

Heritage Impact Assessment

168 Meadowlily Road South,
City of London, Ontario

Date:
June 11, 2024

Prepared for:
Forever Homes Meadowlily Limited Partnership

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Project Personnel

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Glossary of Abbreviations

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

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 168 Meadowlily Road South, City of London, Ontario which is situated within territory of the Mississauga, Attiwandaronk (Neutral) and Anishinabewaki ᐱᐱᐱᐱᐱᐱᐱᐱ. These lands are acknowledged as being associated with the following treaties (accessed from Ministry of Indigenous Affairs):

- *London Township Purchase, Treaty 6 signed on September 7, 1796*

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

Other Acknowledgements

This HIA also acknowledges the City of London and Western University for providing information required to complete this report as well as documents related to the Meadowlily Woods Environmentally Significant Area including information produced by Friends of Meadowlily Woods.

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture was retained by Forever Homes Meadowlily Limited Partnership to undertake a Heritage Impact Assessment for the proposed redevelopment of 168 Meadowlily Road South, City of London, Ontario (“the subject property”). The proposed redevelopment of the subject property includes a Draft Plan of Subdivision proposing 14 Blocks. The proposed Site Plan includes 167 3-storey townhouses, 6-storey apartment with 120 units, an 8-storey apartment building with 314 units and, 12 storey apartments with 348 units, ESA buffer, parkland, new street and road widenings. The subject property is currently agricultural lands.

As the subject property is adjacent (non-contiguous) to a Protected Heritage Property situated at 120 Meadowlily Road South (designated under Part IV of the OHA), the City of London requested a Heritage Impact Assessment to assess potential impact to the identified cultural heritage value or interest and associated heritage attributes of this property. This assessment concludes the following impacts as a result of the proposed development:

- Negligible impact of indirect or direct obstruction of views related to the panoramic views of the surrounding natural areas from Park Farm (120 Meadowlily Road South); and,
- Minor impact of change of land use as it relates to the broader rural setting that supports the cultural heritage value of the adjacent cultural heritage resource.

To address the identified impacts above, the following mitigation measures are recommended in Section 8.0:

- Complete a Tree Preservation Plan to retain existing trees as much as feasible to maintain the surrounding environment and ensure a green buffer along the interface with Meadowlily Road South; If trees are required to be removed, new plantings should be indigenous to the area including Sugar Maple, Hackberry, American Beech, Black Cherry, Basswood and Red Oak.
- Complete a Landscape Plan which incorporates the following:
 - Landscaping along Blocks 1 & 5 as they interface with Meadowlily Road South should include naturalized, organic landscaping that is consistent with the natural, rural environment of the Meadowlily Area and aid in the transition from the proposed road widening (Block 6) and the historic road alignment to the north; native meadow species (grasses and wildflowers such as Blue Flag (Iris), Turtlehead, and Great Lobelia), typically found on

rural roadsides and specifically within the Meadowlily Woods ESA, are recommended in addition to the previously mentioned indigenous tree plantings;

- To aid in the integration of Block 1, in addition to recommending indigenous tree plantings along the interface of Meadowlily Road South as a vegetative buffer, underplanting such as a variety of dogwoods, shrubby St. John's Wort, Bayberry, Ninebark and Sumacs are recommended to support this transitional buffer particularly for the four units facing the road;
- Establish a naturalized embankment/ landscape berm along the west side surface parking in Block 3 to screen views of the surface parking lot;
- Provide a naturalized, organic landscaping strip between Block 3 and Block 5 (Parkland) to provide a transition between the high-density development block and Meadowlily Road South;
- Replace the 1.5 metre chain link fence along the south side of the ESA buffer as it relates to the segment interfacing Meadowlily Road South with a higher quality treatment; this could include natural materials (i.e. wood fencing, stone pillar with foundation planting) and may pay homage to the existing gateway or lych-gates of the adjacent Protected Heritage Property;
- Develop an enhanced entry way at the interface of 'Street A' along Meadowlily Road South; this can be addressed through landscaping including a well vegetated entry and a treed boulevard which includes indigenous tree plantings; this will mitigate the appearance of the new street's width and provide a tree canopy that supports the natural and rural environment of the Meadowlily Woods ESA;
- Block 5 designated 'Parkland' should be cognizant of the natural topography and aesthetic of the existing natural area and overall rural environment and to ensure that this is incorporated in the design and layout of this area; this can be done by including a significant tree canopy and retaining existing trees.

Surface parking spots along Meadowlily Road South should be discouraged to avoid detracting from the roadway and supporting landscaping. Also, it is encouraged that design guidelines for the new construction be developed to respect the natural, rural environment that characterizes the area including a neutral colour palette and the use of high-quality natural elements (i.e. wood, stone).

1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained by Forever Homes Meadowlily Limited Partnership to undertake a Heritage Impact Assessment (“HIA”) for the proposed redevelopment of 168 Meadowlily Road South, City of London, Ontario hereafter referred to as the “subject property” (see **Appendix ‘A’**). The proposed redevelopment includes a Draft Plan of Subdivision proposing 14 Blocks. The proposed Site Plan includes 167 3-storey townhouses, 6-storey apartment with 120 units, an 8-storey apartment building with 314 units and, 12 storey apartments with 348 units, ESA buffer, parkland, new street and road widenings (see **Figure 43**). The land proposed for development is currently agricultural fields.

The subject property is not ‘listed’ (non-designated) on the *City’s Register of Cultural Heritage Resources* or designated under Part IV or V *Ontario Heritage Act* (“OHA”). The subject property, however, is adjacent (non-contiguous) to the designated property located at 120 Meadowlily Road South, which is designated under Part IV of the OHA. The property located at 120 Meadowlily Road South known as the “Park Farm” includes a Regency dwelling constructed in 1848 (L.S.P. 3253-58). As per Policy 565 of the *London Plan*, the City of the London (“the City”) has requested that a HIA be completed as part of a complete planning application to assess any impact on the adjacent Protected Heritage Property and provide alternative development options, as well as mitigation and conservation measures, as required. The City did not request that the subject property be evaluated under *Ontario Regulation 9/06* (“O. Reg. 9/06”).

1.1 Description of Subject Property

The subject property is located at 168 Meadowlily Road South, London, Ontario shown in **Figure 1** and **Appendix ‘A’** of this report. The subject property is located north of Commissioner’s Road East, east of Highbury Avenue South, south of Norlan Avenue, and east of Meadowlily Road South. Legally, the subject property is identified as Pt Lt 15 Concession 1 as in 232752 & 881386; Subject to 75237, 463192 London/Westminster. The property located at 168 Meadowlily Road is currently vacant with agricultural fields and is 20.53 acres. The property is adjacent to the Meadowlily Woods Environmentally Significant Area (“ESA”) and south of the South Thames River.



Figure 1: An aerial photograph of the subject property and surrounding area; the red line indicates the location of the subject property (MHBC, 2023).

1.2 Description of Surrounding Area

The surrounding area includes a wide range of uses including residential, agricultural (active and retired), commercial, recreational, institutional, open space. The immediate south of the property includes vacant lands, residential buildings, Olive Garden restaurant and Summerside Community Church (see **Photo 1**). To the immediate west are residential properties and to the south-west, a commercial plaza (see **Photos 2 & 3**). To the north is Park Farm and associated wooded area with residential, recreational and agricultural use; the property includes mature wooded areas with pedestrian trails (Meadowlily Woods Trail) and other natural heritage features that are part of the Environmentally Significant Area (“ESA”) (see **Photos 2 & 4**). To the immediate east is the City Wide Sports Park and associated fields and facilities and south-east is a residential subdivision.



Photos 1-4: (above left) View looking south from subject property; (above right) View of Meadowlily Road South looking northwards adjacent to subject property; (below left) View of Commissioner's Road East looking south-west; (below right) View of Park Farm entry to trail system (Source: MHBC, 2023).

1.3 Heritage Status

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

The subject property is not 'listed' (non-designated) on the *City's Register of Cultural Heritage Resources* or designated under Part IV or V OHA. The subject property is however, adjacent (non-contiguous) to the property located 120 Meadowlily Road South, which is designated under Part IV of the OHA (see **Figure 2**). The property located at 120 Meadowlily Road South known as the "Park Farm" is a Regency dwelling constructed in 1848 (L.S.P. 3253-58). Please note, that other names have been used for Park Farm including: Harrison Fraser Estate and Meadowlily Woods.



The subject property is not located in a Heritage Conservation District designated under Part V of the OHA neither are they located within an identified cultural heritage landscape as per Map 9 of the Official Plan.



Figure 2
Heritage Listing Map

168 Meadowlily Road South
 City of London
 Ontario

LEGEND

-  Subject Lands
-  Designated under Part IV of the Ontario Heritage Act.

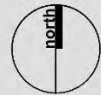
Source:
 City of London 2022 Aerial Imagery

Date: September 2023

Scale: 1:10,000

File: 23272A

Drawn: PL



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1.4 Land Use and Zoning

The subject property is zoned h-2 UR1 which designated 'urban reserve zone' (Section 49 of Zoning By-law Z.1). The zone is intended to provide for and regulate existing uses on lands which are primarily undeveloped for urban uses. UR1 allows for: existing dwellings, agricultural uses, conservation lands, managed woodlot, wayside pit, passive recreation use and farm gate sales.

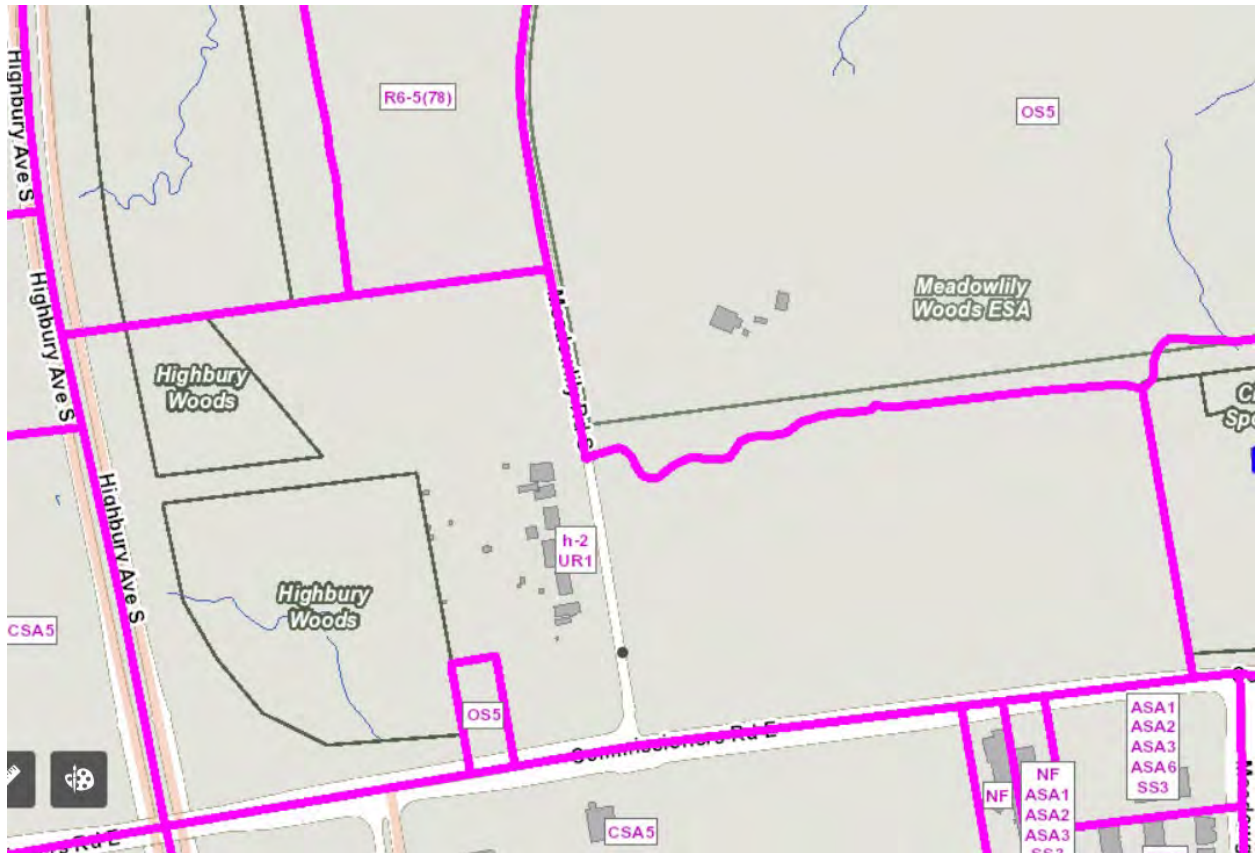


Figure 3: Excerpt from the City of London Interactive Zoning City Map (Source: City of London and City of London Zoning By-law, Section 49).

2.0 Policy Context

2.1 The Ontario Planning Act

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

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

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

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

2.2 Provincial Policy Statement (2020)

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

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

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

The PPS defines the following terms

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

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

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

The subject property is adjacent (non-contiguous) to one (1) Protected Heritage Property as it is designated under the Ontario Heritage Act.

2.3 Ontario Heritage Act

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

2.4 City of London Official Plan

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

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

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the adjacent Protected Heritage Property as a result of the redevelopment of the subject property.

The Thames Valley Corridor Plan mentions Meadowlily Woods and its inclusion of Meadowlily Bridge in addition to Park Farm and Meadowlily Mill as features of the area. The City has engaged in other studies including Meadowlily Secondary Plan and Environmental Assessment led by the City, the latter is still in progress, and the Meadowlily Bridge Study, which resulted in the designation of the bridge.

2.5 Meadowlily Road Area Environment Assessment and Servicing Study

The City retained MTE Consultants Inc. to complete a Class Environmental Assessment (Schedule 'B') and Servicing Study to facilitate a new municipal pumping station and servicing study for future development with the Meadowlily Road Area (see **Figure 3**). It was expected the Environmental Assessment and Study would be completed by December 2023. A cultural heritage and archaeological assessment were part of the EA process and considered impacts to identified cultural heritage resources including: Park Farm, Meadowlily Bridge and Meadowlily Mill (also referred to as Meadowlily-Plewes Mill) in addition to archaeological areas of high potential.

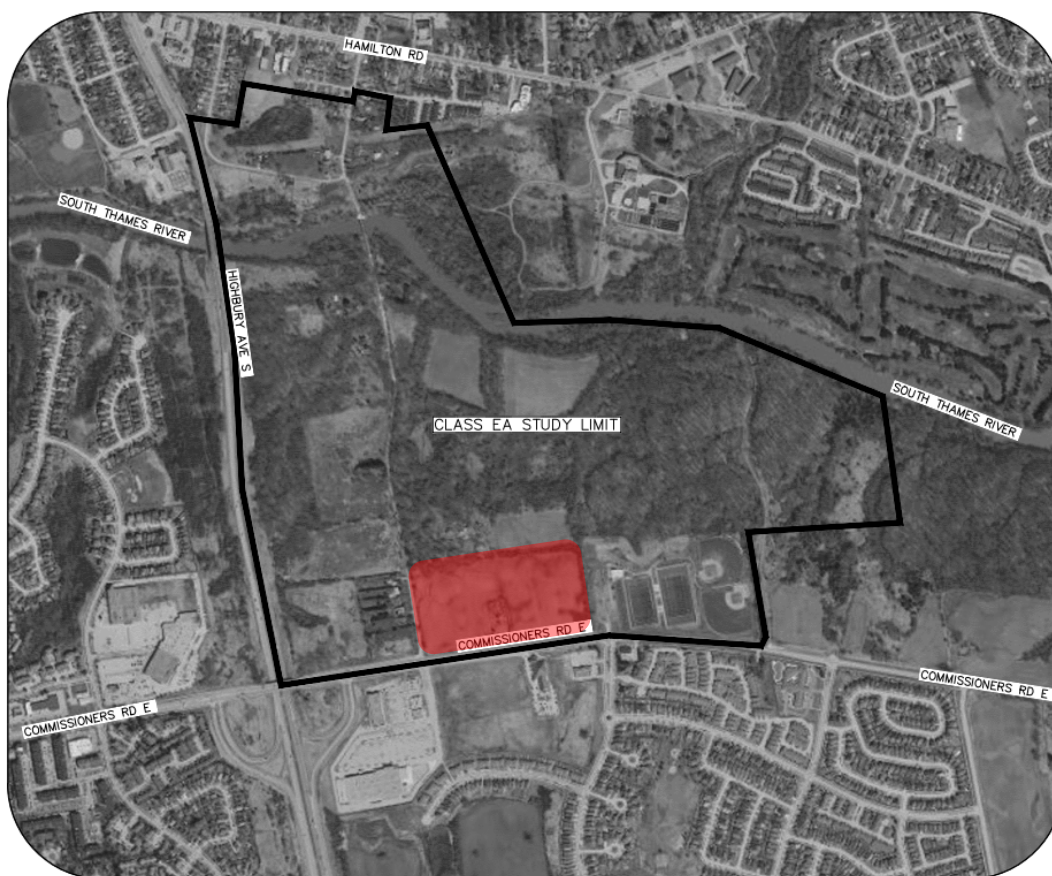


Figure 3: Limits of the Class EA Study for Meadowlily Road Area; red highlight identifies approximate location of the subject property (Source: City of London).

2.6 Archaeological & Built Heritage Background Assessment: Meadowlily Area Plan

As part of the Meadowlily Area Plan, an assessment of archaeological and built heritage features was completed. This study stated,

That the general character of the historic road scape of Meadowlily Road be retained...The road itself is significant as a very early road in Westminster Township and as an essential part of the history of Meadowlily Bridge. Although the road has been paved and widened at various points in its history, it remains relatively narrow, and its borders retain the embankments, ditches, and vegetation characteristic of a minor country road. This quality is important as part of the overall milieu of the area (p. 98).

In addition to the road scape, the Study also describes the importance of the rural, country setting of the area,

Finally, Park Farm is important as a farm and country estate. Its historic character would be compromised by large-scale development close to the house and farmstead itself, while the rural character of its present surroundings complement the estate (p. 97).

The proposed development is adjacent (non-contiguous) to Park Farm. This assessment will assess any potential impact to this cultural heritage resource as a result of the proposed development in addition to any potential impacts to Meadowlily Road.

2.7 City of London Terms of Reference

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the *Ministry of Citizenship and Multiculturalism ("MCM") InfoSheet #5* which are as follows:

- Historical Research and Site Analysis
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;

- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

The above-noted categories will be the method to determine the overall impact to the adjacent properties and their heritage attributes as it relates to the proposed development. Please note, that City confirmed that an evaluation to determine the cultural heritage value or interest of the subject property is not required as part of this assessment.

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

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

On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km² and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermillion” (Ministry of Indigenous Affairs, Government of Ontario).

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

3.2 Westminster Township

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). Thomas Talbot who accompanied Simcoe immigrated to Upper Canada upon receiving a land grant in the newly established London District in 1800 (Historic Places Canada). In the latter half of the 19th century, many of London's neighbouring communities were annexed including London South in 1890 into Westminster Township, which at the time was one of the largest townships within Middlesex County (Whebell & Goodden, 2020). The Council for the Westminster Township was first established in March of 1817 (Brock and Moon, 84). By the mid-1800s, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the City's boundaries. The year 1961 marked the great annexation of London which increased its population by 60,000 residents and included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

3.3 Historical Overview of Subject Property and Surrounding Area

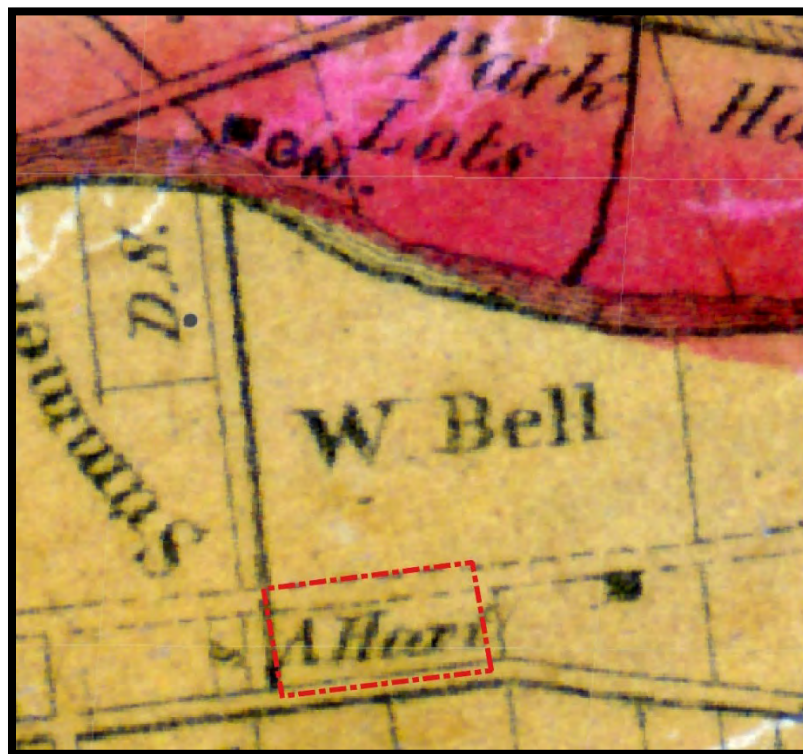
The subject property was part of Lot 15, Concession 1 in the Township of Westminster in Middlesex County. Lot 15, Concession 1 was patented by the Crown in 1834 and sold in 1844 to William A. Sumner and wife¹ (LRO). By 1855, the subject property was owned by Ashley Hart who owned 25 acres of Lot 15 and 12 ½ aces of Lot 13. The value of his holdings in Lot 15 was a total of 135£ (Tax Assessment, Westminster, Middlesex County, Canada West, 1855, see **Figure 4**). Between 1855 and 1858, the value of the property doubled in value which may indicate the construction of the one storey frame house that is identified in the 1861 Federal Census. The *Historical County Map of Middlesex County* published by George Tremaine in 1862 shows that the subject property was owned by "A. Hart" also known as Ashley Hart (Library and Archives Canada, see **Figure 6**). The Federal Census of 1861 indicates that Ashley was a farmer and lived with his wife "Mrs. A. Hart" and children: Mary, Jane and Marcus (Library and

¹ Sale occurred in 1836 but registered in 1844 for the majority of the land.

Archives Canada). No buildings or structures are shown on the map, however, these typically would only be displayed for subscribers as the census indicates otherwise.

Ashley Hart	1	"	1075	13	12%	65			
Mrs Lincoln Hart		"	1075	15	22	135	200	"	200
Samuel M. Coule	1	1075	14	50	"	225		"	225
William Bell	1	1075	15	9	45			"	125
	1	1075	16	18	80	125		"	125
	1	1075	18	15	120	"	560	100	660

35	Ashley Hart	Farmer	M b		no profession	39	1	m
36	Mrs A Hart		L b		no profession	29	1	m
37	Mary Hart		R b			6	1	
38	Jane Hart		M b			5	1	
39	Marion R Hart		M b			2	1	
40	Robert C		L b			57	1	m



Figures 4-6: (above) Excerpt from 1855 Tax Assessment of Canada West; (middle) Excerpt from 1861 Federal Census; (below) Tremaine Map of 1862 showing limits of the subject property in comparison (Source: courtesy of Archives of Ontario).

In 1863, Ashley Hart and wife sold the property (instrument 4079, LRO, p. 33). By 1877, the Illustrated Historical Atlas of the County of Middlesex shows that the subject property was transferred under the ownership of the “Heirs of William Bell” as William Bell Sr. passed away on January 12, 1877 (Library and Archives Canada). William son, William Bell, Junior both are associated with Lot 15 and 125 acres of land in the 1859 census valued at 2,400£ (Tax Assessment of Canada West, 1859). William Bell was born in 1804 in England and immigrated to Canada with his wife Mary; they had two children: William (Jr.) (born in 1834) and Thomas (1836) who were born in Upper Canada. William Sr. was a farmer by occupation and had a one storey brick house which is the existing dwelling located on Park Farm which was established by 1849. The map indicates there was a building and surrounding orchard on the subject property (see **Figure 7**).

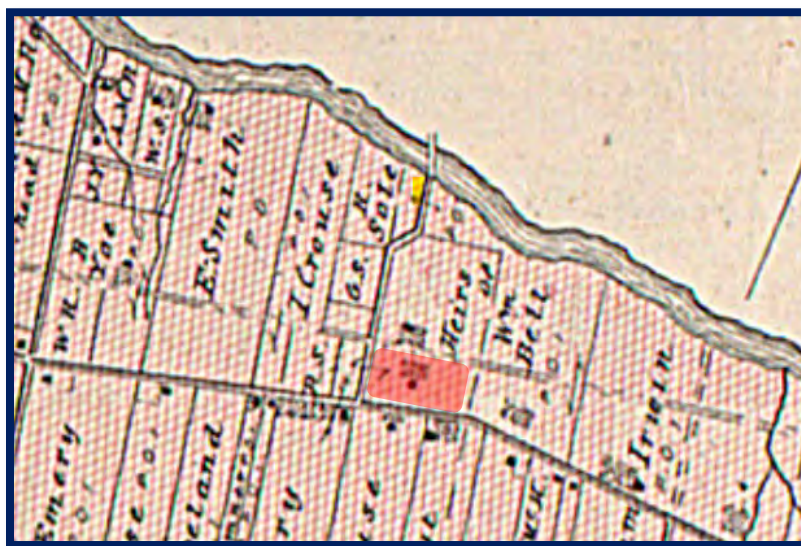


Figure 7: Excerpt of the Illustrated Historical Atlas of Middlesex County, Township of Westminster of 1877; red box identifies approximate location of subject property (Courtesy of McGill University).

The farm was subsequently owned by the Fraser Family in 1907, particularly Harrison Fraser who was a well-known and successful barrister and solicitor, who used the cottage as a summer residence until the 1970s and also was noted to have transformed the lands into a successful dairy farm (Canada’s Historic Places). The property was willed to the City in 1981, by Harrison Fraser, to be used as public recreation space in addition to an endowment for the maintenance of the buildings.



Photo 5: Photograph of the Park Farm residence, undated (Courtesy of Alan Bryan, London Room, Delaware- Westminster Histories).

By 1942, an aerial photograph shows that the subject property was primarily agricultural fields; access to the property appears off of Commissioners Road East with two buildings with trees lined to the west of the driveway (see **Photo 5**). In 1955, an aerial photograph shows that it continued its use as an agricultural property and retaining the long driveway and two buildings (dwelling to the front and outbuilding to the rear) (see **Photo 6**).

The 1973 historical topographic map shown in **Figure 8** shows that there was a dwelling and two outbuildings on the property; there is no significant tree plantings/ wooded areas present on the map and shows a slight difference in grade to the rear of the property (northern boundary).



Photos 5 & 6: (above) Historical aerial from 1942; red box indicates approximate location of subject property; (below) Historical aerial from 1955; red box indicates approximate location of subject property (Courtesy of London Air Photo Collection, Western Libraries).

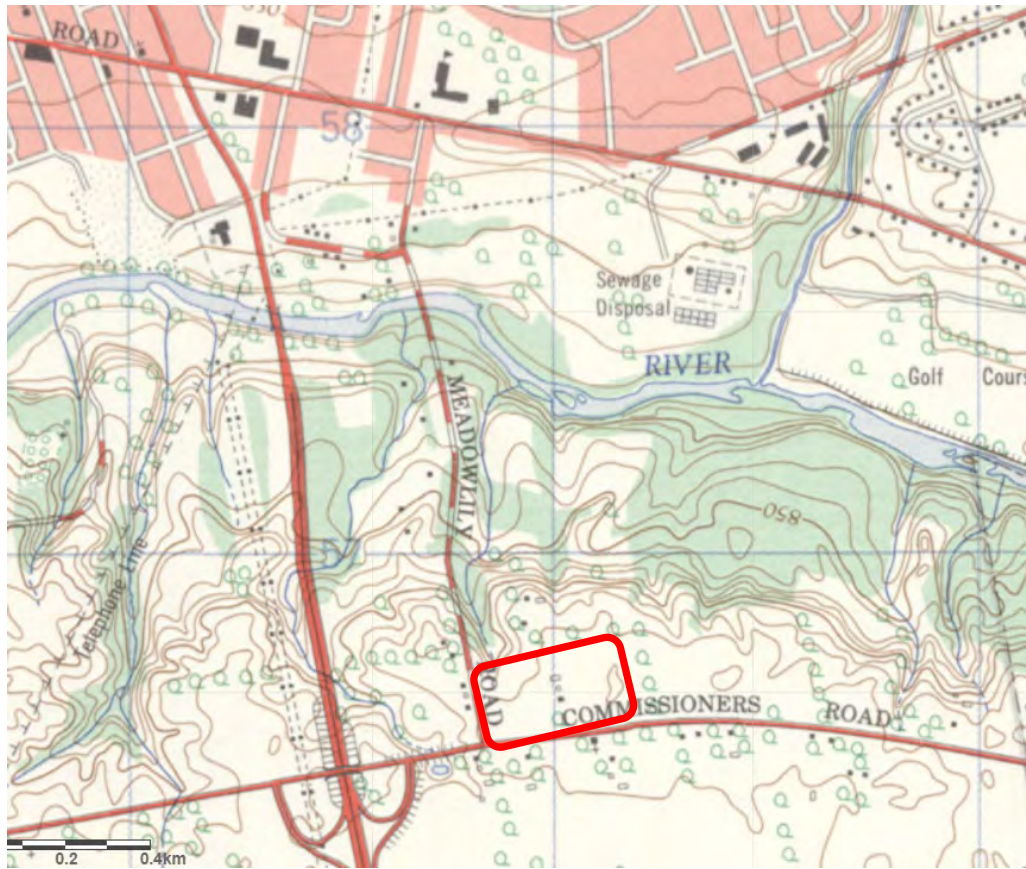


Figure 8: Excerpt of topographic map from 1973 of the subject property and surrounding area; red box indicates approximate location of subject property (Source: Courtesy of Historical Topographic Map Digitization Project).

By 2002, surrounding lands that formerly had been used for agricultural purposes appear to have been filled in by dense wooded areas (see **Figure 20**). The subject property at 168 Meadowlily Road South became more populated with mature trees which continued into the 2018 aerial photograph (see **Figure 21**). In 2013, the Meadowlily Bridge was rehabilitated for continued pedestrian use (see **Figure 22**).



Figures 20 & 21: (left) Aerial photograph from 2002 of the subject property and surrounding area; (right) Aerial photograph from 2018 of subject property and surrounding area (Google Earth Pro).

4.0 Description of Subject

Property and Adjacent Property

The following sub-section will describe the subject property and adjacent properties including built and landscape features. A site visit was conducted by MHBC Cultural Heritage Staff on October 17, 2023.

4.1 Description of Subject Property

The subject property includes 168 Meadowlily Road South, London, Ontario which will be described in the following sub-sections. The property consists of a roughly rectangular plot comprising 20.53 acres.



Figure 23: Aerial photograph of subject property outlined by the red box (MHBC, 2024).

There are no buildings or structures on the property, which consists mainly of cultivated farmland that is still currently in use. There is, however, a concrete pad to the south of the property as well as some concrete rubble presumably from the remains of a

foundation. The north, east, and west boundaries of the property are bordered by mature trees, mostly deciduous with a few pines mixed in. There is a rectangular strip of mature trees to the south of the property extending north into the agricultural area. (see **Figures 24-27**).



Figures 24-27: (above left) View of subject property looking northwards; (above right) View of subject property looking west; (below left) View of the wooded area to the north; (below right) View of subject property showing the existing concrete pad to the south (MHBC, 2023).

4.2 Description of 120 Meadowlily Road South, “Park Farm”

The conditions of the property could only be viewed from the public realm and so the condition of the built features was not accessible (see Figures 37 & 38). However, the property includes heavily wooded areas as well as open green space formerly used for agricultural purposes as well as a masonry residence and outbuildings. The property does include the Park Farm residence and associated laneway, wooded areas and masonry gate posts which is viewed from photographs provided Canada’s Historic

Places Register from 2007 (see **Figures 38-40**). Canada's Historic Places Register describes the setting as follows:

"Park Farm is located at 120 Meadowlily Road South, on the east side of Meadowlily Road South, west of Highbury Avenue South, north of Commissioners Road East and south of the Thames River, in the former Township of Westminster, now the City of London. The one-storey white brick residence was constructed in circa 1848, as well as a lychgate, lawns, laneway and woodlot."



Figures 36-40: (above left) View of a wooded area on the property looking east from Meadowlily Road South (MHBC, 2023); (above right) View of wooded area on the property and natural water feature (MHBC, 2023); (middle left) View of entrance of driveway; (middle right) View of Park Farm residence front entrance; (below) View of west elevation of Park Farm residence (Canada's Historic Places, 2007).

5.0 Review of Identified Cultural Heritage Resources

This section of the report reviews the Statement of Cultural Heritage Value or Interest and associated heritage attributes of the Protected Heritage Property located at 120 Meadowlily Road South (Park Farm). The designation by-law can be reviewed in **Appendix 'C'** of this report.

5.1 Cultural Heritage Value or Interest for 120 Meadowlily Road South "Park Farm"

5.1.1 Designation By-law No. L.S. P. 3427-299

The property located at 120 Meadowlily, London Ontario was designated in 1995 under By-law L.S.P 3253-58 (see **Appendix 'C'**). The following identifies the reasons outlined in the by-law for designation:²

Statement of Cultural Heritage Value or Interest

Historical Reasons

Park Farm is one of the finest examples of a Regency villa in London. The house illustrates the evolution a Regency cottage from when it was built in the 1840s until the present day. The building remains most of its Regency features and is beautifully situated in a rural setting, on a hill with a panoramic view to the northwest. The property is associated with two families. The earliest residents were William Bell and his family. Bell was a farmer from England who arrived in Canada in the mid-1830s. Bell called his residence "Park Farm" and lived there until death in 1877. The subsequent owners were Fraser Family, specifically Harrison Fraser, who used Park Farm as his

² Note that this by-law was written prior to Ontario Regulation 9/06 and does not include identified heritage attributes.

summer residence until the 1970s. Harrison Fraser was a prominent barrister and solicitor in the family firm of Fraser and Fraser.

Architectural Reasons:

This one-storey, central hall plan, white brick Regency style cottage was built c. 1848. The exterior walls have a great deal of salmon coloured brick, indicative of the building's age. The house has a fieldstone foundation. It has a verandah on the north and west sides supported by simple columns typical of a Regency villa. The front door has a simple four panel door, sidelights, and lower panels. A pair of French doors are on the north side. A large chimney is on the south side of the roof. All the windows are original six over six windows on the front and back sides of the house. Other windows appear to have been created as part of a later renovation. The front window has six over six panes with sidelights. All window and door openings have simple brick voussoirs.

Many of the interior elements express the building's early origins. The simple fireplace, mantels and baseboards reflect Georgian tastes. The fireplace mantels in the front parlour (living room) and in the master bedroom are particularly noteworthy. In total there are five fireplaces in the house. Many of the interior doors are simple four panel doors. Later doors from the 1930s renovation have six panels. Perhaps, the most interesting interior feature is the central hall doorway with fanlight transom. The wide plank chestnut floors are found throughout the oldest part of the house. In the back of the house there is a small tongue and groove shed, which appears to have been the original privy.

Context Reasons

The context of the 1848 house is crucial for maintaining a sense of the original rural setting. From Meadowlily Road eastward a parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the historic landscape. The tenant farmer's house is a component of the farm site. A simple wood frame house, its primary value is associated with its thematic aspects in conveying social relationships encountered in early farm life as well as defining the physical layout of the farm site.

5.1.2 Listing on the Canadian Register

The property was listed on the Canadian Register on March 24, 2009. The following provides a review of the description of the historic place, heritage value and character defining elements:

Description of Historic Place

Park Farm is located at 120 Meadowlily Road South, on the east side of Meadowlily Road South, west of Highbury Avenue South, north of Commissioners Road East and south of the Thames River, in the former Township of Westminster, now the City of London. The one-storey white brick residence was constructed in circa 1848, as well as a lychgate, lawns, laneway and woodlot.

The property, now part of Meadowlily Park, was designated, by the City of London, in 1995, for its architectural, historical and cultural value or interest, under Part IV of the *Ontario Heritage Act* (By-law L.S.P.-3253-58).

Heritage Value

Park Farm is an important cultural heritage landscape composed of a residence, shed, and grounds set on a wooded hill with a panoramic view of the surrounding natural areas. The numerous foot-paths provide impressive vistas within the rich, mature forest, surrounding the main building. The lawns to the northwest and the laneway, off Meadowlily Road towards Park Farm, contribute to the overall rural character of this property.

Park Farm, the main building on the Meadowlily Park property, was constructed as a residence for and by the Bell family in circa 1848. William Bell was an English farmer who arrived in Canada in the mid-1850s. The Bell family used the land primarily for agriculture until William's death, in 1877. The second owner of the Park Farm residence, in 1907, was Maxwell David Fraser. The residence, which was used primarily in the summer, was eventually turned into a prosperous dairy farm by Maxwell's son, Harrison Fraser. Harrison was a prominent barrister and solicitor, in the family firm of Fraser and Fraser. The Harrison Fraser family promoted the use of their land, by citizens of the City of London, for recreational purposes, because of its natural beauty. The property was willed to the City, in 1981, by Harrison Fraser, to be continuously used, as a public recreation space, together with a modest endowment for the maintenance of the buildings.

Park Farm is one of the finest Regency villas in London, featuring a central hall plan and a low-pitched roof. The verandah on the north and west elevations is supported by simple columns. There is a large chimney, on the south side of the roof. On the north elevation, typical of the Regency style, there are French doors, with simple brick voussoirs, which are evident in all window and door openings. Of note in the interior, are the fireplace mantels and baseboards found

in the front parlour and the master bedroom, and the central hall doorway with a fanlight transom.

Sources: City of London, By-law L.S.P.-3253-58; Park Farm Landscaping Plan, 98-24 Request for Proposal.

Character Defining Elements

Character defining elements that contribute to the heritage value of Park Farm include its:

- white brick construction
- fieldstone foundation
- central hall plan
- low-pitched roof
- verandah on the north and west elevations supported by simple columns
- simple four-panel front door, sidelights and lower panels
- French doors on the north side
- large chimney on the south side of the roof
- original 6 over 6 windows with sidelights
- simple brick voussoirs in all window and door openings
- small tongue and groove shed at the back of the house
- lychgate
- five fireplaces, especially the Georgian influenced fireplace mantels and baseboards in the front parlour and master bedroom
- simple four-paneled doors
- central hall doorway with fanlight transom
- wide plank chestnut floors
- siting on a hilltop with panoramic views of the surrounding natural areas
- foot paths, lawns, woodlots and long laneway

6.0 Description of Proposed Development

The proposed redevelopment includes a Draft Plan of Subdivision proposing 14 Blocks. Blocks 1 & 2 are proposed for low rise cluster townhouses. Block 3 is proposed for rise apartment and Block 5 which includes parkland and pathway (0.36 hectares). Blocks 6-13 include widening, reserves and Street A with the remaining Block 14, approximately 1.10 hectares in size, is designated for ESA with buffer which abuts the designated Protected Heritage Property to the north (see **Figure 42**). The Plan proposes several road widenings including along Meadowlily Road South which consists of Block 6.

The proposed Site Plan includes 72, 3-storey townhouses in Block 1 at the corner of Meadowlily Road South and Commissioners Road East. Block 2 proposes 95, 3-storey townhouses along Commissioner's Road East. Block 3, located off of Meadowlily Road South includes a 6-storey apartment with 120 units and Block 4 includes an 8-storey apartment building with 314 units and 12 storey apartments with 348 units which is located along Commissioners Road East (see **Figure 43**). The proposed 'Street A' traverses the property providing access off of Meadowlily Road South and Commissioners Road East; immediately to the south of the entry along Meadowlily Road are three townhouse rows along Meadowlily Road South with a total of six units directly adjacent to this roadway. Vehicular access to these units is centrally located with the subdivision, however, there are four pedestrian walkways off of this road that lead to four units the directly face Meadowlily Road South; additionally, there are three pedestrian sidewalks that provide pedestrian access to Block 1 from this roadway. To the north is parkland followed by surface parking to the east; two 1 metre landscaped berms are proposed along the south of this parking area towards 'Street A'. A multi-use pathway is located to the north of the parkland and followed by an ESA buffer which interfaces the adjacent Protected Heritage Property to the north.

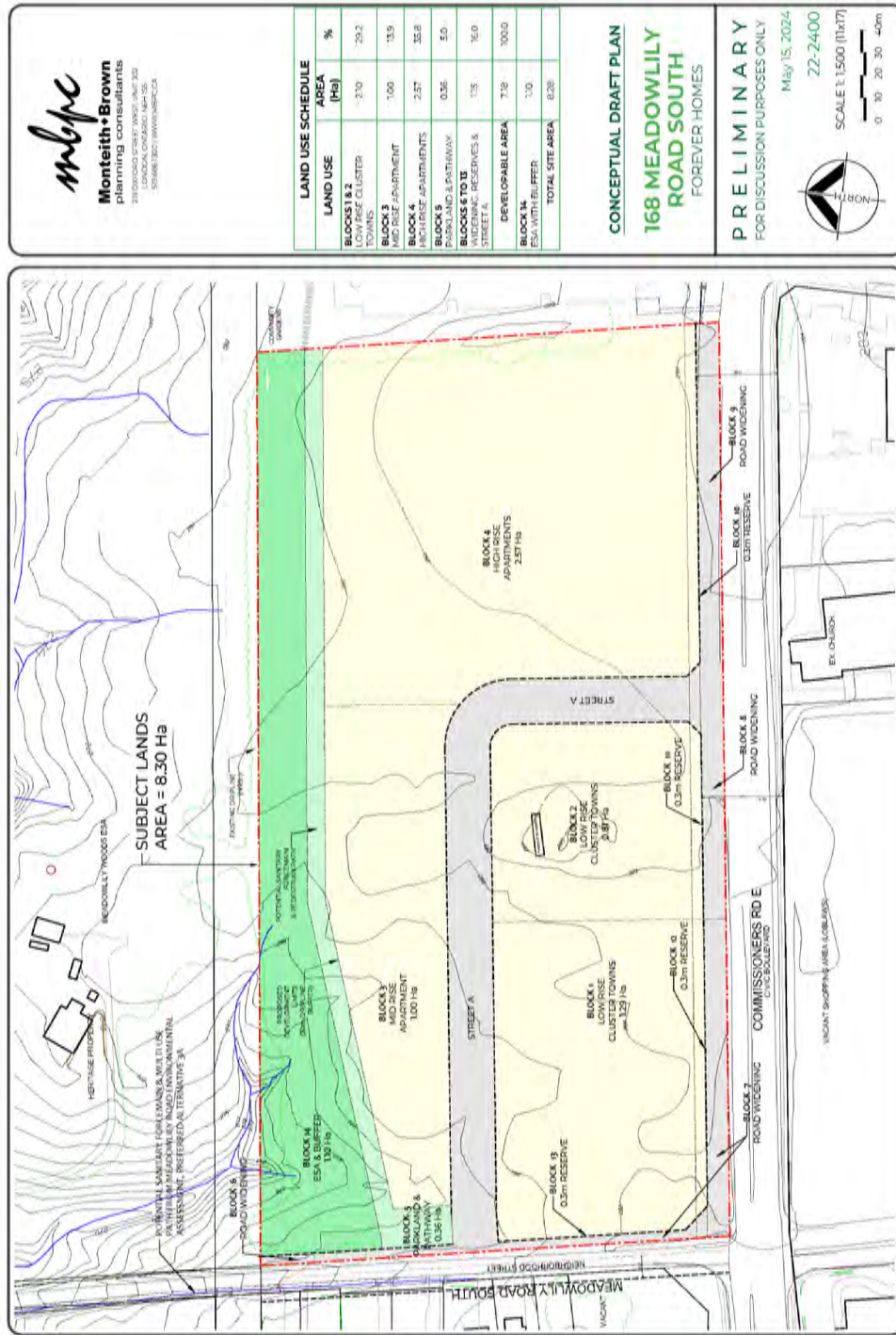


Figure 42: Draft Plan of Subdivision Source: MBPC, May 2024).



Figure 43: Draft Site Plan (MBPC, May 2024).

7.0 Impact Analysis

7.1 Introduction

The impacts of a proposed development or change to a cultural heritage resource may occur over a short, medium or long-term. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of impact which may be direct or indirect, beneficial or adverse. According to the Ontario Heritage Tool Kit, the following constitutes adverse impacts which may result from a proposed development:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

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

Table 4.0- ICOMOS Scale and Severity of Change/ Impact

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

It has been determined that the subject property located at 168 Meadowlily Road South does not have cultural heritage value or interest and therefore does not require to be assessed for heritage impact.

7.2 Impact Analysis for 120 Meadowlily Road South “Park Farm”

The assessment of the impact of the proposed development on the adjacent Protected Heritage Property located at 120 Meadowlily Road South, also known as “Park Farm” in **Table 6.0** below. This assessment is based on the character-defining elements identified in sub-section 6.2.2. in the absence of heritage attributes in the designation by-law which predates *Ontario Regulation 9/06*.

Table 6.0 –Impact Analysis for 120 Meadowlily Road South, “Park Farm”

<i>Impact</i>	<i>Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)</i>	<i>Analysis</i>

<p>Demolition of any, or part of any, heritage attributes or features;</p>	<p>No impact.</p>	<p>The redevelopment of the subject property does not propose to demolish identified heritage attributes of the adjacent cultural heritage resource.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;</p>	<p>No impact.</p>	<p>The redevelopment of the subject property does not propose to alter the historic fabric and appearance of the built features on the property.</p>
<p>Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;</p>	<p>No impact.</p>	<p>The proposed development will not result in shadows that negate heritage attributes of the adjacent cultural heritage resource.</p>
<p>Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;</p>	<p>No impact.</p>	<p>Park Farm's contextual relationships include: the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the historic landscape. Other contextual attributes include the foot paths, lawns, woodlots, long laneway and its situation and orientation "[up]on a hilltop."</p> <p>The proposed development will not isolate Park Farm from any of these important contextual elements.</p>
<p>Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;</p>	<p>Negligible impact.</p>	<p>The character defining elements identify the 'panoramic views of the surrounding natural areas' viewed atop a hill. There is potential for changes to the panoramic views as they relate to the proposed development looking southwards if changes are made to the natural environment. The "panoramic view to the northwest" receives special mention in the By-law, but the subject property is located south of Park Farm and will have</p>


		no impact on that particular identified viewscape.
A change in land use where the change affects the property's cultural heritage value; and	Minor impact.	One of the heritage attributes includes "The context of the 1848 house [which] is crucial for maintaining a sense of the original rural setting." The change of land use from a rural natural and agricultural use to high-density residential for the abutting property will have a minor impact on the broader rural setting of the adjacent designated property as it is considered a change to the setting such that is noticeably changed. The requirement of a double lane road as a result of the change of land use contrasts with the overall rural character of Meadowlily in addition to the road widening proposed for Block 6 which will alter the historic delineation of the road. However, the immediate setting of the cultural heritage resource will be maintained. The use of the ESA Buffer supports a gradual transition between uses (see boundaries ESA along the northern boundary of the site plan in Figure 43).
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	No impact.	The proposed redevelopment is not expected to result in land disturbances, particularly changes in grade and drainage, that will impact heritage attributes, both built and landscape features. The built heritage features of Park Farm are approximately 129.3 metres from the nearest construction on the subject property and there is approximately 30 metres designated ESA buffer between the construction and the south property line of the adjacent Protected Heritage Property (see sub-section 8.3.1).

7.2.1. Impact of Land Disturbances

The cultural heritage value of the adjacent Protected Heritage Property is contributed to both built and landscape features. The closest proposed construction activity to the built feature (Park Farm House) is distanced approximately 129.3 metres. The ESA buffer, which is approximately 30 metres and proposes to retain existing vegetative features, should be sufficient to not anticipate adverse impacts as a result of site alteration/grading or drainage to contributing landscape features (see **Figure 43**).



Figure 3
Site Plan Overlay

LEGEND
 Subject Lands

DATE: June 2024

SCALE: 1: 3,000

FILE: 23272A

DRAWN: PL



65-85 Meadowlily Road
 City of London

Sources:
 - City of London 2022 Aerial Imagery
 - Site Plan from Monteith Brown Planning Consultants (Mar. 15, 2024)

K:\23272A\168 MEADOWLILY ROAD LONDON\RP\TF3_SITE PLAN OVERLAY_JUNE11 2024.DWG



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Figure 43: Draft site plan overlay on existing parcel fabric (Source: MBPC & MHBC, 2024).

8.0 Alternative Development

Options, Mitigation and Conservation Measures

8.1 Alternative Development Options

Adverse impacts identified in Section 8.0 of this report were limited to the indirect or direct obstruction of views and change of land use as a result of the redevelopment of the subject property. Overall, the proposed development provides a sufficient buffer between the redevelopment and the Protected Heritage Property to avoid significant adverse impacts. Due to the minimal impacts identified, it was determined that the review of alternative development options was not warranted.

8.2 Mitigation Measures

Section 8.0 of this report identified the following adverse impacts as a result of the proposed development to the adjacent Protected Heritage Property:

- Negligible impact of indirect or direct obstruction of views related to the panoramic views of the surrounding natural areas from Park Farm (120 Meadowlily Road South); and,
- Minor impact of change of land use as it relates to the broader rural setting that supports the cultural heritage value of the adjacent cultural heritage resource.

To address the identified impacts above, the following mitigation measures are recommended:

- Complete a Tree Preservation Plan to retain existing trees as much as feasible to maintain the surrounding environment and ensure a green buffer along the interface with Meadowlily Road South; If trees are required to be removed, new

plantings should be indigenous to the area including Sugar Maple, Hackberry, American Beech, Black Cherry, Basswood and Red Oak.

- Complete a Landscape Plan which incorporates the following:
 - Landscaping along Blocks 1 & 5 as they interface with Meadowlily Road South should include naturalized, organic landscaping that is consistent with the natural, rural environment of the Meadowlily Area and aid in the transition from the proposed road widening (Block 6) and the historic road alignment to the north; native meadow species (grasses and wildflowers such as Blue Flag (Iris), Turtlehead, and Great Lobelia), typically found on rural roadsides and specifically within the Meadowlily Woods ESA, are recommended in addition to the previously mentioned indigenous tree plantings;
 - To aid in the integration of Block 1, in addition to recommending indigenous tree plantings along the interface of Meadowlily Road South as a vegetative buffer, underplanting such as a variety of dogwoods, shrubby St. John's Wort, Bayberry, Ninebark and Sumacs are recommended to support this transitional buffer particularly for the four units facing the road;
 - Establish a naturalized embankment/ landscape berm along the west side surface parking in Block 3 to screen views of the surface parking lot;
 - Provide a naturalized, organic landscaping strip between Block 3 and Block 5 (Parkland) to provide a transition between the high-density development block and Meadowlily Road South;
 - Replace the 1.5 metre chain link fence along the south side of the ESA buffer as it relates to the segment interfacing Meadowlily Road South with a higher quality treatment; this could include natural materials (i.e. wood fencing, stone pillar with foundation planting) and may pay homage to the existing gateway or lych-gates of the adjacent Protected Heritage Property;
 - Develop an enhanced entry way at the interface of 'Street A' along Meadowlily Road South; this can be addressed through landscaping including a well vegetated entry and a treed boulevard which includes indigenous tree plantings; this will mitigate the appearance of the new street's width and provide a tree canopy that supports the natural and rural environment of the Meadowlily Woods ESA; and,
 - Block 5 designated 'Parkland' should be cognizant of the natural topography and aesthetic of the existing natural area and overall rural environment and to ensure that this is incorporated in the design and layout of this area; this can be done by including a significant tree canopy and retaining existing trees.

Surface parking spots along Meadowlily Road South should be discouraged to avoid detracting from the roadway and supporting landscaping. Also, it is encouraged that design guidelines for the new construction be developed to respect the natural, rural environment that characterizes the area including a neutral colour palette and the use of high-quality natural elements (i.e. wood, stone).

8.3 Conservation Measures

Based on the heritage attributes/ character defining elements identified in sub-section 6.1 for the adjacent Protected Heritage Property, particularly the 'historic landscape' described in By-law No. L.S. P. 3427-299, the property and immediate surroundings may be considered a form of cultural heritage landscape. In that respect, guidelines provided in Section 4.1 "Guidelines for Cultural Landscapes, including Heritage Districts" of Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada ("S&Gs") have been used to inform the mitigation measures in the previous sub-section. Guidelines related to visual relationships (4.1.4), circulation (4.1.6), and vegetation (4.1.8) and built features (4.1.11) are considered the most applicable.

The retention of existing trees and establishment of a healthy tree canopy as part of the redevelopment is important in maintaining visual relationships associated with the Protected Heritage Property and the views related to the panoramic views of the surrounding natural areas from Park Farm. Recommendations of a Tree Management Plan and Landscape Plan reflect this approach. Designing and installing a new circulation feature should be compatible with the heritage value of the historic place; controlling and limiting new access points along the historic road is vital. In this case, one access point along Meadowlily Road South (Street 'A') has been situated south of the ESA buffer to control and limit access. Significant research has already been undertaken to understand, document, assess and protect the vegetation of the area through the abutting Meadowlily Woods ESA. Maintaining existing vegetation as much as feasible and introducing indigenous species that is compatible with the "habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the historic vegetation" and establishing plantings to screen new construction has been considered as part of the mitigation measures. As the built feature is located on private property, recommendations presented in the S&Gs related to this feature cannot be enforced through the planning application process.

9.0 Conclusions & Recommendations

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained by Forever Homes Meadowlily Limited Partnership to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 168 Meadowlily Road South, City of London, Ontario hereafter referred to as the ‘subject property’ (see **Appendix ‘A’**). The proposed redevelopment includes a Draft Plan of Subdivision proposing 14 Blocks. The proposed Site Plan includes 167 3-storey townhouses, 6-storey apartment with 120 units, an 8-storey apartment building with 314 units and, 12 storey apartments with 348 units, ESA buffer, parkland, new street and road widenings (see **Figure 43**). The land proposed for development is currently agricultural fields.

The subject property is not ‘listed’ (non-designated) on the *City’s Register of Cultural Heritage Resources* or designated under Part IV or V *Ontario Heritage Act* (OHA). The subject property, however, is adjacent (non-contiguous) to the designated property located at 120 Meadowlily Road South, which is designated under Part IV of the OHA. This report identified the following impact as a result of the proposed development:

- Negligible impact of indirect or direct obstruction of views related to the panoramic views of the surrounding natural areas from Park Farm (120 Meadowlily Road South); and,
- Minor impact of change of land use as it relates to the broader rural setting that supports the cultural heritage value of the adjacent cultural heritage resource.

To address the identified impacts above, the following mitigation measures are recommended:

- Complete a Tree Preservation Plan to retain existing trees as much as feasible to maintain the surrounding environment and ensure a green buffer along the interface with Meadowlily Road South; If trees are required to be removed, new plantings should be indigenous to the area including Sugar Maple, Hackberry, American Beech, Black Cherry, Basswood and Red Oak.

- Complete a Landscape Plan which incorporates the following:
 - Landscaping along Blocks 1 & 5 as they interface with Meadowlily Road South should include naturalized, organic landscaping that is consistent with the natural, rural environment of the Meadowlily Area and aid in the transition from the proposed road widening (Block 6) and the historic road alignment to the north; native meadow species (grasses and wildflowers such as Blue Flag (Iris), Turtlehead, and Great Lobelia), typically found on rural roadsides and specifically within the Meadowlily Woods ESA, are recommended in addition to the previously mentioned indigenous tree plantings;
 - To aid in the integration of Block 1, in addition to recommending indigenous tree plantings along the interface of Meadowlily Road South as a vegetative buffer, underplanting such as a variety of dogwoods, shrubby St. John's Wort, Bayberry, Ninebark and Sumacs are recommended to support this transitional buffer particularly for the four units facing the road;
 - Establish a naturalized embankment/ landscape berm along the west side surface parking in Block 3 to screen views of the surface parking lot;
 - Provide a naturalized, organic landscaping strip between Block 3 and Block 5 (Parkland) to provide a transition between the high-density development block and Meadowlily Road South;
 - Replace the 1.5 metre chain link fence along the south side of the ESA buffer as it relates to the segment interfacing Meadowlily Road South with a higher quality treatment; this could include natural materials (i.e. wood fencing, stone pillar with foundation planting) and may pay homage to the existing gateway or lych-gates of the adjacent Protected Heritage Property;
 - Develop an enhanced entry way at the interface of 'Street A' along Meadowlily Road South; this can be addressed through landscaping including a well vegetated entry and a treed boulevard which includes indigenous tree plantings; this will mitigate the appearance of the new street's width and provide a tree canopy that supports the natural and rural environment of the Meadowlily Woods ESA;
 - Block 5 designated 'Parkland' should be cognizant of the natural topography and aesthetic of the existing natural area and overall rural environment and to ensure that this is incorporated in the design and layout of this area; this can be done by including a significant tree canopy and retaining existing trees.

Surface parking spots along Meadowlily Road South should be discouraged to avoid detracting from the roadway and supporting landscaping. Also, it is encouraged that

design guidelines for the new construction be developed to respect the natural, rural environment that is characterizes the area including a neutral colour palette and the use of high-quality natural elements (i.e. wood, stone).

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Heritage Impact Assessment
168 Meadowlily Road South, London, ON

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Coloured print. Courtesy of Western Libraries.

Appendix **A**— Maps



Figure 1
Location Plan

LEGEND
 Subject Lands

Date: September 2023

Scale: 1:5,000

File: 23272A

Drawn: PL



168 Meadowlily Road South
 City of London
 Ontario

Source:
 City of London 2022 Aerial Imagery

K:\23272A 168 Meadowlily Road London\RPT\Report Figures.corr



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 ARCHITECTURE**



350-540 BIRCHMEAD CENTRE DRIVE, KITCHENER, ON, N2B 3W9 | P: 519.576.3600 | WWW.MHBCPLAN.COM



Figure 2
Heritage Listing Map

168 Meadowlily Road South
 City of London
 Ontario

LEGEND

-  Subject Lands
-  Designated under Part IV of the Ontario Heritage Act.

Source:
 City of London 2022 Aerial Imagery

Date: September 2023

Scale: 1:10,000

File: 23272A

Drawn: PL



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Figure 3
Site Plan Overlay

LEGEND

 Subject Lands

DATE: June 2024

SCALE: 1: 3,000

FILE: 23272A

DRAWN: PL



K:\23272A\168 MEADOWLILY ROAD LONDON\RP\TFS_SITE PLAN OVERLAY_JUNE11 2024.DWG

65-85 Meadowlily Road
 City of London

Sources:
 - City of London 2022 Aerial Imagery
 - Site Plan from Monteith Brown Planning Consultants (Mar. 15, 2024)



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

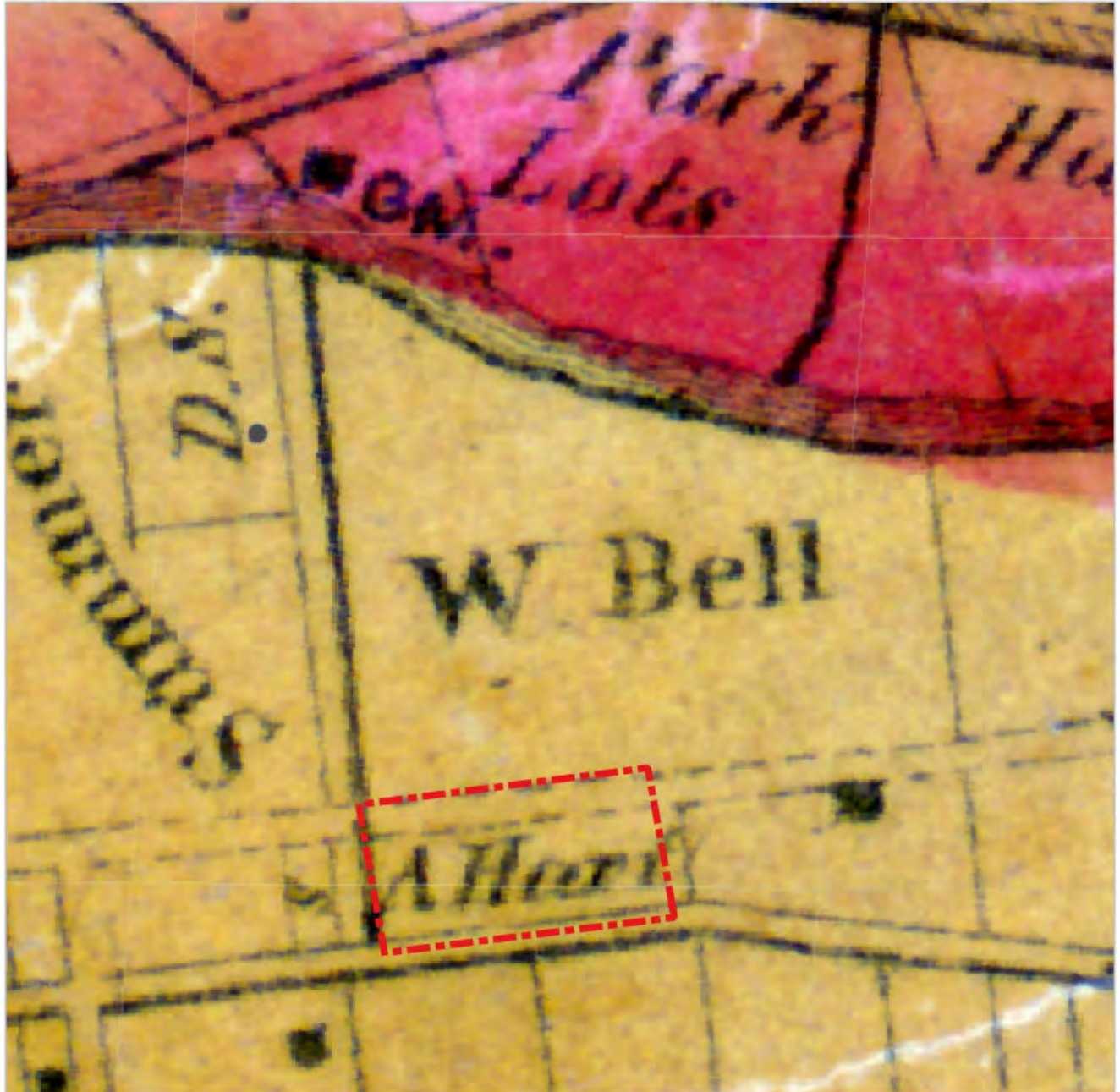



Figure 4
Historical Map (1862)

LEGEND

 Subject Lands

Date: September 2023

Scale: 1:7,500

File: 23272A

Drawn: PL



K:\23272A 168 Meadowlily Road London\RPT\Report Figures.dwg

168 Meadowlily Road South
 City of London
 Ontario

Source:
 Historical County Map of Middlesex County published by George
 Tremain in 1862




**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

200-540 BINGHAM'S CENTRE DRIVE, KITCHENER, ON, N2S 3G9 | P: 519-576-3693 | WWW.MHBCPLAN.COM



Figure 5
Historical Map (1877)

LEGEND

 Subject Lands

Date: September 2023

Scale: 1:7,500

File: 23272A

Drawn: PL



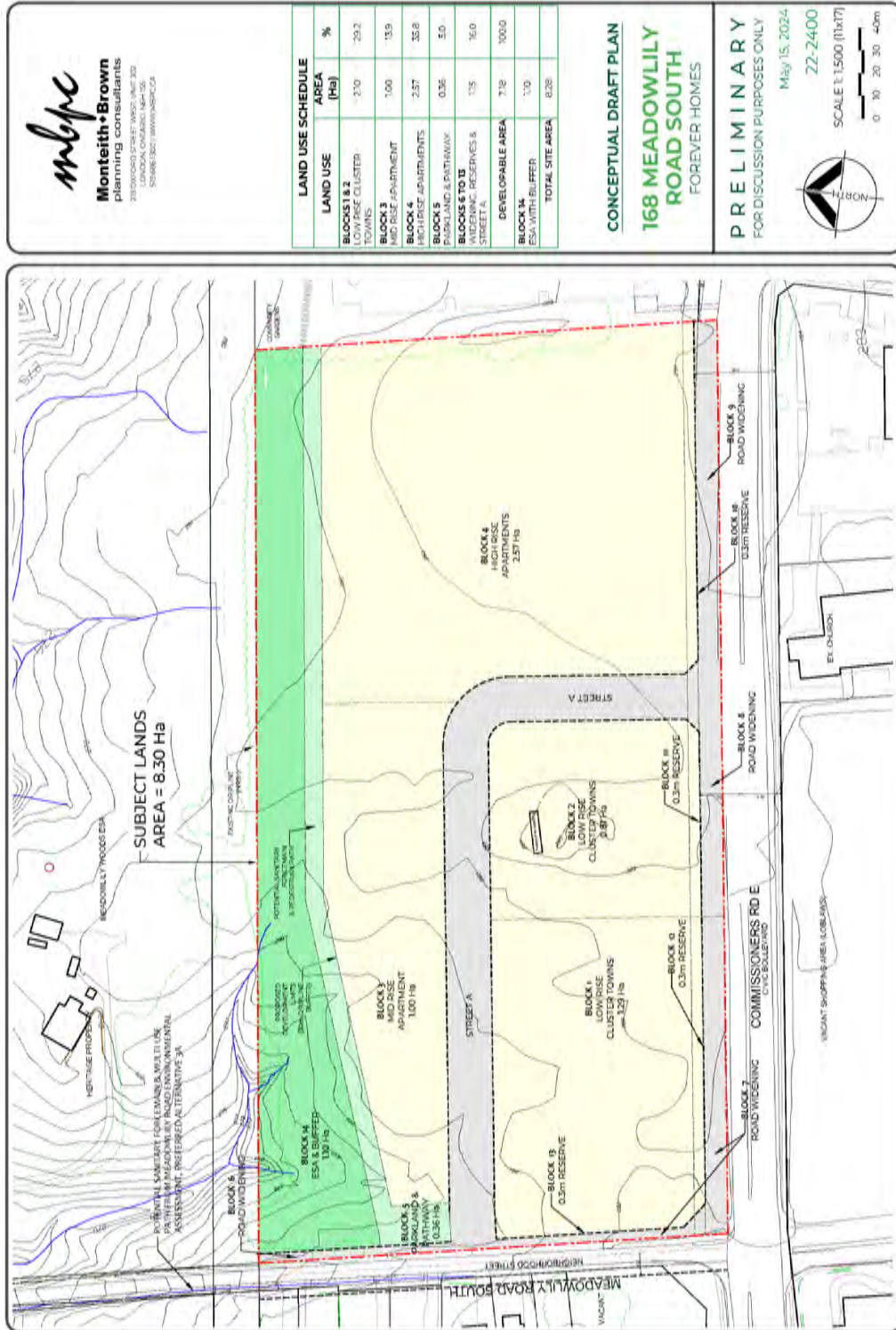
K:\23272A 168 Meadowlily Road London\RPT\Report Figures.qpr

168 Meadowlily Road South
City of London
Ontario

Source:
Historical Atlas of Middlesex County, Township of Westminster of
1877



Appendix **B**– Site Plan



Appendix C- Designation By-law

<p style="text-align: center;">376352</p> <p style="text-align: center;">CERTIFICATE OF RECEIPT MIDDLESEX NO. 33 (LONDON)</p> <p style="text-align: center;">'95 FEB 23 15 02</p> <p style="text-align: center;"><i>McMill</i> LAND REGISTRAR</p> <p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p>Executions Additional: See Schedule <input type="checkbox"/></p>	<p style="text-align: center;">Document General Form 4 — Land Registration Reform Act, 1984</p> <p style="text-align: right;">THE REGISTRAR GENERAL LIMITED Form No. 985 D</p> <p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 3 pages</p> <p>(3) Property Identifier(s) Block 08477 Property 0002 Additional: See Schedule <input type="checkbox"/></p> <p>(4) Nature of Document By-law No. L.S.P.-3253-58</p> <p>(5) Consideration Dollars \$</p> <p>(6) Description Part Lot 15 in Broken Front Concession "B" of the geographic Township of Westminster in the City of London and County of Middlesex designated as Part 1 on Reference Plan 33R-11947 being part of PIN 08477 0002.</p> <p>(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>(8) This Document provides as follows: TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (No. 33)</p> <p>The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.</p> <p style="text-align: right;">Continued on Schedule <input type="checkbox"/></p> <p>(9) This Document relates to Instrument number(s)</p> <p>(10) Party(ies) (Set out Status or Interest) Name(s) THE CORPORATION OF THE CITY OF LONDON Applicant Signature(s) <i>K. W. Sadler</i> K. W. Sadler, City Clerk Date of Signature Y M D 1995 02 21</p> <p>(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9</p> <p>(12) Party(ies) (Set out Status or Interest) Name(s) _____ Signature(s) _____ Date of Signature Y M D _____</p> <p>(13) Address for Service</p> <p>(14) Municipal Address of Property 120 Meadowlily Road</p> <p>(15) Document Prepared by: City Clerk's Department P.O. Box 5035 London, Ontario N6A 4L9</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td>Registration Fee</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> </table>	Fees and Tax		Registration Fee						Total	
Fees and Tax											
Registration Fee											
Total											

10174 (12/84)

Bill No. 80
1995

By-law No. L.S.P.-3253-58

A by-law to designate 120 Meadowlily Road South (Park Farm) to be of architectural, historical and contextual value.


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

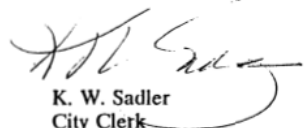
AND WHEREAS notice of intention to so designate the property known as has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of architectural, historical and contextual value or interest, the real property at 120 Meadowlily Road South (Park Farm), more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*, R.S.O. 1990.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on February 20, 1995.


Dianne Haskett
Mayor


K. W. Sadler
City Clerk

First reading - February 20, 1995
Second reading - February 20, 1995
Third reading - February 20, 1995

SCHEDULE "A"

To By-law No. L.S.P.-3253-58

Part Lot 15 in Broken Front Concession "B" of the geographic Township of Westminster in the City of London and County of Middlesex designated as Part 1 on Reference Plan 33R-11947 being part of PIN 08477 0002.

SCHEDULE "B"

To By-law No. L.S.P.-3253-58

Historical Reasons

Park Farm is one of the finest examples of a Regency villa in London. The house illustrates the evolution of a Regency cottage from when it was built in the 1840's until the present day. The building retains most of its Regency features and is beautifully situated in a rural setting, on a hill with a panoramic view to the northwest. The property is associated with two families. The earliest residents were William Bell and his family. Bell was a farmer from England who arrived in Canada in the mid-1830's. Bell called his residence "Park Farm" and lived there until his death in 1877. The subsequent owners were the Fraser family, specifically Harrison Fraser, who used Park Farm as his summer residence until the 1970's. Harrison Fraser was a prominent barrister and solicitor in the family firm of Fraser and Fraser.

Architectural Reasons

This one-storey, central-hall plan, white brick Regency style cottage was built c. 1848. The exterior walls have a great deal of salmon coloured brick, indicative of the building's age. The house has a fieldstone foundation. It has a verandah on the north and west sides supported by simple columns typical of a Regency villa. The front door has a simple four panel door, sidelights, and lower panels. A pair of French doors are on the north side. A large chimney is on the south side of the roof. All the windows are original six over six windows on the front and back sides of the house. Other windows appear to have been created as part of a later renovation. The front window has six over six panes with sidelights. All window and door openings have simple brick voussoirs.

Many of the interior elements express the building's early origins. The simple fireplace mantels and baseboards reflect Georgian tastes. The fireplace mantels in the front parlour (living room) and in the master bedroom are particularly noteworthy. In total there are five fireplaces in the house. Many of the interior doors are simple four panel doors. Later doors from the 1930's renovation have six panels. Perhaps the most interesting interior feature is the central hall doorway with fanlight transom. The wide plank chestnut floors are found throughout the oldest part of the house.

In the back of the house there is a small tongue and groove shed, which appears to have been the original privy.

Contextual Reasons

The context of the 1848 house is crucial for maintaining a sense of the original rural setting. From Meadowlily Road eastward a parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the historic landscape. The tenant farmer's house is a component of the farm site. A simple wood frame house, its primary value is associated with its thematic aspects in conveying social relationships encountered in early farm life as well as defining the physical layout of the farm site.

Appendix **D**—Curriculum Vitae



CURRICULUM VITAE

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

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

Heritage Master Plans and Management Plans

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

CONTACT

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

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

CONTACT

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

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

Redevelopment of 217 King Street, Waterloo (OLT)
Redevelopment of 12 Pearl Street, Burlington (OLT)
Designation of 30 Ontario Street, St Catharines (CRB)
Designation of 27 Prideaux Street, Niagara on the Lake (CRB)
Redevelopment of Langmaids Island, Lake of Bays (LPAT)
Port Credit Heritage Conservation District (LPAT)
Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
Brooklyn and College Hill HCD Plan (OMB)
Rondeau HCD Plan (LPAT)
Designation of 108 Moore Street, Bradford (CRB)
Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
Youngblood subdivision, Elora (LPAT)
Downtown Meaford HCD Plan (OMB)
Designation of St Johns Church, Norwich (CRB - underway)

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

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

CONTACT

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



EDUCATION

2011

Higher Education Diploma
Cultural Development/ Gaelic
Studies
University of the Highlands and
Islands

2012

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

2014

Master of Arts
World Heritage and Cultural
Projects for Development
UNESCO, University of Turin, the
International Training Centre of the
ILO

CONTACT

540 Bingham Centre Drive,
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rredshaw@mhbcpplan.com
www.mhbcpplan.com

CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel is a Senior Heritage Planner with MHBC and joined the firm in 2018. She holds a Master's degree from the University of Turin in collaboration with the International Training Centre of the ILO and *UNESCO* in World Heritage and Cultural Projects for Development. Rachel has experience in research and report writing for both public and private sector clients. She has experience in historical research, inventory work and evaluation on a variety of projects, including heritage conservation districts, cultural heritage evaluation reports and cultural heritage impact assessments.

Prior to joining MHBC, Rachel gained experience working for Municipal Development Services in rural settings. Rachel's B.A. has a Bachelor's degree (Joint Advanced Major with Honours) in Anthropology and Celtic Studies from Saint Francis Xavier University and Higher Education Diploma from the University of the Highlands and Islands which allowed her to work with tangible and intangible cultural heritage resources in Nova Scotia and Scotland.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)
Professional Member, International Council on Monuments and Sites (ICOMOS)
Candidate, Ontario Professional Planners Institute

PROFESSIONAL HISTORY

2022 - Present	Senior Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018 - 2022	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2018-2019	Member of Publications Committee, Waterloo Historical Society
2018	Member, Architectural Conservancy of Ontario- Cambridge
2016 - 2019	Secretary, Toronto Gaelic Society
2012 - 2021	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee

AWARDS / PUBLICATIONS / RECOGNITION

2008-2012	Historical Columnist for the Ayr News
2018	Waterloo Historical Society, "Old Shaw: The Story of a Kindly Waterloo County Roamer"
2012	Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
2014	The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
2012	Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

PROFESSIONAL DEVELOPMENT COURSES

2021	Indigenous Relations Program (University of Calgary)
2018	Building Officials and the Law (OBOA Course)
2017	AMCTO Map Unit 1
2010	Irish Archaeological Field School Certificate

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- Middlesex County Court House, National Historic Site, for development at 50 King Street
 - McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
 - City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
 - Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
 - 82 Weber Street and 87 Scott Street, City of Kitchener
 - 39 Wellington Street West, City of Brampton
 - 543 Ridout Street North, City of London
 - 34 Manley Street, Village of Ayr, Township of North Dumfries
 - Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
 - 174 St. Paul Street, Town of Collingwood (OLT)
 - 45 Duke Street, City of Kitchener
 - 383-385 Pearl Street, City of Burlington
 - St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
 - 250 Allendale Road, City of Cambridge
 - 249 Clarence Street, City of Vaughan
- Specific for Relocation of Heritage Buildings*
- 1395 Main Street, City of Kitchener
 - 10379 & 10411 Kennedy Road, City of Markham

CULTURAL HERITAGE SCREENING REPORT

Kelso Conservation Area, Halton County
5th Side Road, County Road 53, Simcoe County
Waterdown Trunk Watermain Twinning Project, City of Hamilton

CULTURAL HERITAGE EVALUATION REPORTS

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

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

CONSERVATION PLANS

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

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

- 16-20 Queen Street North, Kitchener (included Stabilization, Demolition and Risk Management Plan)
- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener
- 660 Sunningdale Road, London

DOCUMENTATION AND SALVAGE REPORTS

- 16-20 Queen Street North, City of Kitchener
- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 16-20 Queen Street North, Kitchener
- 50 King Street, London
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington
- Stouffville Heritage Conservation District Study (Project Lead 2021-2022)
- Town of Aurora Heritage Register Update

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A R C H I T E C T U R E