

HERITAGE IMPACT ASSESSMENT

Phase II

19 East Mill Street,
Elora, ON

Date:

March 21, 2023

Prepared for:

Oxford Green Riverside Developments

Prepared by:

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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>
MCM	<i>Ministry of Citizenship and Multiculturalism</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</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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Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 19 East Mill Street, Village of Elora, Ontario 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.

1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2021 by Oxford Green Riverside Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 19 East Mill Street, Elora, Ontario hereafter referred to as the ‘subject property’ (see **Appendix ‘A’**). The subject property is a ‘listed’ (non-designated) property on the *Centre Wellington’s Municipal Heritage Register*. It is adjacent to ‘listed’ properties located at 23 East Mill Street and 14 Princess Street, Elora, Ontario. The subject property is not located within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act (OHA)*, however, it is within an identified Heritage Area and within the Elora Historical Village Core Cultural Heritage Landscape (CHL No. 7).

The HIA was separated into two phases; the first phase of the HIA assessed the removal of the existing dwelling on-site and the second phase, contained in this report, is intended to assess the proposed redevelopment of the overall site. The Phase I HIA (dated December 2, 2021 by MHBC) determined the Cultural Heritage Value or Interest (CHVI) of the subject property (see Section 3.0 of this report for the Statement of CHVI) and assessed the impact of the demolition of the existing dwelling on-site fronting East Mill Street. The policy context and historical overview of the subject property were provided in the Phase I HIA (see **Appendix ‘G’**). This Phase II HIA assesses potential impact of the proposed redevelopment which includes the retention and adaptive re-use of the original footprint of the historic stone building on-site (Building B) and new construction of a 5 storey building (Building A) and two storey dwelling (Building C). Furthermore, this report includes an assessment of the compatibility of the redevelopment within the context of the historic surrounding area.


1.1 Location of Subject Property

The subject property is located at 19 East Mill Street, Village of Elora (legal description is Lt 11 E/s Geddes St Pl 181 Elora; Pt Lt 11 W/s Princess St Pl 181 Elora as in Rs5739, Centre Wellington; Lt 12 E/s Geddes St Pl 181 Elora; Pt Lt 12 W/s Princess St Pl 181 Elora; Pt Lt 13 W/s Princess St Pl 181 Elora as in Ro728116, Centre Wellington). The property includes three building including a single-detached dwelling, commercial building and outbuilding (see Figures 1 & 2). **Table 1.0** provides a photograph and brief description of existing buildings and structures on-site.

The total area of the subject property is approximately 3,415 m². To the west of the property is a commercial strip and to the east is primarily residential properties. The property can be accessed by a driveway off of Geddes Street. The lands are partially vegetated, with most of the trees located at the rear of the property along the Grand River.



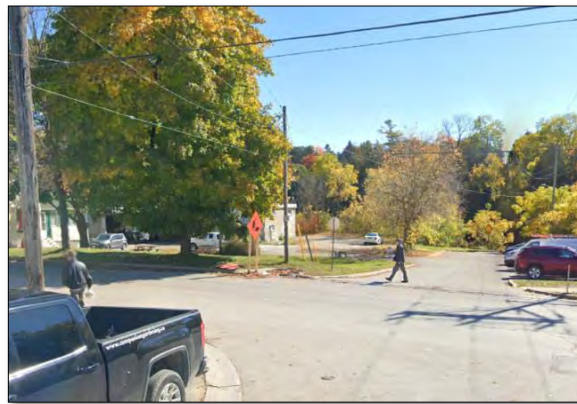
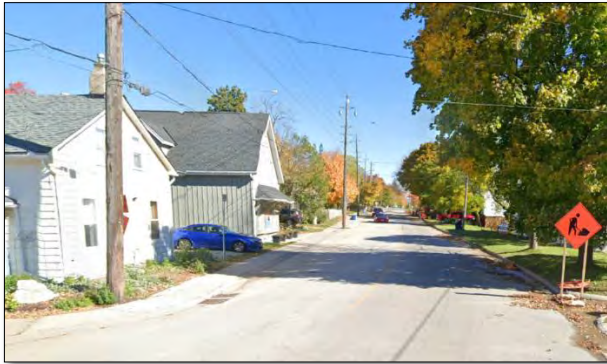
Figures 1 & 2: (above) Aerial view of subject property and surrounding properties; approximate location of subject property in red (Source: MHBC, 2021); (below) Perspective view of dwelling located on the subject property (Source: MHBC, 2021).

Table 1.0- Existing Buildings/ Structures on the Subject Property	
Building/ Structure	Description
<p>Dwelling</p> 	<p>2 storey Georgian dwelling clad in stucco with an open gabled asphalt roof constructed in 1859. There is a later addition on the south elevation of the dwelling with an open gabled roofline. The foundation of the main dwelling and addition have been parged.</p>
<p>Outbuilding 1*</p> 	<p>Commercial building complex composed of a 2 storey limestone/ rubble stone building constructed circa 1859 with a hipped roofline. The stone building includes mid-century additions on the north (carport) and west elevations with flat/ platform rooflines.</p>
<p>Outbuilding 2</p> 	<p>1 ½ storey outbuilding built at grade with open gabled roof and clad in metal sheathing.</p>

**Referred to as Building 'B' in proposal.*

1.2 Surrounding Context

The subject property is within the urban centre of the Village of Elora. To the north of the property are primarily one and half storey residences and Bissell Park (see Figure 3). To the west of the property on the north side of the street is a commercial plaza which is adjacent to a new, three storey modern commercial building; on the south side of the street looking west is a row of historic residences adaptively re-used for commercial purposes which transitions to 2-3 storey commercial buildings (see Figure 4). There is also a parking lot to the west of the property that abuts the Grand River (see Figure 5).



Figures 3, 4 & 5: (above left) View of East Mill Street looking east; (above right) View of East Mill Street looking west; (below) View of parking lot adjacent to subject property (Source: Google Earth Pro, 2021).



1.3 Heritage Status

The subject property is a 'listed' (non-designated) property on the *Centre Wellington's Municipal Heritage Register*. The property is described in the Register as "-a 2 storey stucco dwelling built in 1859, medium gable roof." There is also a two storey historic stone building constructed circa 1859 with mid-century concrete additions on the subject property.

The property is also adjacent, contiguous to two 'listed' properties on the *Centre Wellington's Municipal Heritage Register* located at 23 East Mill Street and 14 Princess Street. The following **Table 2.0** provides a photograph and description of these properties.

The subject property and adjacent listed properties are not part of a Heritage Conservation District designated under Part V of the OHA, however, they are located within an identified 'Heritage Area' as per Schedule A-1 of the *Township of Centre Wellington's Official Plan* (see Figure 6).

Table 2.0- Description of Adjacent Listed Properties

Property	Description from Centre Wellington's Municipal Heritage Register
<p>23 Mill Street</p> 	<p>1 ½ storey dwelling clad in siding. Front elevation includes an open gabled former and centred, enclosed portico (no description provided by the Register).</p>
<p>14 Princess Street</p> 	<p>1.5 storey dwelling built in 1862 with random rubble, medium, gable roof. (Other sources date the house to 1855 built by Francis Dalby (Sr)).</p>

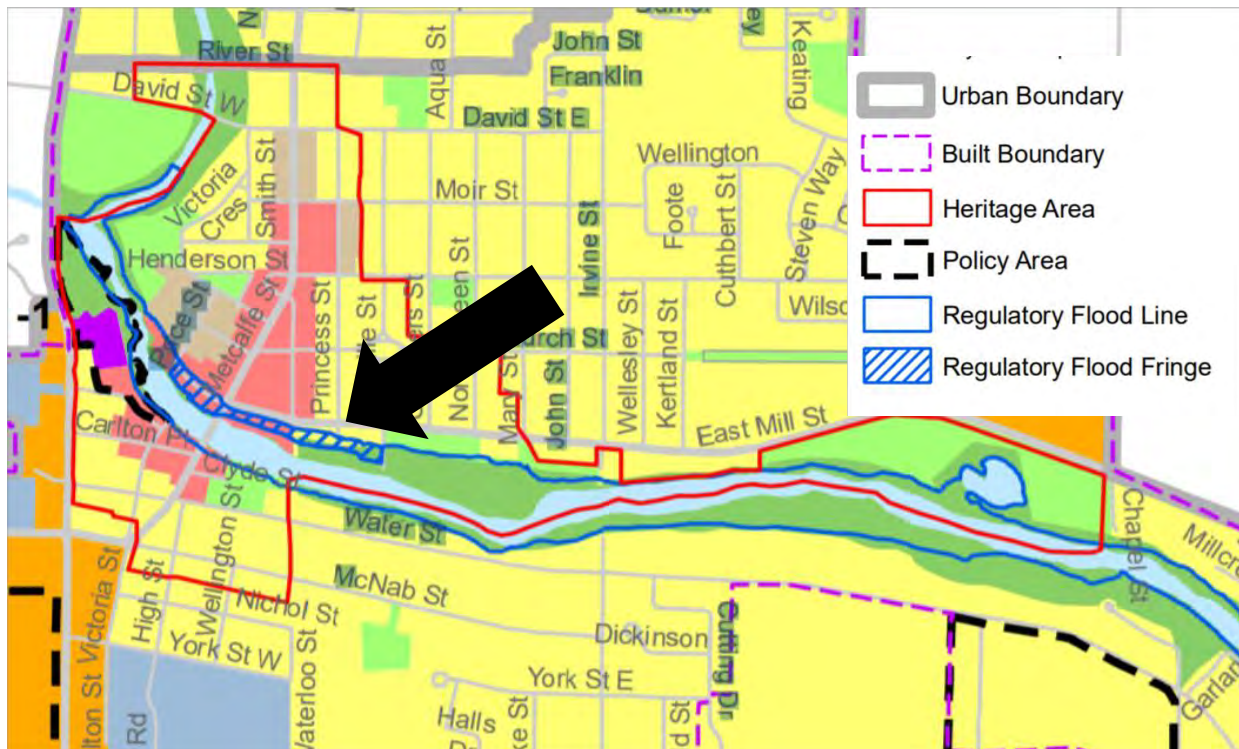


Figure 6: Excerpt of Schedule A-1 (Land Use) Township of Centre Wellington Official Plan (Source: Township of Centre Wellington Official Plan)

The Township of Centre Wellington completed a Cultural Heritage Landscape Study to identify significant CHLs within the Township which was endorsed by Council in June 2021, and in March 2022, Council approved the ensuing Official Plan Amendment to identify the 18 CHLs. The subject property and surrounding area reside within the CHL #7 – Elora Historical Village Core. In April of 2022, Council approved proceeding with an Official Plan Amendment to identify the 18 significant CHLs including CHL #7, which is identified as a prioritized CHL. The following describes the CHL:

The Elora Historical Village Core is comprised of the downtown business and industrial district of Elora and the residential areas which developed around it through the nineteenth and early twentieth century. Elora was founded in 1832 by William Gilkison and the settlement grew on the south and north side of the Grand River. The historical core of Elora today retains a high number of nineteenth and early-twentieth century commercial, industrial, civic, institutional, and residential buildings, many of them stone. The village is a tourist destination, known for its nineteenth century character, picturesque views, and its thriving arts community. The area is valued as an

outstanding example of an Ontario village set on the Grand River (Centre Wellington Cultural Heritage Landscape Inventory, 29).

The subject property is located within CHL #7 described above. Figure 7 identifies the subject property within the broader boundaries of the cultural heritage landscape.

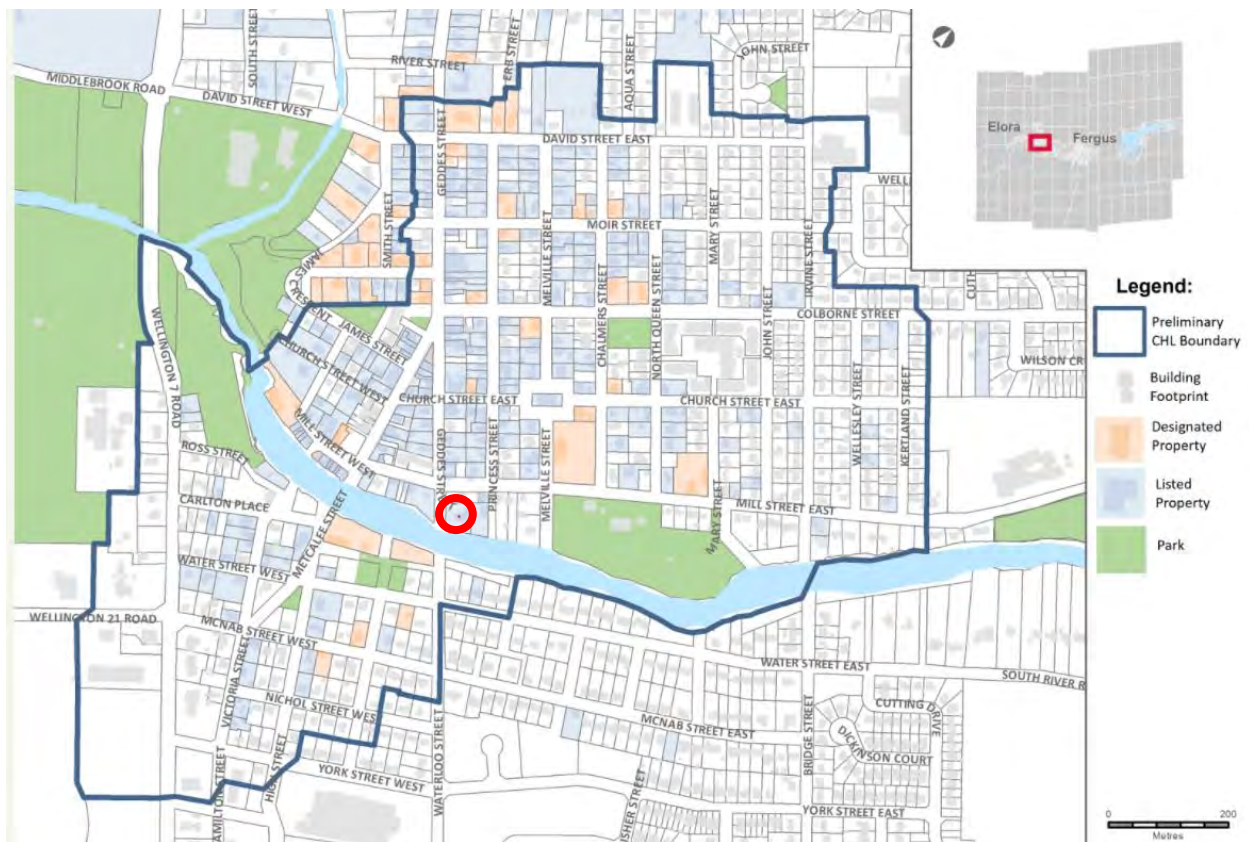


Figure 7: Excerpt of the Centre Wellington Cultural Heritage Landscape Study Story Map identifying preliminary cultural heritage landscape boundary in the Village of Elora; red circle indicates approximate location of subject property (Source: Centre Wellington Cultural Heritage Landscape Study Story Map, 2020).

The subject property is within the Grand River watershed which is designated a Canadian Heritage River and therefore the redevelopment is required to respect the ‘riverscape’ and be ‘attractive in appearance from both the street side and from the river side of the building’ (Township of Centre Wellington, C.1).

1.4 Land Use and Zoning

The subject property is within the Urban Centre of Elora as per Schedule A-1 of the Official Plan (see Figure 8). The subject property is zoned R1-A as per Map 54 of Schedule 'A' of the Township of Centre Wellington Comprehensive Zoning By-law No. 2009-045. A considerable portion of the lands are located within the floodplain.

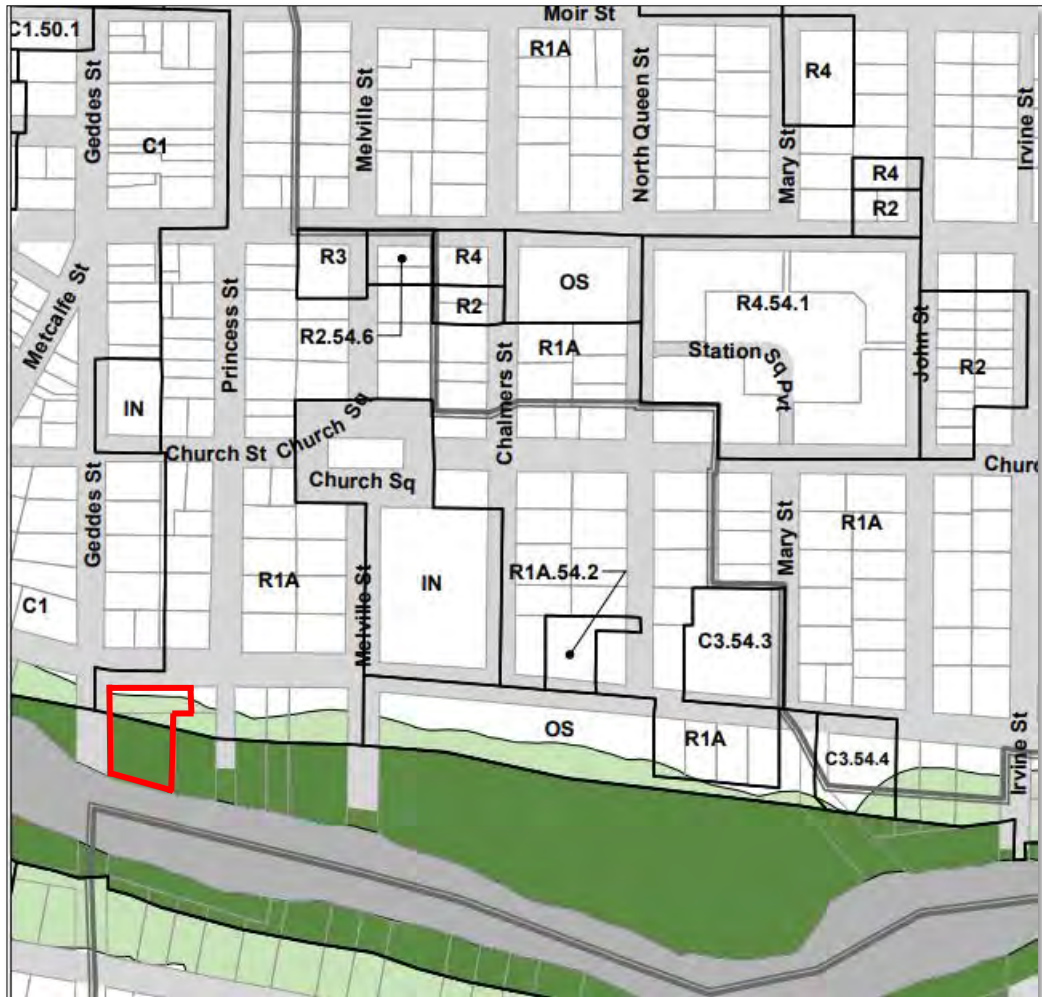


Figure 8: Excerpt of Map 54 of Schedule 'A' of the Township of Centre Wellington's Zoning By-law; red boundary indicated location of the subject property (Source: Township of Wellington's Zoning By-law).

2.0 Existing Conditions

2.1 Description of Subject Property

The property includes a two storey house clad in stucco, a one and a half storey metal outbuilding, a two storey stone building with later concrete additions (see Figures 9 & 10). There is a driveway and open gravelled space on the south west corner of the property and the property abuts the Grand River to the south. A site visit occurred on March 19th, 2021 to document the existing buildings and structures on-site.



Figure 9: Aerial photograph of 19 East Mill Street (Source: Google Earth Pro, 2020)

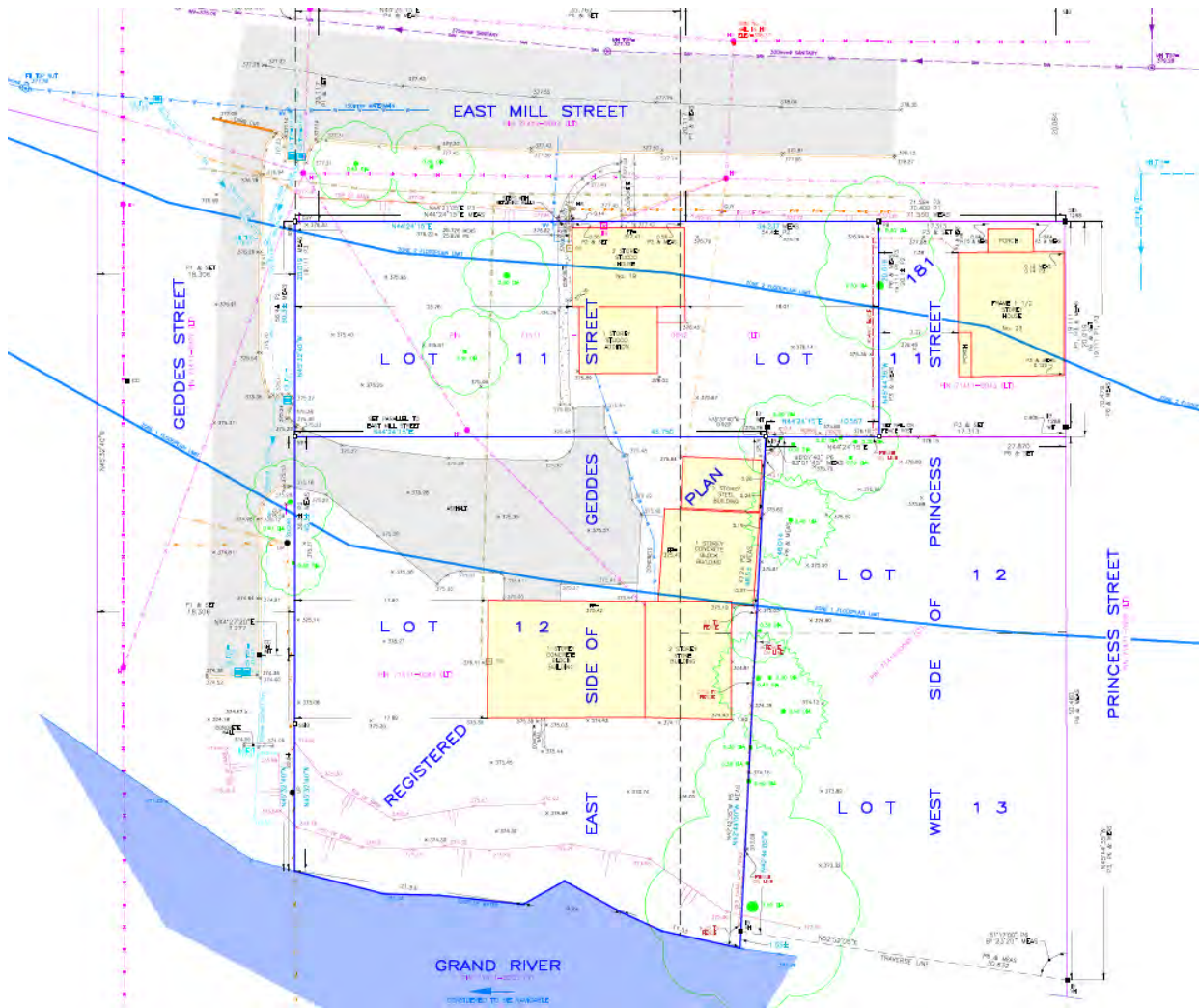


Figure 10: Survey of the subject property with topographic data (Source: Van Harten Surveying Inc., September 2022).

2.1.1 Description of Built Features

Existing Dwelling¹

The existing dwelling is clad in stucco with an open gable roof and foundation covered with Portland cement. The front façade includes five window openings with centred entryway with gabled overhang. There are four window openings on the south elevation and three on the north elevation. There is a rear addition that includes a gallery of windows on the south elevation and entryway. The addition has an open gabled roof and concrete foundation. See Figures 11-14 for corresponding photographs.



Figures 11, 12, 13 & 14 (above left) View of front façade of the dwelling; (above right) View of south and east elevation; (below left) View of east elevation of dwelling with view of rear addition; (below right) View of north elevation and rear addition (Source: MHBC, 2021).

¹ Note that the dwelling will be removed due to structural issues discussed in the Phase I HIA.

Commercial Building Complex (Outbuilding 1 or Building 'B' in Proposal)

Exterior

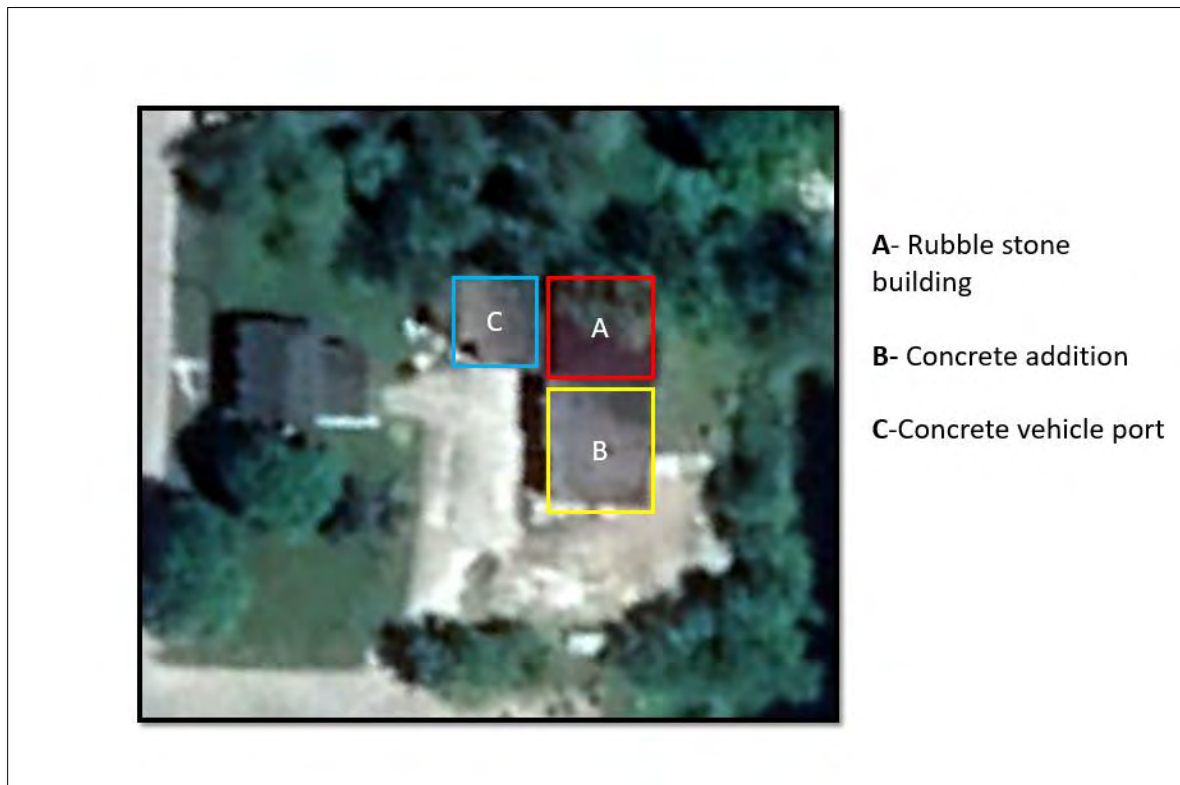
There is a two storey, rubble stone building located on the north-east corner of the property with a hipped roof with a brick chimney. Some original window openings appear on the north, east and west elevations. A two-storey, mid-century cinder block addition was made to the south of the stone building with a platform roof. Attached to the western elevation of the stone building is a cinder block shelter/ carport; it appears that this structure is affixed to the stone building by means of steel beams. See Figures 15-18 for photographs of the exterior elevations.



Figures 15, 16, 17 & 18: (above left) View of cinder block addition to stone building looking north-east; (above right) View of shelter affixed to west elevation of stone building; (below left) View of south elevation of cinder block addition; (below right) View of east elevation including cinder block addition and stone building (Source: MHBC, 2021).

Interior

The building complex is comprised of three sections as identified in the figure below (see Figures 19-28 for photographs of the interior of the building). The section labelled 'A' includes the historic rubble stone building. Section 'B' includes a mid-century concrete addition; this addition is affixed to the south elevation of the stone building by means of steel beams. There is also a concrete overhang/ port attached to the west elevation of the stone building labelled Section 'C'. The following description will use the identified sections below for a better comprehension of the interior arrangement of the building complex.



Building Section 'A'

Section 'A' of the building is the original c. 1859 stone outbuilding that was formerly used as a brewery and for storage for the mill which no longer exists. The interior of the stone building located on the north-east corner of the property includes two floors and basement level. The main floor includes a workshop area including the equipment used to manufacture burial vaults (i.e. chute to direct concrete for moulds and protruding hooks presumably to hold a vault). There are brick column supports and walls on all levels of the building. The basement includes a chute likely used for pouring concrete; the basement is connected to the basement of the

addition. The second storey level is an open space; there are indications that the exterior walls were heightened over the years and are not level leaving some significant gaps between the roof line and walls. There is some historic graffiti along the walls on this level.



Figures 19, 20, 21 & 22: (above left) View of main floor of stone building looking south-west towards building section 'C'; (above right) View of apparatus used for the manufacturing of burial vaults affixed to the north elevation of stone building on main level; (below left) View of workshop area on main floor looking north-east; (below right) View of brick partition wall in basement of stone building (Source: MHBC, 2021).



Figures 23, 24, 25, 26, 27 & 28: (above left) View of basement level; (above right) View of top floor of rubble stone building; (middle left) View of concrete basement of mid-century addition; (middle right) View of hallway in basement of building looking towards later addition; (below left) View of storage area in lower level of building to store material used for production of burial vaults; (below right) View of interior of later mid-century addition (Source: MHBC, 2021).

A Building Condition Assessment was completed by Tacoma Engineers on March 14, 2023; the assessment concluded the following:

Based on our site assessment and subsequent analysis, we are of the opinion that the stone building is in fair condition and restoration is likely practical and feasible.

Please see **Appendix 'F'** for the full report.

Outbuilding

There is a one and half storey outbuilding wood frame building clad in metal sheathing with an open gabled, metal roof located on the north side of the property. There are two door entries on the west elevation, vehicular entrance on south elevation (see Figures 29 & 30).



Figures 29 & 30: (left) View of west elevation of outbuilding looking north-east; (right) View of south elevation of outbuilding looking north (Source: MHBC, 2021).

Landscape Features

The subject property abuts the Grand River which runs along its eastern boundary. There are trees sporadically placed on the property which a concentration of trees along the south eastern corner and along the Grand River.



Figures 31 & 32: (left) View of eastern boundary of property looking north-east towards the Grand River; (right) View of trees lining the south eastern corner of subject property looking north-east towards Grand River (Source: MHBC, 2021).

2.2 Description of Adjacent Properties

2.2.1 23 East Mill Street

The property includes a one and a half storey house with siding and open gabled asphalt roof with open gable dormer on the front facade. There is a one storey wing and extended roofline to the rear. The house has a centre hall plan. The front façade includes an enclosed portico with open gable roofline. There is a wooden fence along south end of the western property line and along the southern property line. There are trees sporadically placed on the property.

2.2.2 14 Princess Street

The property includes a one and a half storey, stone Gothic Revival cottage with high pitched open gable dormer with arched window opening. The house has an open gable metal roof with extended eaves. The windows and main door opening are headed with voussoirs. There are several trees sporadically placed on the property.

3.0 Cultural Heritage Value or Interest

3.1 Statement of Cultural Heritage Value

The Phase I HIA determined the Cultural Heritage Value or Interest (CHVI) of the subject property based as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. The following is the Statement of Cultural Heritage Value (SCHV):

The property is located at 19 East Mill Street, Elora, Ontario and includes a dwelling, commercial complex and outbuilding and bound by the Grand River, East Mill Street and Geddes Street. The property includes a dwelling which is representative of the Georgian architectural style and is a pre-confederate building as it was constructed in 1859. The property also includes a limestone commercial building that is an early example of style, construction and material that is characteristic of the early settlement of the Village of Elora and is also pre-confederation constructed circa 1859.

The property is directly associated with the Dalby Family including Robert and "Frank" as well as Alexander Waddell who were prominent citizens in Elora. The property has potential to yield information as it relates to the early development patterns of the Village and early industries (i.e. former tannery, brewery and chopping mill), the traditional practice of tanning, brewing, milling as well as the craft of small-scale burial vaults manufacturing as the existing two storey building retains elements within the building that were used for this practice.

The property is important in maintaining the character of the area and is historically linked to the surrounding area. The property was formerly physically and functionally linked to the Grand River as it was used to facilitate the industrial operations that were established on the property.

Heritage Attributes

Dwelling

- Original massing and scale of main dwelling;
- Medium-pitched open gabled roofline with extended eaves;
- Centre hall plan including centred entryway flanked by bays with symmetrical fenestrations on front facade;
- Window and door openings on south, east and west elevations;
- Interior flooring including Victorian oil cloth;
- Wooden staircase bannister;
- Rubble stone foundation; and,
- Un-hewn log beams in basement.

Commercial Building Complex, "Outbuilding 1"

- Rubble stone exterior construction of original stone building, including stone quoins;
- Remaining original window openings on the southern elevation of stone exterior;
- Remaining interior features of the original stone building indicating its former use as a tannery, mill and burial vault manufacturing facility;
- Historic graffiti found on the upper level of the original stone building; and,
- Location and orientation of the building in relation to the Grand River.

3.2 Cultural Heritage Value or Interest of the Elora Historical Village Core Cultural Heritage Landscape

The Township's Cultural Heritage Landscape (CHL) Study identifies the Cultural Heritage Value or Interest and preliminary heritage attributes of the Elora Historical Village Core (#7 CHL). The following provides the identified CHVI of the CHL:

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

The following provides preliminary heritage attributes of the cultural heritage landscape. These attributes will be used to assess any potential impact to the CHL as a result of the proposed development. They are as follows:

- Location along and relationship with the Grand River nestled down in the Grand River Valley;
- Elora Gorge 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 hills 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);
 - 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

- 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;
- Hoffer Park and McDonald Square;
- Bissell Park and Bissell Dam;
- View, including, but not limited to the following:
 - Along West Mill Street looking east from the Elora Mill and looking west from Metcalfe;
 - 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.

4.0 Description of Proposed Development

The following section reviews the details of the proposed redevelopment located at 19 East Mill Street, Elora, Ontario (for the site plan and architectural drawings, please see **Appendix 'C'** of this report).

As part of the overall redevelopment plan, the original footprint of the historic stone building (Building B) is intended to be retained in-situ, however, the existing mid-century concrete additions are proposed to be removed. The development plan includes the adaptive re-use of the retained portion of the building as a restaurant and will include a new addition on the west elevation to support its new use.

Tacoma Engineers completed an assessment on the March 14, 2023 to assess the condition of the historic stone building and its proposed adaptive re-use. The following was concluded,

Based on our site assessment and subsequent analysis, we are of the opinion that the stone building is in fair condition and restoration is likely practical and feasible. Overall, the primary structure is adequate to support code specified loads typical of restaurant or other assembly/commercial occupancies.

Furthermore, recommendations were provided as part of the adaptive re-use of the building:

- Careful demolition of the existing concrete additions. This will include reinstatement of the original masonry walls where they were impacted by the now demolished portion of the building.
- Comprehensive masonry reinforcing including repointing and crack stitching with pure lime-based mortars. Replacement of previous concrete wall infill with stone construction is recommended.
- Replacement of the existing roof to satisfy modern code specified loads as well as insulation/ventilation requirements is recommended.

- General reinforcing of the main level floor framing to provide sufficient capacity to support restaurant or other assembly occupancies.
- Localized reinforcing of the upper level floor framing to address isolated deficiencies due to previous interventions.

It is anticipated that the above-mentioned tasks will be completed as part of the rehabilitation of the building. Please see **Appendix 'F'** for full Building Condition Assessment.

The existing dwelling is in poor condition and will be removed from the site; the removal of this building is assessed in the Phase I HIA. The existing dwelling will be replaced with a new dwelling (Building C) with similar form and massing. The new dwelling will be retained on its own lot through a future severance. The metal shed (Outbuilding '2') is proposed to be removed as it is not considered to have CHVI as determined in the Phase I HIA.

A five storey mixed use building (Building A) is proposed north-west of the subject property at the intersection of East Mill Street and Geddes Street with a total of 2,796m² of rentable space. Building A proposes two commercial and two residential units on the first floor and four residential units on each upper level, including the loft with a total of 18 units. An open air parking structure is proposed for parking.

Pathways off of East Mill Street and Geddes Street are proposed to provide an overall connectivity between buildings and encourage pedestrian activity for commercial businesses on-site. Some trees will be removed to facilitate construction primarily on the western side of the property.

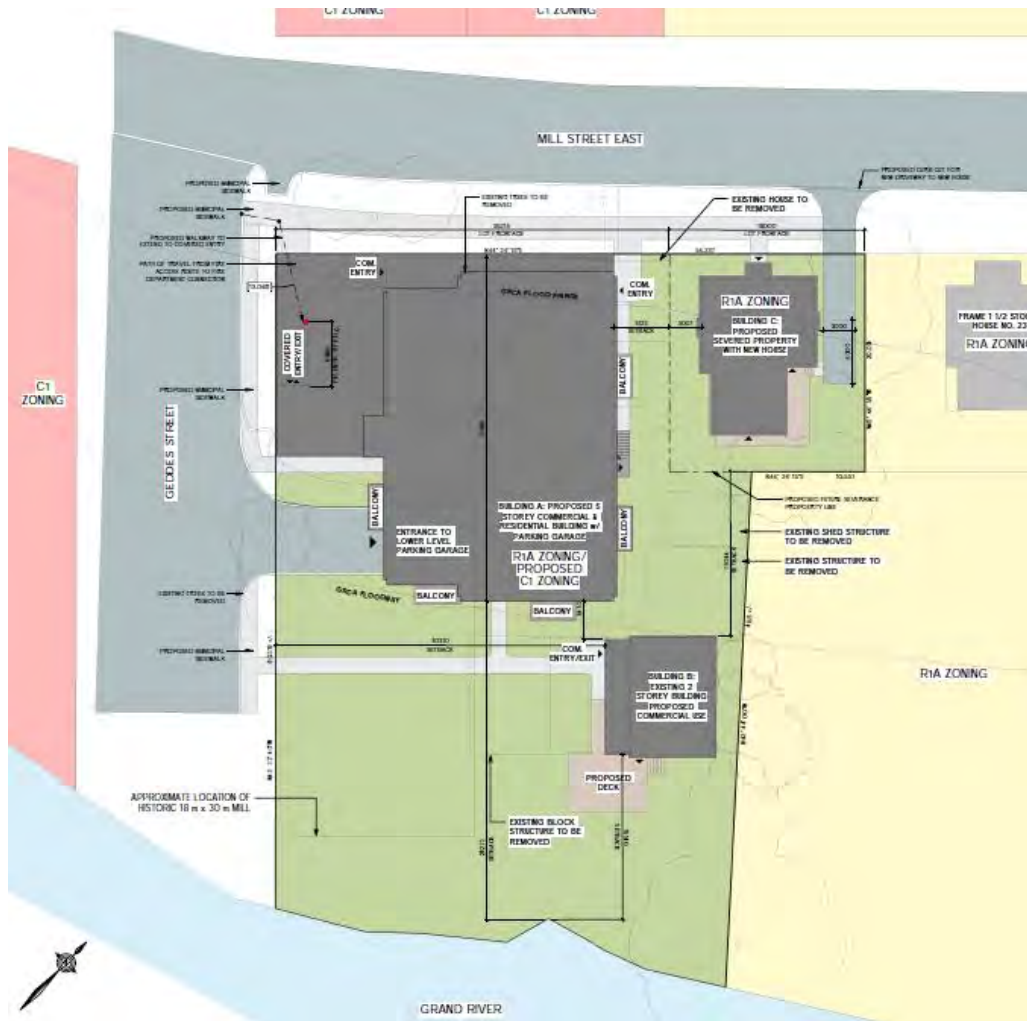


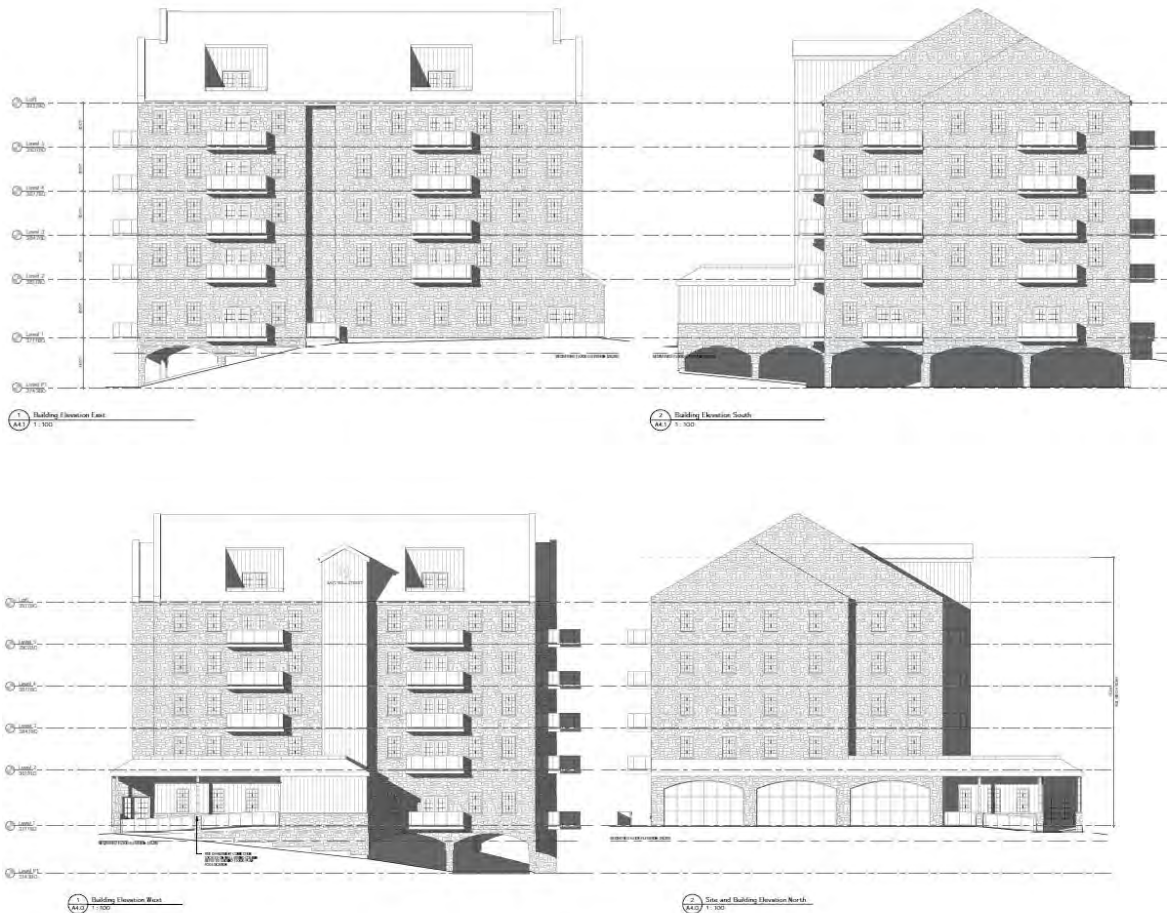
Figure 33: Proposed site plan for redevelopment (Source: Fryett Turner Architects Inc., 2023).



Figures 34 & 35: (above) Existing view from the intersection of East Mill Street and Geddes Street (Source: Google Earth Pro, 2020); (below) Proposed view from the intersection of East Mill Street and Geddes Street post redevelopment (Source: Fryett Turner Architects Inc., 2023).

Building 'A'

The design of the proposed five storey mixed use building is inspired by the architecture of Elora, particularly its industrial architecture; elements include gabled rooflines, similar form, material and window openings to that of the historic mills in the village and surrounding area. The materials that are proposed include: stone veneer and sills and siding (Cedarmill in the colour 'chiseled green'). Other details include: black aluminium windows and patio doors, black metal door frames, black aluminium soffits, cap flashing and balcony guards (see Figure 59). The window fenestrations include a double hung window with 4 x 4 sashes with the exception of the storefronts along the southern elevations which mimic historic industrial window fenestrations with segmental arched openings.



Figures 36 & 37: (above) View of south and east elevation of Building 'A'; (below) View of west and north elevation of Building 'A' (Source: Fryett Turner Architects Inc., March 2023).

Building 'B' - Historic Stone Commercial Building

The historic two storey stone building (Building B) is to be retained and rehabilitated to function as a restaurant. As part of this rehabilitation, the building will undergo the following (see Figures 39-43 and **Appendix 'C'**):

- Removal of later concrete additions made to the north and west elevation;
- Removal of existing roof structure and replacement with a new roof structure which requires removal of some of the built heritage fabric to install the proposed fenestration on the south elevation;
- New addition attached to west elevation to facilitate kitchen equipment;
- Enclosure of existing window and door openings on north elevation and creation of two new window openings;
- Enclosure of existing openings created on south elevation and creation of new door opening and two (2) window openings;
- Enlargement of two (2) window openings on first storey for the east elevation;
- Patio deck added to the south and west elevation (self-supportive and does not require attachment to the original building fabric)
- Update interior structure including the construction of partition walls (for washrooms, kitchen, etc); and,
- Installation of new equipment for the space to adaptive re-use the building for commercial space (i.e. electrical, mechanical).



Figure 38: View looking north-east towards East Mill Street showing the rehabilitation of the historic stone building (Source: Fryett Turner Architects Inc., 2023).

Existing Drawings



Proposed Drawings



Figures 39 & 40: (above) Existing architectural drawings of historic stone building; (below) Proposed elevations of existing stone building on-site (Source: Fryett Turner Architects Inc., 2023).



Figures 41, 42, & 43: (above left) Proposed south and part of the west elevation of the historic stone building; (above right) Proposed west elevation of the historic stone building with deck patio; (below) View of north elevation (Source: Fryett Turner Architects Inc., 2023).

Building 'C'- New Detached Dwelling

The existing dwelling on-site will be removed and replaced with a two storey brick single detached dwelling. The new dwelling also includes a rear addition and deck patio. The new building is designed to be of a similar scale and mass of the original building on-site and mimics elements of the Georgian architectural style including the symmetrical layout of the window and door openings, the dual chimneys and neo-classical inspired portico entryway. The materials that are proposed are clay brick, wood siding and a steel roof.



Proposed (New Construction)



1 View from East Mill St. looking South
A.S. 2

Figures 44 & 45: Grayscale rendering of proposed development (Source: Fryett Turner Architects Inc., 2023).

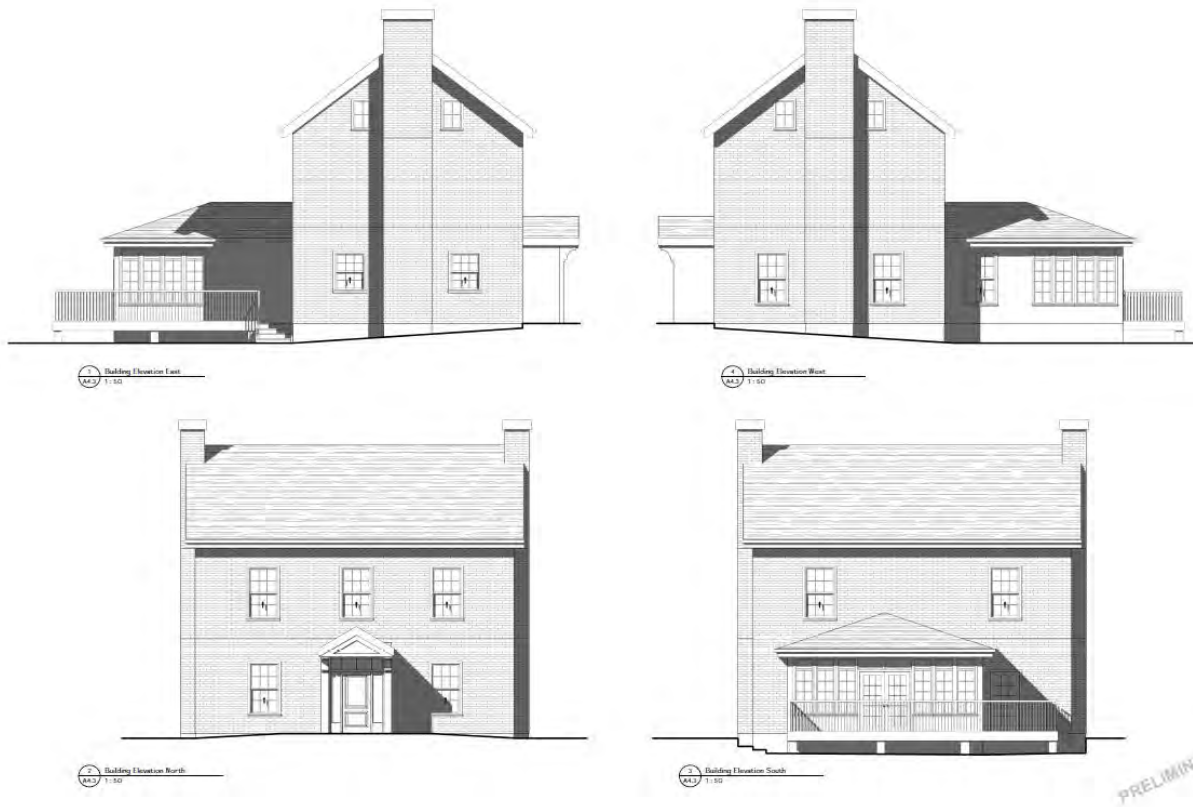


Figure 46: Architectural schematic of the proposed elevations of the new dwelling on-site (Source: Fryett Turner Architects Inc., 2023).

5.0 Impact Analysis

5.1 Introduction

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.

This report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on “Guide to Assessing Magnitude of Impact” as a framework (see **Table 3.0**)

Table 3.0 Built Heritage and Historic Landscapes Impact Grading	
Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is it noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

5.2 Impact Analysis

5.2.1 19 East Mill Street, “The Subject Property”

The following **Table 4.0** evaluates the potential adverse impacts as a result of the redevelopment. Please note, that the assessment of the impact for the removal of the existing dwelling on-site was addressed in the Phase I HIA. The removal of ‘Outbuilding 2’ is not assessed as it was not determined to have significant Cultural Heritage Value or Interest.

It is important to note that there is a beneficial impact as the redevelopment proposes to conserve and rehabilitate the retained historic stone building (Building B) on-site.

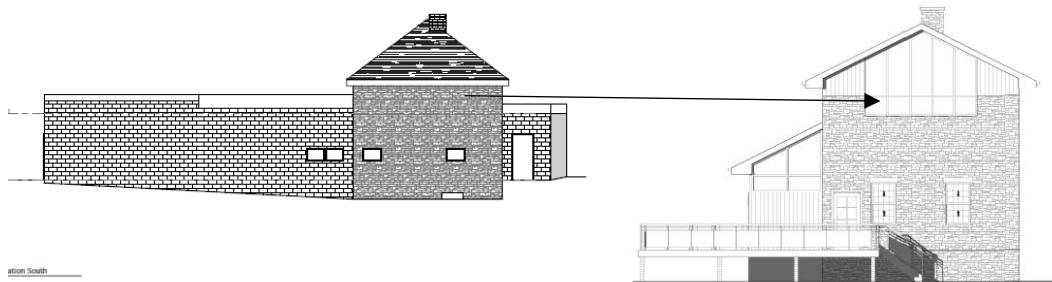
Table 4.0 Adverse Impacts for 19 East Mill Street		
Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction	Negligible.	The proposed development will remove a minimal portion of the built heritage fabric of the historic stone building (Building B) to install the proposed fenestration on the south elevation (5.2.1.1).

Alteration	Minor.	<p>The proposed development will remove later concrete additions on the historic stone building (Building B). This removal will require the removal of steel beams that have been inserted into the historic stone building which will result in a minor impact of alteration (see Sub-section 5.2.1.2).</p> <p>Enclosure of existing openings on the north and south elevation. Two (2) new window openings and windows will be inserted on the north elevation. Two new window openings and a door opening will be created on the south elevation.</p> <p>There will be alterations to the interior structure to facilitate adaptive re-use. The roof is in poor condition and requires replacement.</p>
Shadows	No.	<p>Shadows from the proposed new two storey dwelling and five storey building will not be significant in so much that it will negatively impact identified heritage attributes. See Appendix 'D' for shadow study'.</p>
Isolation	No.	<p>The redevelopment will not isolate the historic stone building (Building B) from identified heritage attributes.</p>
Direct or Indirect Obstruction of Views	Negligible.	<p>The proposed development will result in the indirect obstruction of views of the historic stone building (Building B) to the rear of the property, however, historically, it has indirectly obstruction of views due to the existing dwelling on-site (see sub-section 5.2.1.3).</p>
A Change in Land Use	No.	<p>The land use will not change.</p>
Land Disturbance	Potential.	<p>There may be potential land disturbances as a result of the construction of an addition to the historic stone building (Building B)</p>

		<p>although unlikely seeing that it is proposed to be constructed at grade.</p> <p>The construction of the five storey building is approximately 3.5 metres away and the construction of the new two storey house is approximately 19 metres away from the historic stone building. The proximity of the five storey building to the historic stone building could cause potential land disturbances (see sub-section 5.2.1.4).</p>
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5.2.1.1 Impact of Destruction

The proposed development will remove a minimal portion of the built heritage fabric of the historic stone building (Building B) to install the proposed fenestration on the south elevation as seen in Figure 48 below. The rubble stone walls are identified as heritage attributes and removal a portion thereof is considered a negligible impact of destruction. It is recommended that stone proposed to be removed be used for alterations to the building.



Figures 47 & 48: (left) Existing architectural drawing of south elevation of historic stone building; (right) Proposed architectural drawing of south elevation of historic stone building (Source: Fryett Turner Architects Inc., 2023).

5.2.1.2 Impact of Alteration

The mid-century concrete additions of Building B are proposed to be removed. These additions are not considered heritage attributes, however, in order to remove them, steel beams attached to the exterior stone structure that supported these additions will have to be removed (see Figures 49 & 50). The removal requires extraction proceeded by filling in the holes with similar material. There is expected to be a minor impact to the stone building, however, it can be remedied relatively easily if the proper procedures are followed. In correspondence with the project team's engineer, it was stated, "In simple terms, the beams can be removed without creating significantly more damage. The real damage to the heritage structure was done during the installation. After removal, the 'beam pocket' can be infilled with limestone to replicate the original construction methods, geometry and finish" (Tacoma Engineers, Teron, 2022).

Existing window and door openings on the north and south elevation will be enclosed and two (2) new window openings will be inserted on the north elevation and two (2) new window openings will be inserted on the south elevation with the addition of door entry opening (see Figures 51 & 52). These window openings and windows are intended to be double hung, 6 x 4 windows with stone lintels and sills to be sympathetic to the architecture of the building.

The existing stone building on-site has been identified as a 'good candidate for rehabilitation' by the project's heritage engineer (Tacoma Engineers, 2023). In order to rehabilitate the building to function as a restaurant, there will be required alterations to the building including partition walls for washroom facilities and a new addition along the west elevation to include the proposed kitchen and associated equipment. The building also requires a new roof as the current roof is in poor condition. There is a deck/ patio proposed for the south elevation, however, this is intended to be self-supportive and not require physical attachment to the historic building fabric.



Figures 49 & 50: (above) View of north elevation of historic stone building (Building B) showing concrete carport and location of steel beams on this elevation; (below) View of attachment of western addition to historic stone building (Building B) (Source: MHBC, 2021).



Figures 51 & 52: View of south elevation of existing original stone building (Building B) (Source: MHBC, 2021).

5.2.1.3 Impact of Direct or Indirect Obstruction of View

The proposed new five storey building will indirectly obstruct some existing views of the historic stone building (Building B), however, the building has historically been obstructed from view, particularly from the East Mill Street streetscape due to its location, vegetation and the existing dwelling on-site (see Figures 53 & 54). The proposed development maintains views of the Grand River. A landscape plan should incorporate pedestrian circulation that is cognisant of the views of the Heritage River.



3 View from East Mill St Looking East
A4.2



Figures 53 & 54: (above) Rendering of proposed development (Source: ABA Architects, 2022); (below) Streetscape view at the intersection of East Mill Street and Geddes Street (Google Earth Pro, 2021).

5.2.1.3 Land Disturbances

The proposed development is approximately 3.5 metres from the existing stone building (Building B) to the rear of the property proposed to be retained and rehabilitated (see Figure 55). The close proximity between the stone building (particularly the north elevation) and the new five storey building has potential to have an adverse impact on this building during the excavation period of construction as it relates to land disturbances.

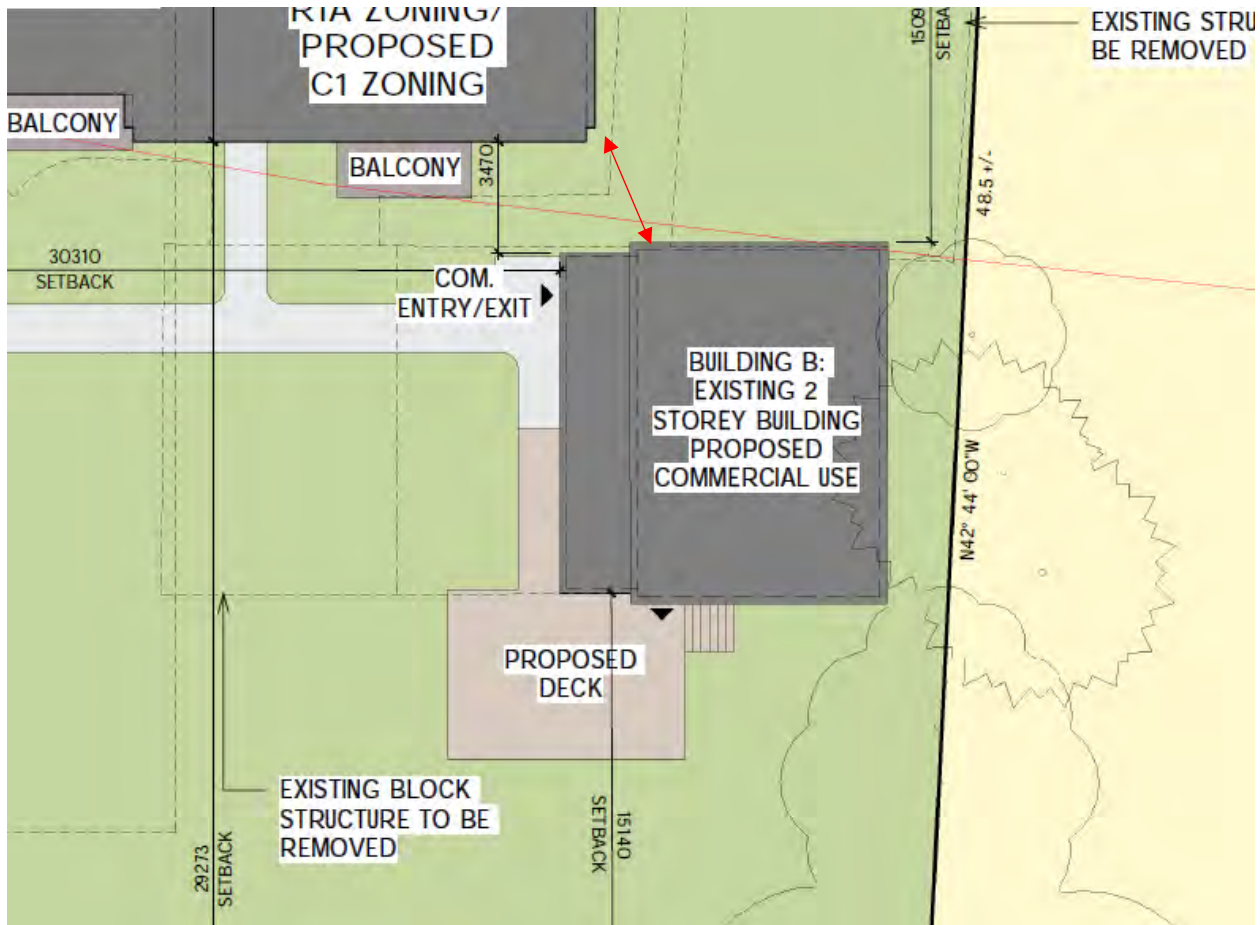


Figure 55: Excerpt of the concept plan for the proposed development as it relates to the existing stone building on-site (Source: Fryett Turner Architects, 2023).

5.2.2 Impact Analysis of Adjacent Properties

The adjacent properties located at 23 East Mill Street and 14 Princess Street will not be destroyed or altered, nor will they be impacted by shadows, isolation, or a change in land use as a result of the redevelopment. The existing 1 ½ storey house at 23 East Mill Street is sufficient distance not to expect impact from vibrations from construction (approximately 24 metres) (see Figure 56). The scale and mass required for construction of a two storey house is not anticipated to have any impact on the adjacent properties. The new house is setback similar to the former house and therefore, there is minimal change to the historic views of 23 East Mill Street.

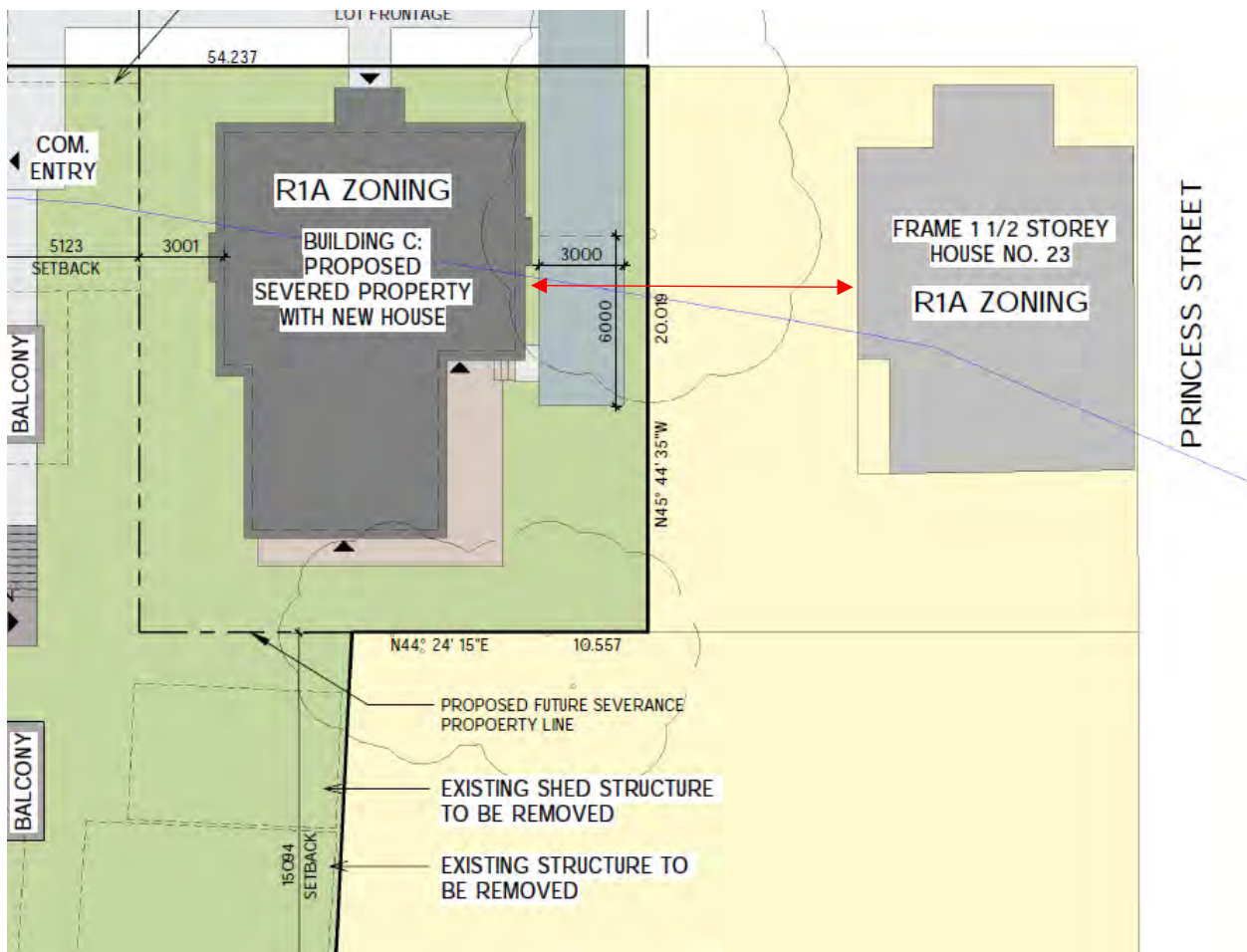


Figure 56: Excerpt of the concept plan for the proposed development as it relates to the existing stone building on-site (Source: Fryett Turner Architects, 2023).

5.3 Impact to Elora Historical Village Core CHL

The following **Table 5.0** evaluates the potential adverse impacts as a result of the redevelopment based on the Cultural Heritage Value or Interest and preliminary heritage attributes of the Elora Historical Village Core Cultural Heritage Landscape identified in Section 3.2 of this report.

Table 5.0 Adverse Impacts to the Elora Historical Village Core CHL		
<i>Impact</i>	<i>Level of Impact</i> <i>((Potential, No, Minor, Moderate or Major)</i>	<i>Analysis</i>
Destruction	No.	There is no proposed destruction of identified heritage attributes of the CHL.
Alteration	Minor.	The proposed development will alter the subject property which is a nineteenth century commercial property which is identified as an attribute of the CHL. This change is minor because it will be noticeably different along the streetscape particularly due to the five storey building.
Shadows	No.	Shadows from the proposed development will not be significant in so much that it will negatively impact identified heritage attributes of the CHL. A shadow study and angular plane are included in Appendix 'D' of this report.
Isolation	Potential.	There is potential that the redevelopment could isolate heritage attributes of the CHL including the historic stone building (Building B) and adjacent buildings from their surrounding context. A landscape plan would need to demonstrate adequate interconnectivity between the site and surrounding landscape and acknowledge the heritage character of the area including natural elements such as the Grand River.

Direct or Indirect Obstruction of Views	No.	The redevelopment will not result in direct or direct obstruction of <i>identified</i> views, particularly, the identified view along the Grand River from the Metcalfe Street Bridge. The five storey building is setback from the River to ensure maintenance of this view/ vista.
A Change in Land Use	No.	The land use will be mixed use which is how the property has been used historically.
Land Disturbances	Potential.	The redevelopment may result in land disturbances as it relates to the historic stone building (Building B) which is part of the 19 th century historic commercial property which is generally identified as a heritage attribute of the CHL. Construction is not anticipated to cause land disturbances that would have negative impacts of the Grand River (heritage river) which is an attribute of the CHL.

5.4 Compatibility in the Heritage Area

The property is located within an identified ‘Heritage Area’ as per Schedule A-1 of the *Township of Centre Wellington’s 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) An 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.

Schedule A of the Official Plan identifies Heritage Areas within the Township. Section C.2.10 Development and Redevelopment speaks to development within Heritage Areas, stating that any development or redevelopment shall respect the goals and objectives relating to the protection of cultural heritage resources. The Township will encourage the design of new development that is *compatible, sensitive, and sympathetic* to existing heritage buildings or neighbouring buildings.

The *Ontario Heritage Tool Kit* outlines acceptable infill designs within a cultural heritage landscape (see Figure 57). According to the OHTK, infill is 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.

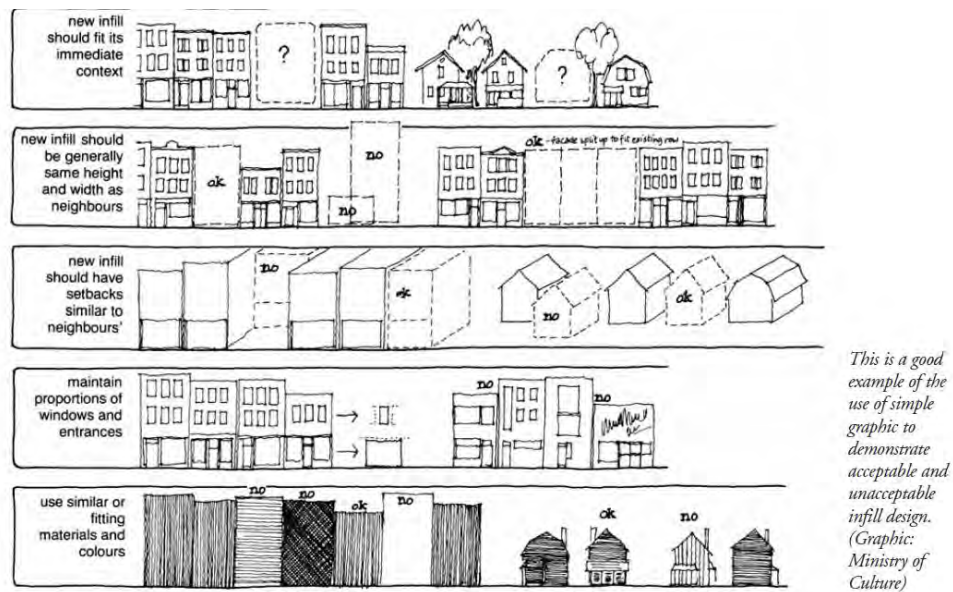


Figure 57: Appropriate Infill Examples in Cultural Heritage Landscape (Source: Ontario Heritage Tool Kit).

The following **Table 6.0** assesses the proposed development based on elements of successful infill that are guided by the Ontario Heritage Toolkit. See **Appendix 'C'** for site plan, architectural drawings and renderings of proposed development.

Table 6.0 Elements of Successful Infill	
<p>Setback and Orientation</p>	<p>The proposed mixed use building (Building 'A') has a 0 metre setback, however, this is consistent with the downtown commercial buildings in the historical core. The building is oriented to both East Mill Street and Geddes Street. The proposed dwelling (Building 'C') retains the same setback and orientation as the house that historically was situated on the property.</p> <p>See Table 7.0 for proposed setbacks and Figure 58.</p>
<p>Scale, Proportion, Rhythm</p>	<p>The proposed mixed use building (Building 'A') is of a greater scale than the residential area, however, is more consistent with historic commercial and uses its scale to capitalize the corner of Geddes and East Mill Street. The proportions and rhythm of the building is inspired by the local, historic industrial buildings. Window openings are consistent with rhythm of local buildings as well as their proportion (see Figures 60 & 61).</p> <p>The proposed dwelling (Building 'C') is representative of the former heritage dwelling in scale, proportion and rhythm.</p> <p>See Figures 60 and 61 for streetscape renderings.</p>
<p>Massing and Height</p>	<p>The proposed mixed use building (Building 'A') is of a larger mass and height of the surrounding area, however, minimally. Commercial buildings in Elora range from 1 to 3 storeys in height and the building is proposed to be 5 storeys. There is the use of stepbacks after the first storey which allows the building to be read at a lesser height along the streetscape. There is a variety of building projections to 'break up' the massing of the building which is emphasized by the use of a variety of materials.</p> <p>The proposed dwelling (Building 'C') is of the same massing and height as the former heritage house.</p>
<p>Materials, Colour, Roof Shape, Detail and Ornamentation</p>	<p>The materials, colour, roof shape, details and ornamentation of the mixed use building (Building 'A') is inspired by the local industrial architecture, particularly that of the mill industry. Materials include: stone veneer, board and batten, and metal (see Figure 59). The first floor includes emblematic large, industrial windows and the window openings for the remainder of the building are consistent</p>

	<p>with what is observed in the local area, particularly, those of stone buildings. There is a lean-to roof on the first level fronting the intersection of Geddes and East Mill Street which transitions to the other building sections which both have medium-pitched gabled rooflines with coping along the stone building portions and an extended open gabled roofline for the board and batten building projection. The overall development uses a neutral colour palate and includes details, particularly fenestrations that are sympathetic to the 19th and early 20th century properties that are noted as attributes of the CHL.</p> <p>It is encouraged that there be more design consideration for the north elevation of the historic stone building as it faces East Mill Street and the public realm. The proposed new dwelling also requires more design articulation to ensure that it is legible from historic buildings and avoids pseudo-heritage construction.</p>
<p>Landscape Features, Secondary Buildings, Parking</p>	<p>There will be an open-air parking structure for Building 'A' and 'C' and a driveway for 'Building B. Landscape features include pedestrian pathways and a designed landscape.</p>

Table 7.0-Proposed Setbacks		
Proposed Setbacks for Building A (New 5 storey building)		
Setback	Required	Proposed
Minimum Front Yard	No minimum	0.0m
Minimum Exterior Side Yard	No minimum	0.0m
Minimum Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0m.	5.123m

Proposed Setbacks for Building B (Historic Stone Commercial Building)		
Setback	Required	Proposed
Minimum Front Yard	No minimum	15.253m
Minimum Exterior Side Yard	No minimum	30.31m
Minimum Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0m.	1.91m
Minimum Rear Yard	No minimum	15.146m
Proposed Setbacks for Building C (New Detached Dwelling)		
Setback	Required	Proposed
Minimum Front Yard	6.0m or in accordance with Section 4.35	3.0m in accordance with Section 4.35
Minimum Exterior Side Yard	N/A	N/A
Minimum Side Yard	1.5 m except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0m.	East: 4.68m West: 3.0m

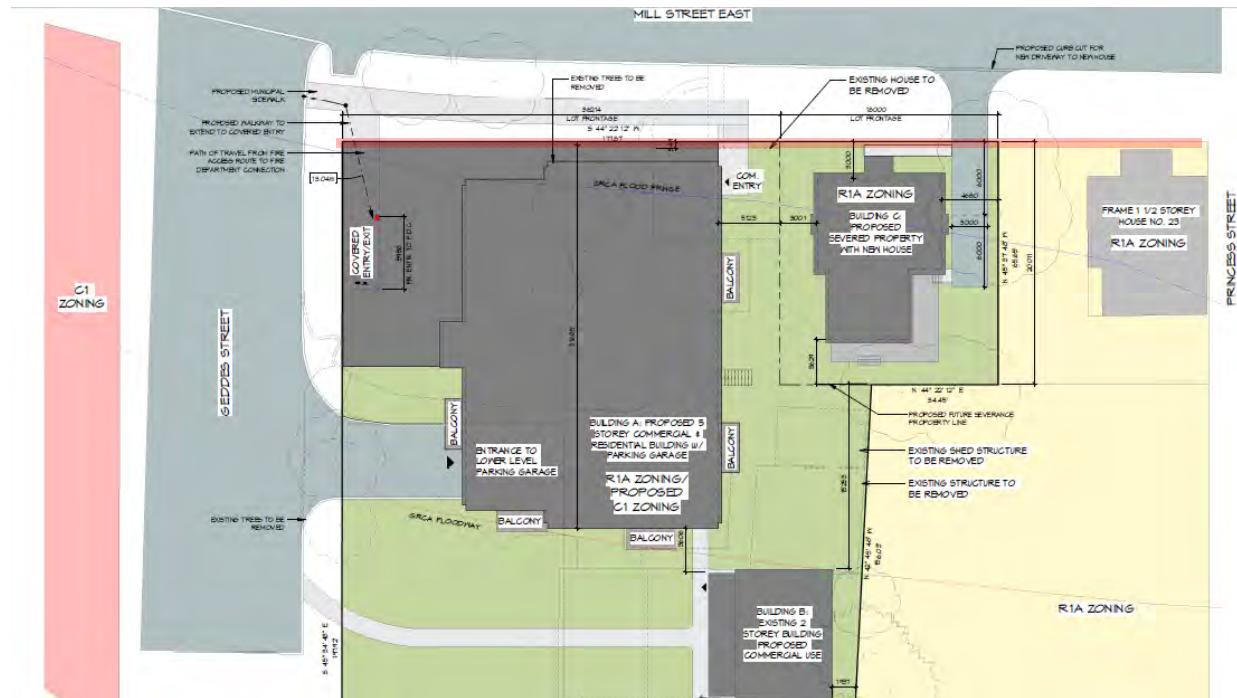


Figure 58: Excerpt of proposed site plan identifying comparison between front yard setbacks of proposed and existing buildings along East Mill Street (Source: Fryett Turner Architects, 2023).




MATERIAL LEGEND		OTHER ELEMENTS	
	M1 STONE VENEER MANUFACTURER: ARRISCRAFT SERIES: CITADEL COLOUR: CHARCOAL	WINDOWS & PATIO DOORS:	BLACK ALUMINUM
	M2 STONE SILL MANUFACTURER: ARRISCRAFT SERIES: CAMBRIDGE SILLS COLOUR: WHITE ROCKED SIZE: 6" W X 3-1/16" H X 31-5/8" L	DOOR FRAMES:	BLACK METAL
	M3 SIDING MANUFACTURER: HARDIE BOARD SERIES: SELECT CEDARMILL COLOUR: CHISELED GREEN DIRECTION: VERTICAL B & B SIZE:	ALUMINUM SOFFITS:	BLACK
		FLASHINGS:	TO MATCH ADJACENT MATERIAL
		CAP FLASHINGS:	BLACK
		BALCONY GUARDS:	GLASS, BLACK PPC, ALUMINUM
NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER.			

Figure 59: Proposed materials for five storey mixed-use Building A (Source: Fryett Turner Architects, 2023).



Figures 60 & 61: (above) Greyscale rendering of proposed development looking south-east along East Mill Street; (below) Greyscale rendering of proposed development looking north-east at the intersection of East Mill Street and Geddes Street (Source: Fryett Turner Architects, March 2023).

6.0 Alternative Development Options & Mitigation Recommendations

6.1 Alternative Development Options

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework.

6.1.1 'Do Nothing' Alternative

The 'do nothing' alternative would result in no redevelopment on-site and no proposed destruction or alteration of the historic stone building (Building B), however, it also does not include the adaptive re-use of this building. There are no major, significant impacts identified as a result of the proposed development. The existing dwelling on-site is proposed to be removed due to health and safety concerns which will result in a vacancy/ void along the streetscape which is in close proximity to the downtown core of the Village which is not encouraged. The proposed development provides an opportunity for the streetscape to be continuous and an adaptive re-use of the historic stone building which endorses long-term conservation. Therefore, this option is not recommended.

6.1.2 Increase Buffer between Stone Building (Building B) and Construction of 5 Storey Mixed Use Building (Building A)

This option would include a greater setback between the proposed five storey building and the existing historic stone building on-site, however, due to the limited size of the development site, the use of mitigation measures should be sufficient to proactively protect and conserve

the existing stone building from land disturbances or accidental damage during the construction period.

6.2 Mitigation Measures

Section 5.0 of this report identified the following adverse impacts to the subject property:

- Negligible impact of destruction to the historic stone building (Building B) due to the minimal removal of building fabric on the south elevation to facilitate proposed fenestration;
- Minor impact of alteration due to the removal of later additions and impact on historic stone building as well as the enclosure of existing openings and creation of new window and door openings; this impact also includes interior alterations that would be required for the adaptive re-use of the building; and,
- Potential impact of land disturbances due to the proximity between the historic stone building and the excavation required for the five storey building (Building A).

Section 5.0 of this report identified the following adverse impacts to the Elora Historical Village Cultural Heritage Landscape:

- Minor impact of alteration as a result of the redevelopment on the subject property which is a 19th century commercial property and identified as a general attribute of the CHL;
- Potential impact of isolation if the proposed development isolates the contextual interrelationship between the 19th century historic stone building, other surrounding historic buildings and the Grand River (heritage river); and,
- Potential land disturbances related to the historic stone building on the subject property which is an attribute of the CHL.

The following mitigation measures are recommended to mitigate the above-mentioned adverse impacts:

- Complete a Conservation Plan that identifies the short, medium and long-term conservation goals for the historic stone building (Building B) to provide guidance for the proposed changes to ensure that the building is protected and appropriately rehabilitated; the Conservation Plan is to incorporate the

recommendations made by Tacoma Engineers in the Building Condition Assessment dated March 14, 2023 as enclosed in **Appendix 'F'** of this report;

- Salvage and repurpose rubble stone for enclosures where possible and/ or stored on-site appropriately for the ability to reverse changes;
- Complete a detailed landscape plan that ensures fluid circulation on-site and incorporates seating/ vantage areas for significant views of the historic stone building and Grand River; this is to allow for a cohesive and well-integrated context on-site to avoid isolation; and,
- Provide a commemoration strategy in the form of interpretative panel(s), art installations or other form of interpretation that would represent the history of the site.

It is encouraged that the final design of the proposed development avoid pseudo-heritage aesthetics by providing a more contemporary design (i.e. architectural details and/ or materials) to ensure legibility between historic buildings and the new construction.

7.0 Conservation Recommendations

There are federal, provincial and municipal resources that guide the conservation of historic places in Canada including the *Standards and Guidelines for the Conservation of Historic Places in Canada* ("S&G's") document was designed to guide the approach and methodology of conservation for cultural heritage resources in Canada. The S&Gs discourage the removal of character defining elements of a cultural heritage resource. The character-defining elements of a cultural heritage resource should be protected and stabilized particularly during the construction period before any intervention is undertaken (Standard 6). The selected conservation approach for the historic stone building (Building B) is rehabilitation which is described in the S&Gs as:

Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

Rehabilitation is recommended in the following circumstances:

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

A Conservation Plan should identify the short, medium and long-term conservation goals for the historic stone building to provide guidance for the proposed changes to ensure that the building is protected and appropriately rehabilitated. The recommended Conservation Plan should address Standards 10-12 and assess the proposed rehabilitation work ensuring that it meets the S&Gs and other relevant conservation principles.

Architectural drawings of the existing historic stone building are found in **Appendix 'E'** of this report for future reference to inform conservation measures.

The Conservation Plan for the rehabilitation of the historic building should incorporate the recommendations made by Tacoma Engineers in their Building Condition Assessment dated March 14, 2023 as enclosed in **Appendix 'F'** of this report to conserve the building while allowing for its adaptive re-use. These recommendations include:

- Careful demolition of the existing concrete additions. This will include reinstatement of the original masonry walls where they were impacted by the now demolished portion of the building.
- Comprehensive masonry reinforcing including repointing and crack stitching with pure lime-based mortars. Replacement of previous concrete wall infill with stone construction is recommended.
- Replacement of the existing roof to satisfy modern code specified loads as well as insulation/ventilation requirements is recommended.
- General reinforcing of the main level floor framing to provide sufficient capacity to support restaurant or other assembly occupancies.
- Localized reinforcing of the upper level floor framing to address isolated deficiencies due to previous interventions.

Rehabilitation work proposed for the historic stone building should preferably be completed and/ or overseen by a member of the Canadian Association of Heritage Professionals (CAHP).

8.0 Conclusions and Recommendations

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2021 by Oxford Green Developments Inc. to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 19 East Mill Street, Elora, Ontario. A Phase I Heritage Impact Assessment (dated December 2, 2021 by MHBC) assessed the impact of the demolition of the existing dwelling on-site fronting East Mill Street. The intent of this Phase II Heritage Impact Assessment was to assess potential impact of the proposed redevelopment which includes the retention and adaptive re-use of the historic stone building on-site (Building B) and new construction of a 5 storey building (Building A) and two storey dwelling (Building C).

Section 5.0 of this report identified the following impacts to the subject property:

- Beneficial impact as a result of the rehabilitation of the historic stone building on-site (Building B) and its long-term conservation;
- Negligible impact of destruction to the historic stone building (Building B) due to the minimal removal of building fabric on the south elevation to facilitate proposed fenestration;
- Minor impact of alteration due to the removal of later additions and impact on historic stone building as well as the enclosure of existing openings and creation of new window and door openings; this impact also includes interior alterations that would be required for the adaptive re-use of the building; and,
- Potential impact of land disturbances due to the proximity between the historic stone building (Building B) and the excavation required for the five storey building (Building A).

Section 5.0 of this report identified the following impacts to the Elora Historical Village Cultural Heritage Landscape:

- Minor impact of alteration as a result of the redevelopment on the subject property which is a 19th century commercial property and identified as a general attribute of the CHL;
- Potential impact of isolation if the proposed development isolates the contextual interrelationship between the 19th century historic stone building, other surrounding historic buildings and the Grand River (heritage river); and,
- Potential land disturbances related to the historic stone building on the subject property which is an attribute of the CHL.

Alternative development options were explored in sub-section 6.1 of this report, however, it is of our professional opinion that the implementation of mitigation measures will adequately address identified impacts. The following measures are recommended to mitigate identified adverse impacts:

- Complete a Conservation Plan which will identify the short, medium and long-term conservation goals for the historic stone building to provide guidance for the proposed changes to ensure that the building is protected and appropriately rehabilitated; the Conservation Plan is to incorporate the recommendations made by Tacoma Engineers in the Building Condition Assessment dated March 14, 2023 as enclosed in **Appendix 'F'** of this report;
- Salvage and repurpose rubble stone for enclosures where possible and/ or stored on-site appropriately for the ability to reverse changes;
- Complete a detailed landscape plan that ensures fluid circulation on-site and incorporates seating/ vantage areas for significant views of the historic stone building and Grand River; this is to allow for a cohesive and well-integrated context on-site to avoid isolation; and,
- Provide a commemoration strategy in the form of interpretative panel(s), art installations or other form of interpretation that would represent the history of the site.

It is encouraged that the final design of the proposed development avoid pseudo-heritage aesthetics by providing a more contemporary design (i.e. architectural details and/ or materials) to ensure legibility between historic buildings and the new construction.

It is further recommended that this report and associated documentation be submitted to Heritage Centre Wellington to be included in their records and subsequently local collections as deemed appropriate.

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Appendix A – Maps



Location Map

LEGEND

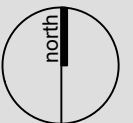
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SCALE: 1: 1,500

FILE: 1924B

DRAWN: LC



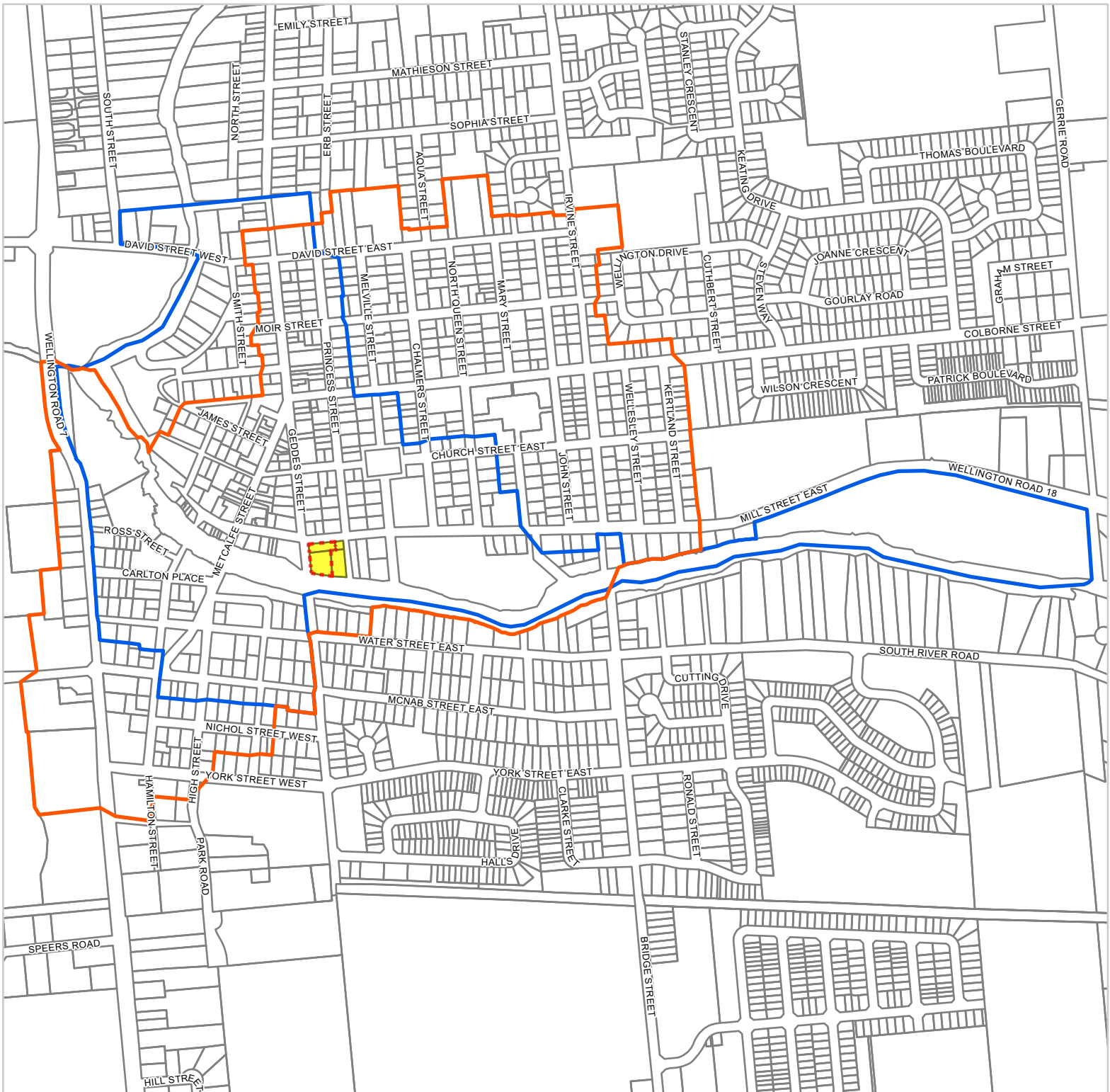
K:\1924B - 19 E Mill St Elora\RPT\Location.dwg

19 East Mill Street
 Elora, Ontario
 Township of Centre Wellington




**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

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



Heritage Map

LEGEND

-  Subject Property
-  Listed - Centre Wellington Municipal Heritage Register
-  Elora Historical Village Core (CHL No.7)
-  Heritage Area Boundary
-  Parcels

Date: December 19, 2021

Scale: 1:11,000

File: 1924B

Drawn: CF



Document Path: K:\1924B - 19 E Mill St Elora\GIS\1924B_19MillSt.aprx

19 East Mill Street
Elora, Ontario
Township of Centre Wellington


Notes:
Contains information licensed under the Open Government Licence – Ontario
Contains information from the Centre of Wellington
Aerial Basemap obtained from Esri





Distance Between 19 East Mill Street and Adjacent Buildings

LEGEND

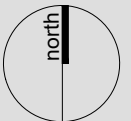
 Subject Property

DATE: December 19, 2021

SCALE: 1: 750

FILE: 1924B

DRAWN: CF



K:\1924B - 19 E Mill St Elora\RPT\Property Distance.dwg

19 East Mill Street
Elora, Ontario
Township of Centre Wellington

Notes:
Distances are approximations.



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

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

Appendix B – Property Survey

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
- IB DENOTES .015 x .015 x 0.60 IRON BAR
- 375 DENOTES BLACK SHOEMAKER et. al., O.L.S.'s
- 1288 DENOTES DEREK C. GRAHAM LIMITED.
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- P1 DENOTES REGISTERED PLAN 181
- P2 DENOTES SKETCH BY (VH), PROJ. No. 74-354, MAY 6, 1974
- P3 DENOTES SURVEY BY (1288), PROJ. No. 77-181 ELORA (NE), JUNE 8, 1990
- P4 DENOTES DEPOSITED PLAN 61R-5986 BY (1288)
- P5 DENOTES SURVEY NOTES BY (VH), PROJ. No. 74-354, APRIL 26, 1974
- P6 DENOTES SURVEY NOTES BY (VH), PROJ. No. 75-577, AUGUST 29, 1975
- P7 DENOTES DEPOSITED PLAN 61R-21578 BY (VH)

EXISTING ELEVATION x 206.55

TOP OF FOUNDATION T/F=206.33

FINISHED FLOOR ELEVATION F/F=206.33

UTILITY POLE ● UP

HYDRO POLE ● HP

HP WITH LIGHT ● HPL

HYDRO METER ● HM

FIRE HYDRANT ● FH

WATER VALVE ● WV

CATCHBASIN ● CB

MANHOLE ● MH

DITCH/SWALE ● OH

OVERHEAD HYDRO ● OHL

UNDERGROUND BELL ● UBL

UNDERGROUND FIBRE ● FBL

GAS LINE ● GL

WATER LINE ● WL

SANITARY SEWER ● SS

STORM SEWER ● STS

FENCELINE ● FL

TOP OF BANK ● TB

DECIDUOUS TREE ● DT

CONIFEROUS TREE ● CT

BELL PEDESTAL ● BELL

TV PEDESTAL ● CATV

HANDWELL ● HW

GAS METER ● GM

GRAVEL

CONCRETE

WATER

ASPHALT

BUILDING

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9999976.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P3	-0°44'35"
P4	-0°41'25"

SURVEY INFORMATION:

BENCHMARK REFERENCE:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

- NAIL IN HYDRO POLE WEST OF NORTH CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 378.37 METRES.

FLOODPLAIN:

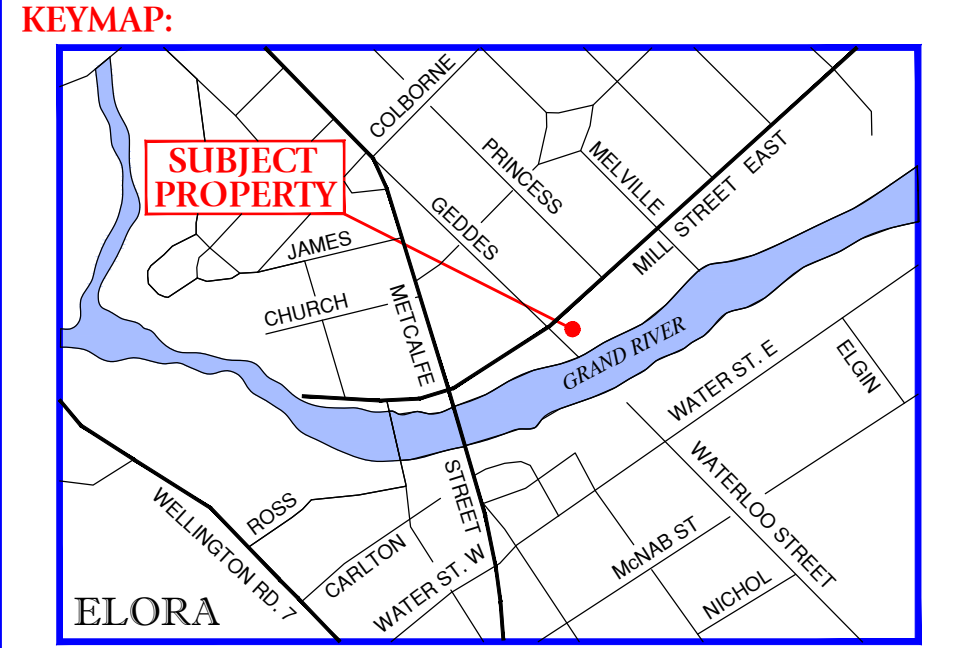
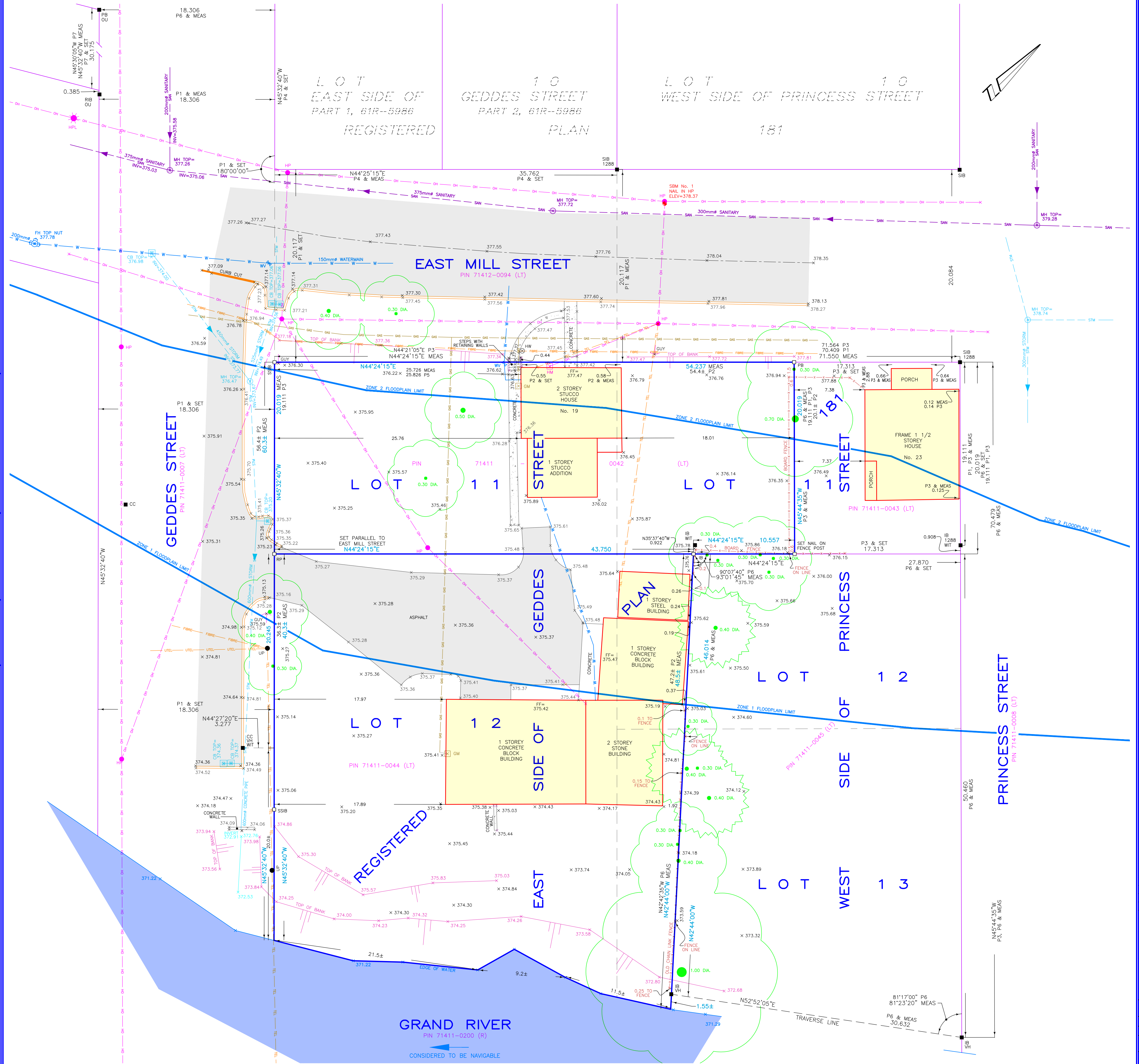
LIMITS OF TWO ZONE FLOODPLAIN ARE BASED ON SHAPEFILE 'REGULATORY_FLOODPLAIN.SHX'

UNDERGROUND SERVICES:

WATER: BASED ON LOCATION OF FIRE HYDRANTS, WATER VALVES AND VILLAGE OF ELORA SERVICE RECORDS.

STORM: BASED ON MEASURED INVERTS, LOCATION OF CATCH BASINS, MANHOLES, VILLAGE OF ELORA SERVICE RECORDS AND VILLAGE OF ELORA SERVICE DRAWING No. 615-01 & M6037-01.

SANITARY: BASED ON LOCATION OF MANHOLES, VILLAGE OF ELORA SERVICE RECORDS AND VILLAGE OF ELORA SERVICE DRAWING No. 615-01 & M6037-01.



SUMMARY REPORT:

CLIENT: OXFORD GREEN DEVELOPMENTS INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE: THIS SURVEY PLAN IS TO BE READ IN CONJUNCTION WITH A WRITTEN SURVEY REPORT DATED JANUARY 7, 2021.

PROPERTY DESCRIPTION:

- ALL OF LOT 11, EAST SIDE OF GEDDES STREET; & PART OF LOT 11, WEST SIDE OF PRINCESS STREET; REGISTERED PLAN 181; AS IN INSTRUMENT R55739
- ADDRESS: 19 MILL STREET EAST
- VILLAGE OF ELORA, TOWNSHIP OF CENTRE WELLINGTON
- PIN 71411-0044 (LT)
- ALL OF LOT 12, EAST SIDE OF GEDDES STREET; & PART OF LOTS 12 & 13, WEST SIDE OF PRINCESS STREET; REGISTERED PLAN 181; AS IN INSTRUMENT R0728116
- ADDRESS: 19 MILL STREET EAST
- VILLAGE OF ELORA, TOWNSHIP OF CENTRE WELLINGTON

EASEMENTS

- NONE FOUND IN REGISTRY OFFICE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 30th DAY OF NOVEMBER, 2020.

DATE: JANUARY 14, 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DATA

ALL OF LOTS 11 & 12

NORTHEAST SIDE OF GEDDES STREET & PART OF LOTS 11, 12 & 13

SOUTHWEST OF PRINCESS STREET

REGISTERED PLAN 181

VILLAGE OF ELORA

TOWNSHIP OF CENTRE WELLINGTON

COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
2	FLOODPLAIN INFORMATION ADDED	SEPT. 27, 2022
1	SERVICING ADDED	JAN. 14, 2021
0	INITIAL SUBMISSION	JAN. 7, 2020
	REVISION	DATE

PROJECT No. 28965-20

DRAWING SCALE 1 : 200

0 2.5 5 7.5 10 metres

Van Harten SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

Kitchener/Waterloo: Ph: 519-742-8371
Guelph: Ph: 519-821-2763
Orangeville: Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B.

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Sep 27, 2022 10:42am
G:\ELORA\181\Area2\ACAD\LOT 11 (OXFORD GREEN) UTM 2010 NR.dwg

Appendix C – Proposed Development

2023-03-03 11:57:42 AM

2 Revised Site Plan
A1.0 1:200



Regulations governing C1, Central Business District and R1A zoning for Buildings A, B, and C. Includes columns for Row, Regulation, Required, Proposed, and Complies.



Site Plan Legend, Site Plan Notes, and Key Plan. Includes symbols for zoning, flood fringes, and parking.



PRELIMINARY

Project metadata table with columns: STATUS, PROJECT #, CHKD, DRAWN, SCALE, DATE DWN, ISSUED.

1 Issued for Site Plan Pre-Consultation Sep 22, 2021

REVISIONS DATE

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

Professional seal and project information including 'PROJECT NORTH' and 'SEAL'.

19 Mill St. 19 Mill St. East - Elora Proposed Site Plan

A1.0

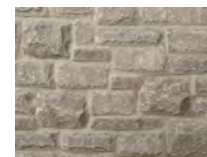


2023-03-03 11:57:56 AM

1 Building Elevation East
A4.1 1 : 100



2 Building Elevation South
A4.1 1 : 100



MATERIAL LEGEND		
	M1 STONE VENEER MANUFACTURER: ARRISCRAFT SERIES: CITADEL COLOUR: CHARCOAL	OTHER ELEMENTS WINDOWS & PATIO DOORS: BLACK ALUMINUM DOOR FRAMES: BLACK METAL ALUMINUM SOFFITS: BLACK FLASHINGS: TO MATCH ADJACENT MATERIAL CAP FLASHINGS: BLACK BALCONY GUARDS: GLASS, BLACK PPC ALUMINUM
	M2 STONE SILL MANUFACTURER: ARRISCRAFT SERIES: CAMBRIDGE SILLS COLOUR: WHITE ROCKED SIZE: 6" W x 3-1/16" H x 31-5/8" L	
	M3 SIDING MANUFACTURER: HARDIE BOARD SERIES: SELECT CEDARMILL COLOUR: CHISELED GREEN DIRECTION: VERTICAL B & B SIZE:	
NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER.		

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	As Indicated
DATE DWN	07/15/22
ISSUED	20230127

19 Mill St.
19 Mill St. East - Elora
Building Elevations

PROJECT NORTH

SEAL

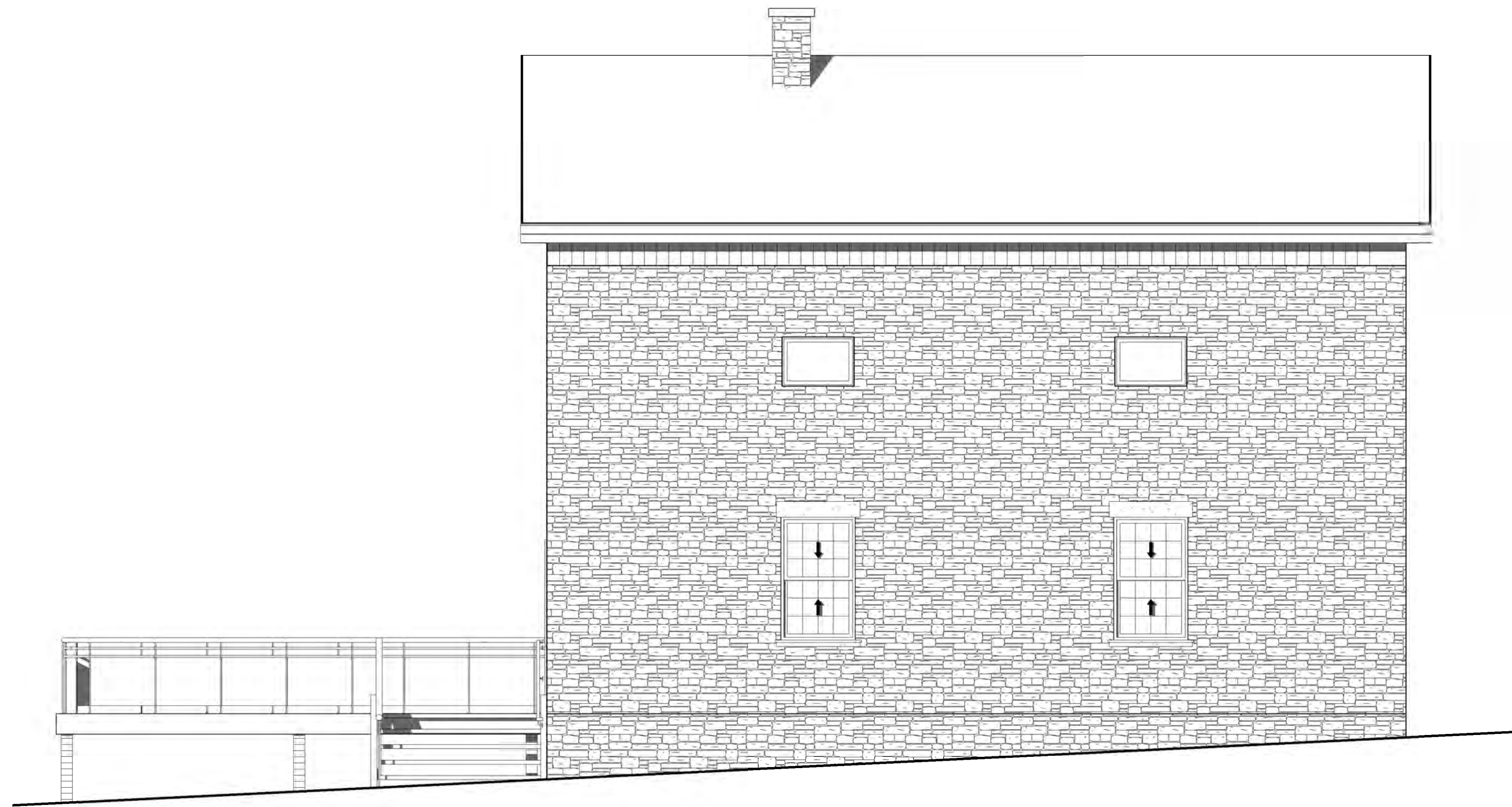
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND REPORT TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
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Fax: 519-846-0343

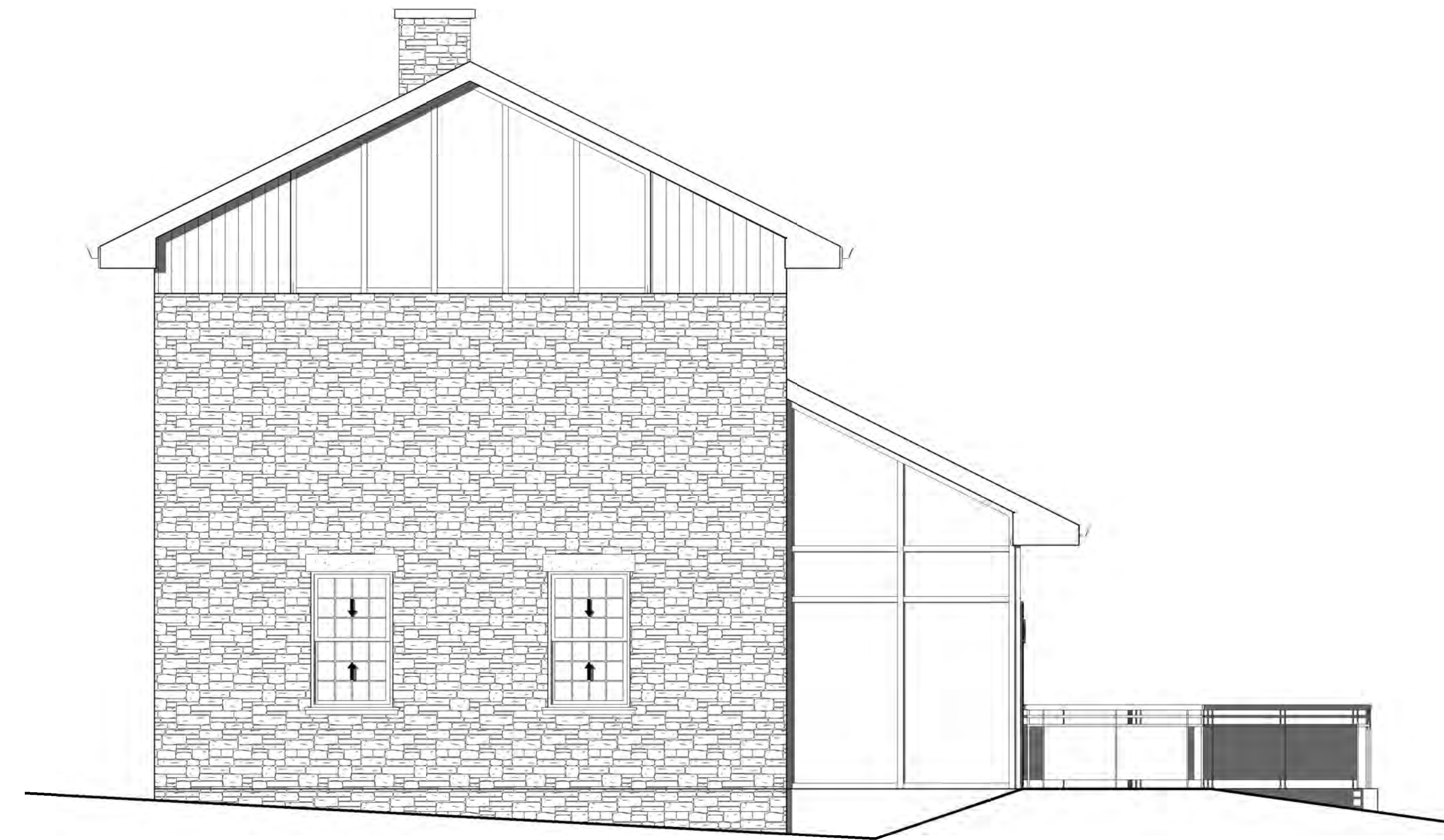
PRELIMINARY

REVISIONS DATE

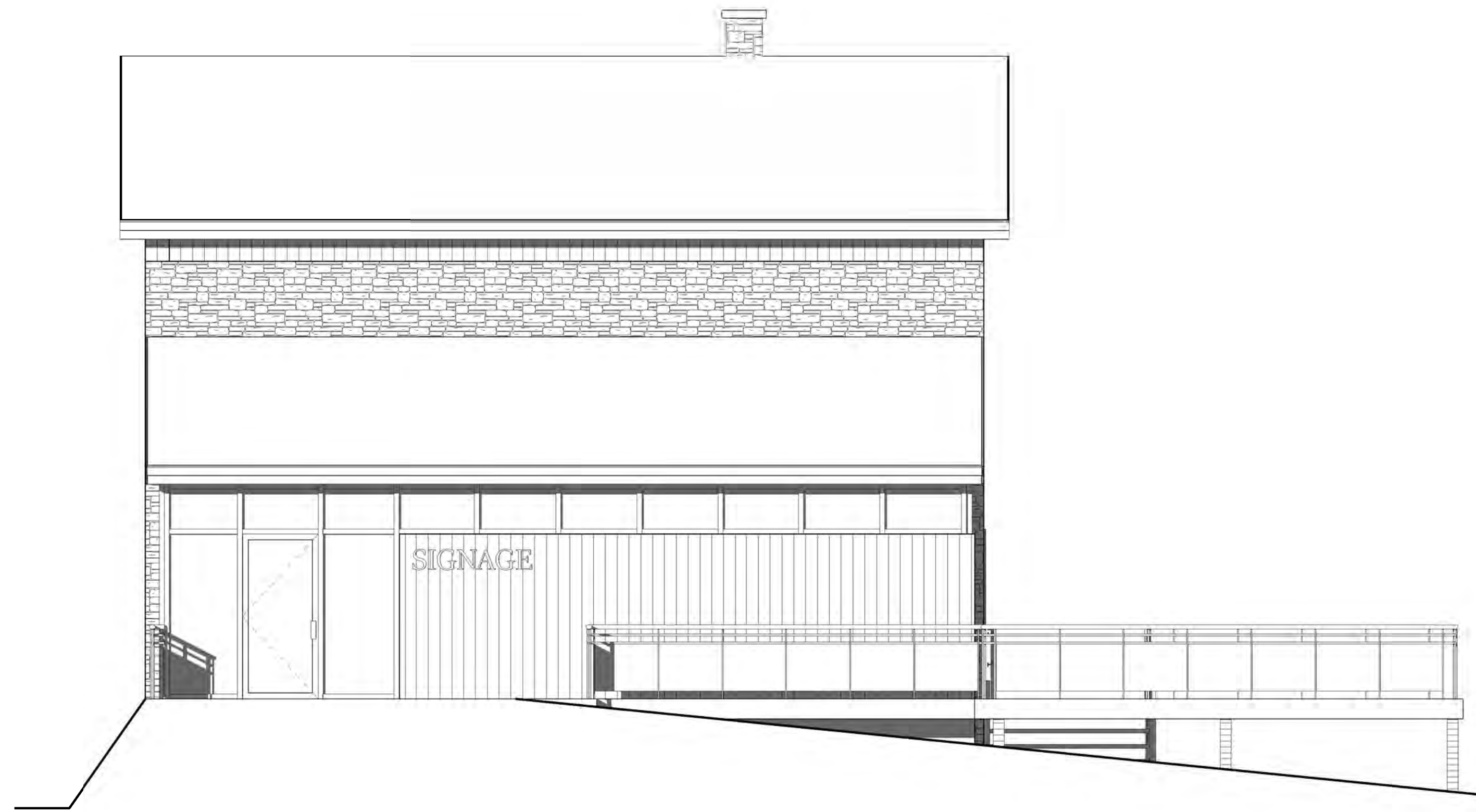
A4.1



1 Building Elevation East - Proposed
A4.2 1: 50



2 Building Elevation North - Proposed
A4.2 1: 50



4 Building Elevation West - Proposed
A4.2 1: 50



3 Building Elevation South - Proposed (Facing Grand River)
A4.2 1: 50

PRELIMINARY

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	1 : 50
DATE DWN	20200723
ISSUED	20230127

Existing Stone Building
19 Mill St E, Elora
Building Elevations - Restaurant

PROJECT	NORTH
---------	-------

SEAL

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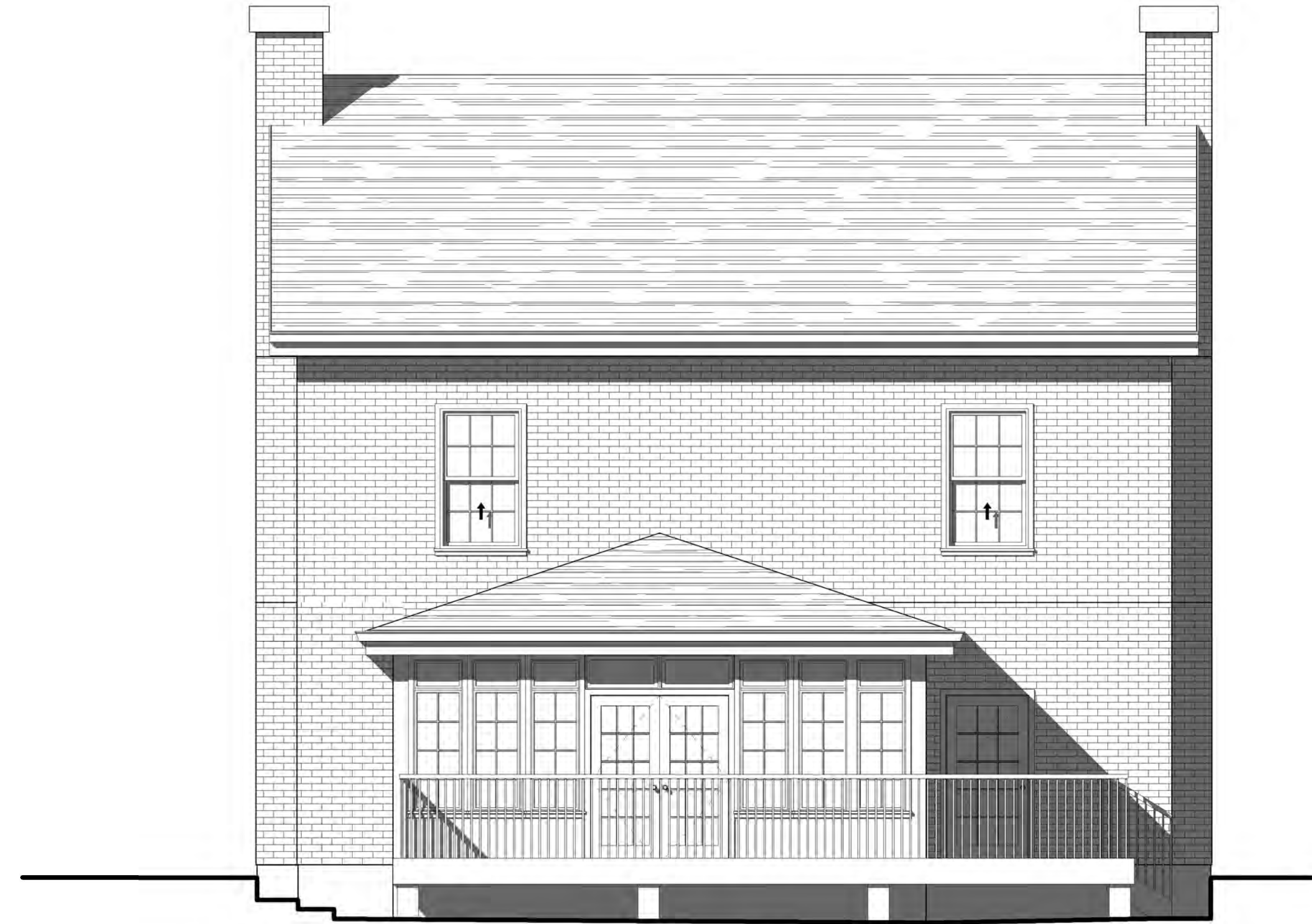
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A4.3 1:50



4 Building Elevation West
A4.3 1:50



2 Building Elevation North
A4.3 1:50



3 Building Elevation South
A4.3 1:50

PRELIMINARY

1/27/2023 2:54:26 PM

REVISIONS _____ DATE _____

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	1:50
DATE DWN	20200723
ISSUED	20230127

Existing House
19 Mill Street East, Elora
Building Elevations - House

PROJECT	NORTH
SEAL	

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
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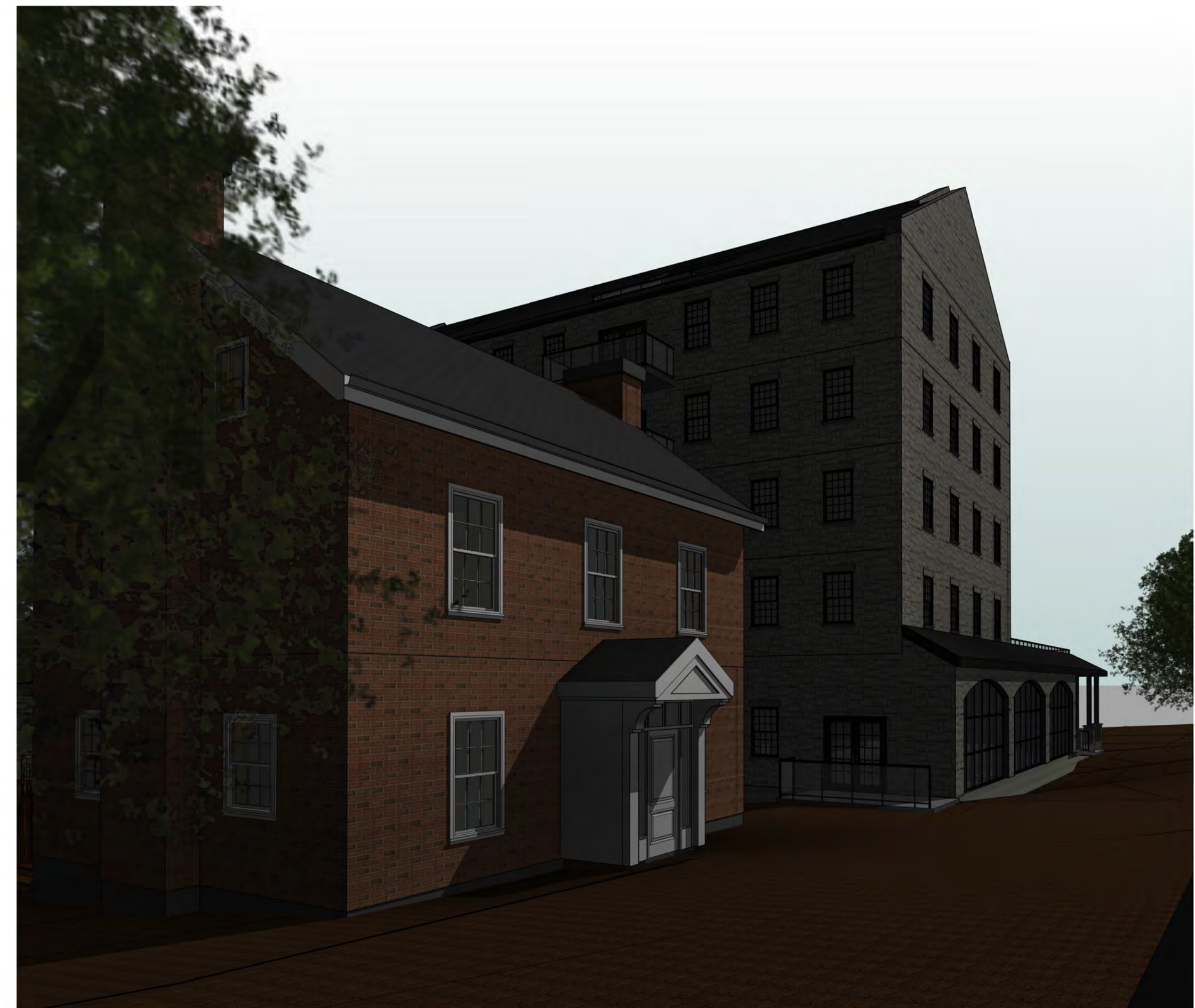
2 View from South
A4.4



3 View from East Mill St Looking East
A4.4



1 View from East Mill St looking South
A4.4



4 View from East Mill St looking West
A4.4

2023-01-27 4:25:28 PM

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	
DATE DWN	06/02/22
ISSUED	20230127
SHEET #	

19 Mill St.
19 Mill St. East - Elora
Building Perspectives

PROJECT	NORTH

SEAL

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
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REVISIONS	DATE



1 Restaurant Looking North
A4.5



2 Restaurant Looking South-East
A4.5



3 Restaurant Looking South
A4.5



4 House Looking North
A4.5

2023-01-30 9:27:44 AM

REVISIONS _____ DATE _____

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	
DATE DWN	01/30/23
ISSUED	20230127

19 Mill St.
19 Mill St. East - Elora
Building Perspectives

PROJECT _____
NORTH _____

SEAL _____

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Appendix D—Shadow Study and Angular Plane



Study Brief:

This shadow study is created to support the Planning Application of a five-story medium density, mixed-use residential & commercial 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. Still images were taken at the Solar Noon and include 10am, 12pm, 2pm, 4pm and 6pm. The interval of 6pm was excluded from Winter imaging as the sun will be set at this time.

Reference Base Plan:

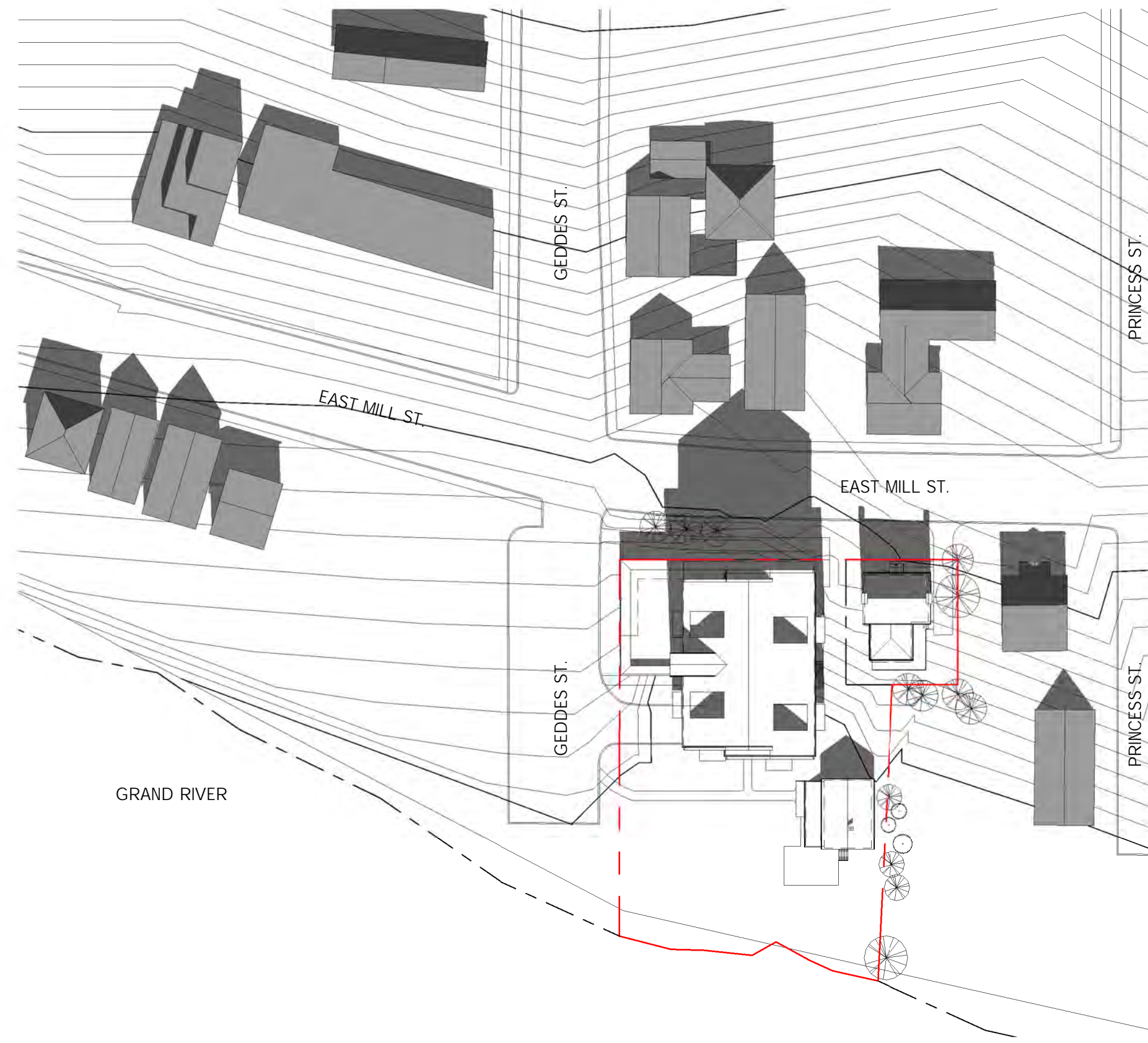
The model used in this shadow study is accurate in scale and elevation to the proposed residential building.

Neighboring buildings were modeled with estimated elevation and scale. Google Earth was used to approximate the scale and distance to neighbouring structures.

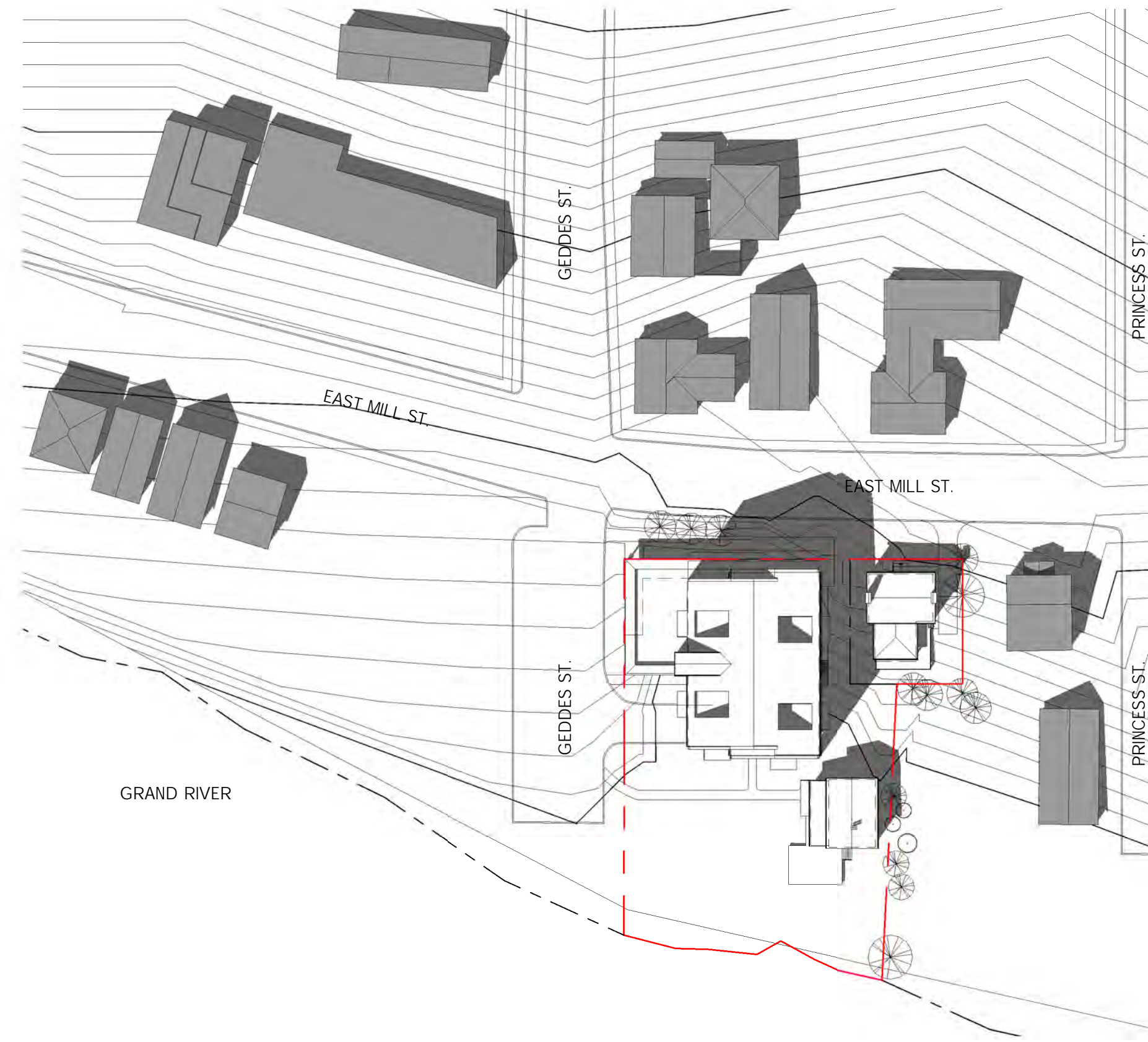
The Reference Base Plan was prepared to clearly identify the site boundary, the building foot print and mass within the test site, all streets, public parks and open spaces, and all adjacent properties and buildings affected by the shadow study.

**Proposed Shadow Studies
Mixed-Use Residential &
Commercial**

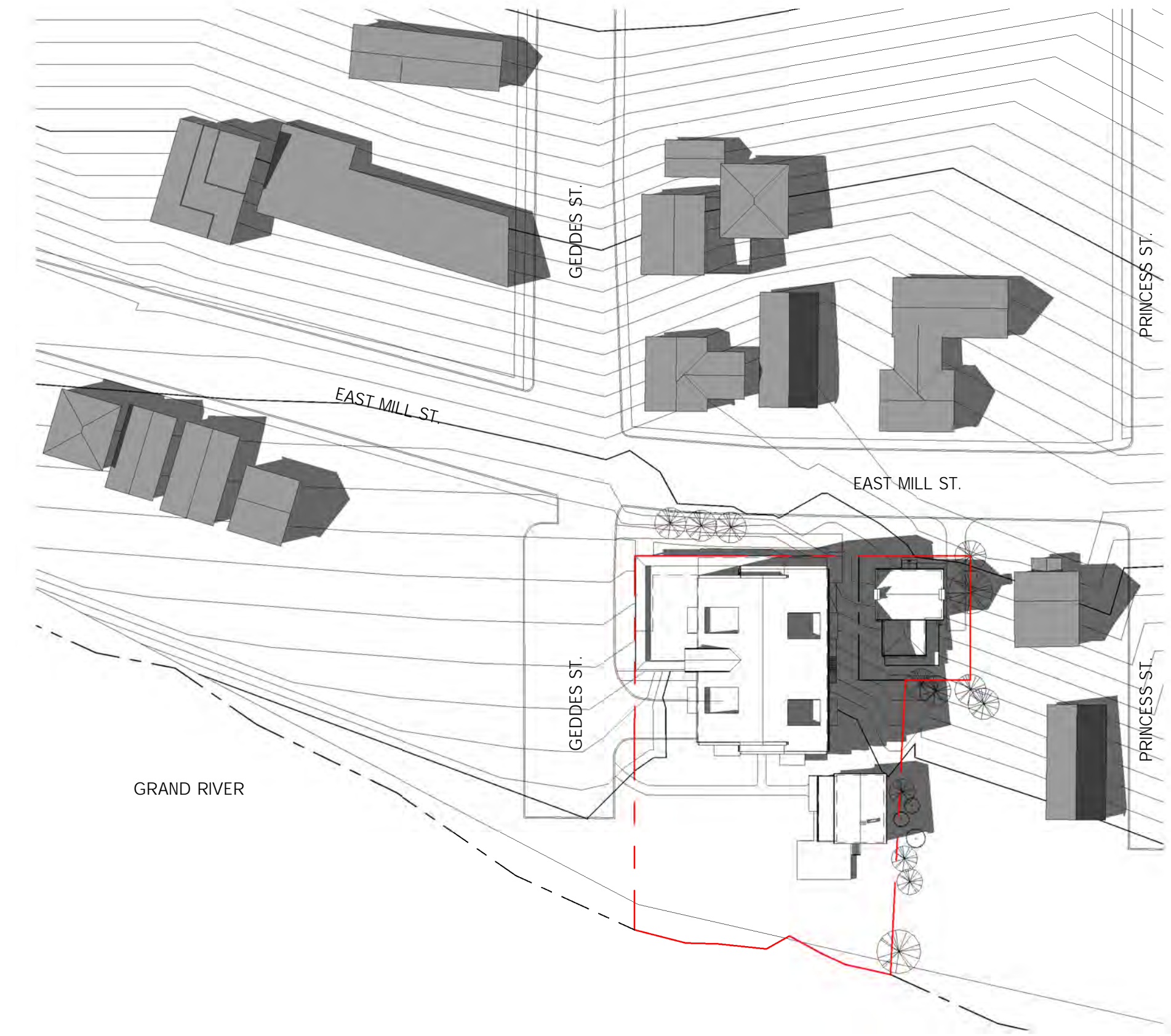
19 East Mill St., Elora, Ontario



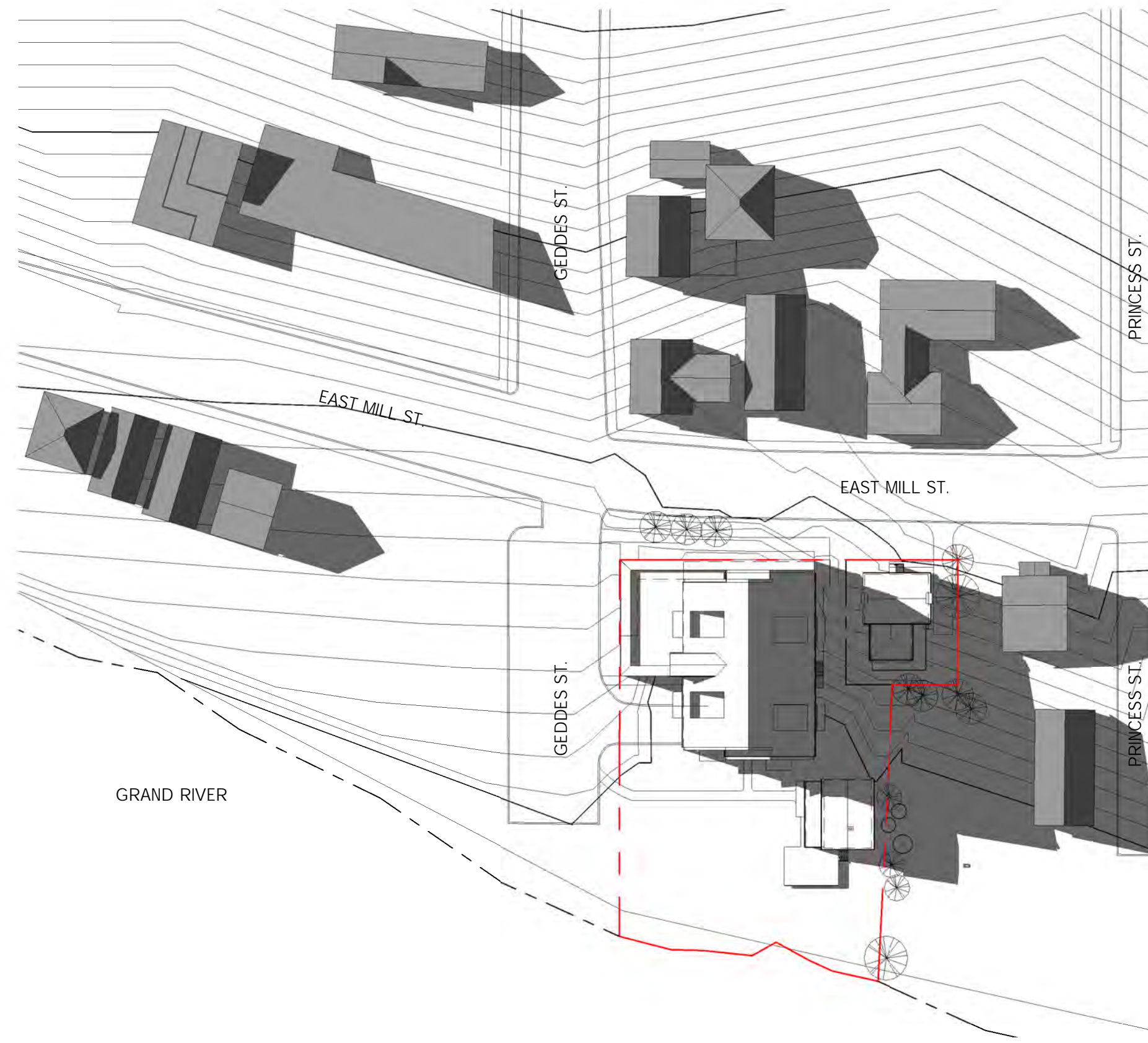
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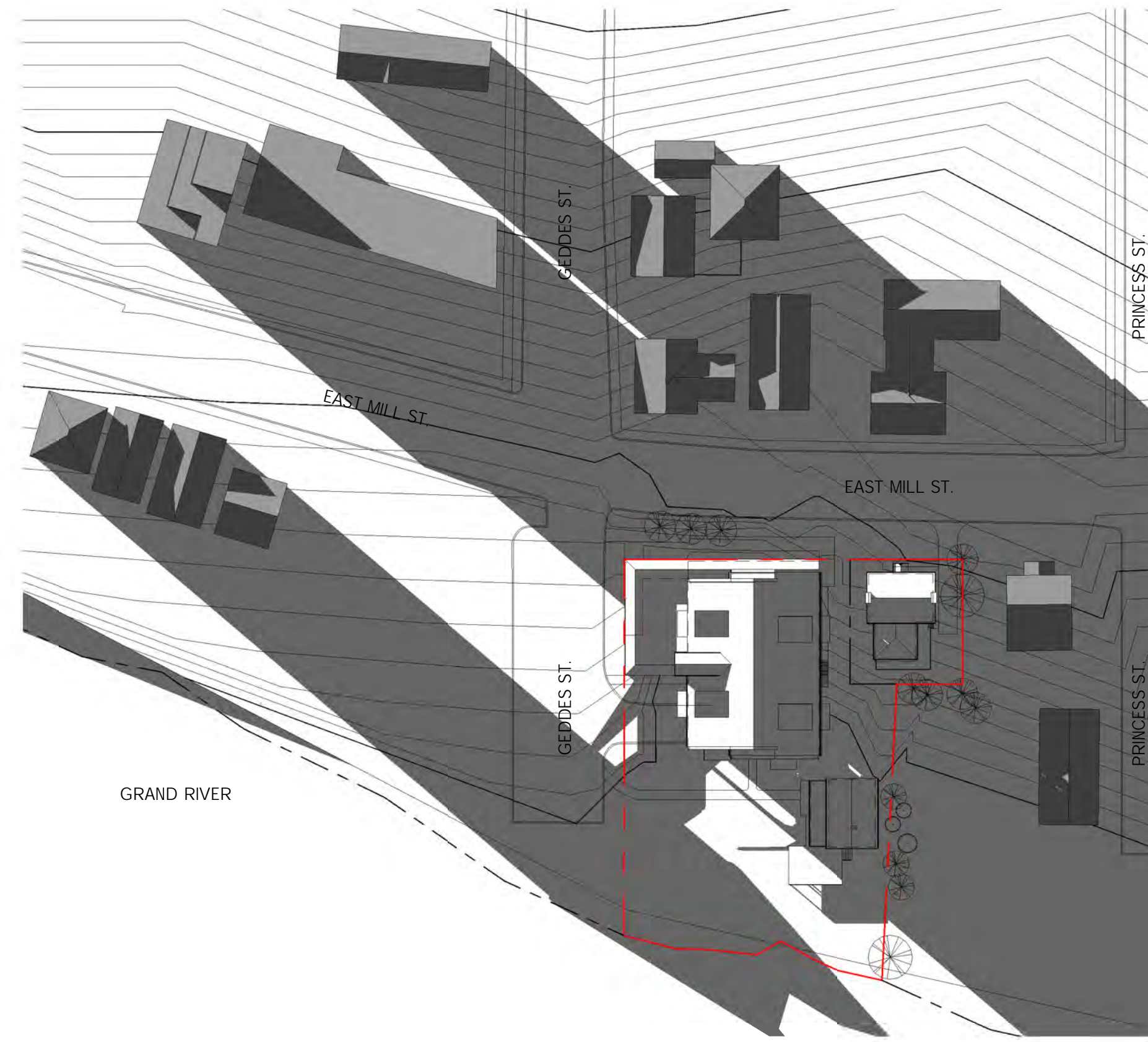
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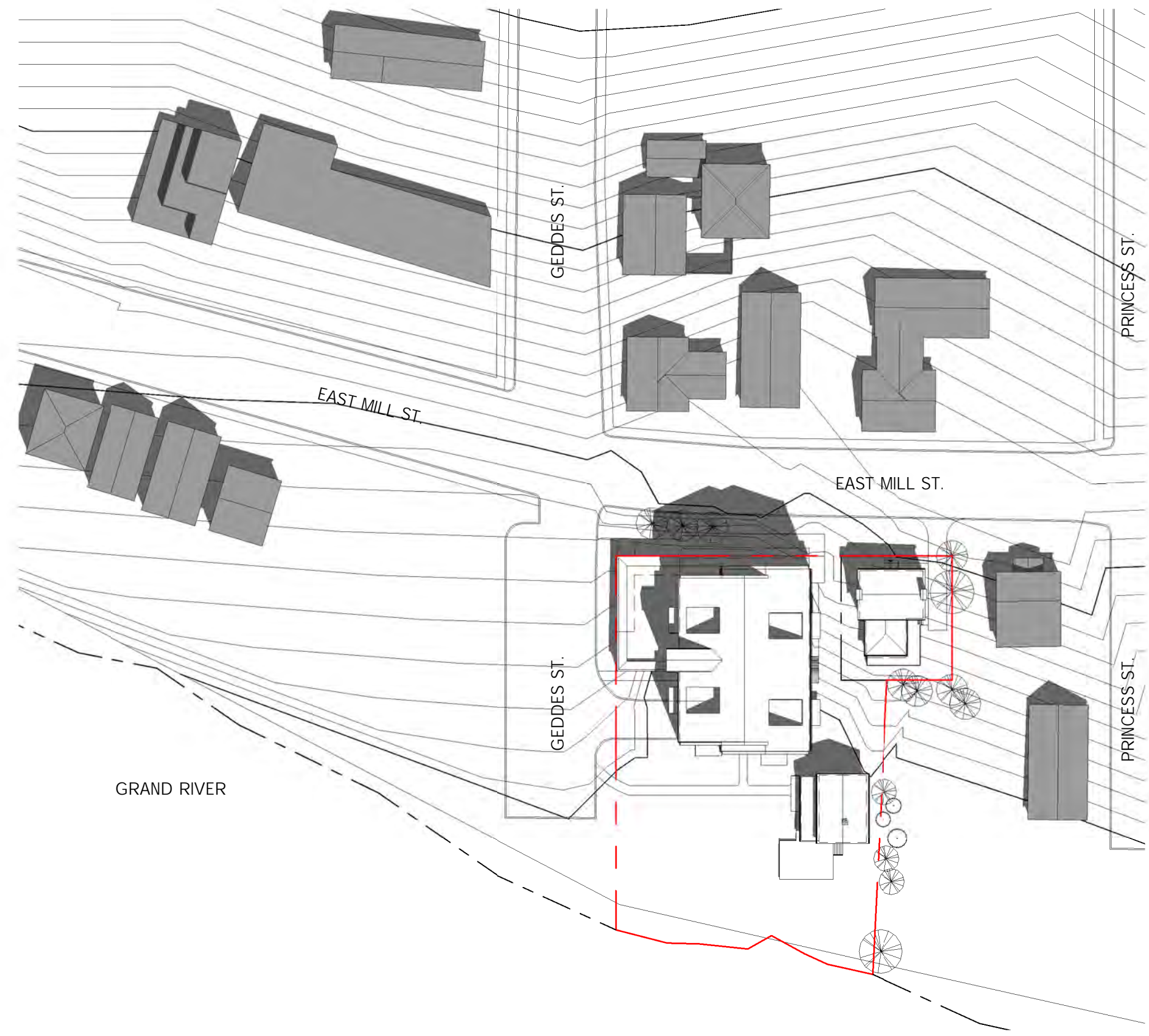
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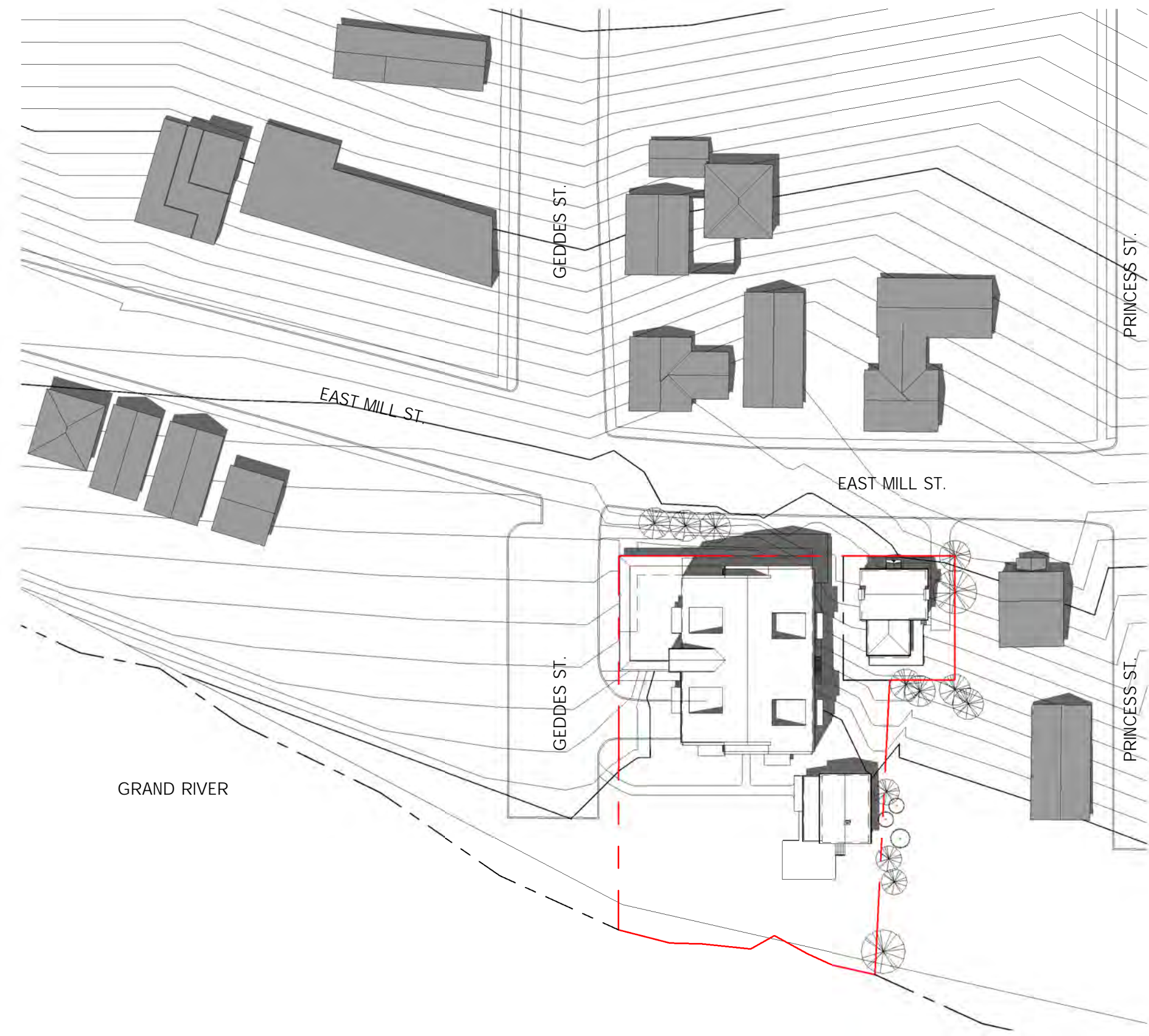
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SHADOW STUDY LEGEND

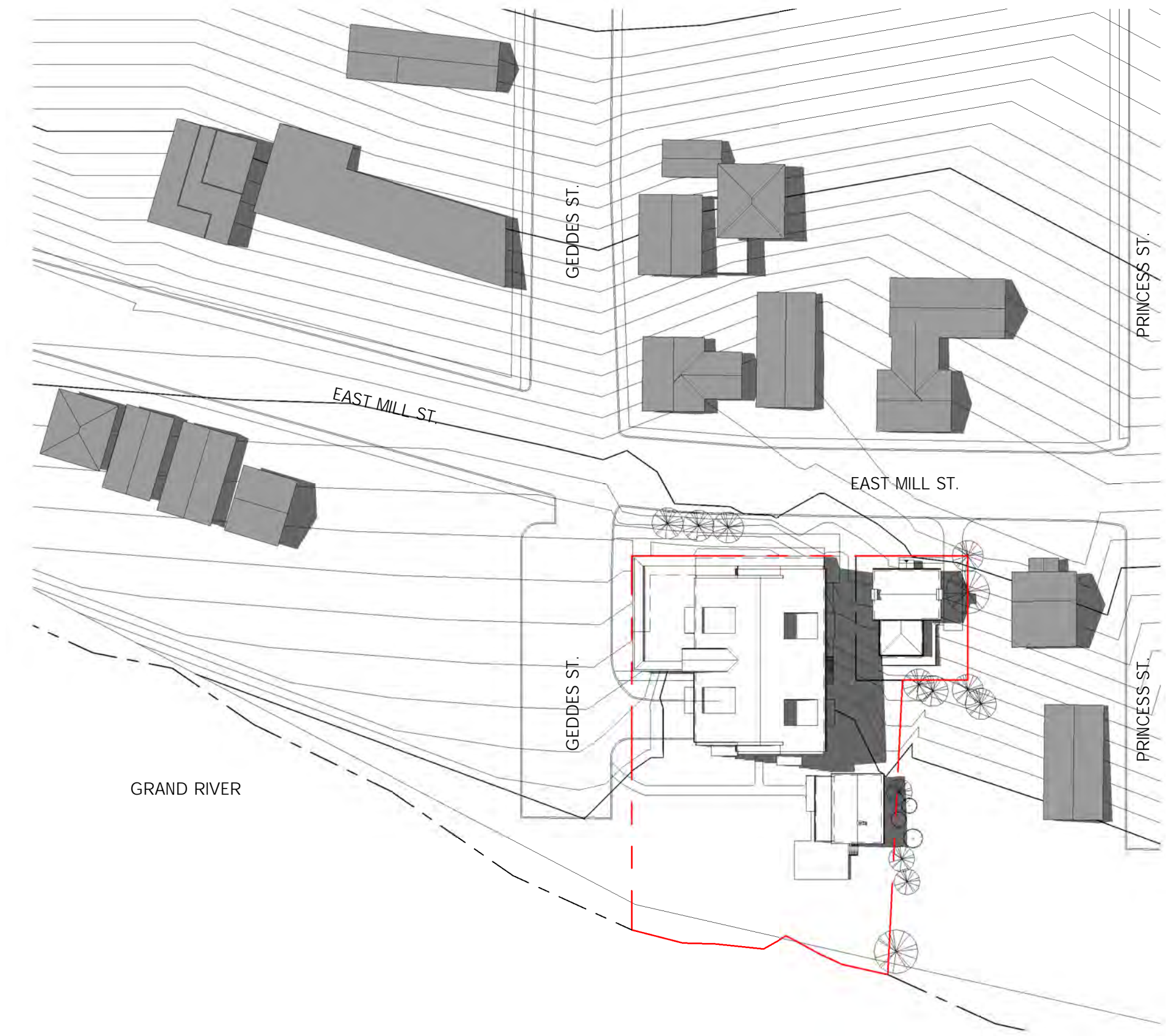
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- SURROUNDING PROPERTY LINES
- PROPOSED BUILDING
- SURROUNDING BUILDINGS
- PROPOSED/SURROUNDING BUILDING SHADOWS



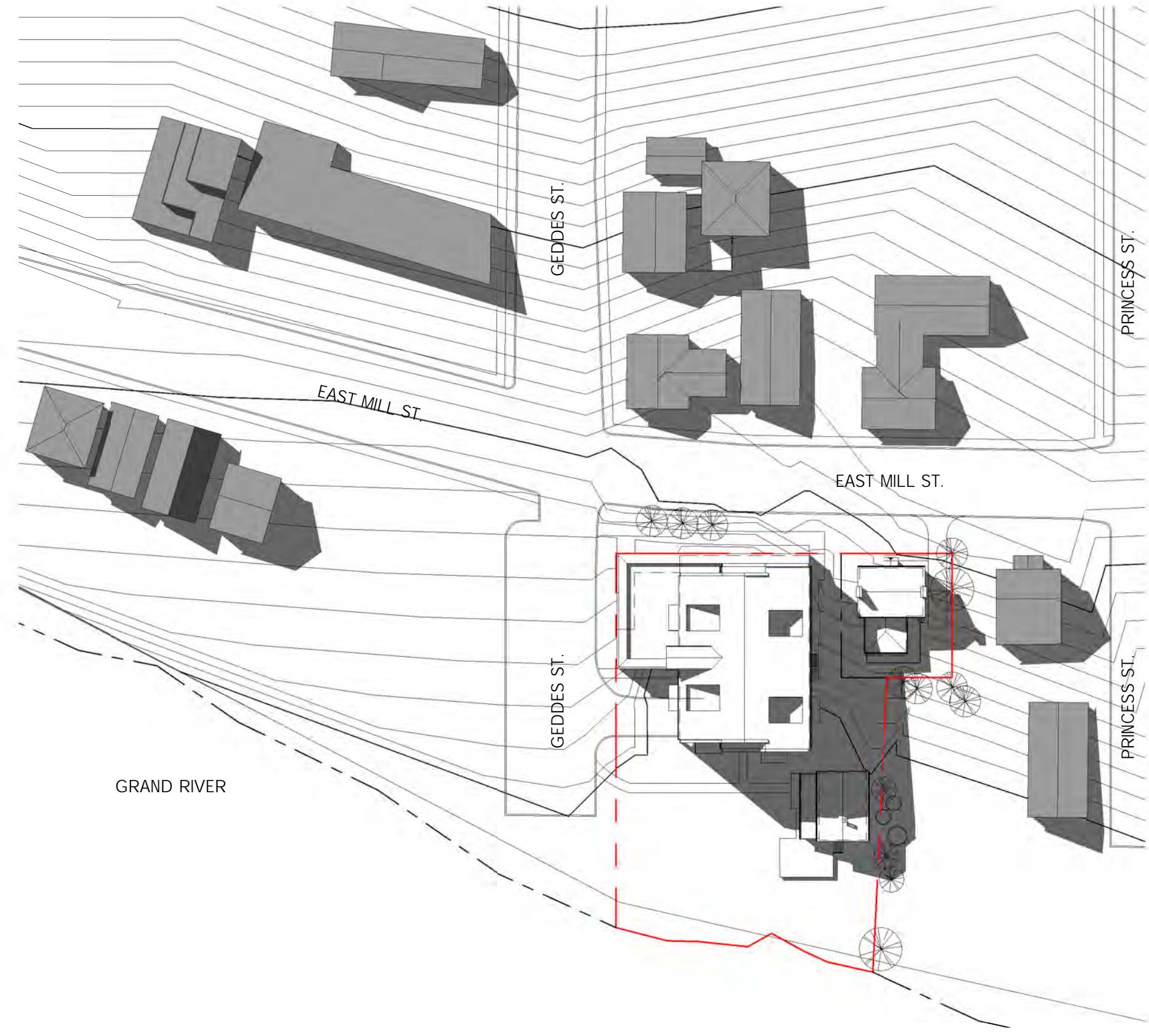
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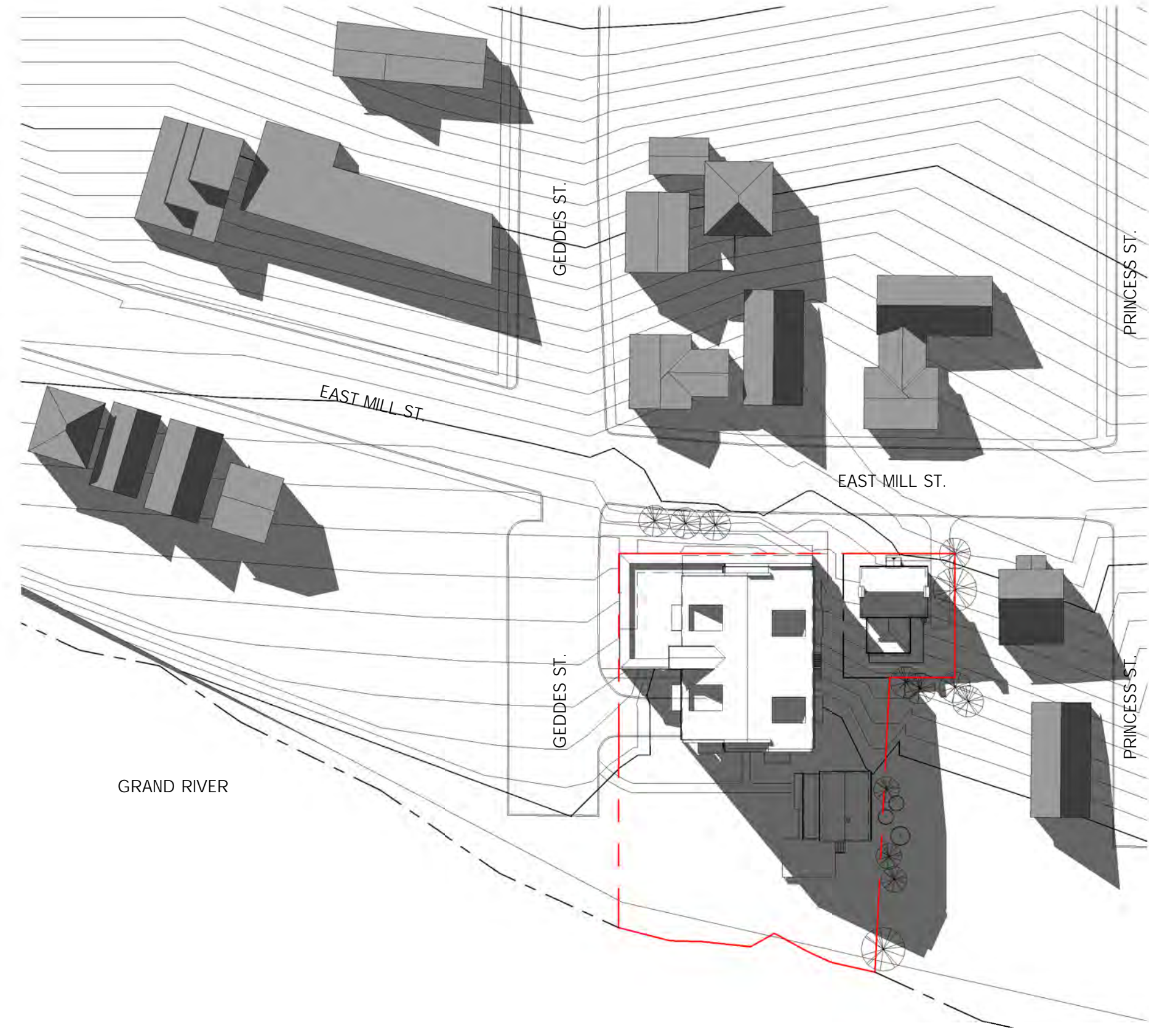
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3 Proposed - June 21 - 2pm
SK-2 1 : 750



4 Proposed - June 21 - 4pm
SK-2 1 : 750



5 Proposed - June 21 - 6pm
SK-2 1 : 750

SHADOW STUDY LEGEND

- SITE PROPERTY LINES
- SURROUNDING PROPERTY LINES
- PROPOSED BUILDING
- SURROUNDING BUILDINGS
- PROPOSED/SURROUNDING BUILDING SHADOWS

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REVISIONS _____ DATE _____

STATUS PRELIMINARY
PROJECT # 20046
CHKD NA
DRAWN CDTD
SCALE As indicated
DATE DWN 20230130
ISSUED 20230202

Fryett Turner
ARCHITECTS INC
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Fax: 519-846-0343

Mixed-Use Residential & Commercial
19 East Mill St., Elora, Ontario

Proposed Shadow Study - June 21

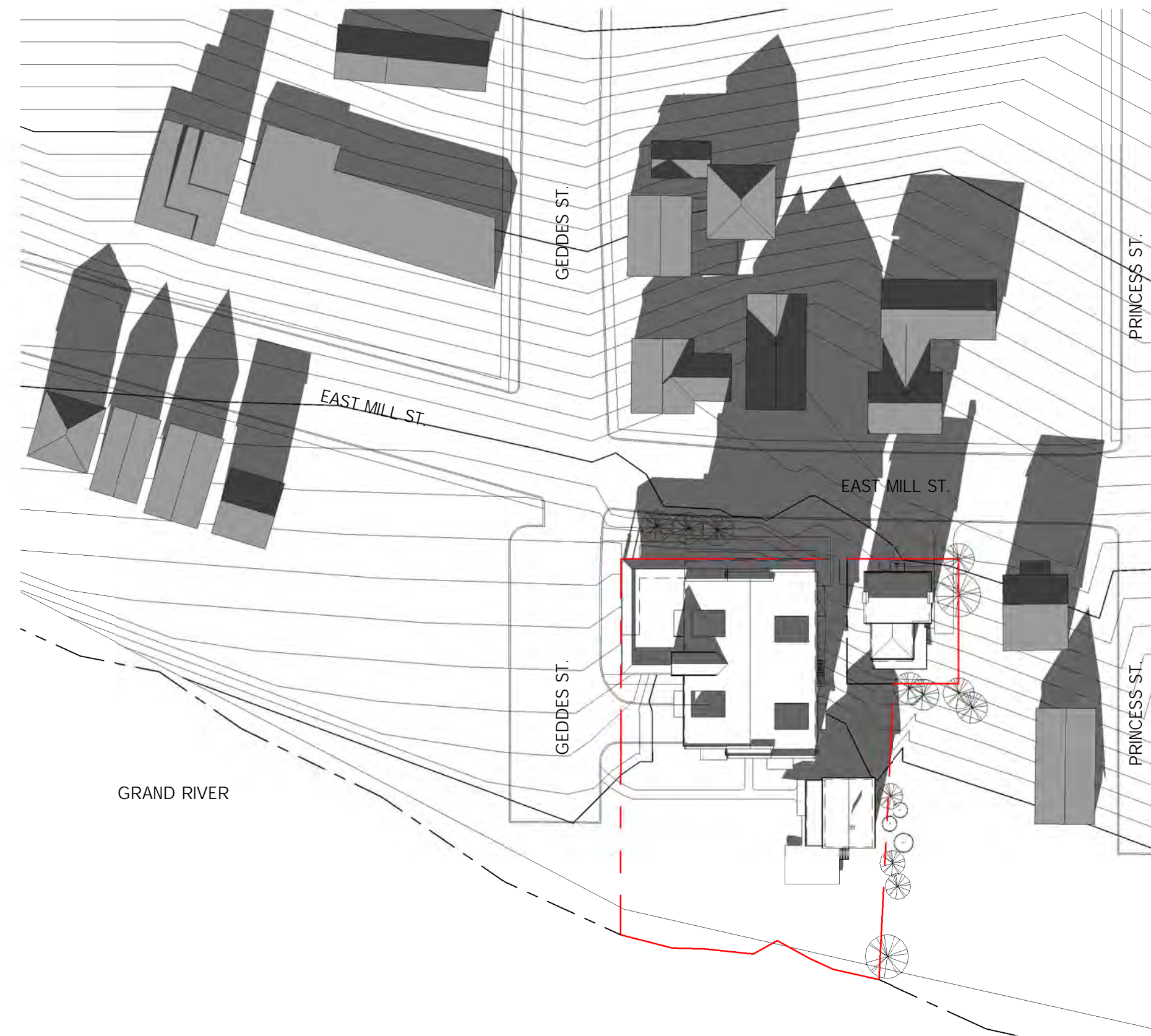
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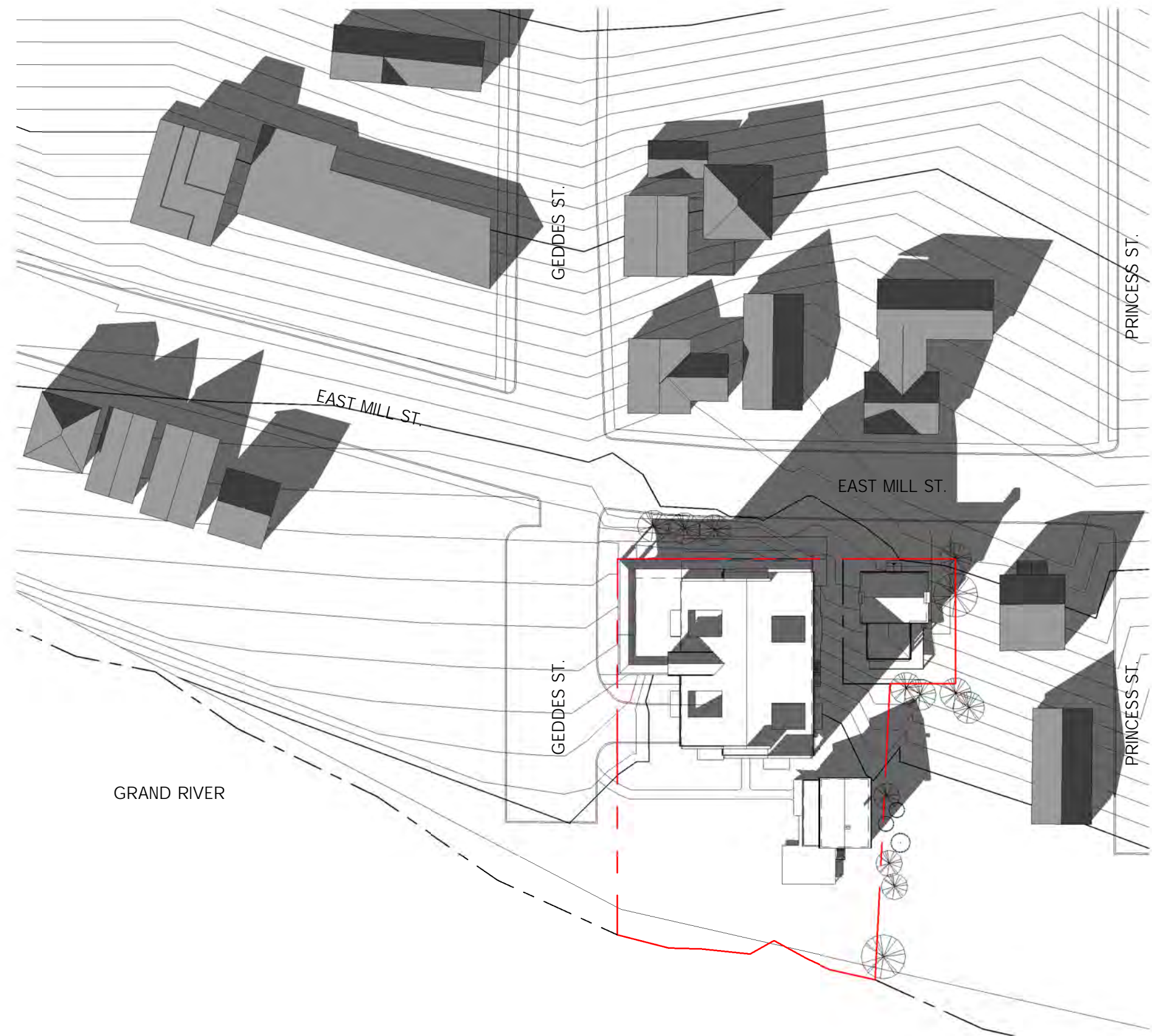
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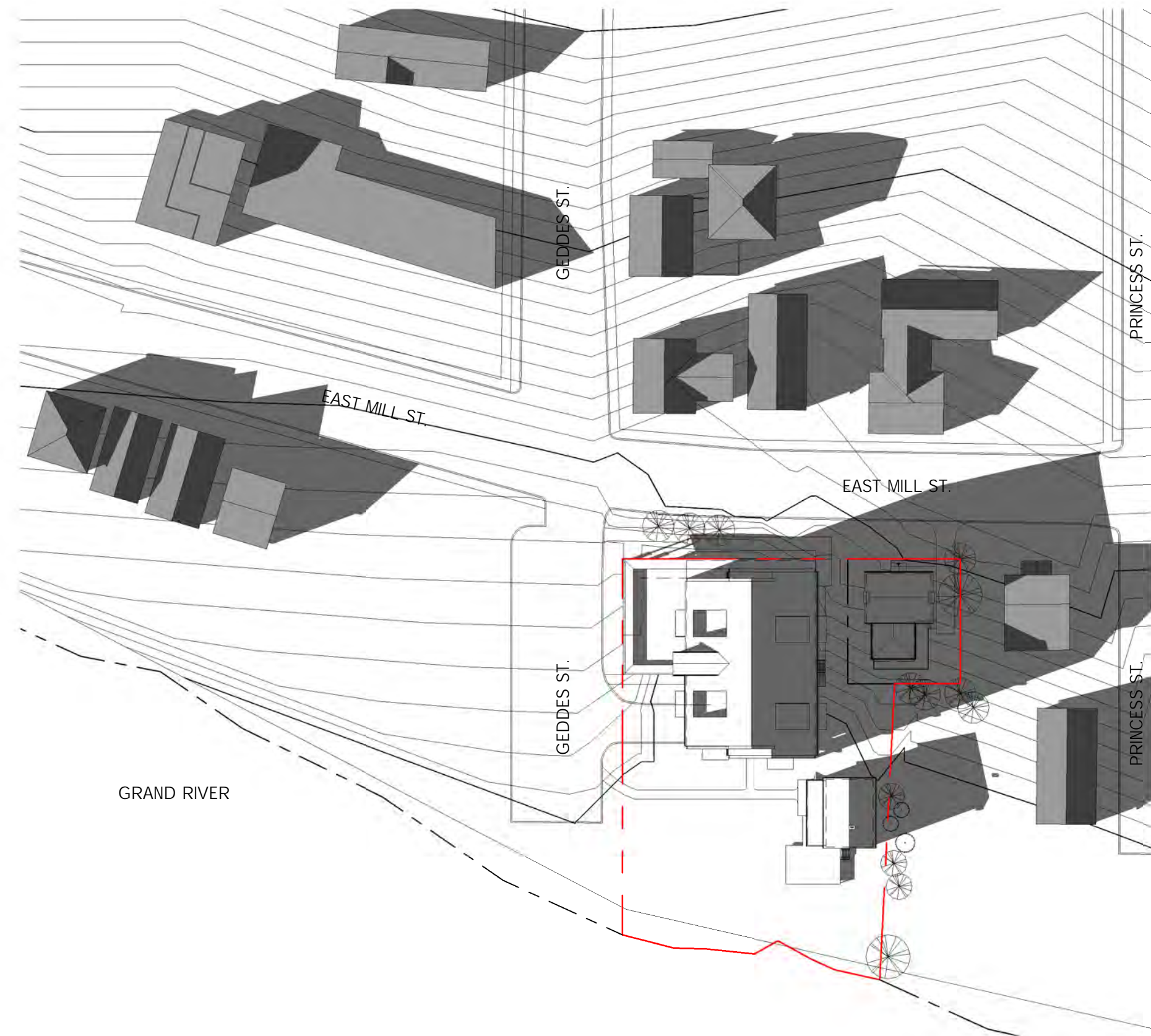
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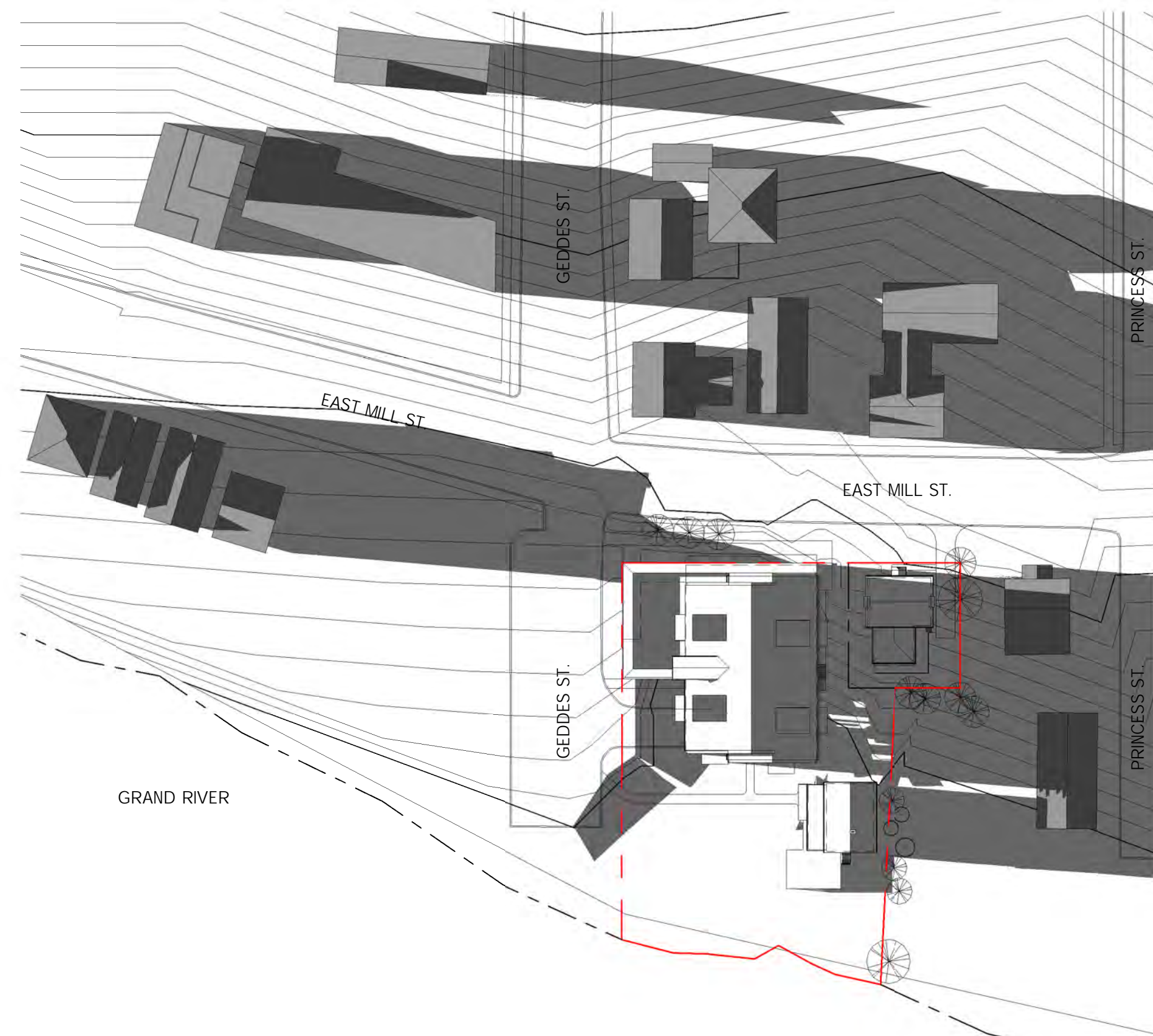
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SK-3 / 1 : 750



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SK-3 / 1 : 750



3 Proposed - Dec. 21 - 2pm
SK-3 / 1 : 750



4 Proposed - Dec. 21 - 4pm
SK-3 / 1 : 750

SHADOW STUDY LEGEND

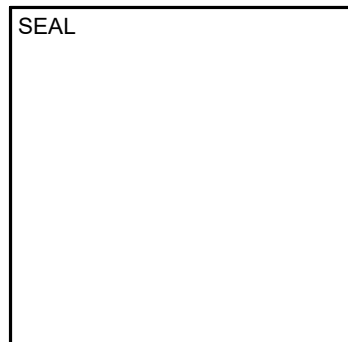
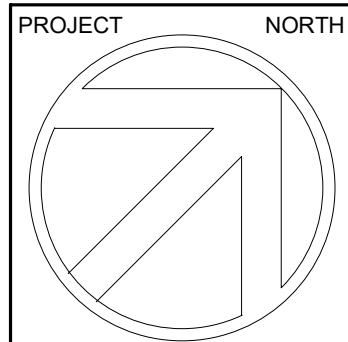
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- PROPOSED BUILDING
- SURROUNDING BUILDINGS
- PROPOSED/SURROUNDING BUILDING SHADOWS

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REVISIONS _____ DATE _____

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	NA
DRAWN	CDTID
SCALE	As indicated
DATE DWN	20230130
ISSUED	20230202

Mixed-Use Residential & Commercial
19 East Mill St., Elora, Ontario
Proposed Shadow Study -
December 21



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Appendix E– Architectural Drawings of Existing Historic Stone Building (Building B)

Appendix F – Building Condition Assessment for Historic Stone Building (Building B) by Tacoma Engineers (March 14, 2023)

Date: March 14, 2023

No. of Pages: 6 + Encl.

Project: Mill Street Development

Project No.: TE-37292-20

Address: 19 Mill Street East, Elora

Permit No.: n/a

Client: Oxford Green Developments

Background

Tacoma Engineers has been retained by Oxford Green Developments to complete a building condition assessment of the existing stone buildings and attached additions located at 19 Mill Street East, Elora. Front and rear elevations illustrated below. The purpose of this assessment was to determine the existing conditions and determine the feasibility of restoring, renovating or relocating the building as part of a large property development project. This report is based on site visits carried out by Will Teron, P.Eng. through the period of September 2012 to March 2023.



Scope

This report is based on a visual inspection. Where systems and/or elements appear to be in good condition and performing adequately, no further structural analysis or building code analysis has been carried out unless specifically noted.

Our assessments are based on materials presented in Ontario Building Code, NBC Structural Commentary Evaluation and Upgrading of Existing Buildings, ASCE Structural Condition Assessments and when a building is of interest from a heritage perspective, Standards and Guidelines for the Conservation of Historic Places in Canada. Note that this assessment does not include an assessment for seismic loading (earthquakes) as no seismic upgrade is required by code.

The scope of this report is limited to the two-storey stone building and not the connected concrete additions. It's proposed that these relatively modern 'commercial/industrial' additions will be demolished during the restoration and redevelopment of the stone building.

This report is to be read in conjunction with the Phase II Heritage Impact Assessment report prepared by MHBC, dated March 2023. For clarity and efficiency, we have not repeated the history of the structure nor provided a detailed description of the structure from architectural and planning perspectives.

Observations

Construction

The stone building at 19 Mill Street East is a traditional 19th century (c 1859) building with a rectangular footprint and hip roof. The main level height is approximately 10' while the lower (basement) level height is approximately 8'. The upper level perimeter wall height is approximately 4' with an exposed sloped roof structure.

The primary building structural system includes:

- Foundation: rubble stone mass masonry (limestone). Thickness: 20-24" (varies - assumed). Height: 82" (varies - approximate).
- Walls: Exterior – rubble stone mass masonry (limestone). Thickness: 18-20" (varies). Interior – random/isolated non-load bearing wood studs, posts and masonry elements.
- Floors: Main Level – rough sawn 2x8 joists supported on a built-up 8" wood beam. Upper Level – rough sawn 2x12 joists supported on four 18" deep steel beams.
- Roof: clear span rough sawn 2x6 rafters (common and hip).

Conditions

Overall, the building was found to be in fair condition given the age and previous occupancies. Over the past 160 years, the building has been subject to numerous alterations including changes to both the walls and floor structures. The most significant structural observations are summarized below:

1. Demolition of the concrete additions: The structural framing of the concrete and steel additions have been integrated into the original stone construction. As such, particular attention is required to minimize the risk of damage to the stone building during demolition work. All bracing is to be supported by shoring and the interface be cut to provide an isolation break. Removals directly adjacent to the stone building are to be done with hand tools (no large equipment). After demolition, reinstatement of the masonry walls will be required where the demolished building framing has left voids.
2. Exterior Walls: Overall, the exterior masonry walls are sound and structurally adequate to support future occupancies. As part of the redevelopment, we recommend a comprehensive repointing of the wall (interior and exterior) to address localized voids, mortar joint cracks and previous interventions. These interventions include numerous areas where previous windows/doors have been infilled with cast-in-place concrete – we assume that this concrete will be removed, and the openings infilled with mass masonry to match the original construction. All work to be completed with material compatible with the original historic fabric including lime mortars.



3. **Roof:** The existing roof structure, consisting of widely spaced 2x6 rafters and hips, is not structurally adequate to support the code specified loads. While the roof has not collapsed, our review identified deflection of the rafters, weakened joints and localized areas of wood decay. Concerns are amplified with the likely desire to insulate the roof structure. We recommend that the roof structure be replaced with a roof designed to resist the code specified snow loads for commercial occupancies and accommodate modern approaches to insulation and ventilation.



4. **Main Floor Level:** The main level floor framing (as seen from the basement) is in fair to good condition. While the joists appear to be performing adequately, the bearing conditions have excessive deflection. Given the building will be subject to a change of use to assembly occupancy, a detailed engineering analysis is required. Our preliminary analysis indicates that the joists have a capacity marginally less than required and the beam and bearing have capacity significantly less than required to support the proposed restaurant occupancy. Reinforcing of the joists, beams and bearing is likely required.



5. Upper Floor Level: The upper-level floor framing is similarly in fair to good conditions. The original 2x12 floor joists, where not subject to previous interventions, are sound and robust. Unfortunately, many floor joists have been cut, notched or otherwise modified to the point where they no longer have sufficient capacity to support specified loads. We recommend that those joists impacted be reinforced including adding extra members, adding headers and infill members. The wood floor joists are supported by 18" deep steel beams that span the full depth of the building (approximately 33'). Our preliminary analysis indicates that the beams are structurally adequate to support loads specified for restaurant occupancies. Based on this assessment, no significant structural remediation is required for the upper-level floor framing.



Conclusions/Recommendations

Based on our site assessment and subsequent analysis, we are of the opinion that the stone building is in fair condition and restoration is likely practical and feasible. Overall, the primary structure is adequate to support code specified loads typical of restaurant or other assembly/commercial occupancies. Although project specific engineering will be completed during the project development phase, we anticipate the following work will be required:

- Careful demolition of the existing concrete additions. This will include reinstatement of the original masonry walls where they were impacted by the now demolished portion of the building.
- Comprehensive masonry reinforcing including repointing and crack stitching with pure lime-based mortars. Replacement of previous concrete wall infill with stone construction is recommended.
- Replacement of the existing roof to satisfy modern code specified loads as well as insulation/ventilation requirements is recommended.
- General reinforcing of the main level floor framing to provide sufficient capacity to support restaurant or other assembly occupancies.
- Localized reinforcing of the upper level floor framing to address isolated deficiencies due to previous interventions.

Please feel free to call me to discuss the findings and recommendations.



Per

Will Teron, P.Eng., FEC CAHP
Director - Heritage & Investigation, Principal
Tacoma Engineers

Encl. None

Appendix G—HIA Phase I

HERITAGE IMPACT ASSESSMENT

Phase I

19 East Mill Street,
Elora, ON

Date:

December 2, 2021

Prepared for:

Oxford Green Developments Inc.

Prepared by:

**MacNaughton Hermsen Britton Clarkson
Planning Limited (MHBC)**

200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9

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Project No. 1924B



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Redshaw, MA, HE Dipl, CAHP	<i>Heritage Planner</i>	Author, Research
Gillian Smith, MSc	<i>Heritage Planner</i>	Field Work

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 19 East Mill Street, 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):

- *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.

1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture ("MHBC") was retained in January 2021 by Oxford Green Developments Inc. to undertake Heritage Impact Assessment (HIA) for the proposed site alteration to 19 East Mill Street, Village of Elora, Ontario hereafter referred to as the 'subject property' (see **Appendix 'A'**). The subject property is a 'listed' (non-designated) on the *Centre Wellington's Municipal Heritage Register*. It is adjacent to the property the listed' property located at 23 East Mill Street and 14 Princess Street. The subject property is not located within a Heritage Conservation District under Part V of the *Ontario Heritage Act (OHA)*, however, is identified as being in a 'heritage area'.

This report will form Phase I of the Heritage Impact Assessment which will assess the proposed site alteration which includes the removal of the existing dwelling on the subject property due to its physical condition as determined by Tacoma Engineers in a Building Condition Assessment conducted in October of 2021. The second phase of the HIA will assess impacts of the proposed redevelopment of the site which includes new construction; this phase will also assess the compatibility of the redevelopment within the overall heritage area.

1.1 Location of Subject Property

The subject property is located at 19 East Mill Street, Village of Elora (legal description is Lt 11 E/s Geddes St Pl 181 Elora; Pt Lt 11 W/s Princess St Pl 181 Elora as in R55739, Centre Wellington; Lt 12 E/s Geddes St Pl 181 Elora; Pt Lt 12 W/s Princess St Pl 181 Elora; Pt Lt 13 W/s Princess St Pl 181 Elora as in R0728116, Centre Wellington). The property includes two existing buildings, one of which is a house and the other a commercial building.

The total area of the subject property is approximately 3,415 m². To the west of the property is a commercial strip and to the east is primarily residential properties. The property can be accessed by a driveway off of Geddes Street. The lands are partially vegetated, with most of the trees located at the rear of the property along the Grand River.

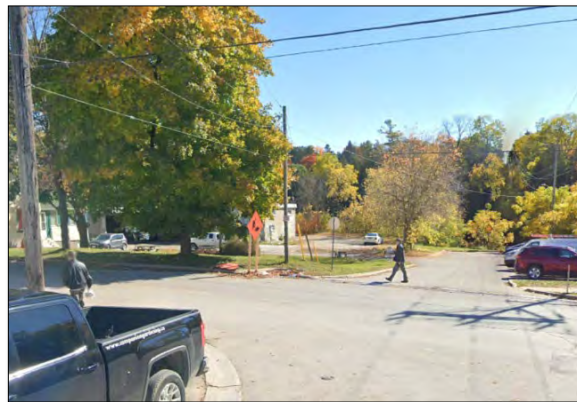
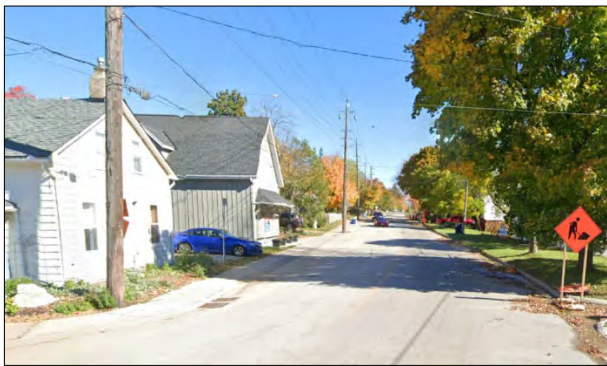


Figures 1 & 2: (above) Aerial view of subject property and surrounding properties; approximate location of subject property in red (Source: MHBC, 2021); (below) Perspective view of dwelling located on the subject property (Source: MHBC, 2021)

Table 1.0- Buildings/ Structures on Subject Property	
Building/ Structure	Description
<p>Dwelling</p> 	<p>2 storey stucco Georgian house with open gabled roof constructed c. 1859 with rear addition.</p>
<p>Outbuilding 1</p> 	<p>Building complex composed of a 2 storey limestone building c. 1859 with 1 ½ storey concrete addition and 1 storey carport c. 1960.</p>
<p>Outbuilding 2</p> 	<p>1 ½ storey outbuilding with open gabled roof and metal sheathing c. 1950.</p>

1.2 Surrounding Context



The subject property is within the urban centre of the Village of Elora. To the north of the property are primarily one and half storey residences and Bissell Park. To the west of the property on the north side of the street is a commercial plaza which is adjacent to a new, three storey modern commercial building; on the south side of the street looking west is a row of historic residences adaptively re-used for commercial purposes which transitions to 2-3 storey commercial buildings. There is also a parking lot to the west of the property that abuts the Grand River.



Figures 3, 4 & 5: (above left) View of East Mill Street looking east; (above right) View of East Mill Street looking west; (below) View of parking lot adjacent to subject property (Source: Google Earth Pro, 2021).

1.3 Heritage Status

The subject property is a 'listed' (non-designated) property on the *Centre Wellington's Municipal Heritage Register*. The property is described as "a 2 storey stucco dwelling built in 1859, medium gable roof." There is also a two storey stone building c. 1859 to the rear of the property. The property is also adjacent, contiguous to two 'listed' properties located at 23 East Mill Street and 14 Princess Street. The following **Table 1.0** provides a photograph and description of these properties.

Table 2.0- Description of Listed Properties	
Property	Description from Centre Wellington's Municipal Heritage Register
23 Mill Street 	1 ½ storey house clad in siding. Front elevation includes an open gabled former and centred, enclosed portico (no description provided by the Register).
14 Princess Street 	1.5 storey dwelling built in 1862 with random rubble, medium, gable roof. (Other sources date the house to 1855 built by Francis Dalby (Sr)).

The property is located within an identified 'Heritage Area' as per Schedule A-1 of the *Township of Centre Wellington's Official Plan*.

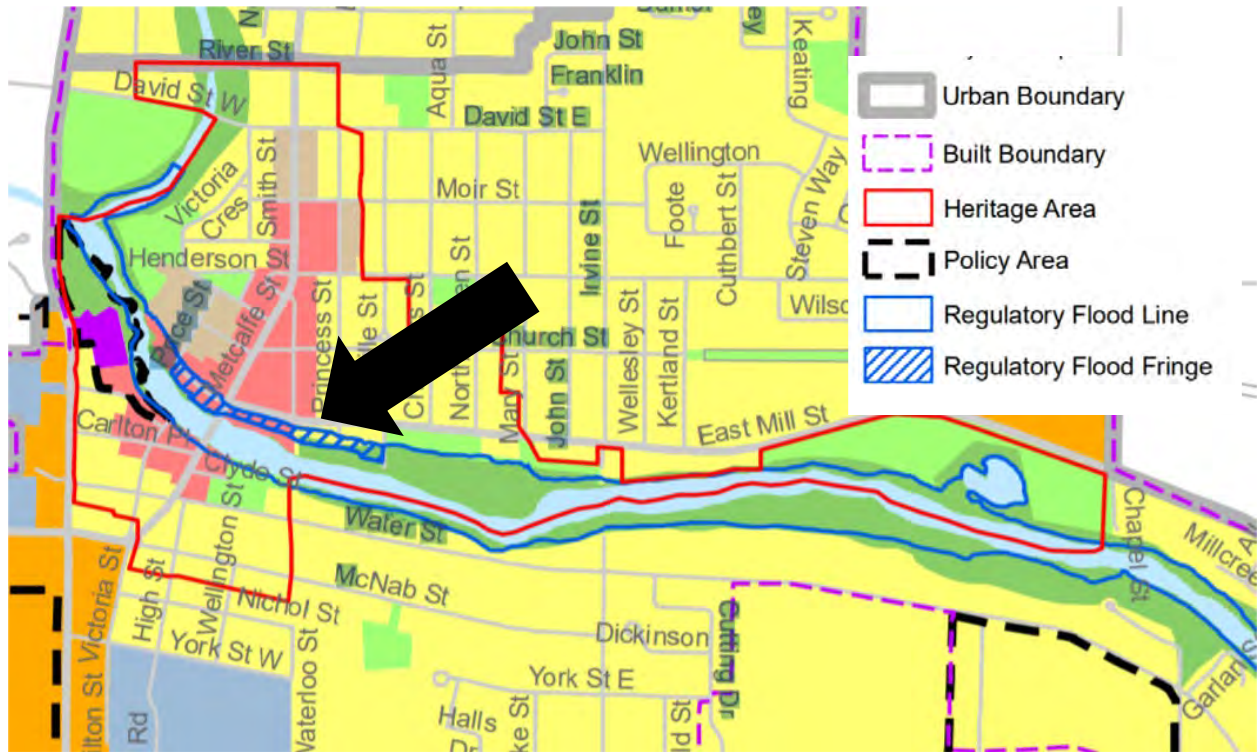


Figure 6: Excerpt of Schedule A-1 (Land Use) Township of Centre Wellington Official Plan (Source: Township of Centre Wellington Official Plan)

The property is 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). The property, however, is not designated under Part IV or V of the *Ontario Heritage Act*. The property is within the Grand River watershed which is designated a Canadian Heritage River. Due to this development adjacent to the river is required to respect the 'riverscape' and be 'attractive in appearance from both the street side and from the river side of the building' (Township of Centre Wellington, C.1).

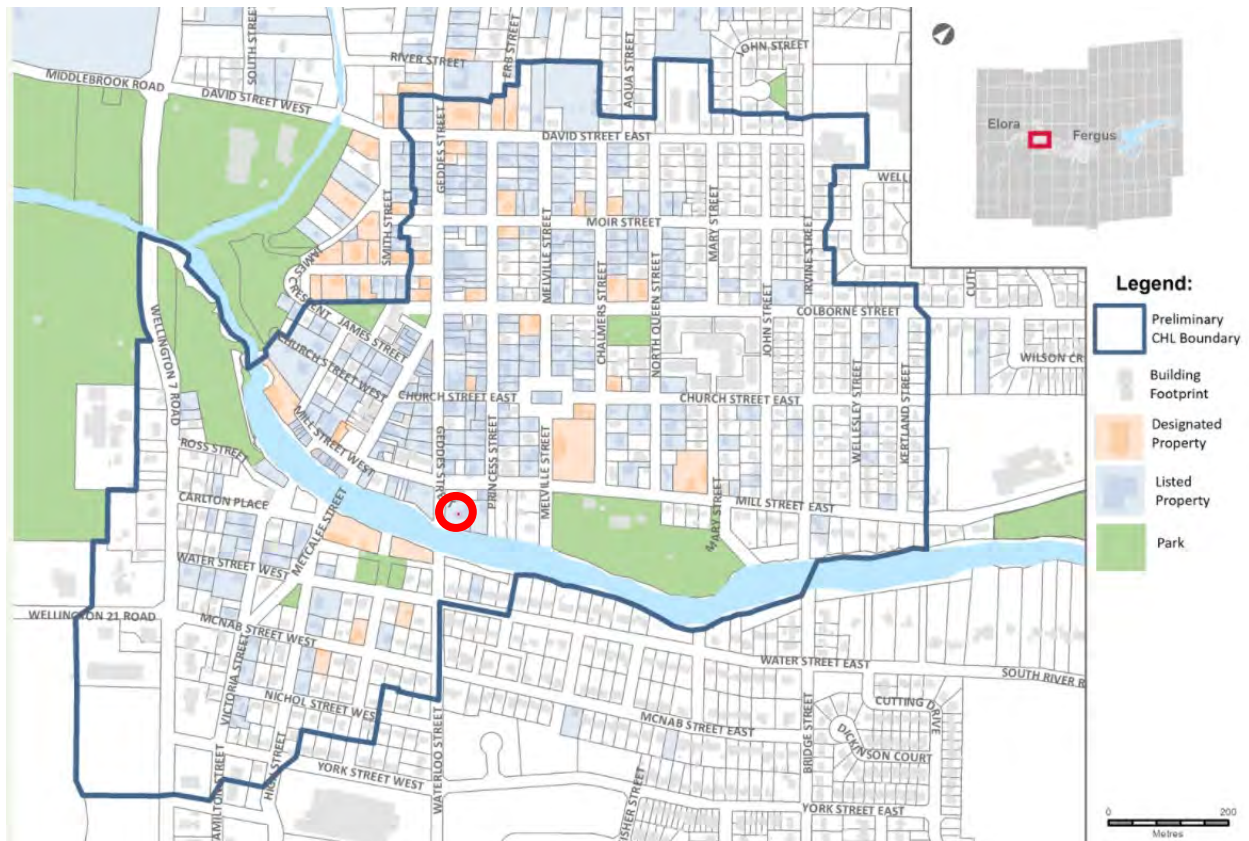


Figure 7: Excerpt of the Centre Wellington Cultural Heritage Landscape Study Story Map identifying preliminary cultural heritage landscape boundary in the Village of Elora; red circle indicates approximate location of subject property (Source: Centre Wellington Cultural Heritage Landscape Study Story 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 R1-A as per Map 54 of Schedule 'A' of the Township of Centre Wellington Comprehensive Zoning By-law No. 2009-045. A considerable portion of the lands are located within the floodplain.

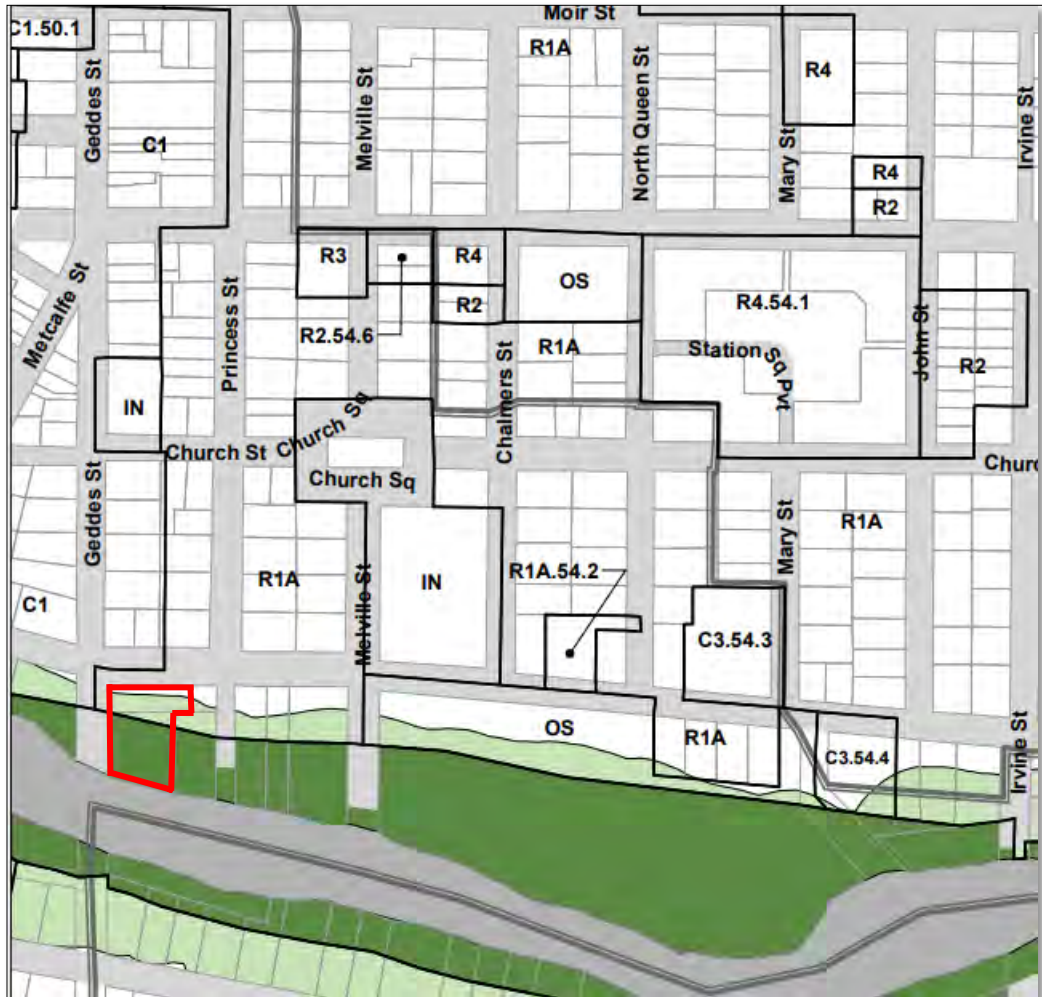


Figure 8: Excerpt of Map 54 of Schedule 'A' of the Township of Centre Wellington's Zoning By-law; red boundary indicated location of the subject property (Source: Township of Wellington's Zoning By-law).

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.o.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 Township of 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, 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.

Schedule A of the Official Plan identifies Heritage Areas within the Township. Section C.2.10 Development and Redevelopment speaks to development within Heritage Areas, stating that any development or redevelopment shall respect the goals and objectives relating to the protection of cultural heritage resources. 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 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 property will have on the adjacent heritage buildings, located at 23 Mill Street and 14 Princess Street. 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 Overview

3.1 Indigenous Community 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 the 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 its founding, Gilkison erected a sawmill and general store; by the following year, however, Gilkison passed away. 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 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. 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.

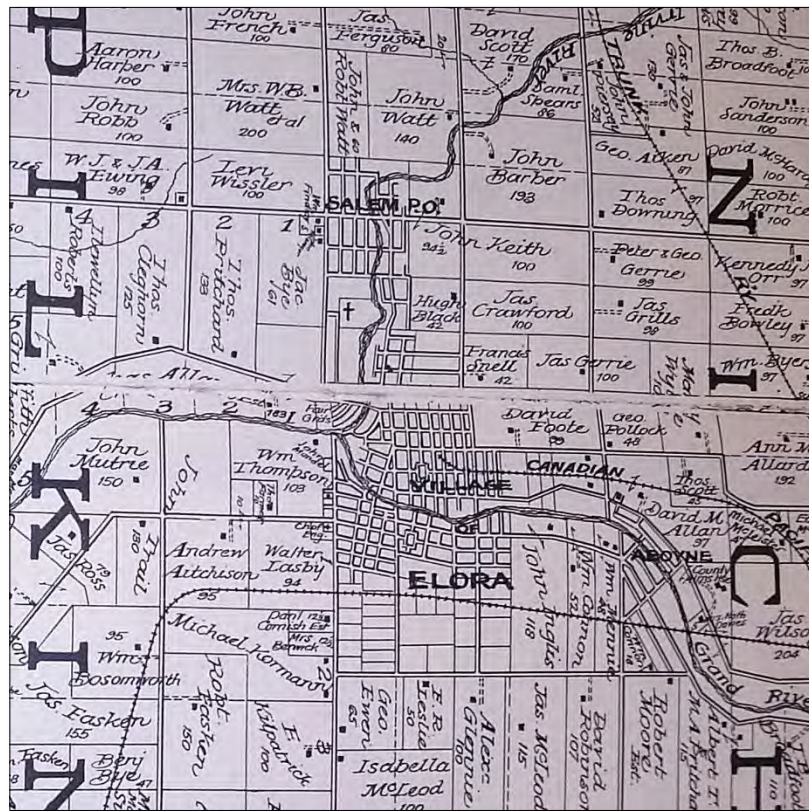


Figure 9: Excerpt of the 1861 Tremaine Map of the County of Waterloo (Courtesy of the University of Waterloo Geospatial Centre, 2020).

3.3 19 East Mill Street

This sub-section will review the history of 1) Lot 11 which includes the existing dwelling and, 2) Lot 12 & 13 which includes the existing building complex.

History of Lot 11, "The Krep's House"

In 1831, Lot 11, which includes the existing dwelling on-site, was deeded to Charles Allan by David Henderson & James Ross (LRO, instrument no. 2371). At the time, Charles Allan had not yet emigrated from Scotland but upon his arrival in 1835, he became a prominent member of the community. David Henderson & James Ross were also prominent citizens, however, all were businessmen and not directly associated with the construction of the existing buildings on-site.

Two years later in 1833, the property was deeded to John Wilson. The Wilson family owned the property between 1833 and 1898, however, records indicate that the Robert Dalby lived in the house and may have used it for his tanning operations ((Elora Women's Institute, vol 2, p 168 Allan, 1960). The house was constructed on the property in approximately 1859 (LRO, instrument no. 5330). After 1898, the property was owned by several people including the Brohmann, Bew and Hawes families (see **Appendix 'C'** for Chain of Title). The existing rear addition was present in 1944 prior to the ownership of the property by the Krepes (see Figure 16). In 1945, the property was deeded to Ivel Krepes and consolidated with Lots 11 and 12. The property remained in the Krepes family until 2020 when it was purchased by Oxford Green Riverside Developments Inc. and Trinity Street Investments (LRO).



Figure 10: Photograph of house on subject property prior to stucco application c. 1963 (Source: Roberta Allan, Courtesy of the Wellington County Archives and Museum).

History of Lot 12 & 13, "The Former Dalby Industrial Complex"

In 1831, Lots 12 & 13 were deeded to Charles Allan by David Henderson & James Ross (LRO, instrument no. 2371). A year later, Duncan MacDougall was deeded the property who one year later deeded it to Fred Gates (LRO). In 1835, the property was deeded to Francis Dalby Sr. who eventually passed the property to his son John Dalby. Francis Sr. was said to have arrived in Elora in 1855 with his family and in 1859, he constructed a tannery and brewery along the Grand River (Thorning Revisted, The Wellington Advertiser, April 2, 1991). In 1862, Francis' constructed the existing stone house located at 14 Princess Street which abutted the brewery and tannery that he constructed approximately three years earlier. Not long after the construction of these building, Francis Sr. returned to his native England, leaving his family behind in Elora (Thornton Revisted, The Wellington Advertiser, April 2, 1991).

The Dalby family operated a tannery known as the "Dalby Tannery" (also advertised in 1863 as the "Elora Cold Water Tannery") during their ownership of the property under Francis' sons, Robert and William and eventually John who joined his brothers in 1865. William departed to the west coast in the later 1860s and Robert and John were left to manage the tannery. Robert is identified as a tanner in the 1861 census in Elora at the age of 34 along with his brother John Dalby at the age of 21 (Library and Archives Canada). Robert was married to Harriet and they had three children: William Robert, Mary Hannah and Adelaide Graham (Library and Archives Canada).

The tannery would have been operated in a building used later as a mill; this building is no longer present on the site. The existing stone building to the rear of the property was stated to be used as a brewery and operated mainly by Robert while the tannery was operated by William. In 1873, the tannery was updated with new vats and a new boiler, however, five years later, a fire broke out at the tannery. After efforts to repair the damaged building, John Dalby, who had taken over the operation, left the business and went into farming. The tannery business was also becoming highly competitive and the supply of hides was in high demand and increasingly factory made shoes and boots reduced the local leather markets.

In addition to the tannery, Robert acquired the Royal Hotel in 1862 and three years later in 1865 purchased a stagecoach line running between Guelph and Drayton and also commissioned the construction of the Dalby House, a hotel which is a landmark in Elora (Thorning Revisted, The Wellington Advertiser, April 2, 1991). In 1867, the management of the Dalby House was handed to Francis "Frank" Dalby, Robert's brother who is primarily associated with the hotel industry in Elora and the "Dalby House" at Geddes and Metcalf streets as he was a hotelkeeper (Library and Archives Canada & Wellington County Archives and Museum). He was also heavily involved in the community including being the President of the Irvine Park Association.

In the 1881 census, Robert is identified as a “brush manufacturer” which was associated with the Dominion Brush Works (Library and Archives Canada). It is claimed that “by the mid-1870s, he was one of Elora’s wealthiest residents and most respected citizens. He served as reeve from 1874 to 1876” (Thorning Revisited, The Wellington Advertiser, April 2, 1991). Unfortunately, after a series of poor business decisions, including his investment in the Elora Agricultural Machine Co., and the Elora carpet factory which both failed in the 1870s and co-signing on bank loans for other businesses, Robert soon had lost the majority of his fortune and passed away in 1884.



Figure 11: Portrait of 4 members of Dalby Family of Elora, Ontario, 1870 including Robert Dalby (back), (front left-right): William, John and Francis “Frank” Dalby (Source: Thomas Connon, courtesy of the Wellington County Archives and Museum ph. 12257).

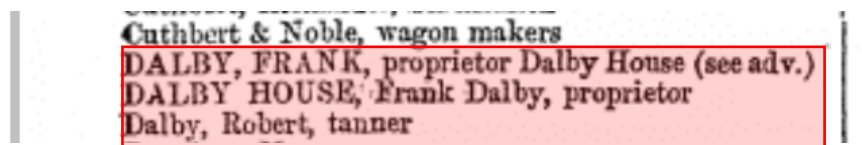


Figure 12: Excerpt from The Province of Ontario Gazetteer and Directory 1869, page 170.

After John Dalby defaulted in his mortgage in 1885, a year after the passing of Robert Dalby due to cancer, the property was deeded through power of sale to Richard Stickney. Stickney owned the property until 1935 and the property was leased and the brewery and tannery repurposed as an oatmeal mill/ chopping mill (LRO). Stickney had already purchased the adjacent building at 14 Princess Street in the 1860s after the departure of Francis Sr.

The subject property is labelled 'S.D" in the 1890 Fire Insurance Plan which means 'Scattered Dwellings". Scattered dwellings that would have existed at the time of the Plan would include the house fronting East Mill Street on the subject property, and adjacent 23 East Mill Street and 14 Princess Street which continue to exist. The northern portion of the block is separated from that of the rear which includes the chopping mill and existing two storey stone building to the rear of the property.



Figure 13: Excerpt of the 1890 Fire Insurance Plan of the Village of Elora; red boundary indicates block within which the subject property is located (Courtesy of the Wellington County Archives and Museum).

The 1890 revised 1894 Fire Insurance Plan indicates that the former flour and oatmeal mill was constructed mainly of stone as the existing stone building, which is identified as "Old and dilapidated" in the Plan.

On November 12, 1902, Alexander Waddell and his wife Elizabeth Ann had a mortgage with Elmer Sylvanus Townsend of the City of Toronto in regards to Lot 12, east side of Geddes Street which includes the subject property. The agreement states, "together with the engineer and boiler and machinery shafting piping used in the oatmeal mill on the premises" (File 28,

Alexander Waddell Papers, item 3). In 1906, there is an agreement whereby A. Waddell sold/leased his chopping mill to J.D. Brown who was a furniture manufacturer in the Village of Elora which included Lot 12 and a strip of land at the rear of the lot (File 28, Alexander Waddell Papers, 1895, 1906, Item 4 and 6).

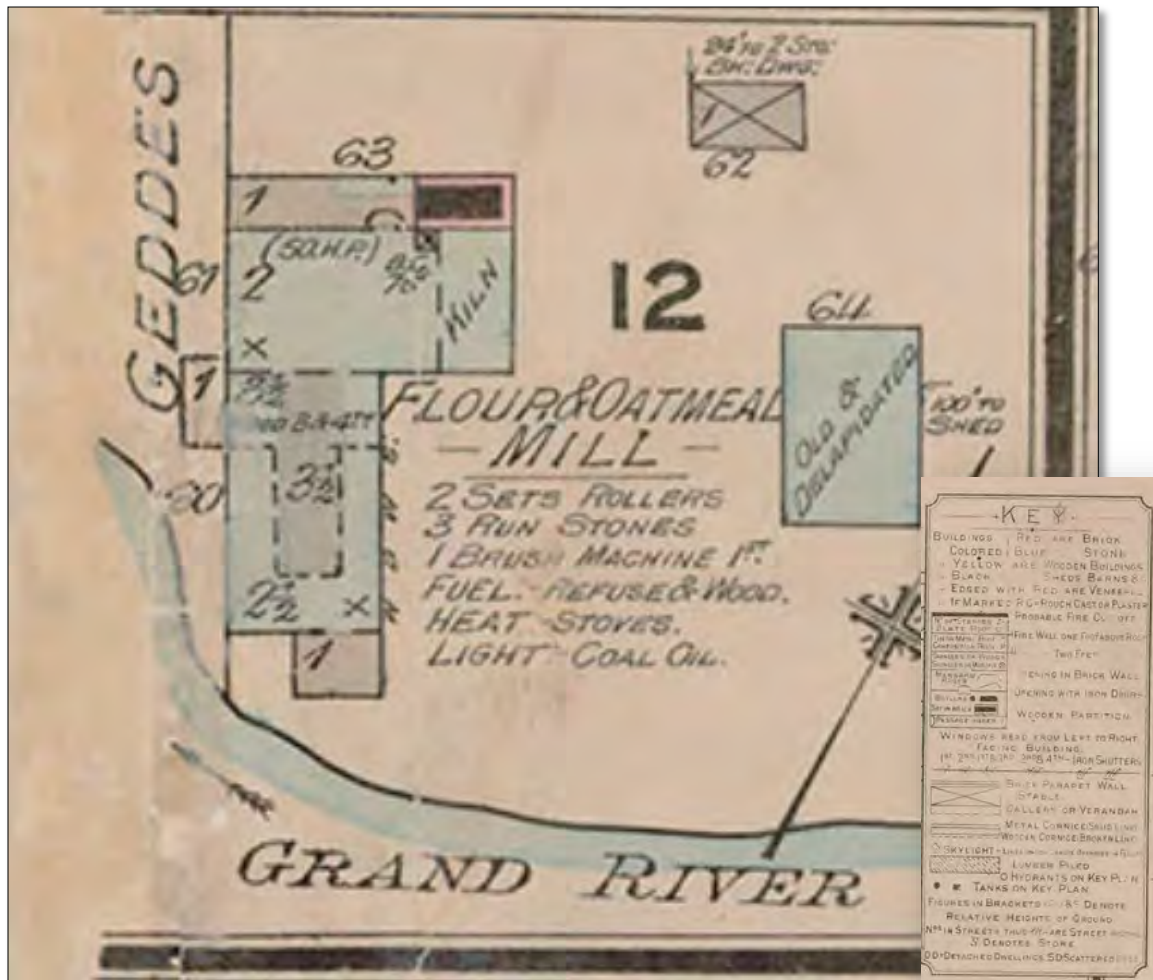


Figure 14: Detailed excerpt of the 1890 revised 1894 Fire Insurance Plan of the Village of Elora of the south western portion of the block including the subject property (Courtesy of the Library and Archives Canada).

The Fire Insurance Plan of 1890 revised 1904 identifies that the chopping mill was operated by A. Waddell. Alexander Waddell operated a chopping mill which was a mill that ground grain to feed typically cattle, but was also advertised by Waddell for horses and pigs (see Figure 15).” It also shows that there was a one storey stable just north-west of the existing stone building. The existing house was not included in the detailed excerpt as shown in the key plan (Figure

13). The stable to the north is no longer present and the addition to the south of the mill was removed at that time (see Figure 15).

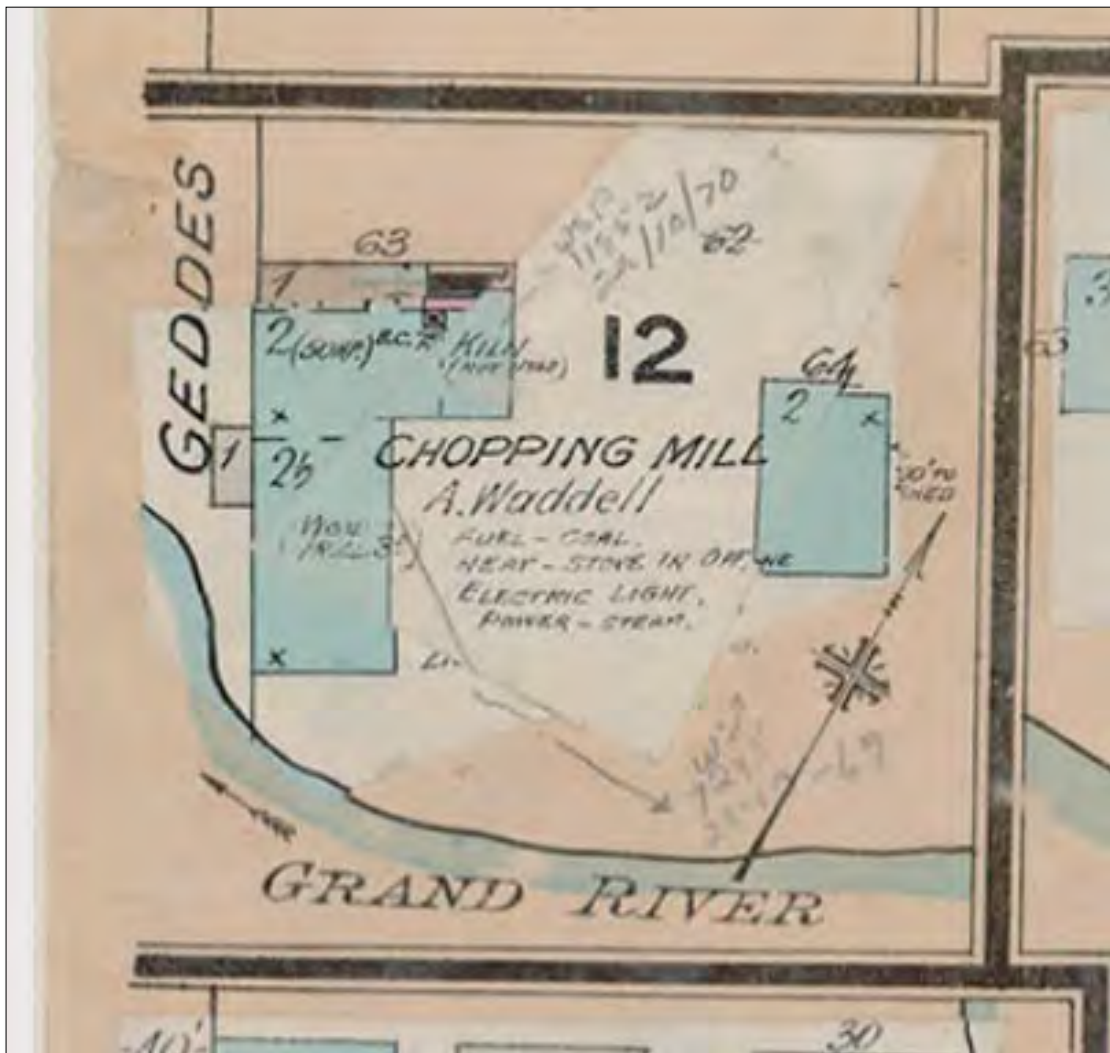


Figure 15: Detailed excerpt of the 1890 revised 1904 Fire Insurance Plan of the Village of Elora of the south western portion of the block including the subject property (Courtesy of the Library and Archives Canada).

The existing two storey stone building is presented as being associated with the chopping mill in a detailed excerpt of this portion of the block provided by the Plan and identified as 'shed' (see Figure 15). Formerly there was a two and a half storey building with a two storey wing and one storey additions on the west and east elevation. This former building is identified as a "chopping mill" and labelled A. Waddell. Alexander Waddell was a merchant of the City of Toronto who leased properties in the late 19th and early 20th century in Elora. Waddell owned the store called "The Times Grocery" in the Village that was beside A. McCreas's store.



Figure 16: Photograph of people in front of Waddell's The Times Grocery and A. McCrea's Store, Elora, Ontario, c. 1883, (Courtesy of the Wellington County Archives and Museum, Reference no. A1981.47).

In 1935, Richard Stickney's estate was deeded to Rebecca Hatton and Martha Clark and a succession of other owners in the late 1930s (see **Appendix 'C'** for Chain of Title).

Topographic maps in the 1930s demonstrate that the chopping mill was still in existence and identified as a building on the subject property (see Figures 17 & 18). The existing dwelling on-site and adjacent houses are also represented on these maps. By 1944, five years after the latest topographic map shown on the following page, the former mill was identified as 'ruins' (Figure 19).



Figure 17 & 18: (above) Topographic map from 1935; red box identifying subject property and adjacent properties; (below) Topographic map from 1939; red box identifying subject property and adjacent properties (Source: Ontario Council of University Libraries Historical Topographic Map Digitization Project).

In the 1944 Fire Insurance Plan, the block includes the house fronting East Mill Street on the subject property with a one storey addition to the rear. There is the existing two storey stone building without any additions. The existing outbuilding just north of the rear stone building is not present on this Plan. There is a one storey outbuilding along the frontage of Geddes Street and the Plan identifies the "stone ruins" of the former chopping mill south-west of the block, so between 1906 and 1944, the mill ceased operations and deteriorated over this period of time. The existing dwelling at 23 East Mill Street is present with a one storey addition as well as 14 Princess Street with a one storey "rough cast" addition to the south.

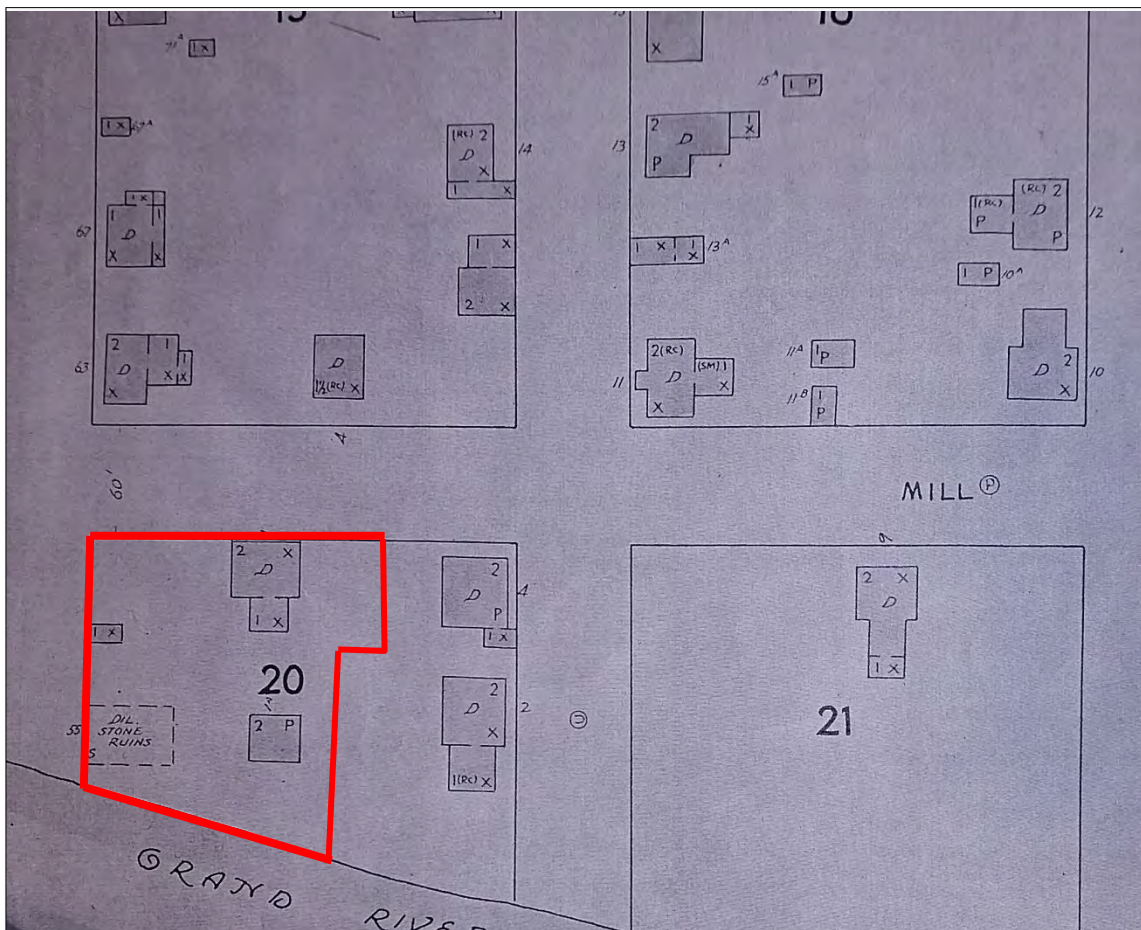


Figure 19: Detailed excerpt of the 1944 Fire Insurance Plan of the Village of Elora of the block including the subject property; red boundary identifying the approximate location of the subject property (Courtesy of the Wellington County Archives and Museum).

In 1941, Walter Kreps purchased the property to consolidate both Lot 11, 12 and 13 under the same family. Walter Kreps was born in Switzerland in 1906 (Archives of Ontario). He married Ivel Ann Atkinson in 1938. At the time, Walter was identified as a 'mason' (Archives of Ontario). Walter's occupation was a manufacturer of cement burial vaults. In the Canadian Voter's Lists between 1935 and 1980, Walter Kreps is identified as a 'contractor' (Library and Archives Canada).



Figure 20: Excerpt of the 1954 aerial photo of Elora (and Nichol Township) (Source: University of Toronto Map Library, accessed 2021).

Walter had several children including his son Walter (Jr) who continued the family business of manufacturing cement burial vaults known as, Elora Concrete Burial Vaults. Walter James Kreps "Jim" inherited the property in 1974, although Jim was the owner and operator of the company since 1965. In 2020, his estate was sold to Oxford Green Riverside Developments Inc (LRO). Currently, the Kreps House and former stone brewery remain, however, the building used primarily for the tannery and chopping mill no longer exists.

4.0 Detailed Description of Potential Cultural Heritage Resources

4.1 Description of Subject Property

The property includes a two storey house clad in stucco, a one and a half storey metal outbuilding, a two storey stone building with later concrete additions. There is a driveway and open gravelled space on the south west corner of the property and the property abuts the Grand River to the south. A site visit occurred on March 19th, 2021 to document the existing buildings and structures on-site.



Figure 21: Aerial photograph of 19 East Mill Street (Source: Google Earth Pro, 2020)

4.1.1 Description of Built Features

House

The house is clad in stucco with an open gable roof and foundation covered with Portland cement. The front façade includes five window openings with centred entryway with gabled overhang. There are four window openings on the south elevation and three on the north elevation. There is a rear addition that includes a gallery of windows on the south elevation and entryway. The addition has an open gabled roof and concrete foundation.



Figures 22, 23, 24 & 25: (above left) View of front façade of the house; (above right) View of south and east elevation; (below left) View of east elevation of house with view of rear addition; (below right) View of north elevation and rear addition (Source: MHBC, 2021).

Interior

There is wood trim throughout the house including baseboards, door and window trim. The rear addition exposes the original exterior of the house which appears to have been red brick with common brick bonding (see Figure 27). From the interior of the rear addition, it is observed that construction of this addition is comprised of large stone blocks which originally appeared on the exterior in a photograph c. 1963. It is highly likely that the original brick exterior was clad in stone blocks during the construction of the addition.



Figures 26, 27, 28 & 29: (above left) View of brick wall in addition; (above right) View of filled in door opening in addition; (below left) View of original window frame on second storey; (below right) View of stairway from front entrance along East Mill Street (Source: MHBC, 2021).

An original door opening appears to have been filled on the south elevation, however, an original window opening remains with a 2 x 2, double-hung window (see Figure 28). Most of the original wood flooring exists throughout the house, however, some floors have been covered with carpet or replaced with vinyl/ laminate flooring. The original staircase with bannister and newel post remains. The upstairs includes large floor boards (approximately 11/2 feet in width). Some of this flooring has been covered in Victorian oil cloths that mimic textiles. There is sloping apparent in most of the flooring on the upper floor. There is only one original window frame, however, most of the original doors, including transoms, remain. The basement includes large (approximately 1 ft 3/4), unhewn timber beams (includes exterior bark). The foundation walls are construction of rubble stone.



Figures 30 & 31: (left) View of large, un-hewn, lumber beams (above right) View of rubble stone foundation wall (Source: MHBC, 2021).

Building Condition Assessment

A Building Condition Assessment report was completed by Tacoma Engineers on October 20, 2021. This report concluded that “the brick house is in very poor condition and restoration is not likely practical nor feasible”. This conclusion was based on the following rationale:

- The exterior walls are out of plumb and likely subject to internal decay.
- Restoration would require: removal of the full cement render which would cause significant damage to the soft brick; structural reinforcing and ruing/stabilization.
- The lower level wood beams are no longer structurally sound due to moisture and insect decay. Replacement of over ½ of the floor framing would likely be required.
- The upper level wood floor framing has deflected due to failed bearing and likely termite damage. Full replacement would likely be required.
- The primary roof appears to be performing adequately but certainly does not meet current standards for strength nor environmental performance.
- Given the extent of deterioration and required work to rectify the deficiencies, most if not all historically significant materials would need to be removed and replaced. Once such an extensive renovation is being undertaken, building codes would likely require that all remaining elements be brought up to modern standards.

See **Appendix 'D'** for full report.

Commercial Building Complex (Outbuilding 1)

Exterior

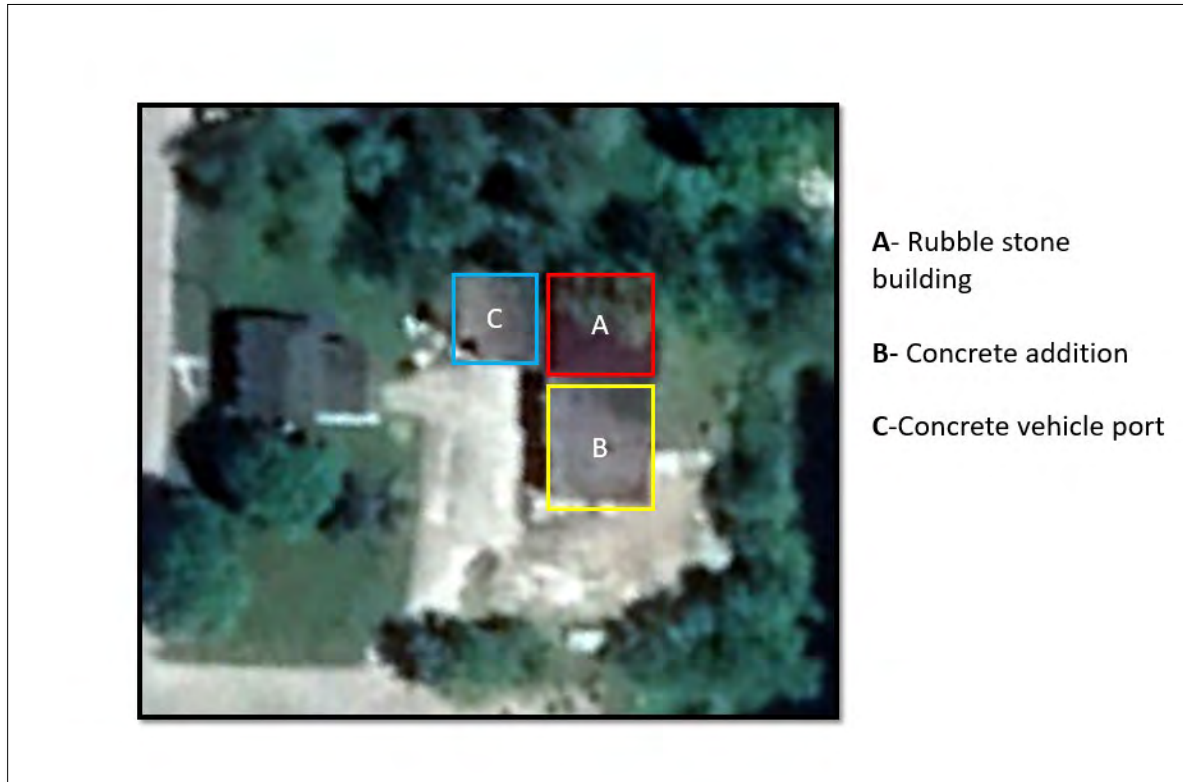
There is a two storey, rubble stone building located on the north-east corner of the property with a hipped roof with a brick chimney. Original window openings appear on the north, east and west elevations. A two-storey, mid-century cinder block addition was made to the south of the stone building with a platform roof. Attached to the western elevation of the stone building is a cinder block shelter/ carport; it appears that this structure is affixed to the stone building by means of steel beams.



Figures 32, 33, 34 & 35: (above left) View of cinder block addition to stone building looking north-east; (above right) View of shelter affixed to west elevation of stone building; (below left) View of south elevation of cinder block addition; (below right) View of east elevation including cinder block addition and stone building (Source: MHBC, 2021).

Interior

The building complex is comprised of three sections as identified in the figure below. The section labelled 'A' includes the historic rubble stone building. Section 'B' includes a mid-century concrete addition; this addition is affixed to the south elevation of the stone building by means of steel beams. There is also a concrete overhang/ port attached to the west elevation of the stone building labelled Section 'C'. The following description will use the identified sections below for a better comprehension of the interior arrangement of the building complex.



Building Section 'A'

Section 'A' of the building is the original c. 1859 stone outbuilding that was formerly used as a brewery and for storage for the mill which no longer exists. The interior of the stone building located on the north-east corner of the property includes two floors and basement level. The main floor includes a workshop area including the equipment used to manufacture burial vaults (i.e. chute to direct concrete for moulds and protruding hooks presumably to hold a vault). There are brick column supports and walls on all levels of the building. The basement includes a chute likely used for pouring concrete; the basement is connected to the basement of the addition. The second storey level is an open space; there are indications that the exterior walls were

heightened over the years and are not level leaving some significant gaps between the roof line and walls. There is some historic graffiti along the walls on this level.



Figures 36, 37, 38 & 39: (above left) View of main floor of stone building looking south-west towards building section 'C'; (above right) View of apparatus used for the manufacturing of burial vaults affixed to the north elevation of stone building on main level; (below left) View of workshop area on main floor looking north-east; (below right) View of brick partition wall in basement of stone building (Source: MHBC, 2021).



Figures 40, 41, 42, 43, 44 & 45: (above left) View of basement level; (above right) View of top floor of rubble stone building; (middle left) View of concrete basement of mid-century addition; (middle right) View of hallway in basement of building looking towards later addition; (below left) View of storage area in lower level of building to store material used for production of burial vaults; (below right) View of interior of later mid-century addition (Source: MHBC, 2021).

Outbuilding

There is a one and half storey outbuilding wood frame building clad in metal sheathing located on the north side of the property. It has an open gabled, metal roof. There are two door entries on the west elevation, vehicular entrance on south elevation.



Figures 46 & 47: (left) View of west elevation of outbuilding looking north-east; (right) View of south elevation of outbuilding looking north (Source: MHBC, 2021).

Landscape Features

The subject property abuts the Grand River which runs along its eastern boundary. There are trees sporadically placed on the property which a concentration of trees along the south eastern corner and along the Grand River.



Figures 48 & 49: (left) View of eastern boundary of property looking north-east towards the Grand River; (right) View of trees lining the south eastern corner of subject property looking north-east towards Grand River (Source: MHBC, 2021).

4.2 Description of Adjacent Properties

4.2.1 23 East Mill Street

The property includes a one and a half storey house with siding and open gabled asphalt roof with open gable dormer on the front facade. There is a one storey wing and extended roofline to the rear. The house has a centre hall plan. The front façade includes an enclosed portico with open gable roofline. There is a wooden fence along south end of the western property line and along the southern property line. There are trees sporadically placed on the property.

4.2.2 14 Princess Street

The property includes a one and a half storey, stone Gothic Revival cottage with high pitched open gable dormer with arched window opening. The house has an open gable metal roof with extended eaves. The windows and main door opening are headed with voussoirs. There are several trees sporadically placed on the property.

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 historical values as follows:

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

5.2 Evaluation of 19 East Mill Street

5.2.1 Design/Physical Value

The house is a modest representation of a pre-confederation, Georgian architecture exemplified by its rigid symmetry in building mass as well as window and door placement constructed c. 1859. The rubblestone building to the rear of the property is also a pre-confederation building and an early example of a construction method and material used during the development of the Village. Outbuilding '2' is rudimentary in construction and not considered to have design/physical value.

5.2.2 Historical/Associative Value

The property has direct associations with the theme of early development of the Village of Elora. The property has been used for industrial purposes for over a century and contributed to the overall development of the Village. The property is directly associated with the Dalby Family, in particular Robert and "Frank" Dalby, and Alexander Waddell who were prominent citizens of the Village. The property has potential to yield information as it relates to the early development patterns of the Village and early industries (i.e. former tannery, brewery and oatmeal/chopping mill), the practice of tanning, brewing and milling as well as the craft of manufacturing burial vaults on a small-scale as the existing two storey building retains elements within the building that were used for these practices.

5.2.3 Contextual Value

The property is important in maintaining the character of the area which is within the downtown core of the Village. Historically, the property was physically and functionally linked as it relates to the former mill and the Grand River.

5.2.4 List of Heritage Attributes

House

- Original massing and scale;
- Original roofline of medium pitched open gabled roof;
- Centre hall plan including centred entryway and symmetrical placement of doors and windows;
- Original window and door openings including remaining original windows and doors (interior and exterior);
- Original flooring including Victorian oil cloth used in bedrooms;

- Original staircase; and,
- Rubblestone foundation and original un-hewn log beams in basement.

Commercial Building Complex, “Outbuilding 1”

- Original rubblestone exterior including stone quoins (excluding later additions);
- Remaining original window openings on the southern elevation;
- Remaining interior building features indicating its former use as a tannery, mill and burial vault manufacturer;
- Historic graffiti found on the upper level of the original building; and,
- Location and orientation of the building in relation to the Grand River.

5.2.5 O-REG 9/06 EVALUATION

Table 3.0

Ontario Regulation 9/06		19 East Mill Street
1. Design/Physical Value		
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.
2. Historical/Associative value		
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.	No.
3. Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.

ix.	Is a landmark	No.
-----	---------------	-----

5.2.5.1 Statement of Cultural Heritage Value

The cultural heritage value or interest of the property is vested in the existing house's representation of a pre-confederation Georgian architecture and the rubble stone building to the rear of the property which is also pre-confederation and an early example of style, construction and material that is characteristic of the early settlement of the Village of Elora.

The property is directly associated with the Dalby Family including Robert and "Frank" as well as Alexander Waddell who were prominent citizens in Elora. The property has potential to yield information as it relates to the early development patterns of the Village and early industries (i.e. former tannery, brewery and chopping mill, existing building used for storage), the practice of tanning, brewing, milling as well as the craft of small-scale burial vaults manufacturing as the existing two storey building retains elements within the building that were used for this practice.

The property is important in maintaining the character of the area and is historically linked to the surrounding area. The property was formerly physically and functionally linked to the Grand River as it was used to facilitate the industrial operations that were established on the property.

6.0 Description of Site Alteration

The proposed site alteration includes the removal of the existing dwelling on the subject property (see Figure 50). The dwelling is in poor condition and recommended to be removed as per a Building Condition Assessment Report completed by Tacoma Engineers in October 2021 in **Appendix 'D'** of this report. Although initially the existing house on-site was proposed to be relocated, it is now proposed to be removed due its current condition. A Structural Assessment completed by Tacoma Engineers concluded that,

We are of the opinion that the brick house is in very poor condition and restoration is not likely practical nor feasible...During the course of our review, the option of relocating the building on the property was discussed. Based on the comments above, the building is not suitable for relocation due to the structural deficiencies. If extensive shoring was installed, a building move could technically be completed but all of the previously noted restoration efforts would still be required. While we are strong advocates for preserving our built heritage, it is our conclusion that this building is beyond the point of practical restoration and our recommendation is demolition.

The assessment is reviewed in Sub-section 4.2.1 of this report and is included in **Appendix 'D'** of this report.

As part of the overall future redevelopment plan, Outbuilding '1' is intended to be retained on-site in-situ as it relates to 'Section A' which is the original c. 1859 structure, and future proposals include the conservation and adaptive re-use of this portion of the building. Outbuilding '2' is proposed to be removed as it is not considered to have CHVI. The future redevelopment plans above-mentioned will be assessed in the Phase II HIA which is subsequent to this report.

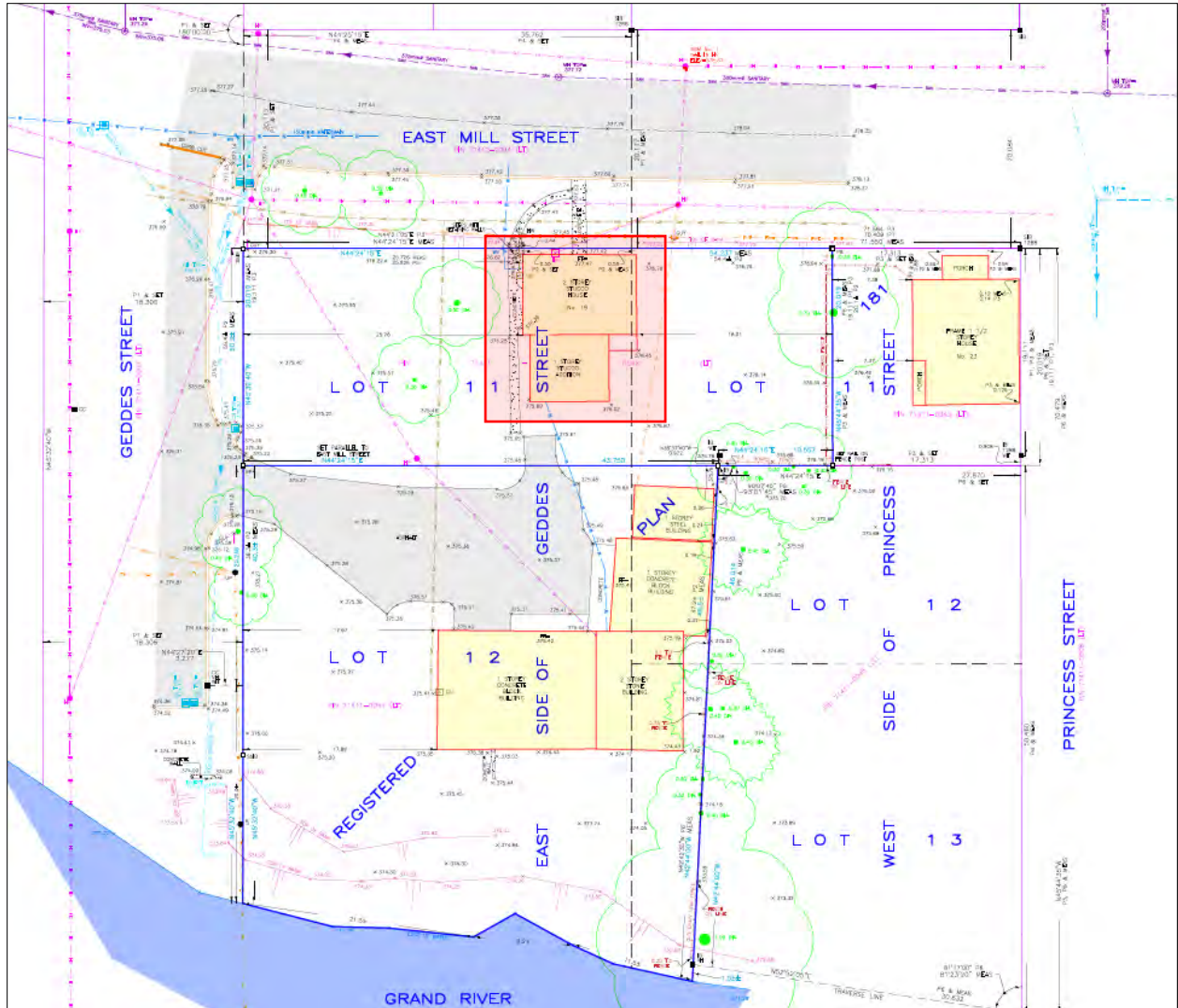


Figure 50: Except of survey of the subject property with topographic data; red square indicates house to be removed (Source: Van Harten Surveying Inc., Jan 14, 2020).

7.0 Impact Analysis

7.1 Introduction

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.

This report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on “Guide to Assessing Magnitude of Impact” as a framework for this report:

Table 1.0 Built Heritage and Historic Landscapes Impact Grading	
Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is it noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

7.2 Impact Analysis:

7.2.1 19 East Mill Street

The following **Table 3.0** evaluates the potential impacts as a result of the removal of the existing house on the subject property.

Table 3.0 Adverse Impacts for 19 East Mill Street		
Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	Major.	The proposed development will remove the existing house on-site and all of its associated heritage attributes and is considered a major impact. The removal of the existing house will not, however, destroy or alter heritage attributes of the existing stone building to the rear of the property.

Shadows	N/A	
Isolation	No.	Removing the existing house will not isolate the heritage attributes of the existing stone building to the rear of the property.
Direct or Indirect Obstruction of Views	N/A	
A Change in Land Use	N/A	
Land Disturbance	No.	The existing house is approximately 22 metres from the existing stone building to the rear of the property. There are no expected land disturbances to this building as a result of the removal of the house.

7.2.2 Adjacent Properties

The adjacent properties located at 23 East Mill Street and 14 Princess Street will not be destroyed or altered, nor will they be impacted by shadows, isolation, direct/ indirect obstruction of views, a change in land use or land disturbances as a result of the demolition of the existing dwelling on the subject property.

7.3 Summary of Impacts

In summary, there is a moderate adverse impact of destruction as it relates to the removal of the existing house on the subject property. There are no adverse impacts identified for adjacent properties located at 23 East Mill Street and Princess Street.

8.0 Alternative Development Options & Mitigation Recommendations

8.1 Alternative Development Options

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework.

8.1.1 'Do Nothing' Alternative

The 'do nothing' alternative would result in no redevelopment on-site. The house is in poor condition and doing nothing would result in the gradual degradation of the house which is not a long-term form of conservation.

8.1.2 Retain and Restore Existing House In-situ

This option was originally pursued, however, due to the poor condition of the house it was recommended by the project's structural engineer, Tacoma Engineer Inc., that restoration not be pursued,

Given the extent of deterioration and required work to rectify the deficiencies, most if not all historically significant materials would need to be removed and replaced. Once such an extensive renovation is being undertaken, building codes would likely require that all remaining elements be brought up to modern standards (p 7, TE-39292-20).

This option is not recommended since it would result in the removal of the heritage integrity of the house.

8.1.3 Relocate and Restore Existing House

This option is not feasible as the physical condition was reviewed by the structural engineer, and determined to not be a good candidate for relocation as stated,

During the course of our review, the option of relocating the building on the property was discussed. Based on the comments above, the building is not suitable for relocation due to the structural deficiencies. If extensive shoring was installed, a building move could technically be completed but all of the previously noted restoration efforts would still be required (p 7, TE-39292-20).

8.2 Mitigation Measures

Section 7.0 impact analysis has identified a major impact of destruction as a result of the removal of the existing house at 19 East Mill Street. It is recommended that a Salvage and Documentation Report be completed to the satisfaction of Staff which will include:

- Identification of heritage building material to be salvaged;
- Photographic documentation of the exterior and interior of the house; and,
- Measured drawings and floor plans of the house.

9.0 Conclusions and Recommendations

In conclusion, the subject property and adjacent heritage properties have been determined to have significant Cultural Heritage Value or Interest (CHVI). The proposed site alteration includes the removal of the existing house on the subject property which is in poor condition as per a Building Condition Assessment Report completed by Tacoma Engineers in October 2021 in **Appendix 'D'** of this report. The conclusion of the assessment was as follows:

While we are strong advocates for preserving our built heritage, it is our conclusion that this building is beyond the point of practical restoration and our recommendation is demolition.

The demolition of the house is considered a major impact. The demolition will not result in impacts to the outbuildings currently on-site nor the adjacent properties located at 23 East Mill Street and Princess Street. Alternative development options were explored, however, due to the state of the building alternatives to demolition are not feasible. It is recommended that, prior to the removal of the house, a Salvage and Documentation Report be completed to the satisfaction of the municipality and provided to local archives.

10.0 Bibliography

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MAPS & IMAGES

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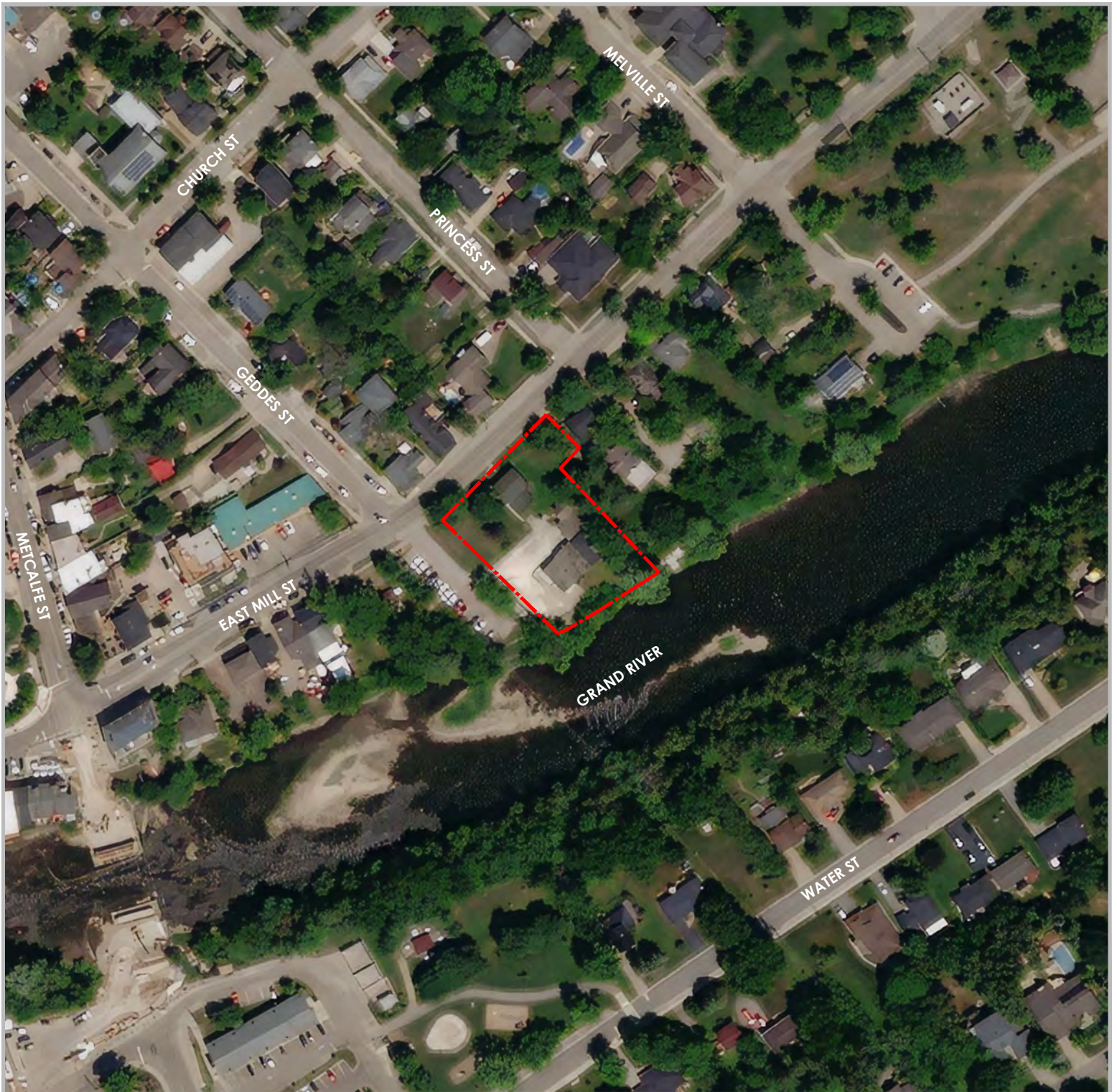
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Appendix A – Maps



Location Map

LEGEND

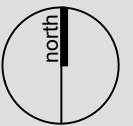
 Subject Property

DATE: November 2021

SCALE: 1: 1,500

FILE: 1924B

DRAWN: LC



K:\1924B - 19 E Mill St Elora\RPT\Location.dwg

19 East Mill Street
 Elora, Ontario
 Township of Centre Wellington



**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

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

Appendix **B** – Property Survey

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES .025 x 1.20 STANDARD IRON BAR
- IB DENOTES .015 x .015 x 0.60 IRON BAR
- 375 DENOTES BLACK SHOEMAKER et. al., O.L.S.'s
- 1288 DENOTES DEREK G. GRAHAM LIMITED
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- P1 DENOTES REGISTERED PLAN 181
- P2 DENOTES SKETCH BY (VH), PROJ. No. 74-354, MAY 6, 1974
- P3 DENOTES SURVEY BY (1288), PROJ. No. 77-181 ELORA (NE), JUNE 8, 1990
- P4 DENOTES DEPOSITED PLAN 61R-5986 BY (1288)
- P5 DENOTES SURVEY NOTES BY (VH), PROJ. No. 74-354, APRIL 26, 1974
- P6 DENOTES SURVEY NOTES BY (VH), PROJ. No. 75-577, AUGUST 29, 1975
- P7 DENOTES DEPOSITED PLAN 61R-21578 BY (VH)

EXISTING ELEVATION x 206.55

TOP OF FOUNDATION T/F=206.33

FINISHED FLOOR ELEVATION F/F=206.33

UTILITY POLE ● UP

HYDRO POLE ● HP

HP WITH LIGHT ● HP

HYDRO METER ● HM

FIRE HYDRANT ● FH

WATER VALVE ● WV

CATCHBASIN ● CB

MANHOLE ● MH

DITCH/SWALE ● DS

OVERHEAD HYDRO ● OH

OVERHEAD BELL ● OB

UNDERGROUND BELL ● UB

UNDERGROUND FIBRE ● UF

GAS LINE ● GL

WATER LINE ● WL

SANITARY SEWER ● SS

STORM SEWER ● ST

FENCELINE ● FL

TOP OF BANK ● TB

DECIDUOUS TREE ● DT

CONIFEROUS TREE ● CT

BELL PEDESTAL ● BP

TV PEDESTAL ● TP

HANDWELL ● HW

GAS METER ● GM

GRAVEL ● G

CONCRETE ● C

WATER ● W

ASPHALT ● A

BUILDING ● B

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9995976.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P3	-0°44'35"
P4	-0°41'25"

SURVEY INFORMATION:

BENCHMARK REFERENCE:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

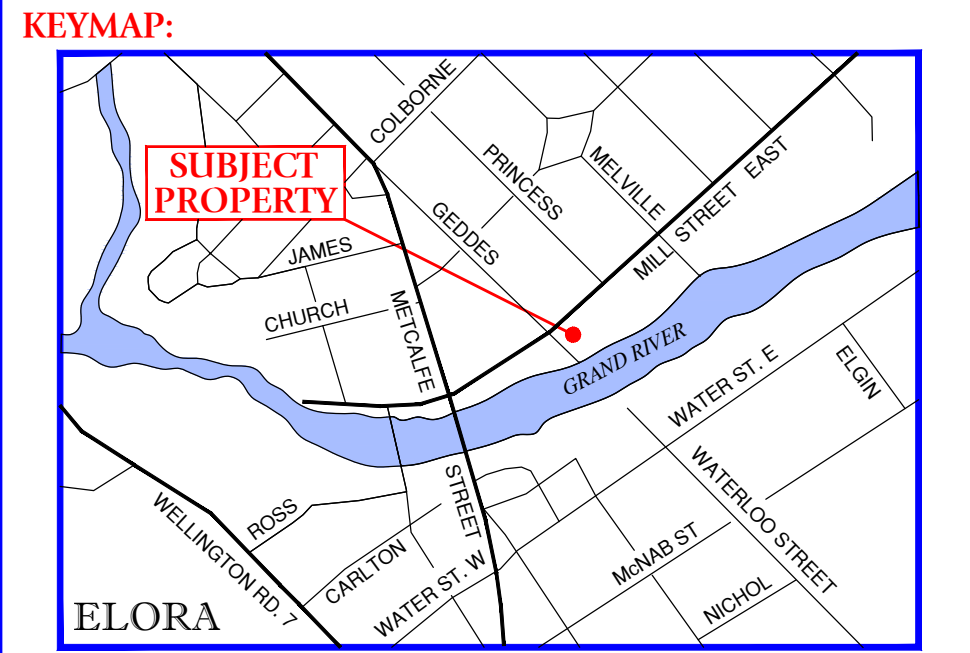
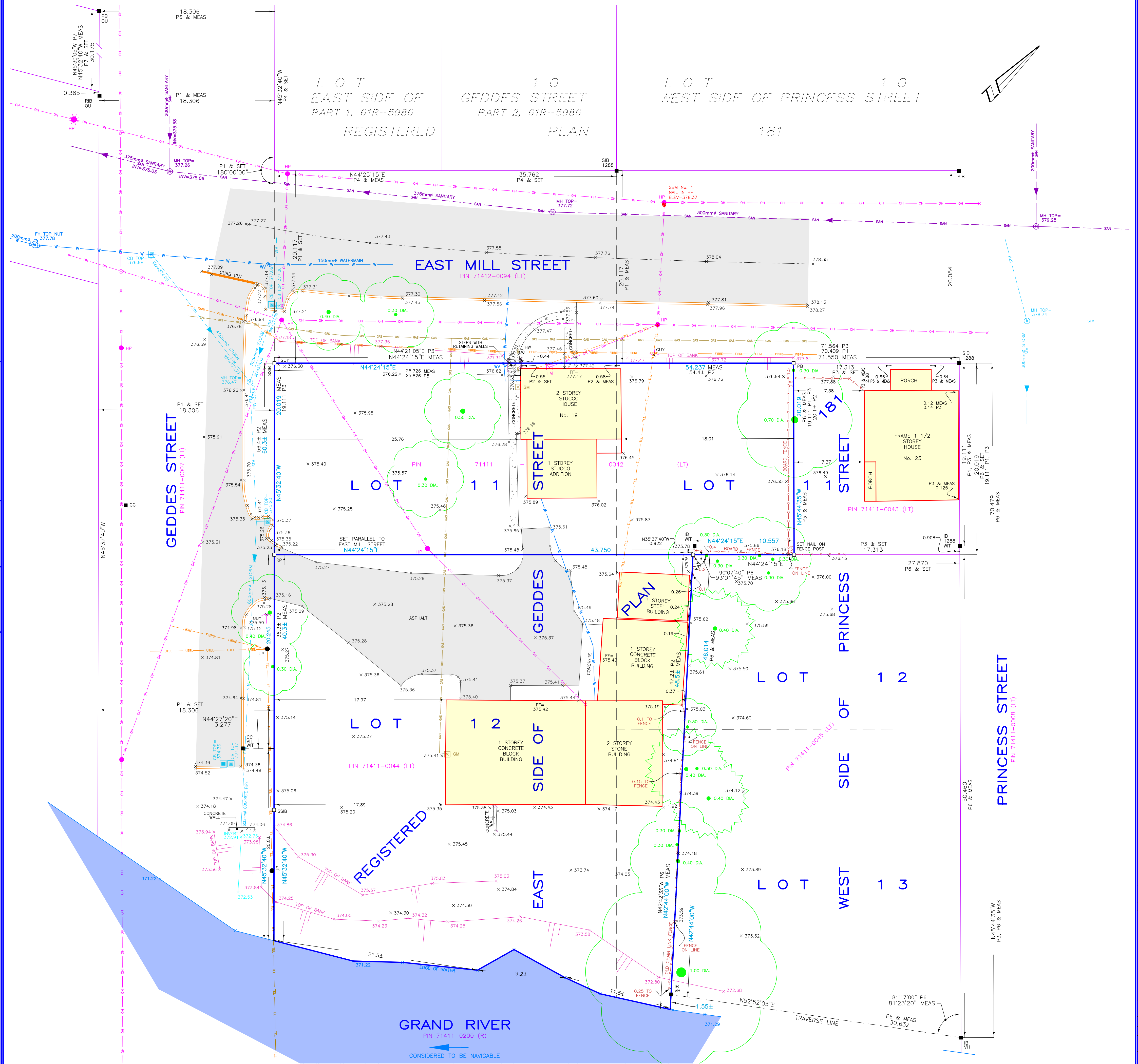
- NAIL IN HYDRO POLE WEST OF NORTH CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 378.37 METRES.

UNDERGROUND SERVICES:

WATER: BASED ON LOCATION OF FIRE HYDRANTS, WATER VALVES AND VILLAGE OF ELORA SERVICE RECORDS.

STORM: BASED ON MEASURED INVERTS, LOCATION OF CATCH BASINS, MANHOLES, VILLAGE OF ELORA SERVICE RECORDS AND VILLAGE OF ELORA SERVICE DRAWING No. 615-01 & M6037-01.

SANITARY: BASED ON LOCATION OF MANHOLES, VILLAGE OF ELORA SERVICE RECORDS AND VILLAGE OF ELORA SERVICE DRAWING No. 615-01 & M6037-01.



SUMMARY REPORT:

CLIENT: OXFORD GREEN DEVELOPMENTS INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE: THIS SURVEY PLAN IS TO BE READ IN CONJUNCTION WITH A WRITTEN SURVEY REPORT DATED JANUARY 7, 2021.

PROPERTY DESCRIPTION:

- ALL OF LOT 11, EAST SIDE OF GEDDES STREET; & PART OF LOT 11, WEST SIDE OF PRINCESS STREET; REGISTERED PLAN 181; AS IN INSTRUMENT R55739
- ADDRESS: 19 MILL STREET EAST
- VILLAGE OF ELORA, TOWNSHIP OF CENTRE WELLINGTON
- PIN 71411-0044 (LT)
- ALL OF LOT 12, EAST SIDE OF GEDDES STREET; & PART OF LOTS 12 & 13, WEST SIDE OF PRINCESS STREET; REGISTERED PLAN 181; AS IN INSTRUMENT R0728116
- ADDRESS: 19 MILL STREET EAST
- VILLAGE OF ELORA, TOWNSHIP OF CENTRE WELLINGTON

EASEMENTS

- NONE FOUND IN REGISTRY OFFICE.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN 2149594
 2149594

ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 30th DAY OF NOVEMBER, 2020.

DATE: JANUARY 14, 2021

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DATA

ALL OF LOTS 11 & 12
 NORTHEAST SIDE OF GEDDES STREET
 & PART OF LOTS 11, 12 & 13
 SOUTHWEST OF PRINCESS STREET
 REGISTERED PLAN 181
 VILLAGE OF ELORA
 TOWNSHIP OF CENTRE WELLINGTON
 COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
1	SERVICING ADDED	JAN. 14, 2020
0	INITIAL SUBMISSION	JAN. 7, 2020
	REVISION	DATE

PROJECT No. 28965-20
 DRAWING SCALE 1 : 200

0 2.5 5 7.5 10 metres

Van Harten
 SURVEYING INC.
 LAND SURVEYORS AND ENGINEERS

Kitchener/Waterloo: 519-742-8371
 Orangeville: 519-940-4110
 Guelph: 519-821-2763

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B.

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Jan 14, 2021-10:27am
 6\ELORA\181\Area2\ACAD\LOT 11 (OXFORD GREEN) UTM 2010 NR.dwg

Appendix C – Chain of Title

CHAIN OF TITLE REPORT

Project #: _____
 Address: 19 East Mill Street, Elora
 Legal: Lot 11 e/s Geddes St Plan 181
 Description: Pt Lot 11 w/s Princess St Plan 181
as in RS5739
 PIN #: 71411-0042(LT)

Searched at: Guelph
 LRO #: 61

Page 1

No Records Found Prior to 1831

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
2371	Deed	28 01 1831	David Henderson & James Ross	Charles ALLAN
5330	Deed	23 05 1833	Charles Allan	John WILSON
2935	Deed	07 09 1898	John Wilson	John HORNBERGER
2936	Deed	07 09 1898	John Hornberger	Gottlieb BROHMANN
4330	Deed	23 04 1919	Gottlieb Brohmann	George BREW
5120	Deed	25 05 1932	George Brew	Wilson BREW
5335	Deed	22 04 1938	Wilson Brew - Estate	Elizabeth HAWES
5420	Deed	04 03 1940	Elizabeth Hawes	Elva BEAMS
RS5739	Deed	23 05 1945	Elva Beams	Ivel KREPS

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: _____
 Address: 19 East Mill Street, Elora
 Legal: Lot 11 e/s Geddes St Plan 181
 Description: Pt Lot 11 w/s Princess St Plan 181
as in RS5739
 PIN #: 71411-0042(LT)

Searched at: Guelph
 LRO #: 61

Page 2

****No Records Found Prior to 1831****

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
WC151275	Deed	15 09 2006	Ivel Kreps - Estate	Walter James KREPS Shirley Ann ANDERSON
WC618682	Deed	11 12 2020	Walter James Kreps - Estate	Shirley Ann ANDERSON
WC618968	Deed (Present Owners)	11 12 2020	Shirley Ann Anderson	Oxford Green Riverside Developments Inc. - 99% Trinity Street Investments Inc. - 1%

CHAIN OF TITLE REPORT

Project #: _____
 Address: 19 East Mill Street, Elora
 Legal: Lot 12 e/s Geddes St Plan 181
 Description: Pt Lots 12 & 13 w/s Princess St Plan 181
as in RO728116
 PIN #: 71411-0044(LT)

Searched at: Guelph
 LRO #: 61 Page 1

****No Records Found Prior to 1831****

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
2371	Deed	28 01 1831	David Henderson & James Ross	Charles ALLAN
3744	Deed	05 04 1832	Charles Allan	Duncan McDOUGALL
4727	Deed	15 02 1833	Duncan McDougall	Fred GATES
8103	Deed	19 09 1835	Fred Gates	Francis DALBY
1345	Mortgage	29 03 1878	John Dalby exor for Francis Dalby - Estate	Ontario Loan & Debenture Co. (Mortgagee)
1956	Deed (Power of Sale)	16 06 1885	Ontario Loan & Debenture Co. (John Dalby defaulted in Mtg 1345)	Richard STICKNEY
5218	Deed	04 04 1935	Richard Stickney - Estate	Rebecca HATTON & Martha CLARK
5219	Deed	04 04 1935	Rebecca Hatton & Martha Clark	Louie SHAVER & Lovina SHAVER
5321	Deed	28 12 1937	Louie Shaver & Lovina Shaver	Georgina TOMKINS

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: _____
 Address: 19 East Mill Street, Elora
 Legal Description: Lot 12 e/s Geddes St Plan 181
Pt Lots 12 & 13 w/s Princess St Plan 181
as in RO728116
 PIN #: 71411-0044(LT)

Searched at: Guelph
 LRO #: 61

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
5505	Deed	17 11 1941	Georgina Tomkins	Walter KREPS
151288	Deed	01 11 1974	Walter Kreps	Walter James KREPS
RO728116	Deed	17 02 1995	Walter Kreps , Sr - Estate	Walter James KREPS
WC618969	Deed (Present Owner)	11 12 2020	Walter James Kreps - Estate	Oxford Green Riverside Developments Inc.

Appendix D—Building Condition Assessment

by Tacoma Engineers, October 2021

Date: October 20, 2021

No. of Pages: 8 + Encl.

Project: Mill Street Development

Project No.: TE-39292-20

Address: 19 Mill Street East, Elora

Permit No.: n/a

Client: Oxford Green Developments

Background

Tacoma Engineers has been retained by Oxford Green Developments to complete a building condition assessment of the existing residence located at 19 Mill Street East, Elora. An overall image of the subject building is included below. The purpose of this assessment was to determine the existing conditions and determine the feasibility of restoring, renovating or relocating the building as part of a large property development project. This report is based on a site visit carried out by Will Teron, P.Eng. on September 1, 2021.



Scope

This report is based on a visual inspection and included only limited destructive testing (removal of finishes in isolated areas to expose the underlying structure). Where systems and/or elements appear to be in good condition and performing adequately, no further structural analysis or building code analysis has been carried out unless specifically noted.

Our assessments are based on materials presented in Ontario Building Code, NBC Structural Commentary Evaluation and Upgrading of Existing Buildings, ASCE

Structural Condition Assessments and when a building is of interest from a heritage perspective, Standards and Guidelines for the Conservation of Historic Places in Canada.

Observations

Construction

The house at 19 Mill Street East is a traditional 19th century (c 1859) building including a two storey principal section and a one storey summer kitchen addition. The addition also includes a now enclosed porch and side shed.

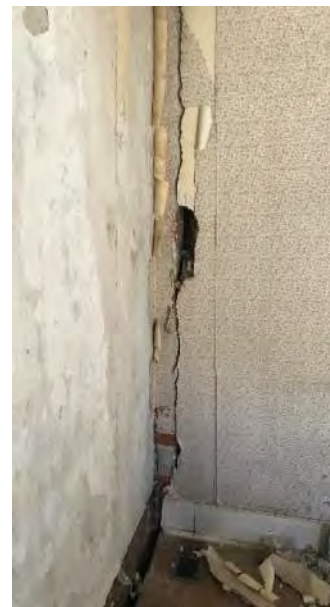
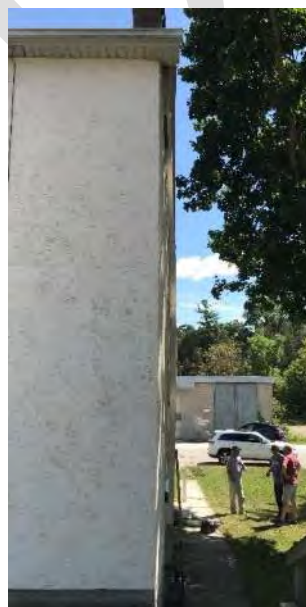
The primary building structural system includes:

- Foundation: rubble stone mass masonry with natural lime mortar. Thickness: 18-20" (varies). Height: 12" (crawlpace) to 60" (partial basement).
- Walls: Exterior – multi-wythe clay brick with cementitious render (stucco) overlay. Interior – wood studs and posts with wood lathe and plaster finish.
- Floors: Lower level – heavy timber beams (10" round logs – topped) and rough sawn joists (2x10/12 varies). Upper level – rough sawn joists.
- Roof: round log and rough sawn rafters (varies) with wood planking and asphalt shingles

Conditions

Overall, the house was found to be in poor condition. While on the surface the building appeared to be sound, closer review identified numerous structurally significant deficiencies throughout the house. The most significant deficiencies are summarized below:

1. Exterior Walls: The east elevation wall (adjacent to the chimney) was found to be at least 3" out of plumb with an identifiable hinge (break point) at mid-height. On the interior, we identified a significant gap between the floor framing and the inside face of the wall and identified numerous floor joists that are no longer bearing on the wall. Further, a significant crack between the exterior wall and perpendicular interior wall was identified.

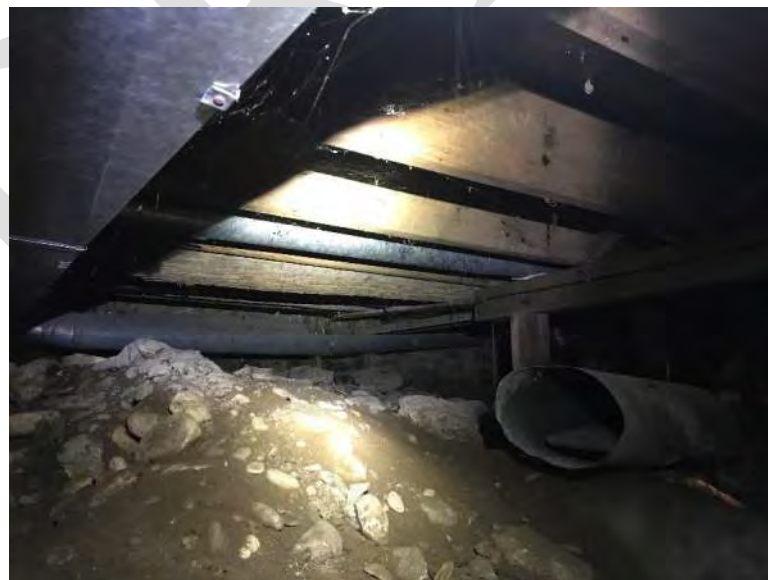


2. Exterior Walls: Numerous reports suggested that the walls were stone construction with a stucco overlay. Our review indicates that the walls are built with a relatively soft pressed brick. Where exposed, a marginally friable surface was exposed as was medium mortar decay. The stucco or more accurately called a render is a Portland cement based material on expanded metal lathe with assumed mechanical fasteners into the masonry. Based on our experience, these renders were only applied as a means to conceal deteriorated brick that is generally deemed to be beyond restoration through repointing. Unfortunately, these renders also tend to trap moisture and results in further and accelerating masonry decay. Photo below illustrates the brick walls above the stone



foundation.

3. Lower Level Floor Framing: The lower level floor framing within the principal building consists of 10" round logs as beams installed at 24" o.c.. These logs have small flat bearing surface for the flooring above and are supported by the stone foundation walls and random interior posts. These posts may not be original but more modern interventions. Our review of the beams identified significant moisture related decay (wood rot) and extensive insect damage. Within the crawlspace, we were able to see evidence of splits and cracks in many joists.



4. Upper Level Floor Framing: The upper level floor is framed with 3"x8" joists bearing between the exterior walls and the centre hall design interior bearing walls. Our review indicated: a large section along the east elevation where the joists are no longer bearing (see above regarding bowed wall) and significant deflection of the floor joists towards the middle of the building. In addition to the floor deflection, the doorway is significantly out of square indicative of



differential settlement.

DR

5. Interior Finishes: On the upper level, significant wood decay was identified at the north elevation window. On closer inspection, an active termite infestation was revealed. After the interior casing was removed, the extent of wood decay was evident.



6. Roof: The roof framing over the principal portion of the house consists of 4" round logs as roof rafters. Deflection and damaged interior finishes was evident in the limited areas with access.



Conclusions/Recommendations

Based on our site assessment and subsequent analysis, we are of the opinion that the brick house is in very poor condition and restoration is not likely practical nor feasible. This conclusion is was formed after determining that:

- The exterior walls are out of plumb and likely subject to internal decay. Restoration would require: removal of the full cement render which would cause significant damage to the soft brick; structural reinforcing and trueing/stabilization.
- The lower level wood beams are no longer structurally sound due to moisture and insect decay. Replacement of over ½ of the floor framing would likely be required.
- The upper level wood floor framing has deflected due to failed bearing and likely termite damage. Full replacement would likely be required.
- The primary roof appears to be performing adequately but certainly does not meet current standards for strength nor environmental performance.

Given the extent of deterioration and required work to rectify the deficiencies, most if not all historically significant materials would need to be removed and replaced. Once such an extensive renovation is being undertaken, building codes would likely require that all remaining elements be brought up to modern standards.

During the course of our review, the option of relocating the building on the property was discussed. Based on the comments above, the building is not suitable for relocation due to the structural deficiencies. If extensive shoring was installed, a building move could technically be completed but all of the previously noted restoration efforts would still be required.

While we are strong advocates for preserving our built heritage, it is our conclusion that this building is beyond the point of practical restoration and our recommendation is demolition.

Please fell free to call me to discuss the findings and recommendations.

Per

Will Teron, P.Eng., CAHP
Director - Heritage & Investigation, Principal
Tacoma Engineers

Encl. None

DRAFT

Appendix E—Curriculum Vitae



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

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

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

PROFESSIONAL ASSOCIATIONS

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

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

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

Heritage Master Plans and Management Plans

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

CONTACT

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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan
 Niagara-on-the-Lake Corridor Design Guidelines
 Cambridge West Master Environmental Servicing Plan
 Township of West Lincoln Settlement Area Expansion Analysis
 Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
 Township of Tiny Residential Land Use Study
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

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

CONTACT

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 dcurrie@mhbcplan.com
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CURRICULUM VITAE

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

EDUCATION

2014

Master of Arts

**World Heritage and Cultural
Projects for Development**

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

2012

Bachelor of Arts

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

Saint Francis Xavier University

2011

Higher Education Diploma

**Cultural Development/ Gaelic
Studies**

Sabhal Mòr Ostaig, University of the Highlands and Islands

www.linkedin.com/in/rachelredshaw

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

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

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher & Planner Township of North Dumfries

CONTACT

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CURRICULUM VITAE

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

- | | |
|------|-----------------------------------------------------------------------------------------------------------------------------------|
| 2012 | Translator, Archives of Ontario |
| 2012 | Cultural Heritage Events Facilitator (Reminiscence Journey) and Executive Assistant, Waterloo Region Plowing Match and Rural Expo |
| 2011 | Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal |

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- | | |
|--------------|-----------------------------------------------------------------------------------------------------|
| 2021-Present | Professional Member, Canadian Association of Heritage Professionals |
| 2017-2020 | Member, AMCTO |
| 2018-2019 | Member of Publications Committee, Waterloo Historical Society |
| 2018 | Member, Architectural Conservancy of Ontario- Cambridge |
| 2018 - 2019 | Secretary, Toronto Gaelic Society |
| 2012 -2017 | Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society |
| 2011 - 2014 | Member, North Dumfries Municipal Heritage Committee |
| 2013 | Greenfield Heritage Village Sub-committee, Doors Open Waterloo Region |
| 2012 | Volunteer Historical Interpreter, Doon Heritage Village, Ken Seiling Waterloo Region Museum |
| 2008-2012 | Member, Celtic Collections, Angus L. Macdonald Library |
| 2012-2013 | Member (Public Relations), Mill Race Folk Society |
| 2011 | Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries |
| 2010-2011 | Member (volunteer archivist), Antigonish Heritage Museum |

AWARDS / PUBLICATIONS / RECOGNITION

- | | |
|------|--------------------------------------------------------------------------------------------------------|
| 2019 | Waterloo Historical Society Publication, <i>Old Shaw: The Story of a Kindly Waterloo County Roamer</i> |
| 2014 | Master's Dissertation, <i>The Rise of the City: Social Business Incubation in the City of Hamilton</i> |
| 2014 | Lecture, <i>A Scot's Nirvana</i> , Homer Watson House and Gallery |

CONTACT

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CURRICULUM VITAE

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

- | | |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 | Lecture, <i>The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History</i> , University of Guelph Spring Colloquium |
| 2012-2013 | Gaelic Events Facilitator, University of Guelph |
| 2012-2015 | Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto |
| 2012 | <i>Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal</i> (BA Thesis)
Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia. |
| 2012 | Waterloo Historical Society Publication, <i>Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries</i> |
| 2007-2012 | 25 historical publications in the Ayr News (access to some articles http://ayrnews.ca/recent) |

PROFESSIONAL DEVELOPMENT COURSES

- | | |
|-----------|--------------------------------------------------------------|
| 2021 | Indigenous Relations Training Program, University of Calgary |
| 2020 | Condo Director Training Certificate (CAO) |
| 2018 | Building Officials and the Law (OBOA Course) |
| 2017-2018 | AMCTO Training (MAP 1) |
| 2017 | AODA Training |
| 2010 | Irish Archaeological Field School Certificate |

COMPUTER SKILLS

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

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CURRICULUM VITAE

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

SELECT PROJECT EXPERIENCE 2018-2020

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)
- 660 Sunningdale Road East, City of London
- 16 Horn Street, City of London
- 2507 Dundas Street, Town of Oakville
- 496 Dundas Street, City of London,
- 20 Queen Street North, City of Kitchener
- 349 Southdale Road, City of London
- 599-610 Richmond Street, City of London

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CURRICULUM VITAE

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

- 234 Eagle Street, City of Cambridge

Specific for Relocation of Heritage Buildings

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

CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

CULTURAL HERITAGE EVALUATION REPORTS

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

CONSERVATION PLANS

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

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

- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

- 250 Allendale Road, City of Cambridge
- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener (Photographic Documentation Report)

CONTACT

540 Bingemans Centre Drive,
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F 519 576 0121
rredshaw@mhbcpplan.com
www.mhbcpplan.com



CURRICULUM VITAE

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

- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

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

MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

CONTACT

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MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Appendix H—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

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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

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www.mhbcpplan.com

CURRICULUMVITAE

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

540 Bingemans Centre Drive,
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T 519 576 3650 x 744
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

CONTACT

540 Bingemans Centre Drive,
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rredshaw@mhbcpplan.com
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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

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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

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

CULTURAL HERITAGE EVALUATION REPORTS

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

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

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