

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development
Subject: Heritage Easement Agreement, 1656 Hyde Park Road, Ward 7
Date: January 30, 2023

Recommendation

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner:

- a) The attached draft Heritage Easement Agreement (Appendix “B”) between the Corporation of the City of London and the property owner of 1656 Hyde Park Road relating to the heritage designated property known as the “Routledge Farmhouse”, **BE APPROVED** substantially in the form attached and as approved by the City Solicitor; and,
- b) the attached proposed by-law (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting to be held on February 14, 2023 to approve the Heritage Easement Agreement and authorize the Mayor and City Clerk to sign the agreement pursuant to Section 37(1) of the *Ontario Heritage Act*.

Executive Summary

The Routledge Farmhouse, located at 1656 Hyde Park Road is a significant cultural heritage resource, designated pursuant to Part IV of the *Ontario Heritage Act* by By-Law No. L.S.P.-3455-204. A Zoning By-Law Amendment (Z-9301) for the property, and adjacent properties includes the relocation, conservation, and adaptive re-use of the existing Routledge Farmhouse as a part of an 8-storey (29 metre) development. As a condition of the Zoning By-Law Amendment, the owner will enter into a Heritage Easement Agreement with the City of London. A Heritage Easement Agreement will ensure that the cultural heritage value of the property will be conserved throughout the process of relocating the Routledge Farmhouse, as well ensuring the short- and long-term conservation of this significant cultural heritage resource. The property owner has reviewed and agreed to the Heritage Easement Agreement for the Routledge Farmhouse.

Linkage to the Corporate Strategic Plan

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

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

Analysis

1.0 Background Information

1.1 Property Location

The property at 1656 Hyde Park Road, known as the Routledge Farmhouse, is located on the west side of Hyde Park Road between North Routledge Park and Gainsborough Road.

1.2 Cultural Heritage Status

The property at 1656 Hyde Park Road is designated pursuant to Part IV of the *Ontario Heritage Act*. By-law No. L.S.P.-3455-204 came into force and effect in 2016.

1.3 Property Description

Thomas Routledge (1763-1844) and his family arrived in London Township as “Talbot Settlers” – the earliest organized colonial settlements in the former London Township. He received the Crown grant for the south parts of Lots 25-26, Concession IV in the former London Township in 1836, and his family named the area “Hyde Park”.

Robert Routledge (1824-1904), grandson of Thomas Routledge acquired his grandfather’s property by 1875, and had the property surveyed, subdivided, and registered a Plan of Subdivision in 1886. Lot 14 of Registered Plan 416 was one of the lots retained by Robert Routledge, and the lot contains the building located at 1656 Hyde Park Road, locally known as the Routledge Farmhouse. He owned the property until his death in 1904.

The Routledge Farmhouse is a two-storey brick building built in the vernacular Italianate farmhouse style circa 1880. The brick used to construct the house is likely local, as it demonstrates characteristic buff colouring and slight inconsistencies in the firing of the brick suggests a relatively early origin. The building’s T-plan, hipped roof, wood detailing, porch, and fenestration all contribute to its cultural heritage value as a vernacular Italianate farmhouse.

The property at 1656 Hyde Park Road is important in maintaining the village character of Hyde Park as a historic settlement area.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

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

2.1.1 Provincial Policy Statement

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

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

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

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the Ontario Heritage Act are based on real property, not just buildings.

2.1.2.1 Heritage Easement Agreement

The *Ontario Heritage Act* also enables other tools to protect and conserve cultural heritage resources, including Heritage Easement Agreements.

Section 37 of the *Ontario Heritage Act* states,

37(1) Despite subsection 36(1), after consultation with its municipal heritage committee, if one is established, the council of a municipality may pass by-laws providing for the entering into of easements or covenants with owners of real property or interests in real property, for the conservation of property of cultural heritage value or interest. 2002, c. 18, Sched. F, s. 2 (19).

(2) Any easement or covenant entered into by a council of a municipality may be registered, against the real property affected, in the proper land registry office. R. S. O. 1990, c. O. 18, s. 37 (2).

(3) Where an easement or covenant is registered against real property under subsection (2), each easement or covenant shall run with the real property and the council of the municipality may enforce such easement or covenant, whether positive or negative in nature, against the owner or any subsequent owners of the real property, and the council of the municipality may enforce such easement or covenant even where it owns no other land which would be accommodated or benefitted by such easement or covenant. R. S.O. 1990, c. O. 18, s. 37 (3).

(4) Any assignment or covenant entered into by the council of the municipality under subsection (2) may be assigned to any person and such easement or covenant shall continue to run with the real property and the assignee may enforce the easement or covenant as if it were the council of the municipality and it owned no other land which would be accommodated or benefitted by such easement or covenant. R. S.O. 1990, c. O. 18, s. 37 (4).

(5) Where there is conflict between an easement or covenant entered into by a council of a municipality under subsection (1) and section 33 or 34, the easement or covenant shall prevail. R. S.O. 1990, c. O. 18, s. 37 (5).

2.1.3 The London Plan

The *London Plan* is the City of London's Official Plan. The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London's cultural heritage resources.

Policy 570_5 of *The London Plan* states:

For the purposes of cultural heritage protection and conservation, City Council may adopt a number of specific strategies and programs, including: heritage easements.

Policy 583_ of *The London Plan* states,

To ensure a greater degree of protection to designated properties of cultural heritage value or interest, City Council may enter into agreements with property owners or may attempt to secure conservation easements in order to protect those featured deemed to have heritage value. Council may also consider the application of zoning that includes regulations to further protect the property.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1. Heritage Easement Agreements in London

There are nine properties in London which are protected through a heritage easement agreement. Four heritage easement agreements are held by the Ontario Heritage Trust (formerly the Ontario Heritage Foundation); five heritage easement agreements are held by the City of London.

Municipal Heritage Easement Agreements

- Chestnut Hill, 55 Centre Street
- 229-231 Dundas Street, London Mechanics' Institute
- Elise Perrin Williams Memorial London Public Library and Art Gallery and Museum, 305 Queens Avenue
- Thornwood, 329 St. George Street and 335 St. George Street
- Carfrae Cottage, 39 Carfrae Street

Ontario Heritage Trust Easement Agreements

- London District Court House, 399 Ridout Street North
- Eldon House, 481 Ridout Street North
- Normal School, 165 Elmwood Avenue East
- London Psychiatric Hospital, 850 Highbury Avenue North

Heritage easement agreements can be an important tool in the protection of significant cultural heritage resources. Heritage easement agreements are commonly required as part of development applications for other municipalities including Kingston, Markham, Oakville, Toronto, and Brampton.

4.2 Requirement to Enter into a Heritage Easement Agreement

The purpose of a heritage easement agreement is for the conservation of a property of cultural heritage value or interest (Section 37(1), *Ontario Heritage Act*). A property must be of cultural heritage value or interest to enter into a heritage easement agreement, however there is no provincially mandated criteria for a municipality to enter into a heritage easement agreement. As demonstrated by its existing designation pursuant to Section 29 of the *Ontario Heritage Act*, the Routledge Farmhouse (1656 Hyde Park Road) is of significant cultural heritage value or interest.

Consultation with a municipal heritage committee, the Community Advisory Committee on Planning (CACP), is required before a municipality can enter into a heritage easement agreement with a property owner pursuant to Section 37(1) of the *Ontario Heritage Act*. The CACP was consulted on this Heritage Easement Agreement at their meeting held on January 11, 2023.

As demonstrated by Policy 570_5 and Policy 583_ of *The London Plan*, there are sufficient enabling policies for Municipal Council to enter into a heritage easement agreement.

4.3 Heritage Easement Agreement vs. Heritage Designating By-law

Heritage easement agreements provide the highest level of protection, pursuant to the *Ontario Heritage Act*, to protect significant cultural heritage resources for future generations. It is a legal document, like a heritage designating by-law, which is registered on the title of the property. A heritage easement agreement remains applicable to the specific property if the property is sold.

Where a heritage designation pursuant to Section 29 or Section 41 of the *Ontario Heritage Act* may be imposed on a property (with appeal opportunities availed to the property owner), the agreement between the municipality and property owner is required to enter into a heritage easement agreement. Heritage easement agreements, and decisions pursuant to heritage easement agreements, are not appealable to the Ontario Land Tribunal (OLT).

Of particular benefit for a significant cultural heritage resource that will be subject to a relocation and adaptive re-use as a part of a development project, a heritage easement agreement can ensure that the recommendations of a Conservation Plan be implemented to ensure the conservation of cultural heritage resource. Specific to the Routledge Farmhouse, a Conservation Plan was prepared for the property to ensure that the heritage attributes of the property will be conserved as a part of the short- and long-term construction and maintenance for the property.

Heritage easement agreements establish requirements for maintaining a property, or specific features or attributes of a property. In addition to the requirement to obtain approval from a municipality prior to making alterations to the property, like a heritage designated property, other requirements, such as insurance, can be included within a heritage easement agreement.

Pursuant to Section 37(5) of the *Ontario Heritage Act*, in the event of a conflict between a heritage easement agreement and a heritage designating by-law, a heritage easement agreement will prevail.

4.4 Agreement with Property Owner

As noted, entering into a heritage easement agreement requires the agreement of the property owner and municipality.

A Zoning By-Law Amendment (Z-9301) for the property, and adjacent properties includes the relocation, conservation, and adaptive re-use of the existing Routledge Farmhouse as a part of an 8-storey (29 metre) development. As a condition of the Zoning By-Law Amendment, the owner will enter into a Heritage Easement Agreement with the City of London. The property owner has reviewed and agreed to the Heritage Easement Agreement in Appendix B for the Routledge Farmhouse.

The Heritage Easement Agreement will be registered on the title of the property.

Conclusion

The Routledge Farmhouse located at 1656 Hyde Park Road is a significant cultural heritage resource. It is protected by its designation pursuant to Part IV of the *Ontario Heritage Act*. A heritage easement agreement will help to ensure that the cultural heritage value of the property will be conserved throughout the process of relocating the Routledge Farmhouse. The Heritage Easement Agreement will also implement the recommendations included within the Conservation Plan for the Routledge Farmhouse to ensure its long-term conservation for Londoners.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Reviewed by: Britt O'Hagan, RPP, MCIP
Manager, Community Planning,
Urban Design and Heritage

Recommended by: Heather McNeely, RPP, MCIP
Director, Planning and Development

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

CC Sachit Tatavarti, Solicitor

Appendix A Authorizing By-law
Appendix B Heritage Easement Agreement – 1656 Hyde Park Road

Appendix A – Authorizing By-law

Bill No.
2023

By-law No.

A by-law to enact a Heritage Easement Agreement for the property at 1656 Hyde Park Road, pursuant to the provision of the *Ontario Heritage Act*

WHEREAS Section 5(3) of the *Municipal Act*, 2001, S. P. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

WHEREAS Section 9 of the *Municipal Act*, 2001, provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purposes of exercising its authority under that or any other Act;

AND WHEREAS the Owner is the registered owner of certain lands and premises situated in the City of London, in the County of Middlesex and Province of Ontario (hereinafter called the “Property” or “1656 Hyde Park Road” being composed of E ½ LT 14 PL416 LONDON TWP AS IN 789849; EXCEPT PT 1 ER936569, PT 1 33R19406; London and known municipally as 1656 Hyde Park Road, London and designated to be of historic and architectural value by By-law No. L.S.P.-3455-204;

AND WHEREAS the purpose of the *Ontario Heritage Act*, R. S. O. 1990, c. O.18, is to support, encourage, and facilitate the conservation, protection, and preservation of the heritage of Ontario;

AND WHEREAS in accordance with Section 37(1) of the *Ontario Heritage Act*, R. S. O. 1990, c. O.18, the City is entitled to enter into agreements, covenants, and easements with owners of real property or interests therein, for the conservation, protection, and preservation of the heritage of Ontario;

AND WHEREAS by Sections 37(2) and 37(3) of the *Ontario Heritage Act*, R. S. O. 1990, c. O.18, such covenants and easements may be entered into by the City, when registered in the property Land Registry Office against the real property affected by them, shall run with the real property and may, whether positive or negative in nature, be enforced by the City or its assignees against any subsequent owners of the real property even where the City owns no other lands which would be accommodated or benefitted by such covenants or easements;

AND WHEREAS the Owner and the City desire to conserve the cultural heritage value and interest of the Property as described hereto in a manner which will ensure its preservation for future generations;

AND WHEREAS it is appropriate to authorize the Mayor and City Clerk to execute the Heritage Easement Agreement on behalf of the City;

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

1. The Agreement attached as Schedule “A” to this By-law, being a heritage easement agreement related to 1656 Hyde Park Road, London, is hereby authorized and approved.
2. The Mayor and the City Clerk are hereby authorized to execute the Agreement authorized and approved under Section 1 above, substantially in the form of agreement attached and to the satisfaction of the City Solicitor.

3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council February 14, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 14, 2023
Second Reading – February 14, 2023
Third Reading – February 14, 2023

Appendix B – Heritage Easement Agreement – 1656 Hyde Park Road

THIS AGREEMENT made this XX day of XXXX 2023 between:
XXXX
(the “Owner”)

and
the Corporation of the City of London
(the “City”)

WHEREAS the Owner is the owner of certain lands and premises situated in the City of London in the County of Middlesex and Province of Ontario, and municipally known as 1656 Hyde Park Road (hereinafter called the “Property”), and more particularly described in Schedule “A” attached hereto and which there is a dwelling (hereinafter called the “Building”);

AND WHEREAS one of the purposes of the *Ontario Heritage Act*, R. S. O., 1990, c. O.18, is to support, encourage, and facilitate the conservation, protection, and preservation of the heritage of Ontario;

AND WHEREAS by Subsection 37(1) of the *Ontario Heritage Act*, the City is entitled to enter into easements or covenants with owners of real property, or interests therein, for the conservation of property of cultural heritage value or interest;

AND WHEREAS in accordance with Subsection 37(1) of the *Ontario Heritage Act*, the City has passed by-law No. XXXX authorizing this Agreement, a copy of which is attached as Schedule “B” to this Agreement;

AND WHEREAS by Subsection 37(3) of the *Ontario Heritage Act*, such covenants and easements entered into by the City when registered in the proper Land Registry Office against the real property affected by them shall run with the real property and may, whether positive or negative in nature, be enforced by the City or its assignee against the owners or any subsequent owners of the real property, even where the City owns no other land which would be accommodated or benefitted by such covenants or easements;

AND WHEREAS the Owner and City desire to conserve the cultural heritage value or interest of the property set out in the “Cultural Heritage Value” attached as Schedule “C” and as may be depicted in the Photographs attached as Schedule “D” and according to the Conservation Plan attached as Schedule “E” to this agreement;

AND WHEREAS to this end, the Owner and the City agree to enter into this heritage easement agreement (hereinafter called the “Agreement”);

NOW THEREFORE THIS AGREEMENT WITNESSTH that in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the City to the Owner (the receipt of which is hereby acknowledged), other valuable considerations and the mutual covenants and restrictions hereinafter set forth, the Owner and the City agree to abide by the following covenants, easements, and restrictions which shall run with the Property forever.

1.0 Purpose

It is the purpose of this Agreement to ensure that the cultural heritage value of the Property will be conserved throughout the process of relocating the Building on the Property, as well as in the short term and long term so that it will remain in perpetuity as part of the cultural heritage of the City of London. To achieve this purpose, the Owner and the City agree that the Heritage Attributes will be retained, maintained, and conserved by the Owner through the application of recognised heritage conservation principles and practices including but not limited to the Eight Guiding Principles for the Conservation of Historic Properties and that no change shall be made to the Heritage

Attributes that will adversely affect the cultural heritage value of the Property as set out in the Statement of Cultural Heritage Value or Interest attached as Schedule “C”.

2.0 Cultural Heritage Value or Interest

2.1 Statement of Cultural Heritage Value or Interest

The Owner and the City agree that for the purposes of this Agreement the Statement (hereinafter called the “Cultural Heritage Value or Interest”) attached as Schedule “C” to this Agreement sets out the reasons why the Property has been identified by the City as having cultural heritage value or interest.

2.2 Photographs Relevant to the Duties of the Owner

The Owner acknowledges that a set of dated photographs, hereinafter referred to collectively as “the Photographs” and attached as Schedule “D”, document the state of the Property as of the date of execution of this Agreement. The original photographs, dated August 26, 2022, will be kept on file at the City’s offices or such other locations as the City may determine, and may be examined at any time upon reasonable notice to the City. The Photographs generally depict certain heritage attributes of the appearance or the construction of the Building and Property. The Cultural Heritage Value or Interest and the Photographs shall be referred to in determining the duties of the Owner under this Agreement.

When alterations are made to the Building pursuant to paragraph 3.1 and/or 3.5, the Owner shall within ninety (90) days of completion of such alterations and at the Owner’s expense, provide to the City new photographs taken from the same vantage point and identifying the same features of the appearance or construction as the original photographs. Such photographs shall be dated and filed with the City by email correspondence. Upon receipt of the photographs, prepared to the satisfaction of the City, the City will issue a notice of receipt by email to confirm the photograph will be used for the purposes of this Agreement. The City shall number the said photographs which shall supersede the original Photographs and all references in this Agreement to the Photographs shall be deemed to refer to such new replacement photographs.

2.3 Reports Relevant to the Duties of the Owner

The Owner and the City acknowledge that recommendations included within the reports below prepared in support of the Zoning By-law Amendment under the *Planning Act* application Z-9301 in the City of London shall be implemented in accordance with this Agreement. The relevant reports that document the state of the Property and recommend mitigation and conservation measures to be implemented include:

- (a) Heritage Impact Assessment (a+LiNK Architecture Inc., revised January 27, 2021);
- (b) Building Condition Assessment Report (a+LiNK Architecture Inc., revised January 27, 2021);
- (c) Conservation Plan (a+LiNK Architecture Inc., revised, January 27, 2021);
- (d) Associated drawings depicting proposal (17|21 Architects)

The reports noted above are associated with the application submission for Z-9301.

2.4 Conservation Principles, Standards and Guidelines

The Owner and the City in carrying out their respective responsibilities and duties under this Agreement shall, where applicable, be guided by and apply the conservation principles set out in the Ontario Ministry of Tourism, Culture, and Sport’s *Eight Guiding Principles in the Conservation of Historic Properties* as revised from time to time, the present edition of which is attached as Schedule “F” and recognised heritage conservation best practices (hereinafter called the “Conservation Principles and Practices”).

3.0 Duties of Owner

3.1 Normal Repairs and Alterations

The Owner shall not, except as hereinafter set forth, without the prior written approval of the City, undertake or permit any demolition, construction, alteration, or any other

thing or act which would may be likely to affect the heritage attributes, features or the appearance or construction of the Building as set out in the Cultural Heritage Value or Interest and as may be depicted in the copies of the Photographs on file or drawings or other documents attached hereto. The approval required to be obtained from the City herein shall be deemed to have been given upon the failure of the City to respond in writing to a written request for it within ninety (90) days of receiving such request at its address as set out in paragraph 6.1 of this Agreement. If the approval of the City is given or deemed to be given under this paragraph, the Owner, in undertaking or permitting the construction, alteration, remodelling, or other thing or act so approved of, shall use materials approved by the City.

3.2 Permitted Relocation

The Owner may relocate the Building from its current location approximately 3.3 metres to the east and 4.2 metres to the south as described in Section 7 of the Conservation Plan attached in Schedule "E". The relocation of the Building and the details of the glass link connecting the Building to the future develop will be completed in accordance with the Conservation Plan, and will be permitted through the approval of a Heritage Alteration Permit processed pursuant to Section 34 of the *Ontario Heritage Act*. Any additional permits or approval, including but not limited to, Building Permits or Demolition Permits will be required, as necessary.

The Owner shall ensure the following with respect to the relocation of the Building:

- (a) the relocation is undertaken by a qualified building moving contractor experienced in the relocation of heritage buildings with at least 10 years demonstrated experience;
- (b) the relocation is monitored by an architect or engineer with qualifications and expertise in heritage matters acceptable to the City;
- (c) as least forty-eight (48) hours notice shall be provided to the City prior to the relocation;
- (d) the relocation and restoration of the building is performed in accordance with the methodology outlined in the Conservation Plan and recommended by the qualified building moving contractor to avoid potential damage to the Building;
- (e) A financial security be taken to ensure conditions (a), (b), (c), and (d) are implemented.

To ensure due performance of all matters required by this Agreement, the Owner shall deposit with the City security, satisfactory to the City, in the amount of \$XXXX, as attached in Schedule "G". The release of any or all security shall be subject to the completion of work required herein to the specifications and satisfaction of the City.

3.3 Insurance

The Owner shall at all times during the currency of this Agreement keep the Building insured against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building. Upon execution of this agreement, the Owner shall deliver to the City a letter or certificate, in a form and from an insurance company, agent, or broker acceptable to the City, which letter or certificate shall state as follows:

"This will confirm that (name of insurer) has insured to the Owner a valid insurance policy which insures the Building against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building."

The Owner further agrees to provide written evidence of the renewal of such policy at least three (3) weeks prior to the expiration date of the policy, in a form satisfactory to the City. If the Owner fails to so insure the Building, or in any such insurance on the Building is cancelled, the City may effect such insurance as the City deems necessary and any sum paid in so doing shall forthwith be paid by the Owner to the City, or if not shall be a debt due and owing to the City and recoverable from the Owner by action in

a court of law. All proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies on the Building shall, on the written demand and in accordance with the requirements of the City, be applied to replacement, rebuilding, restoration, or repair of the Building to the fullest extent possible having regard for the Cultural Heritage Value or Interest, the particular nature of the Building and the cost of such work.

3.4 Damage or Destruction

The Owner shall notify the City of any damage or destruction to the Building within ten (10) days of such damage or destruction occurring. In the event that the Building is damaged or destroyed and the replacement, rebuild, restoration, or repair of it is impractical because of the financial costs involved, or because of the particular nature of the Building, the Owner shall, in writing within forty (40) days of the giving by the Owner of such notice of such damage or destruction, request written approval by the City to demolish the Building, in accordance with paragraph 2.1. If the approval of the City is given or deemed to be given, the Owner shall be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish the building.

3.5 Reconstruction by Owner

If the Owner has not requested the approval to demolish referred to in paragraph 3.4. or if the City does not give the approval to demolish referred to in paragraph 3.4, the Owner shall replace, rebuilding, restore, or repair the Building so as to effect the complete restoration of the Building. Before the commencement of such work, the Owner shall submit all plans and specifications for the replacement, rebuilding, restoration, or repair of the Building to the City for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to the Building. A refusal by the City to approve any plans and specifications may be based upon choice of materials, appearance, architectural style, or any other grounds including, but not limited to, aesthetic grounds, and the determination of the City shall be final. The Owner shall not commence or cause restorative work to be commenced before receiving the written approval of the City of the plans and specifications for it, and such restorative work shall be performed upon such terms and conditions as the City may stipulate. Such approval shall be deemed to have been received upon failure of the City to respond in writing to a written request for it within ninety (90) days of receipt of such request by the City. The Owner shall cause all replacement, rebuilding, restoration, and repair work on the Building to be commenced within thirty (30) of the approval by the City of the plans and specifications for it and to be completed within nine (9) months of commencement, or timing otherwise agreed to the City, or as soon as possible thereafter if factors beyond their control prevent completion within the said nine (9) months, and the Owner shall cause all such work to conform to the plans and specifications approved of and terms and conditions stipulated by the City.

3.6 Failure of the Owner to Reconstruct

In the event that a request to demolish is not submitted or is refused pursuant to the provision of paragraph 3.4 and the Owner fails to submit plans and specifications pursuant to paragraph 3.5 which are acceptable to the City within one hundred and thirty-five (135) days of the damage or destruction to the Building being reported to the City, the City may prepare its own set of plans and specifications. The Owner shall have thirty (30) days from receiving a copy of such plans and specifications to notify the City in writing that they intend to replace, rebuild, restore, or repair the Building in accordance with those plans and specifications.

If the Owner does not so notify the City within the said thirty (30) days, the City may enter onto the property and proceed with replacing, rebuilding, restoring, or repairing the building so as to affect the complete restoration of the building. The Owner shall reimburse the City for all expenses incurred by the City in carrying out such work.

3.7 Maintenance of the Building

The Owner shall at all time maintain the Building in as good and as sound of a state of repair as a prudent owner would normally do so, so that no deterioration in the Building's condition and appearance shall take place, including, without limiting the

generality of the foregoing, taking all reasonable measures to secure and protect the Building from vandalism, fire, and damage from inclement weather.

3.8 Signs, Etc.

The Owner shall not erect or permit the erection on the Building of any signs, awnings, television aerials, or other objects of similar nature without the prior written approval of the City provided, however, the approval of the City shall not be unreasonably withheld, having regard to the Owner's use of the Building, the Cultural Heritage Value or Interest, and the Photographs.

3.9 No Act of Waste

The Owner shall not commit or permit any act of waste on the Property. In particular, the Owner shall not, except with the prior written approval of the City:

- (a) Grant any easement or right-of-way which would adversely affect the easement hereby granted;
- (b) Allow the dumping of soil, rubbish, ashes, garbage, waste, or other unsightly, hazardous, or offensive materials of any type or description;
- (c) Except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the lands that would negatively affect the Building or its Cultural Heritage Value or Interest, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings, as well as the excavation, dredging, or removal of loam, gravel, soil, rock, sand, or other materials;
- (d) Allow any activities, actions, or uses detrimental or adverse to water conservation, erosion control, and soil conservation;
- (e) Allow the planting of trees, shrubs, or other vegetation which would cause any damage or a real likelihood of damage to the Building or otherwise negatively affect it or its Cultural Heritage Value or Interest; and,
- (f) Erect or remove or permit the erection or removal of any building, fence, or structure of any type whatsoever on the Property provided, however, that the approval of the City shall not be unreasonably withheld if such erection or removal would not cause any damage or a real likelihood of damage to the Building or otherwise negatively affect it or its Cultural Heritage Value or Interest.

3.10 Breach of Owner's Obligations

If the City, in its sole discretion, is of the opinion that the Owner has neglected or refused to perform any of their obligations set out in this agreement, the City may, in addition to any of its other legal or equitable remedies, serve on the Owner a notice setting out particulars of the breach and of the City's estimated costs of remedying the breach. The Owner shall have thirty (30) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the City for remedying the breach.

If within those thirty (30) days the Owner has not remedied the breach or made arrangements satisfactory to the City for remedying the breach, or if the Owner does not carry out the said arrangements within a reasonable period of time, of which the City shall be the sole and final judge, the City may enter upon the Property and may carry out the Owner's obligations and the Owner shall reimburse the City for all expenses incurred thereby. Such expenses incurred by the City shall, until paid to it by the Owner, be a debt owed to the City and may be enforced by any remedy authorized or permitted by this Agreement or by law, and no such remedy shall be exclusive of or dependent on any other remedy. If necessary, the City may recover costs from existing securities still held by the City, or may recover costs by adding to the tax roll, pursuant to the *Municipal Act*.

3.11 Waiver

The failure of the City at any time to require performance by the Owner of any obligations under this Agreement shall in no way affect its right thereafter to enforce

such obligations, nor shall the waiver by the City of the performance of any obligations hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time.

3.12 Extension of Time

Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both the Owner and the City, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

3.13 Emergencies

Notwithstanding the provisions of paragraph 3.1, it is understood and agreed that the Owner may undertake such temporary measures in respect of the Building as are:

- (a) In keeping with the intentions of this Agreement;
- (b) Consistent with the conservation of the Building; and,
- (c) Reasonably necessary to deal with an emergency which puts the security or integrity of the Building or occupants of the Building at risk of damage.

Provided that the *Building Code Act, 1992*, S. O. 1992, c. 23, as amended, or re-enacted from time to time is complied with and, where time permits, the City's Heritage Planner is consulted.

4.0 Use of Property

The Owner expressly reserves for itself, its representatives, heirs, successors, and assigns the right to continue the use of the Property for all purposes not inconsistent with this Agreement.

5.0 Inspection by City

The City or its representatives shall be permitted at all reasonable times to enter upon and inspect the Property and the Building upon prior written notice to the Owner of at least twenty-four (24) hours.

6.0 Notice of Easement

6.1 Plaque

The Owner agrees to allow the City to erect a plaque on the Building or Property, in a tasteful manner and at the City's expense, indicating that the City holds a conservation easement on the Property.

6.2 Publicity

The Owner agrees to allow the City to publicise the existence of the easement.

7.0 Notice

7.1 Address of Parties

Any notices to be given under this Agreement shall be delivered to the parties at their respective addresses. The respective addresses of the parties for such purposes presently are as follows:

Owner

1630 HP Inc
1656 Hyde Park Road
London, Ontario
N6H 5L7

City

The Corporation of the City of London
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

The parties agree to notify each other immediately, in writing, of any changes of address from those set out above. The Owner also agrees to notify the City if the property is sold or the ownership is transferred to a new owner.

7.2 Method of Notice

Any notices, certificates or other communications and deliveries required by this Agreement or desired to be given to or made by any party shall be in writing and may be delivered personally, made by mailing the same in a sealed envelope, by registered mail, postage prepaid, return receipt requested, addressed to each part at the address set forth in 6.1 or such other address as the parties shall designate by notice, given in accordance herewith. Personal delivery shall be effective on the day of delivery and delivery by mail shall be effective five (5) days after mailing.

8.0 Indemnity

8.1 No work, act, matter or thing done or omitted to be done by the City, its officers, employees or agents or Municipal Council, pursuant to or in connection with this Agreement, shall give rise to any action, claim, counter-claim or demand by the Owner, or the Owner's heirs, executors, administrators, successors or assigns, for damages or compensation of any kind because of such work, act, matter or thing done or omitted to be done by the City, its officers, employees or agents or Municipal Council, pursuant to or in connection with this Agreement.

8.2 Unless caused by the negligence or wilful misconduct of the City, the Owner agrees to indemnify and forever save harmless the City, its officers, employees, and agents and Municipal Council, from any claim, suit, demand, action, costs or causes of action against the City by the Owner or those for whom the Owner is responsible in law arising out of or in connection with a breach of this Agreement or any work, act, matter, or thing done or omitted to be done by the Owner or those for whom the Owner is responsible in law pursuant to or in connection with this Agreement.

9.0 Entire Agreement

Except as set out herein, this written Agreement embodies the entire agreement of the parties regarding the matters dealt with herein, and no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

10.0 Severability

The Owner and the City agree that all covenants, easements, and restrictions contained in this Agreement shall be severable, and that should any covenant, easement, or restriction in this Agreement be declared invalid or unenforceable, the remaining covenants, easements, and restrictions shall not terminate thereby.

11.0 Binding on Successors

11.1 The covenants, easements, and restrictions set out in this Agreement shall run with the Property and shall ensure to the benefit and be binding upon the parties and their respective heirs, executors, administrators, successors, and assigns as the case may be, in accordance with Section 37 of the *Ontario Heritage Act*, as amended.

“Owner” wherever used in this Agreement, is intended and shall be construed to include such subsequent owners, successors and assigns.

11.2 Without in any way affecting or intending to affect the binding nature of the covenants, easements and restrictions herein contained, in any and every conveyance, sale, charge, mortgage, lease, assignment, license, disposition or other dealing whatsoever with the Property and any part thereof, the Owner shall deliver to every grantee, transferee, buyer, mortgagee, lessee, assignee, licensee or other interested person thereunder written notice of this Agreement and obtain from every such party thereof a covenant to observe, perform and comply with the covenants, easements and restrictions herein contained.

11.3 The Owner shall notify the City within ten (10) days of divesting themselves of any legal or beneficial interest in the Property or the Building.

12.0 Termination

Notwithstanding any other provision of this Agreement, this Agreement shall terminate and all covenants, easements and restrictions contained herein shall be released immediately upon the City providing approval to demolish the Building pursuant to paragraph 3.4.

13.0 General

13.1 The Owner hereby agrees to procure and provide to the City any postponement agreements which the City Solicitor considers necessary to ensure that this Agreement shall have a priority over any other any other interests in the Property.

13.2 The headings in the body of this Agreement form no part of the Agreement but shall be deemed to be inserted for the convenience of reference only.

13.3 This Agreement shall be construed with all changes in number and gender as may be required by the context.

13.4 This Agreement shall be governed in accordance with the laws of the Province of Ontario.

13.5 The following schedule attached hereto shall be deemed to form a part of this Agreement:

- (a) Schedule "A" – Legal Description of the Lands
- (b) Schedule "B" – Authorizing By-Law
- (c) Schedule "C" – Cultural Heritage Value or Interest
- (d) Schedule "D" – Photographs
- (e) Schedule "E" – Conservation Plan
- (f) Schedule "F" – Eight Guiding Principles in the Conservation of Historical Properties
- (g) Schedule "G" – Financial Securities

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested by their respective proper signing officers in that behalf duly authorized.

SCHEDULE "A" – Legal Description of the Property

Legal Description: E 1/2 LT 14 PL416 LONDON TWP AS IN 789849; EXCEPT PT 1 ER936569, PT 1 33R19406

PIN: 08137-0409 (LT)

LRO No.: 33 (Middlesex County)

Municipal Address: 1656 Hyde Park Road, London, Ontario

SCHEDULE "B" – Authorizing By-law
Copy of Authorizing By-law to be inserted

SCHEDULE “C” – Cultural Heritage Value or Interest

Description

1656 Hyde Park Road is located at the southwest corner of Hyde Park Road and North Routledge Park.

Statement of Cultural Heritage Value or Interest

1656 Hyde Park Road is of cultural heritage value or interest because of its physical or design value, its historical or associative values, and its contextual values.

Physical/Design Values

The building located at 1656 Hyde Park Road, is a two storey, brick building in the vernacular Italianate farmhouse style circa 1880. Brick used to construct the building is likely local, as it demonstrates characteristic buff colouring and slight inconsistencies in the firing of the brick suggesting a relatively early origin. Brick is laid in a common bond pattern with radiating voussoirs above the windows. The T-plan of the building has a projecting front bay and a porch across the ground storey of the recessed bay. A shallow, hipped roof with deep eaves in a typical Italianate style covers the building and is architecturally supported by paired brackets with relief scrollwork and pendant finials. The soffit is wood.

The porch is supported by chamfered posts with capitals, which are engaged at the building. The post at the northeast corner of the porch appears to have been replaced. Pierced fret work adorns the spandrels of the porch. The original porch deck appears to have been replaced.

Two-over-two wood windows are located in segmental arched voids on the three facades of the building. Aluminum storm windows have been installed in front of the wood windows. Most of the windows have green louvered shutters, which appears to be functional but fixed. The front entry door appears to have been replaced. A wooden door is located at the south-end of the porch with a wooden screen door.

Historical/Associative Values

The property located at 1656 Hyde Park Road is associated within the Routledge family who are significant to the history and development of Hyde Park. Thomas Routledge (1763-1844) and his family arrived as “Talbot Settlers” in 1818 – the earliest organized colonial settlement in the former London Township. He received the Crown grant for the south parts of Lots 25-26, Concession IV in the former London Township on June 20, 1836. His family named the district “Hyde Park”. Thomas Routledge was the first pound keeper of London Township in 1819 and served as Warden of London Township in 1820-1822, a commitment to civic duty he passed on to his children.

Robert Routledge (1824-1904), grandson of Thomas Routledge, appears to have acquired his grandfather’s property at south part Lot 25, Concession IV, in the former London Township by 1875 (perhaps after the death of Thomas Routledge in 1844). Robert Routledge had his property surveyed and subdivided, and registered a Plan of Subdivision on October 23, 1886.

Lot 14 of Registered Plan 416 was one of the lots retained by Robert Routledge, while other lots were sold. Lot 14 contains the building located at 1656 Hyde Park Road and is believed to be associated with the Routledge family. The property appears to have remained in the ownership of Robert Routledge until his death in 1904.

The Routledge family were respected members of the community, and they played a significant role in the early development of Hyde Park. Routledge Street (now North Routledge Park) was named after Hyde Park’s founding family.

Contextual Values

The property at 1656 Hyde Park Road is of contextual value because of its important role in maintaining the village character of Hyde Park as a historic settlement area. The building located at property at 1656 Hyde Park Road is historically linked to the history

and development of Hyde Park. As a former farmhouse, is reflective of the rural village past of Hyde Park and is a physical link to the founding family of Hyde Park.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with the Routledge family, the founding family of Hyde Park, particularly Thomas Routledge and Robert Routledge;
- Form, scale, massing, and plan of the two-storey, buff brick building located on the property;
- Demonstration of the vernacular Italianate farmhouse style;
- Shallow, hipped roof with deep eaves, wood soffit, and paired brackets with relief scrollwork and pendant finials;
- Porch with chamfered wooden posts with capitals, fret work in the spandrels of the porch;
- Two-over-two wooden windows in segmental arched voids on the façade with brick voussoirs;
- Wooden louvered shutters with hardware flanking the windows; and,
- Wooden door and wooden screen door on the south entry off the porch.

SCHEDULE "D" – Photographs
Photographs



Image 1: View of the property at 1656 Hyde Park Road, looking west to the front (east) facade of the Routledge Farmhouse, August 26, 2022.



Image 2: View of the Routledge Farmhouse, showing the front (east) façade including verandah, August 26, 2022.



Image 3: View showing the existing double-hung wood windows, with wood shutters, as well as the deep eaves and paired brackets on the Routledge Farmhouse, August 26, 2022.



Image 4: View showing the chamfered posts with capitals and fretwork on the existing porch on the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 5: Photograph showing front entry door on the front (east) façade of the Routledge Farmhouse, August 26, 2022.



Image 6: Photograph showing the wooden door located at the south end of the porch entry door on of the Routledge Farmhouse, August 26, 2022.



Image 7: Detail showing the chamfered posts, capitals, and fretwork found on the porch on the Routledge Farmhouse, August 26, 2022.



Image 8: Photograph showing the front porch on the Routledge Farmhouse, August 26, 2022.



Image 9: Photograph looking north-west showing the south façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 10: Photograph looking north showing the south façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 11: Detail showing buff brick and existing wood sills on the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 12: Photograph looking north east showing the rear (west) façade at left and south façade at right, August 26, 2022.



Image 13: Detail showing deep eaves, wood soffit and paired brackets with relief scrollwork and pendant finials, on the Routledge Farmhouse, August 26, 2022.



Image 14: Photograph showing the rear (west) façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 15: Photograph showing the rear (west) façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 16: Photograph showing the rear (west) façade of the Routledge Farmhouse at 1656 Hyde Park Road, August 26, 2022.



Image 17: Photograph looking south showing the north façade of the Routledge Farmhouse, August 26, 2022.



Image 18: Photograph looking south showing the north façade of the Routledge Farmhouse, August 26, 2022.

SCHEDULE "E" – Conservation Plan
Copy of Conservation Plan to be inserted.

CONSERVATION PLAN

Routledge Farmhouse

Hyde Park Village

1656 Hyde Park Road

London, Ontario

Date:

Final Report

17 December 2020

27 January 2021 - Revised

Prepared for:

Harry Herman | HLH Investments Ltd.

1656 Hyde Park Road

London, ON N6H 5L7

Prepared by:

a+LiNK Architecture Inc.

126 Wellington Road

London, ON N6C 4M8

T: 519.649.0220

W: www.alinkarch.ca

17 December 2020
27 January 2021 - Revised

Project No. 2015

Mr. Harry Herman
HLH Investments Ltd.
1656 Hyde Park Road
London, ON N6H 5L7

Re: Conservation Plan
Routledge Farmhouse - 1656 Hyde Park Road
London, Ontario N6H 5L7

Dear Mr. Herman,

Attached is the Conservation Plan for the Routledge Farmhouse in regards to the mixed use commercial retail residential development proposal for *Hyde Park Village*, incorporating the Part IV Designated Heritage building as provided by your company, HLH Investments Ltd.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel
Partner, Principal Architect + Heritage Consultant
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHP

TABLE OF CONTENTS

CONSERVATION PLAN - ROUTLEDGE FARMHOUSE

EXECUTIVE SUMMARY CONSULTANTS

- 1. INTRODUCTION 1
 - 1.1 PURPOSE OF REPORT 1
 - 1.2 METHODOLOGY 1

- 2. CONSERVATION PRINCIPLES 2
 - 2.1. THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES
IN CANADA 2
 - 2.2. EIGHT GUIDING PRINCIPLES IN THE CONSERVATION
OF HISTORIC PROPERTIES 3

- Understanding*
- 3. DESCRIPTION OF PROPERTY 6
 - 3.1. DESCRIPTION OF RESOURCE 6
 - 3.2 SIGNIFICANCE 9
 - 3.3. PLANNING POLICY FRAMEWORK 9

- 4. ASSESSMENT OF PROPERTY..... 13
 - 4.1 CONDITION OF RESOURCE + RECOMMENDATIONS
 - 4.1.2 Building Condition Assessment 13

- Planning*
- 5. PROPOSED USE OF PROPERTY 17
 - 5.1 RELOCATION, ADAPTIVE RE-USE + RECOMMENDATIONS
 - 5.1.2 Heritage Impact Assessment 17

- 6. DETERMINING THE PRIMARY TREATMENT: REHABILITATION 19
 - 6.1 IDENTIFY PROJECT REQUIREMENTS 19
 - 6.1.2 Primary Conservation Treatment 19
 - 6.2 GOALS OF CONSERVATION 20
 - 6.2.1 Ensure the Integrity of the Building Envelope and Structure 20
 - 6.2.2 Preserve and Restore Exterior Heritage Elements where possible. 21
 - 6.2.3 Enhance the Building Appeal, Usability, and Heritage Value 21

- Intervention*
- 7. CONSERVATION MEASURES - COMPREHENSIVE REHABILITATION PLAN 22
 - 7.1 INTRODUCTION 22
 - 7.2 SHORT TERM CONSERVATION MEASURES 22
 - 7.2.1 Documentation 22
 - 7.2.2 Demolition and Salvage 23
 - 7.2.3 Stabilization 23

TABLE OF CONTENTS

7.3	MEDIUM TERM CONSERVATION MEASURES	24
7.3.1	Preparation for Relocation	24
7.3.2	Foundation Alterations	25
7.3.3	Relocation and Stabilizing	25
7.3.4	Mothballing	26
7.3.5	Monitoring	27
7.4	LONG TERM CONSERVATION MEASURES	27
7.4.1	Preservation and Restoration Work	27
7.4.2	Alterations for Adaptive Re-Use	28
7.4.3	Monitoring	30
8.	COSTING AND SCHEDULING FOR CONSERVATION	31
9.	RESOURCES.....	32
10.	SUPPLEMENTARY INFORMATION.....	33

APPENDICES:

- A. PHASE 1-2 ARCHAEOLOGY REPORT
- B. SCHEDULE OF PREVIOUS REPORTS AND STUDIES
- C. EXISTING SITE AND HERITAGE BUILDING DRAWINGS
- D. PROPOSED DRAWINGS

EXECUTIVE SUMMARY

This Conservation Plan is intended as a tool for review during the three stages of conservation as it applies to the Routledge Farmhouse. As the first stage, *Understanding*, this plan identifies the site and its context, the heritage value of the Routledge Farmhouse, and provide an assessment of its condition, including those elements considered of value, as outlined in the Building Condition Assessment. During the *Planning* stages of conservation, the document clarifies the primary treatment approach for conservation, based on the proposed future use as outlined in the Heritage Impact Assessment, completed previously. Finally, the Conservation Plan (CP) determines preferred methods for *Intervention*, and provides goals and conservation measures with reference to best practices as outlined in *the Standards and Guidelines*, the *MTCS Eight Guiding Principles*, and as provided by the expertise of heritage architects +LiNK Architecture Inc, and the consultant team.

Coined *Hyde Park Village*, HLH Investments has proposed a future development located at 1656 Hyde Park Road, at the corner of Hyde Park Road and North Routledge Park. The entire property is approximately 5 acres, and is boarded by Gainsborough Road to the South, Hyde Park Road to the East and North Routledge Park to the West. The development is proposed in two phases, and will incorporate the existing Routledge Farmhouse, a designated heritage building, alongside multi-use retail, commercial and residential spaces on the site. The proposed development design integrates two (2) commercial podiums: one along Hyde Park Road and one along North Routledge Park comprised of brick and stone to create a dynamic facade, while the upper residential units are comprised of aluminum class systems and supported by stucco framing around the glazing. The proposed mixed use building will be a combination 7 and 8 storeys, providing for a 7-storey massing along Hyde Park Road and an 8-storey massing along North Routledge Park. Commercial uses are located at-grade along Hyde Park Road; the commercial uses are functionally one-storey but showcase a two-storey façade on the exterior to align with the heritage building massing and height. A step-back is provided above this second storey, separating the commercial uses from the residential uses above.

The two-story, yellow-brick heritage farmhouse building will be rehabilitated through adaptive re-use and integrated into this development; renovation on the interior will accommodate retail and commercial spaces, while a new steel and glass “link” will provide an internal, accessible connection to the new commercial development adjacent. In this way, the proposal retains the structure as a unique presence within the neighbourhood and reinforces the building as a “beacon” in the community, respecting the cultural heritage value of the property and its deep connection to the development of the village of Hyde Park.

Two options for reducing the impact of the development on the existing building were explored as part of the evaluation of the proposed development through the Heritage Impact Assessment. These include both retaining the existing building in-situ and pushing the development back on the site by reducing the overall proposed spaces, or relocating the existing building to the southeast and south, approximately 3.3 meters and 4.2 meters, respectively, and creating a connection between the two. Relocation is considered the best option as it creates a larger physical distance between the heritage building and the proposed development, creates space for an outdoor courtyard, connects the new design to the existing through an extended glass “link”, and does not compromise the integrity of the existing building.

During the Building Condition Assessment, it was determined that several aspects of the structural systems require restoration, remediation and replacement, including the foundation system and the exterior wall system. As part of the rehabilitation for the adaptive re-use plan, the construction of the new foundations is proposed, as well as shoring and lifting the building up approximately 5 feet to align with the proposed new development. The building also requires structural stabilization on the interior to reinforce the shear walls as the proposed adaptive re-use includes removal of the interior second floor. Further, the exterior walls require reinforcement due to the nature

EXECUTIVE SUMMARY

of the brick connections. Given to the amount of structural work and shoring required to stabilize the building foundation and exterior walls, the relocation proposed aligns with this work as the last step in that process, lifted and moved to the new proposed location, once the new foundations have been constructed.

The Building Condition Assessment also concluded that several aspects of the heritage fabric were in need of restoration and repair, including the brick and mortar, and many heritage wood elements such as the windows, doors, shutters, sills, porch and roofline detailing. These are addressed as part of this report.

Review of the Building Assessment and Heritage Impact Assessment as part of this Conservation Plan helped to identify and provide guidance on the primary treatment for intervention for the Routledge Farmhouse: **rehabilitation**. These reports are submitted in parallel with this Conservation Report. Key goals for conservation were developed considering this approach, including: stabilizing the structure and building envelope system, preserving and restoration exterior heritage elements; and altering part of the exterior to provide accessibility, new environmental systems, and to accommodate a contemporary glass “link” addition connecting the existing heritage farmhouse to the adjacent multi-use development.

Suggestions for conservation measures made at the close of this CP offer recommendations for the approach to interventions, the sequencing of this work considering short, medium and long-term implementation periods, and possible costs associated with the preferred approach and methods. Ultimately, the Routledge Farmhouse will benefit from a conservation approach to rehabilitation that aligns with the goals and conservation measures as outlined in this report. One that considers the existing conditions, the proposed adaptive re-use of the heritage farmhouse, and the longterm viability of the property as part of the future development would be valuable to ensure the sustainability of the heritage fabric, and the success of its future integration and use within the proposed development for *Hyde Park Village*.

CONSULTANTS

Consultants

Heritage Consultant:
a+LiNK Architecture Inc.

126 Wellington Road
London, ON N6C 4M8
T: 519.649.0220
W: www.alinkarch.ca

Structural Engineer:
VanBoxmeer & Stranges Ltd.

1108 Dundas Street, Suite 104
London, ON N5W 3A7
T: 519.433.4661
W: www.vbands.com

Cost Consultant:
Elgin Contracting and Restoration Ltd.

10 Barrie Boulevard
St. Thomas, ON N5P 4B9
T: 519.633.9969
W: www.elgincontracting.com

1 INTRODUCTION

1.1 Purpose of the Report

HLH Investments Ltd. retained a+LiNK Architecture Inc. to prepare a Conservation Plan for the Routledge Farmhouse, as part of the application requirements for Zoning for the new development located in Hyde Park, London, Ontario. Three reports have been prepared and coordinated by a+LiNK, and submitted as part of the heritage review and evaluation of the property and Routledge Farmhouse for re-zoning. The three reports include the Building Condition Assessment, Heritage Impact Assessment and this Conservation Plan. The former reports were initially completed during the late summer and early fall of 2020, but have since been updated and revised; the two are being submitted alongside this latter Conservation Plan. The Conservation Plan is based on the Building Condition Assessment and the Heritage Impact Assessment, and outlines an overall conservation program for the heritage resource (Routledge Farmhouse) as part of the master plan proposed for the site of *Hyde Park Village*.

Phase 1 of the project has already been approved in Site Plan Application process and includes the proposed development on the southern half of the site. Phase 2 of proposed development will be submitted for re-zoning, and Site Plan Application. Phase 2 will involve both the heritage rehabilitation work: relocation, restoration and adaptive re-use, as well as the new construction of the proposed development adjacent. A site plan of the proposed development and the phases of work is provided in Appendix D.

The proposed Conservation Plan provides conservation guidance for the heritage farmhouse by first identifying the appropriate primary treatment for conservation, highlighting goals for conservation based on previously completed reports such as the Building Condition Assessments and Heritage Impact Assessments, and recommending appropriate conservation measures for the heritage farmhouse to achieve these goals. The interventions are recommended over the short, medium and long term as part of the proposed phasing of the project. A high-level schedule of costing tied to the estimated amount of time to complete the work is included for reference purposes.

1.2 Methodology

The content and organization of this CP is guided by the Ministry of Tourism, Culture and Sport's (MTCS) InfoSheet #5 Heritage Impact Assessments and Conservation Plans (MTCS, 2006), and The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines, 2010), developed by Parks Canada, referred to as *the Standards and Guidelines* in this report. This report structures the Conservation Decision-making Process into three stages, outlines The Standards (to help guide primary treatment), and provides The Guidelines (advice and direction on heritage elements requiring intervention). The Guidelines are further divided into various areas of focus, including Historic Places, Cultural Heritage Landscapes and Heritage Districts, Archaeological Sites, Buildings, Engineering Works and Materials.

The methods for conservation are based on the Standards and Guidelines, along with the MTCS Eight Guiding Principles in the Conservation of Built Heritage Properties (MTCS, 2007), outlined by The Ministry of Tourism, Culture and Sport and referred to as *the Eight Guiding Principles* in this report. These are included in the report under Section 2 - Conservation Principles.

A site visit was conducted by Ed Van der Maarel of a+LiNK Architecture Inc., with Matthew Pedros of Elgin Contracting in August 2020, to review proposed conservation approach with regards considering relocation and potential costs associated with this approach. Conversations and site visits with moving company Continental Building Movers Ltd. were also conducted by Elgin Contracting to review relocation strategies as part of this process.

2. CONSERVATION PRINCIPLES

2.1 THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Conservation Plan

The Standard and Guidelines have been developed as a general guideline for properties that are listed as part of the Canadian Register of Historic Places as National historic sites. These guidelines, often established as conservation strategies, provide framework that can be adopted and applied to many other historic sites and properties that are not listed as part of the register.

As outlined in the Standards and Guidelines, there are three stages involved in the Conservation Decision-making process as it relates to historic places: understanding, planning and intervening. The Conservation Plan for the Routledge Farmhouse is framed using these three stages as a tool for conservation review.

1. *Understanding*: Referring to a statement of significance and character-defining elements that are considered of heritage value, and assessing the major alterations and changes that have occurred to the property or site. This is critical and can often take time, as this builds the foundation on which the planning and intervening stages can depend, establishing a baseline for the site.

The first part of the report examines the Understanding stage with regards to the site, its context and condition.

2. *Planning*: involves either maintaining the current use or selecting an appropriate future use for the site that is sustainable, and identifying the key project requirements necessary to meet that use. Once the use has been identified, the appropriate conservation approach as a primary treatment can be determined by using and following the applicable Standards and Guidelines.

The second part of the Conservation Plan is structured such that the primary treatment options are considered and the appropriate approach determined, based on the understanding of heritage value and conditions, paired with the proposed future plans for the site. This is the Planning stage.

3. *Intervening*: undertake project work to actively intervene and address areas required to meet the use, based on the outcomes of the previous two steps. Once the work has been completed, carry out regular maintenance work-maintenance plans can help with this.

The third part of the plan provides recommendations for Intervention, the third stage of conservation, by prescribing methods and actions to address conservation needs, using the primary approach (and secondary techniques) determined in stage two.

2. CONSERVATION PRINCIPLES

Conservation Treatments

Conservation is intended to protect the character-defining elements (or heritage attributes), that give a place heritage value and, where possible, ensure longevity of those elements. Conservation ensures the “safeguarding” of heritage value by selecting an appropriate process by which to intervene onto the site. The Standards and Guidelines outline three primary treatment options to achieve conservation goals for a heritage site:

Preservation

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Rehabilitation

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

Restoration

The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Conservation Standards

The Standards and Guidelines provide general standards for preservation, rehabilitation and restoration projects, as described below, and referred to by Parks Canada as *the Standards*:

1. Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable heritage attributes. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining elements of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken.
7. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

2. CONSERVATION PRINCIPLES

8. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
9. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
10. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference. (Parks Canada 2010)

Additional Standards Relating to Rehabilitation

11. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
12. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
13. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing components from the restoration period with new components whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Parks Canada 2010)

2. CONSERVATION PRINCIPLES

4.2 EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF HISTORIC PROPERTIES

The Eight Guiding Principles were established by the Ministry of Tourism, Sport and Culture to provide a basis for best practice decisions regarding heritage conservation and are based on international charters. These are similar to the Standards and Guidelines and include the following:

1. **Respect for Documentary Evidence:** Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
2. **Respect for the original location:** Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.
3. **Respect for historic material:** Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
4. **Respect for original fabric:** Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
5. **Respect for the Building's history:** Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
6. **Reversibility:** Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7. **Legibility:** New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. **Maintenance:** With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(MTCS, 2007)

3. DESCRIPTION OF PROPERTY

3.1. DESCRIPTION OF RESOURCE

Constructed in 1880, the Routledge Farmhouse is located at 1656 Hyde Park Road, on the southwest corner of Hyde Park Road and North Routledge Park. The two-storey brick building is designated and protected under Part IV of the Ontario Heritage Act as a property of cultural heritage value.

The property at 1656 Hyde Park Road is located within the Hyde Park district in the northwest corner of London. The Routledge farmhouse is a two-storey, brick building of the vernacular Italianate farmhouse style, with locally-made buff-coloured brick. The brick is laid in a common bond pattern with radiating voussoirs above the windows. The house has a projected front bay with a porch across the recessed bay facing Hyde Park Road. The shallow, hipped roof has deep eaves, of typical Italianate style, which cover the building and are supported by paired brackets with relief scrollwork and pendant finials. The front porch is supported by chamfered posts with capitals, with a replaced post at the northeast corner. Pierced fret work adorns the spandrels of the porch. The original porch deck appears to have been replaced. Two-over-two windows are located in segmental arched voids on three facades of the farmhouse, with aluminum storm windows installed in front. Most of the windows have green louvered shutters which are fixed in place. The original front entry door has been replaced.



1656 Hyde Park Road- East Elevation (Street Front)



1656 Hyde Park Road- South Elevation



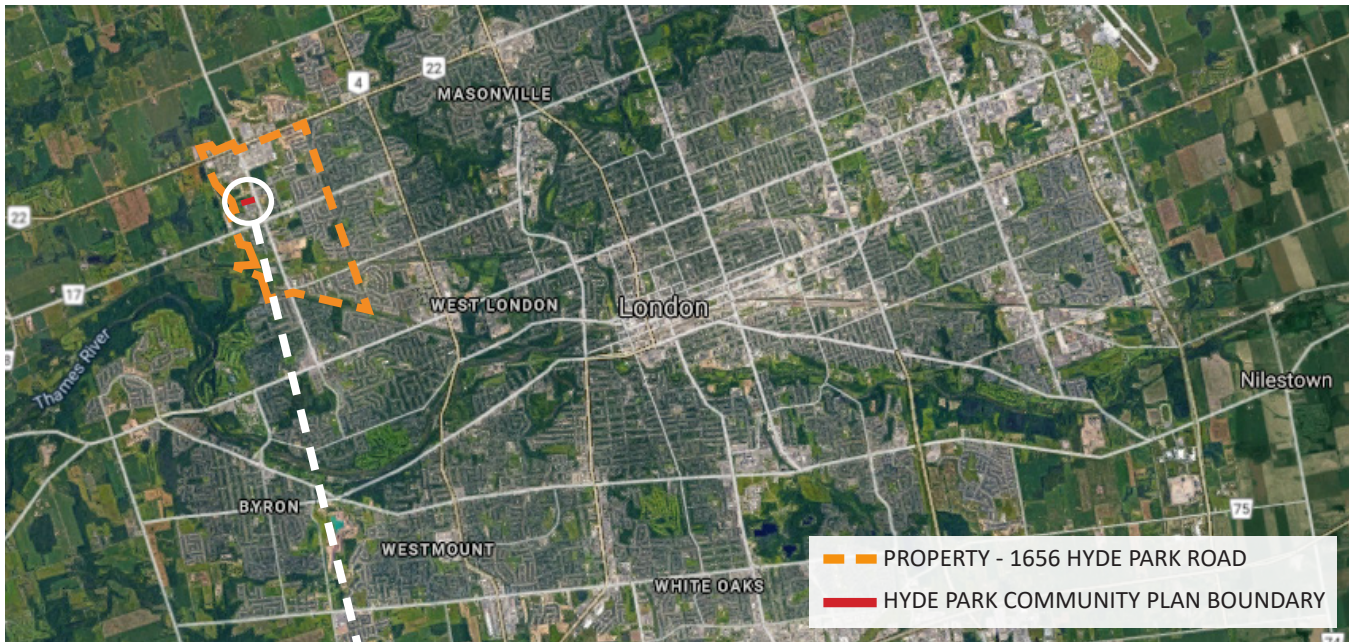
1656 Hyde Park Road- West Elevation



1656 Hyde Park Road- North Elevation

3. DESCRIPTION OF PROPERTY

With context to the larger community and neighbourhood, the Routledge Farmhouse is located in the northwest region of the City of London, just north of the main intersection of the Hyde Park 'hamlet' at Hyde Park Road and Gainsborough Road. The Hyde Park hamlet was annexed by the City of London in 1993 and has long contained a considerable amount of industrial, community, commercial, and residential type buildings throughout the area. The site is located within the boundary of the Hyde Park Community Plan, 2001, which outlines community and urban design guidelines for the region, in support of the City of London Official Plan. The Hyde Park Community Plan states that "the existing hamlet area will evolve and intensify to take advantage of full municipal services. Some of the design challenges of incorporating the existing hamlet and developed areas with new neighbourhoods can be addressed through urban design".



Maps 1+2: Exist. Building in Context of City, Community Plan + Proposed Development Area- 1656 Hyde Park Road; Basemap, Google Images, Aug 2020.

3. DESCRIPTION OF PROPERTY

Historically, the farmhouse is associated with the Routledge family, who founded and named the 'Hyde Park' district in 1818 and played a significant role in its early development. Starting with Thomas Routledge (1763-1844) and his wife, Elizabeth (1763-1835), who arrived in 1818 as 'Talbot Settlers' in the London Township. As the first settlers in this area, they were granted a parcel of land consisting of S1/2 of Lots 25 and 26, Concession 4, known today as the land between Gainsborough Road (at the south), Hyde Park Road (at the east) and just past North Routledge Park (at the north). In addition to acquiring more land in the area, Thomas' grandson, Robert Routledge (1824-1904) owned the 1656 Hyde Park Road property until his death in 1904.

The Routledge family was influential in the development of the Hyde Park district, which remained for 175 years until annexation in 1993 by the City of London. The Routledge family name was attached to many local sites and buildings including the W.K. Routledge Store and Post Office, c. 1908, located at the northeast corner of Hyde Park, which is still standing today, and the new side street opened in the 1960's, now known as North Routledge Park.

The original use of the building was a single dwelling residence and has since been converted to commercial office space in recent years. As a former farmhouse, the building is reflective of the rural village past of Hyde Park and acts as a physical link to the founding family of Hyde Park.

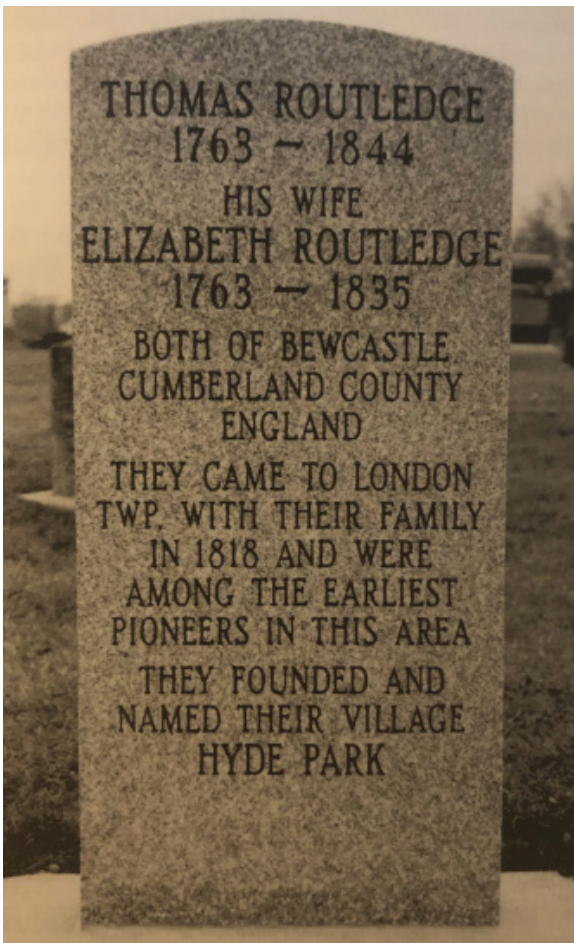


Image 1: Memorial stone to the Routledge family in Arva. Image c/o London Township Families Past and Present Volume II.



Image 2: The W.K. Routledge Store and Post Office, c. 1908, at the northeast corner of Hyde Park. Image c/o 'Vintage London, Ontario'.



Image 3: The Routledge Family, newspaper clipping 'One of the Most Widely-known in the County of Middlesex. Image c/o Findagrave.com

3. DESCRIPTION OF PROPERTY

Current Management and Ownership

The property is currently being used by the owners of 1656 Hyde Park Road, HLH Investments Inc. as their head offices. The two-storey structure is only occupied on the first floor. HLH Investments Inc. has proposed the new development for the site.

3.2 SIGNIFICANCE

The property at 1656 Hyde Park Road, inclusive of the Routledge Farmhouse, was designated as being of cultural heritage value or interest, as per By-law No. L.S.P.-3455-204, on July 26th, 2016. The By-Law is included as Appendix C of the Building Condition Assessment Report by a+LiNK Architecture Inc. As per the Statement of Cultural Heritage Value or Interest, “1656 Hyde Park Road is of cultural heritage value or interest because of its physical or design value, its historical or associative values, and its contextual values.”

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with the Routledge family, the founding family of Hyde Park particularly Thomas Routledge and Robert Routledge;
- Form, scale, massing, and plan of the two storey, buff brick building located on the property;
- Demonstration of the vernacular Italianate farmhouse style;
- Shallow, hipped roof with deep eaves, wood soffit, and paired brackets with relief scrollwork and pendant finials;
- Porch with chamfered wooden posts with capitals, fret work in the spandrels of the porch;
- Two-over-two wooden windows in segmental arched voids on the facade with brick voussoirs;
- Wooden louvered shutters with hardware flanking the windows, and;
- Wooden door and wooden screen door on the south entry off the porch.

Structural Systems

- The structure of the existing heritage building is comprised of balloon wood framing, with a multi-wythe brick foundation. The foundation supports beams and joists, and intermediate built up wood beams are supported on piers that are settling and unstable.
- The brick is tied into the existing framing with nails hammered to the outside face of the wood studs, and nail heads embedded into the brick mortar. These structural elements have been considered in the proposed development, given that they will need to be carefully stabilized in order to prolong the lifespan of the heritage building.

3.3 PLANNING POLICY FRAMEWORK

The Provincial and Municipal authorities have set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of this Conservation Plan:

3. DESCRIPTION OF PROPERTY

A. The Planning Act and Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

- 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.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2014 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

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

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage

3. DESCRIPTION OF PROPERTY

conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

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

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.

Since the property is designated under Part IV of the Ontario Heritage Act as per City of London By-law No. L.S.P.-3455-204, an Heritage Impact Assessment is required and the PPS 2014 provides the tools necessary as a Terms of Reference for the document.

B. The Ontario Heritage Act

The Ontario Heritage Act, R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. The criteria within the Ontario Regulation 9/06 of the Ontario Heritage Act provided the tools to determining the cultural heritage value of a property. This regulation provides the criteria which the property must meet in order to become designated.

C. The London Plan

The London Plan, Minister Approved, December 28, 2016, 'constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.'

The London Plan provides for provincial interest and is designed to include the requirements of the Provincial Policy Statement (PPS) 2014. Section 24 of the Planning Act, R.S.O. 1990, c. P. 13, identifies that "no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with this Plan. This includes for approvals of planning and development applications such as official plan amendments, Zoning by-law Amendments, plans of condominium, site plans, consents to sever, and minor variances.

While 'The London Plan' is organized in nine (9) parts, Part 4 specifically outlines 'Cultural Heritage' in its City Building Policies. However other Parts, ie. Part 7 Secondary Plans contribute to the Planning Process and the preservation and integration of the City's cultural heritage.

The specific direction provided in The London Plan is to: "Protect our built and cultural heritage, to promote our unique identity and develop links to arts and eco-tourism in the London region" and "Protect what we cherish

3. DESCRIPTION OF PROPERTY

by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.”

The London Plan and its Policies apply to the proposed development site and therefore the preservation of the City’s cultural heritage must align with these policies. The London Plan is currently partially under review by Local Planning Appeal Tribunal (LPAT) for appeals as of October 2020.

D. City of London CP Terms of Reference - Other

The site is not within a Heritage Conservation District (HCD) and therefore presently there are no guidelines required for review and adherence. Specifically, the Routledge Farmhouse is Designated under Part IV of the Heritage Act and therefore the architectural and historical ‘Reasons for Designation’ are important in identifying the specific approaches to conservation for the property.

The City of London does not have specific Terms of Reference for the preparation of Conservation Plans. Generally, municipal Terms of Reference are based on Provincial Policy Statements’ Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. This document has provided the general terms of reference for this CP, with specific reference to info sheet #5.

E. Municipal Regulatory Context for Designated Heritage Property Alterations and Easements

The Routledge Family Farmhouse is designated as per the Heritage Designation By-Law 3455-204, July 26, 2016. Located at 1656 Hyde Park Road, and sits on a larger site with approximately five (5) acres in area.

Currently owned and operated by HLH Investments Inc., the property is designated because of cultural heritage value or interest. Therefore, any proposed work on the property or the building requires a Heritage Alteration Permit Application be submitted, and a Heritage Alteration Permit as part of any construction completed on the building and property. Any alteration work completed on the property must align with the requirements of the heritage easement and designation, as outlined in the Heritage Designation By-Law unless otherwise agreed upon through the alteration permit process.

F. Zoning

The current zoning of the 1656 Hyde Park Road property, as per Zoning By-law Section 25 by the City of London, is ‘Business District Commercial’ (BDC) zone. As per the By-law, the purpose of this zoning is to implement the ‘Main Street Commercial Corridor’ designation set out in the City’s Official Plan. This zoning provides and regulates a mix of retail, restaurant, neighbourhood facilities, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets.

Currently, the property owner, HLH Investments Ltd. is in the process of re-zoning for the site and proposed development inclusive of the heritage building. In addition to re-zoning, the owner is also in the process of confirming a Heritage Easement currently being coordinated with the City of London’s legal council, for the overall heritage property. The proposed easement would effectively draw a line between the new development and the existing heritage building in order to compartmentalize the heritage assets (the Routledge Farmhouse) from the rest of the development, so that future work proposed for the development project will be separate from any work proposed on the heritage property (requiring a permit).

4. ASSESSMENT OF PROPERTY

4.1 CONDITION OF RESOURCE

As part of the first step to good conservation practice, an assessment of the condition should be completed to ascertain the condition of the building with particular attention paid to the character-defining elements (heritage attributes in this case). A Building Condition Assessment and Report was completed by the team for the Routledge Farmhouse at 1656 Hyde Park Road in order to assess and outline the condition of the exterior (including the heritage elements), and to assess the structural condition of the overall farmhouse building. Structural assessments were previously conducted and a Structural Assessment report completed on June 10, 2019, by VanBoxmeer + Stranges (VB+S) Ltd. Structural Engineers. a+LiNK Architecture Inc. LAO completed a site visit to visually assess the conditions on July 31, 2020 and compiled a report of the conditions in early October 2020. The final BCA report by a+LiNK is a refined report that includes the aforementioned Structural Assessment, and a subsequent Heritage Building Final Report by VB+S (revised January 2021), as an Addendum to the June 2019 report). For the complete report, refer to the Building Condition Assessment Final Report, dated December 17, 2020, Revised January 27, 2021.

4.2.1 Building Condition Assessment

The two-storey yellow-brick Routledge Farmhouse heritage building is exhibiting several aspects of wear, degradation and lack of conservation. The property would benefit from several conservation programs to ensure its longevity, given the conditions observed with particular attention to the exterior, including heritage elements and the structure. These programs might include restoration, preservation and/or rehabilitation, and will be further profiled in the following section, Conservation Principles, under Goals of Conservation as the second step to conservation. A summary of the issues observed and recommendations of prioritized deficiencies outlined in the report are summarized below.

Site Conditions

Observations

The site is sloped significantly towards the house from the raised road at Hyde Park and North Routledge Park, resulting in possible drainage issues as rain and snowmelt are directed towards the foundations. Swales are evident, but not necessarily a long-term solution. The entrances are sealed, and two of the three original entrances have been replaced with contemporary doors that do not reflect the heritage of the original house. An addition and raised deck have been added to the rear of the house, where the main entrance is located, while the former main entrance is accessed by a wooden deck that has been replaced from the original. The porch roof is in poor condition, with signs of paint chipping and peeling, as well as the replacement of one of the original posts with a newer, pressure-treated post that does not reflect the originals.

Recommendations of Prioritized Deficiencies

- Review of swales and grading to avoid water draining towards building as part of Stormwater Management plan and grading plan.
- Weeping system installed around foundation system.
- Restore and repair front porch elements such as columns and spandrels, replace as necessary for structural requirements.
- Remove contemporary deck

4. ASSESSMENT OF PROPERTY

Building Envelope, Structure and Exterior

Observations

The roof was observed from grade, and appears to be in 'fair condition; it is not original. Eaves and soffits are original and in good condition. Paired wood brackets and finials could not be fully assessed, but appear to be in 'fair' to 'good' condition, with some decay evident. The yellow-brick is in poor condition with evidence of spalling, degradation and mortar failure, as well as environmental staining, particularly at the lower third of the farmhouse. Stepped cracking was noted on all elevations in a few locations near the edge conditions, likely due to settling of the foundations. Brick along the second storey could not be fully assessed without access to a lift (boom). Yellow paint has been applied to the lower portion of the wall near the rear entrance.

Windows and Doors: The windows and doors were observed from grade. The windows are primarily single-glazed, two-over-two wood framed with aluminum storms and segmental arched voids above. Some windows are missing storms. The windows are in 'poor' condition, with signs of decay, paint peeling and cracking. Pieces of the windows are breaking off and the sills are decaying. Shutters with original hardware flank the windows, with evidence of some shutters decaying, missing paint and a few have been removed. A contemporary window was added to the north elevation. The main west entry door at the porch appears to have been replaced. This door is not considered of heritage value as per the Heritage Designation. The alternate, entrance at the south end of the porch on the west elevation is original and is sealed shut. It is noted as a heritage attribute along with the original wood screened door. The paint is chipping at the base of the door near the step. The 6-pane, divided light screen door was sealed so the door could not be fully viewed, as a film has been applied to the divided light glass of the wooden screen door.



Existing front porch, east elevation. Photo by: a+LiNK Architecture Inc., 2020



Decay at heritage wood windows, frames, sills and shutters. Photo by: a+LiNK Architecture Inc., 2020



Signs of mortar failure. Photo by: a+LiNK Architecture Inc., 2020

4. ASSESSMENT OF PROPERTY

Structure: The roof structure could not be fully assessed, but appeared to be in good condition with no signs of rot. No insulation was noted on the interior walls of the building, but some was observed in the attic through the opening in the ceiling on the second floor. The foundation walls are settling due to instability of concrete block piers, and the first floor beams are sagging as a result. The balloon frame system is clad with brick tied with nails grouted into the bed of the mortar joint. Steel nails will corrode over time, leading to weak tie-back to the structure.

Recommendations of Prioritized Deficiencies

- Replacement of roof as per owner/client; Existing roof has been repaired temporarily.
- Exterior paired wood brackets and finials require an assessment at the second level to confirm condition. A restoration program may be required, such as repair and repainting.
- Brick and Mortar: repointing assessment and program as part of the Conservation Plan. May require use of a boom lift to assess condition of upper brick coursings.
- Observed and monitor stepped cracking on exterior.
- Windows and Doors: comprehensive window and door restoration program as part of the Conservation Plan, including wood shutters and the original wooden door and screen at the south end of the west elevation. May require use of a boom lift to assess condition of upper windows.
- Review of structural systems within building exterior and roof to ascertain make-up and confirm best approach to reinforce building structure, brick ties and provide possible new wall system to address moisture and thermal issues. Brick will require adequate tie-back, while exterior walls will need to be reinforced for shear strength, if the second floor is removed.
- Bracing of exterior wall system if second floor is removed, jacking up of first floor as part of foundation work
- Foundations: address foundation system as part of an overall approach to the heritage property as new foundations required to replace settling piers, jacking up the first floor as well.

Heating/Ventilation, Plumbing and Electrical Systems

Observations

- The existing HVAC, plumbing and electrical systems were not fully observed for deficiencies as it is expected these systems are not adequate for any future adaptive re-use project and will be required to be upgraded or completely replaced to meet current code requirements.

Recommendations of Prioritized Deficiencies

- Replacement of HVAC, plumbing and electrical systems

Interior/Finishes

Observations

- Observations and comments made were to review the current condition of finishes at a high-level; these are not considered of heritage value. If the building were adaptively re-used as most of the finishes would be upgraded, and/or replaced. Wood flooring (from what could be seen) and existing window casings and trim appeared to be in 'good' to 'fair' condition, while ceilings were in 'poor' condition.

Recommendations of Prioritized Deficiencies

- Replacement or repair of interior finishes and systems, as required. Complete replacement of ceiling finishes.

4. ASSESSMENT OF PROPERTY

Life Safety

Observations

Currently, no emergency lighting or fire extinguishers were observed. Exit signs are located inaccurately. Access to the building does not meet current AODA and Ontario Building Code (OBC) requirements due to change in grade at the entrance and the size of the door openings.

Recommendations of Prioritized Deficiencies

- A designated substance inspection should be carried out on the building (immediate)
- Provide accurate exit signage, emergency lighting and a wall mounted fire extinguisher on the main floor to meet the OBC. Remove conflicting exit signage.
- Provide accessible entrance and access to the building, accessible washrooms as part of an adaptive re-use project.

Overall, the observations and recommendations made for 1656 Hyde Park Road indicate that the property, and in particular, many of the exterior heritage elements and the envelope, would benefit from a conservation program. Specifically, exterior wood heritage attributes such as the porch, windows, doors and shutters, and detailing such as paired brackets, spandrels and finials. The brick cladding also requires repointing and would benefit from conservation work, along with reinforcement of the brick tied to the exterior wall system and structure. The foundation requires alteration in order to ensure the longevity of the buildings structure, due to settling. Further conservation measures to implement this work are outlined in the Conservation Measures, Section 7 of this report.



1656 Hyde Park Road. Main/East elevation. Photo by: a+LiNK Architecture Inc., 2020

5. PROPOSED USE OF PROPERTY

5.1 RELOCATION, ADAPTIVE RE-USE + RECOMMENDATIONS

Heritage Impact Assessment

A Heritage Impact Assessment was completed for the Routledge Farmhouse by a+LiNK Architecture Inc. in the fall of 2020, and a submitted as a Final Report in December 2020 with revisions in January 2021. The purpose of the Heritage Impact Assessment was to analyze the impact of the new development proposal on the heritage value of the Routledge Farmhouse. The residence is a designated heritage property under Part IV of the Heritage Act, By-Law No. L.S.P.-3455-204, July 26, 2016. The following excerpt has been provided from the HIA Executive Summary. For the complete report, refer to the Heritage Impact Assessment Final Report (December 17, 2020, Revised January 27, 2021).

HLH Investments Ltd. has proposed to adaptively re-use the Routledge Farmhouse in their development plan. The building will support retail and commercial spaces, alongside new retail and commercial spaces at ground level in the adjacent new development. In the proposed development, a transparent glass link addition constructed of steel connected at minimal points (ceiling, walls and ground of the west elevation) will allow for internal access between the heritage farmhouse and the new development. This will allow for re-purposing of the property: currently the house is used as offices, but through the proposed development and plan for adaptive re-use, the farmhouse will be integrated with, and integral to, the new mixed-use, multi-storey development. The proposed mixed use building will be a combination 7 and 8 storeys, providing for a 7-storey massing along Hyde Park Road and an 8-storey massing along North Routledge Park. Commercial uses are located at-grade along Hyde Park Road; the commercial uses are functionally one-storey but showcase a two-storey façade on the exterior. A step-back is provided above this second storey, separating the commercial uses from the residential uses above.

The potential heritage impact of the proposed development at 1656 Hyde Park Road has been assessed and the mitigating approaches analyzed as per the Provincial Policy Statement (PPS) 2014, The London Plan, and the Secondary Plan. The character of the Hyde Park area within The City of London provides for a unique opportunity for the Hyde Park Village development, due to its vast history and nod to both vernacular styles and newer buildings.

The proposed development of mixed use commercial retail residential and integration of the cultural heritage assets provides the platform for the vibrancy and character desired in the London Plan and the Secondary Plan. As with most new developments, height, density, and massing provide the highest levels of impact on cultural heritage assets.

However, the primary mitigating factors for the multi-storey development are; retaining the farmhouse heritage building as a key aspect of the project at the predominant corner of Hyde Park and North Routledge Park and establishing the heritage building as a “beacon” within the development, while surrounding the building with various public realms and connections. The rhythm of podium styles along the commercial level mimic the height, massing and rooflines of the heritage building, but vary in materials and design, creating a juxtaposition between the two. Further to these assets, the proposed design integrates two (2) commercial podiums: one along Hyde Park Road and one along North Routledge Park that are separated by the Heritage building, creating a pause in the design. The residential spaces above are stepped back above the second storey, to draw attention to the commercial level and the heritage residence at the corner apex of the two commercial wings, separated by a courtyard to the south and a glass addition to the west.

A critical aspect of the proposed development includes the relocation of the existing heritage building from its current

5. PROPOSED USE OF PROPERTY

location. The siting of the building is not considered of heritage value, and relocating the building will allow the heritage building to be highlighted and further separated from the development, while the proposed development can preserve its economic viability and density needed for longevity. The heritage impact assessment considered the option to retain the building in its original location and pushing the development footprint further away from the heritage building. However, due to the constraints of the proposed development, including density and economics, the development could not be redesigned to alter the footprint.

Moving the building was the best and preferred option, shifting the building in both the south and southeast directions 3.3 meters and 4.2 meters, respectively. However, given the need for new foundations and raising of the floor to grade to mirror the new development and accommodate accessibility relocating the building can be done as part of this structural stabilizing process. The structural consultant, Vanboxmeer and Stranges Structural Engineers Ltd., has provided an outline of the steps involved in relocating the building, and options for interior reinforcement of the superstructure to remove the existing second floor. That Heritage Building Assessment is included as Appendix B of the Building Condition Assessment. The Building Condition Assessment is submitted as part of the application for re-zoning alongside [the] Heritage Impact Assessment and the corresponding Conservation Plan.

The proposed development achieves the majority of mitigation approaches identified in Section 7 of [the HIA] and of the PPS 2014. Variations in materials and facade design help create a dynamic juxtaposition between the new development and the existing heritage farmhouse. Shadow studies indicate large shadows will be cast over the heritage building in particular during the afternoons and evenings. This is could actually present positive change for the existing shingled roof of the farmhouse - as sun can cause lift and deterioration of asphalt singles more rapidly. While most of the west elevation will be enclosed within the glass link, part of the south elevation will be shaded. Monitoring of the brick on this elevation should be included in the Conservation Plan.

In conclusion, the proposed development meets the guidelines and mitigating measures as provided in the PPS 2014, The London Plan, and Secondary Plan. The design is a good example of respecting and integrating the cultural heritage value of the Routledge Farmhouse through an adaptive re-use approach, providing for future retail and commercial use. Paired with multi-use, high-density commercial and residential development adjacent, and connected via a glass “link”, the proposed approach for the Routledge Farmhouse and development will contribute to the vibrancy and character of the Hyde Park Village, achieving a strong cultural heritage identity within the neighbourhood, community of Hyde Park, and the City of London.



Proposed rendering of Routledge Farmhouse (southeast), integrated into the proposed development for *Hyde Park Village*. Drawing by 17 | 21 Architects Inc., 2020

6. DETERMINING THE PRIMARY TREATMENT: REHABILITATION

6.1 IDENTIFY PROJECT REQUIREMENTS

The Standards and Guidelines outline the required actions as part of conservation activities that are relevant to this CP: understanding, planning, and intervening. The identification of heritage elements and heritage value, the description of the property and previous the Building Condition Assessment completed for the Routledge Farmhouse as discussed in preceding sections of this report, provide a good baseline for understanding the property and its intended use as part of an adaptive re-use project for a new development.

The Heritage Impact Assessment completed for the property is also critical in helping to plan for the appropriate intervention onto the property, providing the anticipated plans for the future development and the inclusion of the Routledge Farmhouse as part of the project. This helps to inform the *planning* stage of conservation. Through an assessment of the existing conditions of the building (BCA) and the assessment of the proposed use for the property (HIA), project requirements have been identified. These includes:

- Stabilizing structure and building envelope;
- Restoring and preserving heritage elements;
- Relocating the building, upgrading and altering the mechanical and electrical systems, removing the interior second floor, providing accessibility, and life safety systems designed to meet future needs, and ensuring the long-term success of the building while protecting its heritage value

6.1.2 Primary Conservation Treatment

To successfully conserve a historic place, or place of cultural value in the case of the Routledge Farmhouse, a decision must be made on the primary treatment, or approach, for conservation before appropriate methods can be recommended and implemented. This is considered stage two of the process, *Planning*, once an understanding of the heritage resource exists, and considers the intended future use and plans for the property related to that use. According to the Standards and Guidelines, before conservation activity begins, a clear objective of conservation must be defined. Referenced previously under Conservation Principles within this document, the objectives, or primary treatments, include preservation, rehabilitation, and restoration. The definitions are reiterated in this section, and when to apply each treatment has also been provided.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value. Preservation is the recommended primary treatment when:

- Materials, features and spaces of the historic place are essentially intact and convey the historic significance, without extensive repair or replacement;
- Depiction during a particular period in its history is not appropriate; and,
- Continuation or new use does not require extensive alterations or additions.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value. Rehabilitation is the recommended primary treatment when:

- Repair or replacement of deteriorated features is necessary;
- Alterations or additions to the historic place are planned for a new or continued use; and,
- Depiction during a particular period in its history is not appropriate.

6. DETERMINING THE PRIMARY TREATMENT: REHABILITATION

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Restoration is the recommended primary treatment when:

- An historic place's significance during a particular period in its history significantly outweighs the potential loss of existing, non-character-defining materials, features and spaces from other periods;
- Substantial physical and documentary or oral evidence exists to accurately carry out the work; and,
- Contemporary additions or alterations are not planned.

(Parks Canada 2010: 15 – 17)

Most conservation projects have various treatments included as part of the overall plan. It is important to first establish a primary treatment plan so that each conservation method, can be compared to the original requirements, goals and objectives.

Rehabilitation has been determined to be the best approach to the Routledge Farmhouse, since the wide-ranging interventions all aim to enable the future use of the farmhouse following relocation through adaptive re-use. Within the rehabilitation approach, the conservation program includes retaining and restoring existing exterior heritage wood elements where possible (preservation); accurately representing missing elements through reinstatement (restoration); and alteration of existing elements, such as doors, windows and brick to construct new elements, such as the addition on the west side (rehabilitation). Both preservation and restoration apply beyond the primary treatment of rehabilitation.

Conservation measures outlined in this report under section 6.0 assess the short, medium and long term plans for this approach, based on the adaptive re-use of the building as part of the proposed development plan at Hyde Park Village. The following section provides an overview of the goals of conservation for 1656 Hyde Park Road, based on the rehabilitation approach to conservation.

6.2 GOALS OF CONSERVATION - REHABILITATION

For a CP to be reasonably applicable, the goals of the conservation approach must align with the heritage values of the site as well as inform the future use and viability of a property. The goals of a conservation plan might be similar to a mission statement, and are specific to the needs of the property and the planned use. Based on the review of the property, and the planned integration of the building through adaptive re-use for the proposed vision for the development of Hyde Park Village by HLH Investments, the following goals have been developed for the rehabilitation of the Routledge Farmhouse. General Standards 1 through 9 apply to the goals for the Routledge Farmhouse, while standards 10 through 12 apply specifically to rehabilitation of the heritage property.

6.2.1 Ensure the Integrity of the Building Envelope and Structure

Goal:

- ***Ensuring the structure is stabilized to withstand the intended use and longevity of the proposed plan during and after relocation of the building, including an interventions made, as well as completing a comprehensive re-pointing program for brick masonry to ensure the integrity of the building envelope are essential for the integrity of the heritage resource.***

Applicable *Standards*: 1, 6, 7, 9, 10, and 12.; *Applicable MTCS Eight Guiding Principles*: 2, 3, 4, 6, 7, 8.

6. DETERMINING THE PRIMARY TREATMENT: REHABILITATION

The rehabilitation of the Routledge Farmhouse is comprehensive in scope, and includes several aspects of the structural systems, with particular focus on the foundations and building envelope, to ensure its sustained use as an integral part of a development project. The foundations have been assessed by the team's structural consultant as part of the Building Condition Assessment. At present, the building is settling on block piers that support wooden beams. In order to sustain the building for the long-term, these unstable foundations will need to be replaced with new foundations. Stabilization of the entire building is required prior to and after moving the existing heritage building as part of this process, such that the structure and exterior building envelope, including the brick (heritage attribute) can withstand relocation. Mothballing and other protective measures might also be necessitated as part of the relocation process, should there be a potential period of vacancy following relocation and prior to the restoration and adaptive re-use as part of the future development adjacent.

6.2.2 Preserve and Restore Exterior Heritage Elements where possible

Goal

- ***Repair and restore exterior heritage elements that have degraded through a comprehensive conservation program, including original wood windows, doors, shutters and detailing along the facade and roofline. Document, store and reinstate the heritage porch to its original design, following the building relocation. These approaches will help ensure the sustainability and viability of the heritage attributes.***

Applicable *Standards*: 1, 2, 3, 4, 7, 8, 10. *Applicable MTCS Eight Guiding Principles*: 1, 3, 4, 5, 8.

The exterior wood heritage elements, have fallen into disrepair, with evident signs of decay and rot; the paint is severely chipping and peeling on windows, the remaining heritage door, and the shutters; windows, doors and shutters are missing pieces, or entire elements have been removed. The porch has been modified with replacements that are not sympathetic to the original. These heritage attributes are integral to the cultural heritage value of the property. A conservation program to repair, restore and preserve these as much as possible, while also considering the plans for relocation, adaptive re-use and alterations are important for the longevity of the property.

6.2.3 6.2.4 Enhance the Building's Appeal, Usability and Heritage Value

Goal

- ***Attracting commercial and retail tenants and customers through interior renovations to provide aesthetically pleasing, environmentally sound and accessible spaces is a key aspect of this goal. Constructing an addition that will link this altered building to the new development, and connect the new to the existing, all while enhancing heritage value as part of the appeal to users is important for the success of the heritage property.***

Applicable *Standards*: 1, 3, 4, 5, 7, 9, 11, 12. *Applicable MTCS Eight Guiding Principles*: 6, 7, 8.

Through the proposed new use of the Routledge Farmhouse as part an adaptive re-use project for the new multi-use commercial and retail development, opportunity to rehabilitate the building and prolong its lifespan is presented. Replacement of the mechanical and electrical systems, and removal of the interior second floor will provide adequate services and open up the space for its intended use. These aspects fall outside of the heritage value of the farmhouse, but are mentioned as they can impact the heritage elements. Accessibility upgrades to the building will also be required by the code, added by way of the west addition that will link the existing farmhouse to the adjacent development. Enhancing and conservation the heritage value of the property will mean that the new work must be physically and visually compatible with, subordinate to, and distinguishable from the heritage farmhouse. The new addition should not impair the heritage building if it is removed in the future.

7. CONSERVATION MEASURES

7.1 INTRODUCTION

The following measures provide an outline of the conservation methods necessary to meet the conservation goals for the Routledge Farmhouse to rehabilitate the heritage resource for adaptive re-use as part of the proposed development by HLH Investments Inc. The aspects of the measures proposed include considerations for conservation required prior to, during and immediately following the relocation of the structure. Further, the rehabilitation of the heritage building, including preservation, restoration/repair and alteration work may not begin for some time and proper mothballing of the building may continue for a prolonged period, should the building not be in use by the owners until Phase 2 of the development project is implemented. Monitoring of the building will be required, and re-visiting of the proposed conservation methods considered as part of the long-term project may need to be completed in order to ensure that the work proposed has not changed in any significant way from the time of this report. Most of the short and medium term conservation measures are expected to be completed as part of the early stages of Phase 2 of the proposed development project.

The long term conservation measures will likely be implemented once Phase 2 is underway, with preservation, restoration, repair and alteration work happening concurrently alongside new construction. Some of the exterior conservation methods could be implemented once the addition is completed, so that the work can be properly executed without disturbances related to that construction, and coordinated with the sitework and mobilization for new development so as not to interfere with the conservation programs for the heritage farmhouse.

An overall cost estimate has been prepared for the proposed conservation plan and rehabilitation of the farmhouse building. These elements include: demolition, relocation, stabilization, preservation, restoration, and alterations to both the interior and exterior. Costing has been provided by Elgin Contracting and Restoration Ltd., for high-level budgetary purposes only, as of the date of this Conservation Plan; true costs for the work, considering inflation and any other major changes to the proposed project will need to be considered when the actual work is completed.

Although replacement percentage estimates may range, costing was provided based on the Building Condition Assessment prepared by a+LiNK Architecture Inc. and VanBoxmeer and Stranges Structural Engineers, and the proposed relocation and future upgrade plans for the building, provided by the structural team in conjunction with the moving company Continental Building Movers Ltd. Proposed by Costs are given lump sum costs. Detailed costing for similar systems will likely be within +/- 15-20% of the budget estimate provided.

The existing site and heritage building drawings including plans, and sections are included as Appendix C of this report. The proposed drawings including the site plan, elevations and renderings for the adaptive re-use of the Routledge Farmhouse and the future development are included as Appendix D of this report.

7.2 SHORT TERM CONSERVATION MEASURES

7.2.1 Documentation

Prior to any other conservation methods or relocation work, the resource must be properly documented and heritage elements recorded and reviewed for a baseline condition. A Building Condition Assessment has been completed, but may need to be updated once the plans are put into motion for the conservation program as it relates to the timing of Phase 2 of the development project. If this is 1-2 years, a review and update of both the BCA and existing base drawings for the house, to provide confirmed to-date conditions and measured drawings would be important. These will form the baseline benchmark for maintenance and restoration should any issues or changes arise during relocation that could alter the heritage attributes.

7. CONSERVATION MEASURES

7.2.2 Removal, Demolition and Salvage

Addition

Demolition of the rear addition is expected to be completed before any relocation is undertaken. The west addition removal should be undertaken with care, particularly where the addition is connected to the existing main heritage house. To protect the join area, the walls should be removed within two feet of the actual main farmhouse, such that a short stub wall can be ascertained and possibly even relocated with the main structure, then cut flush with the brick of the existing house. Since the west elevation will be enclosed in the future to accommodate the addition (the glass “link”), it may be appropriate to delay any work on this elevation until such time as the alterations and repointing of that elevation can be coordinated so there are no interferences between the two, and so the restoration work can be done once the exterior shell is constructed and sealed for air tightness. If any brick is removed during this process, it should be salvaged and stored for future use in the rehabilitation project.

West Deck and Pergola

The deck and pergola should be removed with care to ensure that any connections at the existing connections at the west elevation do not degrade the heritage fabric. Proper restoration guidelines for repointing brick and removal of any remaining screws and other ties from the deck should be followed during the restoration process, unless these ties would otherwise further deteriorate the fabric if left in prior to that time.

Front Porch

The existing front porch is also a key part of this stage. Given the complexities of moving the heritage farmhouse, the porch is recommended to be dismantled, piece by piece, and each element examined and tagged for future re-installation. A conservation program to reinstate the porch will be implemented, once the house has been relocated. This will include construction of a new deck, since the current deck is not original, and sympathetic to the original deck in design, materials and form. The chamfered wooden posts, beams and detailed spandrels with fret work should be reinstated, in the exact location on the original house (in its relocation position), as marked prior to relocation. If the condition of these elements is such that this cannot be accomplished without jeopardizing the safety, a replica of those elements of the porch should be implemented that match the original in form, materials and detailing of high-quality versions of the same elements.

During demolition, elements of the building that are of heritage value that are uncovered should also be carefully documented and noted, and consultation with the heritage architect regarding further steps to ensure the protection of those elements before further work or demolition is completed.

7.2.3 Stabilization

The structural assessment - Heritage Building Final Report - was prepared by VanBoxmeer and Stranges Structural Engineers as a secondary assessment (Addendum) to the original Structural Review and Comments in June 2019. With specific focus on the relocation of the building as part of the proposed development, the Heritage Building Final Report (revised January 21, 2021) was used as a tool to review the structural concerns related to relocating the Routledge Farmhouse.

The subsequent addendum report by VanBoxmeer and Stranges also identified the need for stabilization of the Routledge Farmhouse first, in order to successfully relocate it. This ensures that the forces acting upon the building will not cause it to shift significantly or collapse during relocation without the support of the foundations to carry the loads to the ground. Coordination and instillation of shoring is required to stabilize the existing building and

7. CONSERVATION METHODS

remove the weight and load of the structure from the existing foundations. Stabilizing the building will also help in the short term to alleviate the pressures on the failing foundation piers.; The existing intermediate wood beams of the floor are resting block piers, that are settling, causing instability in the foundation system and sagging of the first floor at these locations. During stabilization, the first floor can be jacked up and properly stabilized as part of the overall building stabilization prior to relocation.

A complete assessment of the brick foundations should be completed during this stage, as only a partial assessment was completed for the initial and secondary condition assessments, due to the limited access to the crawl space. Further, the existing brick foundations should be accurately documented once access is provided, and any new information identified that might impact the heritage elements presented to the heritage architect and team. Finally, any repairs that are immediately required to the foundations uncovered during this stage should be addressed at the time. The existing roof system must be confirmed for stability, but it is expected that the roof system is in good condition and will not require significant stabilization work beyond what is required to move the building.

Brick Tie-Back

Re-securing the heritage fabric to the existing wood frame structure is imperative for the survival of the building in the long term, and specifically if it will be moved. Any horizontal tie-back of the brick to the building structure required to prepare the farmhouse for relocation should be ensured at this stabilization stage prior to any relocation measures. Bracing any major vertical cracks in the masonry should also be done at the same time, to prevent further cracking during lifting, relocation and setting the farmhouse in place. This brickwork must be completed with care, recognizing that negative impacts on the interior of the brick could adversely affect the exterior of the facade and the heritage fabric.

In order to tie-back the brick to the structure, the preferred rehabilitation method involves adding new ties to the original brick; in the original approach, the ends of nails were hammered into the outside face of the wood stud walls and the head of the nails embedded into the existing mortar bed. This results in corrosion of the nails, as water will have infiltrated the brick over time, causing the ties to weaken. The method for stabilizing the brick recommended by a+LiNK Architecture Inc. involves the use of brick-tie backs by way of helio-piers. Stainless steel drill bits are inserted into the brick and the stud to form helio piers, which re-secure the brick back to the stud wall of the wood framing. The actual methods would require verification and reviews by a structural engineer.

If any temporary interventions to stabilize the brick are needed prior to relocation, these should follow *the Standards and Guidelines*, and allow for ease of reversibility once the house is relocated, with minimal impact on the heritage elements to avoid compromising the integrity of the heritage fabric. The interior finishes will be removed at this stage to access the interior of the building envelope and the inside face of the brick to properly tie the brick back to the structure. It is assumed that the occupants will vacate the building prior to this demolition.

7.3 MEDIUM TERM CONSERVATION MEASURES

7.3.1 Preparation for Relocation

Preparation of the site for relocation involves some key elements to be addressed. First, the site will need to be prepared in order to remove the foundations, including possible trenching around the house to access the foundations. The vegetation surrounding the house, while not specifically a heritage element, will need to be removed as part of this site work. Also, once the house is ready to be relocated, the ramp for the moving machinery

7. CONSERVATION METHODS

will need to be prepared and the vegetation cannot impede the ramp. Any vegetation removed should occur with reference to any Tree Protection by-laws, and as part of Building Permit regulatory requirements. These should be retained for future re-use once the building is relocated (depending on the outline for the landscape plan as agreed upon for the site).

In order to relocate the building within the site, a temporary roadway will need to be established with at least one foot of granular base to support the weight of the heritage building as it is being relocated. Shear weight of the structure is at more risk of weighing down the hydraulic relocation system without the base, putting pressure on the system that could cause it to become stuck or fail in loose, uneven or weak terrain.

7.3.2 Foundation Alterations

The existing foundation walls below the house (stabilized as part of the short term measures), will need to be removed once the site work is prepped and any other elements to allow adequate access to remove the foundations, with minimal impact on the heritage elements. The brick from the foundations should be carefully salvaged and stored. If any other heritage elements are affected during the removal of the foundations, these should be addressed with the heritage architect and team.

Once the site is prepped and the foundations have been removed, excavation for the new foundations for the relocation footprint of the new house can begin. Because the house is being relocated 3.3 meters to the southeast and 4.2m to the south, part of the new foundations will be excavated underneath the existing house in-situ, prior to removal, while the house is stabilized. However, this will reduce the need to relocate the house to a temporary site beyond the future relocation site to excavate and build new foundations, which would effectively mean moving the building twice. This is not desirable as the strain on moving the building in two stages is significant.

7.3.3 Relocation and Stabilizing

Best practices for relocation recommend mild weather conditions for relocation; temperatures below even 30 degrees Celsius or can present problems for the operation of the hydraulic system. Rain and snow can also be problematic as this can contribute to changes in the terrain and increased risk to the building relocation.

The relocation of the structure and installation onto the new foundations will take approximately a week to ten days. Once the building is in its final position, the footings and foundations can be constructed to the underside of the structure requiring support. New foundations will provide support for the relocated farmhouse at both the appropriate depth for frost heave (and any basement requirements), and for the shift in the elevation level of the first floor at grade upwards approximately 1.5 meters to align with the future grade of the proposed adjacent development project. This will also help to alleviate any concerns for site drainage given that the current house sits below the elevation level of Hyde Park Road and North Routledge Park.

After the building is relocated, and the foundations have been constructed, the farmhouse will require re-stabilization. The temporary shoring will be removed so that the house can be supported by the new foundations. A complete review of the structural system and building envelope as well as exterior elements for any signs of failure during the move is recommended. If there are any immediate concerns, these will need to be implemented and addressed promptly; any additional cracks, or shifting, or any increase in existing cracks, or critical brick and mortar failure may need to be addressed by way of a repointing program at the time once the building is sitting on its permanent foundations; any critical failure of specific exterior heritage elements identified post-move, that cannot withstand mothballing until a complete program is implemented, will need attention. Otherwise, any

7. CONSERVATION METHODS

updates to the building review should be identified and if necessary, implemented into the Conservation Plan to be completed as part of the rehabilitation intervention.

Any immediate roof repair work required as part of the temporary work completed to-date on the roof should also be completed during this period, once the building has been relocated in order to prevent any moisture penetration into the heritage building, prior to mothballing.

7.3.4 Mothballing

Mothballing is a process that can effectively control and protect the viability of a heritage resource from potential long-term deterioration during a prolonged period where the building may be unoccupied while preparing for its future use. Deactivating the Routledge Farmhouse once it has been relocated, may be necessary, depending on the timeline for site work and construction for Phase 2 of the adjacent proposed development project. Beyond this, mothballing does not protect a building indefinitely, so even marginal interim uses or non-flammable storage might be considered.

Security

As part of the process to protect the building, securing the building and its component features to reduce vandalism or break-ins is recommended. Construction fencing is a good way to deter trespassing.

Pests

Another important step in this process involves controlling pests. Pest such as small rodents, vermin, raccoons, termites, bugs and birds can wreak havoc on heritage buildings. It is important to remove all animals or insects from the property and seal off any access to prevent deterioration of the heritage resource by these pests once the building is vacated.

Localized Critical Brick Repointing and Repair

Further, localized brick masonry repairs through repointing may be required in areas where very serious moisture penetration could occur as part of the mothballing process. These should be completed based on the updated review of the brick condition at the time of mothballing. The mortar should match the historic mortar in composition, colour and tooling. Further details regarding brick restoration are outlined in Section 7.4.1.

Ventilation

Finally, once the building is secured, pests removed and any critical brick repaired, adequate ventilation is recommended to provide air exchange throughout the building while vacant. If the building is unoccupied and mothballed for winter months, minimal heating at 7 degrees Celsius may be needed, with forced-fan ventilation in the summer months. Louvered openings should be added to wood window and/or door coverings to permit natural ventilation, and equipped with wire mesh to avoid wildlife ingress. Typically, 1-4 air exchanges per hour is considered the minimum for mothballed buildings. Assessment by a qualified Mechanical engineer should be done at the time of to determine the level of required ventilation.

Since the Routledge Farmhouse exterior is a brick heritage building constructed without insulation and air barriers, keeping the interior temperature above the spring dew point to avoid damaging condensation should be followed. While the majority of the interior work will be altered and removed to re-use the building, it should still be protected from the elements through the means recommended above, as prolonged exposure to moisture or other issues could result in mold, rot and degrade structure beyond just the finishes. Retaining electrical services to London Hydro will be necessary to provide this ventilation.

7. CONSERVATION METHODS

7.3.5 Monitoring

Because of the intensive work to stabilize and relocate the building onto a new foundation footprint, periodic monitoring of the building structure and its impacts on any heritage fabric is critical. A monitoring program is recommended every two months or so, until the building has time to settle, and a review of any major changes to the exterior as a result should be documented and addressed, if necessary.

If the building is mothballed for an extended period of time, monitoring (and possible maintenance) will also be important to ensure the building remains well ventilated, sealed and protected until ready for future use. Periodic monitoring provides a known presence on the site, and can also detect any critical issues such as water ingress or failure to the systems or heritage elements. An updated assessment may be required prior to the implementation of the rehabilitation and restoration programs recommended in this Conservation plan, depending on the length of time the building is mothballed.

7.4 LONG TERM CONSERVATION MEASURES

7.4.1 Preservation and Restoration Work

While the primary treatment recommended for the conservation of the Routledge Farmhouse is **rehabilitation**, some key aspects of the approach include preservation and restoration as secondary treatment programs to prolong the lifespan of the heritage property and its value. As outlined in the goals for conservation, these programs include measures for heritage elements: brick masonry restoration and mortar repointing, preservation and restoration of exterior wood attributes and re-instating of the original front porch. These should be completed outside of the addition work constructed so as to avoid interference. The replacement of the roof should be completed as part of these measures, and every effort should be made to replace the roof with material and design similar to the original. If no evidence of the original design can be confirmed, replacement with asphalt shingles would be appropriate, considering the colour and style choices: any new work should be complementary, and subordinate to, the original fabric. This approach similarly applies to the new roof of the front porch, once it is re-built.

Brick Masonry: Restoration

A comprehensive brick masonry repair and repointing program should be completed; a complete survey at the time to confirm percentage required and exact repointing locations should be performed using a boom lift as necessary to review all aspects of each elevation. Measured drawings locating areas and depth required should be completed as part of this program. Cracked and failing mortar joints will be repointed alongside repair and replacement of spalled bricks, as identified in the assessment. Mortar should be sympathetic to the original mortar beds used on the heritage fabric, avoiding the use of hard portland cement or vapour-impermeable waterproof coatings.

Exterior Wood Heritage Elements - Windows, Doors, Shutters, and Roofline Detail: Preservation and Restoration

Preservation and restoration of the wood heritage elements located on the exterior of the heritage resources. Primarily, the wood windows, door, shutters and detailed elements at the rooflines and porch should be preserved, restored and repaired where appropriate. This work is considered integral to the heritage value of the property, and should be completed as part of a comprehensive conservation program for exterior wood elements. The existing elements should be thoroughly assessed and planned by a qualified heritage architect, and completed by a qualified heritage restoration contractor.

7. CONSERVATION METHODS

Wood fenestration and windows, original doors and shutters should be repaired, in-situ, wherever possible. This includes stripping, sanding and repainting. Remove old caulking and replace with new. Storms should first be removed prior to work. Reinstall storms and replace with like for like on windows missing. The heritage attributes note that the storms are aluminum. Use wood restoration consolidator material to areas of wood window showing signs of decay, and Dutchman where small sections of damaged or decayed wood can be locally repaired. Where the damage of the window and shutter elements are too severe, or they are missing completely, replacement with exact replicas matching form, materials and detailing compatible with the original should be used. A program to review these elements should be conducted and should include a boom lift to access the upper level to properly ascertain the conservation interventions needed for each element.

The rear entrance that has been replaced with a contemporary door will be modified to accommodate the new addition - refer to 7.4.2 for further details regarding this opening. The former original door at the east elevation has been replaced with a new door. This opening should be reviewed to consider both the heritage value of the main facade, and requirements for accessibility from this entrance facing Hyde Park Road. If an accessible entrance is provided through the addition, this door does not need to be accessible. Consideration for a door more sympathetic to the original might be considered here, if evidence of the original door can be confirmed. If this information is not available, a new door that is visually compatible with the historic fabric of the farmhouse would be appropriate, but discernible so as not to confuse it as a replacement for the original.

Detailed paired brackets along the roofline should also be assessed, in situ, when reviewing the windows and shutters using a lift to determine the condition and evaluate if they require comprehensive restoration, or repainting and repair as needed. If possible, retain the wood brackets in-situ, rather than remove them, to complete restoration work. If this is not an option, the brackets requiring restoration should be carefully removed, numbered and conserved before being reinstalled in the exact original location using methods similar to the original connections.

Front Porch Restoration

The original front porch has been modified since it was constructed. The decking has been replaced, and the corner post at the north end has been replaced with a pressure treated post that does not match the original chamfered wooden posts with capitals in design and profile. The post should be reinstated with a new post that has been replicated from the other original posts so that the porch is cohesive. The spandrels with fret work, beams and posts with capitals are in poor condition, with some pieces broken, falling off and decaying. When the porch is re-instated, each piece will have been numbered during the removal process and documented as to the location. Examine each piece to determine if it can be repaired and restored with sanding and repainting. If this is not possible, new replicas matching the wood species, design, form and profile of the originals should be made. If the posts and beams cannot be re-used due to structural and safety reasons, these too should be replicated to match the originals as described above. These interventions should be physically and visually compatible with the heritage fabric, identifiable on close inspection, and documented for future reference.

7.4.2 Alterations for Adaptive Re-Use

Several alterations to the Routledge Farmhouse will be required as part of the rehabilitation program to adaptively re-use the heritage resource for future use. The new west glass “link” addition will allow for adaptive re-use but include alterations. Some of these include:

- Replacement of the heating, ventilation, mechanical and electrical systems to meet future needs

7. CONSERVATION METHODS

- Demolition of interior second floor to open up the space - new structural system constructed within the interior to brace the exterior walls
- Providing universal access and altering or creating openings on the west elevation for internal access from the new addition

These alterations will improve the longevity of the heritage farmhouse as it is incorporated into the new development adjacent. However, measures must be taken to ensure the alterations do not impair the heritage elements.

New Addition - Glass “Link”

The addition is designed of sleek steel beams that terminate at the west elevation of the farmhouse, protected behind a thin roof line above. The interior of the space may expose these beams to highlight the contrast between the brick heritage farmhouse (now located on the interior of this addition) and the contemporary addition and link to the rest of the development.

The location of the new steel structural beams of the roof of the addition, where it meets the brick of the west elevation, will touch the existing heritage house but will not be tied into the structure of the house. The structure will be completely separate and self-sufficient, creating a frame that can be supported outside of the connection to the house. Where the addition meets the west elevation of the house, the connections will be minimal and only to provide for thermal bridging and sealant to enclose the interior of the space as an internally and environmentally controlled public entrance and courtyard. Any bricks that are required to be removed or secured to as part of this process should be carefully documented, and the use of minimal intervention wherever possible use.

Any windows, doors and brick disturbed and removed to accommodate the access into the existing house from this addition link should be carefully removed, identified or numbered, and safely stored in a thermally controlled storage area for any future reversibility. Bricks should be carefully dismantled, numbered, cleaned and stored as noted above for reuse. New openings created, including any changes to existing openings, must be done with caution so as not to cause further degradation to the heritage fabric adjacent to the opening of the facade and its fenestration. The new openings should be subordinate to and distinguishable from, the original heritage fabric. The window along the second storey of the west elevation will require alterations as the height of the new addition will intersect with this window. The window in this instance can be filled-in with a new material that would define the window perimeter on the exterior, while creating a glazing back-painted panel on the interior for further definition. A grammar of new materials (for example steel, glass and other contemporary materials) is suggested as an appropriate design approach, clearly identifying any new interventions and infill as part of this alteration work.

Interior Renovations

Demolition of the interior second floor is planned as part of the interior renovations for the building to integrate the design of the space for commercial and retail use, with the rest of the proposed development. As noted in the Heritage Building Final Report by VB+S, removing the wall will required lateral reinforcing of the exterior walls. Although outside of recognized heritage elements, this has been included as part of the conservation plan, due to the relationship of the structural system and stabilization of the overall building its form, massing, and longevity. The system designed will take the lateral wind loads at the second floor and transfer it to the shear walls.

For consistency in design, the steel system might be considered so that it aligns with the grammar of other new elements that are added to the heritage building on the exterior in order to contrast and juxtapose the existing

7. CONSERVATION METHODS

heritage fabric. However, importantly, the system constructed should make every effort to avoid negatively impacting the heritage elements on the exterior, especially the brick and the roof system. The existing roof system is in good condition.

Mechanical and Electrical System Replacement

While not part of the heritage attributes, the replacement of these systems may impact the heritage fabric where new openings are created in the building envelope for these services. These openings must consider the heritage elements and ensure that careful attention in the design avoids the excess removal of, or degradation to, the original brick. Any bricks that must be removed should be salvaged and stored.

7.4.3 Monitoring

Upon completion of the preservation, restoration and alteration work to the exterior heritage elements, an updated baseline report for the building should be completed and referenced for any future reversibility or work that needs to be completed. Periodic monitoring of the heritage elements should continue beyond the completion of the adaptive re-use project to ensure there are no major changes to the structure evidenced through new cracks or brick failure, and to ensure that the restoration programs continue. This monitoring, paired with continued maintenance of the heritage building will ensure the longevity and sustainability of the Routledge Farmhouse for generations to come.

8. COSTING AND SCHEDULING FOR CONSERVATION

The following costing has been prepared by Elgin Contracting and Restoration. The costing has been completed in general order of sequence for completion, with the estimated duration of time indicated in number of days.



ELGIN CONTRACTING AND RESTORATION LTD.

Class 'C' Estimate

Date **October 7, 2020**
 Project **1656 Hyde Park Rd Cost Estimate**
 Project Location **1656 Hyde Park Rd. London, On**
 Project Contact **Harry Hermann**

Item	Item Description	Estimated Duration	Estimated Costs	Notes
1	Demolition of Rear Addition	3 Days	\$ 5,500.00	
2.1	Remove Existing Front Porch - Demolition	2 Days	\$ 1,750.00	
2.2	Remove Existing Front Porch - Salvage & Restoration Heritage Items	4 Days	\$ 4,500.00	Restoration includes scraping of all loose paint, repainting and minor wood restoration to deteriorated wood elements
3.1	Stabilize Brick Structure - Demolish Interior Finish	7 Days	\$ 11,500.00	Any abatement would be additional to this cost
3.2	Stabilize Brick Structure - Install New Brick Ties	6 Days	\$ 12,750.00	Based on VB&S report a series of galvanized metal anchor plates and anchors to existing studs and backside of masonry veneer
4	Temporary Relocation of Structure and Reinstallation on New Foundations	10 Days	\$ 290,000.00	Estimate provide by Continental Building Movers. In discussions a large portion of this cost is associated with temporary support of the existing masonry veneer. Their original suggestion was to remove the veneer and reinstall for costs savings.
5.1	New Foundations - Removal of Brick Foundation, Excavation & Backfill	4 Days	\$ 16,500.00	
5.2	New Foundations - Footings & Foundation Walls	5 Days	\$ 19,750.00	
6.1	Remove Second Floor Structure - Demolition & Temporary Shoring	10 Days	\$ 16,425.00	Assumed some lateral supports to existing walls and shoring of load bearing walls.
6.2	Remove Second Floor Structure - New Beam & Column Structure	8 Days	\$ 14,700.00	
6.3	Remove Second Floor Structure - Enlarged Opening Into New Development	4 Days	\$ 8,150.00	
7.1	Install New SOG - Minor Plumbing	2 Days	\$ 4,500.00	Assumed BF Washroom Rough In
7.2	Install New SOG - In Floor Heat Rough In	2 Days	\$ 8,175.00	Included for rough-in of in floor piping and 2" sm insulation.
7.3	Install New SOG - Slab Prep & Pour	3 Days	\$ 9,900.00	
8.1	Exterior Restoration - Repointing	16 Days	\$ 33,000.00	Assumed 50% Repointing Approx. 1,110sf
8.2	Exterior Restoration - Window Restoration	21 Days	\$ 25,690.00	
8.3	Exterior Restoration - Door Restoration	5 Days	\$ 1,950.00	
8.4	Exterior Restoration - Front Porch Reconstruction	7 Days	\$ 7,600.00	
8.5	Exterior Restoration - Roof Reinforcing	5 Days	\$ 15,000.00	
8.6	Exterior Restoration - Reroofing	2 Days	\$ 4,750.00	New shingles
9.1	Interior Finishes - New Steel Stud @ Exterior Walls	3 Days	\$ 7,500.00	
9.2	Interior Finishes - Insulate & Drywall @ Exterior Walls	15 Days	\$ 24,500.00	
9.3	Interior Finishes - Drywall Ceiling & Insulate Attic	9 Days	\$ 9,500.00	
9.4	Interior Finishes - New Lighting	5 Days	\$ 13,500.00	Assumed fixtures to be more expensive than a standard fixture based on renderings
9.5	Interior Finishes - Painting	6 Days	\$ 6,500.00	
9.6	Interior Finishes - Flooring	2 Days	\$ 5,000.00	
9.7	Interior Finishes - Concrete Polishing	2 Days	\$ 5,650.00	
10	Contingency Allowance	N/A	\$ 30,000.00	
11	General Conditions	N/A	\$ 45,000.00	Bonding, Insurances, Supervision, Site Fencing/Office etc.
12	Contractor Fees	N/A	\$ 30,000.00	
13	Architect & Engineer Fees	N/A	\$ 86,155.00	
ESTIMATED PROJECT COSTS			\$ 775,395.00	+HST

9. RESOURCES

Federal and Provincial Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Tourism, Culture and Sport. *Eight Guiding Principles in the Conservation of Built Heritage Properties*. 2013.
3. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2014.
4. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.

Municipal Documents

1. City of London. *Heritage Designation By Law L.S.P.-3455-204.*, July 26, 2016.
2. City of London. *Illustrated Urban Design Principles*. May 2010.
3. City of London - The London Advisory Committee on Heritage Department of Planning and Development. *Inventory of Heritage Resources 2006*. 2005.
5. City of London. *The London Plan*. Minister Approved December 28, 2016.
6. City of London. *Strategic Plan for the City of London 2015-2019*.

Other - Provided by Client and Team

1. Map Images: *London, Ontario*. Aug 2020. Google Maps, <https://www.google.ca/maps/place/London,+ON>
2. Drawings and Images. 17 | 21 Architects Inc. (formerly *WilsonDiaz Architects*), 2019 - 2020.
3. The London Township History Book Committee, *London Township; Families Past and Present. Volume II*, The Aylmer Express Ltd., October 2001.

10. SUPPLEMENTARY INFORMATION

APPENDICES:

A. PHASE 1-2 ARCHAEOLOGY REPORT

Stage 1-2 Archaeology Assessment of 1600-1674 Hyde Park Rad, 1480 North Routledge Park, and 1069 Gainsborough Road, in part of Lot 25, Concession 3, Township of London, Now City of London, Middlesex County, Ontario by Lincoln Environmental Consulting Corp., April 2019.

B. SCHEDULE OF PREVIOUS REPORTS AND STUDIES

C. EXISTING SITE AND HERITAGE BUILDING DRAWINGS

Site Plan

Existing Conditions, Removals and Erosion Sediment Control Plan North and South for Commercial and Residential Development - 1600 Hyde Park Road, London, ON for HLH Investments Inc., by Development Engineering, June 12, 2019.

Drawings

The following drawings are included to reflect the nature of the proposed relocation of the existing heritage building (both current and post-relocation), in context of the proposed development for Hyde Park Village, by 17 | 21 Architects Inc. (formerly WilsonDiaz Architects Inc), Dec 17, 2020

A100 – Ground Floor Plan

A101 – Partial First Floor Plan and Partial First Floor Demo Plan

A302 – Section 1

A303 – Section 2

A304 – Section 3

D. PROPOSED DRAWINGS

by 17 | 21 Architects Inc. (formerly WilsonDiaz Architects Inc), Dec 17, 2020

A010 – Site Plan (Revised January 18, 2021)

A300 – North Elevation / East Elevation

A301 – South Elevation / West Elevation

Hyde Park Village Renderings – Three Exterior Views and Two Interior Views



APPENDIX A

Stage 1-2 Archaeology Assessment of 1600-1674 Hyde Park Rad, 1480 North Routledge Park, and 1069 Gainsborough Road, in part of Lot 25, Concession 3, Township of London, Now City of London, Middlesex County, Ontario by Lincoln Environmental Consulting Corp., April 2019.

APPENDIX B

Schedule of Previous Reports + Studies

Schedule of Previous Reports and Studies – 1656 Hyde Park Road, London, Ontario

Building Condition Assessment

Building Condition Assessment at 1656 Hyde Park Road., November 5, 2015

By Strik, Baldinelli, Moniz Ltd. (SBM). Note: Not reviewed as part of the Conservation Plan.

Archaeology Assessment

Stage 1-2 Archaeology Assessment of 1600-1674 Hyde Park Rad, 1480 North Routledge Park, and 1069 Gainsborough Road, in part of Lot 25, Concession 3, Township of London, Now City of London, Middlesex County, Ontario, April 2019.

by Lincoln Environmental Consulting Corp.

Heritage Impact Assessment

Heritage Impact Statement:

Routledge Farmhouse -1656 Hyde Park Road, HLH Investments Ltd., May 1, 2019

by Zelinka Priamo Ltd.

Structural Assessment

Structural Review and Comments: 1656 Hyde Park Road N., Condition Survey Draft Report for HLH Investments Ltd., June 10, 2019

by VanBoxmeer and Stranges Structural Engineers Ltd.

Heritage Building Assessment

Heritage Building Final Report: 1656 Hyde Park Road N., HIA for HLH Investments Ltd., January 21, 2021

by VanBoxmeer and Stranges Structural Engineers Ltd.

Costing Report

Class 'C' Estimate, 1656 Hyde Park Road, October 7, 2020

by Elgin Contracting and Restoration Ltd.

Building Condition Assessment

*Building Condition Assessment for Hyde Park Village
December 17, 2020; Revised January 27, 2021*

by a+LiNK Architecture Inc.

Heritage Impact Assessment

*Heritage Impact Assessment for Hyde Park Village
December 17, 2020; Revised January 27, 2021*

by a+LiNK Architecture Inc.

APPENDIX C

Existing Site and Heritage Building Drawings

Site Plan

Existing Conditions, Removals and Erosion Sediment Control Plan North and South for Commercial and Residential Development - 1600 Hyde Park Road, London, ON for HLH Investments Inc., by Development Engineering, June 12, 2019.

Drawings

The following drawings are included to reflect the nature of the proposed relocation of the existing heritage building (both current and post-relocation), in context of the proposed development for Hyde Park Village, by 17 | 21 Architects Inc. (formerly WilsonDiaz Architects Inc), Dec 17, 2020

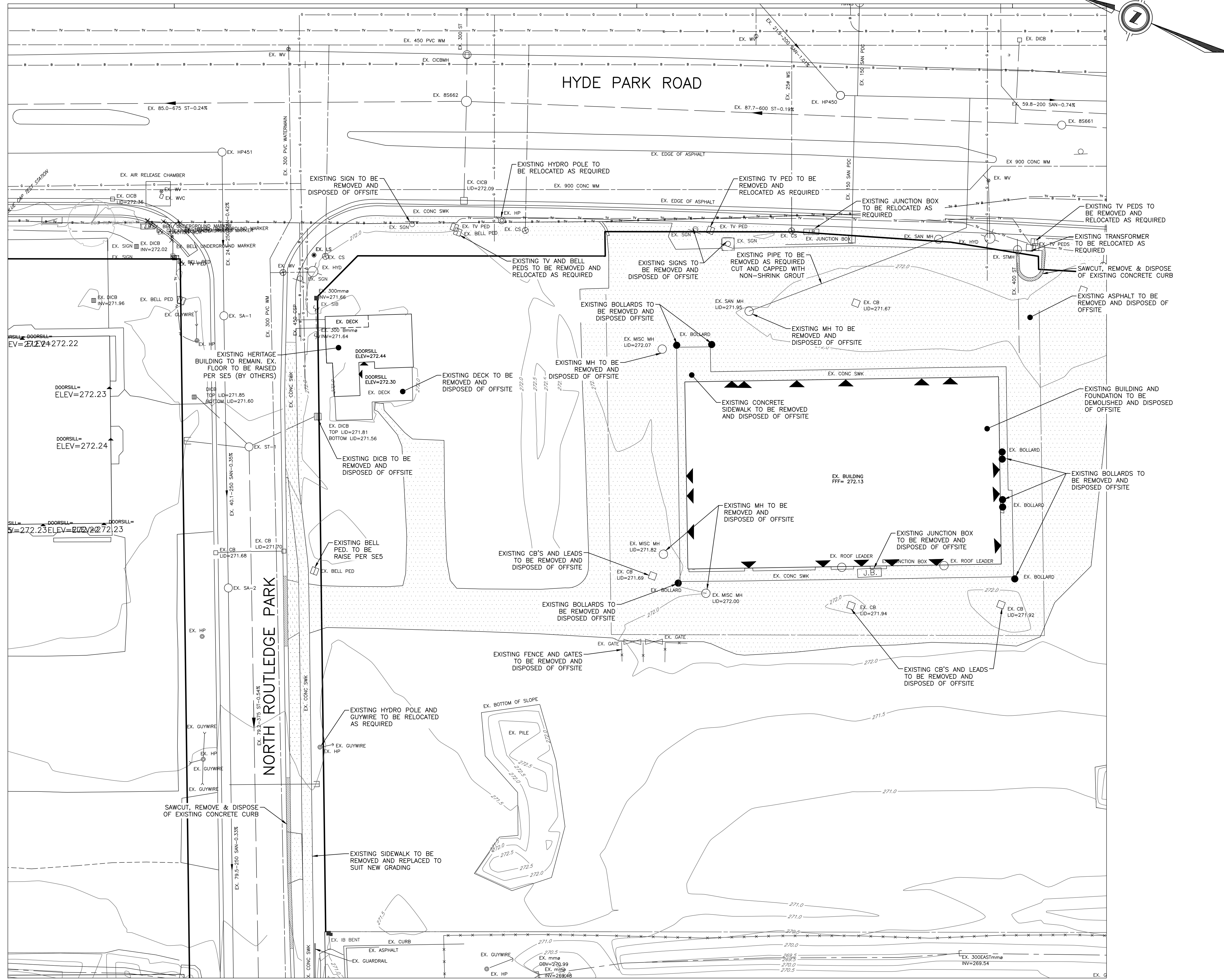
A100 – Ground Floor Plan

A101 – Partial First Floor Plan and Partial First Floor Demo Plan

A302 – Section 1

A303 – Section 2

A304 – Section 3

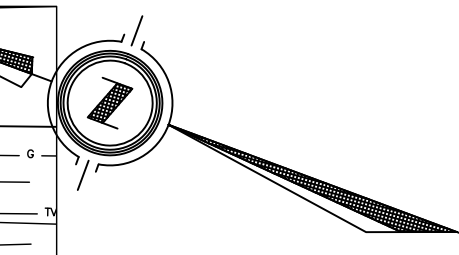
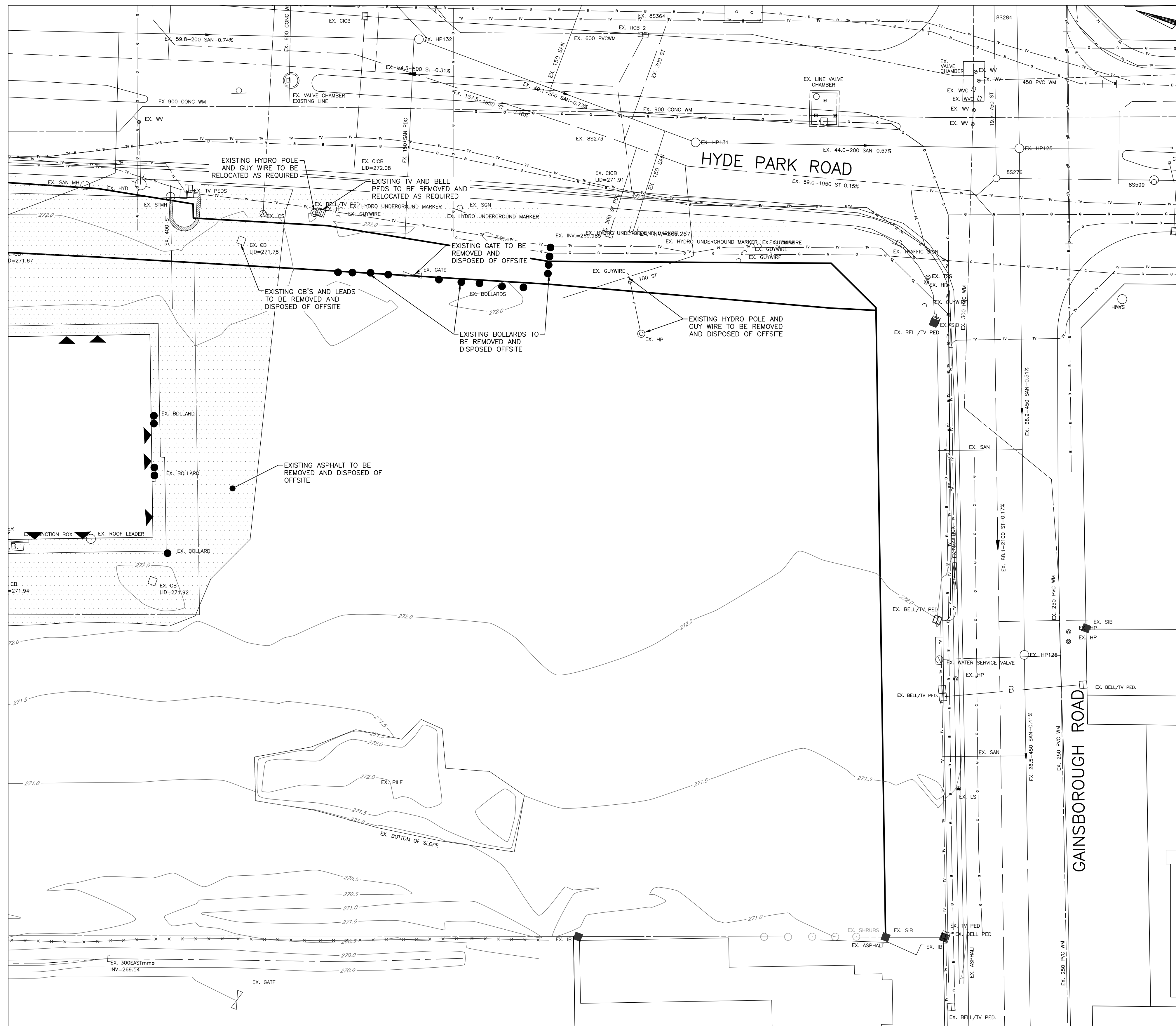


LEGEND

- EX. STMH EXISTING STORM MANHOLE
- EX. SANMH EXISTING SANITARY MANHOLE
- EX. CBMH EXISTING CATCHBASIN MANHOLE
- EX. CB EXISTING CATCHBASIN
- EX. 50.0-200 SAN-1.0% EXISTING SANITARY SEWER
- EX. 50.0-600 ST-0.5% EXISTING STORM SEWER
- EX. FH EXISTING FIRE HYDRANT
- EX. WV EXISTING WATER VALVE
- EX. 150# WM EXISTING WATERMAIN
- EX. FENCE EXISTING FENCE
- EX. TV PED EXISTING TV PEDESTAL
- EX. TV EXISTING TV CABLE
- EX. GM EXISTING GAS METER
- EX. GV EXISTING GAS VALVE
- EX. GM EXISTING GAS MAIN
- EX. BP EXISTING BELL PEDESTAL
- EX. B.PED EXISTING BELL MANHOLE
- EX. B.MH EXISTING BELL MANHOLE
- EX. B.CB EXISTING BELL CABLE
- EX. HMH EXISTING HYDRO MANHOLE
- EX. HYDRO EXISTING HYDRO
- EX. J.B EXISTING JUNCTION BOX
- EX. HP/LS EXISTING HYDRO POLE/LIGHT STANDARD
- EX. HP EXISTING HYDRO POLE
- TP1 APPROXIMATE TEST PIT LOCATION
- BH1 EXISTING BOREHOLE LOCATION (REF. GEOTECHNICAL REPORT BY _____)
- EX. CONIFEROUS TREE EXISTING CONIFEROUS TREE
- EX. DECIDUOUS TREE EXISTING DECIDUOUS TREE
- EX. HEDGE EXISTING HEDGE
- EX. SHRUB EXISTING SHRUB
- EX. TREE STUMP EXISTING TREE STUMP
- EX. CONIFEROUS TREE TO BE REMOVED EXISTING CONIFEROUS TREE TO BE REMOVED
- EX. DECIDUOUS TREE TO BE REMOVED EXISTING DECIDUOUS TREE TO BE REMOVED
- EX. HEDGE TO BE REMOVED EXISTING HEDGE TO BE REMOVED
- EX. SHRUB TO BE REMOVED EXISTING SHRUB TO BE REMOVED
- EX. TS EXISTING TEMPORARY SURFACE DRAINAGE
- STRAWBALE FILTER
- ROBUST SILT FENCE
- HEAVY DUTY SILT FENCE
- LIGHT DUTY SILT FENCING
- HOARDING FENCE
- EXISTING ASPHALT OR CONCRETE SIDEWALK TO BE REMOVED
- ASPHALT MILLING
- EXISTING CONCRETE CURB TO BE REMOVED
- PROPOSED CONSTRUCTION MUD MAT

	EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	PROJECT No.	SHEET No.	PLAN FILE No.
						DESIGN BY SD/RP DRAWN BY RP CHECKED BY SD F.B.K. ***	1	***	MM. DD/YY	DEVENG	London Office 41 Adelaide St. N., Unit 71 (519) 672-8310 Paris Office 31 Mechanic St., Unit 301 (519) 442-1441	 CONSULTING CIVIL ENGINEERS	SCALE - 1:300 	COMMERCIAL & RESIDENTIAL DEVELOPMENT 1600 HYDE PARK ROAD, LONDON ONTARIO HLH INVESTMENTS INC.	DEL18-081	1
	EXISTING CONDITIONS, REMOVALS AND EROSION SEDIMENT CONTROL PLAN NORTH															

p:\planning\jun-12\19-2329m DEL18-081 - C3D BASE_RECORDER.dwg
 FILE: DEL18-081 - C3D BASE_RECORDER.dwg



LEGEND

- EX. STMH EXISTING STORM MANHOLE
- EX. SANMH EXISTING SANITARY MANHOLE
- EX. CBMH EXISTING CATCHBASIN MANHOLE
- EX. CB EXISTING CATCHBASIN
- EX. 50.0-200 SAN-1.0% EXISTING SANITARY SEWER
- EX. 50.0-600 ST-0.5% EXISTING STORM SEWER
- EX. FH EXISTING HYDRANT
- EX. WV EXISTING WATER VALVE
- EX. 150P WM EXISTING WATERMAIN
- EX. FENCE EXISTING FENCE
- EX. TV PED EXISTING TV PEDESTAL
- EX. TV EXISTING TV CABLE
- EX. GM EXISTING GAS METER
- EX. GV EXISTING GAS VALVE
- EX. G EXISTING GAS MAIN
- EX. BP EXISTING BELL POLE
- EX. B.PED EXISTING BELL PEDESTAL
- EX. BMH EXISTING BELL MANHOLE
- EX. BC EXISTING BELL CABLE
- EX. HMH EXISTING HYDRO MANHOLE
- EX. HYDRO EXISTING HYDRO
- EX. J.B. EXISTING JUNCTION BOX
- EX. HP/LS EXISTING HYDRO POLE/LIGHT STANDARD
- EX. HP EXISTING HYDRO POLE
- TP1 APPROXIMATE TEST PIT LOCATION
- BH1 EXISTING BOREHOLE LOCATION (REF. GEOTECHNICAL REPORT BY _____)
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING HEDGE
- EXISTING SHRUB
- EXISTING TREE STUMP
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING HEDGE TO BE REMOVED
- EXISTING SHRUB TO BE REMOVED
- TEMPORARY SURFACE DRAINAGE
- STRAWBALE FILTER
- ROBUST SILT FENCE
- HEAVY DUTY SILT FENCE
- LIGHT DUTY SILT FENCING
- HOARDING FENCE
- EXISTING ASPHALT OR CONCRETE SIDEWALK TO BE REMOVED
- ASPHALT MILLING
- EXISTING CONCRETE CURB TO BE REMOVED
- PROPOSED CONSTRUCTION MUD MAT

2018/06/19 12:19:23:29pm DEL18-081 - CSD BASE_revised.dwg

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN BY SD/RP DRAWN BY RP CHECKED BY SD F.B.K. ***	1	***	MM. DD/YY	DEVENG

CONSULTANT OR DIVISION

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

development engineering
(London) Limited
CONSULTING CIVIL ENGINEERS

ENGINEER'S STAMP

SCALE

SCALE - 1:300

PROJECT No. **DEL18-081**

SHEET No. **2**

PLAN FILE No.

COMMERCIAL & RESIDENTIAL DEVELOPMENT
1600 HYDE PARK ROAD, LONDON ONTARIO
HLH INVESTMENTS INC.

**EXISTING CONDITIONS, REMOVALS
AND EROSION SEDIMENT CONTROL
PLAN SOUTH**



KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/17/2020	ISSUED FOR ZONING APPROVAL	2

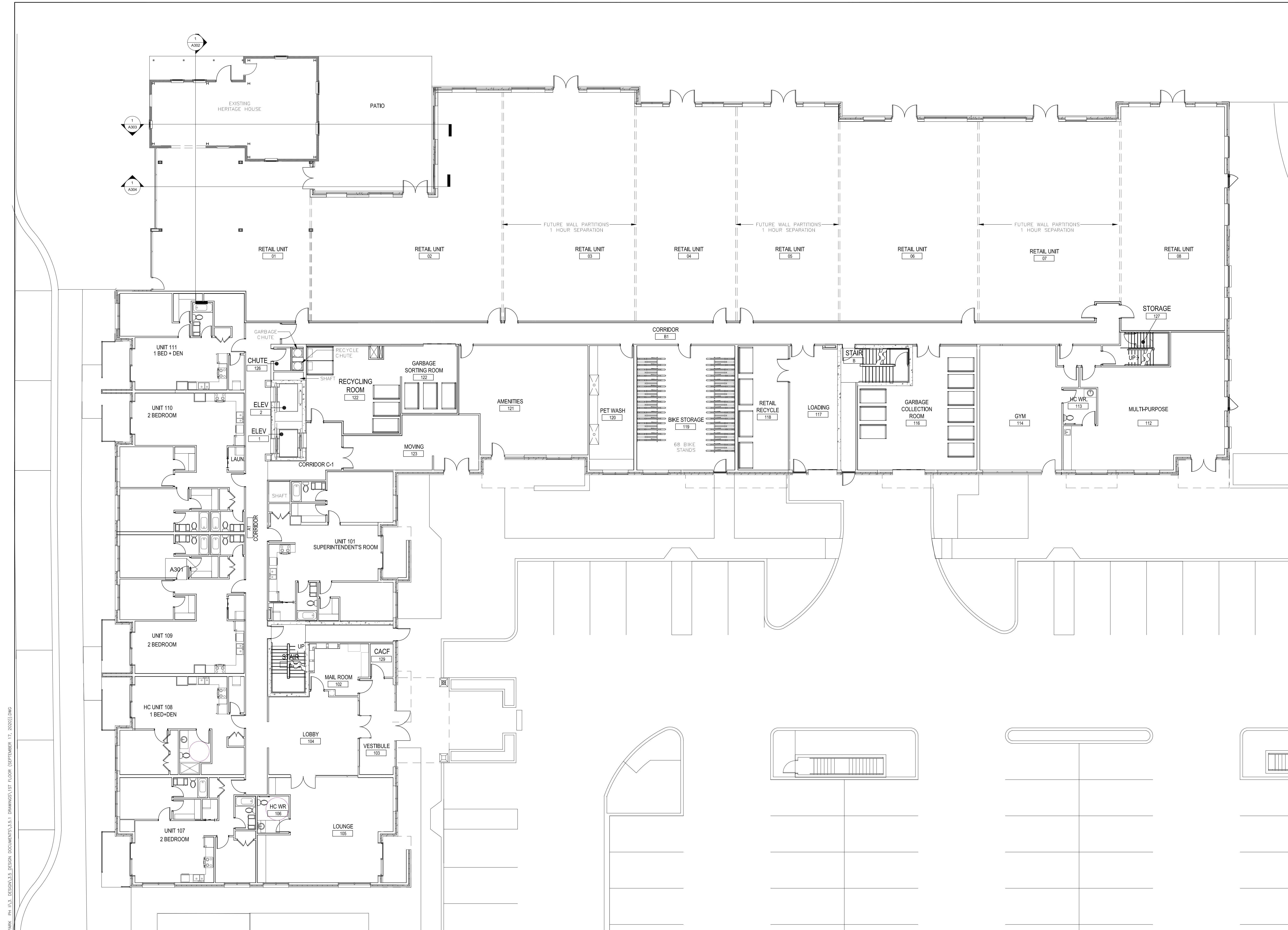
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 17|21 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 17|21 ARCHITECTS INC.
 DO NOT SCALE DRAWINGS
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

**COMMERCIAL & RESIDENTIAL
 DEVELOPMENT
 1656 HYDE PARK RD.**

1656 HYDE PARK RD., LONDON, ONTARIO
 DRAWING TITLE:
GROUND FLOOR

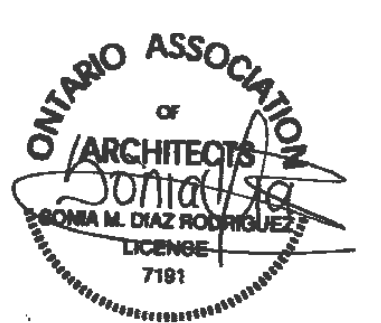
CHECKED: SD
 DRAWN: SD
 PROJECT No. 2007

SCALE: AS NOTED



1 GROUND FLOOR PLAN
 SCALE = 1:125

Z:\2007 - 1656 HYDE PARK PH A3 DESIGN\3.5 DESIGN\3.5.1 DRAWINGS\1ST FLOOR (SEPTEMBER 17, 2020).DWG
 DATE PLOTTED: ****.MM.DD



KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/17/2020	ISSUED FOR ZONING APPROVAL	2

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 1721 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 1721 ARCHITECTS INC.

DO NOT SCALE
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

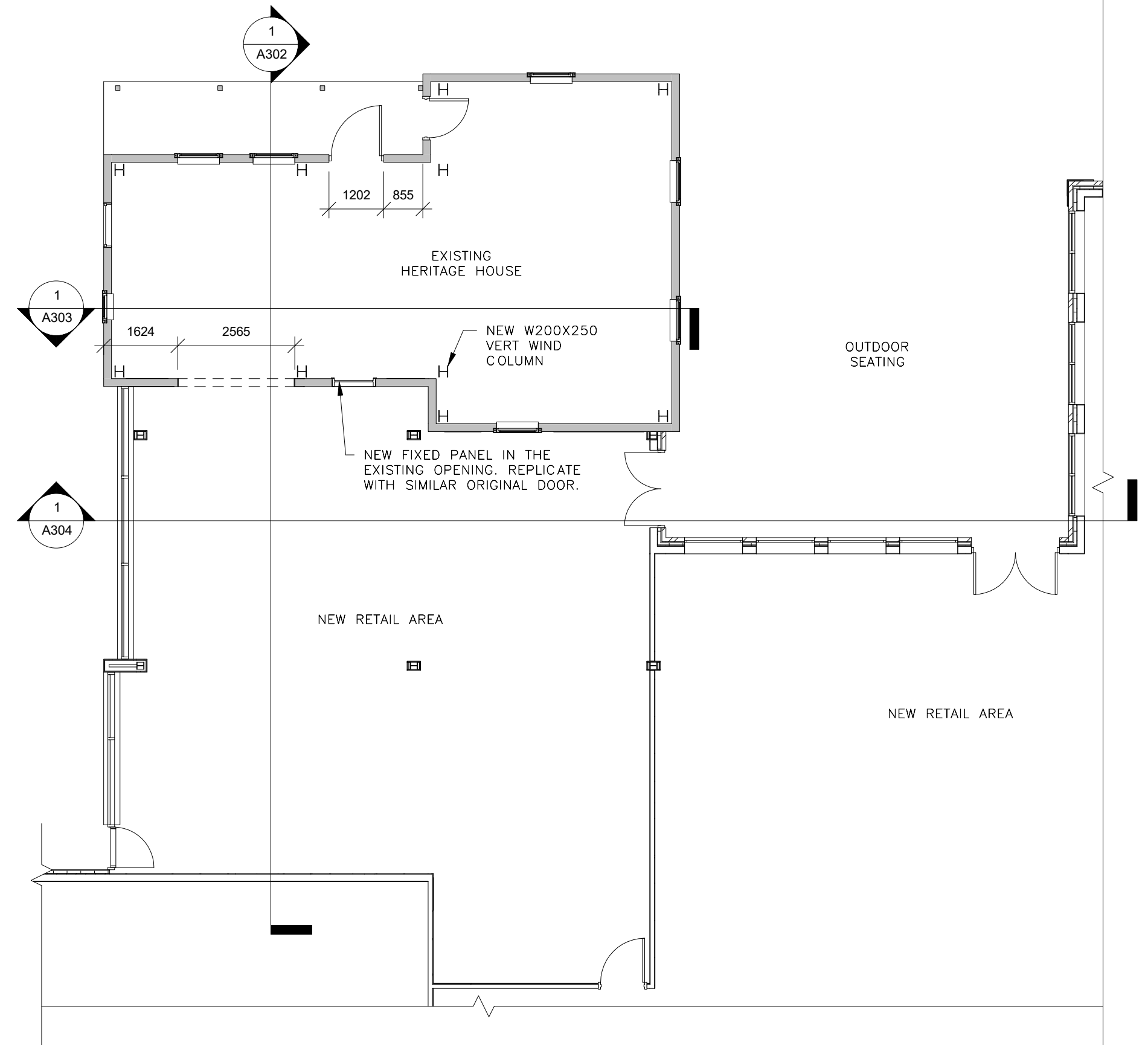
COMMERCIAL & RESIDENTIAL DEVELOPMENT 1656 HYDE PARK RD.

1656 HYDE PARK RD., LONDON, ONTARIO

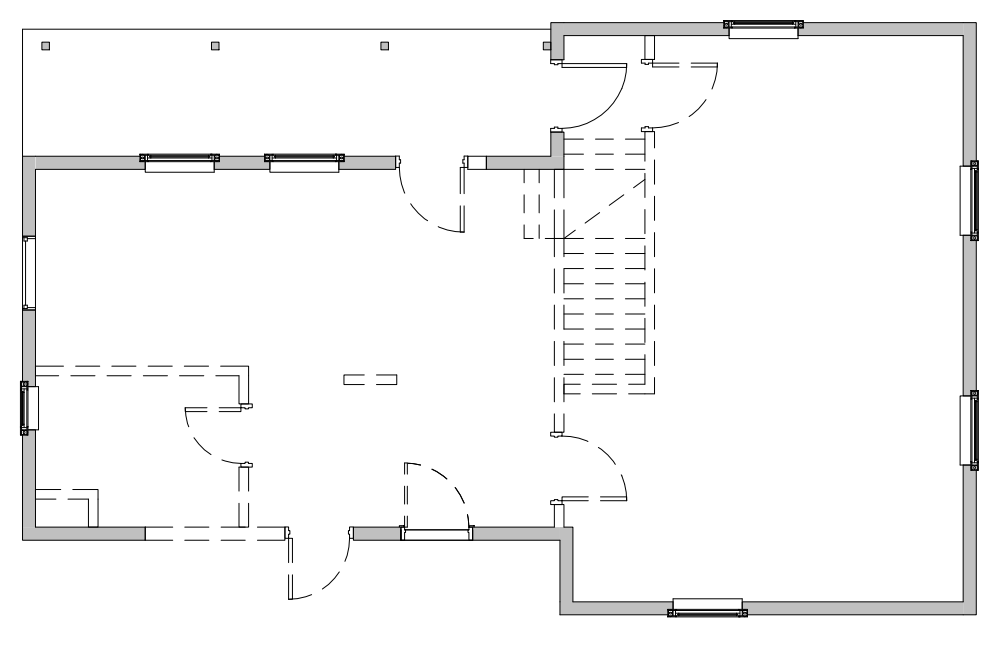
PARTIAL FIRST FLOOR PLAN AND PARTIAL FIRST FLOOR DEMO PLAN

CHECKED: TJV
 DRAWN: SD
 No: 2007

SCALE: AS NOTED



1 Level 1 - Main floor
 1 : 100



2 Level 1 - Main floor Demo
 1 : 100



KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/17/2020	ISSUED FOR ZONING APPROVAL	2

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 17|21 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 17|21 ARCHITECTS INC.
 DO NOT SCALE DRAWINGS
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

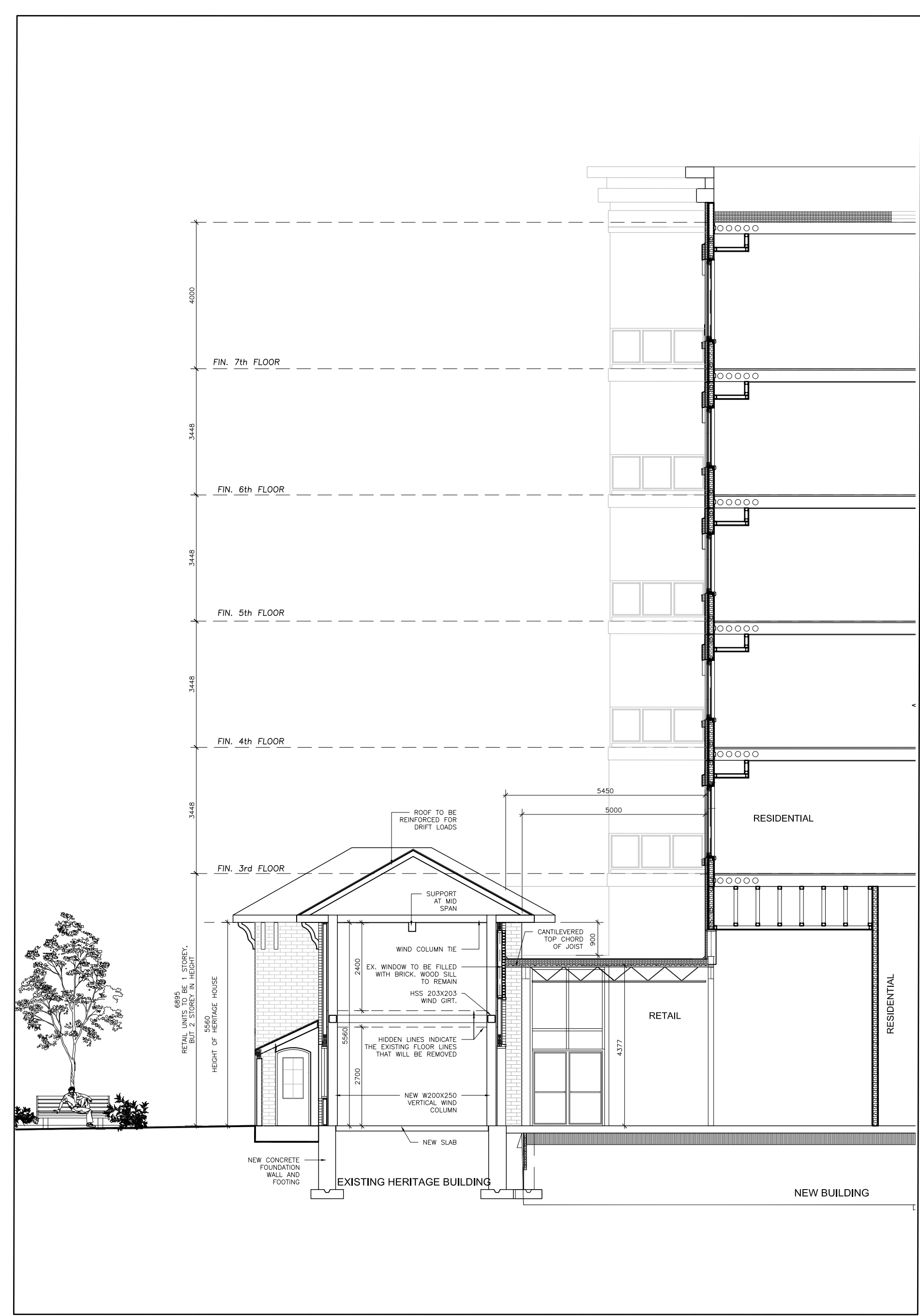
COMMERCIAL & RESIDENTIAL DEVELOPMENT
 1656 HYDE PARK RD.

1656 HYDE PARK RD., LONDON, ONTARIO
 DRAWING TITLE:
SECTION-1

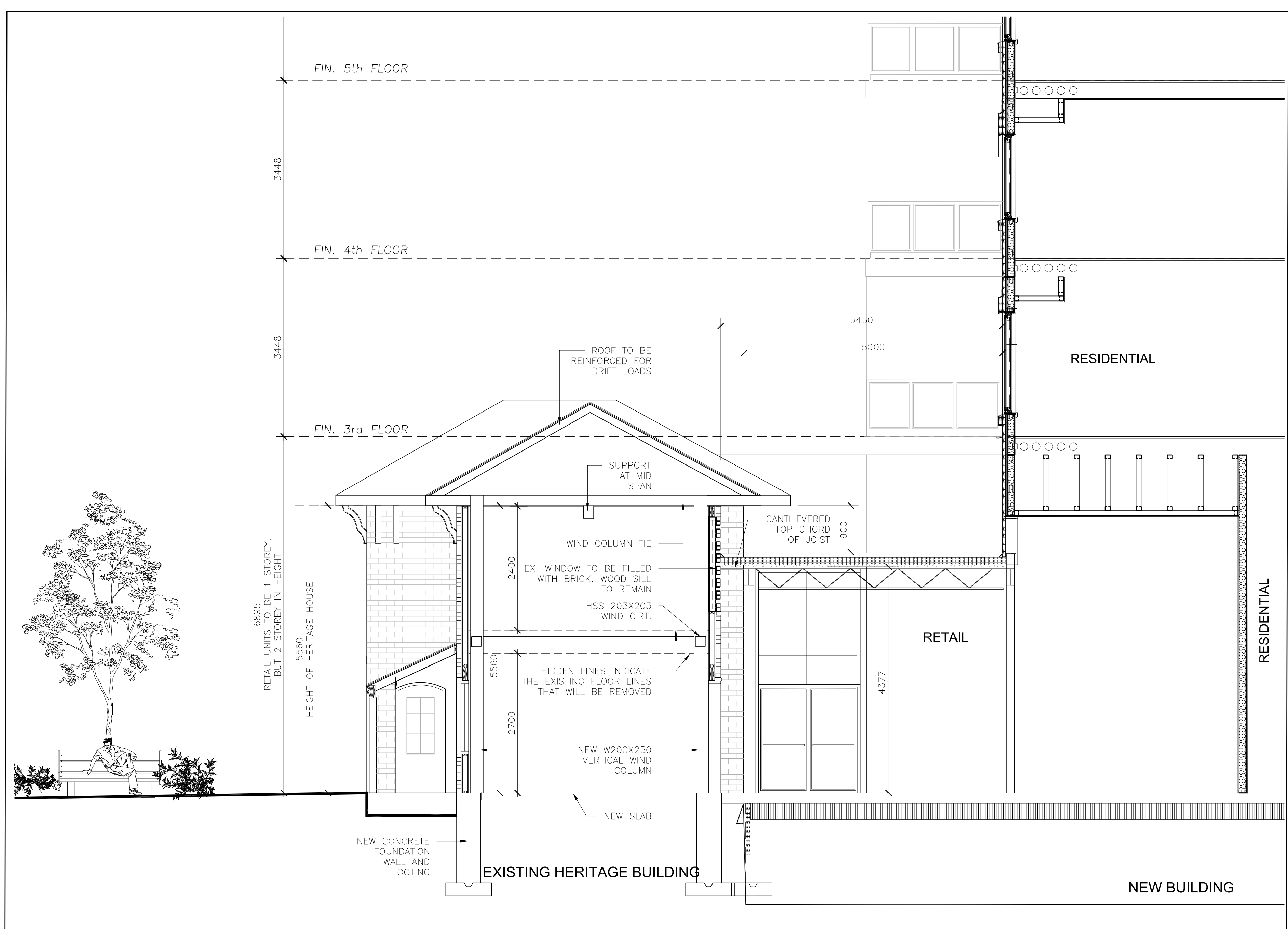
CHECKED: SD
 DRAWN: SD
 PROJECT No. 2107

SCALE: AS NOTED

A302



1 SECTION - 1
 SCALE = 1:100



STRUCTURE OF THE NEW ADDITION TO BE SELF-SUFFICIENT (NOT BEAR ON THE EXIST. HERITAGE HOUSE) AND IS PROVIDED TO SEAL THE SPACE AS AN INTERIOR, THERMALLY CONTROLLED SPACE.

REFER TO CONSERVATION PLAN:
 "THE LOCATION OF THE NEW STEEL STRUCTURAL BEAMS OF THE ROOF OF THE ADDITION, WHERE IT MEETS THE BRICK OF THE WEST ELEVATION, WILL TOUCH THE EXISTING HERITAGE HOUSE BUT WILL NOT BE TIED INTO THE STRUCTURE OF THE HOUSE. THE STRUCTURE WILL BE COMPLETELY SEPARATE AND SELF-SUFFICIENT, CREATING A FRAME THAT CAN BE SUPPORTED OUTSIDE OF THE CONNECTION TO THE HOUSE. WHERE THE ADDITION MEETS THE WEST ELEVATION OF THE HOUSE, THE CONNECTIONS WILL BE MINIMAL AND ONLY TO PROVIDE FOR THERMAL BRIDGING AND SEALANT TO ENCLOSE THE INTERIOR OF THE SPACE AS AN INTERNALLY AND ENVIRONMENTALLY CONTROLLED PUBLIC ENTRANCE AND COURTYARD."

REINFORCED EXISTING WOOD STUD WALL FOR ADDED LOADS FROM SNOW DRIFT.

2 ENLARGED SECTION - 1
 SCALE = 1:50

Z:\2007 - RH - 1656 HYDE PARK PH - A3 DESIGN\3.5 DESIGN\3.5.1 DRAWINGS\1566 - ELEVATIONS (DEC 4, 2020)2013V.DWG DATE PLOTTED: YYYY.MM.DD



KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/17/2020	ISSUED FOR ZONING APPROVAL	2

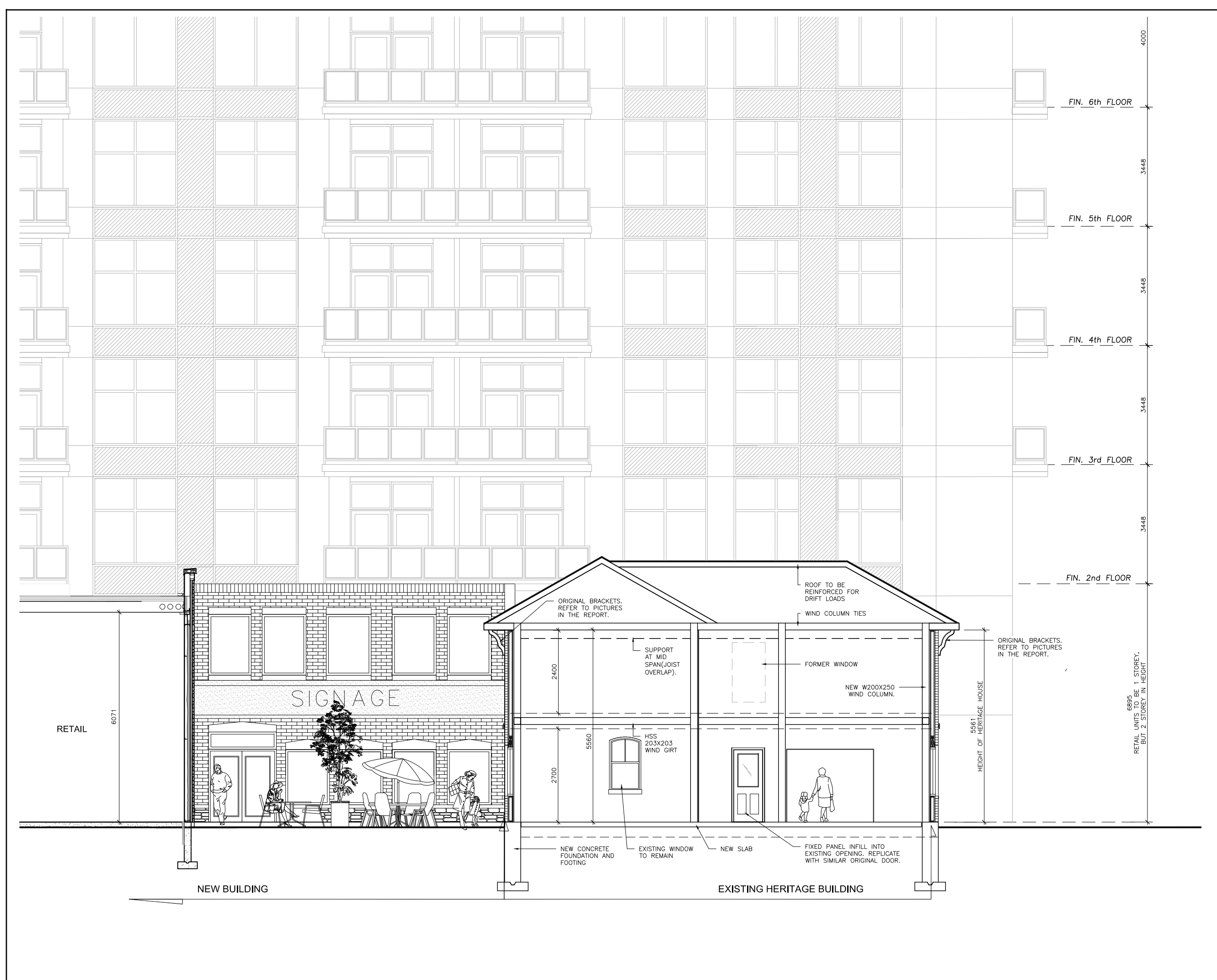
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 17|21 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 17|21 ARCHITECTS INC.
 DO NOT SCALE DRAWINGS
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

COMMERCIAL & RESIDENTIAL DEVELOPMENT
 1656 HYDE PARK RD.

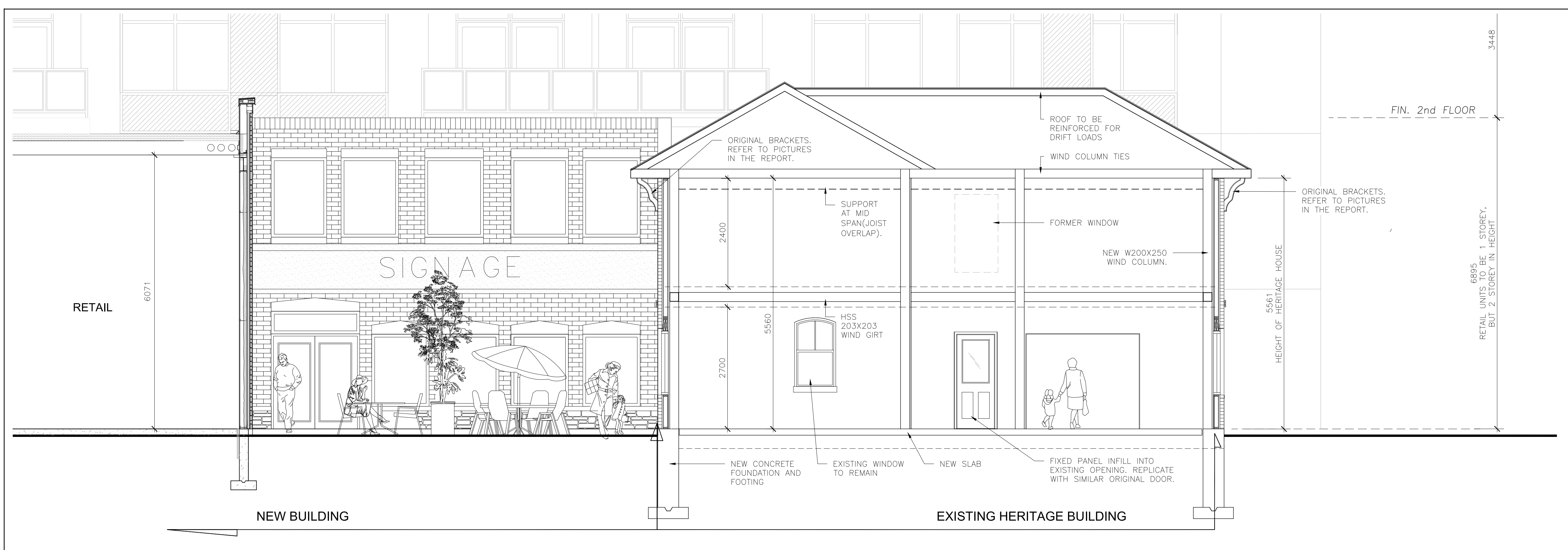
1656 HYDE PARK RD., LONDON, ONTARIO
 DRAWING TITLE:
SECTION-2

CHECKED: SD
 DRAWN: SD
 PROJECT No. 2007

SCALE: AS NOTED



1 SECTION -2
 SCALE = 1:100



2 ENLARGED SECTION -2
 SCALE = 1:50

2/1/2007 - HUH - 1656 HYDE PARK PH. A3. DESIGN/3.5 DESIGN/3.5 DESIGN DOCUMENTS/3.5.1 DRAWINGS/1656 - ELEVATIONS (DEC 4, 2020)2013Y.DWG DATE PLOTTED: YYYY.MM.DD



KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/17/2020	ISSUED FOR ZONING APPROVAL	2

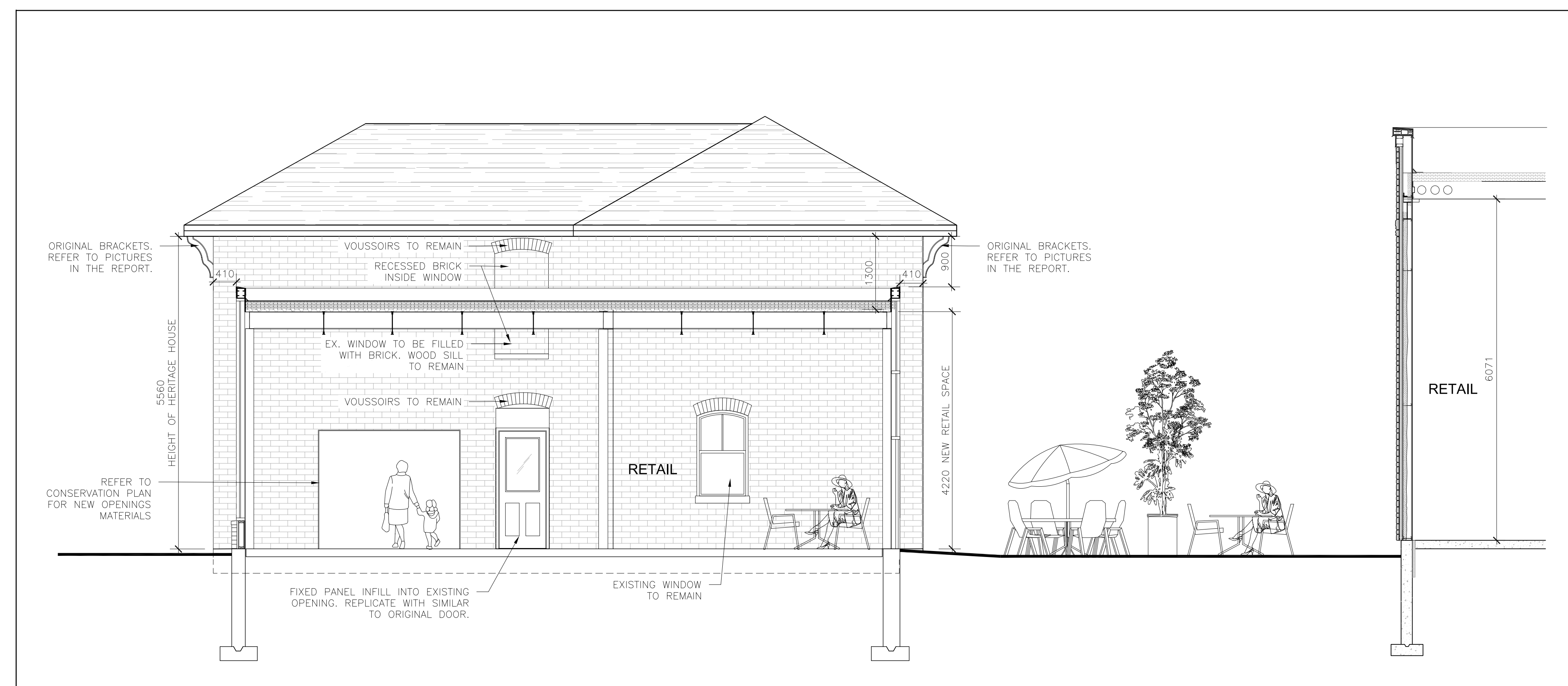
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 17|21 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 17|21 ARCHITECTS INC.
 DO NOT SCALE DRAWINGS
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

COMMERCIAL & RESIDENTIAL DEVELOPMENT
 1656 HYDE PARK RD.

1656 HYDE PARK RD., LONDON, ONTARIO

SECTION-3

CHECKED: SD
 DRAWN: SD
 PROJECT No. 2107



1 SECTION -3
SCALE = 1:50

APPENDIX D

Proposed Drawings

17 | 21 Architects Inc. (formerly WilsonDiaz Architects Inc), Dec 17, 2020

A010 – Site Plan

A300 – North Elevation / East Elevation

A301 – South Elevation / West Elevation

Hyde Park Village Renderings – Three Exterior Views and Two Interior Views

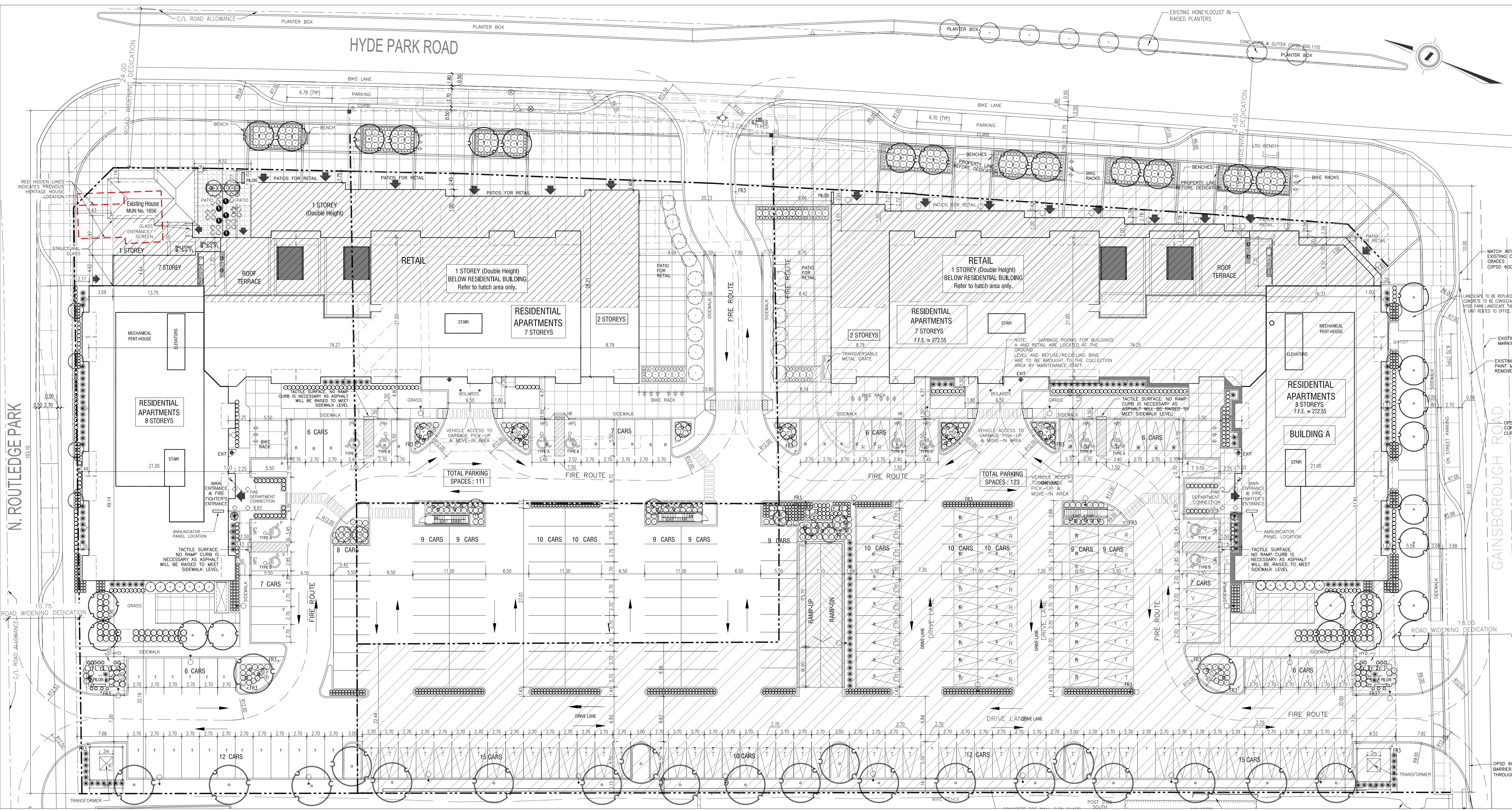


KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
2020/10/01	ISSUED FOR ZONING APPROVAL	1
2020/12/08	ISSUED FOR ZONING APPROVAL	2
2021/01/18	REVISION AS PER CITY COMMENTS	3



1 SITE PLAN
SCALE = 1:300

HATCHED AREA INDICATED PHASE 1

	Phase 1 BDC(39)		Phase 2 BDC	
	Required	Proposed	Required	Proposed
Permitted Uses	Apartment buildings, including dwelling units in front portion of the ground floor adjacent to Gainsborough Road; Commercial	Apartment buildings, including dwelling units in front portion of the ground floor adjacent to Gainsborough Road; Commercial	Apartment buildings, with any or all of the other permitted uses on the first floor; Commercial	Apartment buildings, including dwelling units in front portion of the ground floor adjacent to North Routledge Park; Commercial
Lot Area (m2) (Pre-Road Widening)	N/A	10,463.7 m2 (1.05 ha)	N/A	9271.5 m2 (0.93 ha)
Lot Frontage (m) Minimum	8m	91.52	8m	103.10m
Front Side Yard Depth (m) Minimum	0m	1.20m	0m	1.55m
Exterior Side Yard Depth (m) Minimum	0m	1.36m	0m	1.40m
Front Yard Depth (m) Maximum	3m	1.63m	3m	2.17m
Interior Side Yard Depth (m) Minimum	0m	32.0m	0m	32.16m
Rear Side Yard Depth (m) Minimum	0m	8.2m	0m	20.23m
Lot Coverage (%) Maximum	70%	24%	70%	33.1%
Gross Floor Area (m2) Maximum	605 m2 for restaurants (excluding patios)	605 m2 for restaurants (excluding patios)	300m2 for dry cleaning and laundry depot; 500m2 for restaurants eat-in, artisan workshops, craft brewery; 2000m2 for office	N/A
Height (m)	29m	29m	N/A	29m
Density (Units/Ha)	150 uph	144 uph	N/A	169 uph
Number of Units	N/A	144 residential units; 986.2 m2 of commercial	N/A	144 residential units; 1,279.90 m2 of commercial
Parking Rate				
Residential	1 space per unit (1 x 144 = 144)	149	1.25 spaces per unit	1 space per unit (144)
Commercial	1 space per 20m2 (986.2/20 = 50)	50	Varies	1 space per 20m2 for all commercial uses (64)
Visitor	N/A	5	N/A	4
Total	194	204 (123 surface, 81 underground)	N/A	208 (114 surface, 94 underground)
Handicap Parking spaces (included in Total)	2+ (2% X 194) = 6 Spaces	6 Spaces (3 type A and 3 type B)	2+ (2% X 208) = 6 Spaces	6 Spaces (3 type A and 3 type B)
Bicycle Parking	0.75 spaces per unit	108 spaces	0.75 per unit	108

2/2/2027 - HLL - 1656 HYDE PARK PH A1.0 DESIGN/3.0 DESIGN DOCUMENTS/3.1 DRAWINGS/1656-SITE PLAN (CAN 18, 2021).DWG DATE PLOTTED: YYYY.MM.DD

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 1721 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 1721 ARCHITECTS INC.

DO NOT SCALE DRAWINGS.
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

COMMERCIAL & RESIDENTIAL DEVELOPMENT
1656 HYDE PARK RD. - PHASE 2

1656 HYDE PARK RD., LONDON, ONTARIO
 DRAWING TITLE:
SITE PLAN

CHECKED: SD
 DRAWN: SD
 PROJECT No.: 2007

KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/08/2020	ISSUED FOR ZONING APPROVAL	2

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 17|21 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 17|21 ARCHITECTS INC.
 DO NOT SCALE DRAWINGS
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

COMMERCIAL & RESIDENTIAL DEVELOPMENT
1656 HYDE PARK RD.

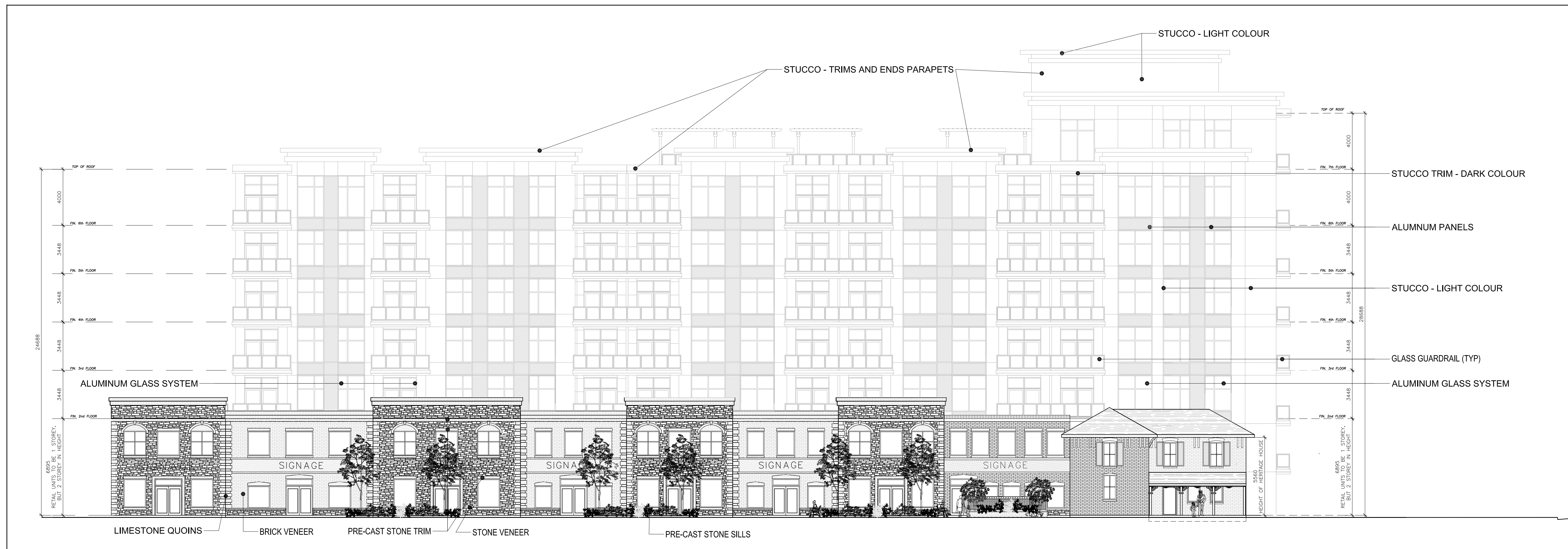
1656 HYDE PARK RD., LONDON, ONTARIO

DRAWING TITLE:
NORTH ELEVATION
EAST ELEVATION

CHECKED: SD
 DRAWN: SD
 PROJECT No. 2107

SCALE: AS NOTED

A300



1 EAST ELEVATION - HYDE PARK ROAD
 SCALE = 1:150



2 NORTH ELEVATION - NORTH RUTLEDGE PARK
 SCALE = 1:150

2/1/2007 - HUH - 1656 HYDE PARK PH. A3. DESIGN/3.5 DESIGN/3.5 DESIGN/3.5.1 DRAWINGS/1566 - ELEVATIONS (DEC.4, 2020)2013Y.DWG DATE PLOTTED: YYYY.MM.DD

KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	No.
10/01/2020	ISSUED FOR ZONING APPROVAL	1
12/08/2020	ISSUED FOR ZONING APPROVAL	2

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION ARE COPYRIGHT PROPERTY OF 17|21 ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION IN PART OR IN WHOLE IS WRITTEN FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF 17|21 ARCHITECTS INC.
 DO NOT SCALE DRAWINGS
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION OF THE JOB.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

**COMMERCIAL & RESIDENTIAL
 DEVELOPMENT**
 1656 HYDE PARK RD.

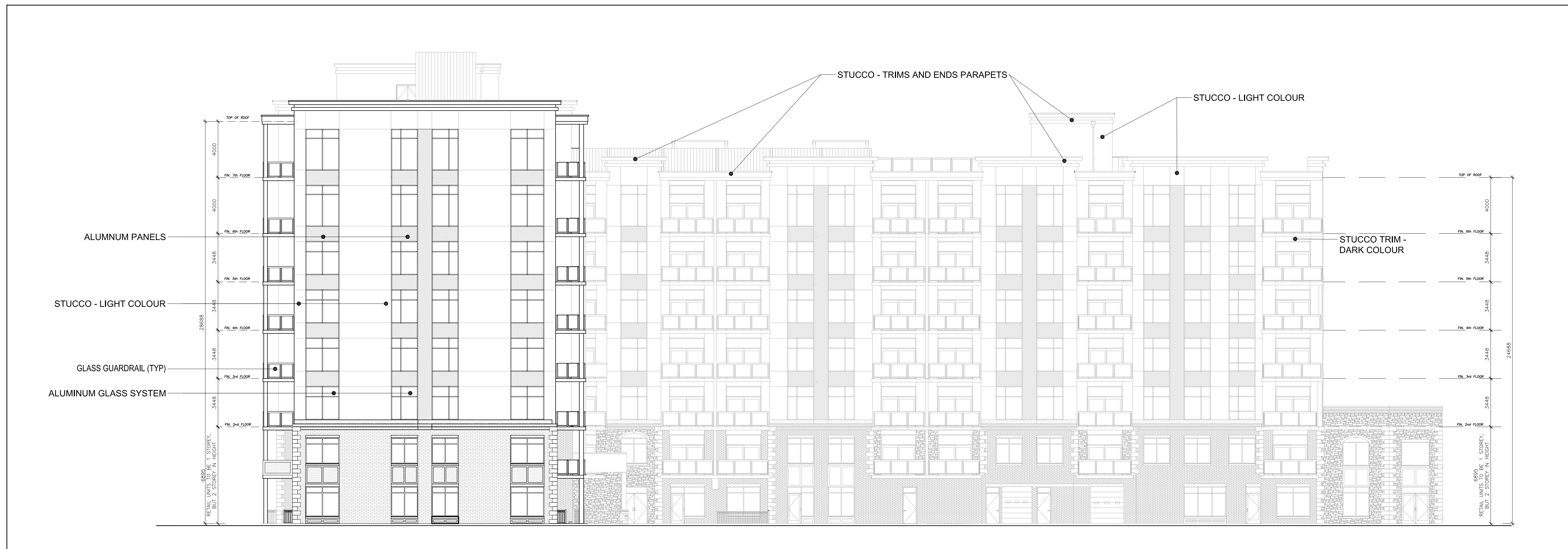
1656 HYDE PARK RD., LONDON, ONTARIO

DRAWING TITLE:
**SOUTH ELEVATION
 WEST ELEVATION**

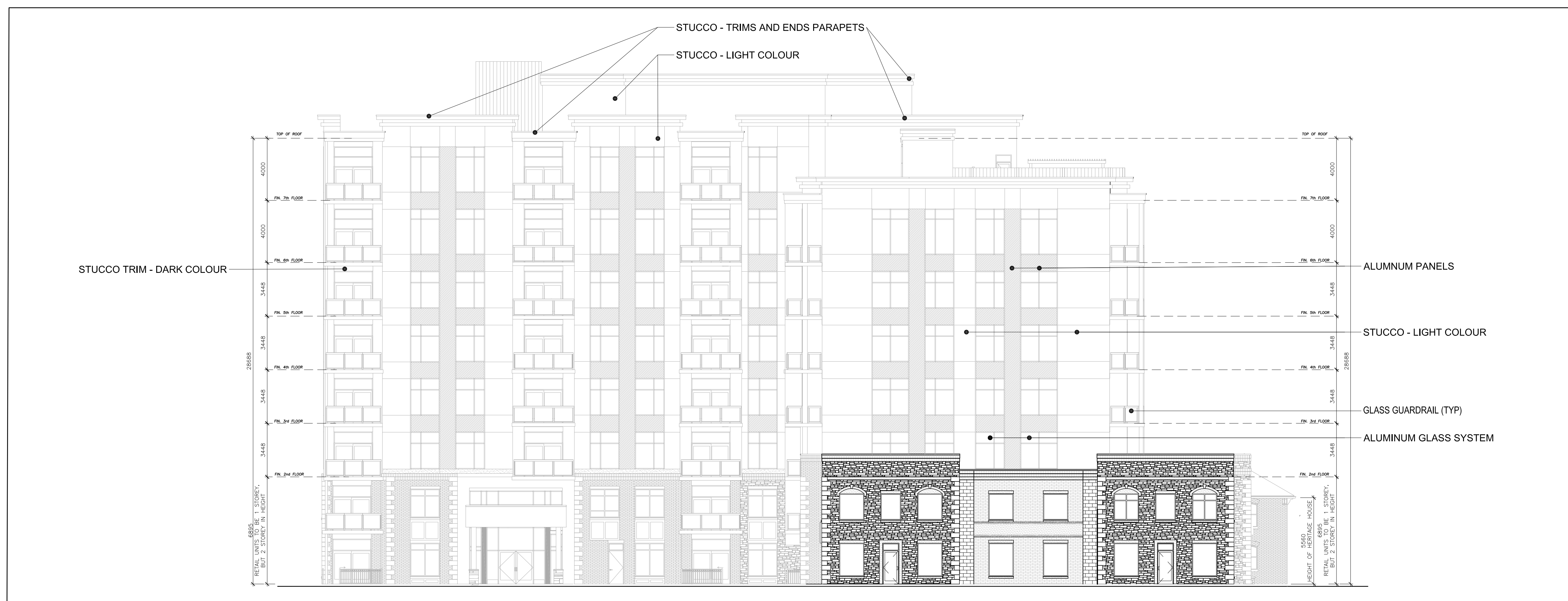
CHECKED: TJV
 DRAWN: SD
 PROJECT No. 2007

SCALE: AS NOTED

A301



1 WEST ELEVATION
 SCALE = 1:150



2 SOUTH ELEVATION
 SCALE = 1:150







RESTAURANT

hello!





SCHEDULE “F” – Eight Guiding Principles in the Conservation of Historic Properties

The following guiding principles, prepared by the Ministry of Tourism, Culture, and Sport (MTCS), are statements in the conservation of historical properties and are based on international charters that have been established over the past century. These principles provide the basis for all decisions concerning good practice in heritage conservation around the world. Principles explain the “why” of every conservation activity and apply to all heritage properties and their surroundings.

1. Respect for documentary evidence

Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.

2. Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

3. Respect for historical material

Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

4. Respect for original fabric

Repair with like materials to return the resource to its prior condition without altering its integrity.

5. Respect for the buildings history

Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore to a single period of time.

6. Reversibility

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stone are numbered, removed and stored, allowing for future restoration.

7. Legibility

New work should be distinguishable from old. Building should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. Maintenance

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

SCHEDULE "G" – Financial Securities
Details for Financial Securities to be inserted.