scales, print size, and units.



- MATERIAL LEGEND**
- 1. BRICK (SEE PLAN FOR FINISH)
  - 2. BRICK (SEE PLAN FOR FINISH)
  - 3. BRICK (SEE PLAN FOR FINISH)
  - 4. BRICK (SEE PLAN FOR FINISH)
  - 5. BRICK (SEE PLAN FOR FINISH)
  - 6. BRICK (SEE PLAN FOR FINISH)
  - 7. BRICK (SEE PLAN FOR FINISH)
  - 8. BRICK (SEE PLAN FOR FINISH)
  - 9. BRICK (SEE PLAN FOR FINISH)
  - 10. BRICK (SEE PLAN FOR FINISH)
  - 11. BRICK (SEE PLAN FOR FINISH)
  - 12. BRICK (SEE PLAN FOR FINISH)
  - 13. BRICK (SEE PLAN FOR FINISH)
  - 14. BRICK (SEE PLAN FOR FINISH)
  - 15. BRICK (SEE PLAN FOR FINISH)
  - 16. BRICK (SEE PLAN FOR FINISH)
  - 17. BRICK (SEE PLAN FOR FINISH)
  - 18. BRICK (SEE PLAN FOR FINISH)
  - 19. BRICK (SEE PLAN FOR FINISH)
  - 20. BRICK (SEE PLAN FOR FINISH)
  - 21. BRICK (SEE PLAN FOR FINISH)
  - 22. BRICK (SEE PLAN FOR FINISH)
  - 23. BRICK (SEE PLAN FOR FINISH)
  - 24. BRICK (SEE PLAN FOR FINISH)
  - 25. BRICK (SEE PLAN FOR FINISH)
  - 26. BRICK (SEE PLAN FOR FINISH)
  - 27. BRICK (SEE PLAN FOR FINISH)
  - 28. BRICK (SEE PLAN FOR FINISH)
  - 29. BRICK (SEE PLAN FOR FINISH)
  - 30. BRICK (SEE PLAN FOR FINISH)
  - 31. BRICK (SEE PLAN FOR FINISH)
  - 32. BRICK (SEE PLAN FOR FINISH)
  - 33. BRICK (SEE PLAN FOR FINISH)
  - 34. BRICK (SEE PLAN FOR FINISH)
  - 35. BRICK (SEE PLAN FOR FINISH)
  - 36. BRICK (SEE PLAN FOR FINISH)
  - 37. BRICK (SEE PLAN FOR FINISH)
  - 38. BRICK (SEE PLAN FOR FINISH)
  - 39. BRICK (SEE PLAN FOR FINISH)
  - 40. BRICK (SEE PLAN FOR FINISH)
  - 41. BRICK (SEE PLAN FOR FINISH)
  - 42. BRICK (SEE PLAN FOR FINISH)
  - 43. BRICK (SEE PLAN FOR FINISH)
  - 44. BRICK (SEE PLAN FOR FINISH)
  - 45. BRICK (SEE PLAN FOR FINISH)
  - 46. BRICK (SEE PLAN FOR FINISH)
  - 47. BRICK (SEE PLAN FOR FINISH)
  - 48. BRICK (SEE PLAN FOR FINISH)
  - 49. BRICK (SEE PLAN FOR FINISH)
  - 50. BRICK (SEE PLAN FOR FINISH)
  - 51. BRICK (SEE PLAN FOR FINISH)
  - 52. BRICK (SEE PLAN FOR FINISH)
  - 53. BRICK (SEE PLAN FOR FINISH)
  - 54. BRICK (SEE PLAN FOR FINISH)
  - 55. BRICK (SEE PLAN FOR FINISH)
  - 56. BRICK (SEE PLAN FOR FINISH)
  - 57. BRICK (SEE PLAN FOR FINISH)
  - 58. BRICK (SEE PLAN FOR FINISH)
  - 59. BRICK (SEE PLAN FOR FINISH)
  - 60. BRICK (SEE PLAN FOR FINISH)
  - 61. BRICK (SEE PLAN FOR FINISH)
  - 62. BRICK (SEE PLAN FOR FINISH)
  - 63. BRICK (SEE PLAN FOR FINISH)
  - 64. BRICK (SEE PLAN FOR FINISH)
  - 65. BRICK (SEE PLAN FOR FINISH)
  - 66. BRICK (SEE PLAN FOR FINISH)
  - 67. BRICK (SEE PLAN FOR FINISH)
  - 68. BRICK (SEE PLAN FOR FINISH)
  - 69. BRICK (SEE PLAN FOR FINISH)
  - 70. BRICK (SEE PLAN FOR FINISH)
  - 71. BRICK (SEE PLAN FOR FINISH)
  - 72. BRICK (SEE PLAN FOR FINISH)
  - 73. BRICK (SEE PLAN FOR FINISH)
  - 74. BRICK (SEE PLAN FOR FINISH)
  - 75. BRICK (SEE PLAN FOR FINISH)
  - 76. BRICK (SEE PLAN FOR FINISH)
  - 77. BRICK (SEE PLAN FOR FINISH)
  - 78. BRICK (SEE PLAN FOR FINISH)
  - 79. BRICK (SEE PLAN FOR FINISH)
  - 80. BRICK (SEE PLAN FOR FINISH)
  - 81. BRICK (SEE PLAN FOR FINISH)
  - 82. BRICK (SEE PLAN FOR FINISH)
  - 83. BRICK (SEE PLAN FOR FINISH)
  - 84. BRICK (SEE PLAN FOR FINISH)
  - 85. BRICK (SEE PLAN FOR FINISH)
  - 86. BRICK (SEE PLAN FOR FINISH)
  - 87. BRICK (SEE PLAN FOR FINISH)
  - 88. BRICK (SEE PLAN FOR FINISH)
  - 89. BRICK (SEE PLAN FOR FINISH)
  - 90. BRICK (SEE PLAN FOR FINISH)
  - 91. BRICK (SEE PLAN FOR FINISH)
  - 92. BRICK (SEE PLAN FOR FINISH)
  - 93. BRICK (SEE PLAN FOR FINISH)
  - 94. BRICK (SEE PLAN FOR FINISH)
  - 95. BRICK (SEE PLAN FOR FINISH)
  - 96. BRICK (SEE PLAN FOR FINISH)
  - 97. BRICK (SEE PLAN FOR FINISH)
  - 98. BRICK (SEE PLAN FOR FINISH)
  - 99. BRICK (SEE PLAN FOR FINISH)
  - 100. BRICK (SEE PLAN FOR FINISH)



**AA AGAR**  
ARCHITECT  
philip agar architect inc





**AAA AGAR**  
ARCHITECT  
philip agar architect inc.



**AAA AGAR**  
ARCHITECT  
philip agar architect inc.



**AAA AGAR**  
ARCHITECT  
philip agar architect inc



MIDDLESEX - LONDON PARAMEDIC SERVICES



AAA AGAN ARCHITECT  
philip agar architect inc



AAA AGAR ARCHITECT  
philip agar architect inc.

# Appendix C- Designation By-law for 224- 226 Richmond Street, London

# Document General

Form 4 — Land Registration Reform Act

DM

D

FOR OFFICE USE ONLY

ER393127  
Oct 31/05

(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 2 pages	
(3) Property Identifier(s) ALL of PIN 08320-0049 & 08320-0048		Block Property Additional: See Schedule <input type="checkbox"/>	
(4) Nature of Document By-law No.L.S.P.-3375-332			
(5) Consideration TWO Dollars \$ 2.00			
(6) Description Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument 857780 and Instrument 938911; and  Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument W43940.			
(7) This Document Contains: <input type="checkbox"/>		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	
		(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(8) This Document provides as follows:


TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
THE CORPORATION OF THE CITY OF LONDON		Y M D
James C. Purser, Deputy Clerk		2005 10 27

(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D

PLANNING DIVISION  
SCANNED

(13) Address for Service P.O. BOX 5099, LONDON ON N6A 4M8

(14) Municipal Address of Property

N/A

(15) Document Prepared by:  
CITY CLERK'S OFFICE  
CITY OF LONDON  
P.O. BOX 5035  
LONDON ON N6A 4L9

Fees and Tax	
Registration Fee	
Total	

FOR OFFICE USE ONLY

Bill No. 357  
2005

By-law No. L.S.P.-3375-332

A by-law to designate 224-226 Richmond Street to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 224-226 Richmond Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at the 224-226 Richmond Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 24, 2005.



Anne Marie DeCicco  
Mayor



Kevin Bain  
City Clerk

First Reading - October 24, 2005  
Second Reading - October 24, 2005  
Third Reading - October 24, 2005



**SCHEDULE "A"**  
**To By-law No. L.S.P.- 3375-332**

Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument 857780 and Instrument 938911; and

Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument W43940.

**SCHEDULE "B"**  
**To By-law No. L.S.P.-3375-332**

**Reasons for Designation - 224-226 Richmond Street**

(revised 10 October 2004)

**Historical Reasons**

Examination of City Directory information shows frequent changes in occupants at this semi-detached residence. Many of the occupants were workers in local businesses or were employed as laundresses, seamstresses and clerical workers. In the war years occupants had military connections. There seems to be a clear link to the developing downtown urban economy of London through these years with the residences providing, rental accommodation close to the workplaces.

In 1950 William Agnos purchased 224 Richmond and his daughter, Georgia, bought 226. The Agnos family is significant for both this property and neighbouring properties with which they were associated.

William Agnos,(Anagnostopoulos) himself, came to Canada in 1927 and he brought his wife, Despina, (Pinio) and their three children from Greece in 1935 to join him in London. William owned and operated for many years, until his death, the Capital Shoe Repair and Hat Cleaners business which he relocated in 1951 to 222 Richmond, another semi-detached residence which has since been damaged by fire and demolished. A shoeshine bench used in the business is now in the Museum London collection. His ties to the street were strengthened when, in 1945, he built a new home for his family at 230 Richmond.

The Agnos family is notable for several reasons. William was President of the Greek community association in 1948-1949 and he played a major part in the building of Holy Trinity Orthodox Church. He also assisted in establishing a Greek language school on Saturday mornings at Beal Secondary School.

Despina (Pinio) Agnos was also active in Greek cultural societies.

Both parents stressed the importance of education to their children. Son, John, graduated, cum laude, in 1952 from the University of Western Ontario Medical School. His subsequent medical career in radiology saw him retire as Head of Radiology from Westminster Hospital in London. John was also an active and noted environmentalist and former President of the McIlwraith Field Naturalist Society. His interest in science and the environment led him to produce a monthly column on those matters in the London Free Press until his death in 1991. To honour his life's achievement a memorial has been placed on the empty lot at 220-222 Richmond Street.

Georgia Agnos Velos, daughter of William and Pinia, has also achieved prominence as the first Greek immigrant high-school teacher in London at H.B. Beal secondary School. She has also served as President of the Daughters of Penelope, a Greek cultural society. Georgia's daughter, Pamela, became the first Canadian-born woman of Greek ancestry from London to become a medical doctor.

**Architectural Reasons**

224/226 Richmond is a two-storey, semi-detached painted brick house with a front rectangular section set on a fieldstone foundation. A rear section, also rectangular is narrower than the front. The building is in the vernacular Italianate style. A notable feature of the house front is its symmetry.

Below a hip roof, there are plain soffits around the building. The second storey of the Richmond St. exterior is broken by four windows evenly spaced across the façade. On the ground floor the building features a bay at each end, each containing a larger central window flanked by two

narrower windows. A porch joins the bays. Within the porch the two front entrances are immediately adjacent, each with a transom above.

Most windows are segmental headed and trimmed with brick voussoirs. Each has simple recessed wood trim. The upper floor windows are two over two as is the central window in each lower bay. The door openings have segmental arches topped by brick voussoirs. The door casings, framed with turned mouldings, are original.

The porch is open but contains a wooden divider separating the entrance to each residence. The porch roof is deeper than the bay windows allowing the roof edge to curve to meet the inside of the bay. The porch fascia has two rows of dentil mouldings extending across each bay. Below the fascia board is a band of turned spindles. The porch is skirted with profiled vertical boards.

### **Contextual Reasons**

224-226 Richmond, architecturally, is important as an example of an 1880's semi-detached residence stressing simplicity and functionality. It recognizes, through its occupants, the relationship of this type of residence to the central business district of the city and the work force. The Agnos family's association with this building and its neighbouring buildings illustrates, also, the emergence of the Greek ethnic community and its contributions to the fabric of London's society and culture.

# Appendix D– Pre-consultation Notes

## Heritage

Preliminary design comments

Heritage planning staff has concerns regarding, but not limited to, the following design matters:

- The extensive length and un-articulation of the wall backing on the rear yards of 224 and 226 Richmond Street.

Conditions of site plan approval – heritage planning

- A Heritage Impact Assessment (HIA)
- Council approval for demolition of the building on the property at 180 Simcoe Street

Notes:

Heritage Impact Assessment

- This assessment should respond to information requirements in the Ministry's InfoSheet #5.
- Cultural Heritage Impact Assessments (using 9/06 Regulation criteria) for 180 Simcoe Street should be a component of the HIA.
- Please be aware that conclusions of the CHER and HIA may impact the design of the proposed medical station; recommended revisions to the proposal could be an outcome.
- The Heritage Impact Assessment should be prepared by heritage planner, heritage consultant and or a member of the Canadian Association of Heritage Professionals (CAHP).
- Resumes of those involved in the preparation of the HIA should be included in the appendix.

*Heritage Impact Assessment  
180 Simcoe Street. London, ON*

# Appendix E—Curriculum Vitae



## CURRICULUM VITAE

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

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

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

#### EDUCATION

2006  
Masters of Arts (Planning)  
University of Waterloo

1998  
Bachelor of Environmental Studies  
University of Waterloo

1998  
Bachelor of Arts (Art History)  
University of Saskatchewan

#### PROFESSIONAL ASSOCIATIONS

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

#### SELECTED PROJECT EXPERIENCE

##### Heritage Conservation District Studies and Plans

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

##### Heritage Master Plans and Management Plans

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

#### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcpplan.com  
www.mhbcpplan.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

### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com



## CURRICULUM VITAE

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

#### 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

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com





# CURRICULUM VITAE

## Rachel Redshaw, MA, H.E. Dipl., CAHP

### EDUCATION

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

2012  
Bachelor of Arts  
**Joint Advanced Major in Celtic Studies and Anthropology**  
Saint Francis Xavier University

2011  
Higher Education Diploma  
**Cultural Development/ Gaelic Studies**  
Sabhal Mòr Ostaig, University of the Highlands and Islands

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

### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x751  
F 519 576 0121  
rredshaw@mhbceplan.com  
www.mhbceplan.com

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 also a professional 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

Professional 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
2009-2014	Historical Researcher & Planner Township of North Dumfries



## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- |      |   |
|------|---|
| 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<br>Highland Village Museum/ Baile nan Gàidheal  |

### PROFESSIONAL/COMMUNITY ASSOCIATIONS

- |              |   |
|--------------|---|
| 2021-Present | Professional 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, <i>Old Shaw: The Story of a Kindly Waterloo County Roamer</i> |
| 2014 | Master's Dissertation, <i>The Rise of the City: Social Business Incubation in the City of Hamilton</i> |
| 2014 | Lecture, <i>A Scot's Nirvana</i> , Homer Watson House and Gallery                                      |

#### CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x751  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com



## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

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

2021	Indigenous Relations Training Program, University of Calgary
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

### CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x751  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com



# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

## 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
- 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)
- 660 Sunningdale Road East, City of London
- 16 Horn Street, City of London
- 2507 Dundas Street, Town of Oakville
- 496 Dundas Street, City of London,
- 20 Queen Street North, City of Kitchener
- 349 Southdale Road, City of London
- 599-610 Richmond Street, City of London

### CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x751  
F 519 576 0121  
redshaw@mhbcpplan.com  
www.mhbcpplan.com



# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 234 Eagle Street, City of Cambridge

*Specific for Relocation of Heritage Buildings*

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

**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**

- 250 Allendale Road, City of Cambridge
- 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)

**CONTACT**

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x751  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com



## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 721 Franklin Boulevard, City of Cambridge

### HERITAGE PERMIT APPLICATIONS

- 660 Sunningdale Road East, City of London (adaptive re-use of clay tile barns for commercial businesses);
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

### MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

### CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x751  
F 519 576 0121  
redshaw@mhbcpplan.com  
www.mhbcpplan.com



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

200-540 BINGEMANS CENTRE DRIVE KITCHENER / ONTARIO / N2B3X9 / T:519.576.3650 / F: 519-576-0121 / WWW.MHBCPLAN.COM