

# HERITAGE IMPACT ASSESSMENT

## *Phase II*

196 Princess Street, 175-183 Geddes Street, 187-195 Geddes Street & 23 Moir Street,  
Elora, ON  
REVISED

Date:  
**October 3, 2022**

Prepared for:  
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**Project No. 17389E**

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# Glossary of Abbreviations

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

## **Disclaimers:**

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

# Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at, Village of Elora which is situated within territory of the Petun, Anishinabewaki, Anishinaabe, Mississaugas of the Credit First Nation, Missisauga and Odawa. These lands are acknowledged as being associated with the following treaties (accessed from [www.native-land.ca](http://www.native-land.ca)):

- *Haldimand Treaty*
- *The Simcoe Patent, Treaty 4, 1793*

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.

# Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2021 by Gillis Rentals Inc. to undertake Heritage Impact Assessment (HIA) for the proposed redevelopment of 196 Princess Street, 175-183 Geddes Street and 187-195 Geddes Street and 23 Moir Street, “The Connon Block”, Village of Elora, Ontario hereafter referred to as the ‘subject lands’.

The development proposal includes the retention of buildings on-site, specifically the house at 196 Princess Street, and the Connon Block located at 187-195 Geddes Street and 23 Moir Street which is proposed to be rehabilitated and continue to be used for both commercial purposes and residential purposes. The outbuilding at 27 Moir Street, formerly associated with 196 Princess Street, as well as the building located at 175-183 Geddes Street are proposed to be removed to facilitate the proposed construction of a four storey mixed use retail and residential building.

The Heritage Impact Assessment (HIA) was divided into two (2) phases. The first phase addressed the proposed townhouse along Moir Street; this phase was in the form of an HIA memorandum which is included in **Appendix ‘E’** of this report’. This memorandum was submitted to municipal Staff for review. The purpose of this HIA is to address Phase II of the redevelopment of the subject lands which is the construction of the 4 storey building along Geddes Street and its impact on 187-195 Geddes Street and 23 Moir Street, “The Connon Block” and 196 Princess Street.

Both buildings are ‘listed’ (non-designated) on the *Centre Wellington’s Municipal Heritage Register*. Through an evaluation under the prescribed *Ontario Regulation 9/06*, was determined for 196 Princess Street and 187-195 Geddes Street and 23 Moir Street, “The Connon Block” have significant *Cultural Heritage Value or Interest (CHVI)* (see Section 5.0 for Statements of Cultural Heritage Value or interest). It was determined that the existing building located at 175-183 Geddes Street does not have cultural heritage value or interest as per the prescribed *Ontario Regulation 9/06*.

The following impacts to cultural heritage resources have been identified:

- Beneficial impact as the redevelopment will result in the rehabilitation of the Connon Block; and,
- Potential adverse impact of land disturbances to the Connon Block due to the close proximity to construction.

There will be no impact to the Elora Historical Village Core Cultural Heritage Landscape and associated attributes.

The following mitigation measures have been identified:

- Vibration Monitoring Plan be completed by an acoustic engineer to determine the Zone of Influence (ZOI) for the Connon Block and subsequently implement vibration monitoring through the installation of monitors, if deemed necessary;
- Certification by a structural engineer that the proposed development will be constructed in a way that will avoid damage to the Connon Block (particularly as it relates to excavation and shoring); and,
- Material storage and parking of construction equipment is prohibited in the immediate area of the Connon Block particularly as it relates to the south and east elevations.

Also, it is recommended that a Conservation Plan be completed to ensure the long-term conservation of the Connon Block and be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Also, it is recommended that a Conservation Plan be completed to ensure the long-term conservation of the Connon Block and be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and be submitted at the site plan approval stage, or otherwise reviewed by municipal staff as directed.

The overall proposed design of the new building is compatible with the existing heritage buildings and surrounding area, although it is of a larger scale, massing and height. The following are recommendations for the overall integration of the proposed development with the existing heritage buildings on-site and the character of the Elora Historical Village Core:

- It is recommended that the mechanical box be relocated, if feasible, to the rear of the building or otherwise hidden from view; and that,
- Lighting and signage should not detract from the adjacent Connon Block.

# 1.0 Introduction

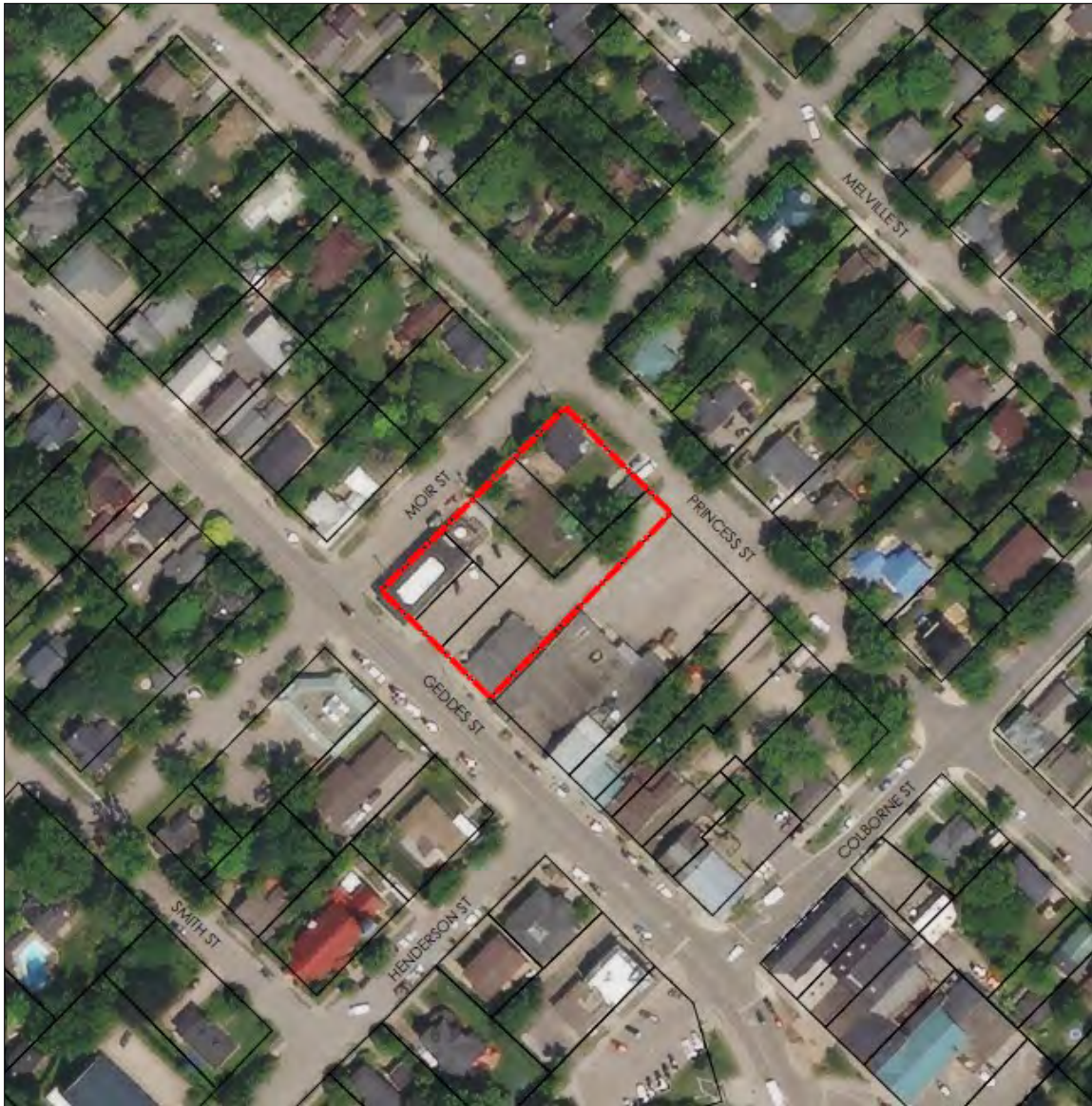
MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2021 by Gillis Rentals Inc. to undertake Heritage Impact Assessment (HIA) for the proposed redevelopment of 23 Moir Street, 196 Princess Street, 175-183 Geddes Street and 187-195 Geddes Street, Village of Elora, Ontario hereafter referred to as the ‘subject lands’ (see Figure 1 & **Appendix ‘A’**). The redevelopment consists of two phases; Phase I consists of the construction of 3 storey stacked townhouse mixed-use residential building and, 2) Phase II which consists of the construction of a 4 storey mixed-use retail and residential building. Phase I of the HIA has been submitted to municipal staff for review and is included in **Appendix ‘E’** of this report. This Phase II of the HIA has been also been submitted to municipal staff to address the proposal subject to this report which is the construction of the 4 storey mixed-use retail and residential building along Geddes Street.

## 1.1 Location of the Subject Lands

The subject lands are located at of 196 Princess Street, 175-183 Geddes Street and 187-195 Geddes Street & 23 Moir Street, Village of Elora, Ontario (legal description is Firstly: Lot 76 Plan 181 New Survey Elora; Secondly, Lot 78 & Part Lot 79 Plan 181 New Survey Elora As in Ro774817, Subject to Rs6467 Township of Centre Wellington, Pt Lt 77, Pl 181, New Survey Elora; Pt Lt 79, Pl 181, New Survey Elora, Part 2, 61r5401; Centre Wellington). The subject lands are south of Moir Street, west of Princess Street, east of Geddes Street and north of Colborne Street. The subject lands are located within the Elora Historical Village Core Cultural Heritage Landscape.

The subject lands include four (4) buildings comprised of one residential dwelling, one outbuilding and two commercial buildings. Photographs and descriptions of the buildings are located in **Table 1.0** of this report.





**Figures 1:** Aerial view of subject lands and surrounding area (Source: MHBC, 2021).

Table 1.0- Buildings/ Structures on Subject Lands	
Location	Description
<p><b>196 Princess Street</b></p> <p><i>Dwelling</i></p> 	<p>One and half storey Ontario cottage with medium-pitched gabled roof and addition. Centred front façade with front entryway with transom window.</p>
<p><b>27 Moir Street</b></p> <p><i>Outbuilding</i></p> 	<p>One storey outbuilding clad with insulbrick with fieldstone foundation with open gabled roof.</p>

**187-195 Geddes Street**



Two storey Georgian commercial building with storefronts on main level and low pitched hipped roof known as the “Connon Block”.

**175-183 Geddes Street**



One storey commercial building with brick veneer on the front façade.

## 1.2 Surrounding Context

The subject lands are located within the urban centre of the Village of Elora. To the north of the property are primarily one and half storey residences. To the west of the property on the north side of the property is a one a half storey dwelling and the mixed use Cannon Block on the south side leading to the commercial strip; to the south of the property is parking lot and the rear of several commercial properties along Geddes Street. To the east are residential properties including the one and half storey dwelling at 196 Princess Street on the south side of Moir Street and one storey residence on the north side of the street. Lot sizes in the immediate area range in size as well front yard setbacks. Commercial buildings, such as the Cannon Block, are along the north and west property line. The dwelling at 196 Princess Street has a front yard setback of approximately 4.5 metres, relatively close to the streetscape. There is a treed boulevard along Princess Street to the south and along the north side of Moir Street going eastward.



**Figures 2, 3 & 4:** (above left) View of Moir Street looking westward; (above right) View of Princess Street looking southward; (below) View of Geddes Street looking southward (Source: Google Earth Pro, 2021).

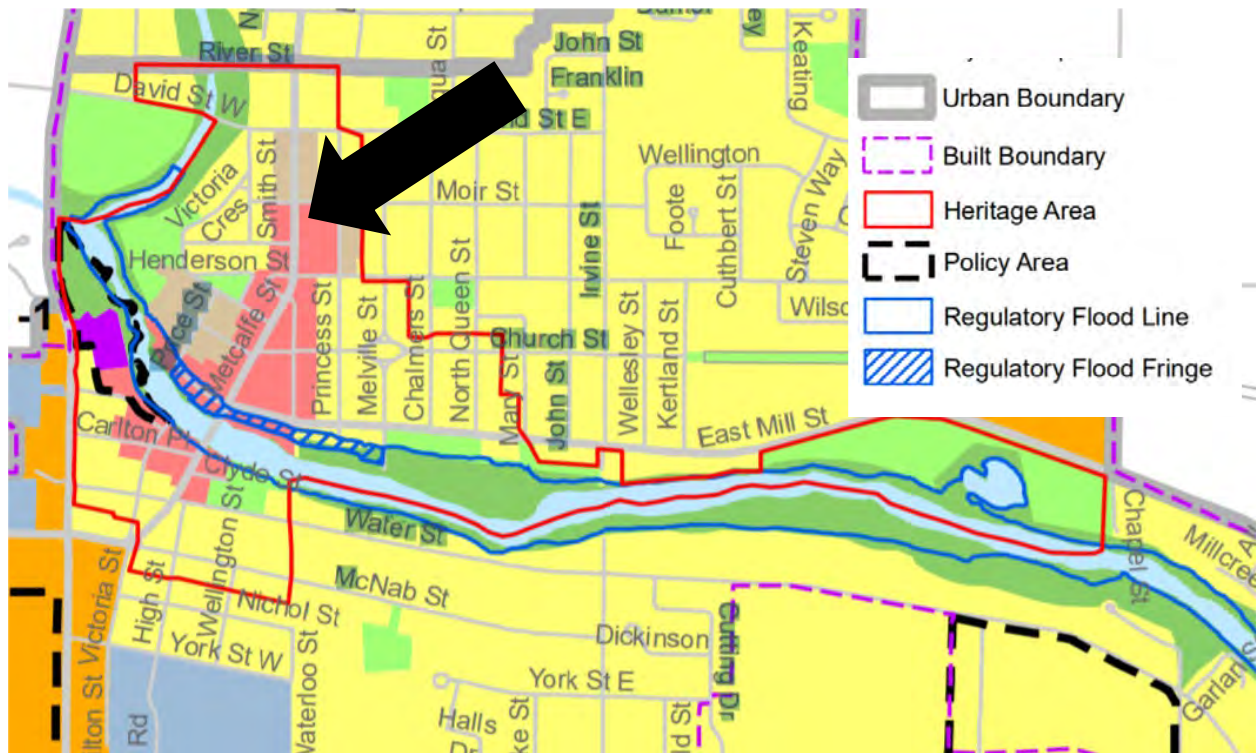
# 1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted. These databases include *Centre Wellington’s Municipal Heritage Register*, the *Township of Centre Wellington’s Official Plan*, the *Ontario Heritage Act Register (Ontario Heritage Trust)*, the *Canadian Register of Historic Places (CRHP)*, and the *County of Wellington Interactive Map*.

The subject lands include properties that are ‘listed (non-designated) on the *Centre Wellington’s Municipal Heritage Register* including: 196 Princess Street and 187-195 Geddes Street and 23 Moir Street, “The Connon Block” (see **Appendix ‘A’** for mapping).

Table 2.0- Heritage Status	
Property	Description from Centre Wellington’s Municipal Heritage Register
<p><b>196 Princess Street</b></p> 	<p>1.5 storey dwelling built in 1850, high gable roof, newer siding covers exterior walls, restored exterior trim.</p>
<p><b>187-195 Geddes Street and 23 Moir Street, “The Connon Block”</b></p> 	<p>2 storey stucco building built in 1867, low hip roof.</p>

Both buildings are located within an identified 'Heritage Area' as per Schedule A-1 of the *Township of Centre Wellington's Official Plan* (see Figure 5). The subject lands, however, are not located in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*.



**Figure 5:** Excerpt of Schedule A-1 (Land Use) Township of Centre Wellington Official Plan (Source: Township of Centre Wellington Official Plan)

Both properties are located within the Cultural Heritage Landscape (CHL) boundary of the Elora Historical Village Core identified as CHL No. 7 in the *Cultural Heritage Landscape Study of the Township of Centre Wellington* (June, 2021). The Study identifies the cultural heritage value or interest of the landscape:

*The area has physical and design value as an outstanding example of a nineteenth-century village which is sited on the Grand River. The street layout and concentration of nineteenth-century buildings within the village core, including industrial and commercial buildings along Mill and Metcalfe and Victoria Streets as well as homes and churches to the east, north and south, clearly express Elora's development throughout the nineteenth century following its founding on the Grand River in 1832.*

*The area has aesthetic value for its nineteenth-century streetscapes with many stone and brick buildings and bridges and an abundant tree canopy in the residential areas. Its siting on the Grand River lends the village a hilly topography and picturesque views from hilltops, riverbanks and bridge crossings. The area has historical value for its association with the establishment and development of the village of Elora through the nineteenth and early twentieth centuries. It is also associated with Elora's identity as an agricultural service centre and market town. The properties of numerous prominent merchants, business owners and residents are located within the area. The area is also associated with the community development of Elora, as expressed in*

*institutional buildings such as churches, post office, libraries and schools. The area has contextual value for its role in defining the nineteenth-century, picturesque village character for which Centre Wellington is known. It is historically, physically, functionally and visually linked to the Grand River. The village of Elora functions as a landmark used for orientation within Centre Wellington.*

- ***Historical Integrity***

*The area has historical integrity. There is continuity of land use in the commercial and residential areas. A high proportion of built elements including streets and buildings have survived in their historical form and the relationships between these are intact. The village core's relationship to the Grand River has been maintained. Numerous views within the area can be closely compared to historical views, including along the Grand River and along West Mill Street. Industrial ruins within the area still convey a clear message about the site's history.*

- ***Community Value***

*The area has community value. The village core of Elora contributes to the identity of Centre Wellington and is used to tell the story of its development. The area is widely recognized as a landmark within Centre Wellington. The local community has demonstrated a high degree of pride and stewardship in the area, as reflected by the high number of listed and designated properties placed on the Township's Heritage Register. Preliminary heritage attributes are named to celebrate or commemorate someone or something that has been identified as significant to the development of the Township (such as Bissell Park). Numerous sites within the area are used as public gathering spaces, including Hofer Park and Bissell Park. The area's picturesque character and small village feel are valued for their contribution to quality of life. Elora is written about extensively in local histories. It is widely photographed and is also depicted in paintings by Group of Seven painter A.J. Casson. People often refer to Elora as having a distinctive sense of place. Images of the area are used in promotional material and the area is well-promoted as a tourist destination. Many people identified the village core of Elora as significant during public engagement.*

The Study also identifies preliminary heritage attributes which will be used in this report to assess potential impact in Section 7.0 of this report:

- *Location along and relationship with the Grand River nestled down in the Grand River valley.*
- *Elora Gorge Falls and Islet Rock (Tooth of Time).*
- *Bridge crossings, including:*
  - *Location of first bridge crossing at Victoria Street; and*
  - *Location of bridge crossing at Metcalfe Street (Wellington Road 21).*
- *Street patterns and circulation routes.*
- *The topography and curvature of West Mill Street as it follows the Grand River, expressing the use of the river for industry, and its high concentration of mid-to-late nineteenth-century buildings.*
- *Metcalfe Street as a route through town which crosses the Grand River, its topography as it climbs the hill north of the river, and its concentration of nineteenth and early-twentieth century buildings.*
- *Nineteenth and early-twentieth century civic and institutional properties including, but not limited to:*
  - *Knox United Church (55 Church Square);*
  - *Elora Public School (now the Elora Centre for the Arts) (75 Melville Street);*
  - *Elora Public Library (144 Geddes Street);*

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- Elora Post Office (128 Geddes Street);*
- Former Elora Girls School (75 Melville Street); and*
- Armoury Hall (23 Metcalfe Street).*

*Industrial properties, including, but not limited to:*

- Elora Mill Inn (77 West Mill Street) and dam; and*
- Mundell Furniture Company and Little Folks Ltd.*

*Nineteenth and early-twentieth century commercial properties including, but not limited to:*

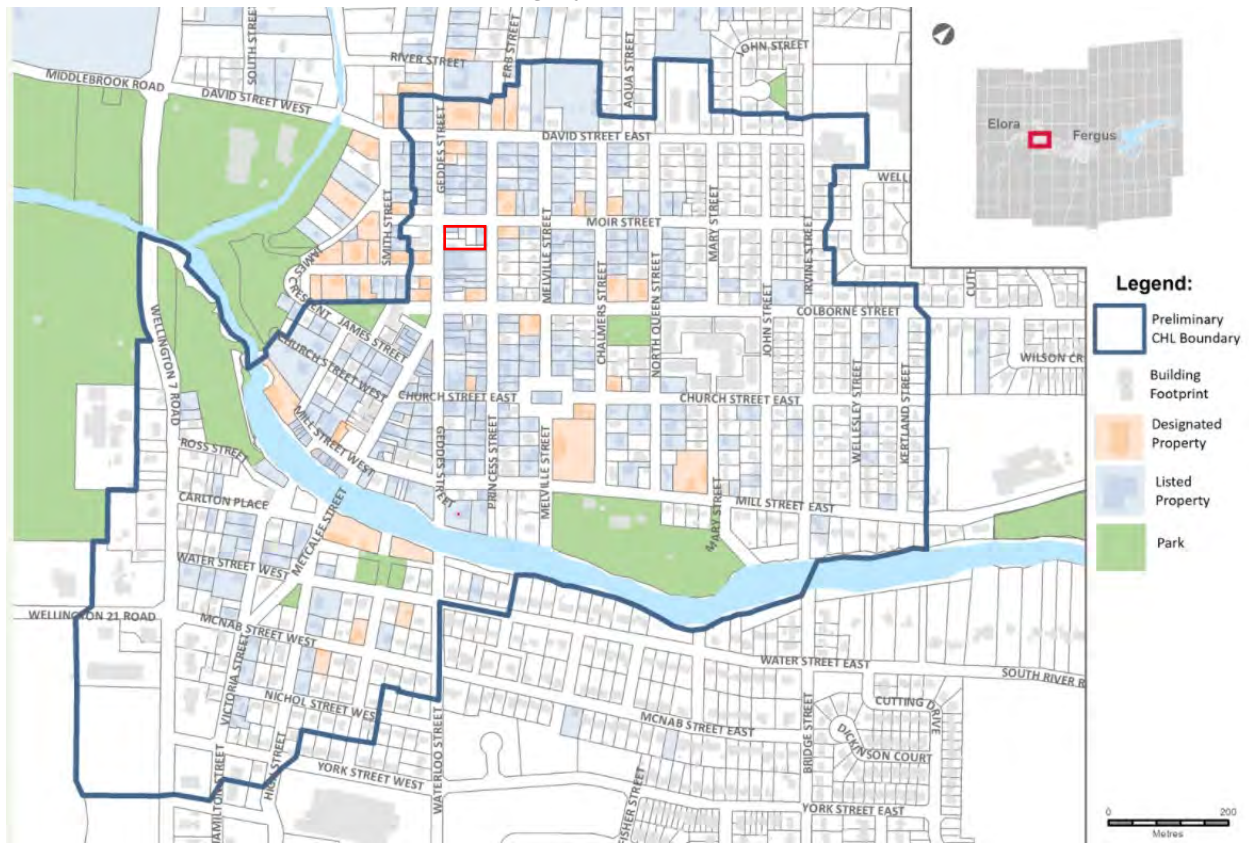
- Row of commercial buildings at 8-48 West Mill Street, including Robert Mitchell's store (48 West Mill Street);*
- The former Commercial Hotel (43 West Mill Street);*
- The Dalby Block (143 Metcalfe Street);*
- The American Hotel (102 Metcalfe Street);*
- The Royal Hotel (110 Metcalfe Street);*
- Walker's Carriage Shop (55 Victoria Street); and*
- Mitchell's Harness Shop (53 Victoria Street);*

*Nineteenth and early-twentieth century residential properties.*

- *Hofer Park and McDonald Square.*
- *Bissell Park and Bissell Dam.*
- *Mature trees.*
- *Last remaining David Boyle Sugar Maple adjacent to Church Square.*
- *Views, including but not limited to the following:*
  - Along West Mill Street looking east from the Elora Mill and looking west from Metcalfe Street;*
  - Along Metcalfe Street looking south from points north of the Grand River and looking north from points south of the River;*
  - Along the Grand River from the Metcalfe Street Bridge;*
  - Of the Elora Gorge Falls and Islet Rock from opposite the Elora Mill on the south side of the Grand River.*
  - Along the Grand River and of Bissell Dam from Bissell Park;*
  - East along Church Street East from Metcalfe Street of Knox Presbyterian Church; and*
  - View east along Church Street from Metcalfe Street.*



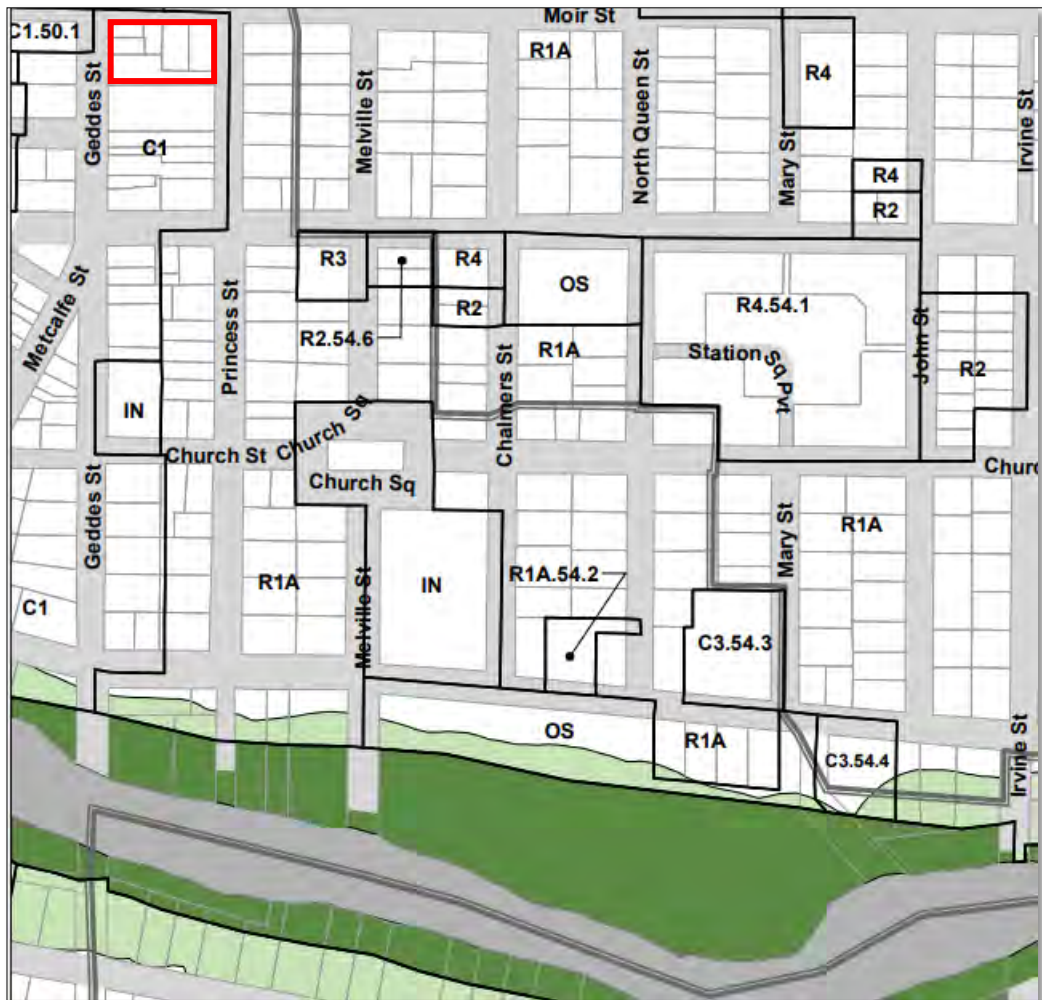
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 & 187-195 Geddes Street & 23 Moir Street, Village of Elora, ON*



**Figure 6:** Excerpt of the Centre Wellington Cultural Heritage Landscape Study Story Map identifying preliminary cultural heritage landscape boundary in the Village of Elora; red circle indicates approximate location of subject property (Source: Centre Wellington Cultural Heritage Landscape Study Story Map, 2020).

## 1.4 Land Use and Zoning

The property is within the Urban Centre of Elora as per Schedule A-1 of the Official Plan. The subject property is zoned C-1 as per Schedule 'A' of the Township of Centre Wellington Comprehensive Zoning By-law No. 2009-045.



**Figure 7:** Excerpt of Map 54 of Schedule 'A' of the Township of Centre Wellington's Zoning By-law; red boundary indicates location of the subject property (Source: Township of Centre Wellington, 2019).

# 2.0 Policy Context

## 2.1 The Planning Act and PPS 2020

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

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

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

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

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

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

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

*established by the Province under the authority of the  
Ontario Heritage Act.*

**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.***

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

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

## 2.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

## 2.3 Wellington County Official Plan

The Wellington County Official Plan provides policies under section 4.1 in regard to Cultural Heritage. Key policies include:

### *Section 4.1.4 Heritage Areas*

*It is the policy of this plan that any development, redevelopment or public work shall respect the goals and objectives relating to the protection and enhancement of heritage resources, within designated Heritage Areas.*

### *Section 4.1.5 Policy Direction*

- a) *Built heritage resources shall be conserved, in such a way that their heritage value, attributes, and integrity are retained;*
- b) *A HIA will be based on the heritage attributes or reasons why the attributes are significant;*
- g) *Where a property has been identified as a protected heritage property, development may be permitted on adjacent lands where it has been demonstrated that the heritage attributes will be protected; and*
- h) *The county recognizes the cultural significance of the Grand River as a Canadian Heritage River and the need to conserve its inherent values.*

## 2.4 Centre Wellington Official Plan

The Township of Centre Wellington Official Plan sets forth policies that guide heritage conservation and planning within the Township. In section B, the Plan maintains that Heritage Architecture is a unique quality that contributes to community value. As such, Goal 11 of the Plan is to “Protect the unique cultural heritage resources of the community”.

Section C.2 of the Centre Wellington Official Plan sets out the Goals and Objectives for protecting Cultural Heritage Resources,

*It is the policy of this Plan that any development, redevelopment or public work, including the replacement or reconstruction of existing buildings, shall respect the goals and objectives relating to the protection and enhancement of heritage resources. In reviewing any development or redevelopment proposals within the Heritage Areas, the Township will use the legislative authority available to encourage the design of new development in a manner that is compatible, sensitive and sympathetic to any existing heritage buildings, neighbouring buildings and the area. Development projects requiring planning approval, which are of a size, scale or character not in keeping with the surrounding heritage resources, should not be allowed.*

Section C.2.15 Heritage Resources Inventory states that the Township will complete an inventory of heritage resources as a means to increase awareness of existing heritage resources to owners and developers and Section C.2.18 Heritage Centre Wellington (LACAC) speaks to the appointment of a committee to aid council with the identification, conservation, protection and preservation of heritage resources. Responsibilities of the Committee include maintaining an inventory, conserving and preserving heritage features, preventing construction or alteration that would adversely impact heritage resources, and establish criteria for the approval of development affecting heritage properties.

It is the purpose of this report to examine the potential impact the proposed development of the subject lands will have on 196 Princess Street and 187-195 Geddes Street and 23 Moir Street,

“The Connon Block”. This HIA will be guided by the policy framework of provincial, regional and local governments.

## 2.5 County of Wellington Terms of Reference

This heritage impact assessment is based on the requirements of Section 4.6.7 of the County Official Plan, which is as follows:

“A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal”.

The required contents of the HIA are guided by the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5*:

- Historical research, site analysis and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resources
- Description of the proposed development
- Assessment of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include:
  - Alternative development approaches
  - Isolating development and site alteration from significant built and natural features
  - Design guidelines that harmonize mass, setback, setting, and materials
  - Limit height and density
  - Allow only compatible infill and additions
  - Reversible alterations
  - Buffer zones, and
  - Site plan control
- Implementation and monitoring
- Summary statement and conservation recommendations

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

# 3.0 Historical Background

## 3.1 Indigenous Communities and Pre-Contact History

The Township of Centre Wellington is covered by several treaties and land cessions that occurred across southern Ontario. These treaties transferred land, and rights to land, between First Nations and the Crown. Particularly the Haldimand Proclamation Treaty established settlement patterns, which have led to the established communities within Centre Wellington. The Mississaugas of the Credit were the original occupants of the lands known today as Centre Wellington. In the late 1700's, during the American Revolution, the Six Nations entered into negotiations with the Crown for additional tracts of land as they had lost much of it during the war (Six Nations, 2019). This agreement or proclamation became known as The Haldimand Tract Treaty, which resulted in the Mississaugas of the Credit ceding a large portion of their land to the Crown. A portion of this ceded land was then granted to the Six Nations as a reward for their loyalty during the war which is known as the Haldimand Tract, which spanned approximately 10 kilometres on either side of the Grand River and provided the basis for the Six Nations reserve (Six Nations, 2019). Today, Elora resides on territory of the Haudenosaunee and what forms part of the Crown Grant to the Six Nations or Haldimand Tract (Ministry of Indigenous Affairs, 2021).

## 3.2 Historical Overview of Village of Elora

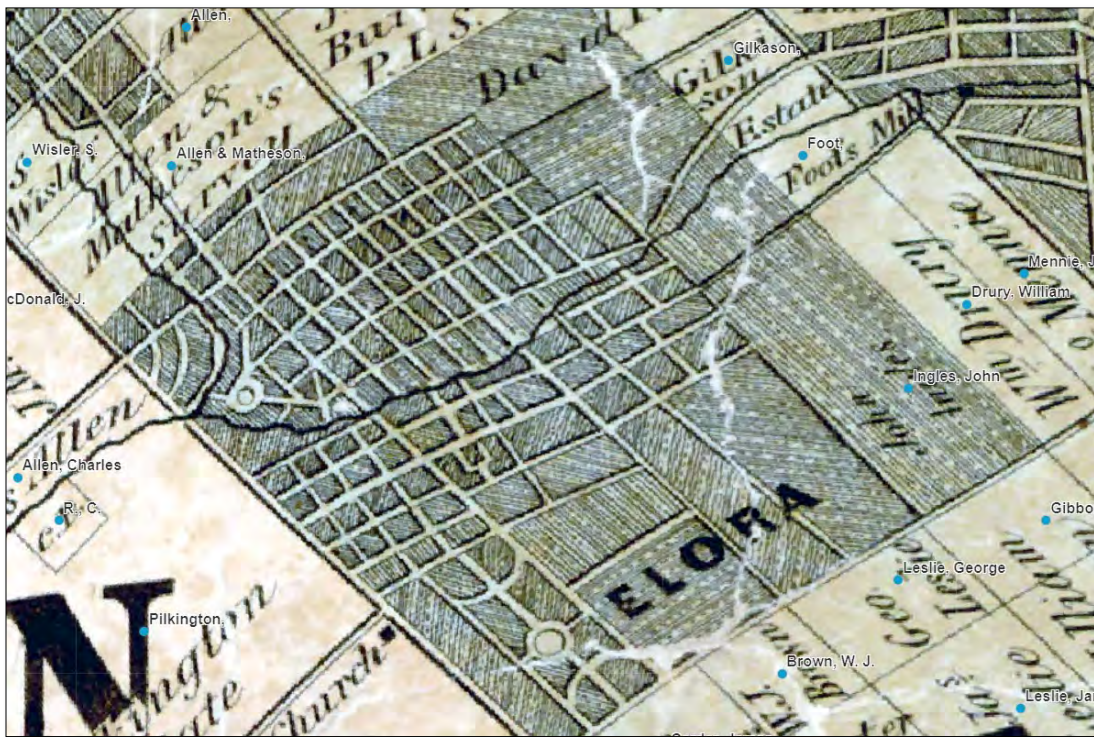
In 1832, Captain Willian Gilkison purchased 14,000 acres in Nichol Township and subsequently founded the Village of Elora. It originally was called “Irvine Settlement” after Irvine Scotland, where Gilkison had lived prior to immigration to Canada (McLaughlin). The village was renamed upon the establishment of a post office in 1839 (McLaughlin). Elora was named after “Ellora”, the name of Gilkison’s brother’s ship (McLaughlin). Within a year of village’s founding, Gilkison erected a sawmill and a general store. In 1832, the land was originally laid out by Lewis Burwell at the time when it was called Irvine Settlement. Following this survey, the village was laid out by Charles Allan and Andrew Geddes along the west side of the Grand River and by 1848, lots were being sold.

In 1846, *Smith’s Canadian Gazetteer* is described as “A Village in the township of Nichol, beautifully and romantically situated on the Grand River” (p 54). It states that at the time there

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were about 100 inhabitants, an Episcopal church and a Methodist Chapel (p 54). The industries were comprised of the following: “One physician and surgeon, one grist and oatmeal mill, one saw mill, carding machine and cloth factory, one store, one tavern, one chemist and druggist, two blacksmiths, three shoemakers, two waggon makers and two tailors” (p 54).

The Village saw significant growth between 1850 and 1870 which included its incorporation in 1858.



**Figure 8:** Excerpt of 1861 Historical Map of Wellington County by Guy Leslie and Charles Wheelock (Courtesy of Ontario Historical Mapping Project).

By 1869, the Village had a population of approximately 1,500 and the Village included other mills, two distilleries, carpet factory, tannery and two furniture factories in 1870 (McEvoy). The provision of Ontario Hydropower began in 1914 (Centre Wellington Hydro). In 1999, Elora amalgamated into the Township of Centre Wellington.



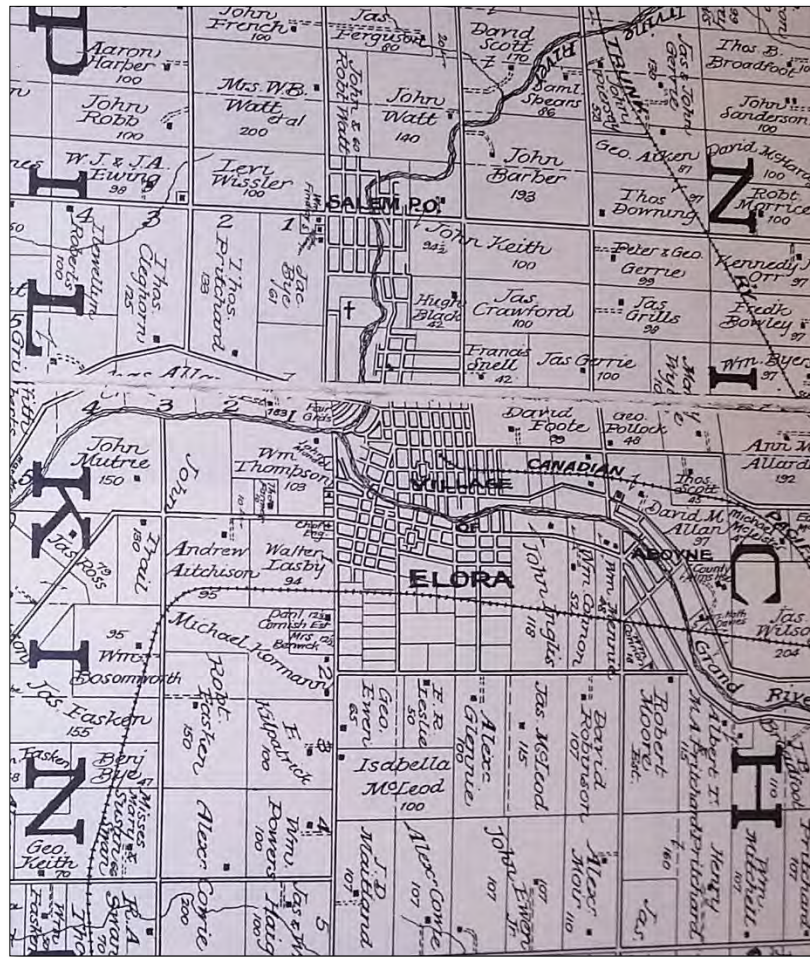


Figure 9: Excerpt of the 1861 Tremaine Map of the County of Waterloo (Courtesy of the University of Waterloo Geospatial Centre, 2020).

### 3.3 Historical Overview of Subject Lands

The subject property was originally included in Lot 77 which also included the house at 196 Princess Street. The adjacent property at 195 Geddes Street included 23 Moir Street and 183 Geddes Street and was included in Lots 76 and 78. See **Appendix ‘A’** for overlay of 1890 Fire Insurance Plan on current aerial of northern end of block bounded by Geddes, Moir, Princess and Colborne Street.



**Figure 10:** Excerpt of the Elora Village, Wellington County of 1906 (Source: Historical Atlas Publishing Co.).

### 3.3.1 196 Princess Street, ‘The MacDonald House’

The property located at 196 Princess Street, part of the subject lands, was originally owned by Charles Allan who was a prominent proprietor in the Village of Elora in the mid-19<sup>th</sup> century. Charles Allan sold lots along the west side of Princess Street primarily in 1851. Originally, the properties located at 27 Moir Street and 196 Princess Street were consolidated into one property included in Lot 77.

In 1866 (registered 1871), James Mathieson and wife sold the lot to John MacDonald. John MacDonald was born in 1831 in Scotland. In the 1871 census John is listed as a carpenter and ten years later, in the 1881 census, John is listed as being a license inspector (Library and Archives Canada). He was married to Agnes and with her they had five (5) children: Allan R.K, Adam J, John K., Agnes, William A.B. It is likely that John constructed the existing house on-site and used

the outbuilding as a workshop for carpentry and potentially tin smithing as A.R.K. was a tinsmith by trade (1881 census) while living with his family (Library and Archives Canada).

MacDonald John	M	50	W	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	Wife	
Acnes	F	148																			
Allan R.	M	21																			
Adam	M	23																			
John A.	M	10																			
Anna	F	15																			
William	M	12																			

Figure 11: Excerpt of the 1881 census of Canada (Courtesy of the Library and Archives of Canada).

In the 1899 Fire Insurance Plan, there was a 1 ½ storey dwelling with one storey rear addition (existing 196 Princess Street) and a 1 ½ storey outbuilding to the rear (existing 27 Moir Street).

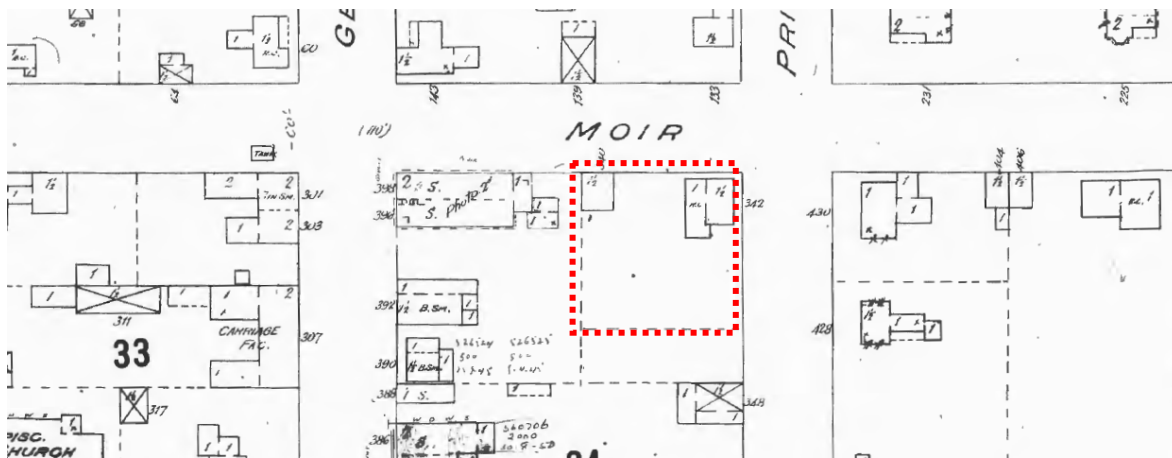


Figure 12: Excerpt of the 1899 Fire Insurance Plan of the Village of Elora; red square indicates approximate location of the subject lands (Courtesy of the Wellington County Museum and Archives).

The property was granted to John’s sons, Allan R. K. MacDonald, Adam MacDonald in 1909 who transferred their father’s estate to Lora Elizabeth MacDonald (Allan’s wife) (LRO). In 1909, a portion of the property was severed, including the existing outbuilding. In 1960, the property was granted from Hector M.O. MacDonald (Lora and Allan’s son) Executor of Lora E. MacDonald’s Estate to himself. Hector was listed as a “station/ CPR agent” (Library and Archives).

252	McMillan, Mrs. Beatrice -- Chalmers St.
253	Macdonald L. W., labourer, Princess St.
254	Macdonald, Mrs. Leone M. L. — Princess St.
255	MacDonald, Gordon A., tinsmith, Princess St.
256	MacDonald, Hector, C.P.R. agent, Princess St.
257	MacDonald, Mrs. Lora — Princess St.

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**Figure 13:** Excerpt of the 1958 Canada Voter's List for Wellington South (Courtesy of the Library and Archives Canada).

In 1975, the property was deeded to Hector O. MacDonald and Muriel M. MacDonald as joint tenants.

### 3.3.2 187-195 Geddes Street and 23 Moir Street, “The Connon Block”

The properties located at 187-195 Geddes Street and 23 Moir Street (known as the “The Connon Block”, part of the subject lands, were originally part of the same property that was owned by Charles Allan who was a prominent Elora landowner and politician (Wellington Museum and Archives, p. 2). In 1858, the Estate of Charles Allan was sold to Alexander Rattray who was a baker and grocer living in Toronto (Wellington Museum and Archives, p. 2). In 1867, the property was sold to Jean Connon, the wife of Thomas Connon. Thomas Connon a notable photographer, who was native of Scotland and immigrated to Canada in 1852 at the age of 20 years old and married Jean Keith two years later (Wellington Museum and Archives, p. 3). Together they had three children: John Robert, Thomas George and Elizabeth (see Figure 13). He settled in Elora in 1859 and established his photography business and general store.

Thomas Connon was a notable photographer in Elora and beyond; he was also on the school board (serving as chairman and secretary treasurer) and a member of the Elora Mechanics Institute. Jean, Thomas’ wife, was also a photographer and supported her husband through his career (See Figure 17 for photograph by Jean Connon).



**Figure 14:** Photograph of the Connon Family in the late 19<sup>th</sup> century (Courtesy of University of Guelph Library).



**Figures 15, 16 & 17:** (above left) Photograph of Thomas Connon; (above right) Photograph of Jean Connon, Thomas' wife (Courtesy of the University of Guelph); (below) Photograph of John Robert Connon, Thomas Connon's son (Courtesy of the Wellington County Museum and Archives).



**Figure 18:** Photograph by Jean Connon, Thomas' wife, from the window of the Connon's apartment of the first full parade to Salem and back. Thomas Connon is one of the men in uniform and the photograph was taken on May 24, 1862 around 11am (Source: Elora Sentinel and Fergus thistle, March 13, 1994, p. 6).

In 1867, Thomas Connon commissioned to have Elora's first concrete building constructed on the south-east corner of Geddes and Moir Street which was completed in 1869 (Stephen Thorning, 1993). It was stated that,

*The lime for the concrete came from the old kiln to the north of the David Street bridge. This concrete differed from modern concrete, which is made with Portland cement rather than lime. Connon's building was the first use of concrete in a building in the village... The new building included living quarters for the Connon Family (Elora Sentinel and Fergus Thistle, 1994, p. 6).*

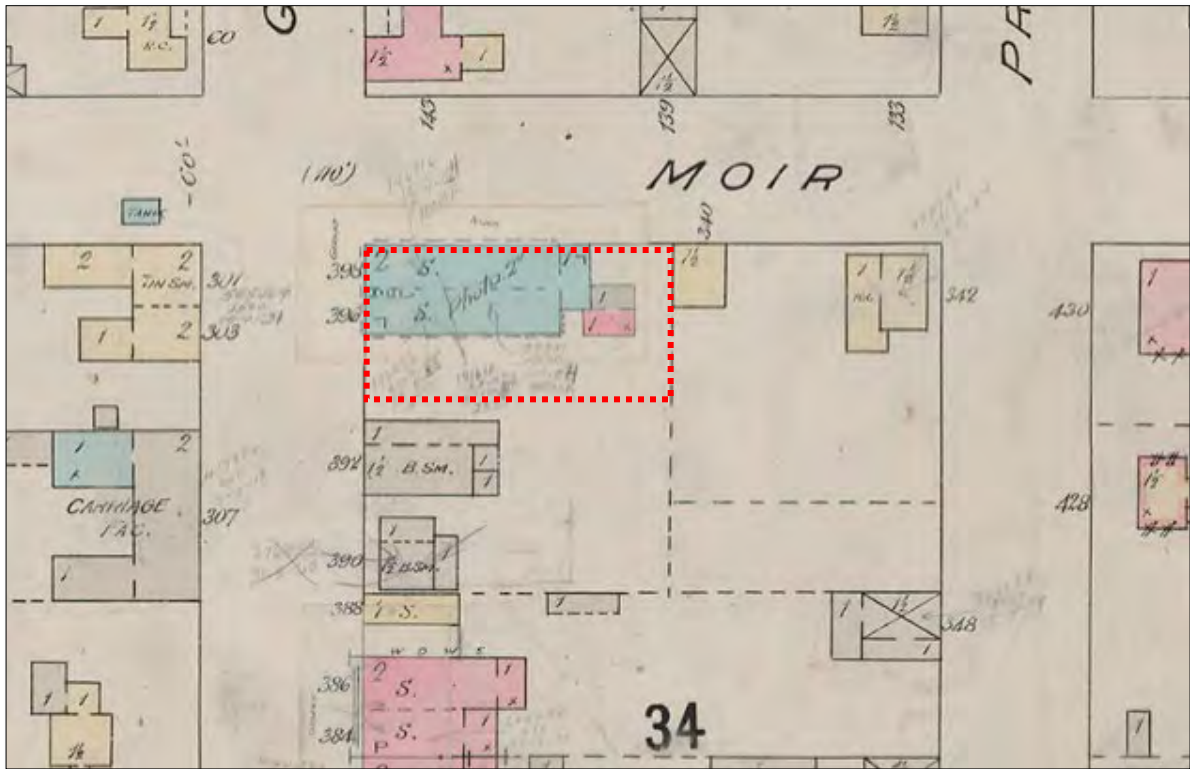
A few years later in 1872, he added two stores to the front of the building (currently 183 & 195 Geddes Street) while his studio was situated on the upper floor (Wellington County Museum and Archives, p. 3). Unfortunately, at the time, Elora was experiencing an economic decline and Thomas had challenges finding tenants.



**Figures 19 & 20:** (above) Photograph of the Connon Block, Elora, Ontario, c. 1880s (Courtesy of the Wellington County Museum and Archives); (below) Advertisement for Connon’s photography in 1874 (Source: Elora Sentinel and Fergus Thistle, March 22, 1994, p.6).

In the 1899 Fire Insurance Plan, the north end of the block includes a 2 storey commercial building (stores on the north and south end) including a photography studio at the north-west corner with one storey additions to the east at 396-398 Geddes Street (currently 187-195 Geddes Street) (see Figure 21, see **Appendix ‘A’** for overlay of fire insurance plan on current aerial). John Robert Connon, Thomas’ son, also became a notable photographer and historian in Elora. John was also an inventor, most well-known was his invention of the panoramic camera which was patented in Great Britain (British Patent 6, 673, May 6, 1887), the United States (American patent 369, 165, August 30, 1887) and Canada (Canadian patent 30, 143, November 7, 1888). Both Thomas and John were acclaimed to be “possibly the greatest photographers in Canada West” (Wellington County Museum and Archives, p.3).



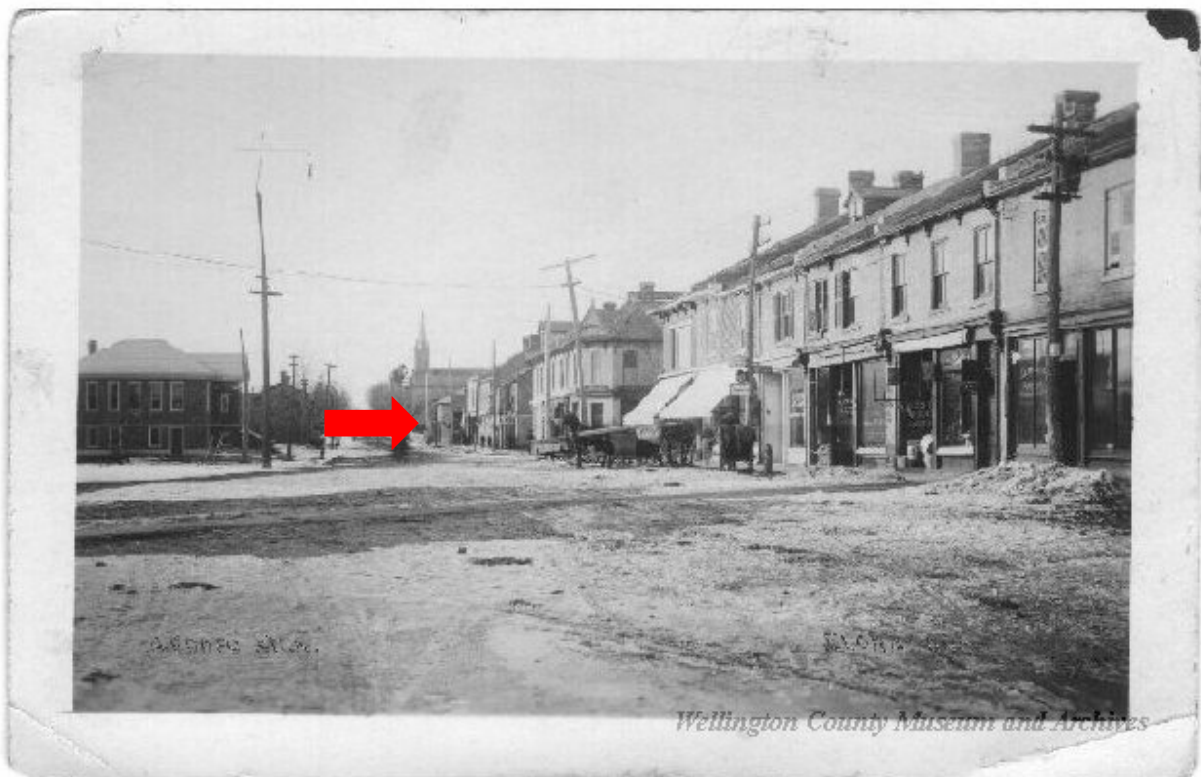


**Figure 21:** Excerpt of the 1890 revised 1904 Fire Insurance Plan of the Village of Elora; red square indicates approximate location of the Connon Block (Courtesy of the Library and Archives Canada).

In 1899, soon after the passing of Thomas Connon, John Connon, his son, closed the Connon’s photography studio (Wellington Advertiser, Feb 23, 2015 reprint). In 1903, John and his brother, Thomas Jr., or “Tom”, partnered with the Carswell brothers to open a hardware store, however, the partnership failed and the Carswells fully took over the store. As a result, John began to sell photographic postcards through local drug stores at five cents each (Wellington Advertiser, Feb 23, 2015 reprint). John was also a competent writer and historian and is known for his book, “The Early History of Elora and Vicinity” which continues to be a valuable historical resource in the community; it is stated, “Local historians will forever be indebted to John Connon, not only for his book, but for the documents he saved and the photographs, taken by himself and his father, that he preserved” (Wellington Advertiser, Feb 23, 2015).



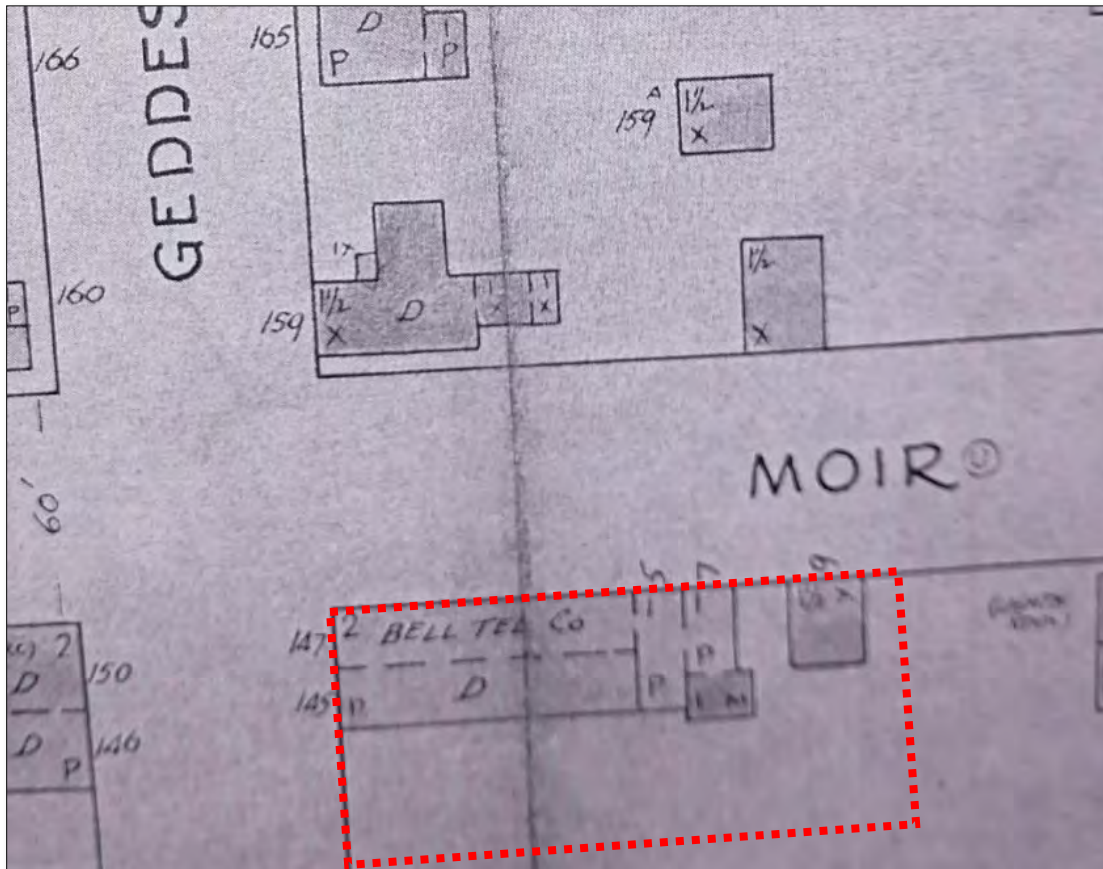
**Figure 22 & 23:** Photographs by John Robert Connon (Courtesy of the Wellington County Museum and Archives).



**Figure 24:** Photograph of Geddes looking toward Carnegie Library in 1910; red arrow identifies the Connon Block (Courtesy of the Wellington County Museum and Archives, photo 492).

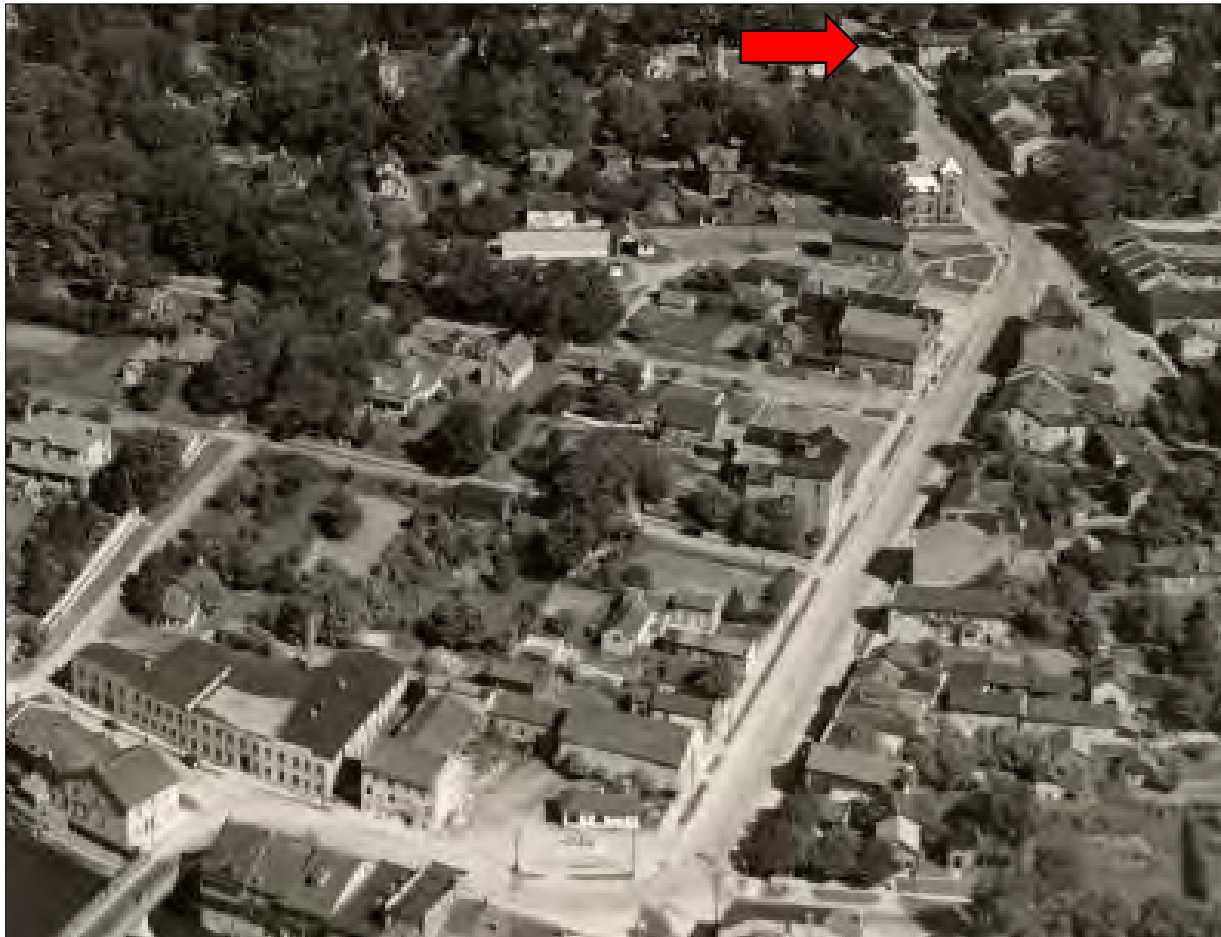
In 1936, the property was inherited by Gene C. Connon (also Gene C. Meakins) who was Thomas Connon's granddaughter. She was born in New York State in 1897 and married Hugh Cooper in

British Columbia in 1917, but by 1921 had moved back in with her parents in Goderich until marrying Charles Meakins in 1937. Gene resided in Goderich but continued to rent the property as apartments and several years to Bell Telephone Company (see figure 25). In the early 1950s, Gene moved into the residential apartments on the property while renting to the Bell Telephone Company. In 1958, her husband Charles passed away. Two years later, she sold the property to William Borovoy (LRO). In the 1944 Fire Insurance Plan, the Cannon Block is labelled “Bell Telephone Company” and identifies two, one storey additions to the rear of the building and the adjacent outbuilding.



**Figures 25:** Detailed excerpt of the 1944 Fire Insurance Plan of the Village of Elora of the block including the subject property; red box identifying the general location of the subject property (Courtesy of the Wellington County Museum and Archives)

A 1950 axonometric photograph shows that the general landscape has remained the same with the exception of the reduction of some mature trees. Photographs from the 1960s to the late 1970s show that the overall massing, scale and roofline has been retained; it also demonstrates that there was a rubble stone wall that ran south off of the Block. Figure 26 provides a photograph of the previous building that was situated just south of the Cannon Block.



**Figure 26:** 1950 aerial photo of Elora; red arrow indicating location of Cannon Block (Courtesy of the Wellington Archives and Museum)

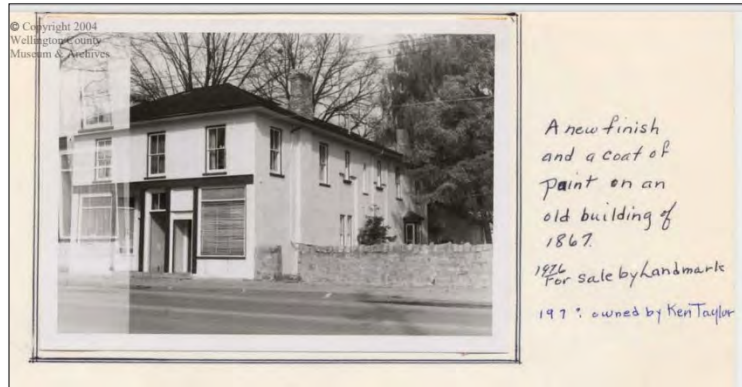
In 1974, Milton “Milt” Thomas was deeded the property and in 1977, he severed the building into three main units (187 & 195 Geddes Street and 23 Moir Street). In 1975, Jack Klein leased from Milt Thomas the storefront at 23 Moir Street which consists of the rear cinder block addition to the Cannon Block. Land registry records identify that in 1977, Jack M. Klein and Mary Klein were deeded the property after they purchased the unit they leased. The same unit was granted to Gwendolyn F. Snyder in 1985 and a few years later to Beverly Susan Taylor in Trust and in 1997 was transferred to Little Katy Variety, in trust (Wellington County Museum and Archives, p. 1).

In 1978, 187 Geddes Street was deeded to Elizabeth A. Taylor while 195 Geddes Street became the ownership of Parkcrest Holdings Limited. In 1990, 187 Geddes Street was granted to Brenda Louise Garvin in trust while ten years earlier, 195 Geddes Street was deeded to George J. Taylor (LRO). The building was operated as a storefronts for many business from the 1970s onwards including:

**187 Geddes Street-** Ye Olde English Shoppe (approx. 1977-1975), Landmark Real Estate (approx. 1977-1983) and Elora Laundromat (commencing in 1984) (Wellington County Museum and Archives, p. 2).

**195 Geddes Street-** Hallman's Shoes (approx. 1976-1982), JB Submarine (approx.. 1982-1989), Niko's Kozy Korner/ Kozy Korner Kitchen (approx.1989-2005) and in 2005 it became the Black Whale Café and a year later Corner Café and Grill (Wellington County Museum and Archives, p. 2).

The building is also associated with a variety of offices include: Bell Telephone Company (1935), Gretels (1976), Mark Peter Hebner, Lawyer (1977), James Roth/ Paul Witzel, Accountants (1977), The Village Styler (hairdresser Sherry Appel) (1977), Unisex II (hairdressers Diane Berg and Helen Ewing (1983) and Elora Centre for Environmental Information (1995).



**Figures 27, 28, 29 & 30:** (above left) Connon Block in the 1960s; (above right) Photograph of Connon Block in 1962; (below left) Photograph of former Hallman Shoes and Landmark Store in 1977 (Courtesy of the Wellington County Museum and Archives); (below right) Photograph of the Connon Block in 1976 (Source: Tweedsmuir Histories, Women's Institute Elora Branch).

# 4.0 Detailed Description of Potential Cultural Heritage Resources

## 4.1 Description of Subject Lands

A site visit occurred on March 19<sup>th</sup>, 2021 to document the subject lands which includes several parcels of land. Currently, there is a two storey, mixed use building at 187-195 Geddes Street and 23 Moir Street named “The Cannon Block”, a one storey outbuilding located at 27 Moir Street to the west of 196 Princess Street and east of 23 Moir Street, a one and half storey house at 196 Princess Street and one storey commercial building at 175-183 Geddes Street. There is a rear yard with a few mature trees as well as a fence line around 196 Princess Street. The remaining area is paved asphalt and functions as surface parking.



**Figure 31:** Aerial photograph of 27 Moir Street and 196 Princess Street, Elora (Source: Vu Map, 2021)

## 4.2 Description of Built Features and Conditions

### 4.2.1 27 Moir Street

There is an outbuilding located at 27 Moir Street that was formerly part of the property located at 196 Princess Street. This property includes a one and half storey wood frame outbuilding clad in insulbrick with an open gabled roof with extended eaves and a limestone foundation. There is a human door opening with a boarded transom window and two boarded window openings on the north elevation. There are also two circular openings under the gabled roof indicating an exterior wood stove chimney. There is a boarded window opening on the west elevation and a human door entry on the south elevation. There are two window openings on the east elevation. The interior of the building includes a wooden floor and original window frames are present. The building is in fair to poor condition. There are signs of damage to the exterior and deterioration in the limestone foundation and water infiltration in the original wood exterior. The interior floor is sloped and indicative of structural issues.



**Figures 32 & 33:** (left) View of north elevation of outbuilding; (right) View of west elevation looking south-east (Source: MHBC, 2021).





**Figures 34, 35, 36 & 37:** (above left) View of south elevation of outbuilding; (above right) View of south and east elevation; (below left) View of limestone foundation and wood cladding below insulbrick; (below right) View of interior of outbuilding (Source: MHBC, 2021).

The property includes a one and a half storey house with a medium pitched asphalt roof. The front façade includes a central front entry with a transom window and window opening symmetrically placed on either side. The house is clad in painted wood board and batten. There is an addition on the south elevation with medium pitched roof. On the south-east corner of the building there is a porch with upper balcony. The original foundation appears to have been parged with Portland cement. The house is in good/ excellent condition for its age and has been well maintained.



**Figures 38, 38 & 39:** (above) View of east elevation looking from the east side of Princess Street; (below left) View of south elevation of house from west side of Princess Street; (below right) View of north elevation looking from north side of Moir Street (Source: MHBC, 2021).

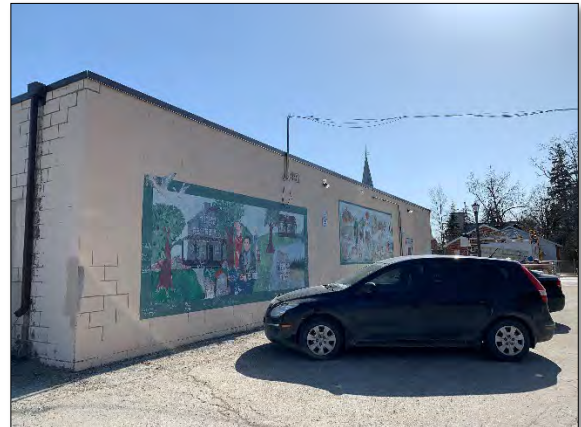
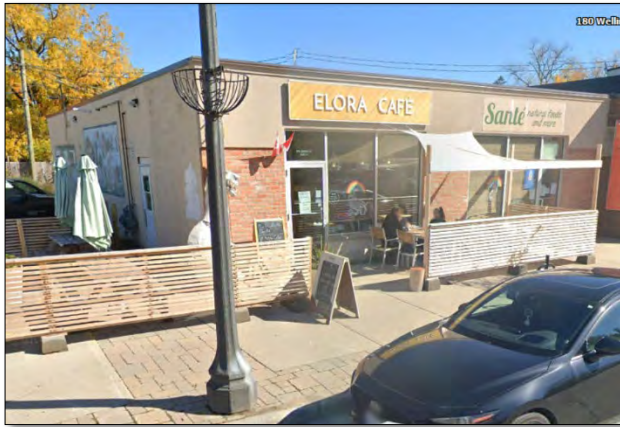
The property also includes a one storey wood, rudimentary outbuilding with a low pitched roof. The outbuilding appears to be in poor condition.



**Figure 40:** View of outbuilding on the south side of the property (Source: MHBC, 2021).

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**4.2.3 175-183 Geddes Street**

The property includes a one storey commercial building constructed primarily of cinder block with a brick veneer and storefront on the front elevation. On the north elevation there is wall art with references to local history.



**Figures 41 & 42:** (left) View of front elevation from Geddes Street streetscape (Source: Google Earth Pro); (right) View of north elevation of building (Source: MHBC, 2021).

#### 4.2.4 187-195 Geddes Street and 23 Moir Street, “The Cannon Block”

The property includes a two storey commercial building with an intersecting asphalt hipped roof with extended eaves clad. The front (west) elevation includes two storefronts on the first level with a cinder block and brick veneer. There are three window openings on the second level which are separated from the first level by cornicing. The windows and doors are all contemporary on this elevation. The south elevation includes a double door entry on the east side of the main building. The second storey includes seven window openings, one of which is a lancet window opening. There is a one storey brick addition to the rear of the main building which includes a walkout terrace on the roof.



**Figures 43, 44, 45 & 46:** (above left) View of front (west) elevation from west side of Geddes Street; (above right) View of north elevation from north side of Moir Street; (below left) View of north elevation with rear addition; (below right) View of south elevation from parking lot. (Source: MHBC, 2021).

The north elevation includes three window openings and two door openings on the first floor. The door opening to the left of the façade on the main building includes a gabled overhang. The rear

addition includes a door opening to a commercial business. The rear façade has no openings and includes a stairway to the rooftop terrace. The exterior has been painted which is peeling in several areas revealing a concrete like material particularly on the south elevation (would require further examination). There are also some stains from inadequate drainage from upper window sills. There are signs of efflorescence on the front elevation along the foundation sill.



**Figures 47, 48 & 49:** (above) View of east (rear) elevation; (below left) View of brick veneer on front elevation; (below right) Detailed view of exterior material (Source: MHBC, 2021).

# 5.0 Evaluation of Cultural Heritage Resources

## 5.1 Evaluation Criteria

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

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

## 5.2 Evaluation of 27 Moir Street

### 5.2.1 Design/Physical Value

The building on-site is not rare, unique, representative or early example of style, expression, and material or construction method. It is a utilitarian outbuilding constructed c. 1880.

### 5.2.2 Historical/Associative Value

The building does not have significant historical associations with a theme, event, belief, person, activity, organization or institution that is significant, nor can it yield information that can contribute to the community. The building does not demonstrate or reflect the work of ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

### 5.2.3 Contextual Value

The building is not significantly linked to its current surroundings and has been disjointed from its original association with the dwelling at 196 Princess Street.

### 5.2.5 O-REG 9/06 EVALUATION

**Table 3.0**

Ontario Regulation 9/06	27 Moir Street
<b>1. Design/Physical Value</b>	
<b>i.</b> Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
<b>ii.</b> Displays high degree of craftsmanship or artistic merit	No.
<b>iii.</b> Demonstrates high degree of technical or scientific achievement	No.
<b>2. Historical/Associative Value</b>	
<b>iv.</b> Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
<b>v.</b> Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
<b>vi.</b> Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.



<b>3. Contextual Value</b>		
<b>vii.</b>	<b>Important in defining, maintaining or supporting the character of an area</b>	No.
<b>viii.</b>	<b>Physically, functionally, visually, or historically linked to its surroundings</b>	No.
<b>ix.</b>	<b>Is a landmark</b>	No.

In summary, it has been determined that the outbuilding located at 27 Moir Street has no significant Cultural Heritage Value or Interest.

## 5.3 Evaluation of 196 Princess Street

### 5.3.1 Design/Physical Value

The house is representative of an Ontario Cottage which was constructed circa 1850. The Ontario Cottage was commonly constructed in the 19<sup>th</sup> century in Ontario, Canada. The house has a symmetrical, rectangular plan.

### 5.3.2 Historical/Associative Value

The property does not have significant historical associations, does not yield information that would contribute to the understanding of the community or culture or demonstrate or reflect the work of ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

### 5.3.3 Contextual Value

The property is important in supporting the residential character of the area and is historically linked to its surroundings.

#### 5.3.5 O-REG 9/06 EVALUATION

<b>Table 4.0</b>	
<b>Ontario Regulation 9/06</b>	<b>196 Princess Street</b>
<b>1. Design/Physical Value</b>	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
<b>2. Historical/Associative Value</b>	
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or	Unknown.

<b>theorist who is significant to the community.</b>		
<b>3. Contextual Value</b>		
vii.	<b>Important in defining, maintaining or supporting the character of an area</b>	Yes.
viii.	<b>Physically, functionally, visually, or historically linked to its surroundings</b>	Yes.
ix.	<b>Is a landmark</b>	No.

### Statement of CHVI

The property has cultural heritage value or interest for its physical/ design and contextual value. The property includes a dwelling which is representative of an early Ontario Cottage which was constructed circa 1850 (pre-confederation). The property supports the historic character of the area and is historically linked to its surroundings.

### List of Heritage Attributes

- Massing and original roofline;
- Board and batten exterior;
- Original foundation;
- Original window and door openings including transom lights; and,
- Original window frames and doors.

## 5.4 Evaluation of 175-183 Geddes Street

### 5.4.1 Design/Physical Value

The property does not include buildings or structures that are rare, unique, representative or an early example of a style, type, expression, material or construction method nor does it include any displaying a high degree of craftsmanship, artistic merit or demonstrate a high degree of technical or scientific achievement.

### 5.4.2 Historical/Associative Value

The property does not have significant direct historical associations nor does it yield or have potential to yield information that contributes significantly to the understanding of the Village of Elora. It does not demonstrate or reflect the work of someone who is significant to the community.

### 5.4.3 Contextual Value

The property is not important in defining, maintaining or supporting the character of the area nor is it physically, functionally, visually or historically linked to its surroundings or considered a landmark.

#### 5.4.4 O-REG 9/06 EVALUATION

**Table 5.0**

<b>Ontario Regulation 9/06</b>	<b>175-183 Geddes Street,</b>
<b>1. Design/Physical Value</b>	
<b>i. Rare, unique, representative or early example of a style, type, expression, material or construction method</b>	No.
<b>ii. Displays high degree of craftsmanship or artistic merit</b>	No.
<b>iii. Demonstrates high degree of technical or scientific achievement</b>	No.
<b>2. Historical/Associative Value</b>	
<b>iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant</b>	No.
<b>v. Yields, or has potential to yield information that contributes to an understanding of a community or culture</b>	No.
<b>vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or</b>	Unknown.

<b>theorist who is significant to the community.</b>		
<b>3. Contextual Value</b>		
<b>vii.</b>	<b>Important in defining, maintaining or <u>supporting the character of an area</u></b>	No.
<b>viii.</b>	<b>Physically, functionally, visually, or <u>historically</u> linked to its surroundings</b>	No.
<b>ix.</b>	<b>Is a landmark</b>	No.

In summary, it is determined that the property does not have cultural heritage value or interest.

## 5.5 Evaluation of 187-195 Geddes Street, “The Connon Block”

### 5.5.1 Design/Physical Value

The Connon Block is an early example of a material and construction method as it is acclaimed to be the first concrete building in Elora and also demonstrates a high degree of scientific achievement due to the early use of concrete as a building construction material.

### 5.5.2 Historical/Associative Value

The Connon Block is associated with Thomas Connon whose studio was situated on the second floor of the building. Thomas Connon was a notable photographer in Elora and beyond; he was also on the school board (serving as chairman and secretary treasurer) and a member of the Elora Mechanics Institute. Jean, Thomas’ wife, was also a photographer, which was an uncommon role for a woman during that era. The building is associated with John Robert Connon, Thomas’ son, who also became a notable photographer and historian in Elora. John was also an inventor, most well-known was his invention of the panoramic camera which was patented in Great Britain, the United States and Canada. Both Thomas and John were acclaimed to be “possibly the greatest photographers in Canada West.” The building was owned by the Connon Family for 93 years and continues to be known as the Connon Block. The property can also yield information as it relates to the development of photography in the 19<sup>th</sup> century in Canada; more particularly, Thomas’ wife, Jean, who was also a photographer, may yield information as it relates to women’s early involvement in the field of photography. Photographs by the Connon Family also documented local families, the Village and surrounding area in the late 19<sup>th</sup> and 20<sup>th</sup> century which yields information as it contributes to an understanding of the community.

### 5.5.3 Contextual Value

The house is important in supporting the character of the area as part of the commercial core of the village. It is visually linked to the corner of Geddes and Moir Street and historically linked to property. The building is considered a landmark as it is commonly referred to as the “Connon Block”.

**Table 6.0**

<b>Ontario Regulation 9/06</b>	<b>178-195 Geddes Street, "The Connon Block"</b>
<b>1. Design/Physical Value</b>	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	Yes.
<b>2. Historical/Associative Value</b>	
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
<b>3. Contextual Value</b>	
vii. Important in defining, maintaining or <u>supporting the character of an area</u>	Yes.
viii. Physically, functionally, visually, or <u>historically</u> linked to its surroundings	Yes.
ix. Is a landmark	Yes.

## **Statement of CHVI**

The property has cultural heritage value or interest for its design/ physical, historical/ associative and contextual values. The property includes a commercial building, locally known as the Connon Block, which is representative of a 19<sup>th</sup> commercial Georgian building. The building is claimed to be Elora's first concrete building constructed 1867, with an addition of two stores and a studio in 1872. The use of concrete in 1867 would have been uncommon and this progressive method of construction demonstrates a high degree of technical or scientific achievement.

The building was constructed for Thomas Connon, a notable photographer and significant person in the community. The property is also associated with John Connon (Thomas' son) who was also a notable photographer and inventor. John developed a panoramic camera which was patented in Great Britain, the United States and Canada. John was also a local writer and historian and is known for his book, *The Early History of Elora and Vicinity* which continues to be a valuable historical resource in the community.

The property can yield information as it relates to the development of photography in the 19<sup>th</sup> century in Canada and may yield information particularly as it relates to women's early involvement in the field of photography as Thomas' wife, Jean, was also a photographer. Photographs by the Connon Family documented local families, the Village and surrounding area in the late 19<sup>th</sup> and 20<sup>th</sup> century which yields information as it contributes to an understanding of the community.

The property maintains and supports the character of the area of downtown Elora and is also historically and visually linked to the surrounding area, specifically its' location along Geddes Street where it terminates the commercial downtown. The building continues to be known as the 'Connon Block' after the Connon family who owned it for 93 years and is considered a landmark to the community.

### **Heritage Attributes:**

- Original massing and construction material;
- Original roofline and original chimney shaft;
- Original window and door openings including lancet window opening on the south elevation;
- All exterior elevations with the exception of the rear one storey addition; and,
- Location and orientation at the corner of Geddes and Moir Street.



# 6.0 Description of Proposed Development

The proposed redevelopment of the subject lands was divided into two phases: 1) Phase I included the proposal of a three storey stacked townhouse mixed-use residential building, Building ‘C’ (the HIA Phase I was completed and submitted to Staff), and 2) Phase II which includes the construction of a four storey mixed use retail and residential building, Building ‘B’ with one level basement which will replace the existing commercial building at 175-183 Geddes Street. Building ‘B’ is proposed to have a greater front yard setback to avoid detracting from neighbouring buildings along the Geddes Street streetscape. See **Appendix ‘B’** for a larger version of the site plan and renderings.

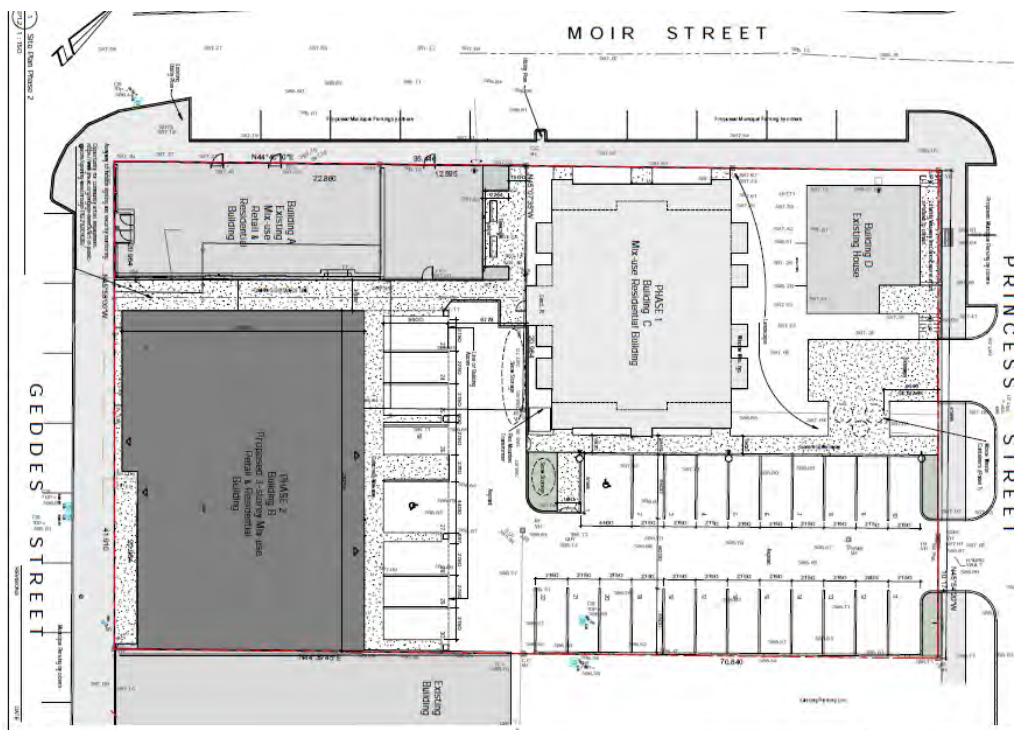


Figure 50 –Site Plan (Source: Fryett Turner Architects Inc., 2021).

The first three levels of the front façade along Geddes Street are proposed to be constructed of random cut natural stone and the fourth level is proposed to be local wide, smooth finish stone in an olive colour with precast and prefinished stucco mouldings. The first floor will include a series

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of storefronts which will be interjected by cut natural stone and supported by a local wide stone base.



8 Geddes Bldg South Elevation  
SP3.0 1:100

**Figures 51 & 52** – (above) Grayscale rendering of front elevation; (below) Coloured rendering of front elevation (Source: Fryett Turner Architects Inc., 2021).

# 7.0 Impact Analysis

## 7.1 Introduction

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

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

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

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;

- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

## 7.2 Impact Analysis

The following tables assess any potential impacts for 196 Princess Street and 187-195 Geddes Street & 23 Moir Street, “The Cannon Block”. The impact on the outbuilding located on Moir Street was evaluated in an earlier submission to the municipality (see **Appendix ‘E’** for HIA memo for Phase I). The property located at 175-183 Geddes Street is not considered to be of cultural heritage value or interest and therefore, does not require analysis.

### 7.2.1 196 Princess Street, “The MacDonald House”

The following **Table 7.0** will analysis potential adverse impacts to the identified heritage attributes in Sub-section 5.3 of this report. The dwelling at 196 Princess Street will remain and will continue to be used for residential purposes.

<b>Table 7.0 Adverse Impacts for 196 Princess Street</b>		
<i>Impact</i>	<i>Level of Impact</i> <i>((Potential, No, Negligible, Minor, Moderate or Major)</i>	<i>Analysis</i>
<b>Destruction or alteration of heritage attributes</b>	No.	The proposed development will not destroy or alter identified heritage attributes of the dwelling.
<b>Shadows</b>	No.	No. The proposed development is limited to 4 storeys and is located a sufficient distance away so as to not anticipate impacts to heritage attributes due to shadowing. There are some shadows during the winter equinox, however, they are not substantial to cause an adverse impact to associated heritage attributes. See <b>Appendix ‘D’</b> for shadow study.
<b>Isolation</b>	No.	No. The proposed development will not isolate its heritage attributes or impact or otherwise isolate it from its presence from the Princess Street streetscape.
<b>Direct or Indirect Obstruction of Views</b>	No.	No. The proposed development will not obstruct the significant views of the house which include the view directly from the east

		side of Princess Street looking west and the view from the intersection of Princess Street and Moir looking south-west.
<b>A Change in Land Use</b>	No.	No. The building will continue to be used as a residential dwelling.
<b>Land Disturbances</b>	No.	The proposed development is approximately 25 metres from the dwelling on the property. The distance is sufficient to not anticipate any land disturbances.

### 7.2.2 187-195 Geddes Street and 23 Moir Street “The Connon Block”

There is a beneficial impact as a result of the redevelopment as it will include the rehabilitation of the existing building which is a significant cultural heritage resource. The following **Table 8.0** will analysis potential adverse impacts to the identified heritage attributes in Sub-section 5.4 of this report.

<b>Table 8.0 Adverse Impacts for Connon Block</b>		
<i>Impact</i>	<i>Level of Impact</i> <i>((Potential, No, Negligible, Minor, Moderate or Major)</i>	<i>Analysis</i>
<b>Destruction or alteration of heritage attributes</b>	No.	The proposed development will not destroy or alter identified heritage attributes of the building.
<b>Shadows</b>	No.	No. The proposed development will not create shadowing that will negatively impact any heritage attribute. There are some shadows during the winter equinox, however, they are not substantial to cause an adverse impact to associated heritage attributes. See <b>Appendix ‘D’</b> for shadow study.
<b>Isolation</b>	No.	No. The proposed development will not isolate its heritage attributes or detract its presence from the Geddes Street streetscape.
<b>Direct or Indirect Obstruction of Views</b>	No.	No. The proposed development will not obstruct the significant views of the building which includes the view looking directly at the building from the west side of Geddes Street looking eastward and the view looking from the intersection of Geddes and Moir Street looking south-east. See sub-section 7.2.2.1

A Change in Land Use	No.	No.
Land Disturbances	Potential.	The proposed development is approximately 3.0 metres from the building. The building will include a basement which requires excavation. Due to the close proximity to the existing building on-site, there is a potential impact of land disturbances. See sub-section 7.2.2.2.

In conclusion, there is a potential impact of land disturbances due to the close proximity between construction and the foundation of the existing building.

### 7.2.3.1 Impact of Direct or Indirect Obstruction of View

*The Standards and Guidelines for the Conservation of Historic Places* (Second Edition) defines in Section 4.1.5 “Visual Relationships” which is included as part of a character-defining element of a historic place and relates to an observer and their relationship with a landscape or landscape feature or between the relative dimensions of landscape features (scale). This policy with the *Ministry of Heritage, Sport, Tourism and Culture Industries* (MHSTCI) adopted the following definitions of a view and vista, respectively:

*Vista means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.*

*The Ontario Heritage Toolkit* acknowledges that views of heritage attributes can be components of its significant cultural heritage value. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example.

*View means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field.*

Views can be either static or kinetic. Static views are those which have a fixed vantage point and view termination. Kinetic views are those related to a route (such as a road or walking trail) which includes a series of views of an object or vista. The vantage point of a view is the place in which a person is standing. The termination of the view includes the landscape or buildings which is the purpose of the view. The space between the vantage point and the termination (or object(s) being viewed) includes a foreground, middle-ground, and background. Views can also be ‘framed’ by buildings or features.

While there may be many vantage points providing views and vistas of a property, landscape, building or feature, these must be evaluated to determine whether or not they are significant. Significance is defined by PPS 2020 as follows:

**Significant:** means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Therefore, a significant view must be identified as having an important contribution to the understanding of a place, event or people.

**Table 9.0** on the following page identifies the two identified significant views of the existing building:



**Table 9.0 Significant Views**

**View No. 1-** *Static view looking north-east from west side of Geddes*

**View No. 2-** *Kinetic view via Geddes Street*

***View No. 1- Static view looking north-east from west side of Geddes***

The view most portrayed in photographs of the Cannon Block is from the west side of Geddes Street looking north-east as seen in Figure 54 below. Although the proposed development will obstruct the view of a portion of the south elevation, it will not significantly alter this significant, static view and will retain the dimensionality of the building.



**Figures 53 & 54-** (above) Current view of 187-195 Geddes Street looking north-east (Source: MHBC, 2021); (below) Photograph of 187-195 Geddes Street in 1960 (Courtesy of the Wellington County Museum and Archives, Ref no. A. 1979.36).



**View No. 2- Kinetic view via Geddes Street**

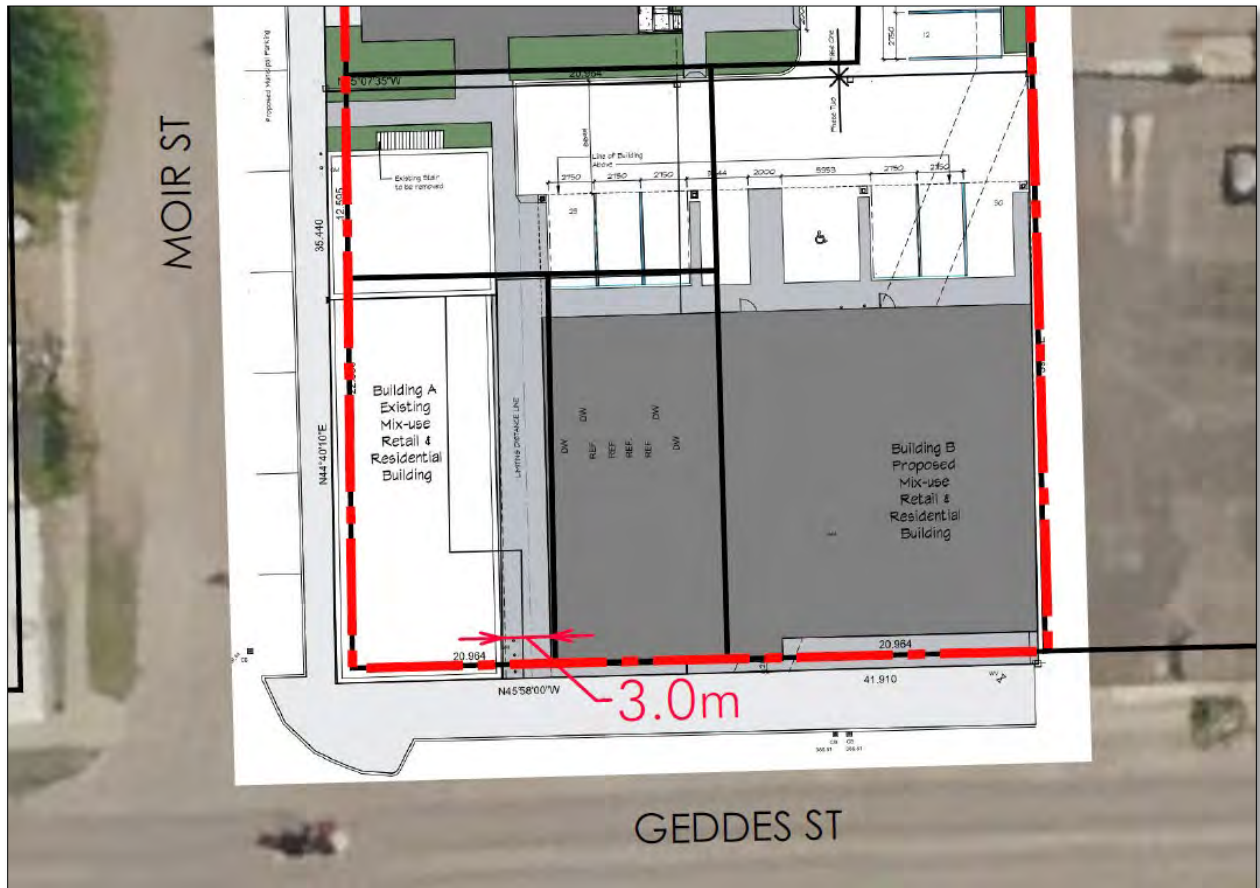
The new construction will be setback from the streetscape in comparison to the adjacent buildings; this allows for the front façade and return of 187-195 Geddes Street to remain visible travelling northwards along Geddes Street. The view travelling southward along Geddes Street will not change with the exception of the background view.



**Figures 55 & 56-** (above) Coloured rendering of front elevation of new construction within the context of the Geddes Street streetscape; (below) Coloured rendering of the new construction looking north-east along Geddes Street (Source: Fryett Turner Architects Inc., 2021).

### 7.2.3.2 Impact of Land Disturbances

The proposed development is approximately 3.0 metres from the building at 187-195 Geddes Street (see Figure 57). The new construction will consist of one basement level which will be excavated within close proximity of the adjacent cultural heritage resource and has potential to cause land disturbances to the building.



**Figure 57-** Excerpt of the site plan identifying distance between construction and adjacent Cannon Block (Source: MHBC, 2021).

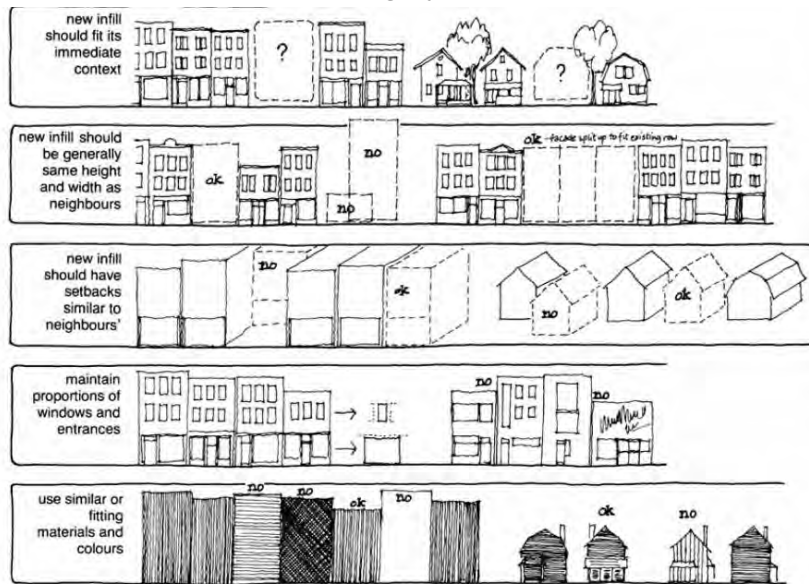
## 7.3 Conformity with the Elora Historical Village Core CHL

Based on the preliminary heritage attributes identified in sub-section 1.3 of this report, there are no impacts to: the Elora Gorge Falls and Islet Rock, identified bridges, street patterns and overall circulation routes. There will be no impact to West Mill Road or to Metcalfe Street or identified and unidentified 19<sup>th</sup> and early 20<sup>th</sup> century institution, industrial, commercial and residential properties. Furthermore, there will be no impacts to parks or significant mature trees. A view analysis has been completed in Sub-section 7.2.3.1 of this report and does not identify any direct or indirect obstruction of views.

In conclusion, there will be no impact to the Elora Historical Village Core Cultural Heritage Landscape and associated attributes.

## 7.4 Conservation and Infill in Heritage Neighbourhoods

The *Ontario Heritage Tool Kit* (OHTK) outlines acceptable infill designs within a cultural heritage landscape (see Figure 58). According to the OHTK, infills in designated cultural heritage landscapes are to fit in the immediate context, be of the same scale and similar setback, maintain proportions of windows and entrances similar to other cultural heritage resources and be of similar colour and material.



*This is a good example of the use of simple graphic to demonstrate acceptable and unacceptable infill design. (Graphic: Ministry of Culture)*

**Figure 58 :** Appropriate Infill Examples in Cultural Heritage Landscape (Source: Ontario Heritage Tool Kit, 2018)

Although, the subject property is not included in a designated cultural heritage landscape, it is acknowledged that is within a Heritage Area and within the preliminary Cultural Heritage Landscape (CHL) boundary of the Elora Historical Village Core identified as CHL No. 7 in the *Cultural Heritage Landscape Study of the Township of Centre Wellington*.

The Region of Waterloo outlines “Elements of Successful Infill” in *Infill: New Construction in Heritage Neighbourhoods* as part of their series, *Practical Conservation Guide for Heritage Properties*. The “Elements of Successful Infill” include: setback, scale, orientation, scale, proportion, rhythm, massing, height, materials, colour, roof shape, detail and ornamentation, landscape features, secondary buildings, and parking. Using this framework, it can be determined whether the proposed development is considered a “successful infill” and consistent with the character defining elements of the neighbourhood.



**Figure 59-** Coloured rendering of proposed development (Source: Fryett Turner Architects, 2021)

Table 9.0 Elements of Successful Infill	
<b>Setback &amp; Orientation</b>	The new construction will be setback slightly further than the existing neighbouring buildings to ensure visibility of adjacent buildings, and will have a similar orientation to Geddes Street.
<b>Scale, Proportion, Rhythm</b>	The new construction is of a larger scale, however, has similar proportions as it relates to window and door openings on the ground floor.
<b>Massing and Height</b>	The proposed development has larger massing and height than buildings within the immediate area. The design uses balconies on the second and third floor to break up the massing of the building and a setback on the fourth floor which includes a wraparound balcony and a lighter coloured stone; these architectural details aid in reducing the appearance of massing and height.
<b>Materials, Colour, Roof Shape, Detail and Ornamentation</b>	Materials and colours are consistent with the surrounding area with the use of local and natural stone, neutral colour palette, and platform roof line which is commonly used in downtown commercial buildings. The use of window headers and corncing is also sympathetic to local heritage buildings.
<b>Landscape Secondary Parking</b>	Surface parking is located to the rear of the building so as to avoid detracting from the overall streetscape.

The overall proposed design of the building is consistent with the character of the existing heritage buildings and surrounding area, although it is of a larger scale, massing and height. The following are recommendations for the overall integration of the proposed development with the existing heritage buildings on-site and the character of the Elora Historical Village Core:

- It is recommended that the mechanical box be relocated, if feasible, to the rear of the building or otherwise hidden from view; and that,
- Lighting and signage should not detract from the adjacent Cannon Block.

# 8.0 Mitigation and Conservation Recommendations

## 8.1 Mitigation Measures

Section 7.0 impact analysis has demonstrated that there are limited anticipated impacts to the heritage attributes of the existing buildings on the subject lands located at 196 Princess Street and 187-195 Geddes Street and 23 Moir Street, “The Connon Block”, and therefore alternatives development options were not pursued. In order to mitigate land disturbances, it is recommended that:

- Vibration Monitoring Plan be completed by an acoustic engineer to determine the Zone of Influence (ZOI) for the Connon Block and subsequently implement vibration monitoring through the installation of monitors, if deemed necessary;
- Certification by a structural engineer that the proposed development will be constructed in a way that will avoid damage to the Connon Block (particularly as it relates to excavation and shoring); and,
- Material storage and parking of construction equipment is prohibited in the immediate area of the Connon Block particularly as it relates to the south and east elevations.

## 8.2 Conservation Recommendations

Sub-section 4.0 of this report reviews the current condition of the building from a conservation perspective. It is recommended that a full Conservation Plan be completed to address further short-term conservation goals, medium and long-term conservation goals. The conservation of the building should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Furthermore, the Conservation Plan should include conservation strategies to conserve the building, on-going maintenance and should be used to guide future development on the site in order to ensure the preservation of heritage attributes that have been identified in Section 5.0 of this report. It is recommended that the Conservation Plan be submitted at the site plan approval stage, or otherwise reviewed by municipal staff as directed.



**Figures 60 & 61-** (left) Historical photograph of Cannon Block in 1880s (Courtesy of Elora Sentinel and Fergus Thistle, March 22, 1994, p 6); (right) View of Cannon Block in 2021 (Google Earth Pro, 2021).



# 9.0 Conclusions & Recommendations

The purpose of this HIA was to address Phase II of the redevelopment as it relates solely to the construction of the 4 storey building along Geddes Street and its impact on 187-195 Geddes Street and 23 Moir Street, “The Connon Block” and 196 Princess Street which are ‘listed’ (non-designated) on the *Centre Wellington’s Municipal Heritage Register*. Through an evaluation under the prescribed *Ontario Regulation 9/06*, the following *Cultural Heritage Value or Interest* (CHVI) was determined for 196 Princess Street and 187-195 Geddes Street and 23 Moir Street, “The Connon Block”:

The Heritage Impact Assessment (HIA) was divided into two (2) phases. The first phase addressed the proposed townhouse along Moir Street; this phase was in the form of an HIA memorandum which is included in **Appendix ‘E’** of this report’. This memorandum was submitted to municipal Staff for review. The purpose of this HIA is to address Phase II of the redevelopment of the subject lands which is the construction of the 4 storey building along Geddes Street and its impact on 187-195 Geddes Street and 23 Moir Street, “The Connon Block” and 196 Princess Street.

Both buildings are ‘listed’ (non-designated) on the *Centre Wellington’s Municipal Heritage Register*. Through an evaluation under the prescribed *Ontario Regulation 9/06*, was determined for 196 Princess Street and 187-195 Geddes Street and 23 Moir Street, “The Connon Block” have significant *Cultural Heritage Value or Interest* (CHVI) (see Section 5.0 for Statements of Cultural Heritage Value or interest). It was determined that the existing building located at 175-183 Geddes Street does not have cultural heritage value or interest as per the prescribed *Ontario Regulation 9/06*.

The following impacts to cultural heritage resources have been identified:

- Beneficial impact as the redevelopment will result in the rehabilitation of the Connon Block; and,
- Potential adverse impact of land disturbances to the Connon Block due to the close proximity to construction.

There will be no impact to the Elora Historical Village Core Cultural Heritage Landscape and associated attributes.

The following mitigation measures have been identified:

- Vibration Monitoring Plan be completed by an acoustic engineer to determine the Zone of Influence (ZOI) for the Connon Block and subsequently implement vibration monitoring through the installation of monitors, if deemed necessary;
- Certification by a structural engineer that the proposed development will be constructed in a way that will avoid damage to the Connon Block (particularly as it relates to excavation and shoring); and,
- Material storage and parking of construction equipment is prohibited in the immediate area of the Connon Block particularly as it relates to the south and east elevations.

Also, it is recommended that a Conservation Plan be completed to ensure the long-term conservation of the Connon Block and be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and be submitted at the site plan approval stage, or otherwise reviewed by municipal staff as directed.

The overall proposed design of the new building is compatible with the existing heritage buildings and surrounding area, although it is of a larger scale, massing and height. The following are recommendations for the overall integration of the proposed development with the existing heritage buildings on-site and the character of the Elora Historical Village Core:

- It is recommended that the mechanical box be relocated, if feasible, to the rear of the building or otherwise hidden from view; and that,
- Lighting and signage should not detract from the adjacent Connon Block.

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## MAPS & IMAGES

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Aerial View of Elora, Ontario c. 1950. Grayscale photograph. Courtesy of Wellington County Museum and Archives. Reference no. A 1952.450, ph 2482.

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Connon Block and Cars in 1960. Grayscale photograph. Courtesy of the Wellington County Archives and Museum. Reference no. A 1979.36.

Connon, Thomas. Jean (Keith) Connon. Courtesy of the Wellington County Museum and Archives. Reference no. A1989.144.

Connon, Thomas. Photograph of John Connon in 1890. Grayscale photograph. Courtesy of the Wellington County Museum and Archives. Reference no. A1982.26.

Geddes Street, Connon Block slide April 8, 1962. Courtesy of the Wellington County Museum and Archives. Reference no. 13790.

Geddes Street looking toward Carnegie Library in 1910. C Wellington County Museum and Archives. Reference no. Photo 492.

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Hallman's Shoes and Landmark Store in 1977. Coloured photograph. Courtesy of the Wellington County Museum and Archives. Reference no. A 1985.110.

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Lloyd, Frank. *Village of Elora, Nichol Township*. Scale 1 in= 8 chains. Published by Historical Atlas Publishing Co., in 1906.

Man standing with cane, islet rock c. 1910. Grayscale photograph. Courtesy of the Wellington County Archives and Museum. Reference no. A 2003.191, ph 17670.

Photograph of the Connon Family in the late 19<sup>th</sup> century. Grayscale photograph. Courtesy of the University of Guelph Library, Connon Collection, XR1 MS A114091.

Portrait of Thomas Connon seated in stick chair, Elora, c. 1880. Grayscale photograph. Courtesy of the Wellington County Archives and Museum. Reference no. A1989.144.

*Revised Heritage Impact Assessment*  
196 Princess Street, 27 Moir Street, 175-183 Geddes Street  
& 187-195 Geddes Street & 23 Moir Street, Village of Elora, ON

Portrait of Thomas Connon in 1895. Grayscale photograph. Courtesy of the Wellington County Archives and Museum. Reference no. 1989.144m oh 9246.

Provincial Insurance Surveys. *Fire Insurance Plan of the Village of Elora*. November, 1944. Courtesy of the Wellington County Archives and Museum.

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Tremaine, George R. *Map of Waterloo County, Canada West. Compiled and Drawn from Actual and Original Surveys*. George R. and G.M. Tremaine, Toronto, Ontario, 1861.


Unknown. 1954 aerial photograph of southwestern Ontario. Courtesy of the University of Toronto Map Library, accessed 2021. [1954 Air Photos of Southern Ontario | Map and Data Library \(utoronto.ca\)](https://utoronto.ca/1954-air-photos-of-southern-ontario-map-and-data-library).

# Appendix A – Maps



# Location Map

## LEGEND

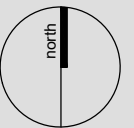
 Subject Lands

**DATE:** May 10, 2021

**SCALE:** 1:1,500

**FILE:** 17389E

**DRAWN:** GC



K:17389E-27 MOIR STIRPT/LOCATION.DWG

**27 Moir Street**  
Elora  
Wellington County



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

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

### LEGEND



Subject Lands



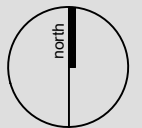
Listed on Centre Wellington's Municipal Heritage Register (195 Geddes Street & 196 Princess Street)

DATE: May 10, 2021

SCALE: 1:1,000

FILE: 17389E

DRAWN: GC



K:17389E- 27 MOIR STRPTHERITAGE LISTING.DWG

**27 Moir Street**  
Elora  
Wellington County

**Note:** Subject Property & Listed Heritage properties are located within the Elora Historical Village Core (Cultural Heritage Landscape No. 7) in the Cultural Heritage Landscape Study of the Township of Centre Wellington (November, 2020)


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# 1890 Fire Insurance Plan Overlay

## LEGEND

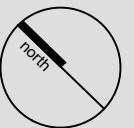
 Subject Lands

DATE: May 10, 2021

SCALE: NTS

FILE: 17389E

DRAWN: GC



27 Moir Street  
Elora  
Wellington County

Overlay is approximate/ for information purposes only.

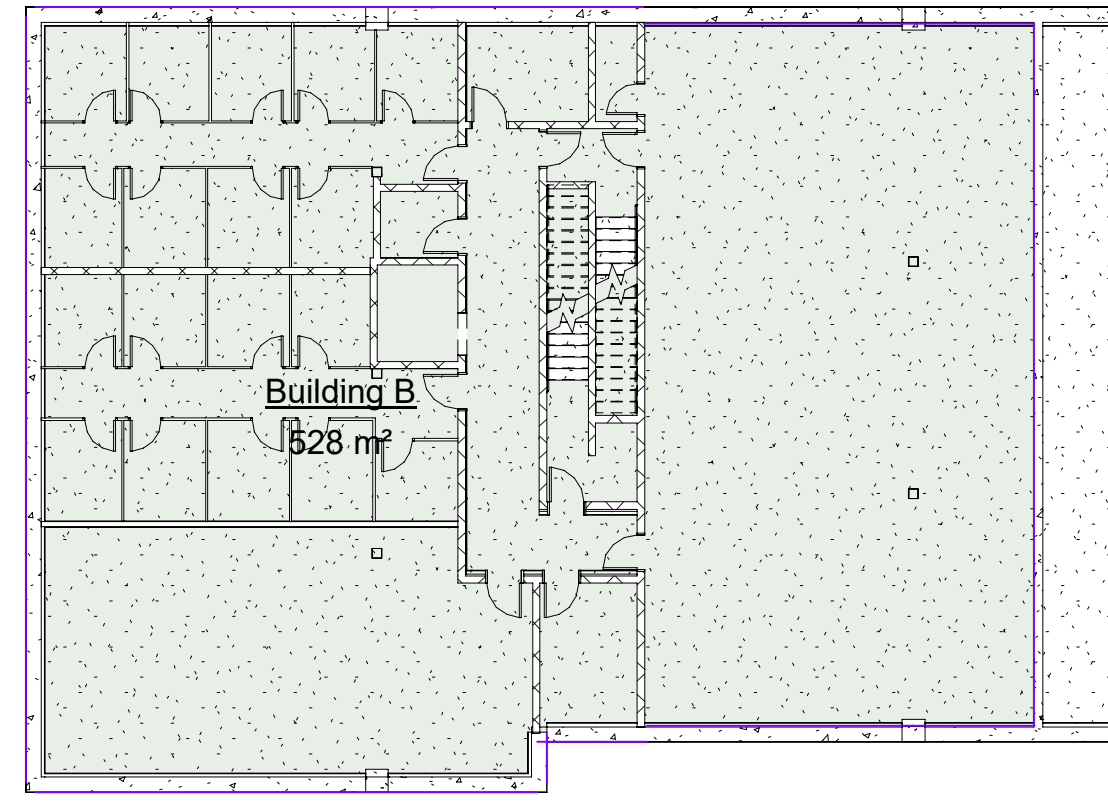
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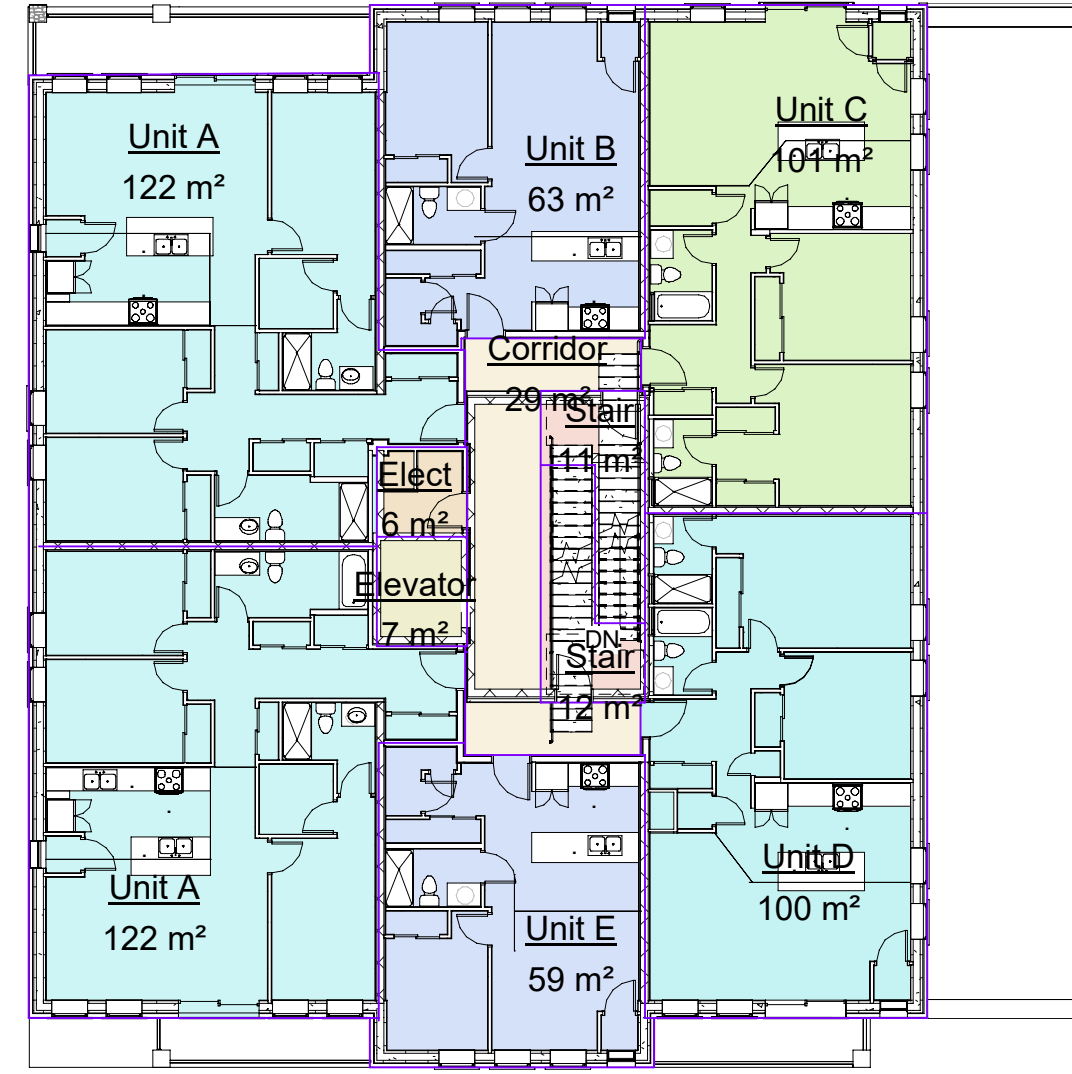
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
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# Appendix B – Site Plan and Renderings

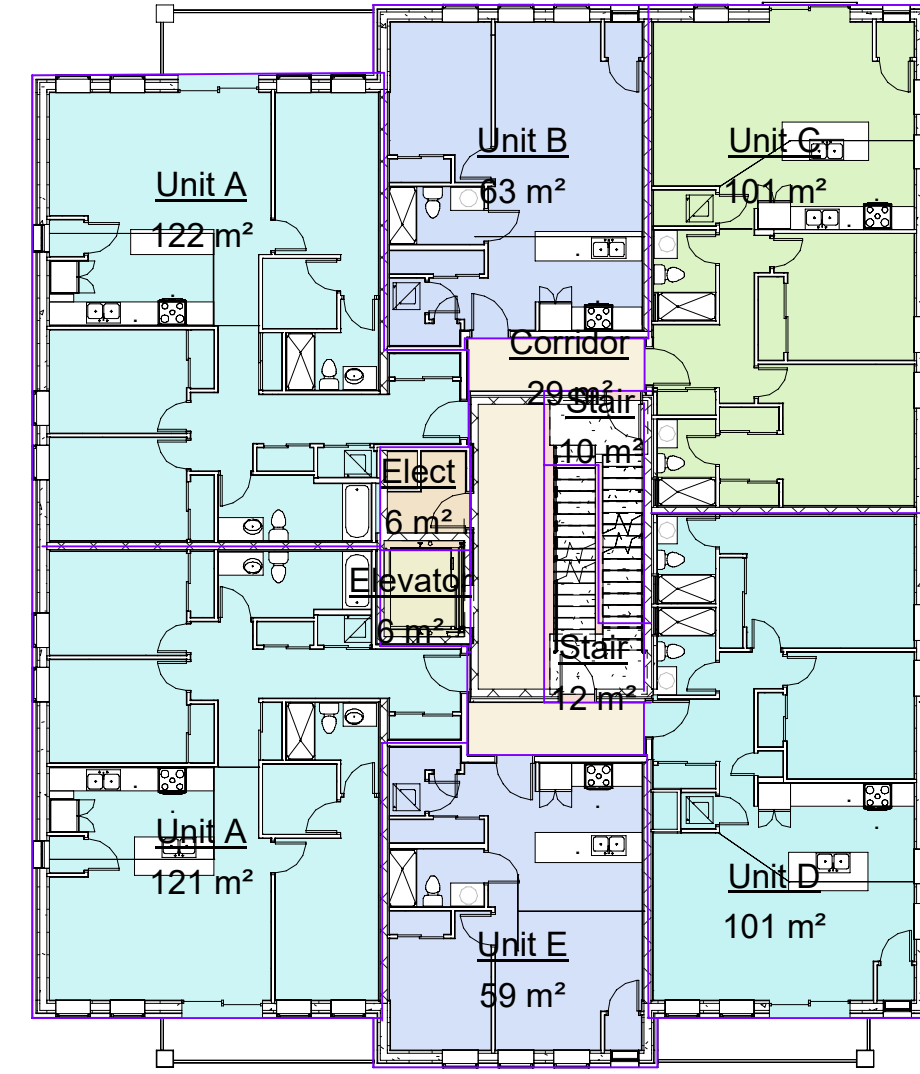
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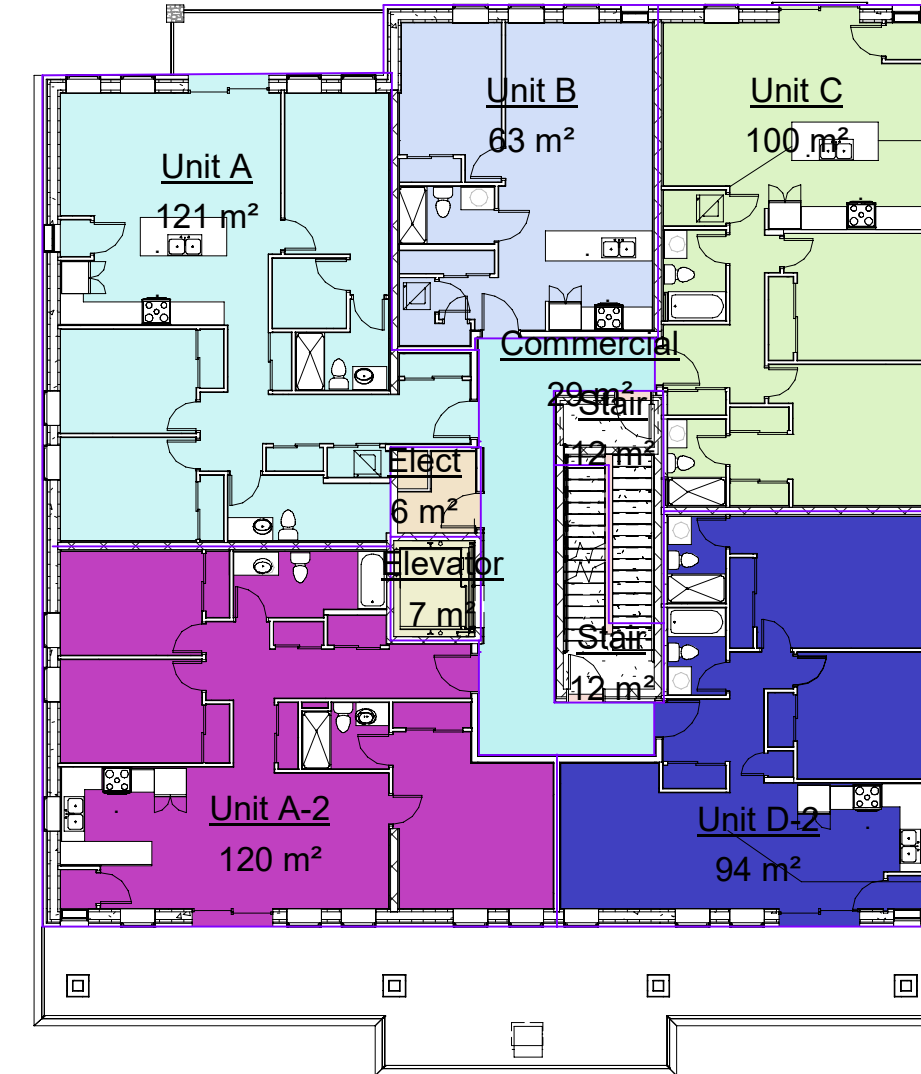
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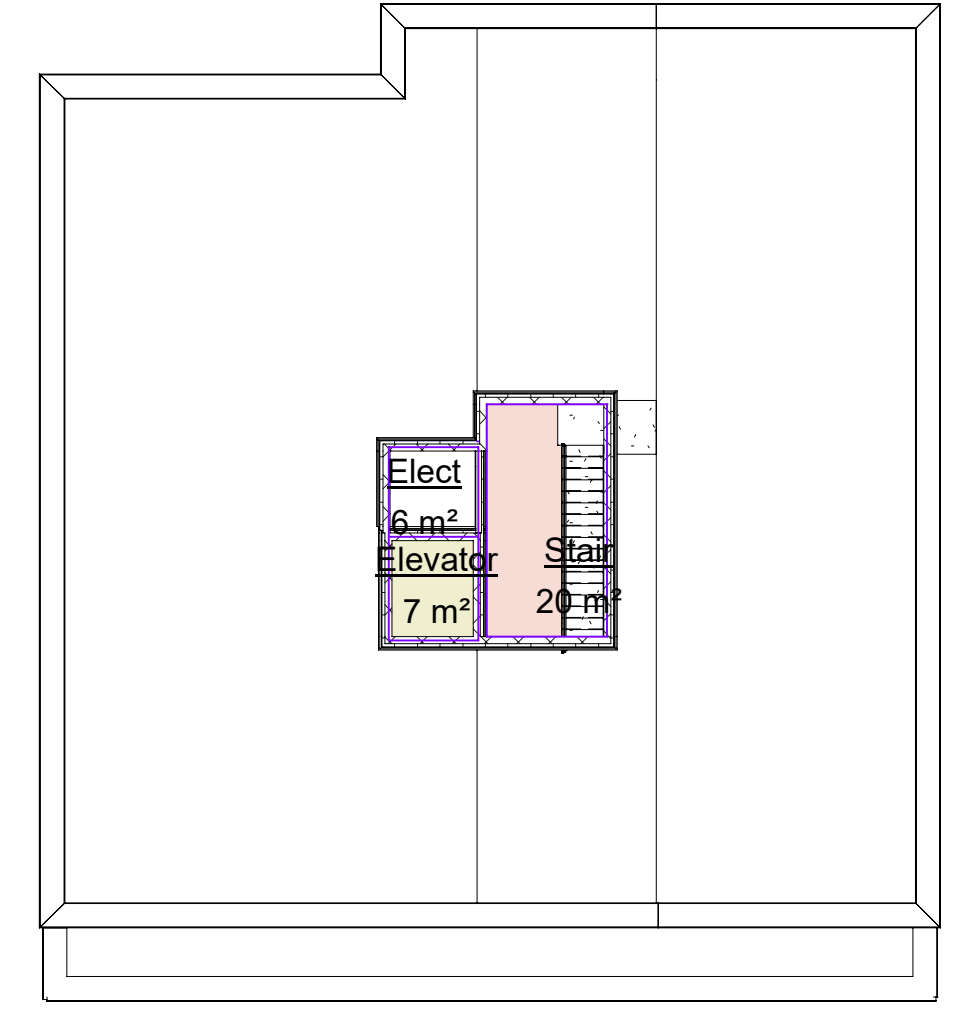
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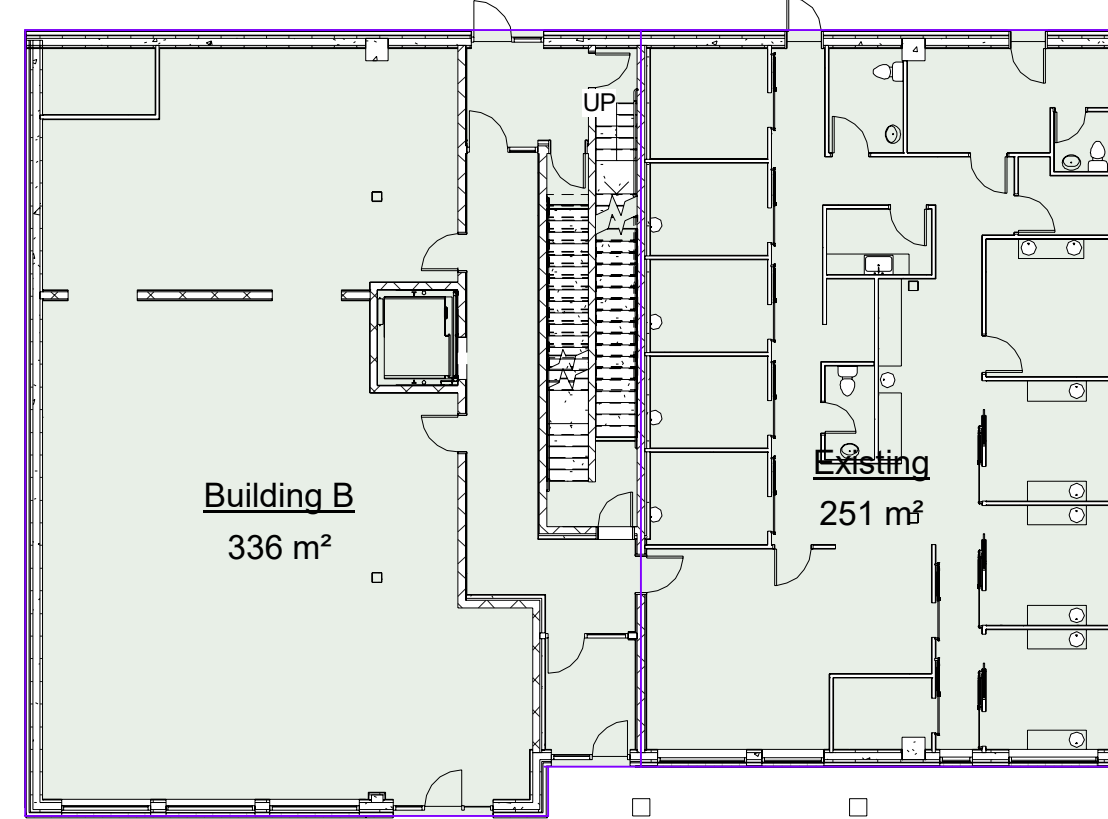
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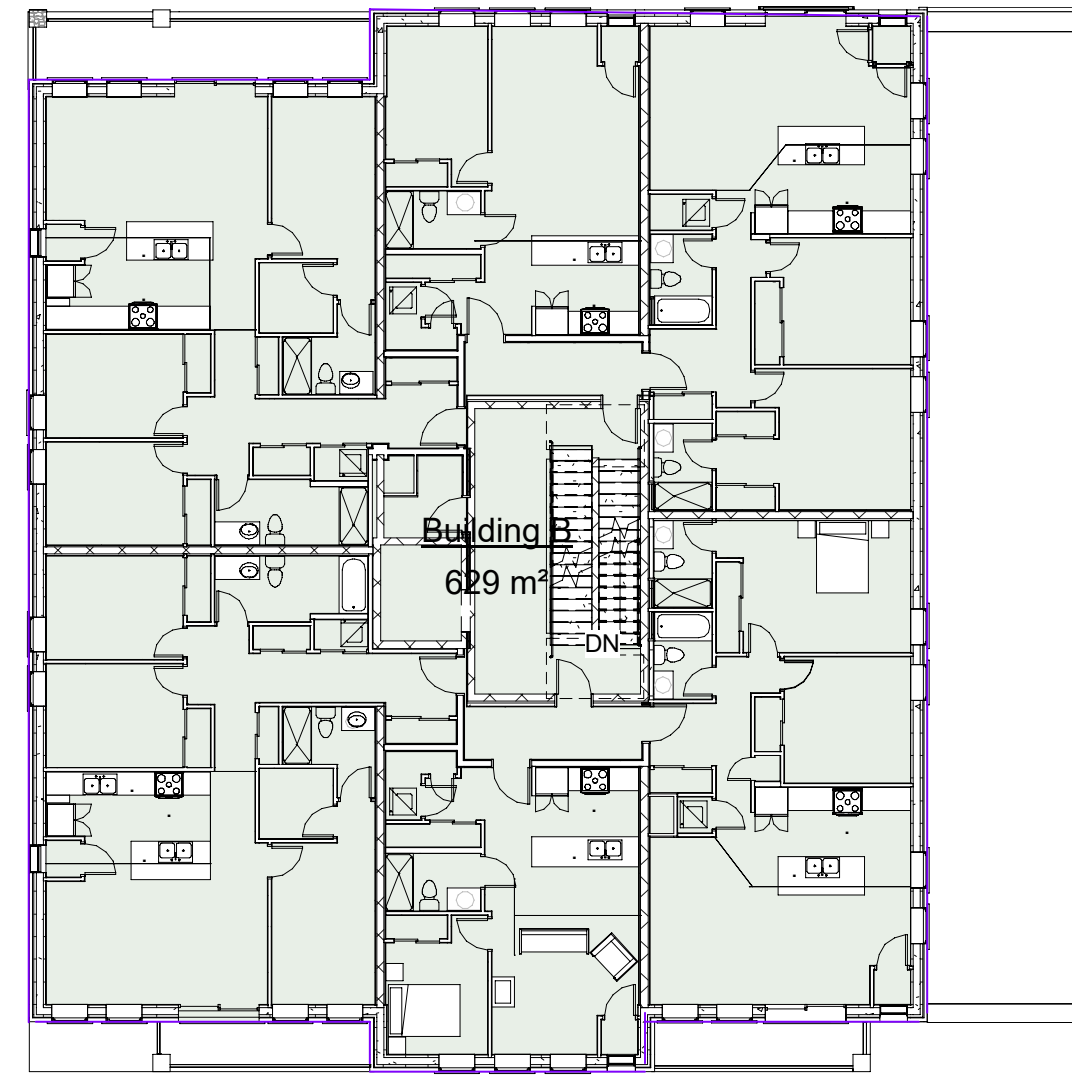
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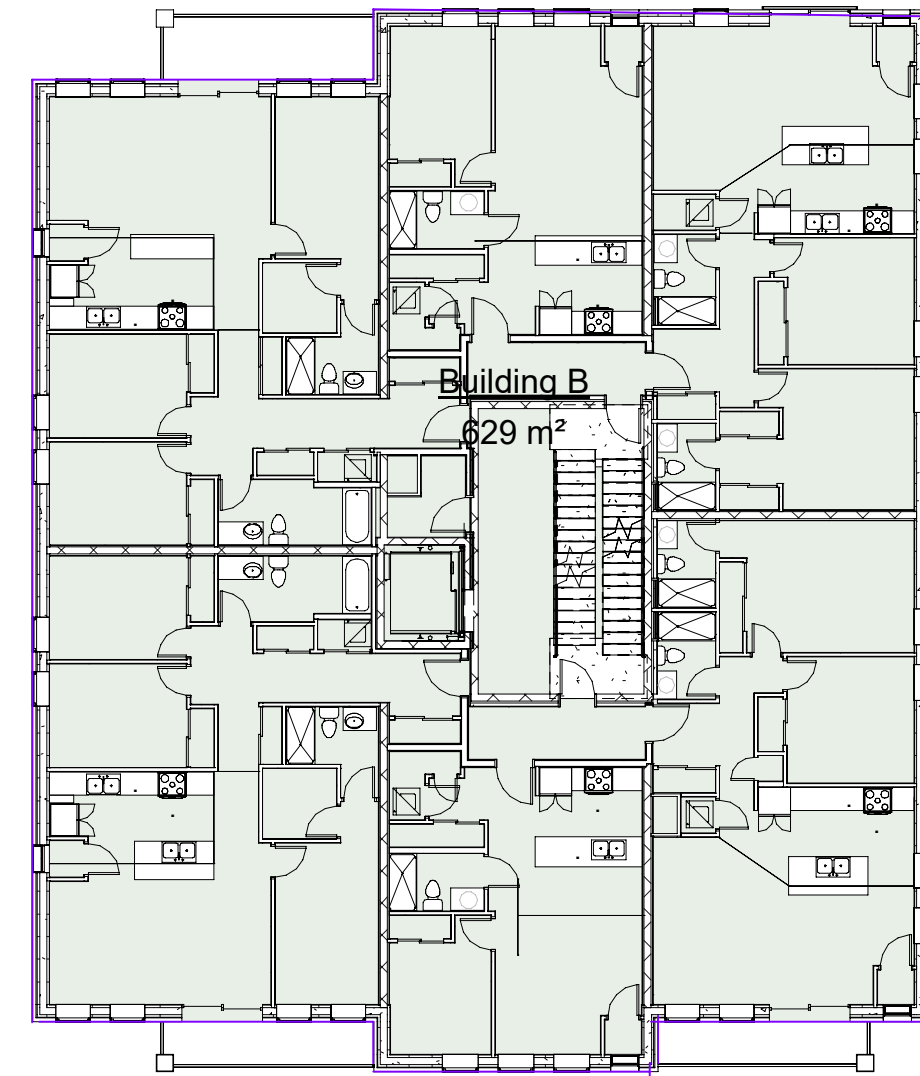
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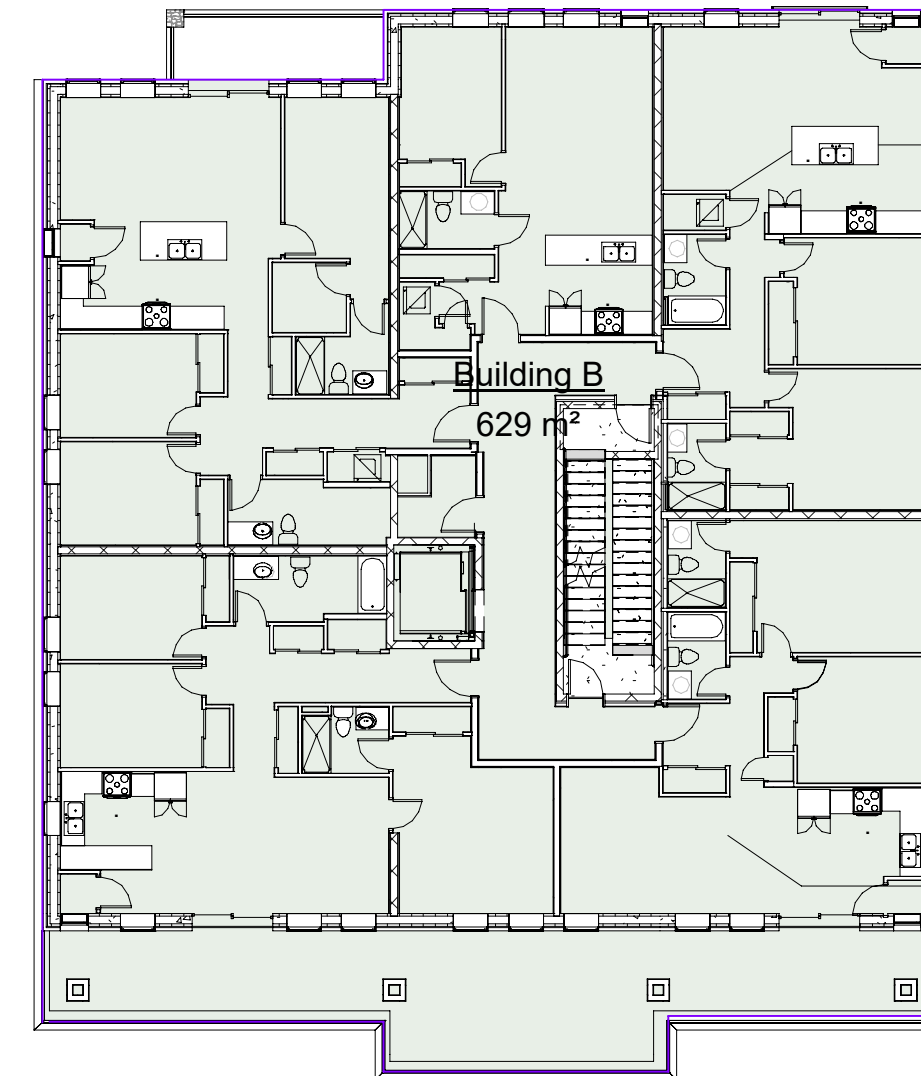
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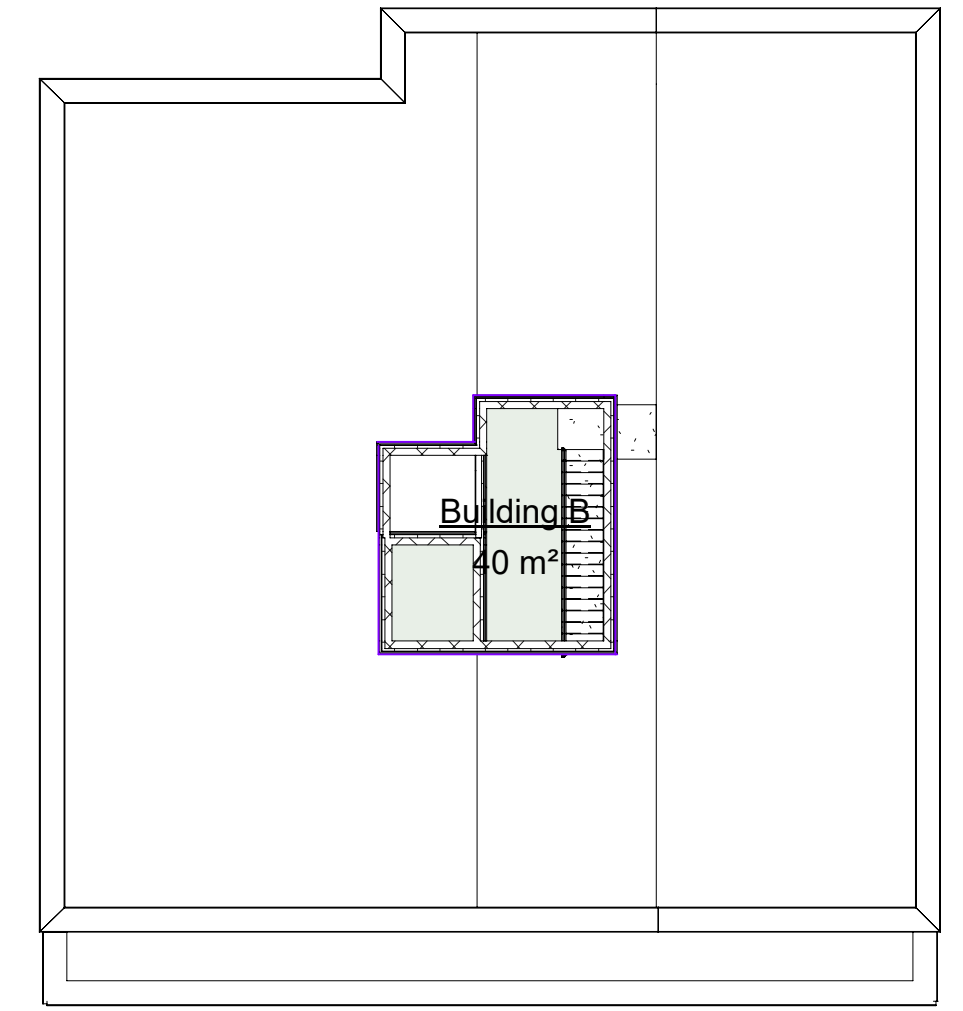
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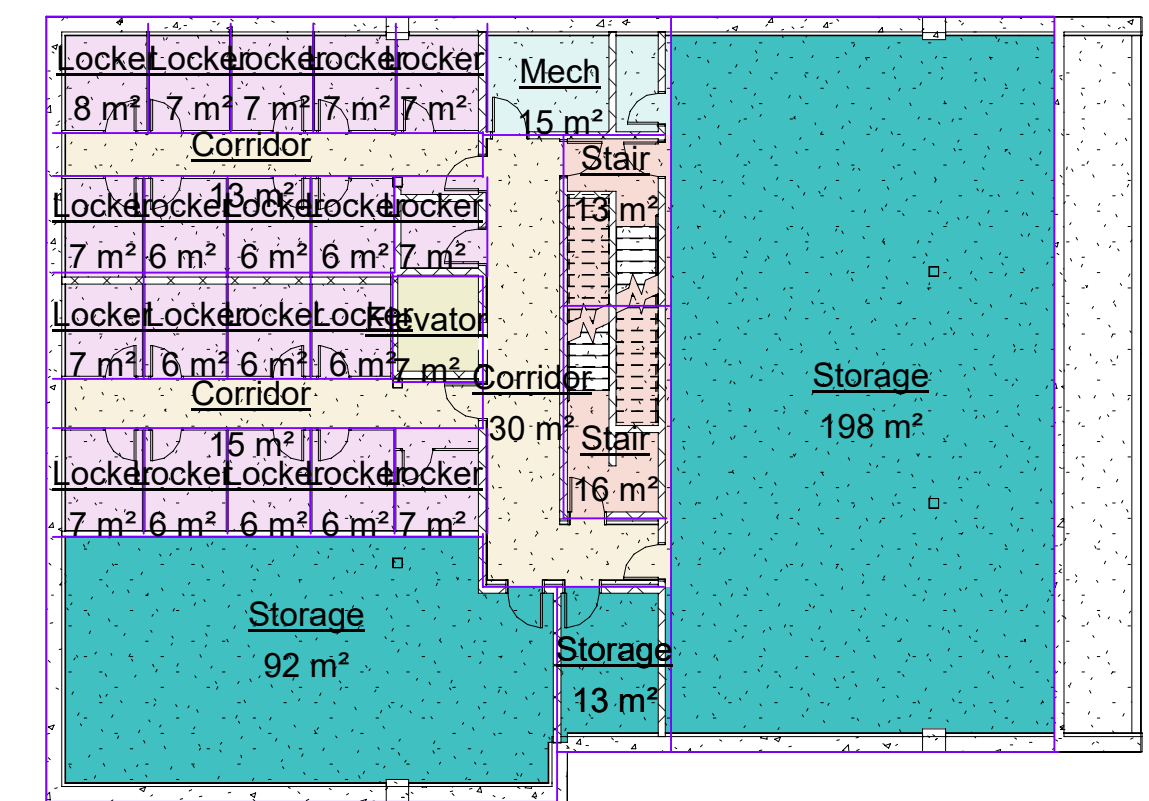
Area Schedule - Totals (Rentable)			
Level	Name	Area	Area SF
Not Placed	Corridor	Not Placed	
000	Not Placed	0 m²	0 ft²
000	Stair	16 m²	172 ft²
000	Stair	13 m²	138 ft²
000	Corridor	30 m²	323 ft²
000	Elevator	7 m²	72 ft²
000	Stair	13 m²	142 ft²
000	Mech	15 m²	164 ft²
000	Corridor	13 m²	142 ft²
000	Corridor	15 m²	160 ft²
000	Locker	7 m²	80 ft²
000	Locker	7 m²	72 ft²
000	Locker	7 m²	72 ft²
000	Locker	7 m²	72 ft²
000	Locker	8 m²	89 ft²
000	Locker	7 m²	71 ft²
000	Locker	6 m²	61 ft²
000	Locker	6 m²	61 ft²
000	Locker	6 m²	61 ft²
000	Locker	7 m²	70 ft²
000	Locker	6 m²	65 ft²
000	Locker	6 m²	67 ft²
000	Locker	6 m²	67 ft²
000	Locker	7 m²	78 ft²
000	Locker	7 m²	80 ft²
000	Locker	6 m²	69 ft²
000	Locker	6 m²	69 ft²
000	Locker	6 m²	69 ft²
000	Storage	198 m²	2127 ft²
000	Storage	92 m²	993 ft²
000	Commercial	537 m²	5782 ft²
001	Commercial	232 m²	2496 ft²
001	Commercial	248 m²	2666 ft²

Area Schedule - Totals (Rentable)			
Level	Name	Area	Area SF
001	Stair	14 m²	151 ft²
001	Stair	10 m²	112 ft²
001	Corridor	39 m²	423 ft²
001	Elect	6 m²	60 ft²
001	Stair	9 m²	96 ft²
001	Vest	11 m²	113 ft²
001	Elevator	5 m²	56 ft²
001	Vest	10 m²	105 ft²
001	Unit A	583 m²	6278 ft²
002	Unit A	122 m²	1309 ft²
002	Unit B	63 m²	680 ft²
002	Unit C	101 m²	1083 ft²
002	Unit D	100 m²	1078 ft²
002	Unit E	59 m²	640 ft²
002	Unit A	122 m²	1308 ft²
002	Stair	12 m²	128 ft²
002	Stair	11 m²	117 ft²
002	Corridor	29 m²	315 ft²
002	Elect	6 m²	61 ft²
002	Elevator	7 m²	74 ft²
002	Stair	631 m²	6792 ft²
003	Unit A	121 m²	1307 ft²
003	Unit A	122 m²	1312 ft²
003	Unit B	63 m²	677 ft²
003	Unit C	101 m²	1087 ft²
003	Unit D	101 m²	1085 ft²
003	Unit E	59 m²	639 ft²
003	Stair	12 m²	125 ft²
003	Stair	10 m²	110 ft²
003	Corridor	29 m²	316 ft²
003	Elect	6 m²	70 ft²
003	Elevator	6 m²	65 ft²
003	Stair	631 m²	6792 ft²
003	Unit A-2	120 m²	1290 ft²

Area Schedule - Totals (Rentable)			
Level	Name	Area	Area SF
004	Unit A	121 m²	1306 ft²
004	Unit B	63 m²	682 ft²
004	Unit C	100 m²	1075 ft²
004	Unit D-2	94 m²	1010 ft²
004	Stair	12 m²	131 ft²
004	Stair	12 m²	126 ft²
004	Commercial	29 m²	315 ft²
004	Elect	6 m²	61 ft²
004	Elevator	7 m²	70 ft²
004	Stair	564 m²	6067 ft²
005	Stair	20 m²	211 ft²
005	Elect	6 m²	61 ft²
005	Elevator	7 m²	70 ft²
005	Stair	32 m²	342 ft²
Grand total:	75	2978 m²	32052 ft²

Area Schedule (Gross Building)				
Level	Name	Area	Area SF	Area Total
000	Building B	528 m²	5688 ft²	528 m²
001	Building B	336 m²	3615 ft²	336 m²
001	Existing	310 m²	3340 ft²	310 m²
001	Existing	251 m²	2698 ft²	251 m²
001	Building D	77 m²	832 ft²	77 m²
001	Building C	249 m²	2682 ft²	249 m²
002	Building B	629 m²	6769 ft²	629 m²
003	Building B	629 m²	6773 ft²	629 m²
004	Building B	629 m²	6775 ft²	629 m²
005	Building B	40 m²	431 ft²	40 m²
Grand total				3679 m²

Unit Schedule - Totals		
Name	Count	Unit
Commercial	2	Unit
Unit A	5	Unit
Unit A-2	1	Unit
Unit B	3	Unit
Unit C	3	Unit
Unit D	2	Unit
Unit D-2	1	Unit
Unit E	2	Unit
Grand total	19	



9 OOO  
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PROJECT #: 20066  
CHKD: [ ]  
DRAWN: JEF/AKR  
DATE DWN: FEB. 26/13  
ISSUED: 2021 10 25  
SHEET #

**Mixed Use Building**  
Geddes St., Elora  
**Area Plans**

PROJECT TITLE  
SCALE: 1: 200  
DATE DWN: FEB. 26/13  
ISSUED: 2021 10 25

SEAL

PROJECT NORTH

REVISIONS

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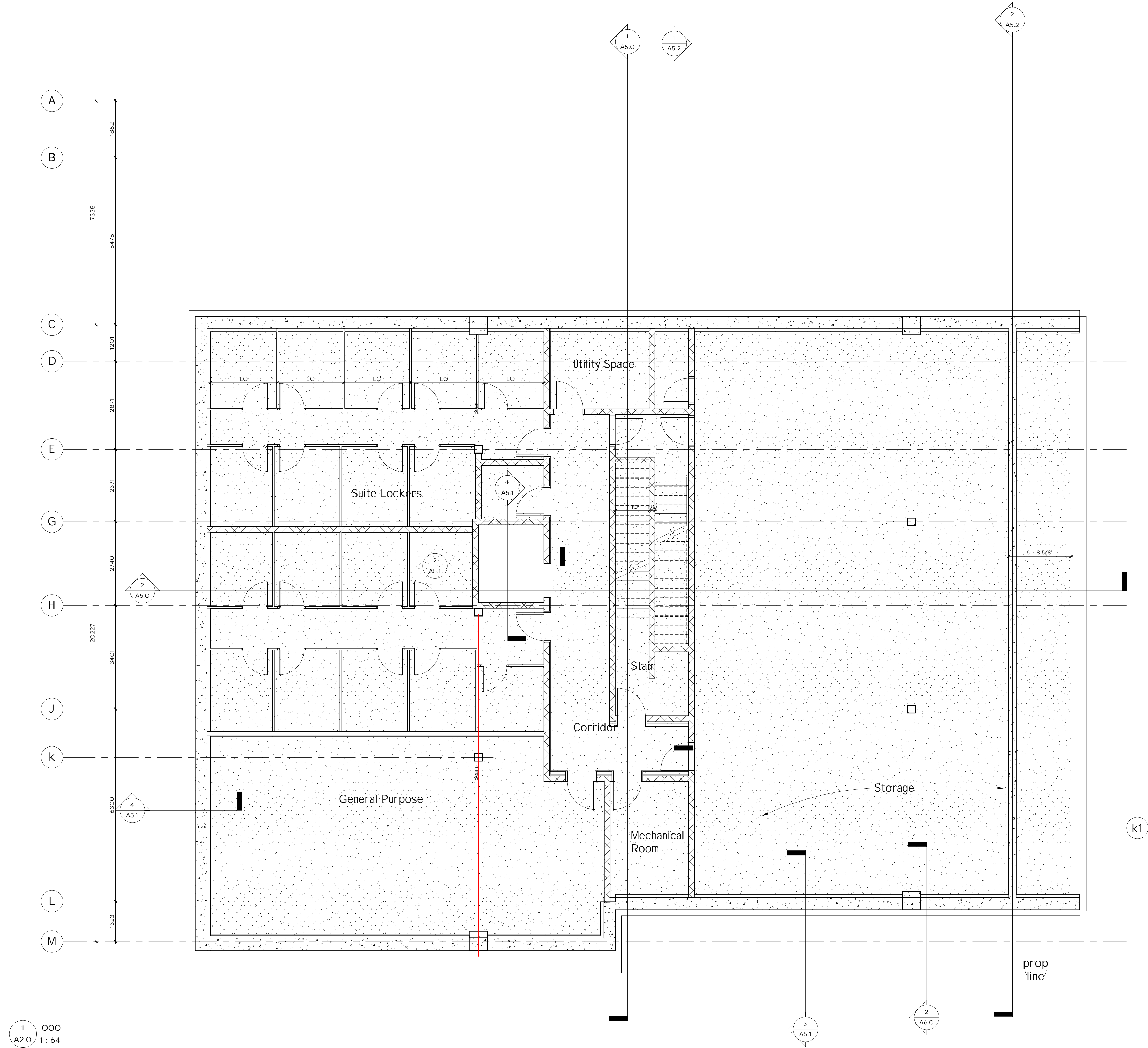
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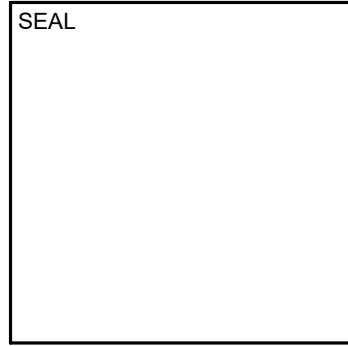
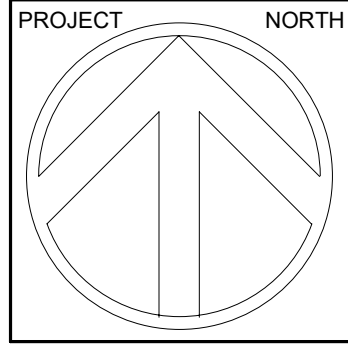
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DRAWN	JEF
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DATE DWN	06/28/13
ISSUED	2021 10 25

Mixed Use Building  
Geddes St., Elora  
Basement Plan



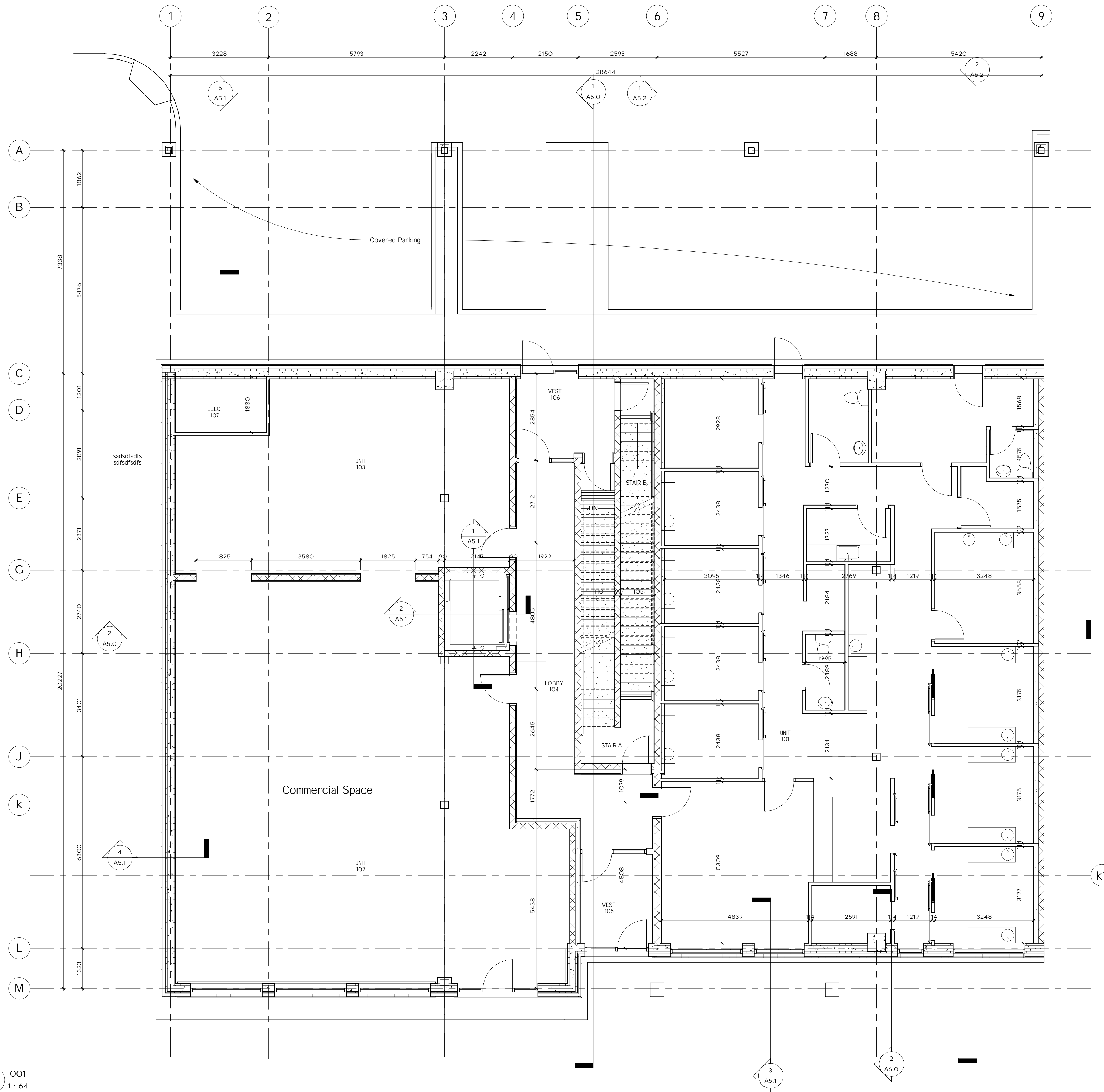
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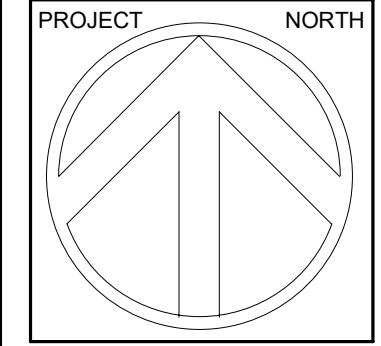
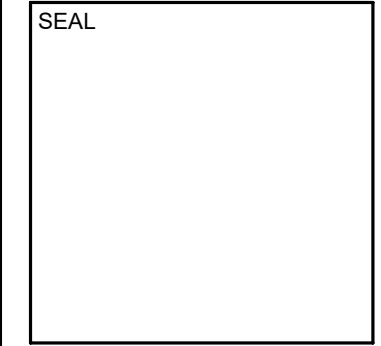
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**Mixed Use Building**  
Geddes St., Elora  
**1st Floor Plan**

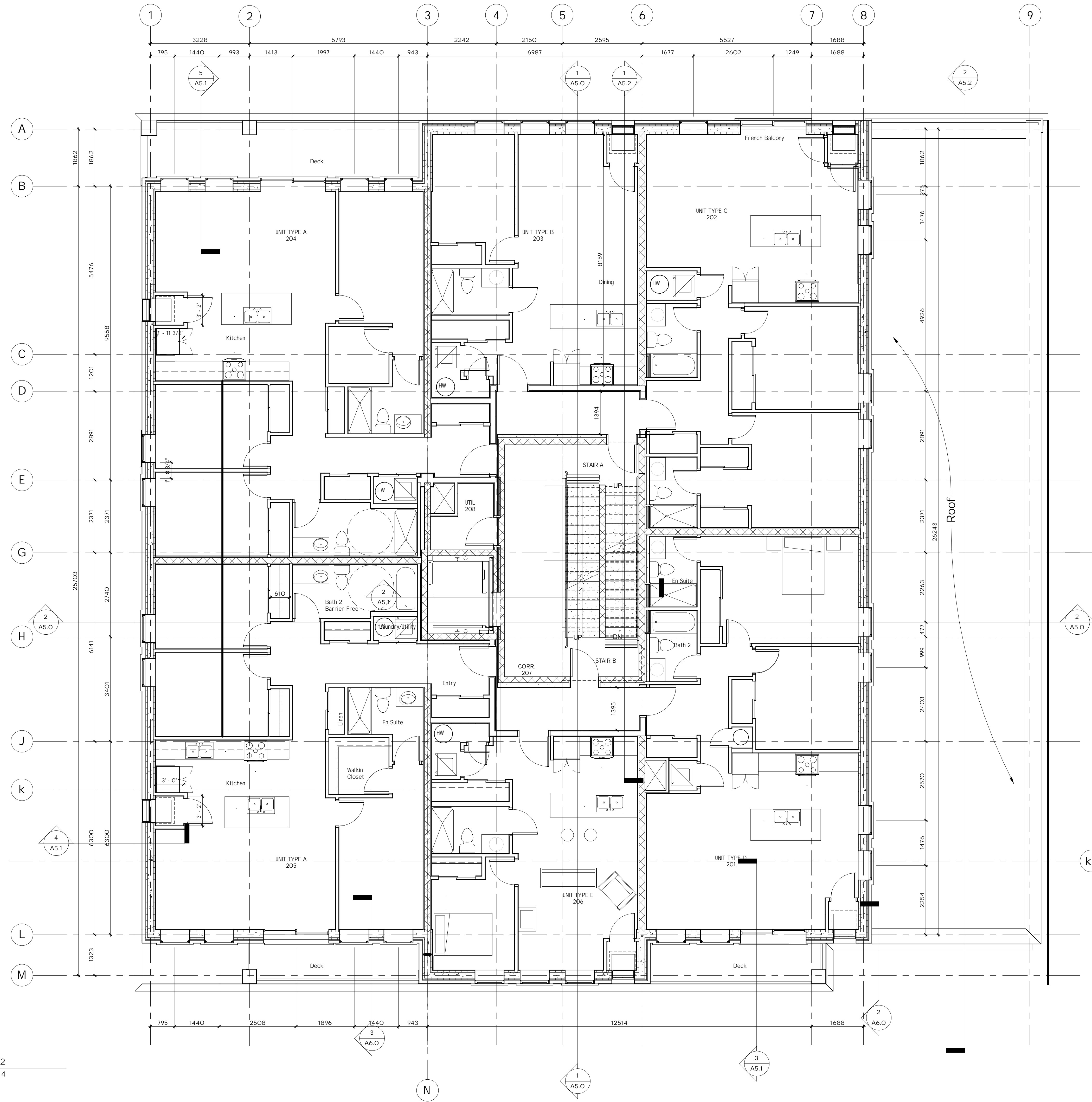
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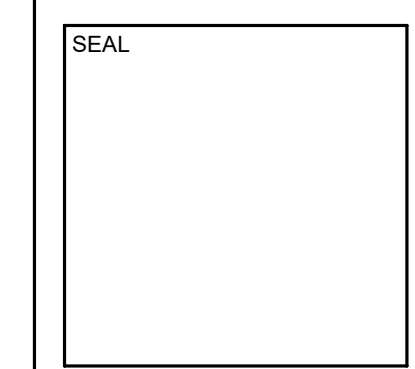
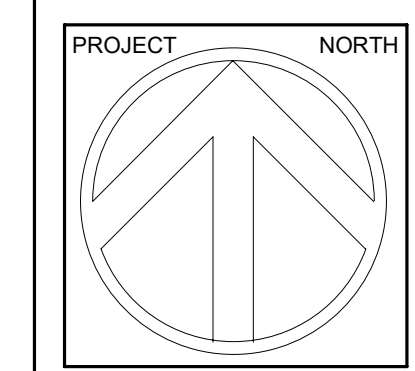
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DATE DWN	FEB. 26/13
ISSUED	2021 TO 25

Mixed Use Building  
Geddes St., Elora  
2nd Floor Plan

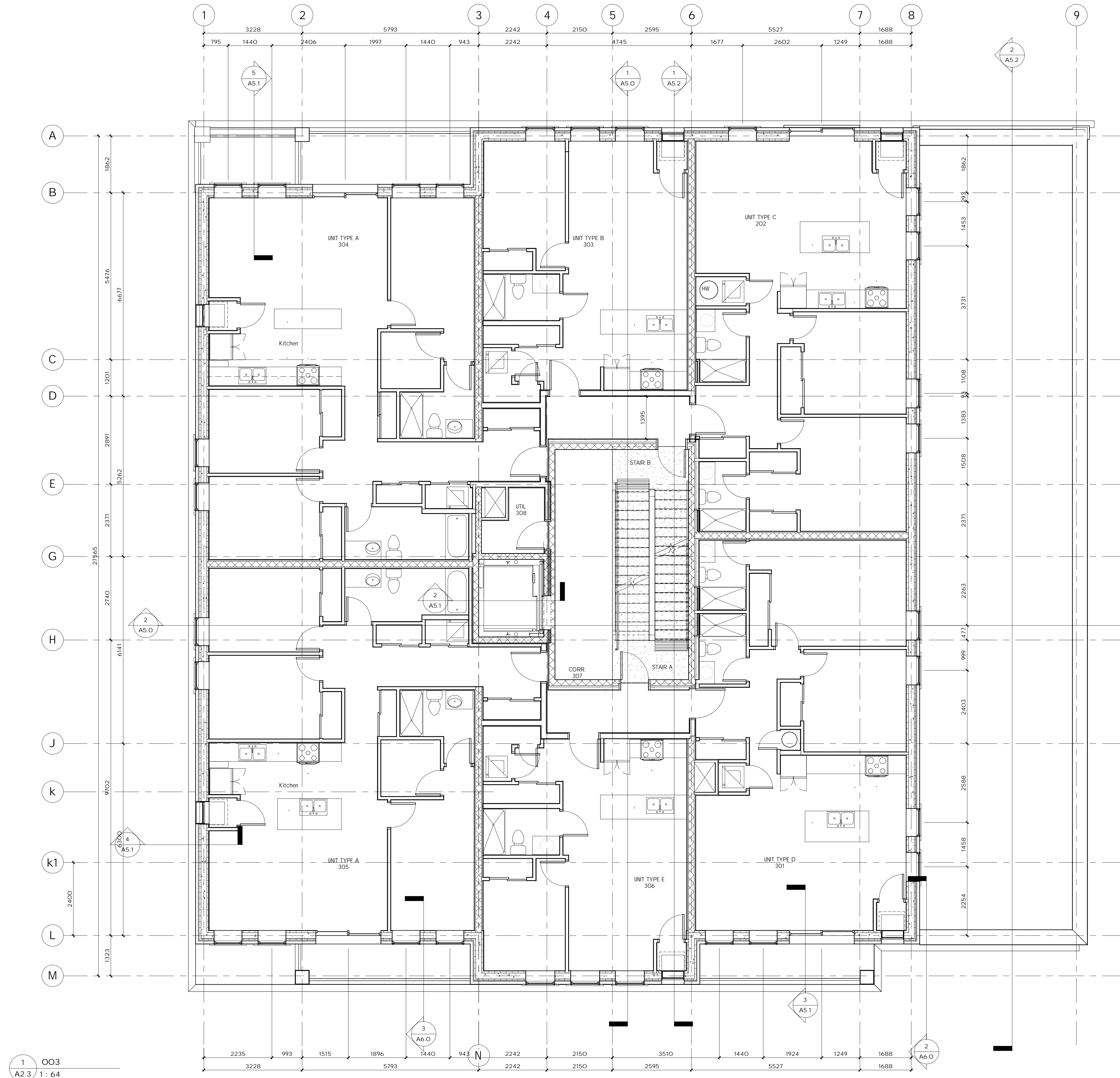


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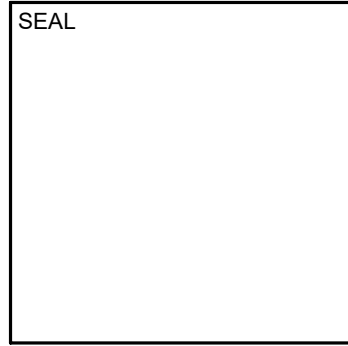
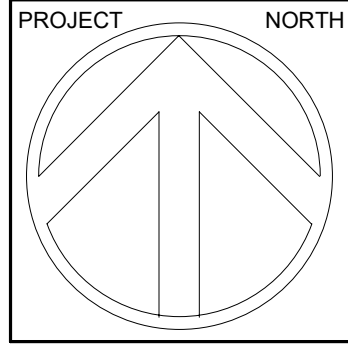
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STATUS	Schematic
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CHKD	Checker
DRAWN	JEF
SCALE	1 : 64
DATE DWN	05/08/20
ISSUED	2021 TO 25

Mixed Use Building  
Geddes St., Elora  
3rd Floor Plan



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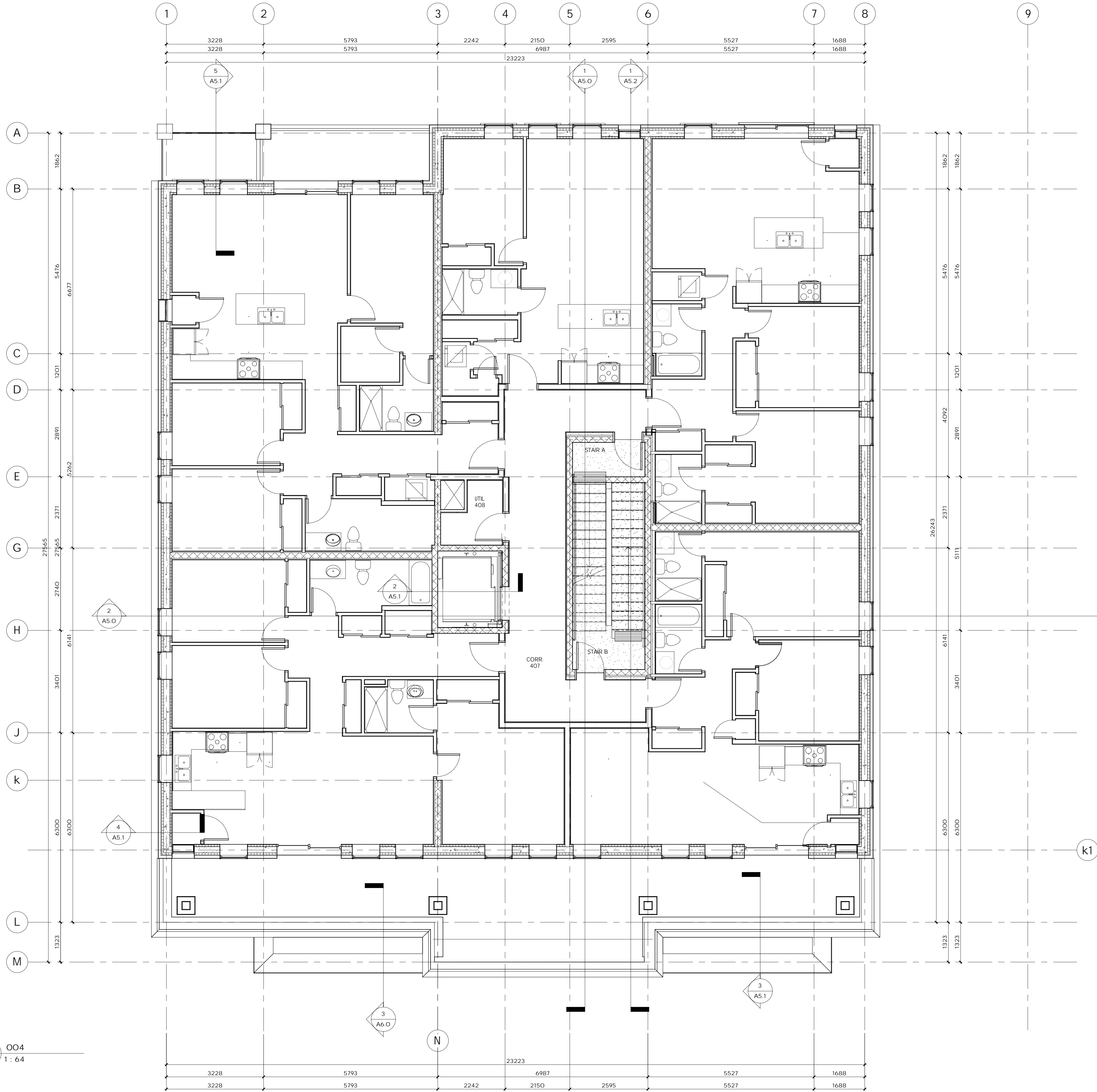
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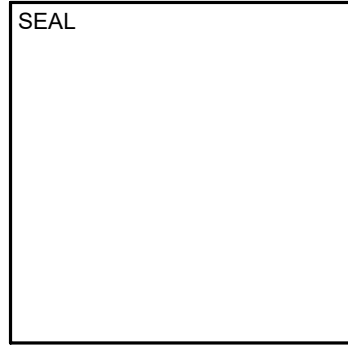
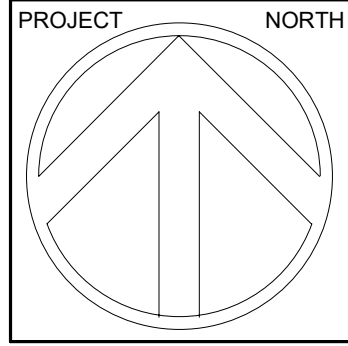
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SCALE	1 : 64
DATE DWN	05/08/20
ISSUED	2021 TO 25

Mixed Use Building  
Geddes St., Elora  
4th Floor Plan



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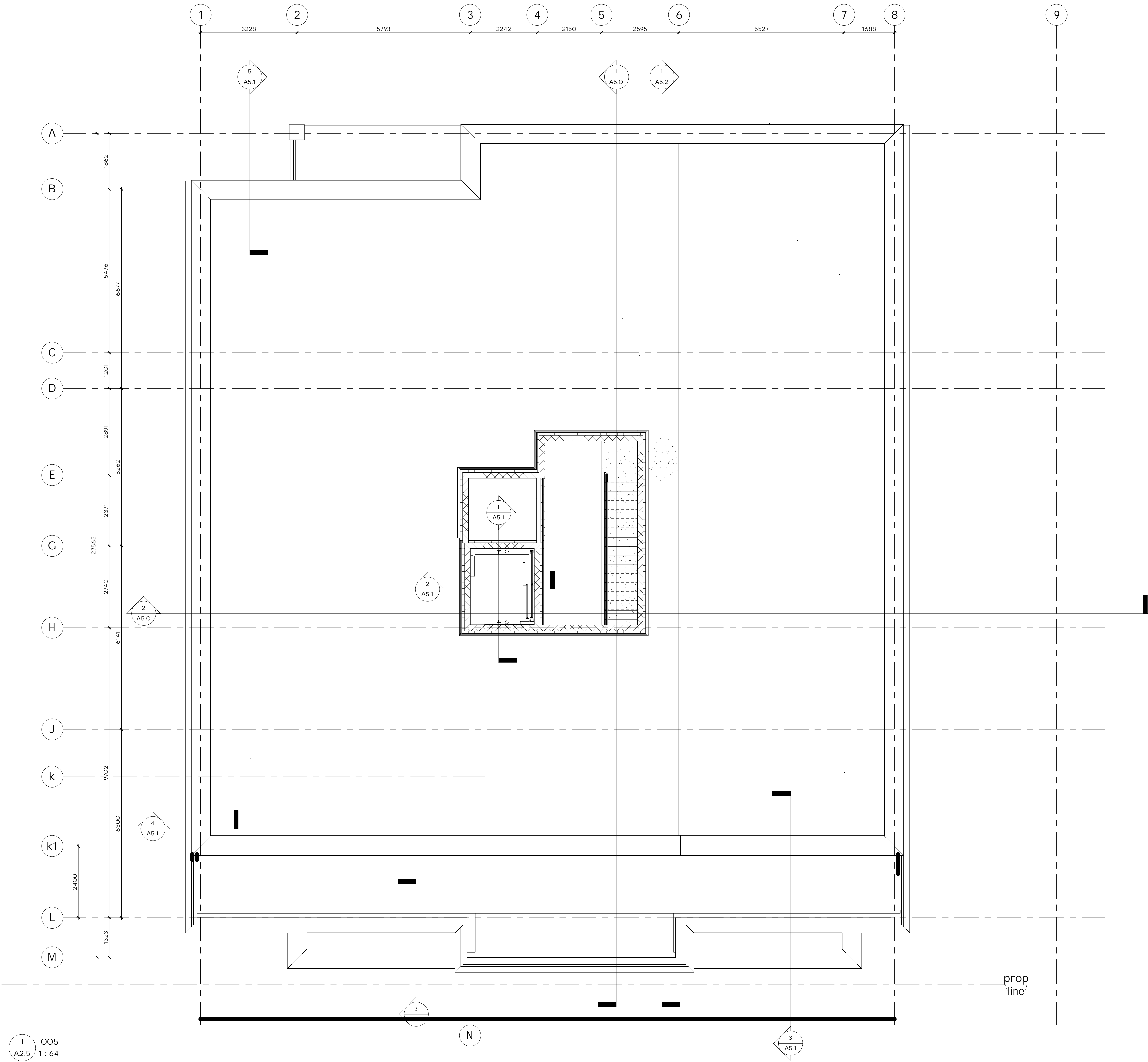
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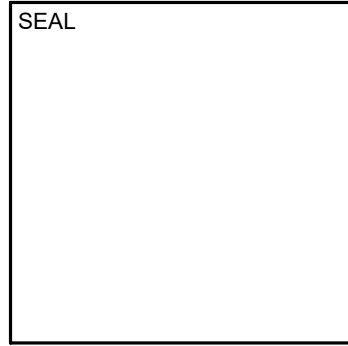
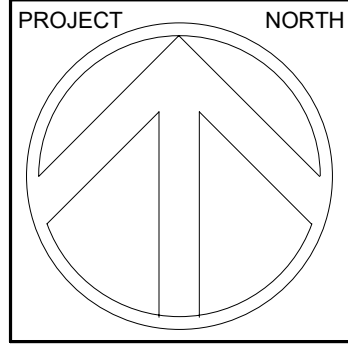
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STATUS	Schematic
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CHKD	Checker
DRAWN	Author
SCALE	1 : 64
DATE DWN	02/04/21
ISSUED	2021 10 25

Mixed Use Building  
Geddes St., Elora  
Fifth Floor



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Fax: 519-846-0343

REVISIONS	DATE

A2.5

2021-10-25 4:04:55 PM



3 Geddes St.  
A4.0 1 : 64

STATUS	Schematic
PROJECT #	20066
CHKD	Checker
DRAWN	JEF
SCALE	1 : 64
DATE DWN	20190614
ISSUED	2021 10 25

Mixed Use Building  
Geddes St., Elora  
Geddes Street Elevation

PROJECT NORTH

SEAL

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ARCHITECTS INC  
115 Metcalfe Street  
Elora, Ontario N0B 1S0  
www.fryettturner.ca  
Tel: 519-846-2201  
Fax: 519-846-0343

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

A4.0

2021-10-25 4:04:56 PM



1 North  
A4.1 1 : 64

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

STATUS	Schematic
PROJECT #	20066
CHKD	Checker
DRAWN	JEF
SCALE	1 : 64
DATE DWN	05/09/20
ISSUED	2021 10 25

Mixed Use Building  
Geddes St., Elora  
North Elevation

PROJECT NORTH

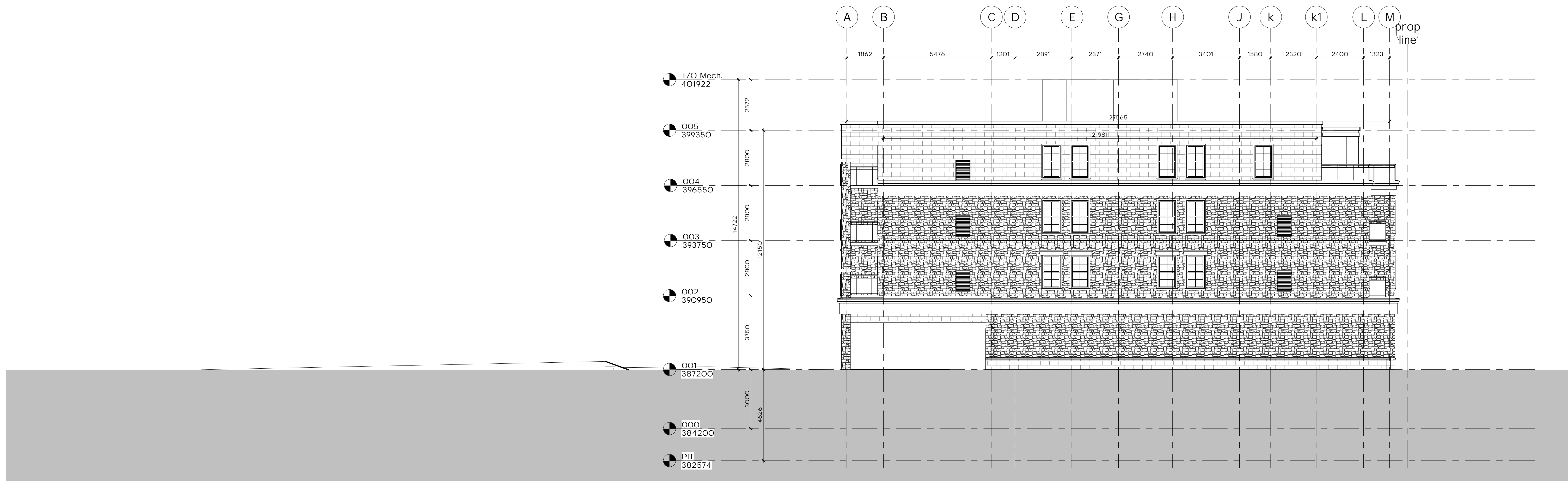
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2 East  
A4.2 1 : 100



1 West  
A4.2 1 : 100

STATUS	Schematic
PROJECT #	20066
CHKD	Checker
DRAWN	JEF
SCALE	1 : 100
DATE DWN	20190614
ISSUED	2021 10 25

Mixed Use Building  
Geddes St., Elora  
East & West Elevations

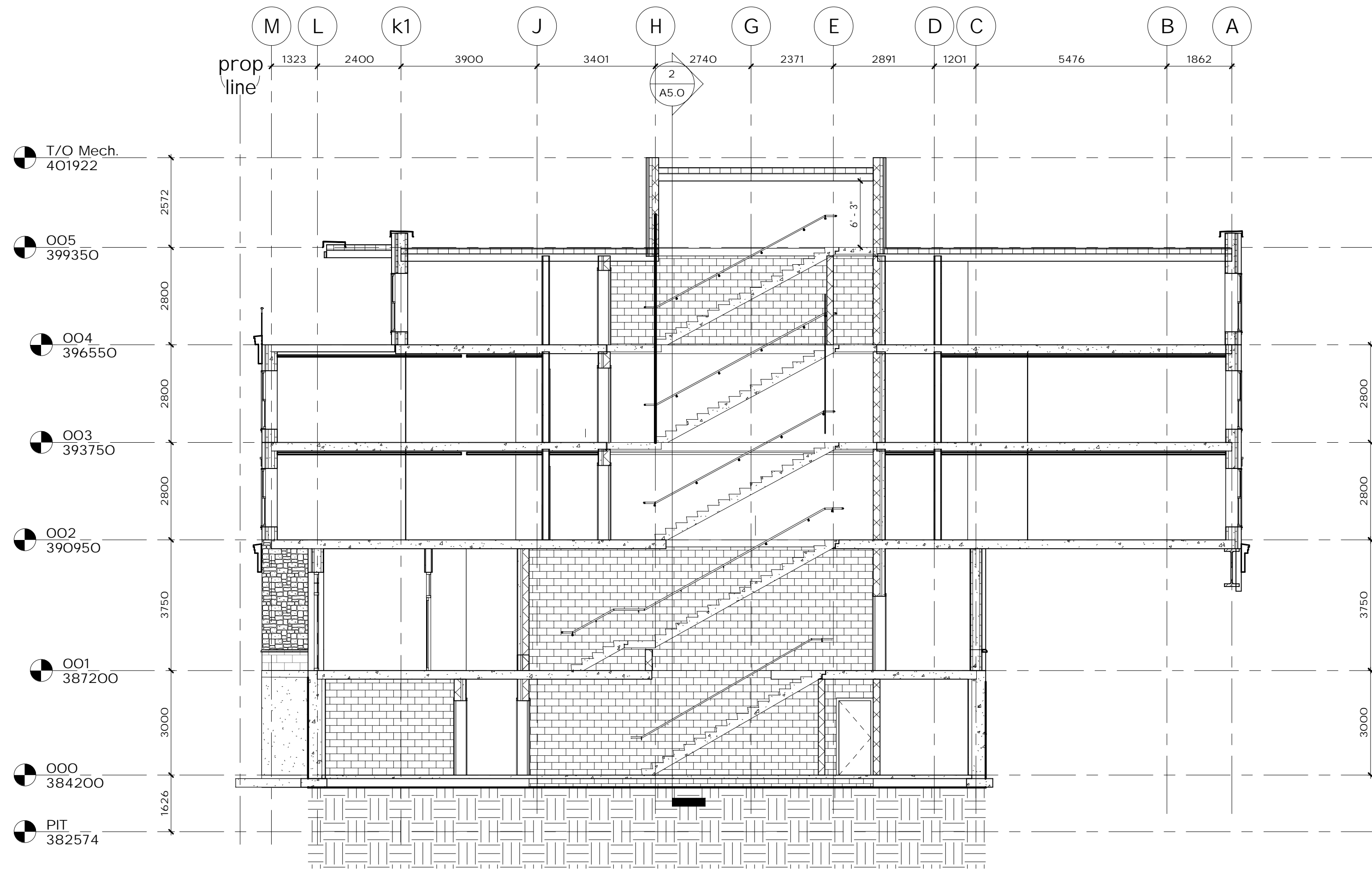
PROJECT	NORTH
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SEAL
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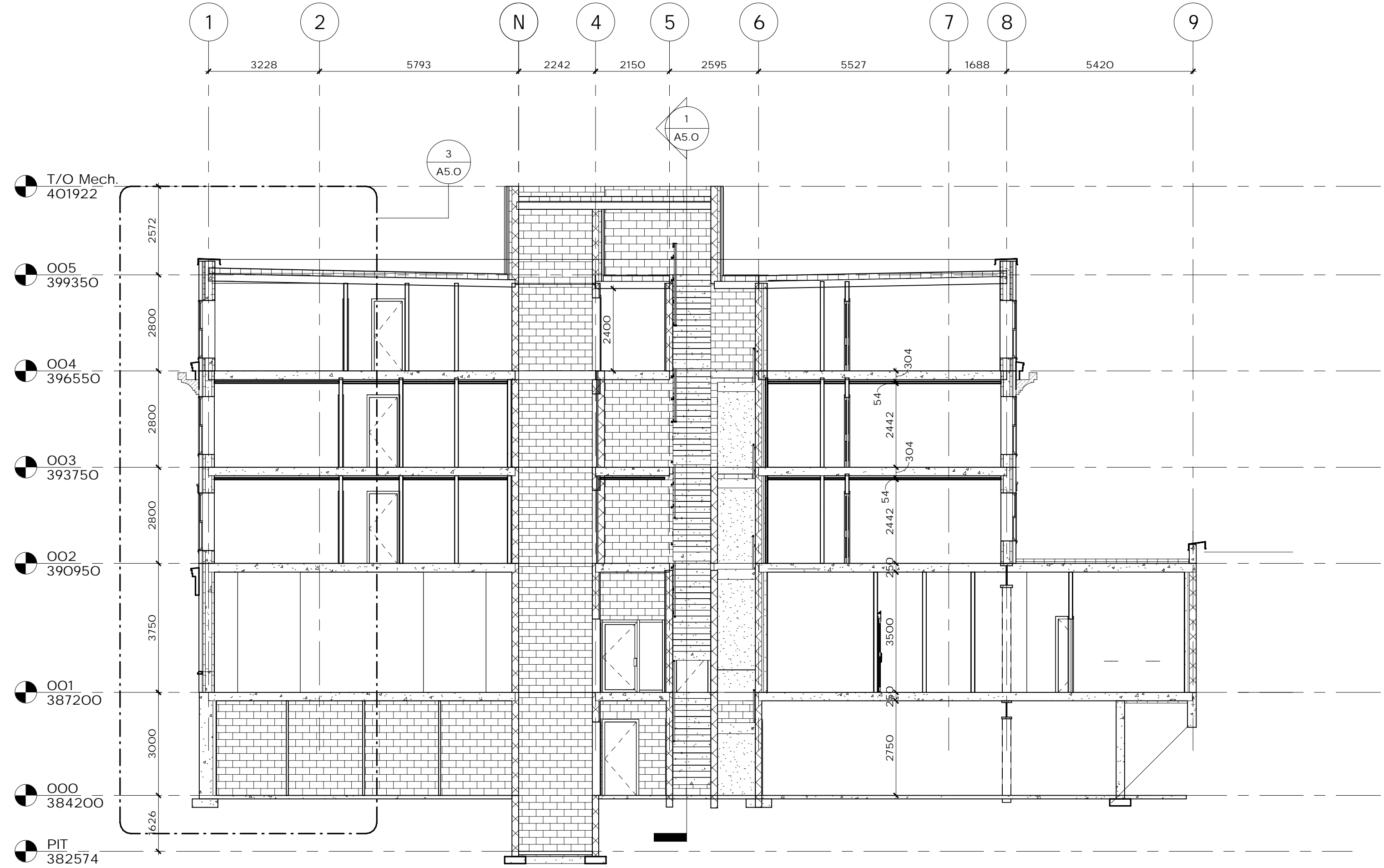
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.  
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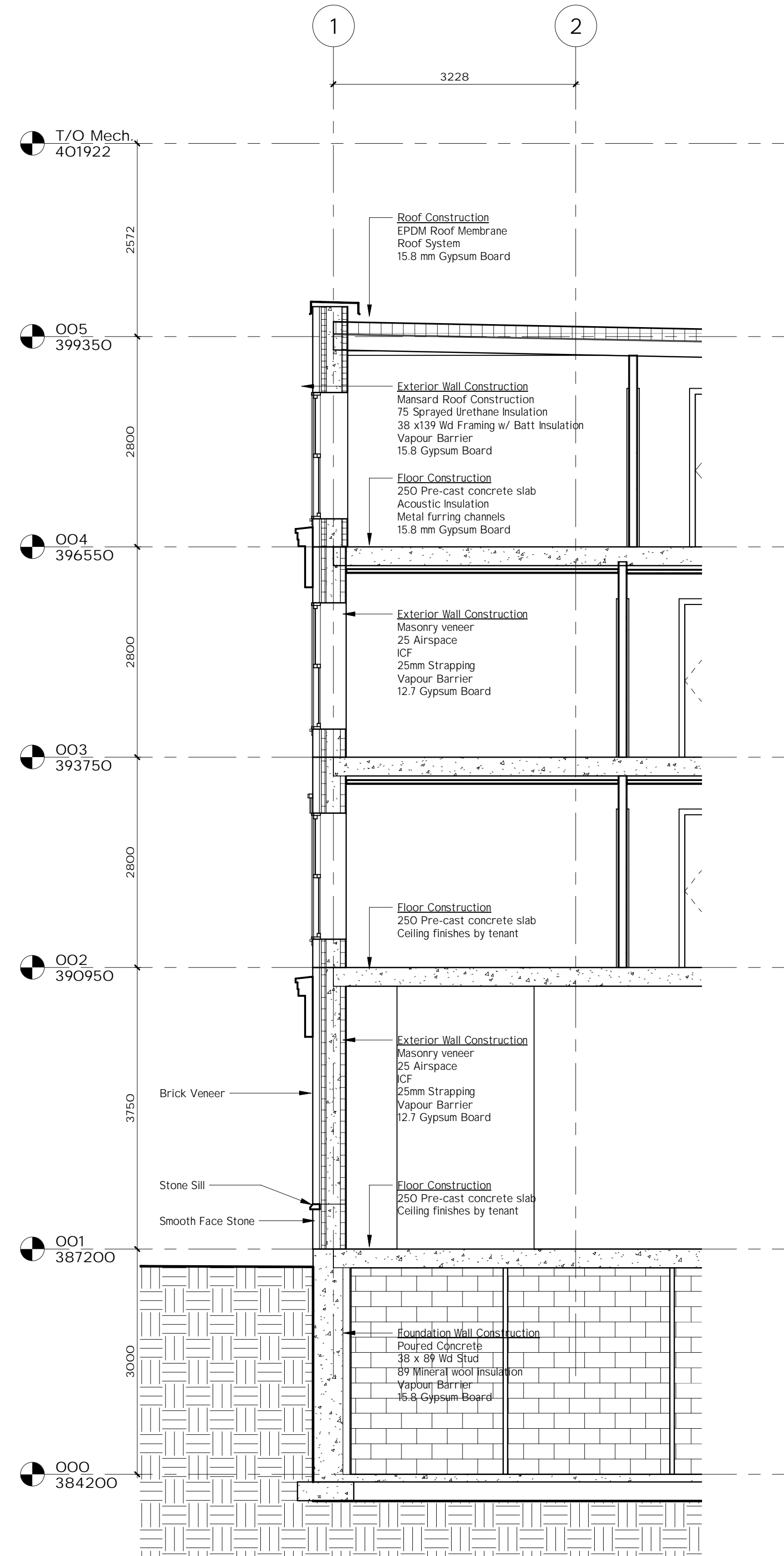
2021-10-25 4:05:00 PM



1 Section 1  
A5.0 1:100



2 Section 2  
A5.0 1:100



3 Section 2 - Callout 1  
A5.0 1:50

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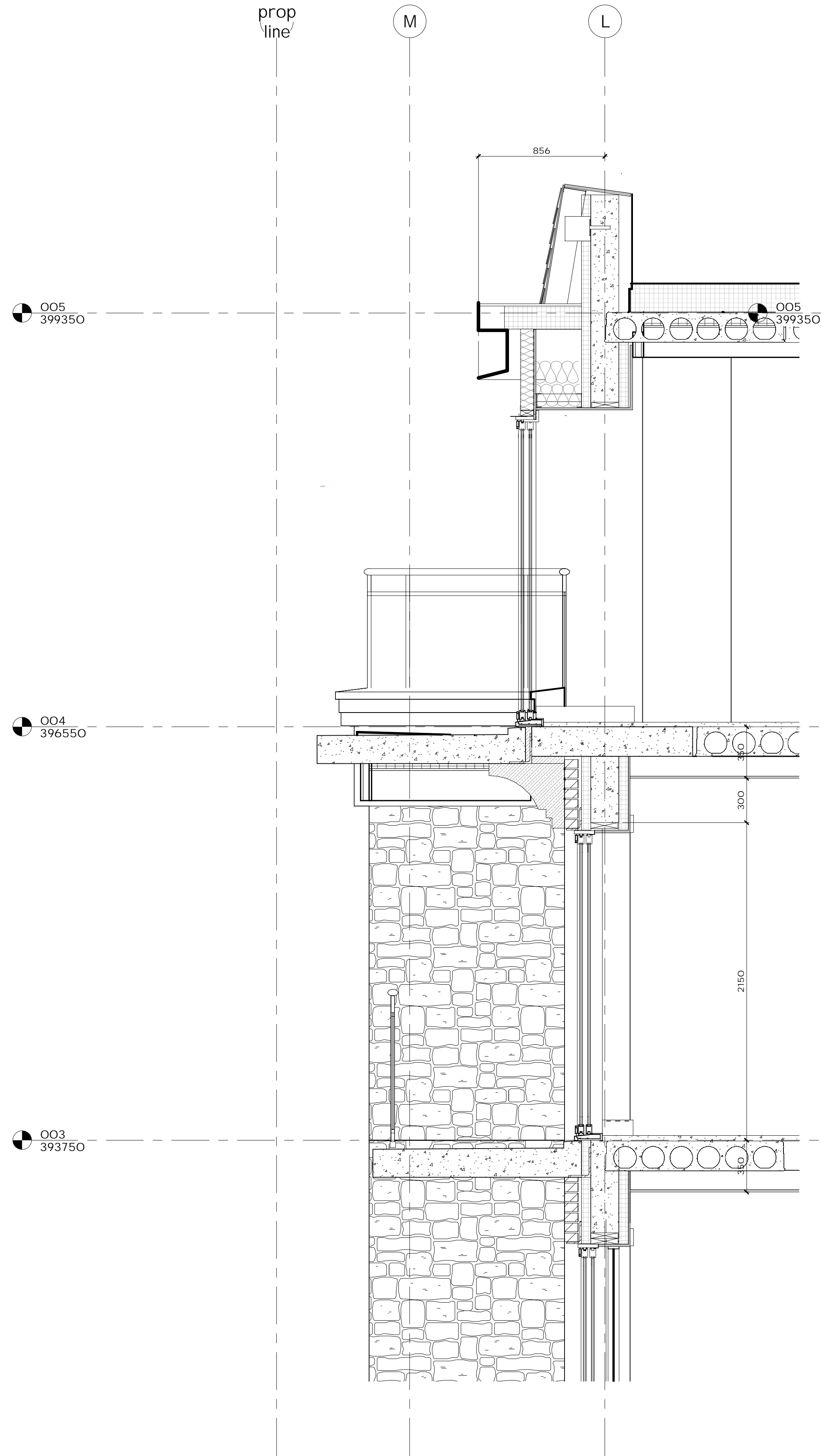
PROJECT NORTH

Mixed Use Building  
Geddes St., Elora  
Building Sections

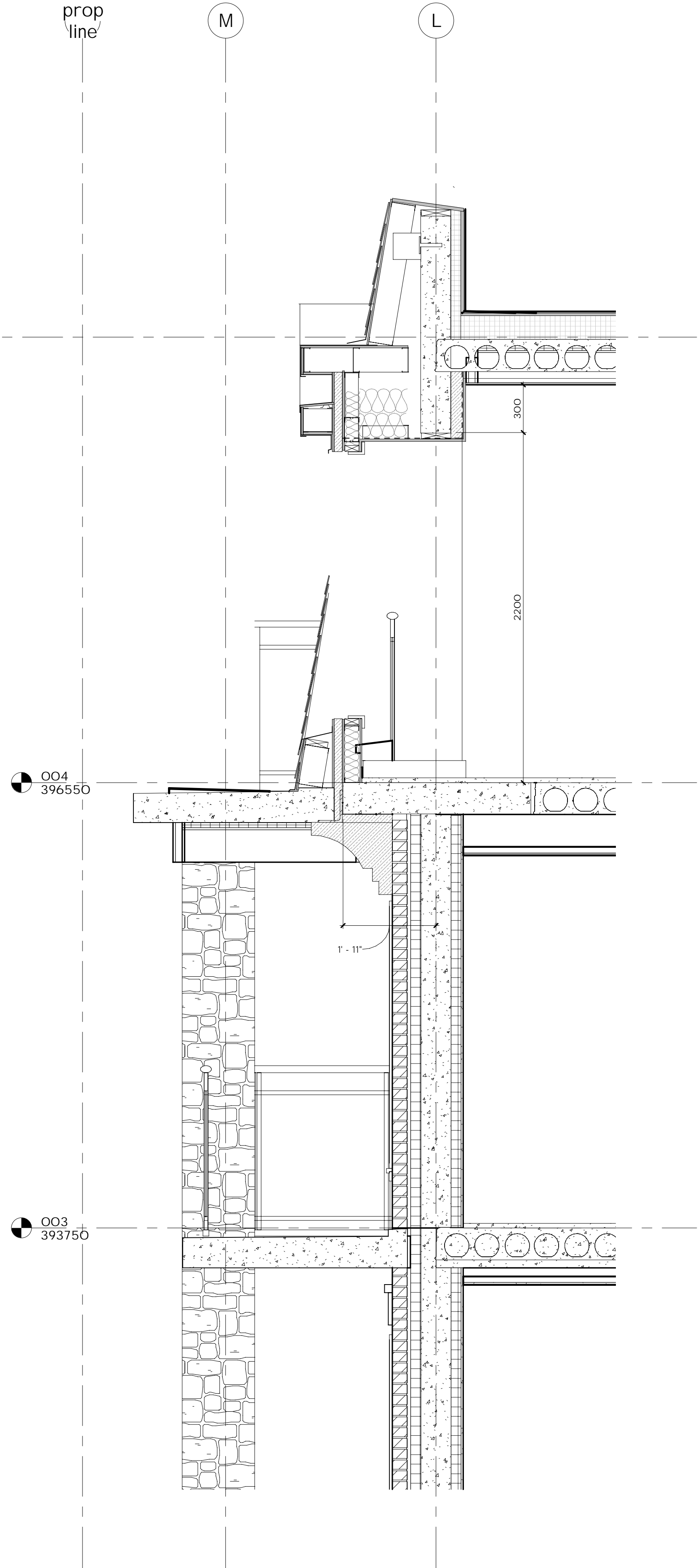
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PROJECT # 20066  
CHKD Checker  
DRAWN JEF  
SCALE As indicated  
DATE DWN 20190614  
ISSUED 2021 10 25

REVISIONS DATE

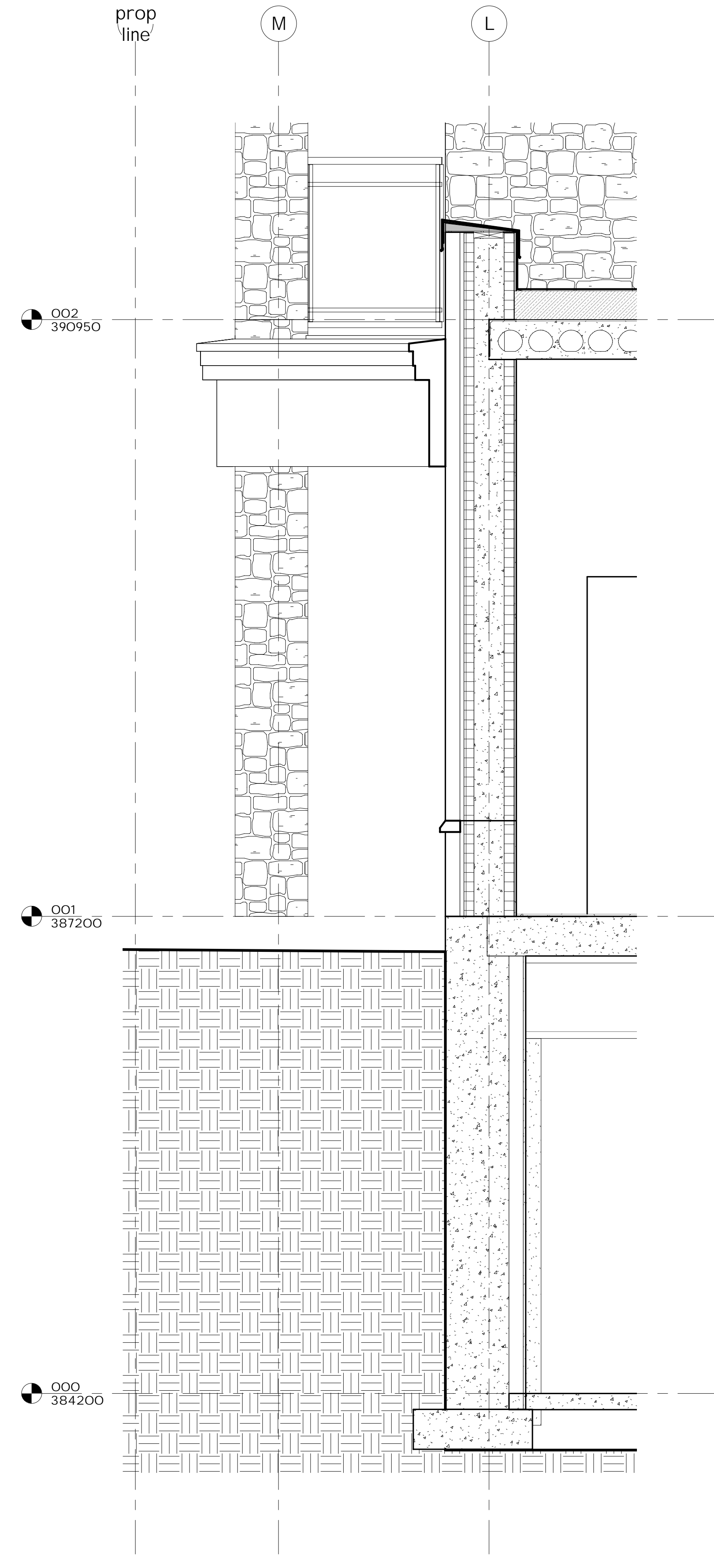
2021-10-25 4:05:00 PM



1 Section 22 - Callout 1  
A6.0 1: 20



3 Section 21  
A6.0 1: 20



2 Section 24  
A6.0 1: 20

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

STATUS	Schematic
PROJECT #	20066
CHKD	Checker
DRAWN	Author
SCALE	1 : 20
DATE DWN	11/26/20
ISSUED	2021 10 25

Mixed Use Building  
Geddes St., Elora  
Details

PROJECT	NORTH
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SEAL
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1 Rendering Geddes View  
SP2.3 1:1



4 Geddes looking west\_1  
SP2.3 1:1



5 Geddes looking east  
SP2.3 1:1



2 Rendering Corner View Phase 2  
SP2.3 1:1

2021-10-25 2:21:10 PM

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

STATUS	DESIGN
PROJECT #	20066
CHKD	Checker
DRAWN	Author
SCALE	1:1
DATE DWN	10/22/21
ISSUED	2021 10 25

**Moir & Geddes Mixed Residential**  
27 Moir St., Elora  
3D Street Views

PROJECT NORTH


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SP2.3



MATERIALS	
	STONE 1 - LOCAL WIDE FORMAT SMOOTH FINISH STONE, ARRISCRAFT RENAISSANCE OR SIMILAR
	STONE 2 - RANDOM CUT NATURAL STONE
	PRE-FINISHED STUCCO MOLDING C/W UV INHIBITOR
	PRECAST MOLDING
	ARCHITECTURAL FINISHED CONCRETE
	PRE-FINISHED METAL FLASHING TO MATCH ADJACENT MATERIAL
	PRE-FINISHED ALUMINUM GLAZING
	NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER



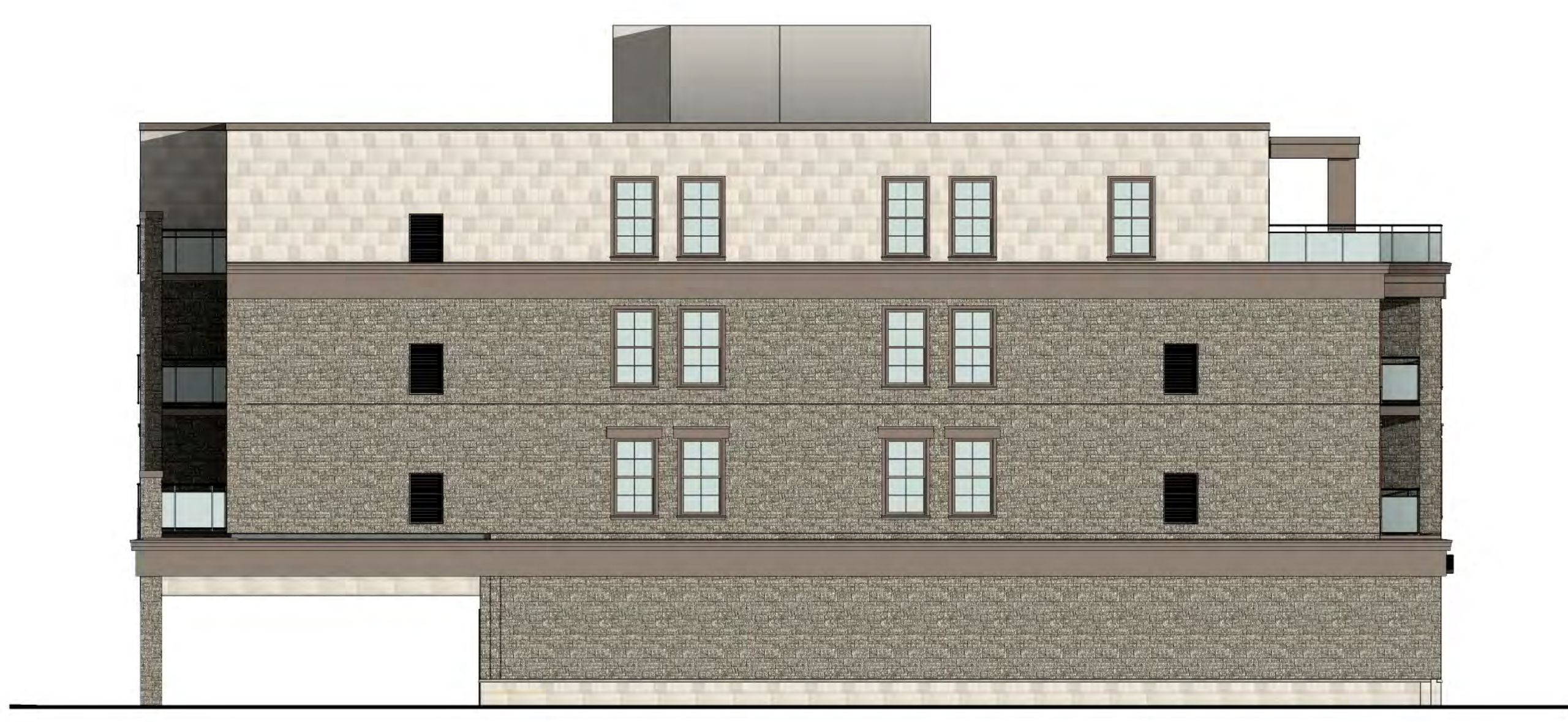
2 Geddes Bldg North Elevation  
SP3.0 1:100



1 Geddes Bldg East Elevation  
SP3.0 1:100



3 Geddes Bldg South Elevation  
SP3.0 1:100



4 Geddes Bldg West Elevation  
SP3.0 1:100

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PROJECT NORTH

**Moir & Geddes Mixed Residential**  
27 Moir St., Elora  
**Building B Elevations**

STATUS	DESIGN
PROJECT #	20066
CHKD	Checker
DRAWN	AUTTOR
SCALE	As Indicated
DATE DWN	10/13/21
ISSUED	2021 10 25

2021-10-25 10:25:40 AM

REVISIONS DATE

*Revised Heritage Impact Assessment  
196 Princess Street, 27 Moir Street, 175-183 Geddes Street  
& 187-195 Geddes Street & 23 Moir Street, Village of Elora, ON*

# Appendix C– Historical Review by Wellington County Museum and Archives



## COUNTY OF WELLINGTON

WELLINGTON COUNTY MUSEUM AND ARCHIVES  
0536 WELLINGTON ROAD 18  
FERGUS, ONTARIO N1M 2W3

PHONE: 519.846.0916  
MUSEUM FAX: 519.846.9630  
ARCHIVES FAX: 519.846.1792  
TOLL FREE: 1.800.663.0750  
[www.wellington.ca/museum](http://www.wellington.ca/museum)

24 March 2021

Mariana Iglesias  
Township of Centre Wellington  
1 MacDonald Square  
Elora, ON N0B 1S0

Dear Mariana,

You requested historical information relating to **195 Geddes Street, Elora**. The legal description of this address is Plan 181, Pt Lot 76, E/S Geddes, RP 61R-1729 Parts 2 & 3. You would like to know the year built, significant owners and events associated with the property. A search of the Wellington County Archives revealed the following:

Property owners for Pt Lot 76, E/S Geddes 1854-1997:

### **LAND ABSTRACT INDEX (Details 1a-e)**

---

#### **All**

- 1854 Estate of Charles Allan (Will) (all)
- 1858 Alexander Rattray (Bargain and sale) (all)
- 1867 Jane Connon, wife of Thomas Connon (all)
  - 1935 Bell Telephone Company (Lease) (part)
- 1936 Gene C. Connon aka Gene C. Meakins (Grant) (all)
  - 1940 Bell Telephone Company (Lease) (part)
  - 1942 Bell Telephone Company (Lease) (part)
  - 1947 Bell Telephone Company (Lease) (part)
- 1960 William Borovoy (Grant) (all)
- 1967 Arthur and Anne Kampf (Grant) (all)
- 1974 Milton J. Thomas (Deed) (all)

#### **Part 1 [23 Moir St.]**

- 1977 Jack M. Klein and Mary Klein (Deed)
- 1985 Gwendolyn F. Snyder (Grant)
- 1987 Beverly Susan Taylor in trust (Grant)
- 1997 Little Katy Variety, in trust (Transfer)

**Parts 2 & 3 [195 Geddes St.]**

- 1978, Parkcrest Holdings Limited (Deed re default under mortgage)
- 1980, George K. Taylor (Deed re default under mortgage)

**Parts 4, 5, & 6 [183 Geddes St.]**

- 1978, Elizabeth A. Taylor (Deed)
- 1990 Brenda Louise Garvin in trust (Grant)

**STOREFRONTS / BUSINESSES, 1867-2006 (Details 1b, 3k-n, 4h, 5c-d, 6g-h, 8f-g)****Part 1 [23 Moir St.]**

1975: Jack Klein

**Parts 2 & 3 [195 Geddes St.]**

1867: Thomas Connon

1976: Hallman's Shoes

1982: J B Submarine (restaurant)

1989: Niko's Kozy Korner / Kozy Korner Kitchen (restaurant)

2005: Black Whale Café

2006: Corner Café and Grill

**Parts 4, 5, & 6 [183 Geddes St.]**

1867: Thomas Connon

1977: Ye Olde English Shoppe (Glennis Demers and Joyce Pfeffer)

1976: Landmark Real Estate

1984: Elora Laundromat

**Offices / unknown**

1935: Bell Telephone Company

1976: Gretels

1977: Mark Peter Hebner, Lawyer

1977: James Roth / Paul Witzel, Accountants

1977: The Village Styler (hairdresser Sherry Appel)

1983: Unisex II (hairdressers Diane Berg and Helen Ewing)

1995: Elora Centre for Environmental Excellence

**PROPERTY OWNER'S BIOGRAPHICAL INFORMATION****1854-1858 Charles Allan**

Charles Allan (1801-1859) was a prominent Elora landowner and politician.

**1858-1867 Alexander Rattray (Details 2a-b)**

Alexander Rattray (1807-1885) was a baker and grocer residing in Toronto.

### **1867-1960 Thomas Connon, John Robert Connon, and Gene (Connon) Meakins (Details 3a-n)**

Thomas Connon (1832-1899) emigrated from Elfhill, Scotland, to Canada in 1852. In 1853 he settled in Elora, and in 1859 he established a photography business in conjunction with his general store. In 1867 he moved to his newly erected commercial block (Pt Lot 76, E/S Geddes), where he carried on a full-time photographic studio and, subsequently, operated a general store. Connon married Jean Keith of Bon Accord, Nichol Township, in 1854. They had three children: John Robert, Thomas George, and Elizabeth (**3a**). Scholar Charles Corke suggested that Thomas Connon and his son John Connon were “possibly the greatest photographers in Canada West” (**3b**).

Stephen Thorning’s 1993 article on Geddes Street (**3c**) describes in detail the construction of Lot 76 by Thomas Connon, summarized as follows:

- Connon purchased the property in 1867, began excavating that fall, and completed construction in 1869.
- Design and construction by Connon with occasional paid labour.
- Intended for use as residence and photography studio.
- It was the first concrete building constructed in Elora.
- Originally set back from the street; front addition with two storefronts was built in 1872 with the help of William Dalgarno.

Thorning wrote more about the building’s construction as well as Connon’s family, business, and political interests in 1994 (**3d**).

The 1867 tax assessment (**3e**) lists Thomas Connon, photographer, as a Householder and also as a Tenant of drugstore owner Pawson & Co., England, on Metcalfe Street (part of Broken Front lot). This does fit with Thorning’s assertion that the Connon family continued to rent a storefront and accommodations while the new building was under construction. However, we cannot verify the exact date of construction, as this assessment makes no mention of Lot 76, E/S Geddes Street, nor does it list Alexander Rattray. We have no subsequent tax assessment rolls for Elora until 1890.

John Robert Connon (1862-1931) carried on his father’s photography business and became a noted historian of Elora. He never married, and he lived in the building on Geddes Street, which became known as the Connon Block, until his death in 1931.

Between 1931 and 1936 the taxes on the property were billed to the Estate of J. R. Connon. The residential apartments were rented out, and beginning in 1935 Bell Telephone Company began to lease part of the building for commercial operations.

In 1936 the building was inherited by Gene Connon (1897-1973). Gene was the daughter of Thomas Connon’s son, Thomas George Connon, and his wife Isabel Carswell (**3f**). Gene was born in New York State in 1897 (**3g**). She was married to Hugh Cooper in British Columbia 1917 (**3h**), but by 1921 had moved back in with her parents in Goderich, Ontario (**3i**). She then married Charles Meakins in 1937 (**3j**).

Until about 1948, Gene Meakins and her husband resided in Goderich, while continuing to rent the Elora premises to individuals as apartments, and to the Bell Telephone Company for commercial use. In the early 1950s Gene and Charles moved to Elora, taking over the residential apartments themselves, while continuing to rent commercial

space to the Bell Telephone Company. By 1958, Charles had passed away and Gene was the sole occupant of the building (3k-n). She sold it to William Borovoy in 1960.

### **1960-1967 – William Borovoy (Details 4a-i)**

Born in Elora, ca. 1919, William Borovoy was the son of Alex and Rose Borovoy (4a), a Jewish couple who had emigrated from Russia around 1909.

William served in the Second Eleventh Field Ambulance during World War II (4b). He married Florence Wyman (4c).

On Voter's Lists, William's occupation is variously given as drover, salesman, and cattle buyer (4d-g).

During his ownership of the Connon Block, although some of the apartments had tenants, the storefronts remained vacant (4h). Borovoy sold to the Kampfs in 1967.

Note: Elysia DeLaurentis has written for the journal *Wellington County History* about the Avruskin and Borovoy families of Salem and Elora (4i). Although William Borovoy was part of this extended family, the article does not mention him specifically.

### **1967-1974 – Arthur and Anna Kampf (Details 5a-d)**

Arthur and Anna Kampf resided in Ariss, where Arthur operated a commercial painting business (5a-b).

After the Kampfs took over the Connon Block, the vacancies were filled, with even the storefront units on the first floor of the building being rented out as apartments by the end of 1967 (5c).

As of 1972, the storefront units were subject to a commercial tax rate; however, the tax assessments do not list the business names. (5d)

### **1974-1978 – Milton James “Milt” Thomas (Details 6a-j)**

Milt Thomas was born in 1936 in Elora to James Thomas, a machinist, and Eva Ann Pinder (6a-b). He married Audrey Rogers of Salem (6c) and they had five children. Voters' lists give Milt's occupation as a truck driver based in Elora, who later worked in real estate (6d-e). He and Audrey retired to Florida, where Milt died in 2015 (6f).

Milt Thomas brought tenants Hallman Family Shoes, Ye Olde English Shoppe, and Landmark Real Estate Limited to the Connon Block, and he rented the rear unit to Jack Klein, who would later purchase that part of the building. Other tenants during Thomas's four-year ownership included Gretels; lawyer Mark Hebner; accountants James Roth and Paul Witzel; and hairdresser Sherry Appel as The Village Styler (6g-h)

In 1977 Thomas severed the building into three main units (with easements for the sewer line running through the centre). The resulting survey (6i) shows Part 1 as the rear section of the building, Parts 2 & 3 as the north storefront at the intersection of Geddes and Moir Streets, and Parts 4, 5, & 6 as the adjacent Geddes Street storefront

to the south.

In 1977 Thomas sold Part 1 to his tenant Jack Klein (1c). He sold Parts 4, 5, & 6 to Elizabeth A. Taylor in March 1978. On July 22, 1978, he held an auction sale for the remainder of the building at his home just outside Elora (6j), but must not have found a buyer, since later that year, Thomas defaulted on his mortgage, after which the bank sold Parts 2 & 3 to a real estate holding company called Parkcrest (1c). Two years later, in 1980, Parkcrest in turn defaulted on their mortgage, and the bank sold Parts 2 & 3 to George Kenneth Taylor (1d).

### **1985-1987 – Gwendolyn Snyder (7a)**

Gwen Snyder was the proprietor of Wellington Fare restaurant, bakery, and delicatessen in Elora (7a). In 1985 she purchased Part 1 of the Connon Block from Jack Klein. She sold to Beverly Taylor two years later, in 1987. (1d)

### **1978-1997 and beyond – George Kenneth “Ken” Taylor, Elizabeth Ann Taylor, Beverly Susan Taylor, and Brenda Louise (Garvin) Taylor. (8a-g)**

Ken Taylor was already the owner of Little Katy Variety Store when he purchased Parts 2 & 3 of the Connon Block in 1980 (8a). His relationship to Elizabeth Taylor is not known, but a connection can be inferred, since they took out a mortgage together just after she acquired Parts 4, 5, & 6 from Milt Thomas (1c). Ken married Brenda Garvin (1e, 8b), who purchased Parts 4, 5, & 6 from Elizabeth Taylor in 1990. Another relative, Beverly Taylor, purchased Part 1 in 1987 and transferred ownership to Little Katy Variety in 1997 (1e).

By 1980 the Taylor family owned the portion of the Connon Block with frontage on Geddes Street (Parts 2, 3, 4, 5, & 6), and in 1987 they added the rear section (Part 1), which fronts on Moir Street.

In addition to owning Little Katy Variety Store, Ken Taylor was an active member of the Elora Chamber of Commerce, and was its president in 1996 (8c). He was involved in having a Business Improvement Area designated in Elora (8d), and in creating Elora’s Citizen-of-the-Year Award (8e).

The Elora Laundromat opened in 1984 in Parts 4, 5, & 6 of the building; it is still operational today. The Taylors rented out Parts 2 & 3 to restaurants JB Submarine in 1982 and Kozy Korner Kitchen in 1989, which remained through the 1990s. Later occupants of this space were the Black Whale Cafe and the Corner Cafe and Grill. Other tenants of the building during the Taylors’ ownership were hairdressers Diane Berg and Helen Ewing operating as Unisex II, and the Elora Centre for Environmental Excellence (8f-g).

## **PHOTOGRAPHS**

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**ph 29305:** Home and studio of Thomas Connon, at the south east corner of Geddes and Moir streets, circa 1875. Original held at Library and Archives Canada.

**ph 2748 (detail):** Panoramic print showing view of Elora, Ontario taken from steeple of St. John’s Anglican Church by John Robert Connon, circa 1887.

**ph 29879\_016:** The Connon Block at the corner of Geddes and Moir, circa 1890.

**Art 637:** Colour printed reproduction of a watercolour by Canadian artist, A. J. Casson (1898-1992) entitled "John Connon House", ca. 1929; it is a streetscape of the view looking east from Moir Street, across Geddes Street towards the Connon Block in Elora.

**ph 7126, ph 7127:** Connon Block on Geddes Street, Elora, Ontario, ca. 1960.  
Photographs by Roberta M. Allan.

**slide 13585:** Hallmans Shoes and Landmark store in the Connon Block, Geddes Street, Elora, 1977. Slide by Gordon Couling.

**ph 20403 - ph 20405:** Views of the Connon Block building, December 2005.  
Photographs by Elysia DeLaurentis.

## **SUMMARY**

---

195 Geddes Street was originally part of a single building together with 23 Moir Street and 183 Geddes Street. It was custom-built as a residence and photography studio by noted photographer Thomas Connon in 1867. It was the first concrete building constructed in Elora, according to Stephen Thorning, whose 1993 and 1994 articles (**Details 3c-d**) offer extensive accounts of its construction.

Connon expanded the building in 1872, adding the two storefronts on Geddes Street, and he ran a general store there in addition to his photography studio.

Following Thomas Connon's death in 1899, the building passed to his son, John Robert Connon, also a photographer of note and a historian of Elora. The building then passed to a niece, Gene Connon. In all, the building remained in the Connon family for 93 years, and it is known today as the Connon Block.

From 1960 to 1980 the Connon Block had several owners. The storefronts remained largely unoccupied until the 1970s, although the residential apartments were tenanted at times. In 1977, Milt Thomas divided the Connon Block into three separate properties.

Around 1980 Ken Taylor, owner of Little Katy Variety and noted Elora businessman, took over the Connon Block with several family members. He owned the building until at least the mid-1990s, during which time numerous businesses occupied the premises, including the Elora Laundromat (1984-present), the Elora Centre for Environmental Excellence, a number of restaurants, and several hair salons.

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Please let me know if I can be of any further assistance.

Sincerely,

Lisa Harrison

T. 519.846.0916 x 5237

E. [lisaha@wellington.ca](mailto:lisaha@wellington.ca)

# Appendix D – Shadow Study

**Study Brief:**

This shadow study is created to support the Planning Application of a three-story mixed use stacked townhouse building and a six-story medium density mixed-use building in Elora, ON.

The shadow study was completed using the Autodesk Revit modeling program by adjusting the Sun Settings to be accurate to the proposed site graphical location and local time zones (Eastern Standard Time Zone).

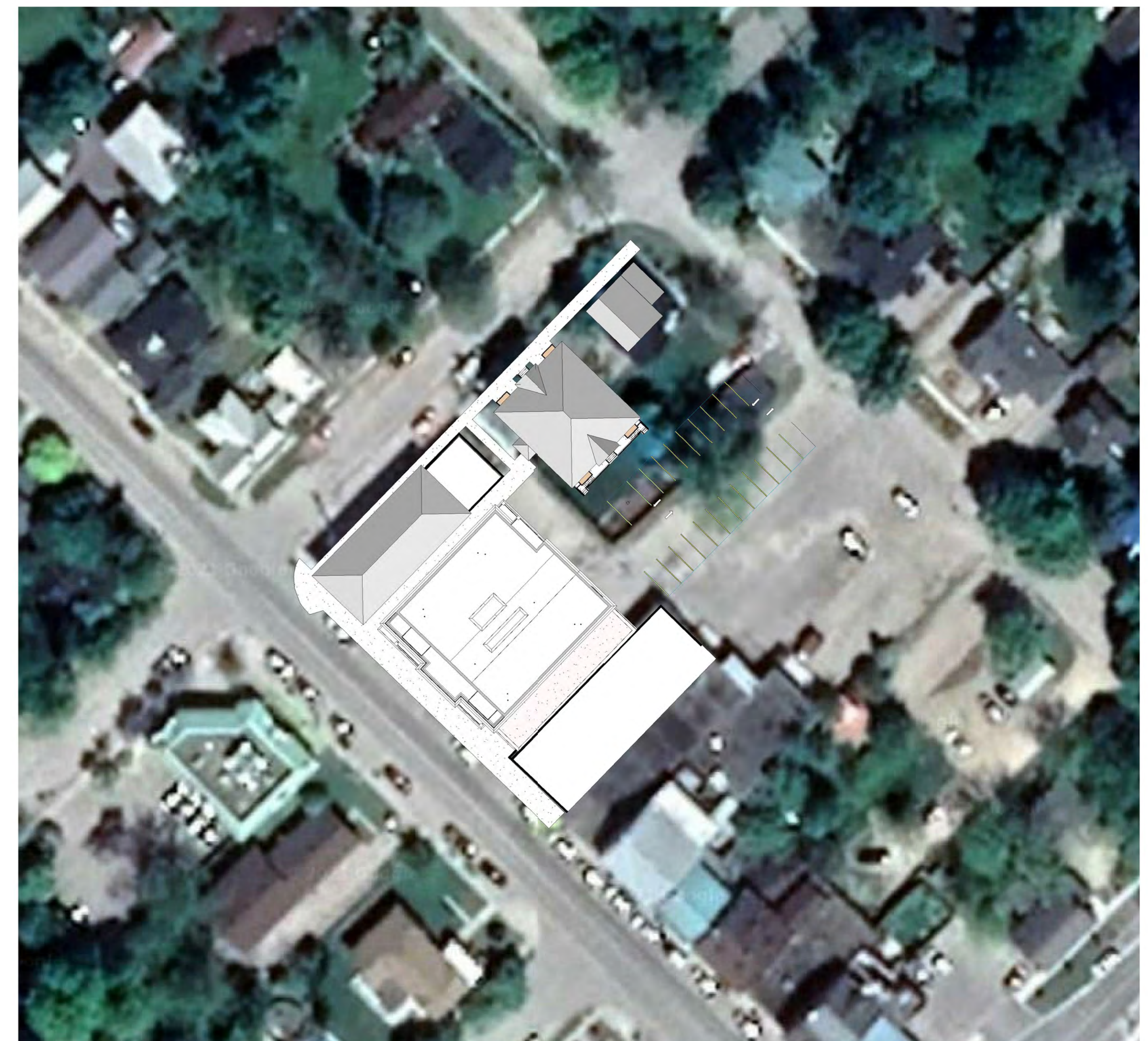
The study was conducted for 5 intervals on a single day based at the solstices for Summer and Winter and the Spring/Fall equinoxes. Screen shot images were taken at the Solar Noon and include 10am, 12pm, 2pm, 4pm and 6pm.

**Reference Base Plan:**

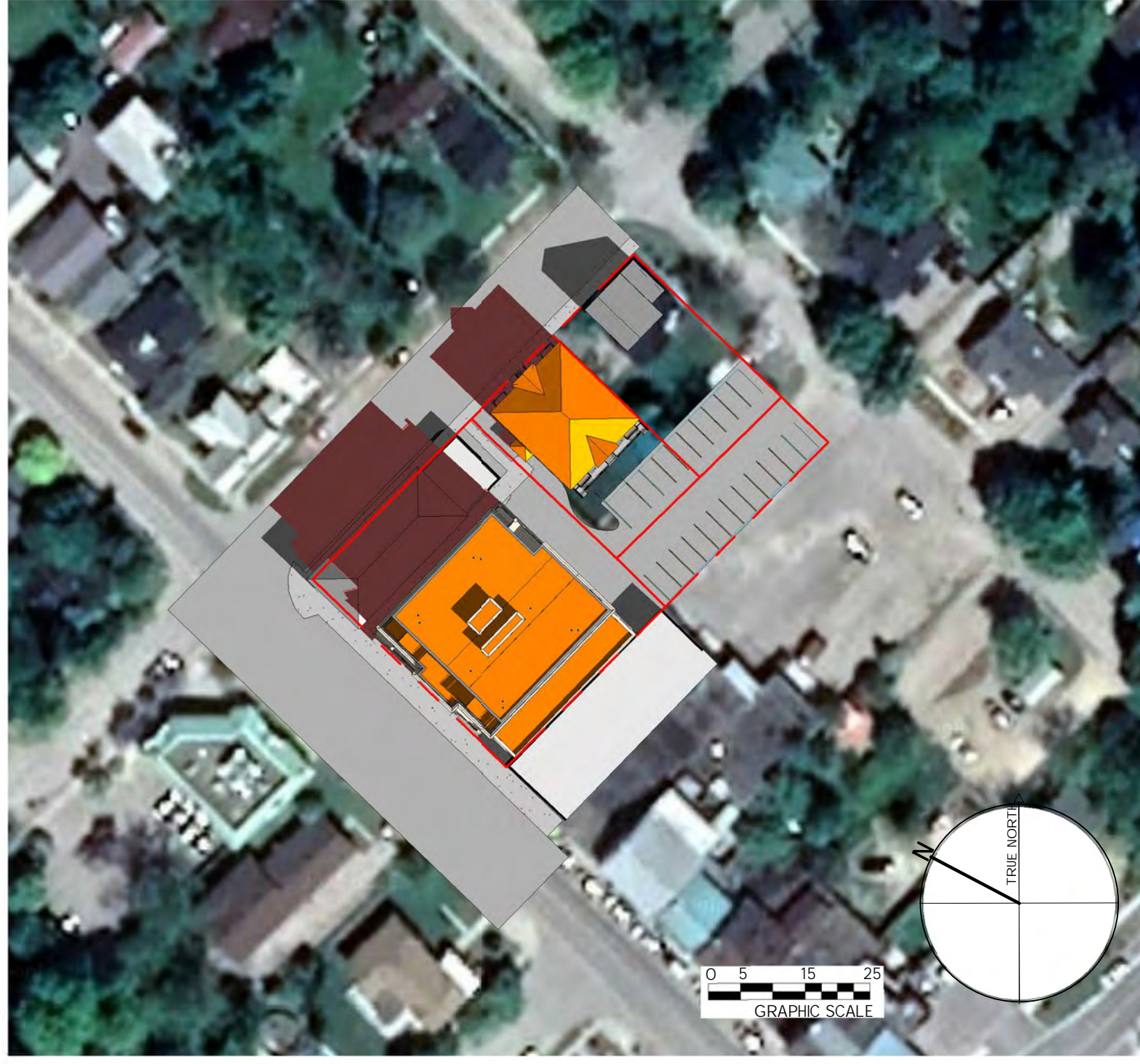
The model used in this shadow study is accurate in scale and elevation to the proposed residential building.

Neighboring buildings were modeled with estimated elevation and scale. Google Earth (Image to left) is used to confirm scale and distances to neighboring structures. Model buildings are superimposed on top of Google Earth image.

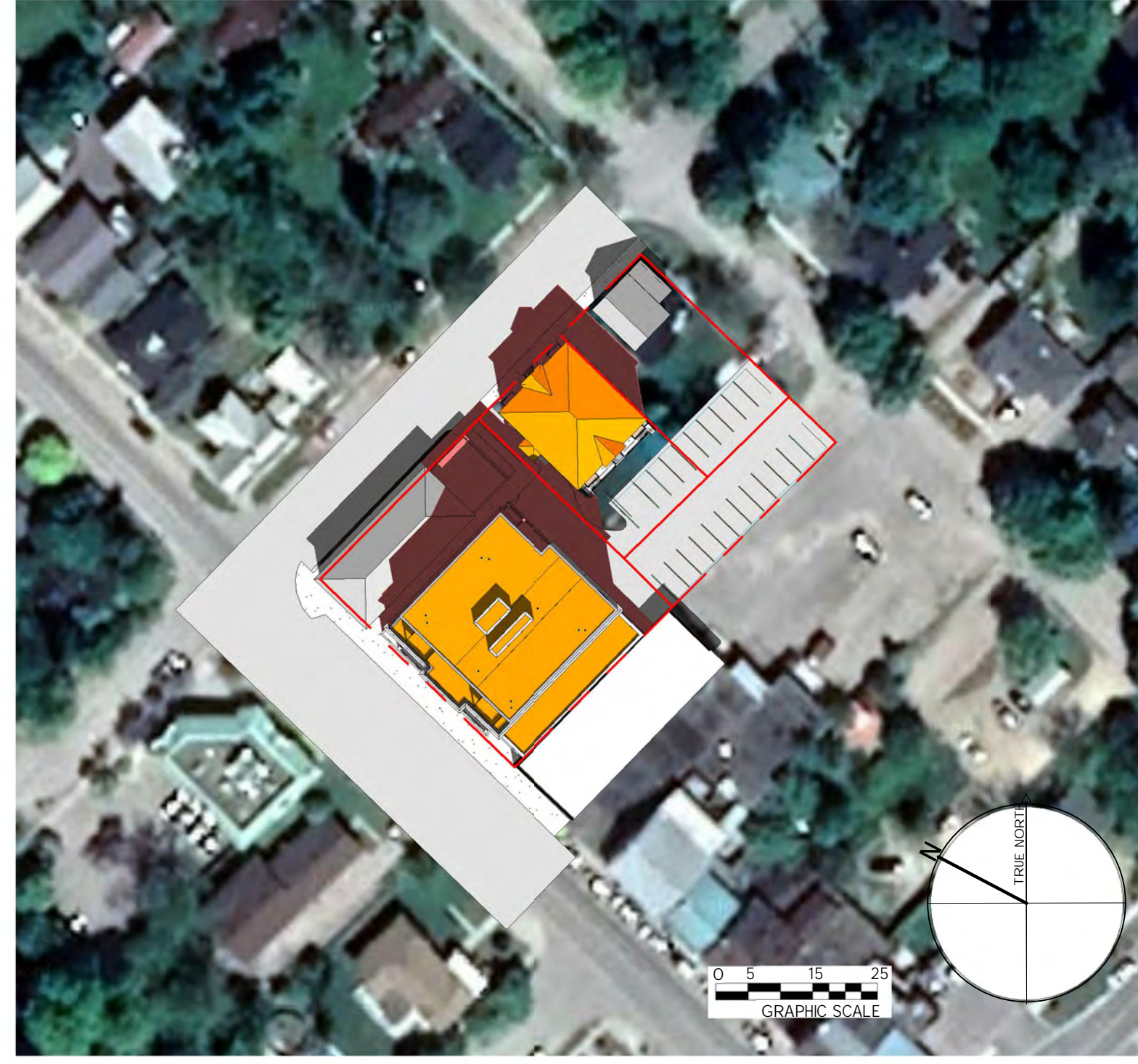
The Reference Base Plan is to be used as reference to clearly identify the site boundary, the building foot print and mass within the test site, all streets, public parks and open spaces, and all adjacent properties and buildings affected by the shadow study.



Mixed Use Building, Geddes St, Elora - Shadow Study  
Study Brief and Reference Plan



1 SPS - Spring/Fall - 10am  
S1.0 1: 850



2 SPS - Spring/Fall - 12pm  
S1.0 1: 850



3 SPS - Spring/Fall - 2pm  
S1.0 1: 850





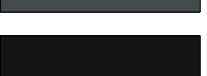


4 SPS - Spring/Fall - 4pm  
S1.0 1: 850



5 SPS - Spring/Fall - 6pm  
S1.0 1: 850

**SHADOW STUDY LEGEND**

-  PROPERTY LINE
-  PROPOSED BUILDING
-  PROPOSED BUILDING SHADOW
-  SURROUNDING BUILDINGS
-  SURROUNDING BUILDING SHADOW

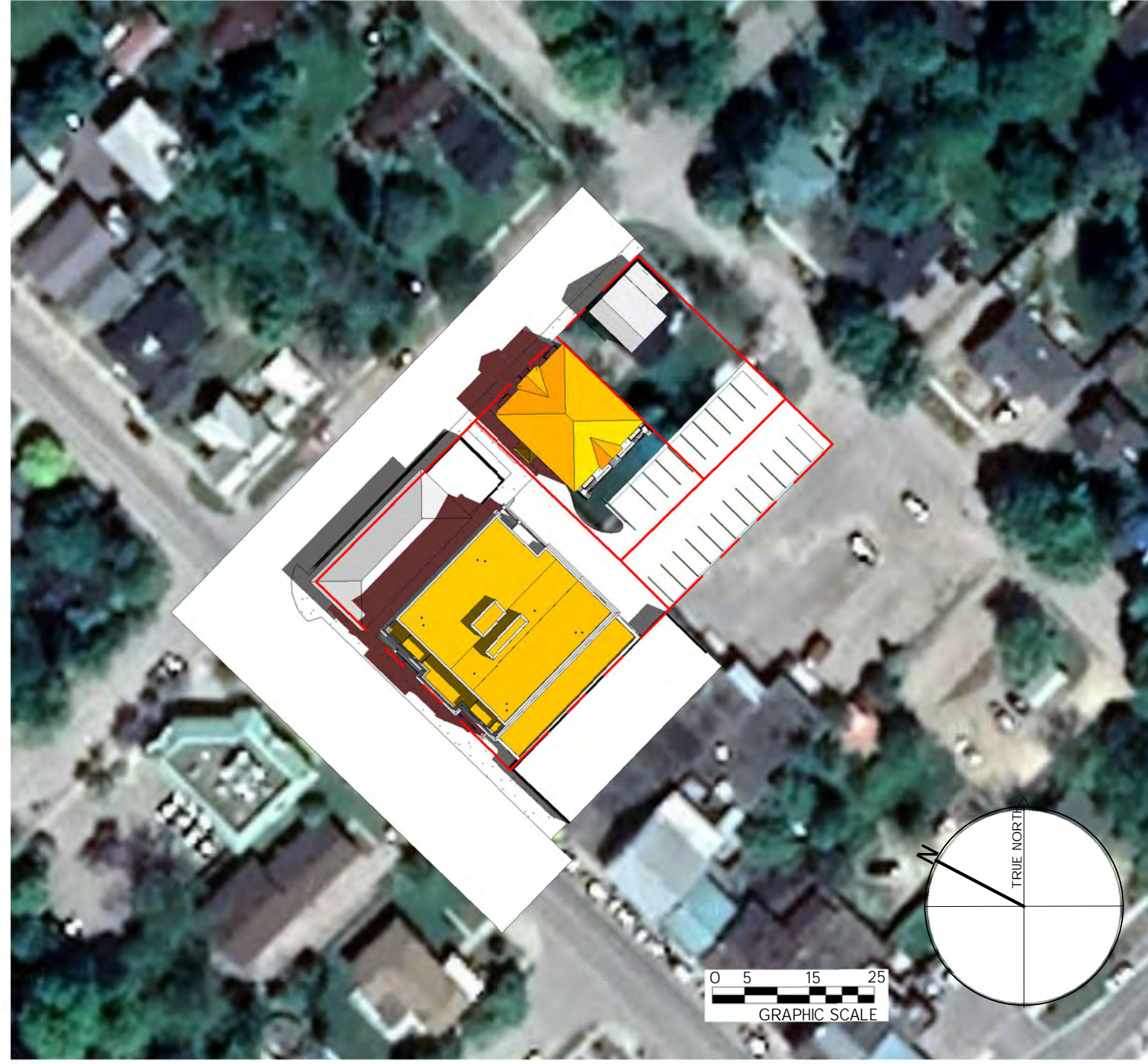
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SEAL

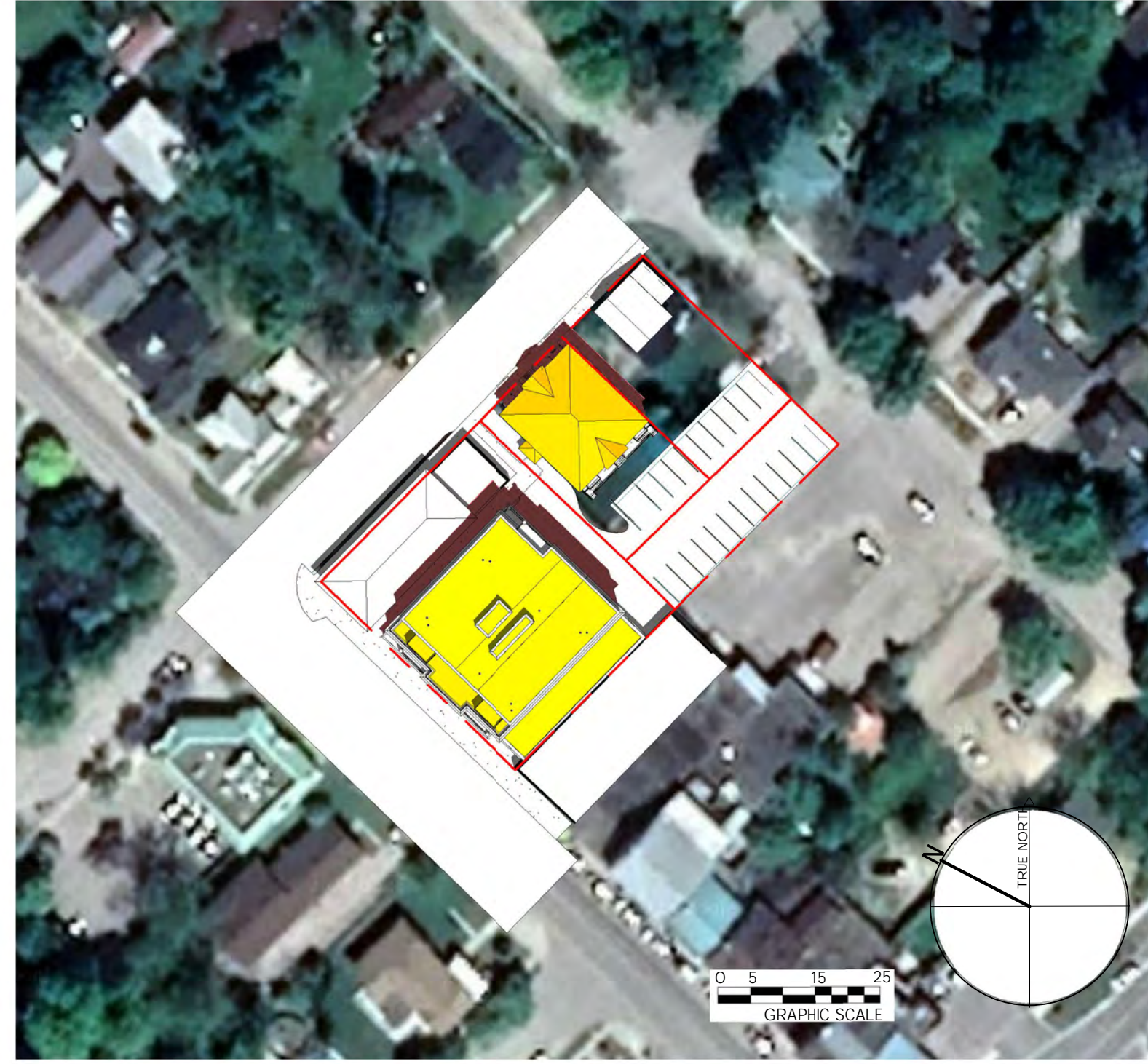
PROJECT NORTH

**Mixed Use Building**  
Geddes St., Elora  
**Sun Path Study - Spring/Fall**

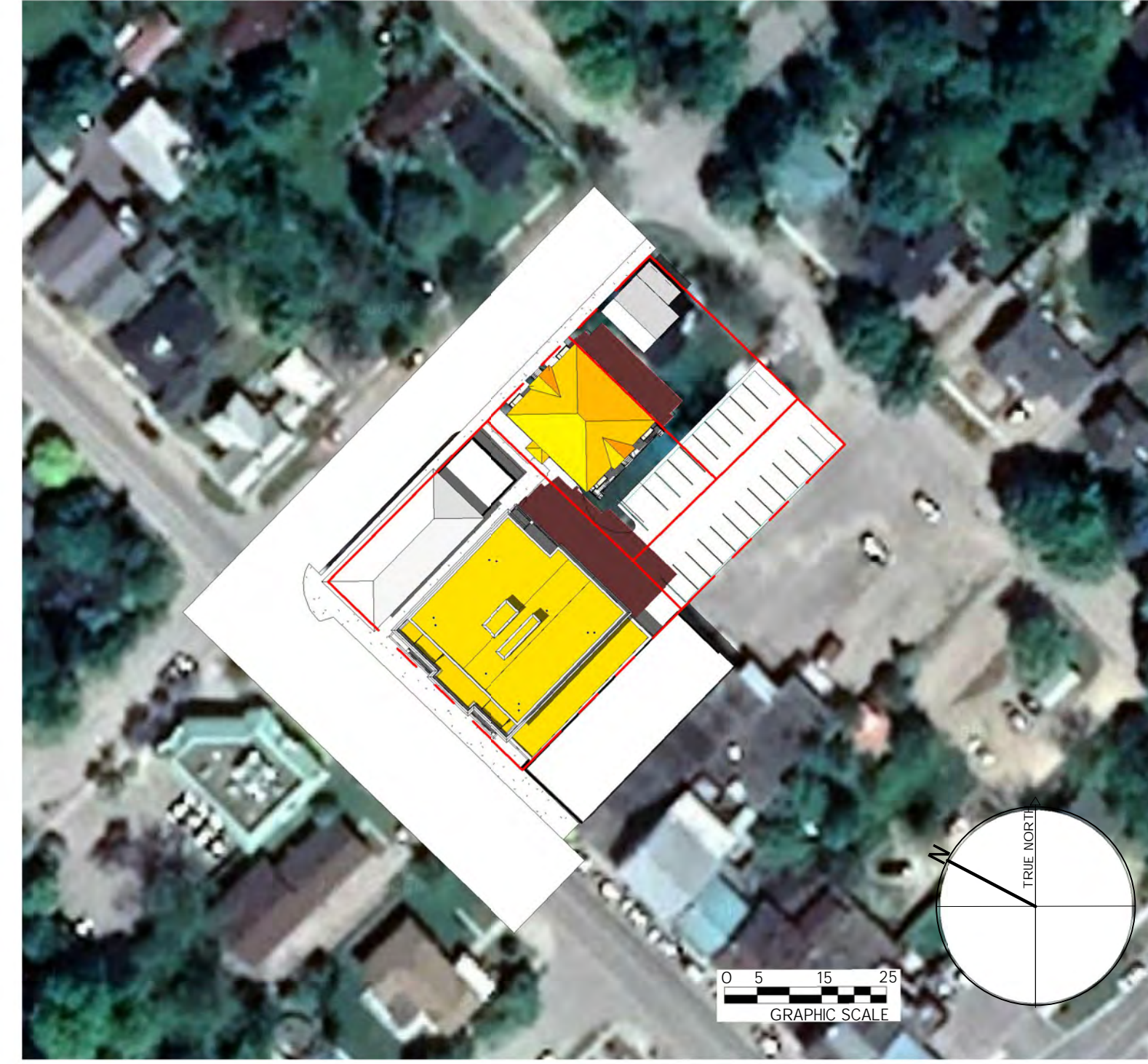
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PROJECT #	20066
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	03/03/21
ISSUED	2021 03 04



1 SPS - Summer - 10am  
S2.0 1: 850



2 SPS - Summer - 12pm  
S2.0 1: 850



5 SPS - Summer - 2pm  
S2.0 1: 850








3 SPS - Summer - 4pm  
S2.0 1: 850



4 SPS - Summer - 6pm  
S2.0 1: 850

**SHADOW STUDY LEGEND**

-  PROPERTY LINE
-  PROPOSED BUILDING
-  PROPOSED BUILDING SHADOW
-  SURROUNDING BUILDINGS
-  SURROUNDING BUILDING SHADOW

2021-03-04 11:35:20 AM

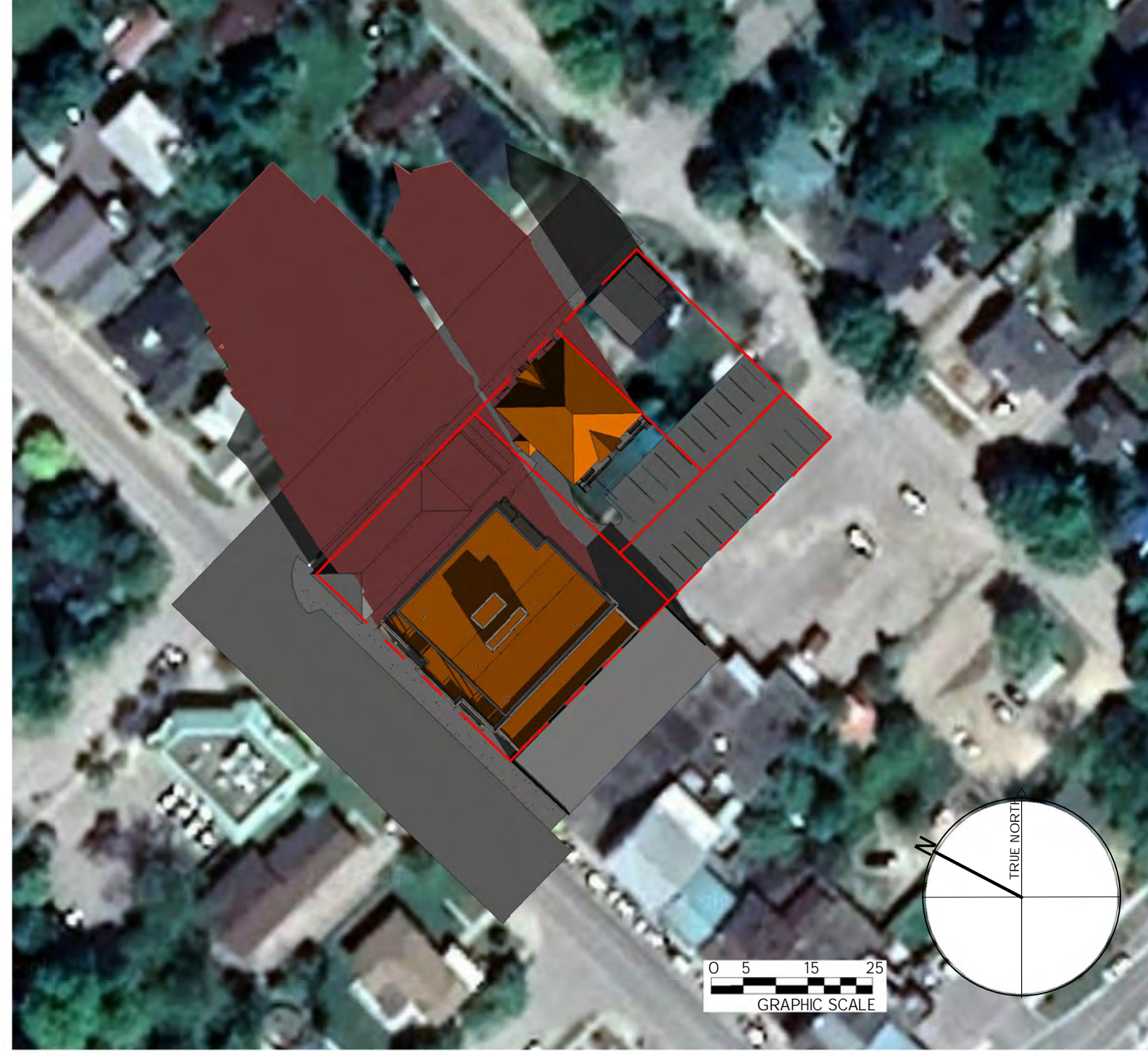
REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

STATUS	Schematic
PROJECT #	20066
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	03/03/21
ISSUED	2021-03-04

Mixed Use Building  
Geddes St., Elora  
Sun Path Study - Summer

PROJECT \_\_\_\_\_  
NORTH \_\_\_\_\_

SEAL \_\_\_\_\_



1 SPS - Winter - 10am  
S3.0 1 : 850





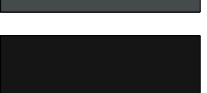


2 SPS - Winter - 12pm  
S3.0 1 : 850



3 SPS - Winter - 2pm  
S3.0 1 : 850

**SHADOW STUDY LEGEND**

-  PROPERTY LINE
-  PROPOSED BUILDING
-  PROPOSED BUILDING SHADOW
-  SURROUNDING BUILDINGS
-  SURROUNDING BUILDING SHADOW

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

STATUS	Schematic
PROJECT #	20066
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	03/03/21
ISSUED	2021-03-04

Mixed Use Building  
Geddes St., Elora  
Sun Path Study - Winter

PROJECT \_\_\_\_\_  
NORTH \_\_\_\_\_

SEAL \_\_\_\_\_

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.  
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# Appendix E– Heritage Impact Assessment Memorandum, Phase I

<b>To:</b>	<b>Anastasia Renaud, Fryett Turner Architects Inc.</b>
<b>From:</b>	<b>Rachel Redshaw, Heritage Planner and Gillian Smith, Planner, MHBC</b>
<b>Date:</b>	<b>July 21, 2021</b>
<b>File:</b>	<b>17389E</b>
<b>Subject:</b>	<b>Preliminary Heritage Impact Assessment and Design Considerations</b>

We understand that the subject land is adjacent to two (2) 'listed' (non-designated) buildings on the *Centre Wellington's Municipal Heritage Register*; these buildings are located at 196 Princess Street and 195 Geddes Street. According to the Register, the building located at 196 Princess Street dates c. 1850 and 195 Geddes Street is listed as being built in 1867. Both buildings are located within an identified 'Heritage Area' as per Schedule A-1 of the *Township of Centre Wellington's Official Plan*. They are also within the preliminary Cultural Heritage Landscape (CHL) boundary of the Elora Historical Village Core identified as CHL No. 7 in the *Cultural Heritage Landscape Study of the Township of Centre Wellington* (November, 2020).

Both properties meet more than one (1) criterion of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. A property is considered to have cultural heritage value or interest (CHVI) if it meets one or more of the prescribed criteria.

- Both properties are representative of an architectural style (196 Princess Street is representative of an Ontario Cottage and 195 Geddes Street is representative of a commercial Georgian building); the commercial building at 195 Geddes Street is claimed to be Elora's first concrete building which demonstrates a high degree of technical or scientific achievement;
- The commercial building at 195 Geddes Street has significant historical/ associative value. It was constructed in 1867 with an addition of two stores and a studio in 1872. The building was constructed for Thomas Connon, a notable photographer and significant person in the community. Thomas' wife, Jean, was also a competent photographer which could potentially yield information as it relates to women's early involvement in the field of photography. The building is associated with John Connon, Thomas' son, also a notable photographer and inventor of a panoramic camera which was patented in Great Britain, the United States and Canada. The building was named the 'Connon Block' after the Connon family who owned it for 93 years.
- Both properties are important in maintaining and supporting the character of the area.



- Both properties are visually and historically linked to their surroundings.
- The Connon Block is considered a landmark to the community.

The following potential adverse impacts to cultural heritage resources have been identified after reviewing the proposed site plan of the 12 unit mixed-use residential building fronting Moir Street and a site visit:

- Minor impact of destruction to the outbuilding located at the rear of 195 Geddes Street and 196 Princess Street. This two storey outbuilding appears in the Fire Insurance Plan by 1890 and was associated with 196 Princess Street. The building was likely used as a workshop for carpentry and/ or tinsmithing which were trades of the MacDonald family who formerly owned the property.
- Potential impact of land disturbances for 195 Geddes Street and 196 Princess Street as it relates to the proximity of construction to the foundation of adjacent cultural heritage resources.

The proposed design of the mixed-use residential development is generally sympathetic to the existing heritage buildings and surrounding area in terms of its material, setback and orientation. Consultation has taken place during the design process to ensure the compatibility of the proposed development within the Elora Historical Village Core. Recommendations included the review and revision of materials and architectural detailing to be sympathetic with the area. The current design was inspired by signature, commercial, stone buildings in the downtown core and includes locally sourced materials (stone) which is historically consistent and emblematic of the historical core of Elora. The simple symmetry reflects its contemporary construction to ensure legibility while using details such as the material to be sympathetic to these historic buildings (i.e. cornicing, placement and proportion of windows).

As part of our review, we assessed the presentation of the new building along the Moir Street streetscape and impact on the surrounding residential neighbourhood to the north and east of the subject lands. The subject lands are at the periphery of both residential and commercial area. While the building adopts more so the essence of the commercial core, its proximity to the street and design of the intimate 'nook' entry corresponds to its residential counterpart. It is important that any future/ additional architectural elements of the new building be inspired by elements demonstrated by historic residential properties in order to ease the transition from the commercial core to the surrounding residential neighbourhood.

We also assessed the new building's impact on the overall connectivity as it relates to the downtown historical core. Pedestrian pathways with landscaping are proposed which will improve the current aesthetics and encourage residents and tourists alike to explore this area. There were initial recommendations regarding vegetative buffers which have been addressed with a landscape/ amenity area to the rear of the existing heritage house on Princess Street which will connect both properties. There will be landscape along the frontage of the new building and to the rear along the parking area as well as to the west between the new building and adjacent Connon Block which includes a pedestrian walkway to improve circulation.

Overall, the proposed development is consistent with the character which appears in the downtown historical core of Elora. It is recommended that the stone foundation, if possible, be salvaged from the removed outbuilding and re-purposed within the development as a form of commemoration and sustainability.

*Respectfully,*

A handwritten signature in blue ink that reads "Rachel Redshaw". The signature is written in a cursive, flowing style.

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

CC: Pierre Chauvin, (Partner, MHBC) and Dan Currie (Partner and Managing Director of Cultural Heritage, MHBC).

# Appendix F—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

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

## CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

### 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**

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

**Joint Advanced Major in Celtic Studies and Anthropology**

Saint Francis Xavier University

2014

Master of Arts

**World Heritage and Cultural Projects for Development**

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

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

## CONTACT

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T 519 576 3650 x751  
F 519 576 0121  
rredshaw@mhbcpplan.com  
www.mhbcpplan.com

# CURRICULUM VITAE

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

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

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

## PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

## PROFESSIONAL HISTORY

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)



# CURRICULUM VITAE

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

RSM Building Consultants

- 2017 Deputy Clerk,  
Township of North Dumfries
- 2015-2016 Building/ Planning Clerk  
Township of North Dumfries
- 2009-2014 Historical Researcher & Planner  
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey) and  
Executive Assistant, Waterloo Region Plowing Match and Rural  
Expo
- 2011 Curatorial Research Assistant  
Highland Village Museum/ Baile nan Gàidheal

## PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2022-Present Professional Member, Canadian Association of Heritage  
Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries  
Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Conservation District, Sub-committee,  
Doors Open Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken  
Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society

## CONTACT

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www.mhbcpplan.com





## CURRICULUM VITAE

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

- 2011 Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

#### AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and Gallery
- 2013 Lecture, *The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History*, University of Guelph Spring Colloquium
- 2012-2013 Gaelic Events Facilitator, University of Guelph
- 2012-2015 Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
- 2012 *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.
- 2012 Waterloo Historical Society Publication, *Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries*
- 2007-2012 25 historical publications in the Ayr News (access to some articles <http://ayrnews.ca/recent> )

#### PROFESSIONAL DEVELOPMENT COURSES

- 2021 Certificate for Indigenous Relations Training Program with University of Calgary
- 2020 Condo Director Training Certificate (CAO)
- 2018 Building Officials and the Law (OBOA Course)
- 2017-2018 AMCTO Training (MAP 1)
- 2017 AODA Training

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# CURRICULUM VITAE

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

2010

Irish Archaeological Field School Certificate

## COMPUTER SKILLS

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

## SELECT PROJECT EXPERIENCE 2018-2022

### 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
- 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

### CONTACT

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## CURRICULUM VITAE

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

- 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  
5<sup>th</sup> 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

#### 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

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## CURRICULUM VITAE

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

- 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)

#### 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

#### CONTACT

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**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE