

CULTURAL HERITAGE IMPACT ASSESSMENT

223 St. Andrew Street W

Date:
June 2022

Prepared for:
MMDG Health Services Inc.

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Project No. 17389G

Village of
FERGUS
NICHOL TOWNSHIP
Scale: 1 In. = Chains of 530'



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Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located within the Town of Fergus, which is situated within territory of the Petun, Anishinabewaki, Anishinaabe, Mississaugas of the Credit First Nation, Mississauga and Odawa. These lands are acknowledged as being associated with the following treaties (accessed from 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 Ltd. (“MHBC”) has been retained to complete a Heritage Impact Assessment for the property located at 223 St. Andrew Street E, Fergus (the subject property). The purpose of this Heritage Impact Assessment (HIA) is to determine the level of impact the proposed redevelopment of 223 St. Andrew Street E will have on the adjacent and surrounding heritage properties. These heritage properties have been identified by the Township of Centre Wellington as being of Cultural Heritage Value or Interest (CHVI) and have either been ‘listed’ on the Centre Wellington Heritage Register or designated under Part IV of the Ontario Heritage Act.

The redevelopment proposal includes the demolition of existing structures on-site, specifically the house and accessory garage, and the construction of a new four storey mixed use retail and multiple-residential building.

The area surrounding the subject property contains several heritage properties, with two ‘listed’ properties adjacent to the subject property and two ‘listed’ properties located across the street.

The HIA evaluated the potential for the proposed redevelopment to impact the identified heritage properties using the criteria provided in the Ontario Heritage Toolkit Infosheet #5. The HIA has determined that the proposed development may cause adverse impacts as it relates to the impact of land disturbance to the adjacent property at 233 St. Andrew Street E. The following mitigation measures have been identified:

- A Vibration Monitoring Plan be completed to ensure that no impacts to the adjacent property at 233 St. Andrew Street E occur;
- A temporary construction fence be installed around the periphery of the development site; and
- Material storage and parking of construction equipment is prohibited on lands directly adjacent to the subject property, including the heritage properties.

1.0 Introduction

MHBC Planning (“MHBC”) has been retained to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 223 St. Andrew Street E, Fergus, Ontario (‘subject property’). The redevelopment plan consists of the removal of two existing structures and the construction of one five storey mixed-use retail and residential building with parking. The subject property is not ‘listed’ on the Municipal Heritage Register, nor has it been designated under Part IV of the Ontario Heritage Act. The subject property does however form part of the Fergus Heritage Area, as per Schedule A-1 of the Centre Wellington Official Plan. Within the Heritage Area are properties that have been either listed or designated on the Municipal Heritage Register. Some of the listed properties are in proximity to the subject property, with two heritage properties adjacent to the subject property and two heritage properties across the street. These heritage properties are located at:

- 181 St. Andrew Street E (Across the street)
- 210 St. Andrew Street E (Across the street)
- 233 St. Andrew Street E (Adjacent)
- 238 St. Patrick Street E (Adjacent)

The purpose of this HIA is to assess the impact of the proposed redevelopment of the subject property on the heritage properties in order to ensure the protection and conservation of heritage properties. As required, this HIA will provide recommendations to mitigate against adverse impacts, and ensure compatibility of the proposal with the surrounding area.

1.1 Scope and Content of the HIA

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*, which requires the following components:

- 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

Given that no heritage resources reside on the subject property, this report will not assess the subject property for CHVI. Further, the adjacent properties have been identified as cultural heritage resources as they are listed on the City's heritage register and are the subject of this HIA.

2.0 Overview

2.1 Description of Subject Property

The subject property is addressed as 223 St. Andrew Street E and is legally described as Lot 70 N/s Of St. Andrew St Plan 55, Fergus. The property is approximately 978m² in area, with 25m of frontage on St. Andrew Street E and 38m of frontage on Gowrie Street.

The subject property is situated on the north east corner of the St. Andrew Street and Gowrie Street intersection. The surrounding area consists of a range of land uses, including residential and commercial and is within the downtown Fergus area.

The subject property currently contains a building and accessory garage. The building consists of ground floor commercial use with the remainder of the building used as a residential dwelling. The topography of the property is relatively flat with a slight slope upwards towards St. Patrick Street. There is a row of mature trees along the eastern property line.



Figures 1: Aerial view of subject property (Source: MHBC, 2022).



Figures 2: Street view of subject property, intersection of St. Andrew and Gowrie St (Source: MHBC, 2022).



Figures 3: Street view of subject property from Gowrie St (Source: MHBC, 2022).



Figures 4: Street view of subject property from St. Andrew St (Source: Google, 2022).

2.2 Description of Surrounding Area

The subject property is within the urban centre of Fergus and is surrounded by residential and commercial uses. The area is comprised predominantly of low-density built forms with taller buildings oriented in the downtown core of St. Andrew Street E. A context map is provided in **Appendix A**. The surrounding area is described in detail below.

- NORTH:** Abutting the subject property is a commercial building, located at the St. Patrick Street E and Gowrie Street intersection. Adjacent to the commercial building is a listed heritage building. Further north consists of single detached dwellings.
- EAST:** Listed and designated heritage properties are found along the north and south side of St. Andrew Street E. Adjacent to the subject property is the listed property at 233 St. Andrew St E. The area to the east is predominately comprised of single detached dwellings.
- SOUTH:** South of the subject property are commercial establishments and residential dwellings. South of St. Andrew Street E is the Grand River.
- WEST:** On the west frontage of Gowrie Street is a commercial office building, parking lot and commercial building. Further west is downtown Fergus, which consists of commercial buildings ranging in height from one to three storeys.





<p>Figure 2 Context Map</p>	<p>LEGEND</p> <p> Subject Lands</p>	<p>DATE: March 2022</p>	
		<p>SCALE: 1:2,000</p>	
		<p>FILE: 17389F</p>	

Figure 5: Surrounding context (MHBC, 2022)

2.3 Heritage Status

The subject property is within the Heritage Area as per Schedule A-1 of the Official Plan and is surrounded by heritage properties. 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 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 property is not designated or listed (non-designated) on the Centre Wellington Municipal Heritage Register. The subject property is adjacent to two listed properties and across the street from two listed properties:

- 181 St. Andrew Street E (Across the street)
- 210 St. Andrew Street E (Across the street)
- 233 St. Andrew Street E (Adjacent)
- 238 St. Patrick Street E (Adjacent)



Figure 6: Context of surrounding heritage properties (MHBC, 2022)

Table 10.0 - Overview of Heritage Listing

Address	Heritage Register Description
<p>181 St. Andrew Street E</p> 	<p>“2.5 storey factory built in 1867 with coursed rubble, medium gable roof, addition on back, quoins”</p>
<p>210 St. Andrew Street E</p> 	<p>“2 storey dwelling built in 1890 with stretcher brick, medium hip roof, front porch restored”</p>
<p>233 St. Andrew Street E</p> 	<p>“1 storey dwelling built in 1875 with coursed rubble, medium hip roof, large quoins, original use (workmen’s cottage) marked on side of home”</p>
<p>238 St. Patrick Street E</p> 	<p>“1.5 storey dwelling built in 1860 with cut stone, medium gable roof, large quoins, restored front door”</p>



Figure 7: 181 St. Andrew Street (MHBC, 2022)



Figure 8: 210 St. Andrew Street (MHBC, 2022)



Figure 9: 233 St. Andrew Street (MHBC, 2022)



Figure 10: 238 St. Patrick Street (MHBC, 2022)

The listed properties are not part of a heritage conservation district designated under Part V of the OHA. However, the Township of Centre Wellington recently undertook a CHL study to identify significant CHL within the Township. The CHL Study and Inventory was endorsed by Council in June 2021, and in March 2022, Council approved the ensuing Official Plan Amendment to identify the 18 CHLs. To date, the CHL study has identified 18 potential CHL in the Township. The subject property and surrounding area reside within the *CHL #12 – Fergus Historical Village Core*.

All of the properties, including the subject property are within the Heritage Area as designated in the Official Plan. This is an Official Plan designation and is not considered a heritage conservation district. The Heritage Area is a large geographic area that encompasses a large portion of the Fergus urban centre. Generally, development within the urban centre varies in terms of scale, pattern, architectural style, and land use, with minimal uniformity.

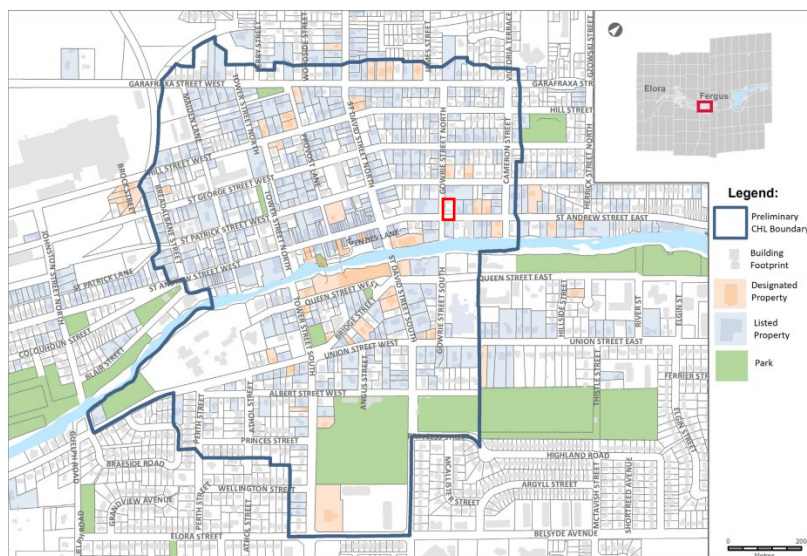


Figure 11: Centre Wellington CHL Story Map boundary in Fergus; red indicates approximate location of subject property (Centre Wellington CHL Study Story Map, 2020).

The subject property is also near the Grand River, which in 1994 was designated as a Canadian Heritage River. The Heritage Designation of the Grand River recognizes the human heritage values and recreational opportunities that the River represents, however there is no regulatory framework or authority related to the designation (The Grand Strategy). None of the properties that are related to this HIA are listed on the Heritage River Inventory for the Grand River.

3.0 Policy Framework

3.1 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.

3.2 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.

3.3 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.

3.4 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”.

The subject property and surrounding heritage properties are identified in the Official Plan as being within a ‘Heritage Area’. This identification is not provincially recognized by the Ontario Heritage Act, but rather is a municipal tool to assist in local planning matters as it relates to the protection and management of the collection of heritage resources in this specific area.

Section C.2 of the Centre Wellington Official Plan sets out the Goals and Objectives for protecting Cultural Heritage Resources, including to protect the Township’s heritage resources from redevelopment or changes in use which threaten their existence, to support the use of heritage buildings, to identify and protect natural areas, and to encourage public awareness and appreciation towards heritage resources. Key policies include:

- *Section C.2.10 Development and Redevelopment within Heritage Areas*
Any development or redevelopment shall respect the goals and objectives relating to the protection of cultural heritage resources in the Heritage Areas. The Township will encourage the design of new development that is compatible, sensitive, and sympathetic to existing heritage buildings or neighbouring buildings.
- *Section C.2.15 Heritage Resources Inventory*
Township will complete an inventory of heritage resources as a means to increase awareness of existing heritage resources to owners and developers.
- *Section C.2.18 Heritage Centre Wellington (LACAC)*
The Township will continue 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 redevelopment of the subject property will have on the adjacent heritage buildings, located at 233 St. Andrew Street E and 238 St. Patrick Street E. This HIA will be guided by the policy framework of provincial, Municipal and local governments.

4.0 Historical Background

4.1 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, Centre Wellington 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).

4.2 Centre Wellington and Town of Fergus

Centre Wellington is a lower-tier municipality within the County of Wellington that was formed in 1999 by the amalgamation of six communities, including Elora, Fergus, the Townships of Nichol, Pilkington, West Garafraxa and a part of Eramosa. Together, these six communities form the Township of Centre Wellington.

Fergus originally formed part of Nichol Township, which was part of the Haldimand Tract Treaty and therefore territory of the Six Nations. Nichol Township was known as Block 4 within the Haldimand Tract and in 1798, Joseph Brant sold 28,512 acres of land on behalf of the First Nations in order to 'share' the land with settlers (*Illustrated historical atlas of the County of Wellington*). In 1832, William Gilkson bought 13,819 acres, which was the southern half of Nichol Township (*Illustrated Historical Atlas of the County of Wellington*). A few years later in 1835, two men by the names of Adam Fergusson and James Webster bought 7,367 acres off of Gilkson, which comprised lands on both sides of the Grand River (*Illustrated historical atlas of the County of Wellington*).

Webster and Fergusson are credited as the founders of the town of Fergus, as they were the main sources of development, having built several mills and selling majority of their land as lots to be settled on (*Illustrated historical atlas of the County of Wellington*). The urban development of Fergus can be partly attributed to its proximity to the Grand River, which provided milling and power opportunities. The early industrial development of the 19th century, such as the water powered grist and sawmills facilitated settlement of the area. As the Town began to grow, other establishments followed, including schools, churches, taverns and other commercial and institutional uses. The subsequent growth in settlement helped to support these establishments and ultimately sustain the ongoing settlement of the Town of Fergus into the late 19th and early 20th century.

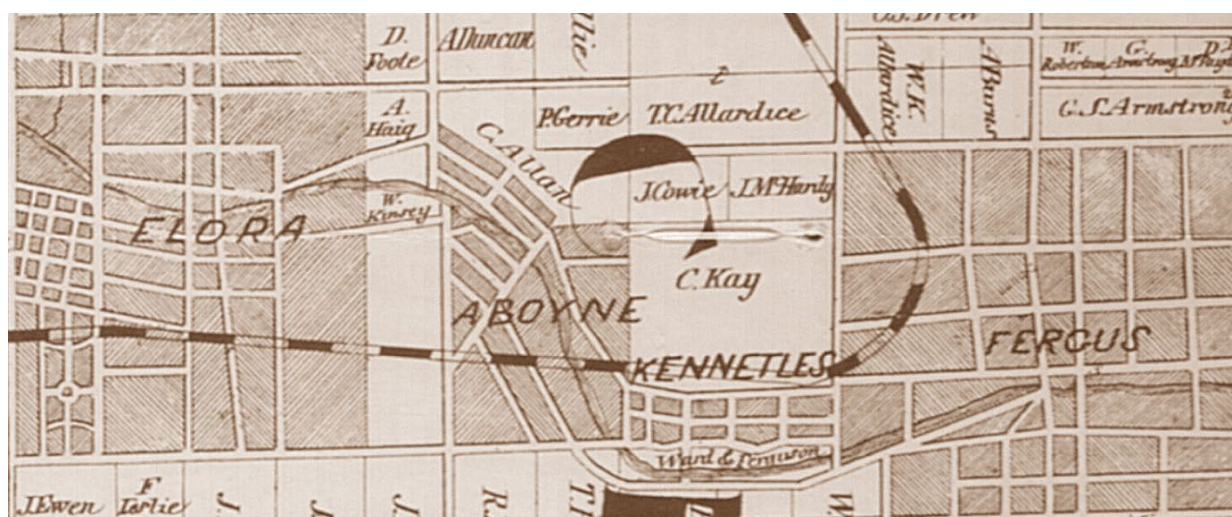


Figure 12: Excerpt of Nichol Township Map c.1874, (Source: *Illustrated historical atlas of the County of Wellington*).

4.3 181 St. Andrew Street E

The property addressed as 181 St. Andrew Street E is legally described as Lot 5 N/s of N St. Andrew & E of St David, Lot 6 N/s of N St. Andrew & E of St. David, Part Lot 7 N/s of N St. Andrew & E of St. David St Plan 55 As in Ros247037, Centre Wellington. The property is located on the north side of St Andrew Street E, west of Gowrie Street. The property is occupied by a two storey stone building which is the former Templin Carriage Works.

The property was originally owned by James Webster and passed through various ownerships until 1876 when the property was sold to John Templin. The property remained in the Templin family until his daughter's death in 1946 (Ontario Land Registry).

The building located on the property appears in the 1921 Fire Insurance Plan as a stone building referred to as 'Templin's Garage' (Figure 11). The stone building is also shown in a late 19th century

photograph (Figure 12), as well as a photograph taken in 1900 (Figure 13), noted as 'Templin Carriage and Wagon Works'.



Figure 13: Fire Insurance Plan c.1921 showing 181 St. Andrew St E (Goad, 1921)



Figure 14: Photograph of 181 St. Andrew St E in 1890 (Courtesy of: CWMA)



Figure 15: Photograph of 181 St. Andrew Street E in 1900 (Courtesy of: CWMA)

The building was constructed in 1878 when under the ownership of John Templin. John Templin (b. 1839), operated the Carriage Works, with his son George Templin until the mid 20th century. The building opened as a carriage/wagon repair and sales shop. Bicycle sales were added in 1902, and in 1920 John Templin and Son closed the waggon shop to re-open as 'Templin's Garage' for vehicle servicing and sales. In the 1891 Census, John Templin's occupation is noted as a 'waggon maker' (Library and Archives Canada).



Figure 16: 181 St. Andrew Street E appearing in photograph c. 1930 (Courtesy of: CWMA)

The building has undergone several alterations and renovations since its original opening in 1878. The front façade of the building was altered between 1890 and 1900, including the addition of an

upper balcony, and extension of the roofline, as well as the removal of the eastern elevation windows and addition of two upper windows along the front facade. The building remained mostly unaltered from 1900 until 1982, when the building was updated to accommodate offices. In 1992, the interior and roof were removed altogether in order to accommodate a rear addition and become an office building.

The building is vernacular in style, constructed of local stone and is similar in style to other commercial buildings within the Fergus downtown. The building maintains some of its original exterior features, including scale, massing, original stone, round window opening, and sills. Many of the original door and window openings have been altered or filled in. The property landscape has changed over the years, where adjacent to the building was vegetated it is now a parking lot.



Figure 17: 181 St. Andrew Street E interior and exterior renovation c.1992 (Courtesy Fergus Pages)



Figure 18: 181 St. Andrew Street E at present (Google, 2022)

4.4 210 St. Andrew Street E

The property located at 210 St. Andrew Street E is legally described as Lot 70 S/s N St. Andrew St Plan 55 Fergus, Centre Wellington. The property is located opposite the subject property on the south east corner of St. Andrew Street E and Gowrie Street. The property is occupied by a two storey brick dwelling and accessory structure. According to the Centre Wellington Heritage Register the dwelling was constructed in 1890.

The property was originally owned by James Webster before passing through various owners and coming into the ownership of John Brooks in 1896. John Brooks worked as a plumber and owned the property until his death in 1953. His estate subsequently sold the property for \$6,600. The dwelling on the property also appears in the 1921 Fire Insurance Plan as a two storey brick dwelling with two accessory structures in the rear yard.

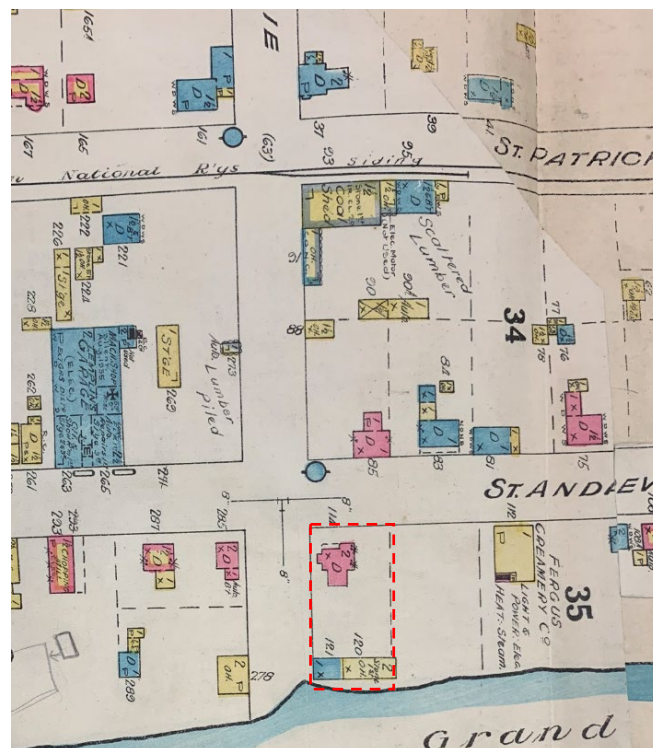


Figure 19: 210 St. Andrew Street E appears on Fire Insurance Plan c. 1921 (Goad, 1921)

John Brooks owned the property for approximately 57 years. The two storey dwelling on the property was likely constructed during John Brook's ownership, however, this cannot be conclusively confirmed.

Due to the extent of the exterior alterations, the original architectural style cannot be confirmed. The hip roof, massing and scale of the dwelling indicate that it is a Victorian style dwelling. However, the 3-over-1 windows on the front and side façade are of the Craftsman style and are not original, what was likely the upper storey porch has been covered in, the foundation has been replaced, and

there are additions to the south, east and north elevations. Original elements of the dwelling include scale and massing, exterior buff brick façade, window openings with brick voussoirs and sills. There is significant landscaping on the property, including mature trees and shrubs.

There is also an accessory structure on the property. It is a one storey stone structure and appears on the 1921 Fire Insurance Plan as a stone building. The structure appears to maintain its original scale, massing, exterior stone façade, and window and door openings.



Figure 20: 210 St. Andrew Street E at present (Google, 2022)



Figure 21: 210 St. Andrew Street E accessory structure at present (Google, 2022)

4.5 233 St. Andrew Street E

The property located at 233 St. Andrew Street E is legally described as Lot 69 N/s of N St. Andrew St Plan 55 Fergus, Centre Wellington. The property is occupied by a single storey stone dwelling. According to the Centre Wellington Heritage Register the dwelling was constructed in 1875 as workers housing.

The property was purchased by Andrew Forrester in 1857 and later sold in 1889 by his wife Jane Forrester, likely after his death. Andrew Forrester was born (c.1826) in Dumfries Scotland. He married Isabella Forrester (b.1827) who later died in 1873. Andrew remarried Jane Aitchison (b.1846) in 1873. Andrew is identified on the 1871 Census as a 'stone mason', and again on the 1873 marriage certificate.

Registration District of Wellington		District
012402 No. 10		012403 No. 11
His Name.	John Gow	Andrew Forrester
Age.	Twenty eight	Forty seven
Residence when Married.	Fergus	Fergus
Place of Birth.	Brockville, Ontario	Dumfries, Scotland
Bachelor or Widower.	B.	H.
Rank or Profession.	Mason	Mason
Names of Parents.	James & Isabella Gow	Charles & Margaret Forrester
Her Name.	Anne Jane Cole	Jane Aitchison

Figure 22: Marriage Registration c. 1873, Andrew Forrester as 'Mason' (Archives of Ontario)

Forrester Andrew	M	44	-	Scotland	C Presb.	Scotch	Stone Mason
" Isabella	F	18	-	"	"	"	Stone Mason
" Robert	M	19	-	Ontario	"	"	Machinist
" Thomas	M	16	-	"	"	"	
" Andrew	M	11	-	"	"	"	
" Jane	F	8	-	"	"	"	
" George	M	3	-	"	"	"	

Figure 23: Census c. 1871, Andrew Forrester as 'Stone Mason' (Archives of Canada)

The stone dwelling appears on the 1921 Fire Insurance plan and is identified as a single storey stone dwelling with a rear addition, comprised of wood and stone.

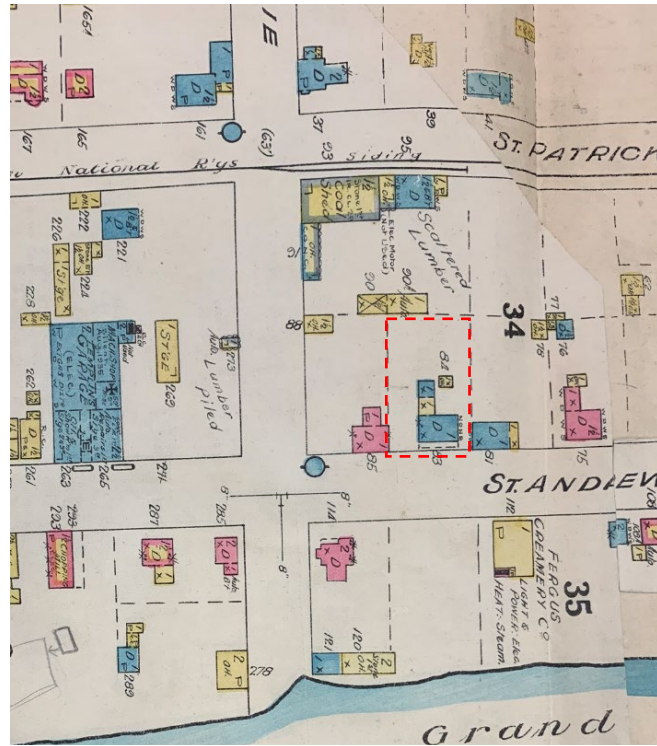


Figure 24: 233 St. Andrew Street E appears on Fire Insurance Plan c. 1921 (Goad, 1921)

Given the occupation of Andrew Forrester as a stone mason, it is likely that he built the stone dwelling on the property. The property was sold in 1889 by Andrew's second wife, suggesting that the dwelling was constructed prior to his death, sometime between 1857 and 1873. Andrew is also known for his mason work on the Fergus Sewing Machine Factory, and likely contributed to other stone buildings throughout Fergus.

The dwelling is not associated with any particular architectural style and is best described as vernacular given its stone façade and local construction. The dwelling maintains original exterior features, including original window and door openings with sills and cut stone voussoirs, original hip roof scale and massing, exterior stone façade and front porch which appears in the Fire Insurance Plan. There is significant landscaping on the property, including mature trees along the western property line.



Figure 25: Photograph of 233 St. Andrew Street E c. 2004 (Courtesy of CWMA)

4.6 238 St. Patrick Street E

The property located at 238 St. Patrick Street E is legally described as Lot 63 S/s of N St. Patrick St Plan 55 Fergus, Lot 64 S/s Of N St. Patrick St Plan 55, Fergus, Centre Wellington. The property is located on the south side of St. Patrick Street E, east of Gowrie Street. The property is occupied by a 1 ½ storey stone dwelling. According to the Centre Wellington Heritage Register the dwelling was constructed in 1860.

The property had several land owners between 1845 and 1900. The property was purchased in 1854 by a John Rop and sold to David Law in 1858 for \$1,000.00. The high cost may be attributed to a building on the property. However, the exact date of construction or owner cannot be determined. The building does appear on the 1921 Fire Insurance Plan as a stone dwelling, attached to a wood frame coal shed. The property was adjacent to the National Railway corridor, which ran along the St. Patrick roadway.

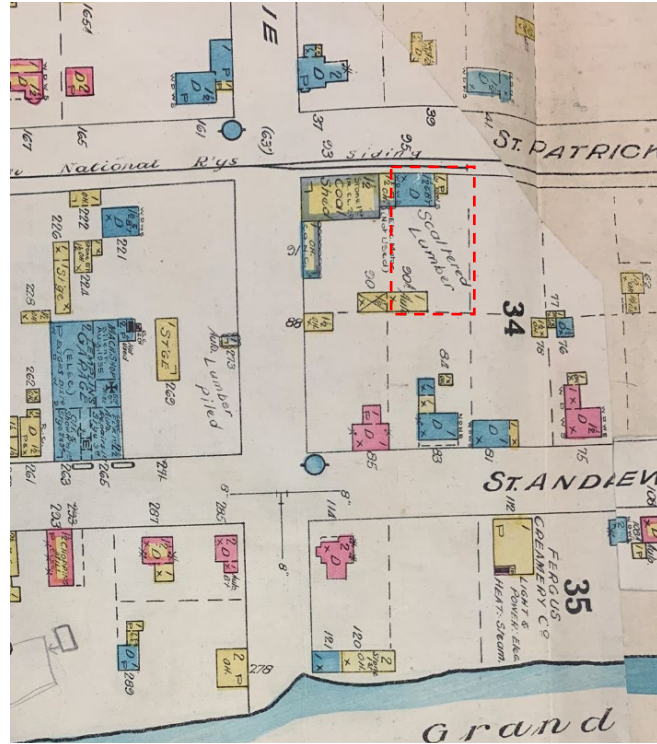


Figure 26: 238 St. Patrick Street E appears on Fire Insurance Plan c. 1921 (Goad, 1921)

The property also appears in a photograph taken in 1973, which shows the railway and adjacent wood frame structure (coal shed) that is in the 1921 Fire Insurance Plan. The building is representative of the Georgian architectural style, evident in its symmetrical front façade, twin chimneys, side gable roof, and voussiors. The building has since been altered, including the removal of both chimneys and the west elevation windows have been filled in. The building retains some exterior features, including the original roof scale and massing, front window and door openings with cut stone voussiors, as well as the the stone façade.



Figure 27: Photograph of dwelling at 238 St. Patrick E c.1973 (courtesy of CWMA)



Figure 28: 238 St Patrick Street E in current condition (MHBC, 2022)

5.0 Evaluation of Cultural Heritage

Value or Interest

Evaluating a property for Cultural Heritage Value or Interest (CHVI) is based on *Ontario Regulation 9/06*, which is the legislated criteria. In order for a property be of CHVI it must meet at least one of the criteria, 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.*

5.1 Evaluation of Subject Property

The property located at 223 St. Andrew Street E is not considered to be of CHVI. The building does not represent a high degree of craftsmanship nor does it resemble a rare architectural style. The subject property has no contextual value as it does not contribute or support the streetscape. St Andrew Street is comprised of several cut-stone and brick buildings constructed in the 19th and 20th centuries. These buildings, in conjunction with one another, contribute to the historic streetscape that is St Andrew Street W. The subject property does not contribute visually to the surrounding streetscape, nor is it physically or historically linked to St Andrew Street E.

5.1 Evaluation of 181 St. Andrew Street E

Ontario Regulation 9/06

Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.
Historical/ Associative Value	
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
Contextual Value	
Important in defining, maintaining or supporting the character of an area	Yes.
Physically, functionally, visually, or historically linked to its surroundings	No.
Is a landmark	No.

Physical/ Design Value:

The building is vernacular in style, constructed of local stone and is similar in style to other commercial buildings within the Fergus downtown. The building maintains some of its original exterior features, including scale, massing, original stone, round window opening, and sills. Many of the original door and window openings have been altered or filled in.

Historical/ Associative Value:

The building is associated with the industrial growth of Fergus. It is associated with the Templin family who operated the Templin Carriage and Wagon works, and later an automotive servicing store. The building can yield information as it relates to the progression of the local community in the transition of the community from industrial to commercial.

Contextual Value:

The building is important in supporting the character of the area. The exterior façade includes cut stone, which is a prominent building material of the community and reinforces the heritage attributes of the Fergus Village Core CHL. The building is one of many commercial buildings constructed of stone featured within the Fergus downtown area.

5.2 Evaluation of 210 St. Andrew Street E

Ontario Regulation 9/06

Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.
Historical/ Associative Value	
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
Contextual Value	
Important in defining, maintaining or supporting the character of an area	Yes.
Physically, functionally, visually, or historically linked to its surroundings	No.
Is a landmark	No.

Contextual Value:

The dwelling, while it does not retain physical/design value, it has original components and materials which demonstrate some contextual value. The stone structure in the rear yard also provides contextual value. The property supports the historical character of the Town of Fergus and residential nature of St. Andrew Street E.

5.3 Evaluation of 233 St. Andrew Street E

Ontario Regulation 9/06

Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.
Historical/ Associative Value	
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
Contextual Value	
Important in defining, maintaining or supporting the character of an area	Yes.
Physically, functionally, visually, or historically linked to its surroundings	No.
Is a landmark	No.

Physical/ Design Value:

The existing building located at 233 St Andrew Street E is of physical value as it is constructed of locally sourced limestone. The dwelling was constructed in the mid to late 19th century by a mason worker. The dwelling maintains original exterior features, including original window and door openings with sills and cut stone voussoirs, original hip roof scale and massing, exterior stone façade and front porch.

Contextual Value:

The building is important in supporting the character of the area. The exterior façade includes cut stone, which is a prominent building material of the community.

5.4 Evaluation of 238 St. Patrick Street E

Ontario Regulation 9/06

Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.
Historical/ Associative Value	

Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
Contextual Value	
Important in defining, maintaining or supporting the character of an area	Yes.
Physically, functionally, visually, or historically linked to its surroundings	No.
Is a landmark	No.

Physical/Design Value

The building is representative of the Georgian architectural style, evident in its symmetrical front façade, twin chimneys, side gable roof, and voussoirs. The building has since been altered, including the removal of both chimneys and the west elevation windows have been filled in. The building retains some exterior features, including the original roof scale and massing, front window and door openings with cut stone voussoirs.

Contextual Value

The building demonstrates some contextual value as it supports the historical character of the Town of Fergus and features the cut stone façade which express the rich natural resources of the Town.

6.0 CHVI of the Fergus Historical Village Core

The *Ontario Heritage Tool Kit* (OHTK) outlines acceptable infill designs within a cultural heritage landscape. Accordingly, 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. The subject property and surrounding heritage properties are identified as being within a Heritage Area and within the CHL boundary of the Fergus Historical Village Core.

The Fergus Historical Village Core consists of the downtown area of Fergus and the surrounding residential area which was developed around the downtown throughout the 19th and 20th century. The CHL study notes that this area, identified as CHL #12, is valued as an exemplary 19th century village sited on the Grand River, with its high concentration of cut-stone buildings that express the rich natural resources of Centre Wellington.

The CHL study identifies heritage attributes of the Fergus Historical Village Core, which include:

- Location along and relationship with the Grand River nestled down in the Grand River valley
- River features including the Whirlpool/Mirror Basin east of Tower Street Bridge
- Bridge crossings, including: Location of bridge crossing at St. David Street (Highway 6); Tower Street bridge; and Location of the Milligan Footbridge between Tower Street and St. David Street
- Street patterns and circulation routes
- The topography of streets perpendicular to the Grand River, including Tower Street, St. David Street and Provost Lane, which climb the steep hill north of the river
- St. Andrew Street and its alignment parallel to the Grand River, expressing the use of the river for industry, and its high concentration of nineteenth and early-twentieth century buildings, many of them cut stone
- Nineteenth and early-twentieth century civic and institutional properties including, but not limited to:
 - Fergus Post Office (299 St. Andrew Street West);
 - St. Andrew's Church and Cemetery (325 St. George Street West) and its highly visible location atop a hill facing south at the T-intersection on Tower Street;
 - Melville United Church (300 St. Andrew Street West);

- St. Joseph's Catholic Church (415 St. Patrick Street West);
- Former Fergus High School (680 Tower Street South);
- Fergus Public Library (190 St. Andrew Street West); and
- Former Fire Hall, Council Chamber and Engine House (299 St. Patrick Street West)
- Nineteenth and early-twentieth century commercial properties including, but not limited to: • Former Weigh Scale Building (160 Provost Lane), Breadalbane Inn (487 St. Andrew Street West), Former Temperance Hall (400 St. Andrew Street West), Former Commercial Hotel (245 St. Andrew Street West), Marshall Block (101 St. Andrew Street West), Argo Block (108 St. Andrew Street West)
- Industrial sites, including, but not limited to: Beatty Brothers Foundry (Fergus Market) (105 Queen Street West); and Watson's Tannery/Groves Grist Mill and Electric Light Plant (170 David Street South), Webster's Dam (west of St. David Street), Former Gow Quarry, now the site of the Ontario Sewage Treatment Plant
- Beatty Pool (190 St. David Street South)
- Nineteenth and early-twentieth century residential properties
- Coachway at 157 St. Andrew Street West
- James Square and the Kissing Stane
- Norman J. Craig Square and Fergus Cenotaph
- Templin Gardens (209 Menzies Lane)
- Victoria Park
- Highland Park
- Gow Park
- Historical trees
- Views, including but not limited to the following: Along St. Andrew Street west looking west from St. David Street and looking east from Tower Street, Along St. David Street looking south from points north of the Grand River and looking north from points south of the River; Along Tower Street looking north and terminating at St. Andrew's Church, and looking south from St. Andrew's Church; Of the Whirlpool/Mirror Basin looking east from the Tower Street Bridge and west from the Milligan Footbridge; Of Webster's Dam and Little Falls looking west from the David Street bridge and east from the Milligan Footbridge; and Along the Grand River from the St. David Street Bridge and the Tower Street Bridge.

Currently, there is no policy framework for CHL's in Centre Wellington, including policy and/or guidelines that identify requirements for new development and further define what is considered compatible development. . It is anticipated that the Official Plan Amendment (currently underway) will provide a detailed policy framework.

7.0 Description of Proposed Development

The proposed redevelopment of the subject property includes the demolition of the two existing structures and development of one mixed-use building. The new building is proposed to be a five storey apartment building with ground floor commercial use. The ground floor is proposed to consist of two commercial/retail units, with the remaining upper storeys comprised of 17 dwelling units. See **Appendix B** for the site plan and renderings.

The proposed building will be oriented to the corner of Gowrie Street and St. Andrew Street E, with frontage on both streets. Driveway access will be provided from Gowrie Street to the north of the building and will provide access to 12 surface parking spaces that will be located behind the building. There is an existing sidewalk network along Gowrie Street and St. Andrew Street which will provide pedestrian access to the building as well as the construction of a pedestrian pathway connecting the rear building entrance to the parking area.

The building façade will be constructed of a range of materials, including stone and concrete. Balconies feature iron detailing and will be recessed. The first three levels of the front façade are proposed to be constructed of random cut natural stone and the fourth and fifth levels are proposed to be local wide, smooth finish stone. The ground floor includes a series of storefronts which will be recessed via an arcade supported by concrete columns.



Figures 29: Grayscale rendering of building looking at the Gowrie and St. Andrew Street corner (Source: Fryett Turner Architects Inc., 2021).

8.0 Impact Analysis

8.1 Overview

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 in accordance with the Ontario Heritage Toolkit infosheet #5.

- **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.

8.2 Impact Analysis

The following tables provide a summary analysis of potential adverse impacts for each heritage property, using the criteria outlined in the Toolkit infosheet #5. The subject property is not considered to be of cultural heritage value or interest and therefore, does not require analysis.

8.2.1 181 St. Andrew Street E

181 St. Andrew Street E		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destroy or alter identified heritage attributes of the building.
Shadows	No.	The proposed development is located a sufficient distance away and will not cause adverse impacts from shadowing. See Appendix C for shadow study.
Isolation	No.	The proposed development will not isolate the property.
Direct or Indirect Obstruction of Views	No.	The proposed development will not obstruct significant views of the building, which include the views in the public right of way from St. Andrew Street and Gowrie Street.
A Change in Land Use	No.	The building will continue to be used as a commercial building.
Land Disturbances	No.	The proposed development is approximately 40 metres from the heritage building. The distance is sufficient to not anticipate any land disturbances.

8.2.2 210 St. Andrew Street E

210 St. Andrew Street E		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destroy or alter identified heritage attributes of the dwelling.
Shadows	No.	The proposed development will not create shadowing that will negatively impact any heritage attributes. See Appendix C for shadow study.
Isolation	No.	The proposed development will not isolate the property.
Direct or Indirect Obstruction of Views	No.	The proposed development will not obstruct significant views of the property, which include the view looking south from Gowrie Street.
A Change in Land Use	No.	The property will continue its existing land use, no changes are proposed to this property.
Land Disturbances	No.	The proposed development is located across the street from the heritage property, approximately a 45m distance. The distance is sufficient to not anticipate any land disturbances.

8.2.3 233 St. Andrew Street E

233 St. Andrew Street E		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destroy or alter identified heritage attributes of the dwelling.
Shadows	No.	The shadow study (Appendix C) shows shadowing on the heritage property during the late afternoon. However, The shadowing resulting from the proposed development will not adversely impact the appearance of the heritage property and will not change the viability of any natural heritage features. Moreover, the shadow study does not account for existing conditions, including the mature trees along the west property line which already cast significant shadowing on the heritage property.
Isolation	No.	The proposed development will not isolate the property.
Direct or Indirect Obstruction of Views	No.	The proposed development will not obstruct significant views of the property, which include a view of the front elevation along the St. Andrew Street right of way. The proposed development will not obstruct this view.
A Change in Land Use	No.	The property will continue its existing land use, no changes are proposed to this property.
Land Disturbances	Potential.	The proposed development is adjacent to the heritage property and there is potential for land disturbance impacts as a result of construction activities. Recommendations are proposed in section 9.0 to help mitigate these impacts.

Impact of Shadowing

Fryett Turner Architects prepared a Shadow Study for the proposed redevelopment at 223 St. Andrew Street. The purpose of the study is to assess the potential shadow impacts resulting from the proposed building. In regard to the adjacent heritage property located at 233 St. Andrew Street, the shadow study demonstrates that the following shadows are anticipated:

- Spring and Fall: 4PM to 6PM
- Winter: 2PM to 4PM

Overall, the potential for shadow related impacts to this property is low. The anticipated shadows will not alter the appearance of identified heritage attributes of this property, which are limited to the building, nor will the shadows change the viability of any natural features on the heritage property. Furthermore, there is an existing row of mature trees along the adjacent property line.

These trees already cast significant shadowing on the heritage property. The shadowing that will result from the proposed development will not be any more than what currently exists. Accordingly, the anticipated shadow impact is negligible.

Impact of Land Disturbances

The proposed development is adjacent to the heritage property located at 233 St. Andrew Street E. The new five storey building will include a basement level for storage and mechanical infrastructure, which will require excavation. The process of excavation may cause a land disturbance to the adjacent heritage property due to vibration during construction. Mitigation recommendations are provided in section 9.0.

8.2.4 238 St. Patrick Street E

238 St. Patrick Street E		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destroy or alter identified heritage attributes of the dwelling.
Shadows	No.	The proposed development will not create shadowing that will negatively impact any heritage attributes. See Appendix C for shadow study.
Isolation	No.	The proposed development will not isolate the property.
Direct or Indirect Obstruction of Views	No.	The proposed development will not obstruct significant views of the property, which include the view from St. Patrick Street E.
A Change in Land Use	No.	The property will continue its existing land use, no changes are proposed to this property.
Land Disturbances	No.	The proposed development is adjacent to the heritage property and there is potential for land disturbance impacts as a result of construction activities and grading. Recommendations are proposed in section 8.0 to mitigate these impacts.

Impact of Land Disturbances

The construction activities for the proposed development will result in vibration, which has the potential for land disturbances. Notwithstanding, the heritage property is at a higher grade than the proposed development with a parking lot that separates the subject property from the heritage dwelling. The distance between the subject property and heritage dwelling +/-30 metres. Given the change in grade and parking lot there is sufficient buffer space that no land disturbances are anticipated to negatively impact the heritage property.

8.2.5 Impact Analysis for CHL

Fergus Historical Village Core - CHL		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destroy or alter identified heritage attributes of the CHL. No built heritage features are proposed to be removed, and no 19 th and early 20 th century cut stone buildings along St. Andrew Street will be altered.
Shadows	No.	The development will not result in shadows that alter the appearance of heritage attributes or impede on the viability of identified natural heritage features including historical trees.
Isolation	No.	Heritage attributes will not be isolated from one another including landscape features and views.
Direct or Indirect Obstruction of Views	No.	There will be no direct or indirect obstruction of any of the significant views of the streetscapes and landmark buildings identified as heritage attributes.
A Change in Land Use	No.	There are a range of land uses within the CHL and the use of the new building for commercial and residential purposes will not negatively impact the overall landscape.
Land Disturbances	No.	There are no anticipated land disturbances expected to surrounding built heritage features specifically identified as heritage attributes of the CHL.

The *Ontario Heritage Tool Kit* (OHTK) outlines acceptable infill designs within a cultural heritage landscape. Accordingly, 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. The subject property and surrounding heritage properties are identified as being within a Heritage Area. The Centre Wellington Official Plan sets out various policies for cultural heritage resources in Sub-section C.2.10. to promote appropriate infill in Heritage Areas including the Fergus Heritage Area identified in Schedule A-1 of the Official Plan.

Heritage Area Overlay Policies		
Impact	Level of Impact	Analysis
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	No.	The proposed development is consistent with urban design guidelines to be compatible, sensitive and sympathetic to the surrounding heritage area. The use of the stone is similar in its appearance to the cut stone buildings from the 19 th and

that is compatible, sensitive and sympathetic to any existing heritage buildings, neighbouring buildings and the area		20 th century concentrated on St. Andrew Street. The flat roof will to reduce the height of the building and keep it in line with development to the north which gives the appearance of three storeys due to the change in grade. An angular plane analysis was prepared as part of the Urban Design Brief. The angular plane demonstrates that the building will preserve sight-lines from street level.
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.	No.	The height of the building will be greater than some of the neighbouring buildings. However, there is a grade change to the north where the buildings are constructed at three storeys (having frontage on St. Patrick Street). The proposed development will be similar in height with these buildings due to the increase in grade along Gowrie Street. Notwithstanding, urban design and architectural measures will assist in mitigating the massing of the building to be consistent with the surrounding character. The level of the building includes an arcade to create a welcoming pedestrian environment. Balconies with recessions have also been included for the residential units.
The intent of the Heritage Areas is to identify an area in which a significant number of buildings contain heritage values and to ensure proper consideration is given to protecting these buildings when development proposals are put forward.	No.	The proposed development will not impact the long-term conservation and protection of surrounding heritage resources. No alteration or destruction to cultural heritage resources is proposed.

The proposed development has been designed with consideration given to the heritage policies of the Official Plan. The surrounding area is comprised of a range of building styles, scales, and uses, which contribute to the unique Village character of the Fergus core. The new development will utilize similar design elements and materials that are found throughout the downtown area. The use of local and natural stone for the exterior façade, a neutral colour palette and a platform roof are examples of design elements that will help to integrate the building into the neighbourhood. The proposal is not introducing a use or style that does not already exist within Fergus. The proposed natural stone façade will maintain the character of the area and continue to showcase the use of natural resources.

It is noted that the proposed building will be of a larger scale than adjacent buildings. The design of the building will include the use of stepbacks and balconies on the upper floors to break up the massing, as well as a ground level arcade. These urban design tools will help to reduce the appearance of massing and height from street level. The surrounding area is not uniformly developed, and contains a range of architectural styles, building materials, uses and sizes. The urban design objectives for the proposed development are intended to promote a sympathetic building that does not mimic surrounding building forms. Further, the proposed height is an appropriate transition between planned higher density development within the downtown and the lower density built forms within the peripheral residential area further along St. Andrew Street E.

The proposed development will ensure the long-term conservation and protection of the surrounding heritage resources. No adverse impacts to surrounding heritage resources are proposed or anticipated.

9.0 Mitigation

Recommendations

Section 8.0 impact analysis has demonstrated that there are no anticipated impacts to the heritage properties located at 181 and 210 St. Andrew Street, and 238 St. Patrick Street. There are however potential impacts related to land disturbances identified for 233 St. Andrew Street. In order to mitigate land disturbances, it is recommended that:

- A Vibration Monitoring Plan be completed to ensure that no impacts to the adjacent property at 233 St. Andrew Street E occur;
- A temporary construction fence be installed around the periphery of the development site; and
- Material storage and parking of construction equipment is prohibited on lands directly adjacent to the subject property, including the heritage properties.

10.0 Conclusions

The purpose of this HIA was to determine if the proposed redevelopment of 223 St. Andrew Street E would have any adverse impacts on adjacent or surrounding heritage properties. The heritage properties are 'listed' (non-designated) on the *Centre Wellington's Municipal Heritage Register* and include:

- 181 St. Andrew Street E (Across the street)
- 210 St. Andrew Street E (Across the street)
- 233 St. Andrew Street E (Adjacent)
- 238 St. Patrick Street E (Adjacent)

The HIA concludes that no adverse impacts are anticipated for the heritage properties located at 181, 210 St. Andrew Street E or 238 St. Patrick Street E. However, the proposal may cause adverse impacts as it relates to the impact of land disturbance to the adjacent property at 233 St. Andrew Street E. The following mitigation measures have been identified:

- A Vibration Monitoring Plan be completed to ensure that no impacts to the adjacent property at 233 St. Andrew Street E occur;
- A temporary construction fence be installed around the periphery of the development site; and
- Material storage and parking of construction equipment is prohibited on lands directly adjacent to the subject property, including the heritage properties.

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- Wellington County Museum and Archives. Hotson photograph collection, ca.1867-1986. "Templins Garage ca.1930". ph.9643.
- Wellington County Museum and Archives. Hotson photograph collection, ca.1867-1986. "Templins Carriage Works ca.1890". ph.9660.

Appendix **A** – Maps



Source: Township of Centre Wellington (2020)

Context Map

LEGEND



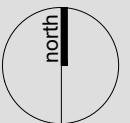
Subject Lands

DATE: March 2022

SCALE: 1:2,000

FILE: 17389F

DRAWN: CAC



K:\17389F-223 St. Andrews St-Fergus\Rpt\Context.dwg

223 St. Andrews St E
 Community of Fergus
 Township of Centre Wellington

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
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Appendix **B** – Site Plan and Renderings

10.1 General Commercial Provisions - C1				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	981.27 m ²	YES
b)	Minimum Lot Frontage	No Minimum	25.13 m (St. Andrew St.)	YES
c)	Minimum Front Yard	No Minimum	0 m (St. Andrew St.)	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	20.29 m (St. Andrew St.)	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	1.306 m (St. Andrew St.)	YES
f)	Maximum Lot Coverage	90%	40%	YES
g)	Minimum Exterior Side Yard	No Minimum	0 m (Gowrie St.)	NO
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	14.95 m	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A Existing Buffer strips at lot lines	YES

Supporting Calculations	
For maximum lot coverage:	
Site Area =	981 m ²
Proposed Building area =	367.5 m ²
Total Coverage =	(367.5 m ² / 981 m ²) x 100 = 37.5%
Landscape Area:	
Site Area =	981 m ²
Proposed Landscape Area =	139.6 m ²
Total Coverage =	(139.6 m ² / 981 m ²) x 100 = 14.2%
Parking Calculation (5-Storey Mixed-Use):	
Residential 17 Units x 1 space / unit	= 17 Spaces
Commercial 1 space / 30 m ² 115 m ²	= 4 spaces
Total Parking Calculated	= 21 Spaces
50% Reduction for CBD	= 10.5 Spaces Required
Total Parking Provided	= 11 Spaces
BF Required	= 1 Space

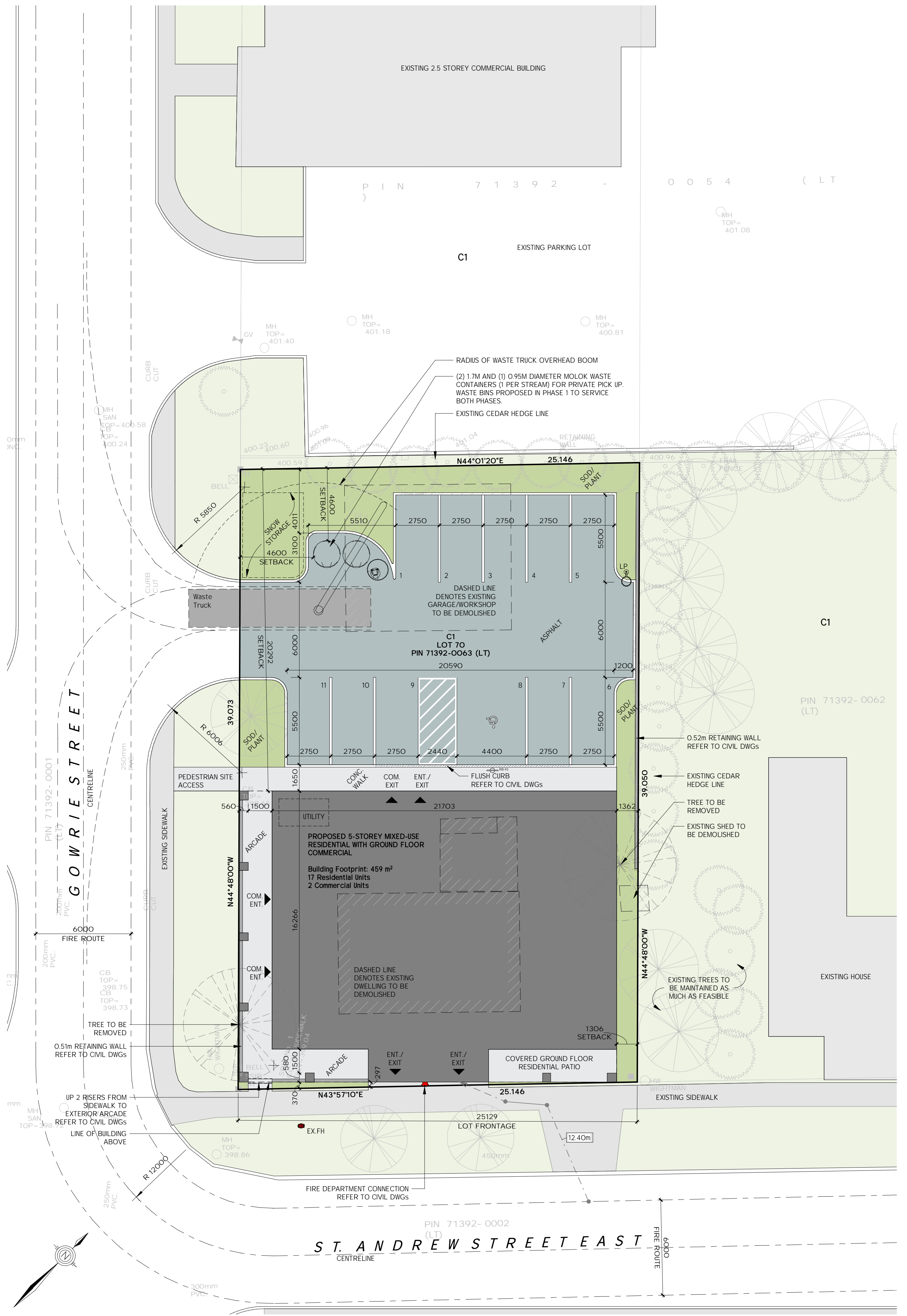
SITE PLAN LEGEND	SITE PLAN NOTES
SOD OR LANDSCAPED AREA	1. PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
PROPOSED ASPHALT PARKING AREA	2. ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
PROPOSED WALKWAYS	3. ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
EXISTING BUILDING STRUCTURES	
EXISTING BUILDING STRUCTURES TO BE REMOVED	
PROPOSED BUILDINGS	
SNOW STORAGE AREA	
RB-93 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL	
CONCRETE CURB ALL CURBS TO BE SINGLE STAGE PER OPSD 600 O4 UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS	
LIGHT POST (L.P.)	
FIRE DEPARTMENT CONNECTION (F.D.C.)	



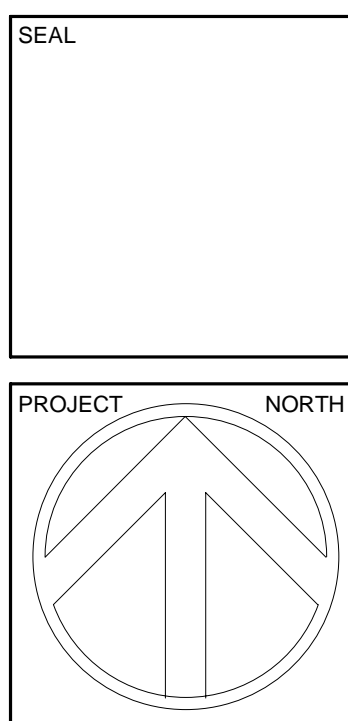
4 Street View Looking North-East
A1.0

2 Street View Looking South-West
A1.0

1 Site Plan
A1.0 1:150



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PROJECT #	21040
CHKD	Checker
DRAWN	AKR
SCALE	As indicated
DATE DWN	2021 08 18
ISSUED	2022 03 29
SHEET #	TITLE

Appendix C – Shadow Study

Study Brief:

This shadow study is created to support the Planning Application of a five-story medium density residential building in Fergus, 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.

**'As-of-right' & Proposed Shadow Studies
Mixed-Use Residential &
Commercial
223 St. Andrew Street East, Fergus**

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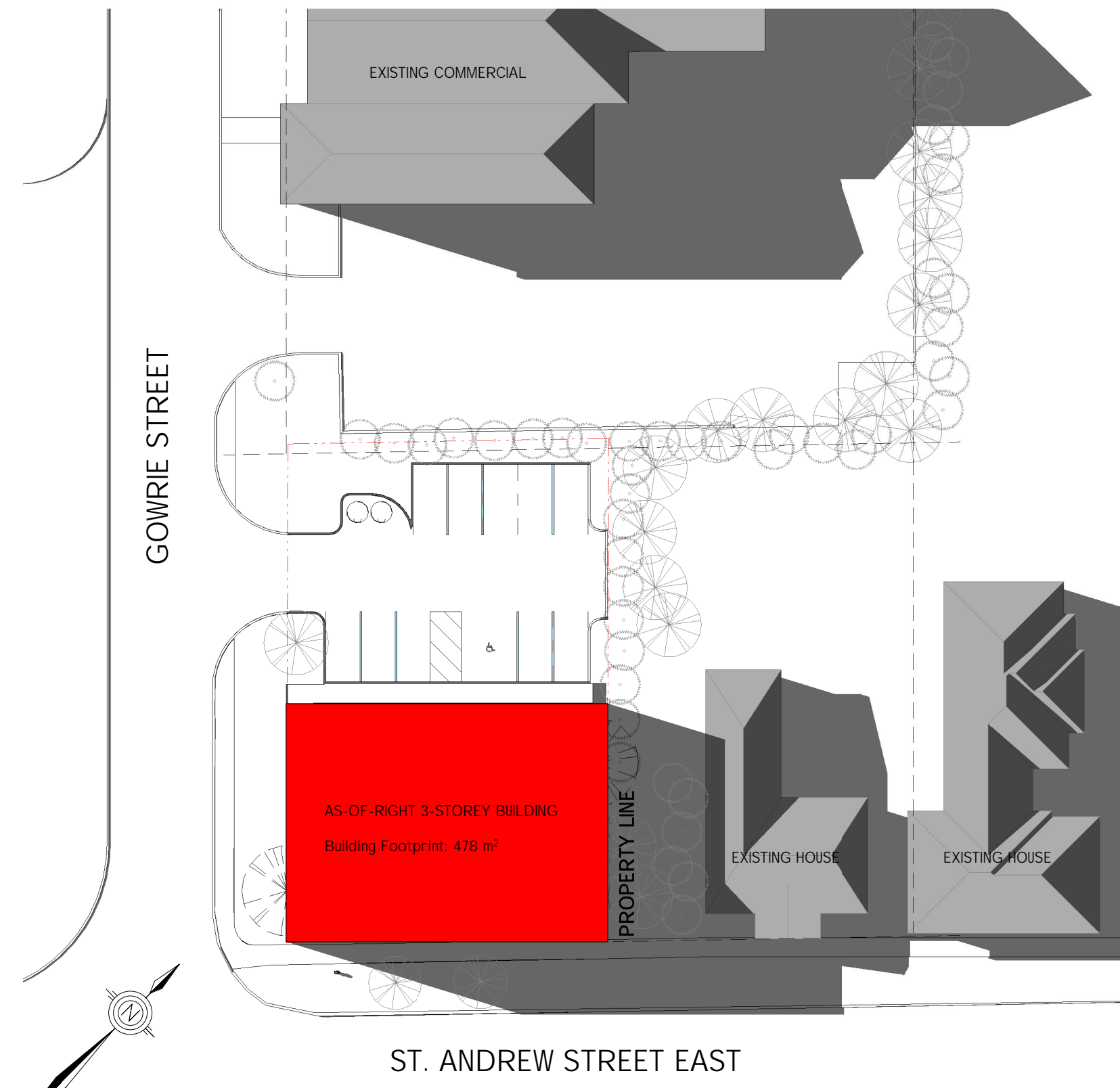
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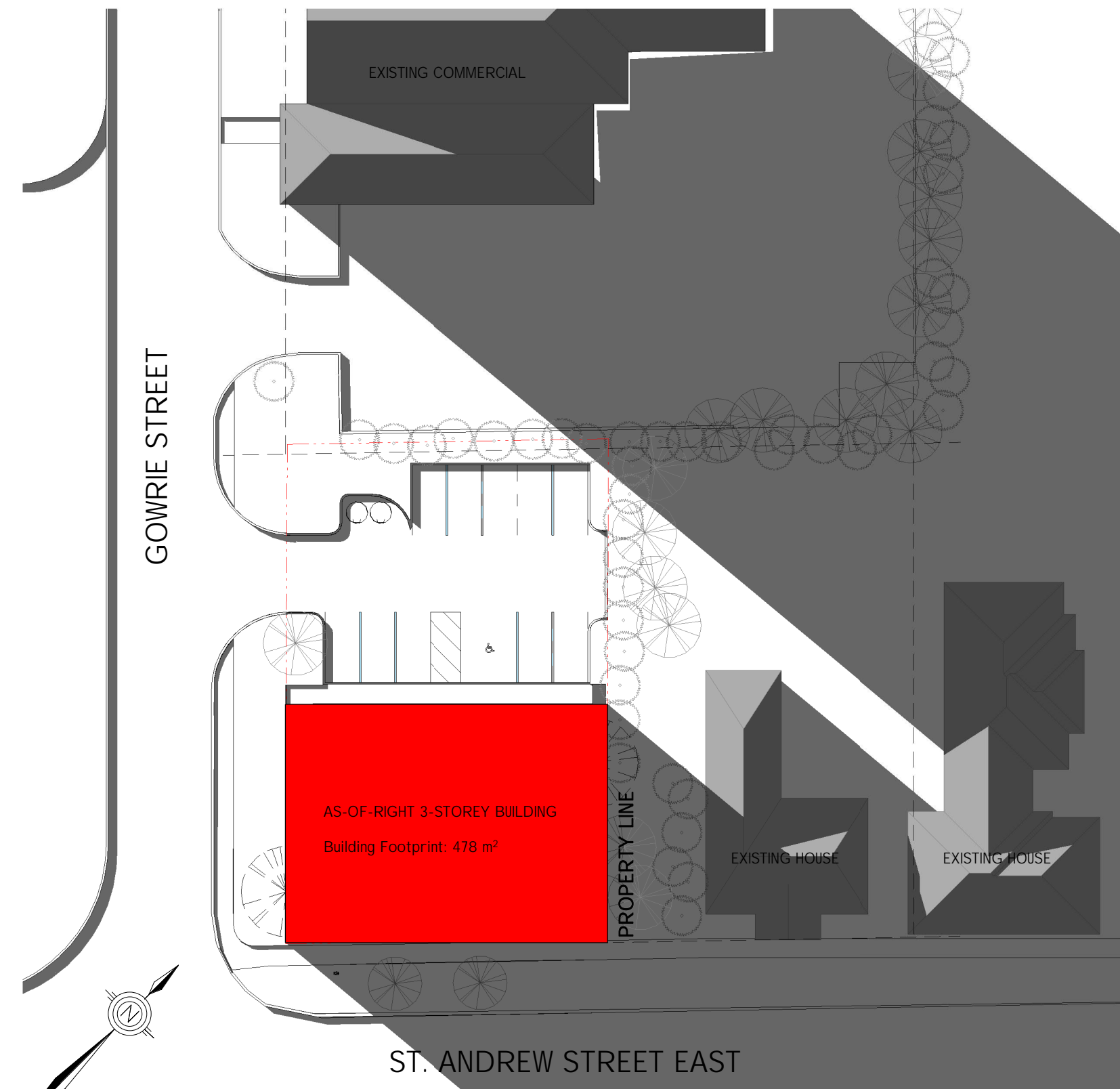
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3 AOR - Spring/Fall - 2pm
SK-1 1: 400



4 AOR - Spring/Fall - 4pm
SK-1 1: 400



5 AOR - Spring/Fall - 6pm
SK-1 1: 400

SHADOW STUDY LEGEND

- SITE PROPERTY LINES
- - - - - SURROUNDING PROPERTY LINES
- 'AS-OF-RIGHT' 3-STORY MASSING
- PROPOSED BUILDING
- SURROUNDING BUILDINGS
- PROPOSED/SURROUNDING BUILDING SHADOWS

PRELIMINARY

STATUS	DESIGN
PROJECT #	21040
CHKD	CHECKER
DRAWN	AUTHOR
SCALE	As Indicated
DATE DWN	11/26/21
ISSUED	2022 03 02

Mixed-Use Residential & Commercial
223 St. Andrew Street East, Fergus
As-of-right Shadow Study -
Spring/Fall

SEAL

PROJECT NORTH

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115 Metcalfe Street
Egira, Ontario N0B 1S0
www.fryettarchitect.com

Tel: 519-846-2201
Fax: 519-846-0343

SK-1

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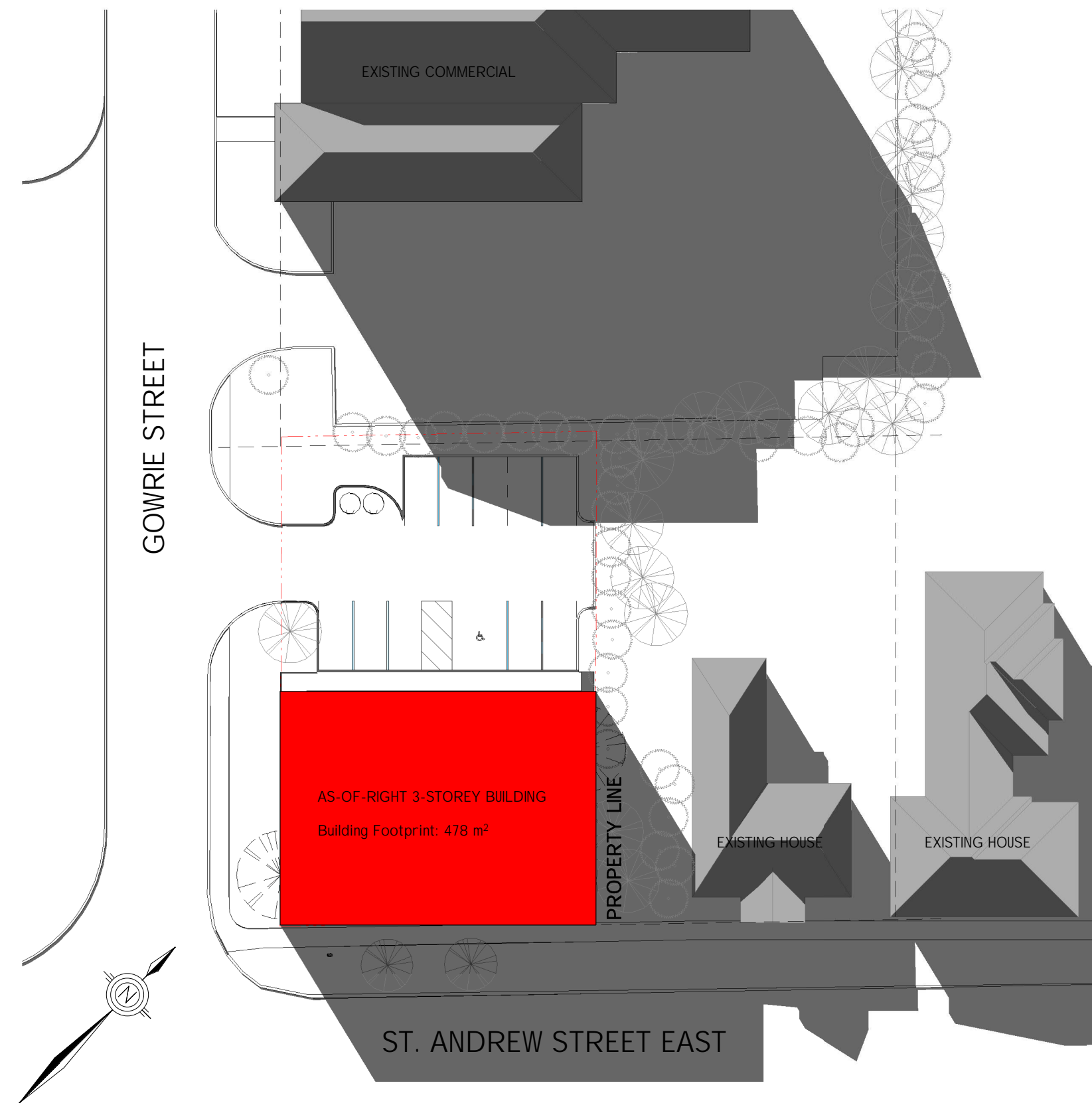
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3 AOR - Summer June 21 - 2pm
SK-2 1:400



4 AOR - Summer June 21 - 4pm
SK-2 1:400



5 AOR - Summer June 21 - 6pm
SK-2 1:400

SHADOW STUDY LEGEND

- - - SITE PROPERTY LINES
- - - SURROUNDING PROPERTY LINES
- 'AS-OF-RIGHT' 3-STOREY MASSING
- PROPOSED BUILDING
- SURROUNDING BUILDINGS
- PROPOSED/SURROUNDING BUILDING SHADOWS

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Mixed-Use Residential & Commercial
223 St. Andrew Street East, Fergus
As-of-right Shadow Study - Summer
June 21

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CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	11/26/21
ISSUED	2022 03 02

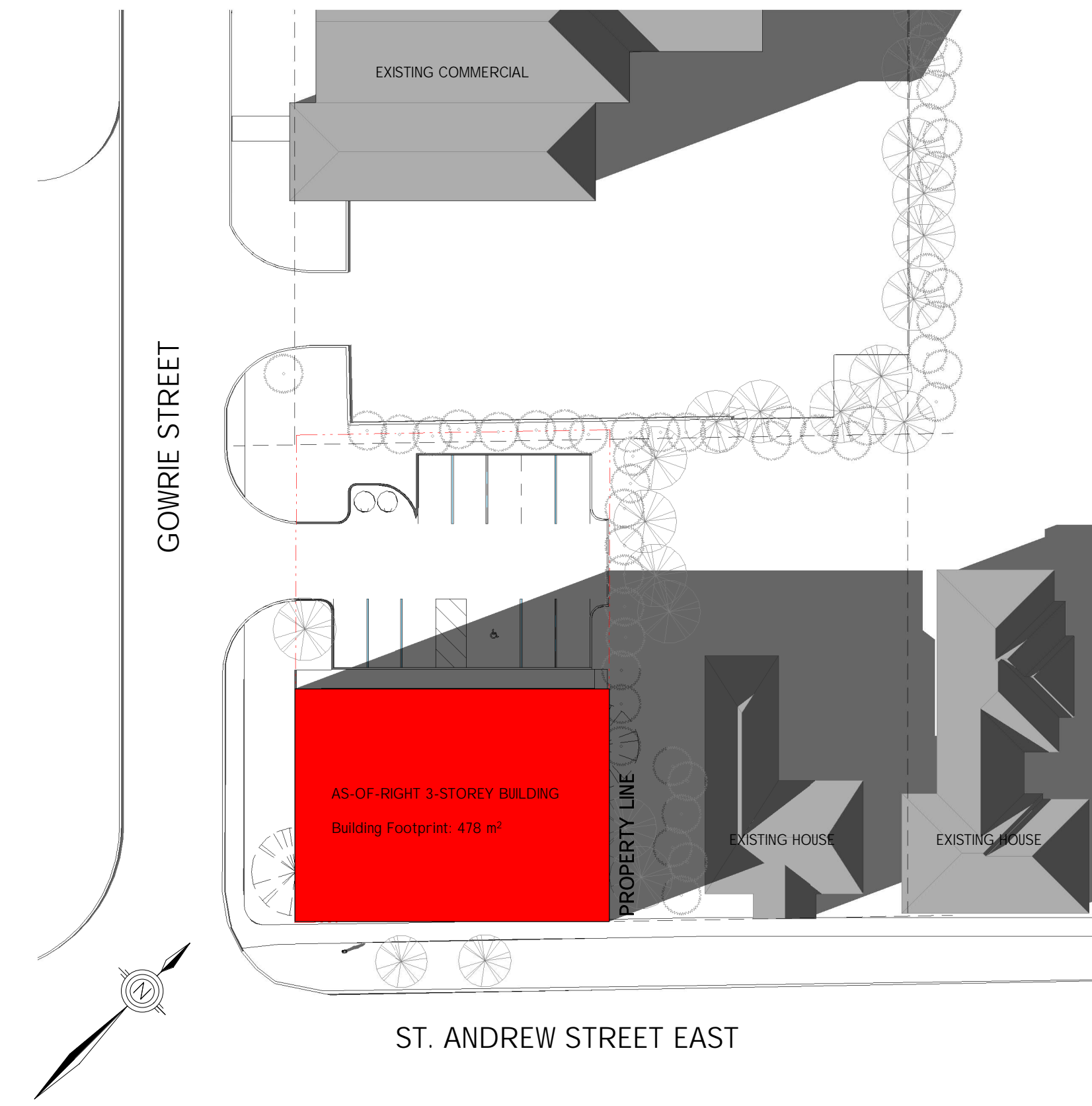
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SK-3 1: 400



4 AOR - Winter Dec. 21 - 4pm
SK-3 1: 400

SHADOW STUDY LEGEND

- - - SITE PROPERTY LINES
- - - SURROUNDING PROPERTY LINES
- 'AS-OF-RIGHT' 3-STOREY MASSING
- PROPOSED BUILDING
- SURROUNDING BUILDINGS
- PROPOSED/SURROUNDING BUILDING SHADOWS

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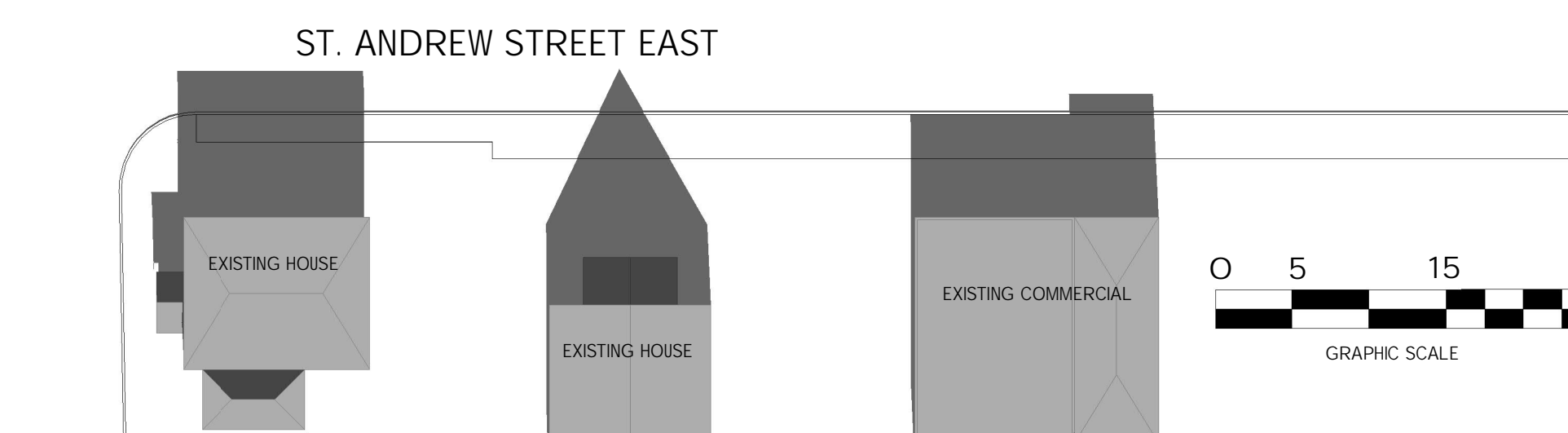
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PROJECT _____ NORTH

Mixed-Use Residential & Commercial
223 St. Andrew Street East, Fergus
PROJECT TITLE
As-of-right Shadow Study - Winter Dec. 21

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DRAWN	CD
SCALE	As indicated
DATE DWN	11/26/21
ISSUED	2022-03-02

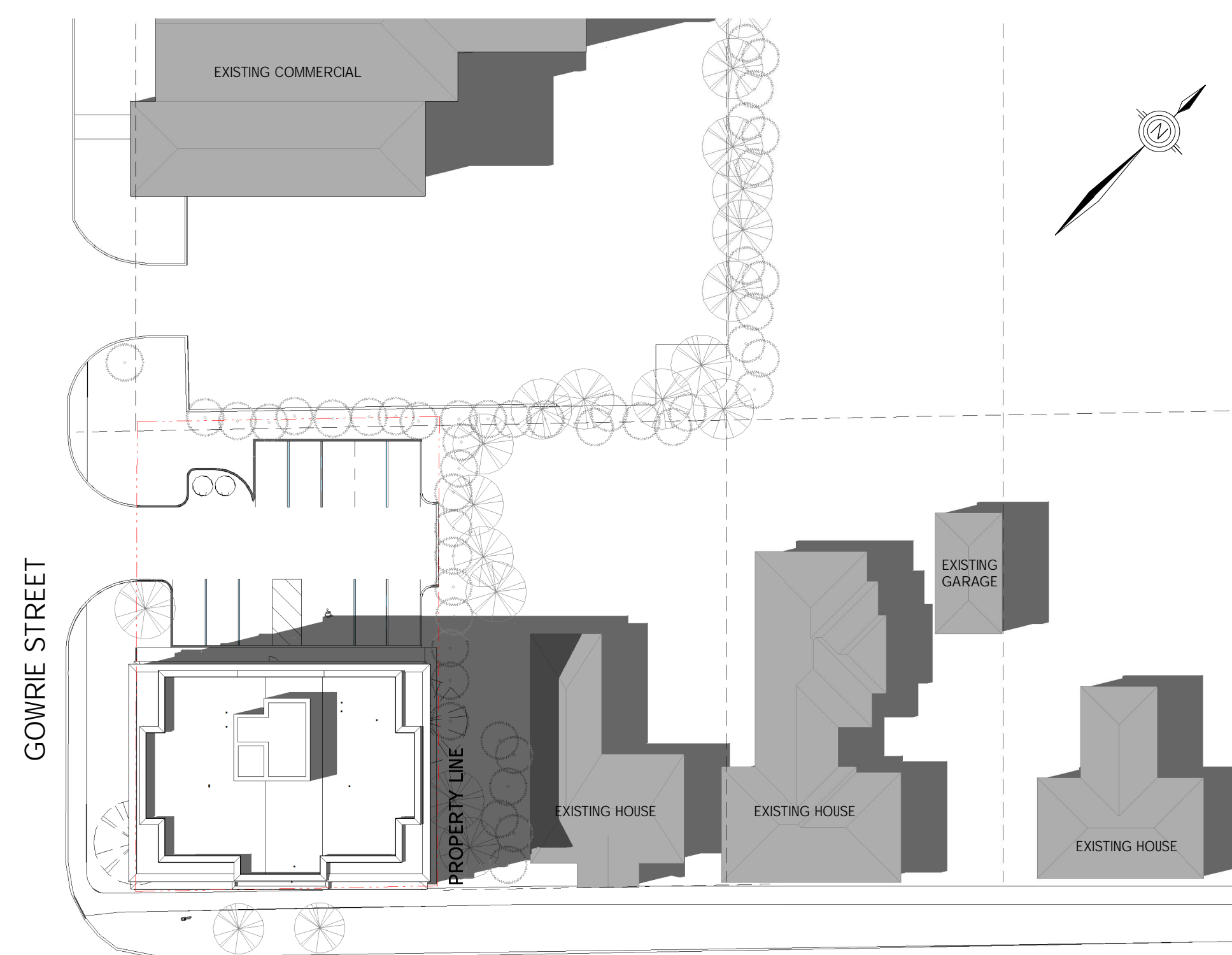
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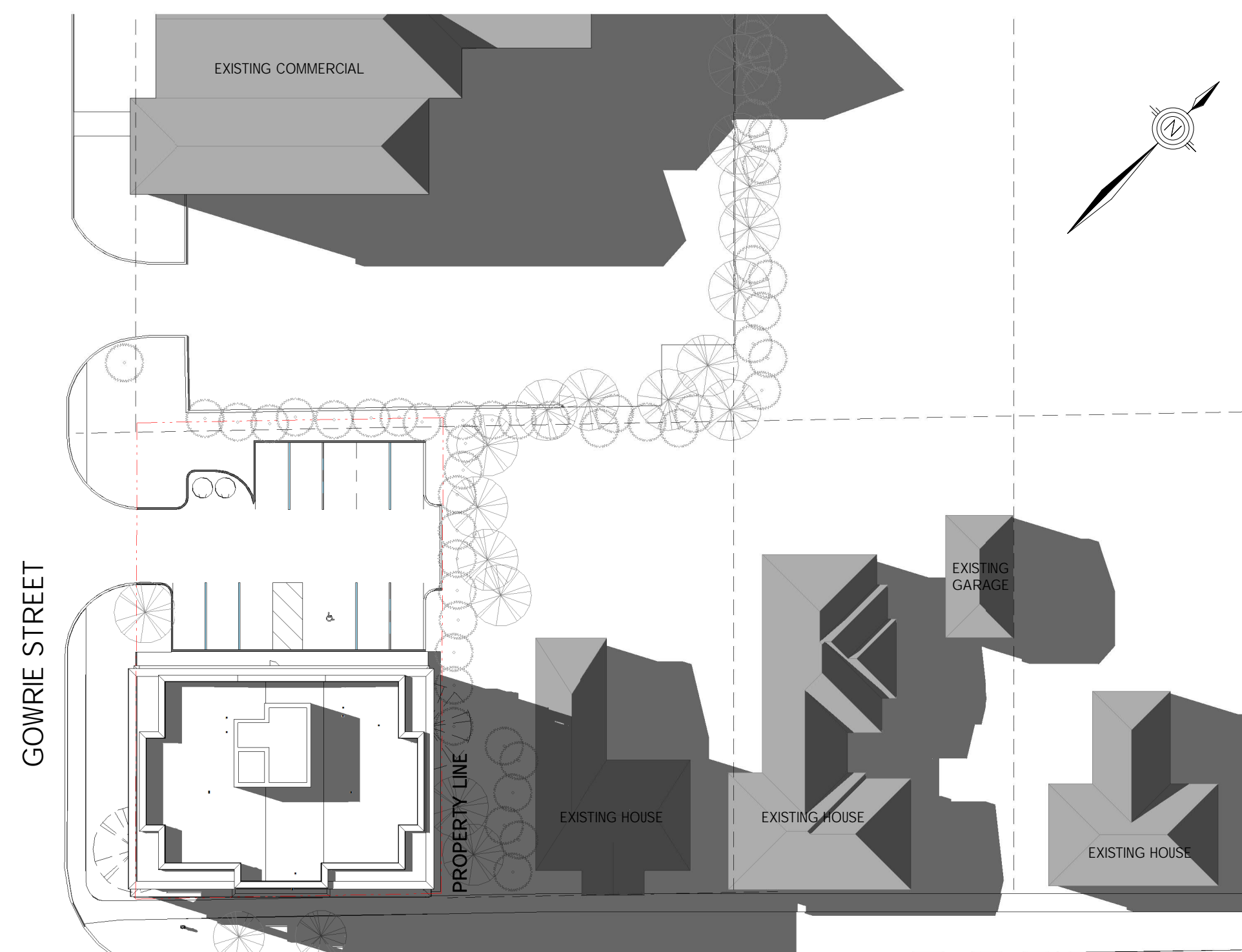
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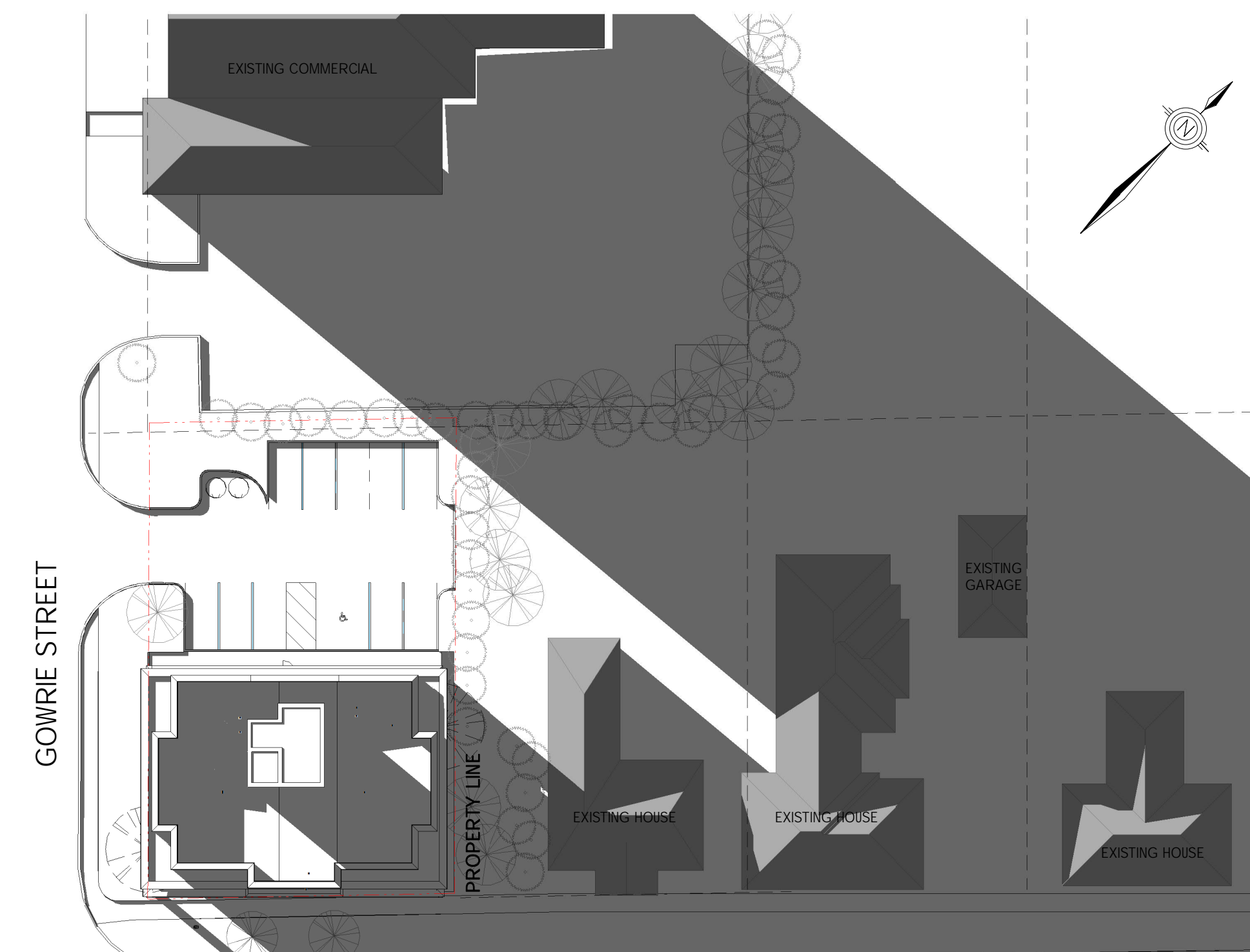
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3 Proposed - Spring/Fall - 2pm
SK-4 1: 400









4 Proposed - Spring/Fall - 4pm
SK-4 1: 400



5 Proposed - Spring/Fall - 6pm
SK-4 1: 400

SHADOW STUDY LEGEND

-  SITE PROPERTY LINES
-  SURROUNDING PROPERTY LINES
-  'AS-OF-RIGHT' 3-STOREY MASSING
-  PROPOSED BUILDING
-  SURROUNDING BUILDINGS
-  PROPOSED/SURROUNDING BUILDING SHADOWS

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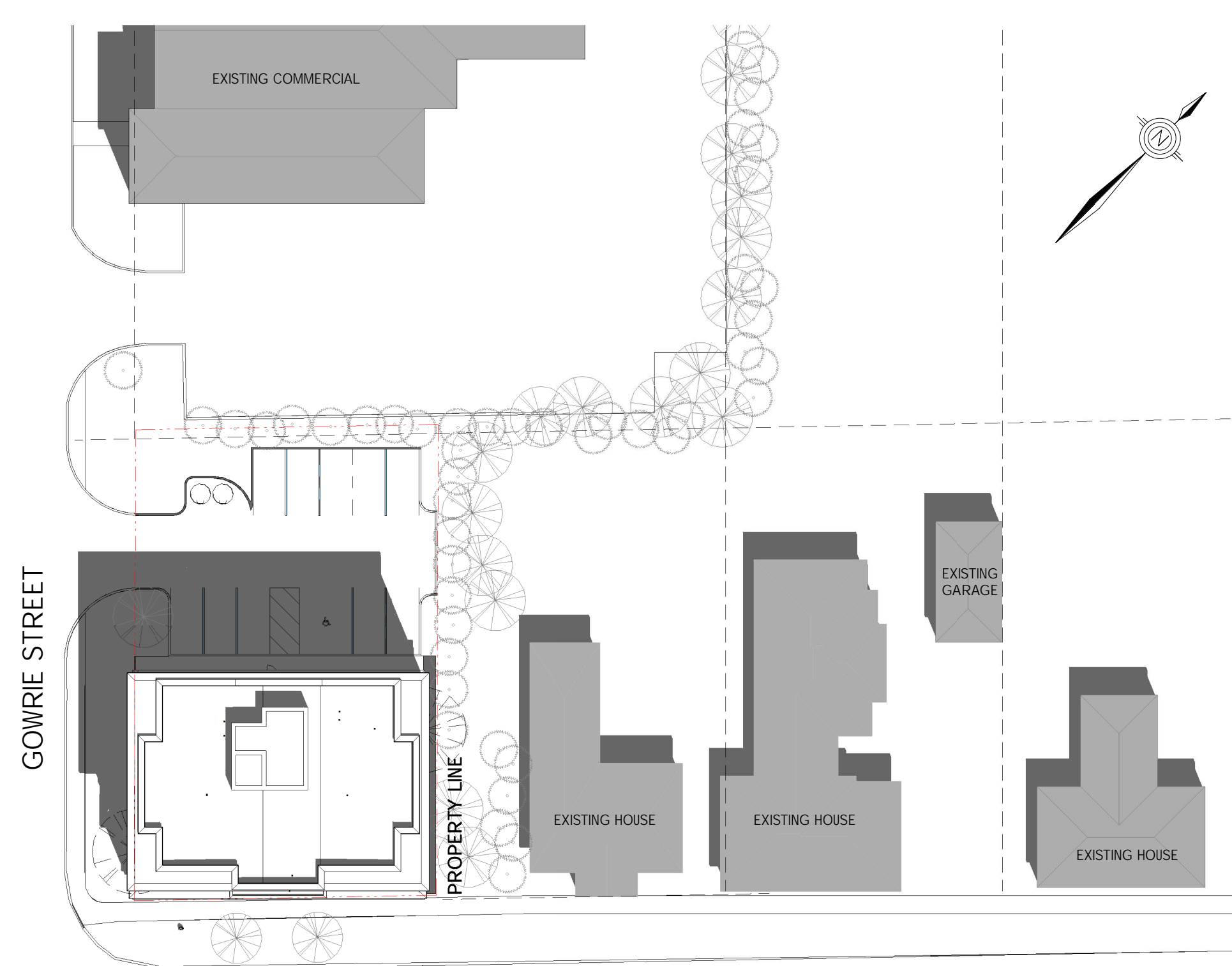
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223 St. Andrew Street East, Fergus
Proposed Shadow Study Spring/Fall

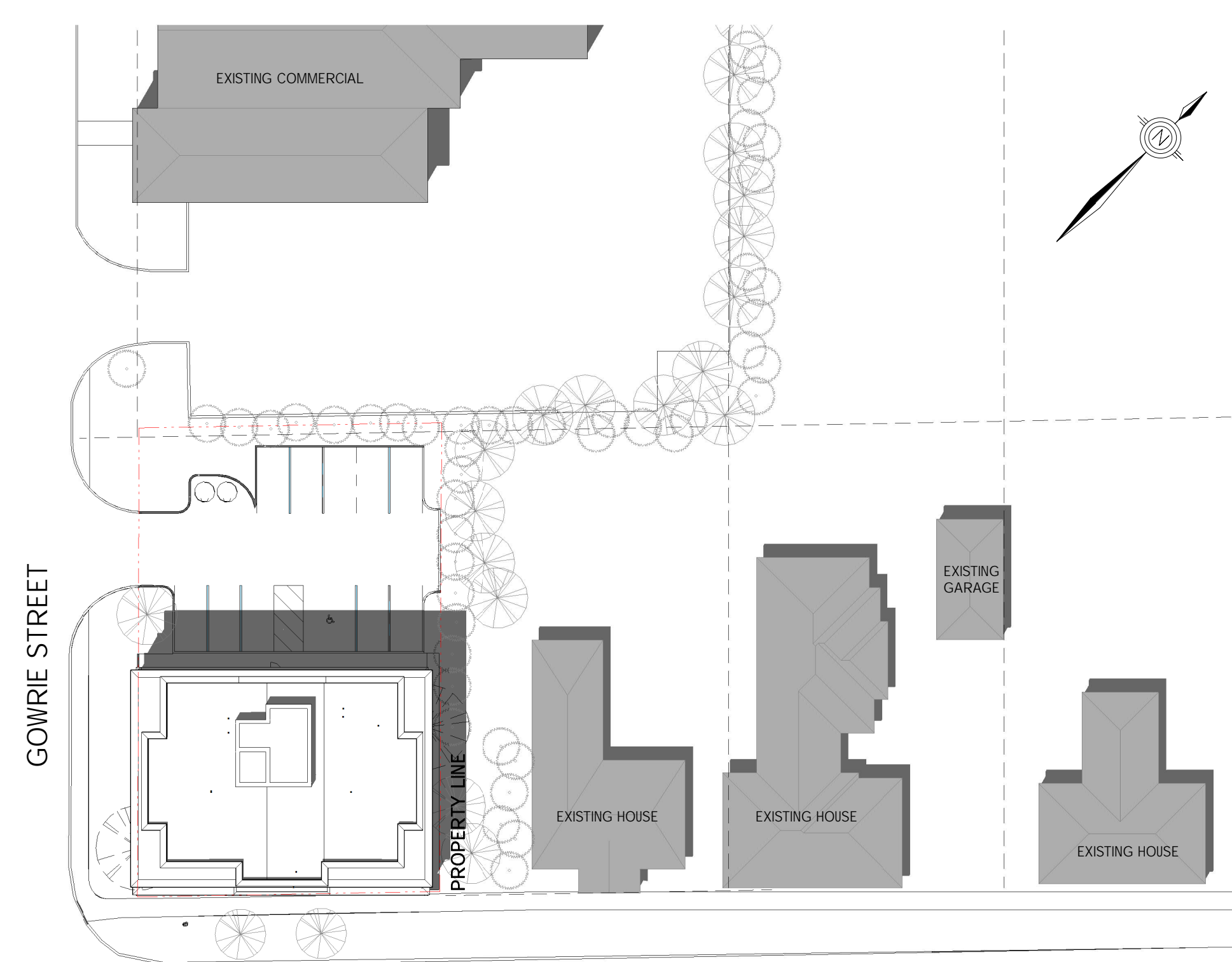
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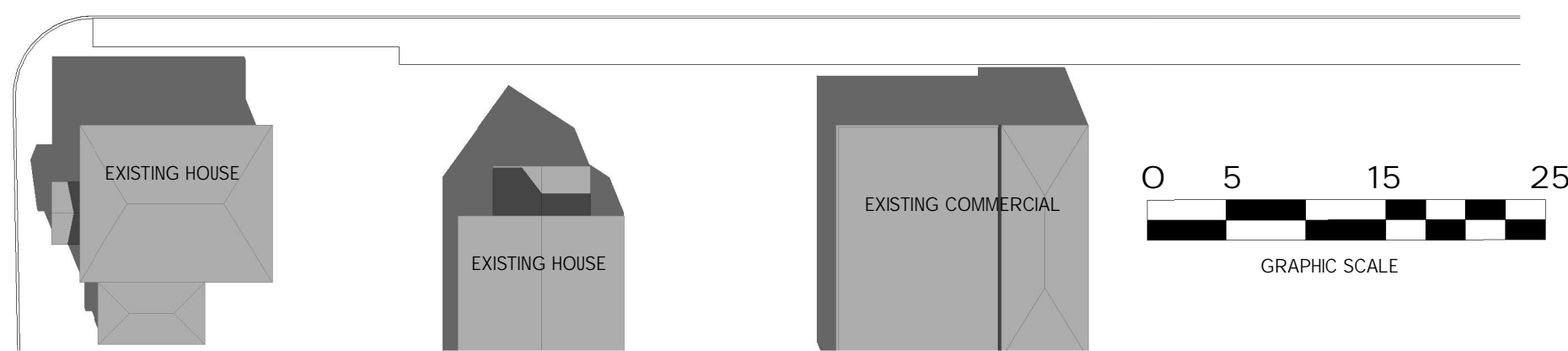
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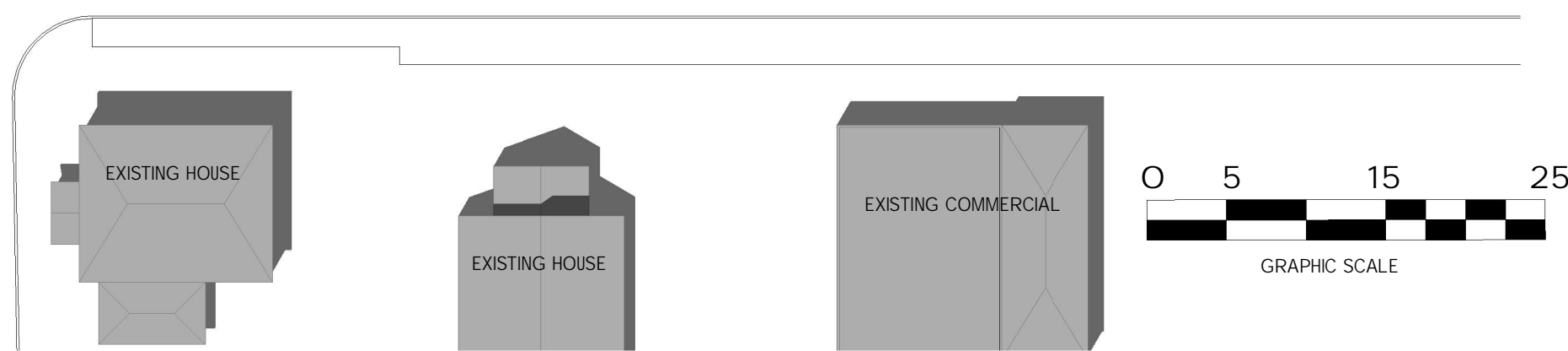
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ST. ANDREW STREET EAST



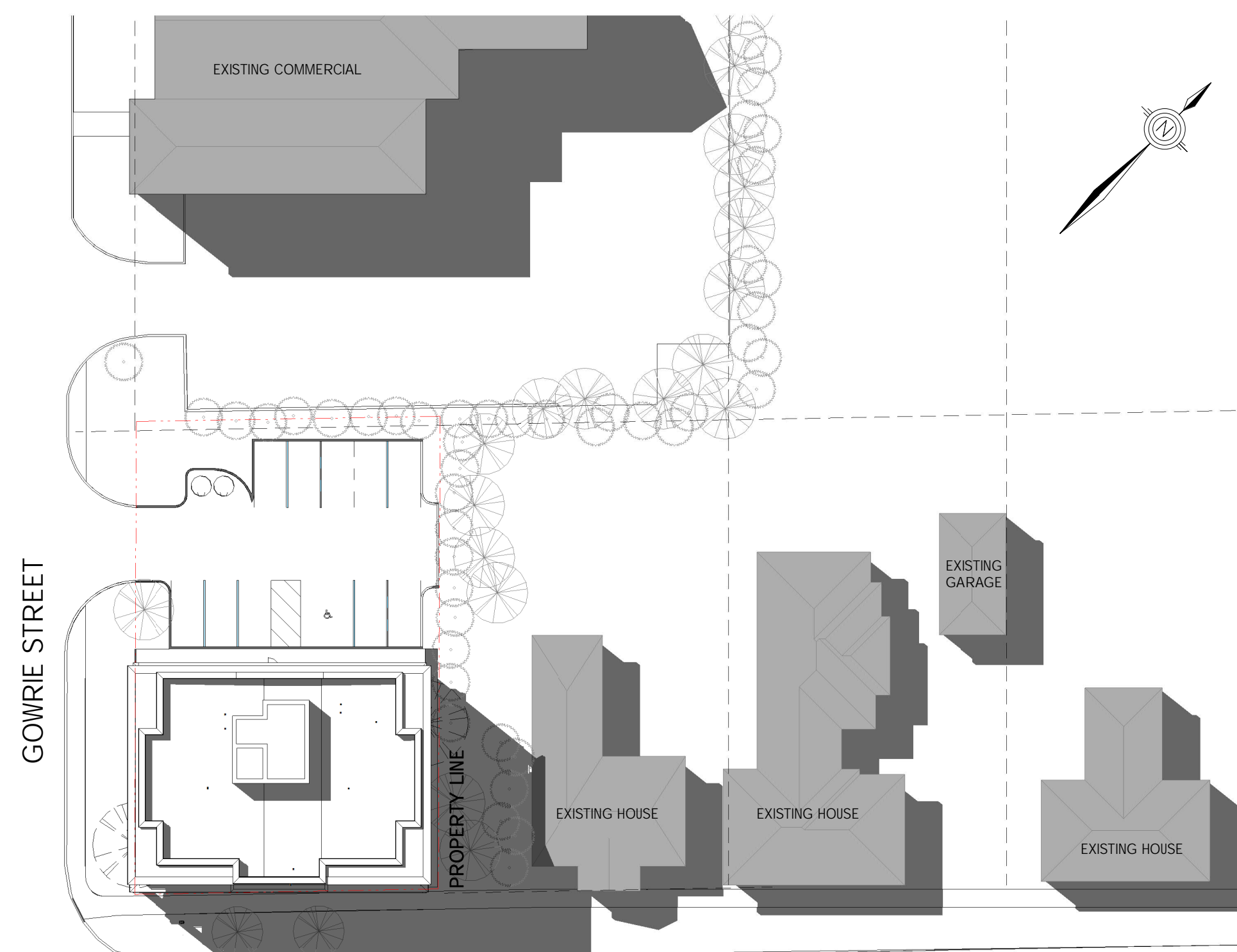
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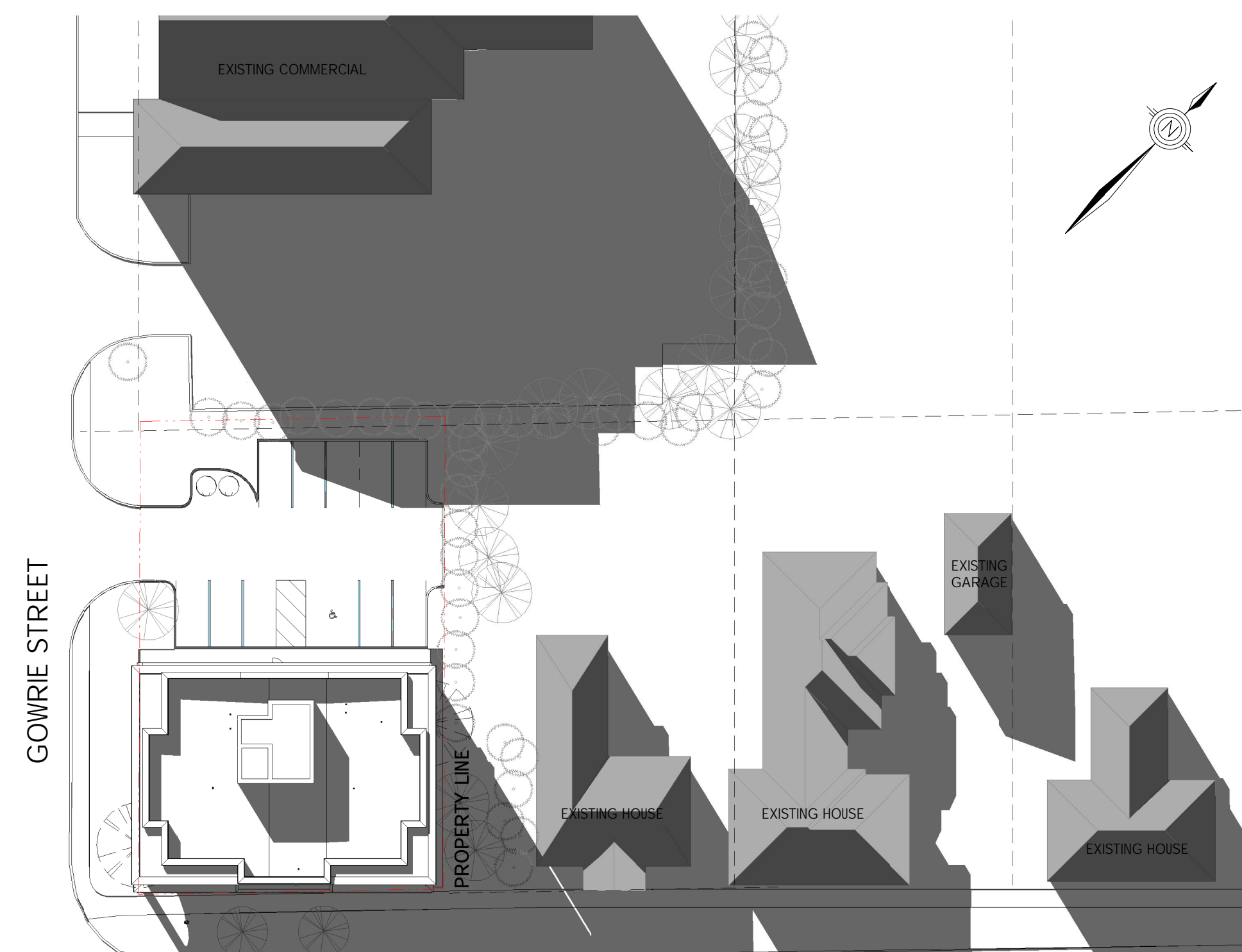
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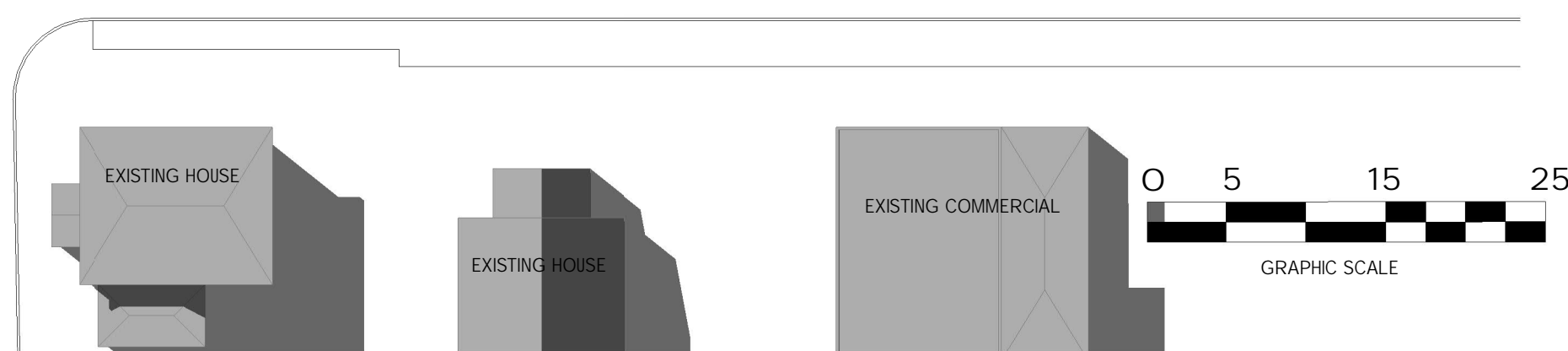
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ST. ANDREW STREET EAST



ST. ANDREW STREET EAST


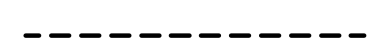






4 Proposed - Summer June 21 - 4pm
SK-5 1: 400



5 Proposed - Summer June 21 - 6pm
SK-5 1: 400

SHADOW STUDY LEGEND

-  SITE PROPERTY LINES
-  SURROUNDING PROPERTY LINES
-  'AS-OF-RIGHT' 3-STOREY MASSING
-  PROPOSED BUILDING
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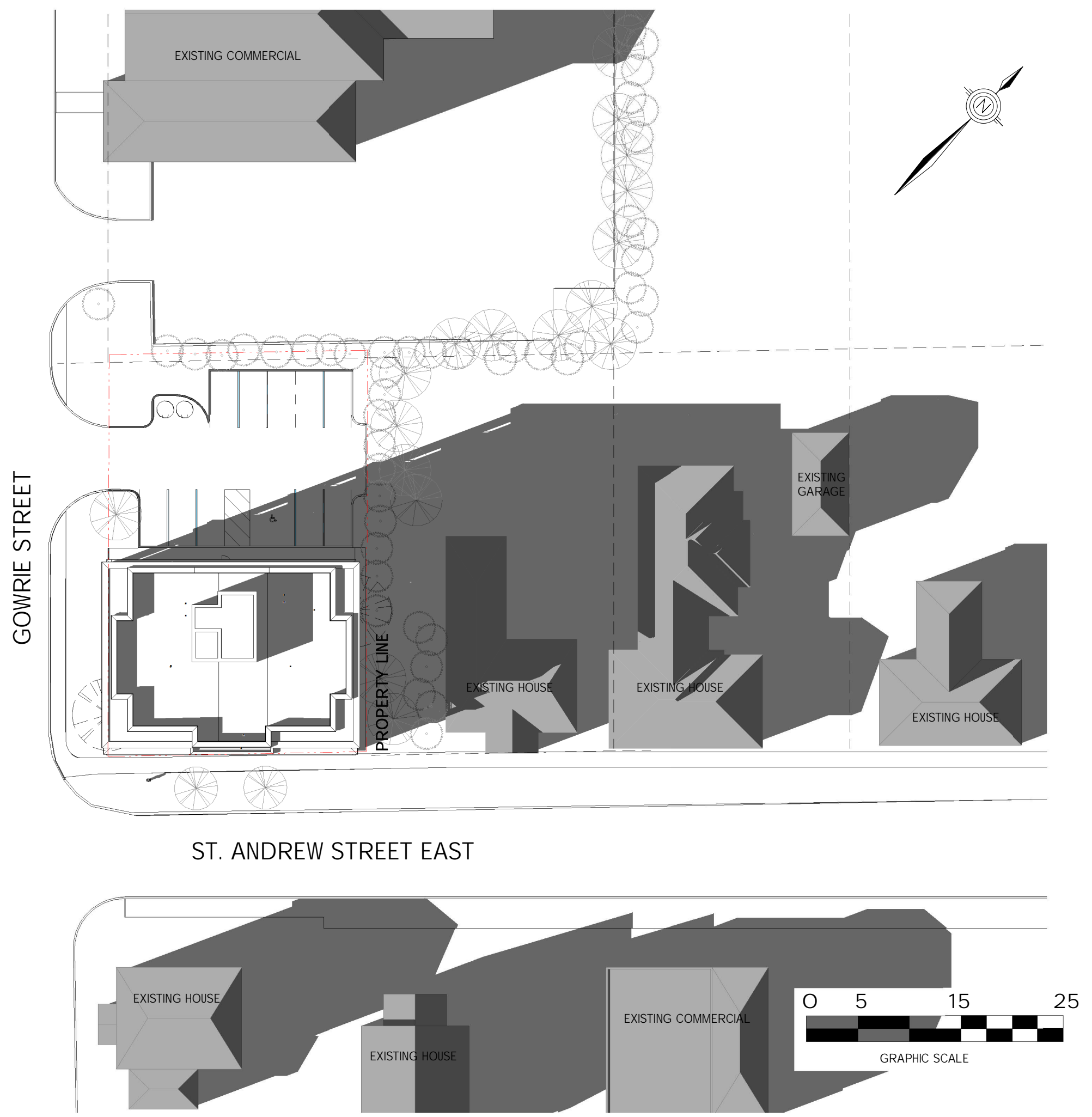
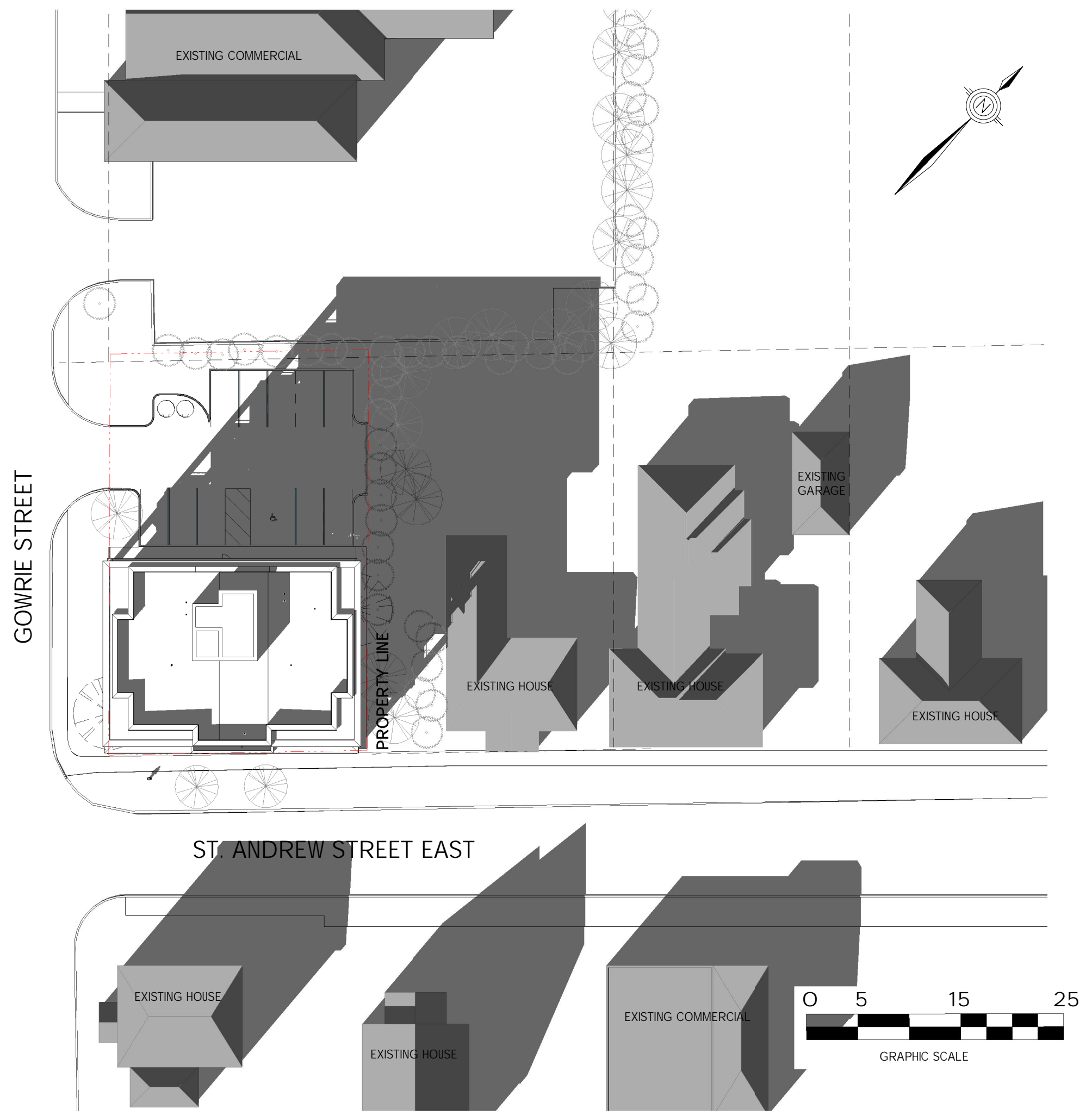
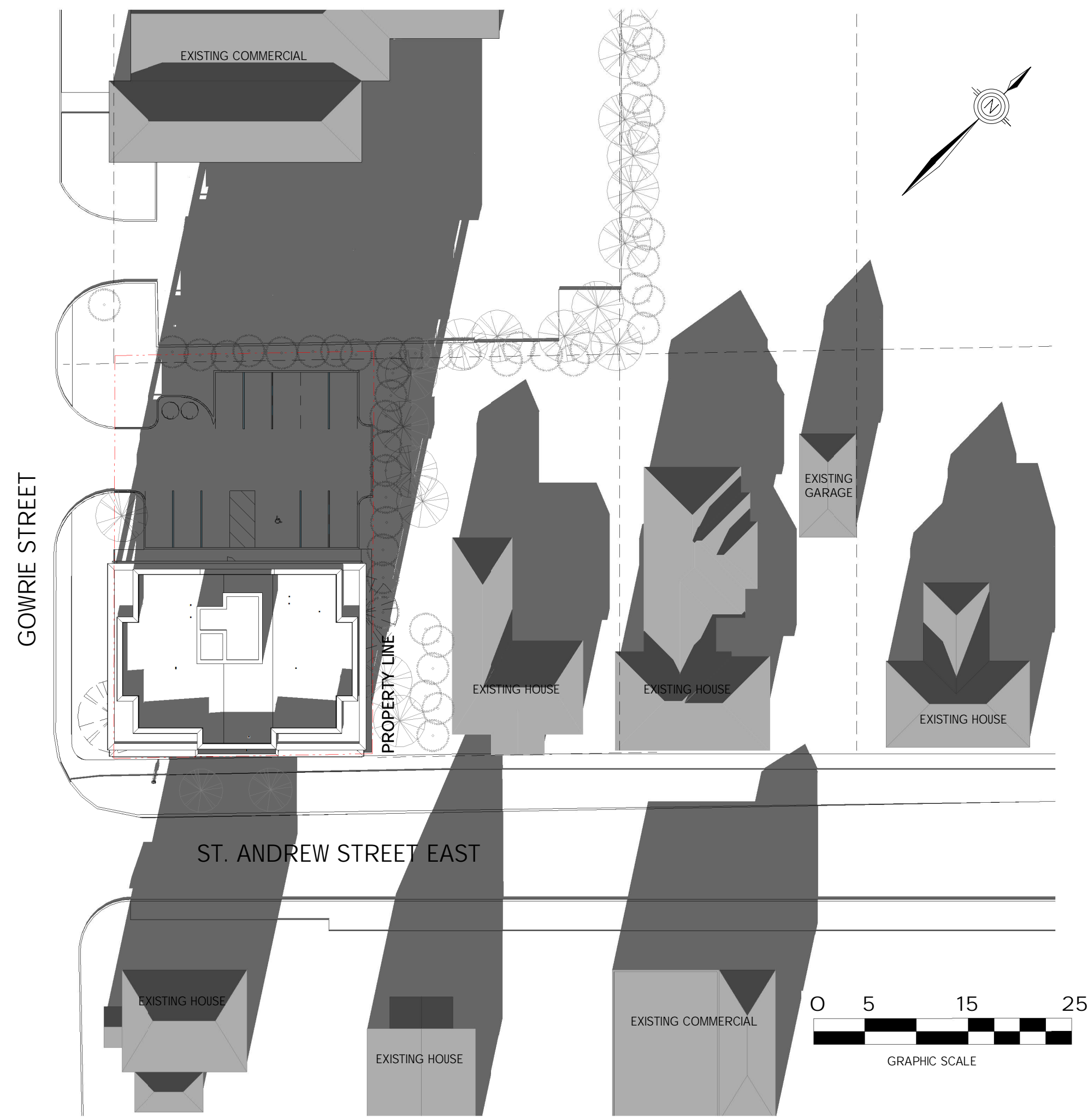
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June 21

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SHEET #	

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SK-5

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SHADOW STUDY LEGEND

- - - - - SITE PROPERTY LINES
- SURROUNDING PROPERTY LINES
- 'AS-OF-RIGHT' 3-STOREY MASSING
- PROPOSED BUILDING
- SURROUNDING BUILDINGS
- PROPOSED/SURROUNDING BUILDING SHADOWS

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PROJECT	NORTH

Mixed-Use Residential & Commercial
223 St. Andrew Street East, Fergus
Proposed Shadow Study - Winter Dec. 21

STATUS	DESIGN
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SCALE	As Indicated
DATE DWN	02/08/22
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REVISIONS	DATE
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