

Heritage Impact Assessment

Phase II

19 East Mill Street,
Elora, ON

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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

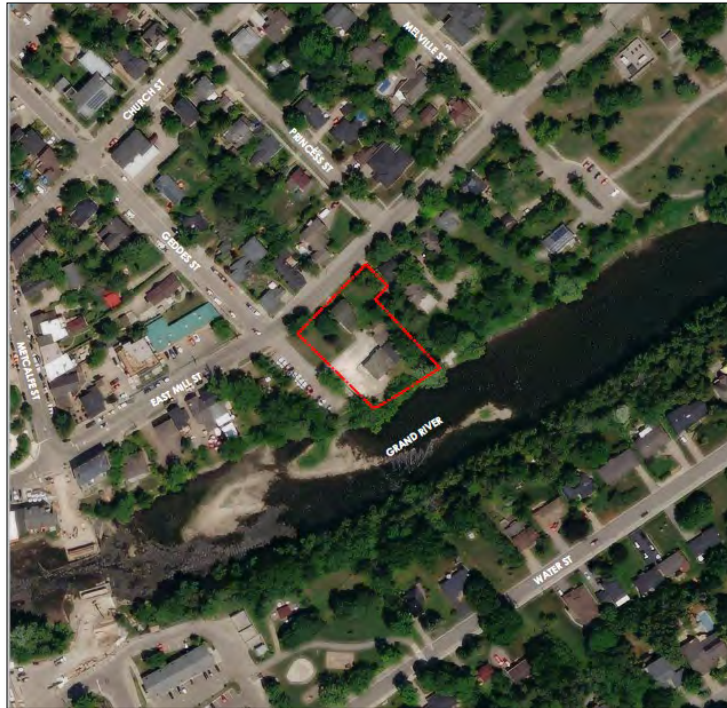
MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2021 by Oxford Green Developments Inc. to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 19 East Mill Street, Elora, Ontario hereafter referred to as the ‘subject property’ (see **Appendix ‘A’**). The subject property is a ‘listed’ (non-designated) property on the *Centre Wellington’s Municipal Heritage Register*. It is adjacent to ‘listed’ (non-designated) 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 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 ‘F’**). This Phase II HIA assesses impact of the proposed redevelopment which includes the retention and adaptive re-use of the historic stone building on-site (Building B) and construction of a new 4 storey building (Building A). Furthermore, this report includes an assessment of the compatibility of the redevelopment within the context of the historic surrounding area.



1.1 Description 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, industrial 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>(To be demolished)</p>
<p>Outbuilding 1*</p> 	<p>Industrial 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> <p>(To be demolished)</p>

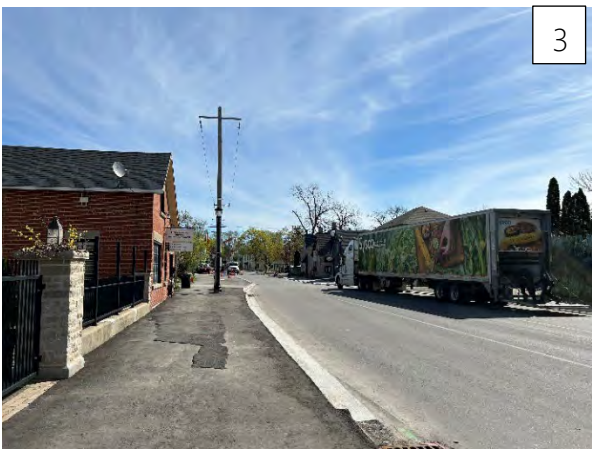
1.2 Description of Surrounding Context

The subject property is currently with a residential transitional area with the Elora Central Business District to the west, Bissell Park to the east and the Grand River to the south (see **Figure 3**). North-east and east of the property are primarily one and half storey residences and Bissell Park although there are some two storey built forms northwards along Geddes Street towards Princess Street (see **Figure 4**). 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 (see **Figure 5**). On the south side of the street looking west is a row of historic residences adaptively re-used for commercial purposes (see **Figures 4 & 6**) which transitions to 2-3 storey commercial buildings (see **Figures 6**). There is also a parking lot to the west of the property that abuts the Grand River.

The immediate and surrounding area is characterized by a variety of building typologies including residential, industrial and commercial development. Although the majority of properties immediately to the north and east consist of low-rise residential properties, to the west is a range of various built forms including former residential buildings, late 20th century commercial plaza and three storey contemporary building (Karger Gallery) which leads to the commercial downtown.



Figure 3: Aerial view of the subject property (in red), surrounding uses and identification of views of building typologies (Source: MHBC, 2024).



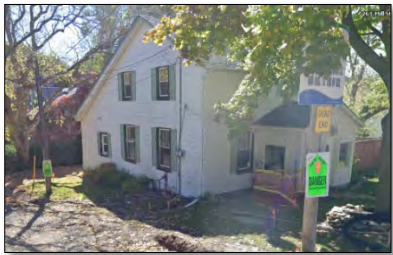
Figures 4-9: (above left) View of East Mill Street looking eastwards (above right) View of East Mill Street looking westwards; (middle left) View of East Mill Street from Metcalfe Street; (middle right) View of Karger Gallery along East Mill Street; (below left) View of Geddes Street from Princess Street; (below right) View of historic commercial stock along Metcalfe Street (Source: Fryett Turner Architects Inc., 2024).

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>

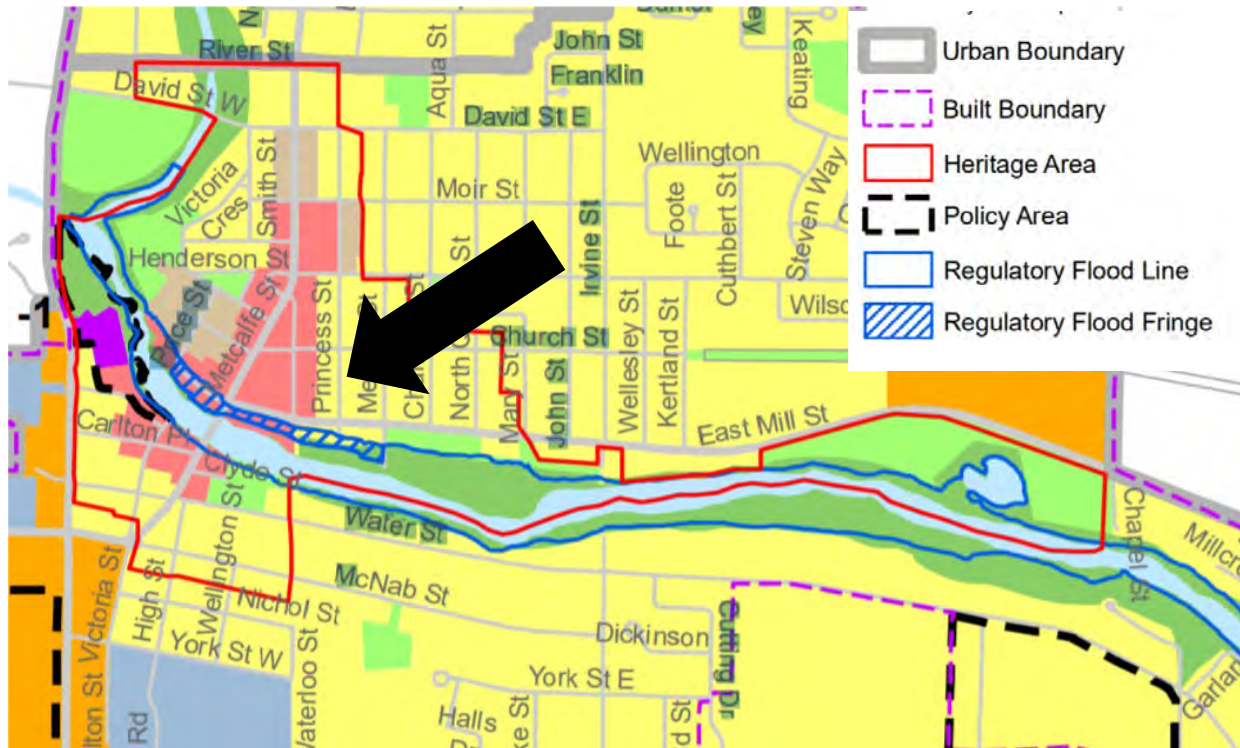


Figure 10: Excerpt of Schedule A-1 (Land Use) Township of Centre Wellington Official Plan (Source: Township of Centre Wellington Official Plan)

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 Gikison 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 11** identifies the subject property within the broader boundaries of the cultural heritage landscape.

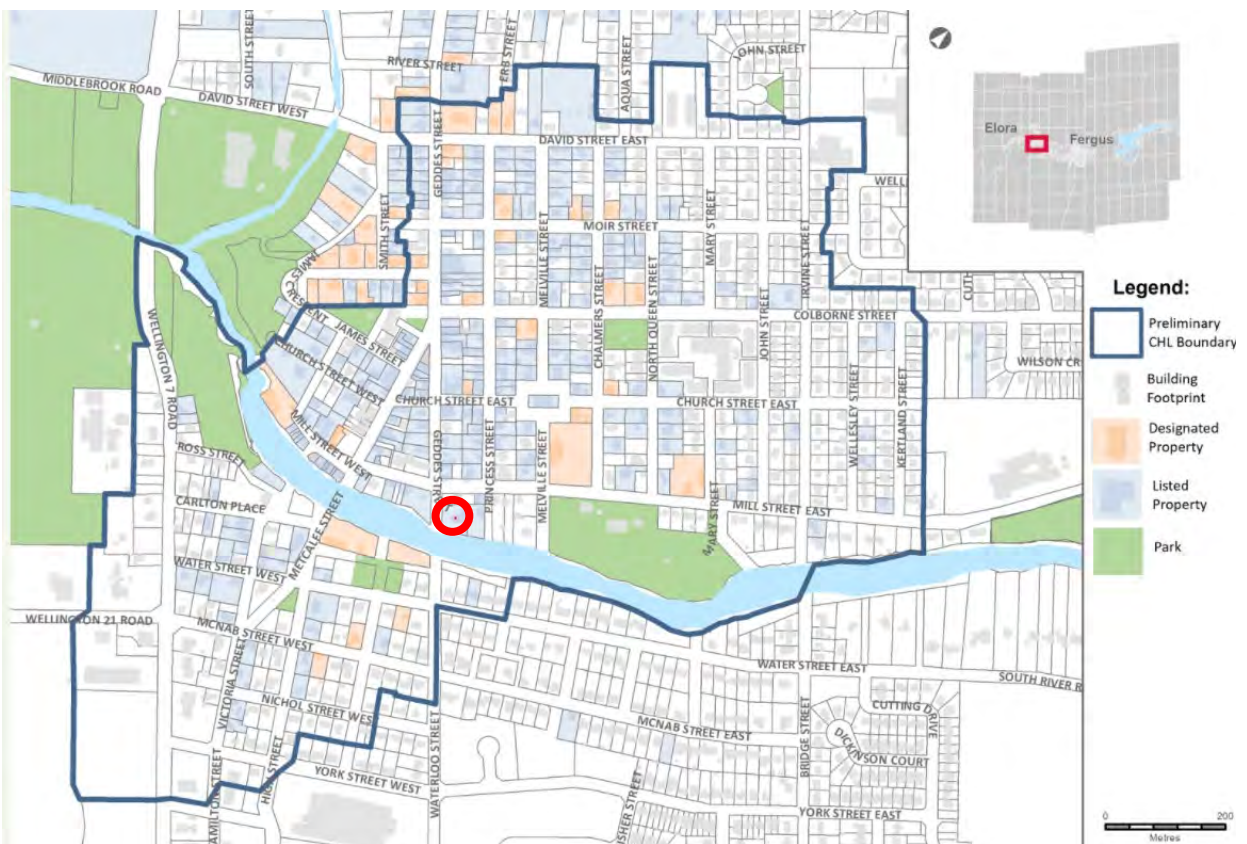


Figure 11: Excerpt of the Centre Wellington Cultural Heritage Landscape Study Story Map identifying preliminary cultural heritage landscape boundary in the Village of Elora; red circle indicates approximate location of subject property (Source: Centre Wellington Cultural Heritage Landscape Study Story 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 12**). 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 12: 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 13 & 14**). There is a driveway and open gravelled space on the southwest 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. The survey of the property is included in **Appendix 'A'** of this report.



Figure 13: Aerial photograph of 19 East Mill Street (Source: MHBC, 2023)

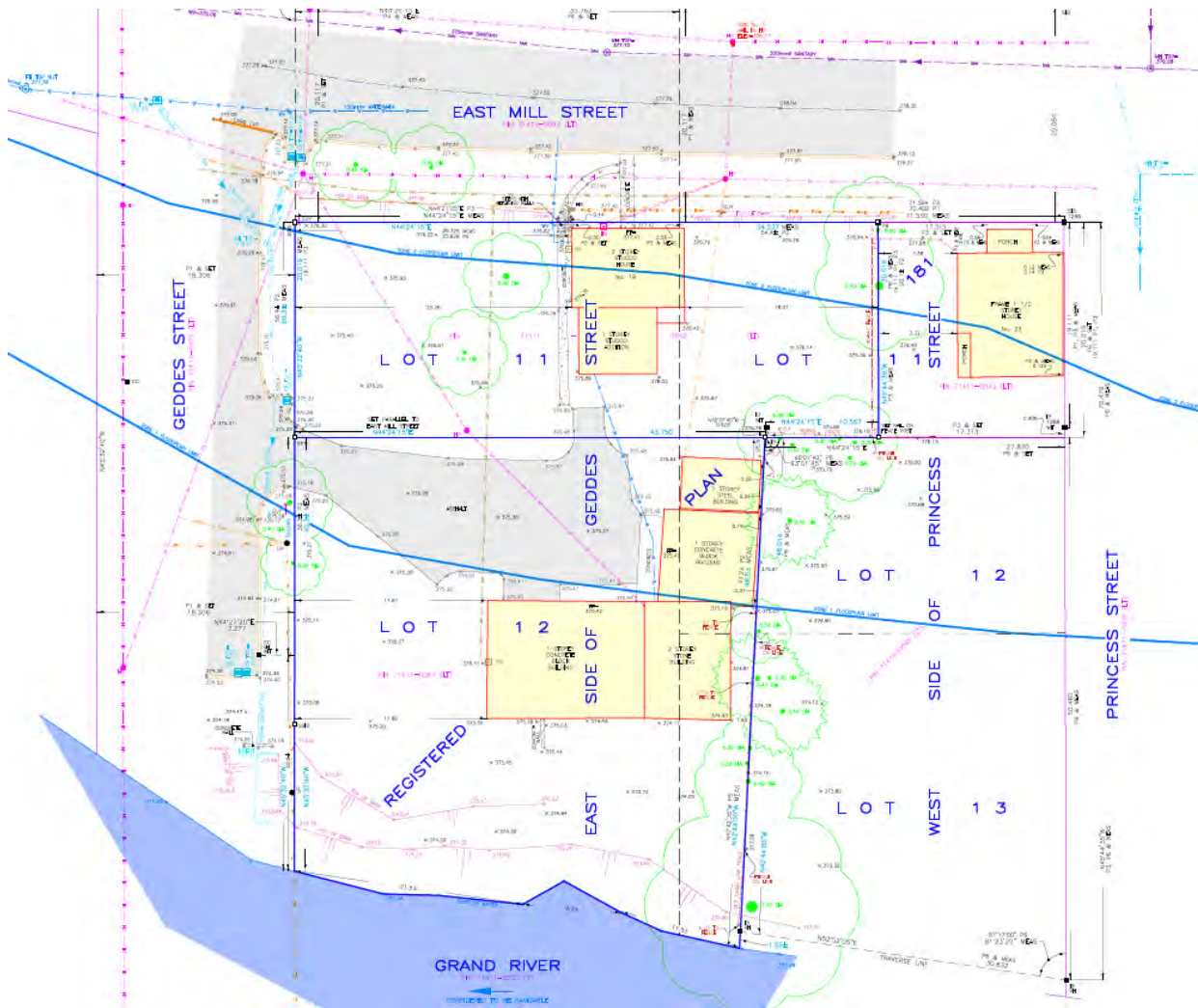


Figure 14: Except of survey of the subject property with topographic data (Source: Van Harten Surveying Inc., September 2022).

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 15-18** for corresponding photographs.



Figures 15, 16, 17 & 18 (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

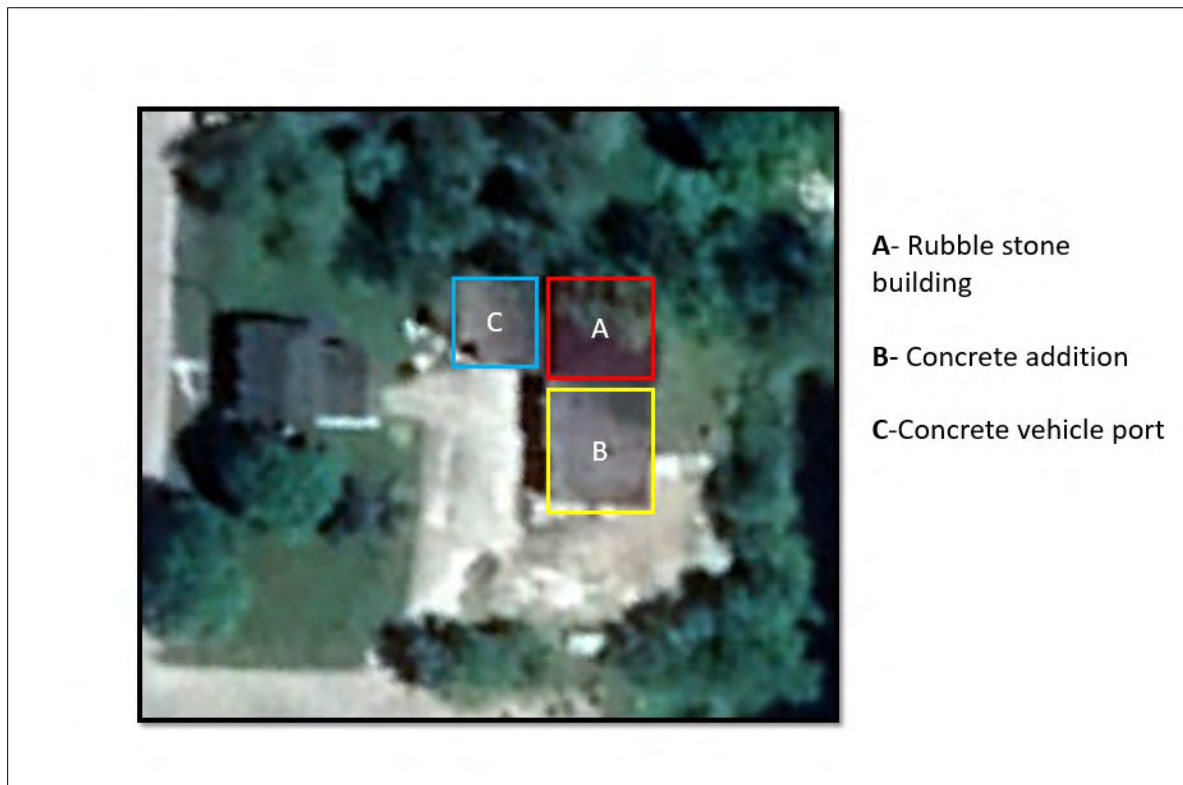
There is a two storey, rubble stone building located on the north-east corner of the property with a hipped roof with a brick chimney. Some original window openings appear on the north, east and west elevations. A two-storey, mid-century cinder block addition was made to the south of the stone building 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 19-22** for photographs of the exterior elevations.



Figures 19, 20, 21 & 22: (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 23, 24, 25 & 26: (above left) View of main floor of stone building looking southwest 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 27, 28, 29, 30, 31 & 32: (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 'E'** 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 33 & 34**).



Figures 33 & 34: (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 southeastern corner and along the Grand River (see **Figures 35 & 36**).



Figures 37 & 38: (left) View of eastern boundary of property looking north-east towards the Grand River; (right) View of trees lining the southeastern 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. See **Table 2.0** for photograph.

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. See **Table 2.0** for photograph.

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;
- Wood staircase banister; and,
- Rubble stone foundation;
- 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 manufacturer;
- 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 Proposed Development

4.1 General Overview

The proposed redevelopment of the subject property includes the construction of a new four storey mixed-use building (“Building A”) oriented to East Mill Street consisting of commercial and multi-residential units. The proposal includes the removal of the existing single detached dwelling (assessed in Phase I HIA) and retention and adaptive re-use of the existing historic stone building (“Building B”) and integration within the overall redevelopment plan. Building B is proposed to be rehabilitated as a restaurant (see **Figure 39** and **Appendix ‘C’** for the site plan). As part of the rehabilitation of Building B, existing concrete additions will be removed and a nearby outbuilding (identified as ‘Outbuilding 2’ in **Table 1.0**) and an addition added to the north elevation. Building B will include 223m² of commercial space and a patio deck of 88m². Proposed setbacks are provided in **Table 3.0**.

Vehicular access to the new mixed-use building (Building A) and historic stone building (Building B) will be provided from Geddes Street. Pedestrian access to Building B will be provided via a walkway along Geddes Street. Parking for the mixed-use building will be provided in a covered, below grade parking area located under the new building. Additional surface parking will be provided to the west of Building B. The following sub-sections provided detailed reviews of Building A and Building B to best understand the proposed redevelopment.

Table 3.0-Proposed Setbacks

Proposed Setbacks for Building A (New 4 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	3.0m

	Residential Zone, the minimum shall be 3.0m.	
Proposed Setbacks for Building B (Historic Stone Commercial Building)		
Setback	Required	Proposed
Minimum Front Yard	No minimum	4.8m
Minimum Exterior Side Yard	No minimum	32.5m
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	15.14m

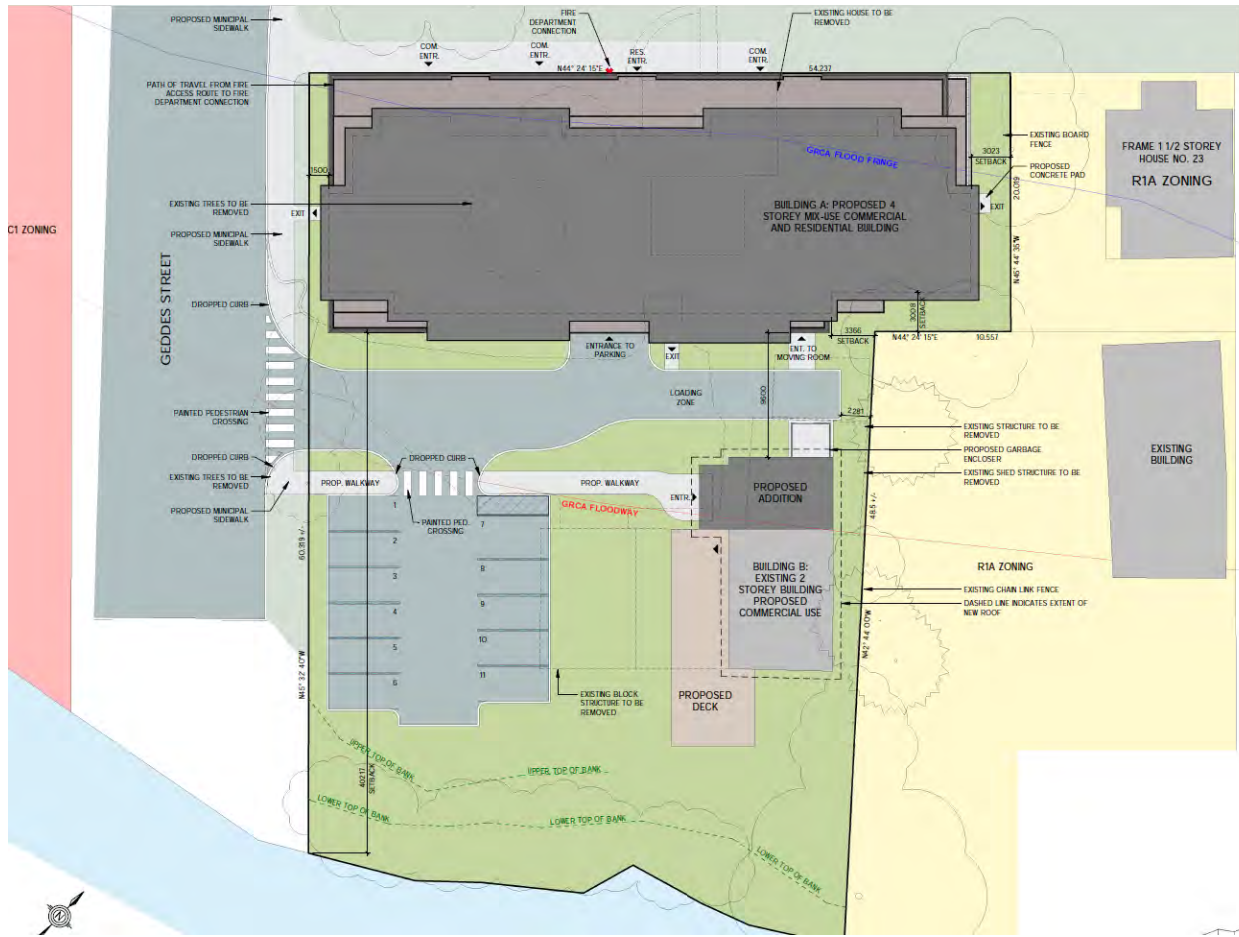


Figure 39: Conceptual site plan (Source: Fryett Turner Architects, 2023)

4.2 Building A (New Four Storey Mixed Use Building)

The design of the proposed four storey mixed use building is contemporary in design with some reflection of traditional elements including datum and use of some natural materials and colour palette. The building is proposed to have a platform (flat) roofline to reduce the height of the building, with a step back at the third storey to maintain the appearance of massing at street level. The front of the building along East Mill Street is proposed to have significant glazing in the form of large windows that extend upwards two storeys. Stone veneer is also proposed at the first two storeys, with a material change at the third and fourth storeys to a wood/timber veneer. This material differentiation is an effort to draw the eye to the ground level and reduce the appearance of massing.



Figure 40: View of north (front) elevation of Building 'A' (Source: Fryett Turner Architects Inc., 2023).

4.3 Building B (Historic Stone Building)

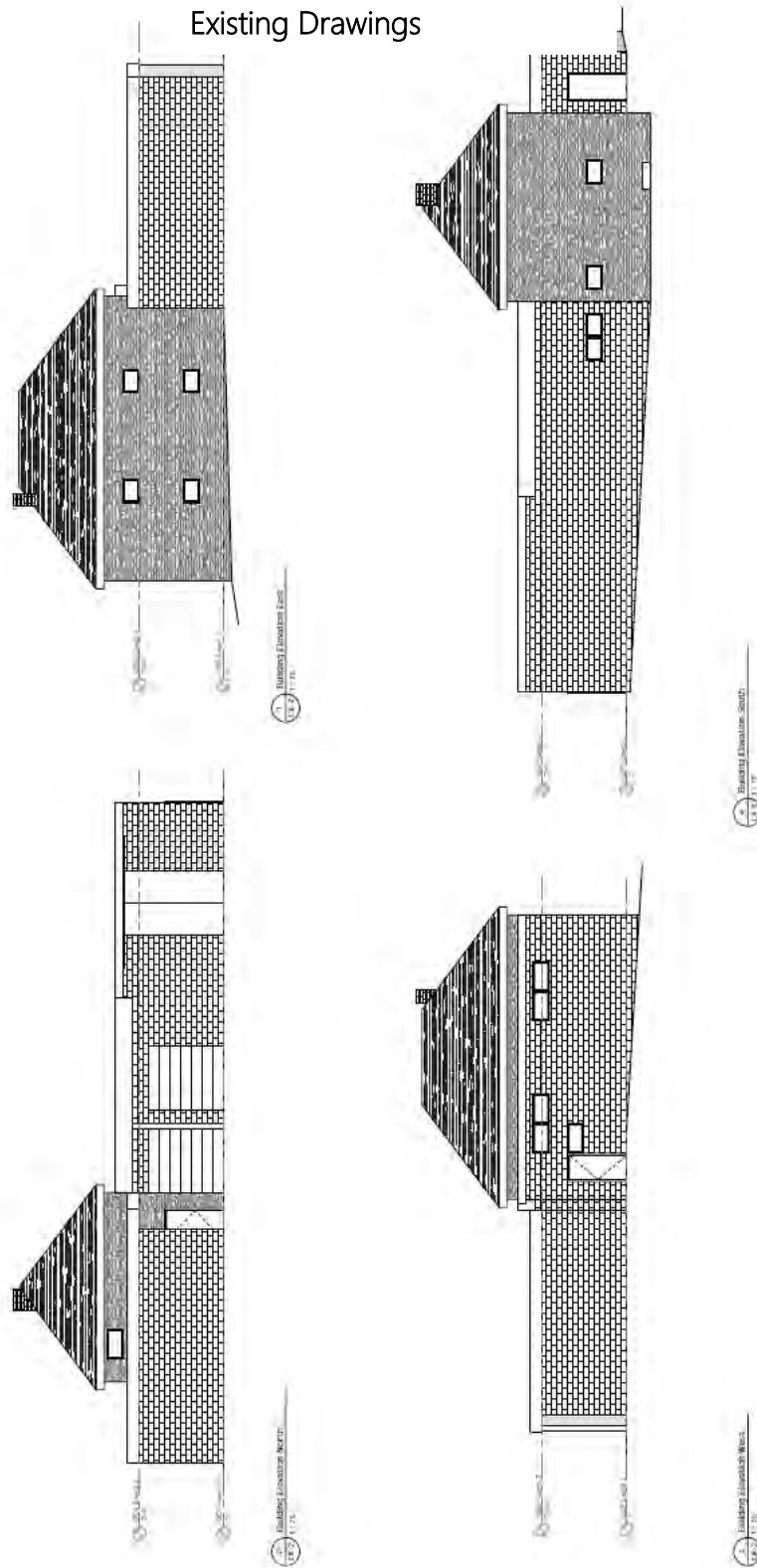
The historic two storey stone building (Building B) is to be retained and rehabilitated to adaptively function as a restaurant. As part of this rehabilitation, the building will undergo the following (see **Figure 41-45** and **Appendix 'C'**):

- Mid-20th century concrete additions are proposed to be removed including structural components;
- Original footprint to be adaptively re-used as proposed dining areas on both the first and second storey levels;
- New, 2 storey wood frame addition (black) will be constructed on the north elevation which will be constructed upon concrete slab on grade. The addition is to facilitate an entrance vestibule (entry is located on the west) and proposed kitchen area on the first floor and private dining area on the second floor; a new opening is required on the second floor of the north elevation of the original building to allow for passage between the old and new space;
- New window opening to be created on east elevation and two existing window openings to be enlarged;
- Door opening on west elevation to be made into a window opening;
- Removal of portion of the stone wall on the south elevation along roofline to facilitate gallery window opening to allow for views to the exterior from seating level in dining area;
- New roof structure including medium-pitched gabled roofline and black standing seam metal roof material and chimney shaft; existing trusses to be exposed;
- Installation of contemporary (black) window and door frames;
- Patio deck structure is proposed along the west and south elevation (self-supportive and does not require attachment to the original building fabric);
- Signage proposed for new addition on the west elevation.
- Update interior structure including the construction of partition walls (for washrooms, kitchen, etc), installation of new equipment for the space to adaptive re-use the building for commercial space (i.e. electrical, mechanical).

Tacoma Engineers completed an assessment in March 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.



Figures 41: Architectural drawings of existing elevations (Source: Fryett Turner Architects Inc., 2023 & 2024).

Proposed Drawings

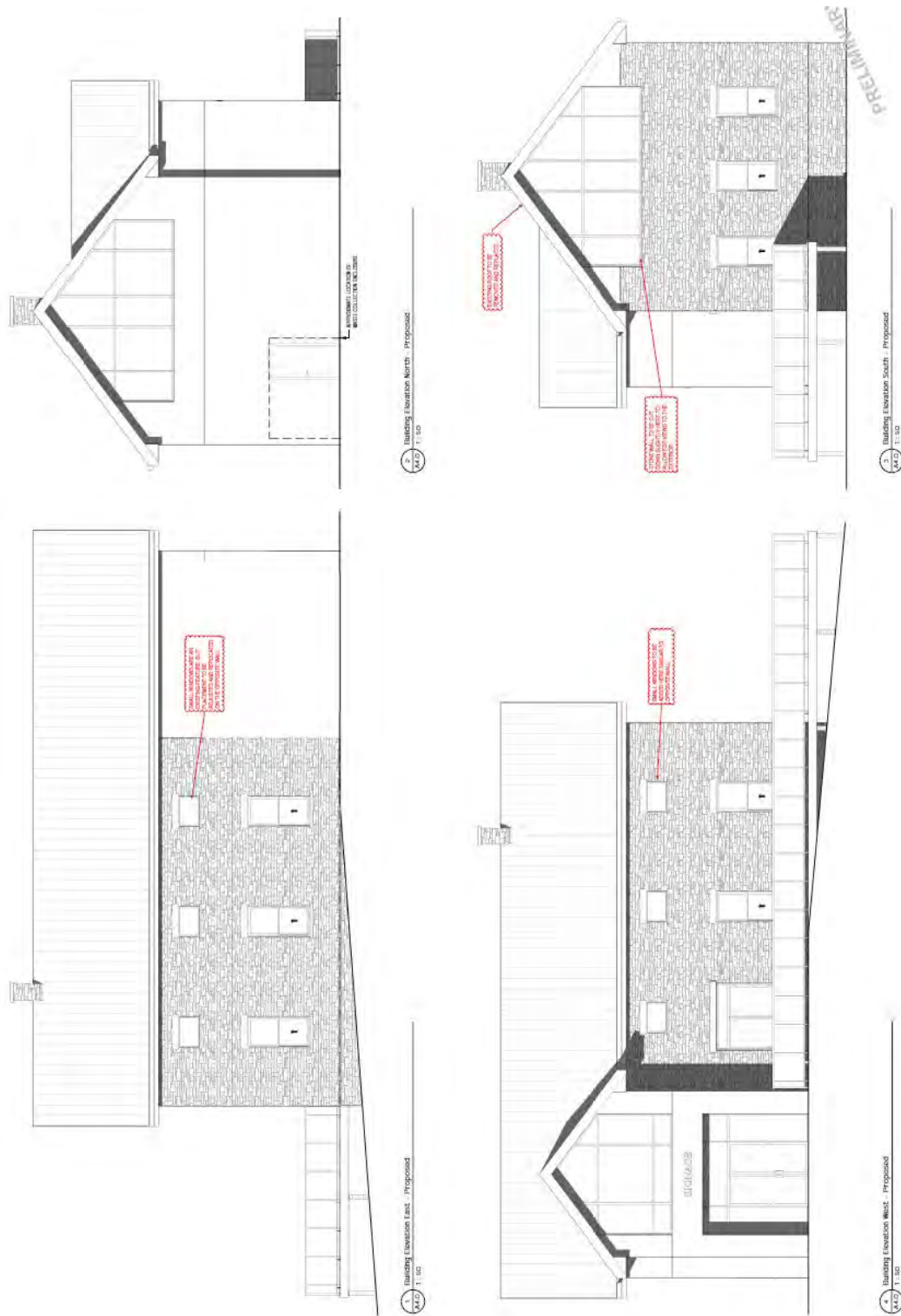


Figure 42: Architectural drawings of proposed renovations (Source: Fryett Turner Architects Inc., 2023 & 2024).



Figure 43-45: (above) Perspective view looking north-east towards Building B; (middle) View of proposed west elevation of Building B; (below) Perspective view looking south-east of proposed north and west elevations of Building B (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 Impact Analysis of the Subject Property (19 East Mill Street)

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. It is important to note that there is a beneficial impact as the redevelopment proposes to conserve and restore 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 of any, or part of any, heritage attributes or features;	Negligible impact.	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. A new door opening is required on the second level of the north elevation to facilitate passage between the two spaces.

		<p>A new window opening is proposed to be created on the east elevation.</p> <p>See sub-section 5.2.1.1 for further details.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;</p>	<p>Minor impact.</p>	<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.</p> <p>Two existing window openings will be enlarged on the east elevation and an existing door opening on the west elevation will be partially infilled to create a window opening.</p> <p>The existing roof structure will be replaced with a medium-pitched, gabled roofline and chimney shaft. The existing roofline is not original to the building and is in poor condition.</p> <p>Existing windows and door will be replaced with contemporary frames.</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> <p>In 2023, Tacoma Engineers completed a review of the existing building and alterations that would be necessary for the proposed adaptive re-use of the building.</p> <p>See Sub-section 5.2.1.2 for further details.</p>
<p>Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;</p>	<p>No impact.</p>	<p>Shadows from the proposed four storey building will not be significant in so much that it will negatively impact identified heritage attributes. A shadow study is included in Appendix 'G' of this report.</p>
<p>Isolation of a heritage resource or part thereof from its surrounding environment,</p>	<p>No impact.</p>	<p>The relationship between Building B and the Grand River and surrounding riverbed will be maintained which is part of its historic context. The former industrial</p>

<p>context or a significant relationship;</p>		<p>building was not part of the residential historic context as much as it was the industrial/ milling operations along the Grand River.</p>
<p>Direct or Indirect Obstruction of Views of, within, or from individual cultural heritage resources;</p>	<p>Negligible impact.</p>	<p>The proposed development will result in the direct obstruction of views of the historic stone building (Building B) from East Mill Street, however, historically, it has indirectly been obstructed from view due to the former dwelling on-site. Views will still be available along Geddes Street along the north and south-west corner of East Mill Street.</p>
<p>A Change in Land Use where the change affects the property's cultural heritage value; and</p>	<p>No impact.</p>	<p>The land will continue to be used for residential and commercial purposes.</p>
<p>Land Disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.</p>	<p>Potential impact.</p>	<p>There is potential impact of land disturbances as it relates to the construction of the new addition on the north elevation on Building 'B', however, it is proposed to be built on grade which significantly reduces potential impacts.</p> <p>The new construction (four storey and one level underground parking garage) is approximately 9.6 metres from Building B. There is potential that there may be impacts of land disturbances due to construction activity,</p>

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 windows on the south elevation. The glazing at the second storey extends 2' – 1" from the top of the stone wall down into the stone wall by 17' – 9" in length as seen in **Figure 46 & 47** below. The rubble stone walls are identified as heritage attributes and removal of a portion of these walls is considered a negligible impact of destruction.



Figures 46 & 47: (left) Existing view of south elevation; (right) View of proposed south elevation including alterations (Source: Fryett Turner Architects Inc., 2023).

Additionally, the proposed rehabilitation will require a new door opening on the north elevation wall of the historic stone building (see **Figure 48**). This requires the removal of built heritage fabric to facilitate the new entryway.

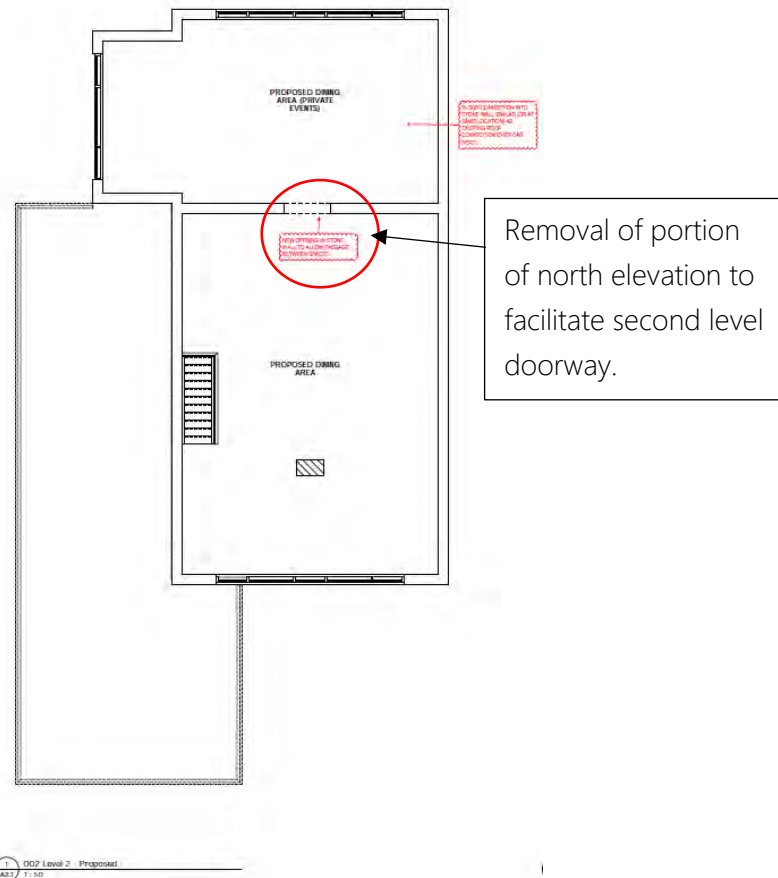


Figure 48: View of second level floor plan of Building B including proposed new addition on the north elevation; Figure shows the location of a new doorway passage between the historic structure and the new addition (Source: Fryett Turner Architects Inc., 2024).

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 preceded 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).

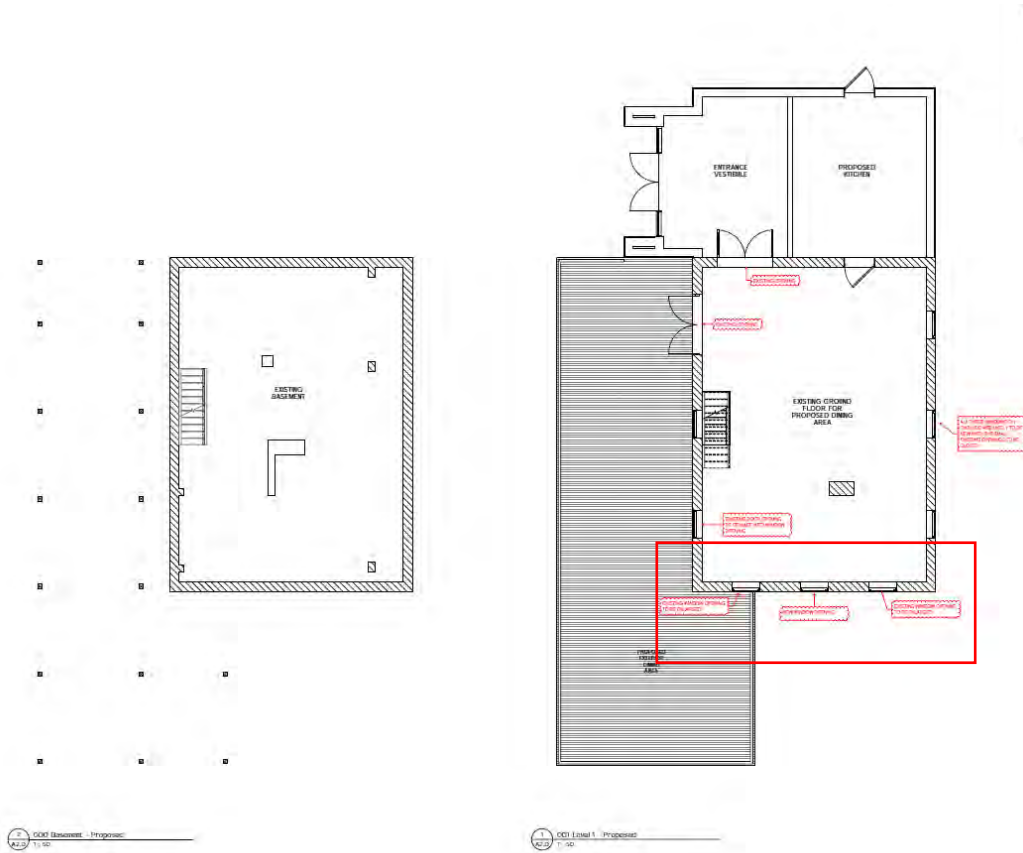
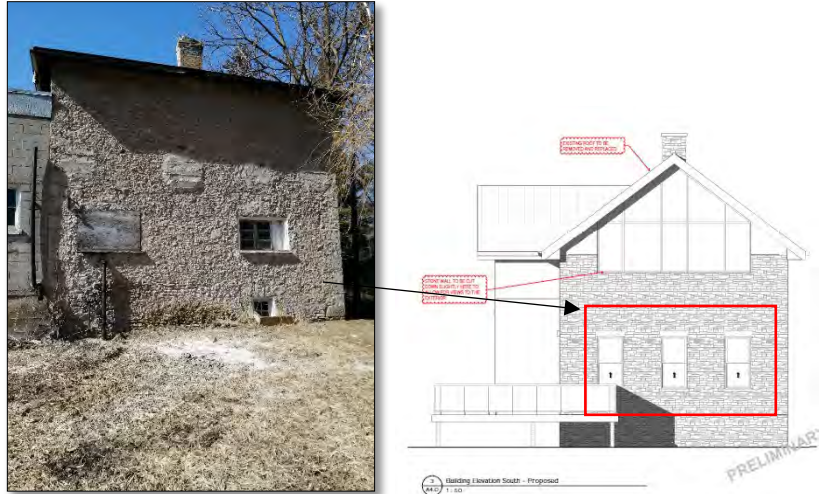
Two existing window openings will be enlarged on the east elevation which requires the removal of built heritage fabric. An existing door opening on the west elevation will be partially infilled to create a window opening (see **Figures 51 & 53**). Existing windows and door will be replaced with contemporary frames and replace the existing frames, which are currently in poor condition.

The existing roof structure will be replaced with a medium-pitched, gabled roofline. The existing chimney will be extended to be consistent with the roofline. The existing roofline is not original to the building and is in poor condition and requires replacement, however, this replacement requires integration into the existing stone building envelope.

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. There is a deck/ patio proposed for the south and west elevations, however, this is intended to be self-supporting and will 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- 53: (above left) Existing view of south elevation; (right) Proposed south elevation with alterations to windows openings and new window opening, new roofline and fenestration feature and patio deck; (below) Architectural drawings of existing basement of Building B and supporting structure for the proposed patio deck (left) and first floor plan of existing Building B and new addition identifying proposed alterations (Source: MHBC, 2021 & Fryett Turner Architects Inc., 2024).



Figure 54: View of south elevation of existing original stone building showing rendering of proposed alterations (Building B) (Source: Fryett Turner Architects Inc., 2024).

5.2.1.3 Land Disturbances

The proposed addition to Building B will be interconnected with the existing stone built heritage fabric. Because the proposed addition is in the floodplain, it will be built slab on grade (standard strip footings to 1200mm below grade) which will result in limited land disturbances as a result of construction activity.

The new four storey building is approximately 9.6 metres from the existing stone building (Building B); there is potential for land disturbances to the building due to the excavation required for the covered parking area and in relation to the composition of Building B (see **Figures 55 & 56**). The southern portion of the property is in the flood plain where Building B is located. Excavation is required for an underground parking garage on the north portion of the property to avoid the floodplain area.



Figures 55 & 56: (above left) Rendering of south (rear) elevation of Building A; (below) Conceptual site plan identifying approximate distance between Building B (excluding new addition) and proposed Building A (Source: Fryett Turner Architects, 2023).

5.2.2 Impact Analysis of Adjacent Properties

5.2.2.1 23 East Mill Street

The proposed development will not result in impacts of destruction, alteration, shadows or obstruction (indirect or direct) of views which are along Princess Street. A Shadow Study completed in **Appendix 'G'** of this report concludes that the massing and height of the proposed development will have “little impact on adjacent buildings and ensures that consistent sun exposure is maintained for months of the year where there is expectation of such” (2). As the dwelling is situated to the east of the proposed construction, it still remains interrelated to other historic residential buildings within the immediate vicinity and maintains its orientation and relationship to East Mill Street. The location of the new building allows for kinetic views along East Mill Street and direct views from the north and south side of East Mill Street. There is also potential impact of land disturbances as it relates to construction activity as the proposed development is approximately 9 metres from the dwelling (see **Figure 57**).

5.2.2.2 14 Princess Street

The proposed development will not result in impacts of destruction, alteration, shadows or obstruction (indirect or direct) of views which are along Princess Street. A Shadow Study completed in **Appendix 'G'** of this report concludes that the massing and height of the proposed development will have “little impact on adjacent buildings and ensures that consistent sun exposure is maintained for months of the year where there is expectation of such” (2). Because the dwelling is located along Princess Street, there is no impact of isolation as the surrounding area, the right-of-way, the Grand River and adjacent/ abutting Building B will be maintained as part of its context. The new construction will not be part of the overall view (background, middle ground or foreground). The dwelling is approximately 10 metres from the Building A (new construction) and there is potential for land disturbances as a result of construction activity (see **Figure 57**).

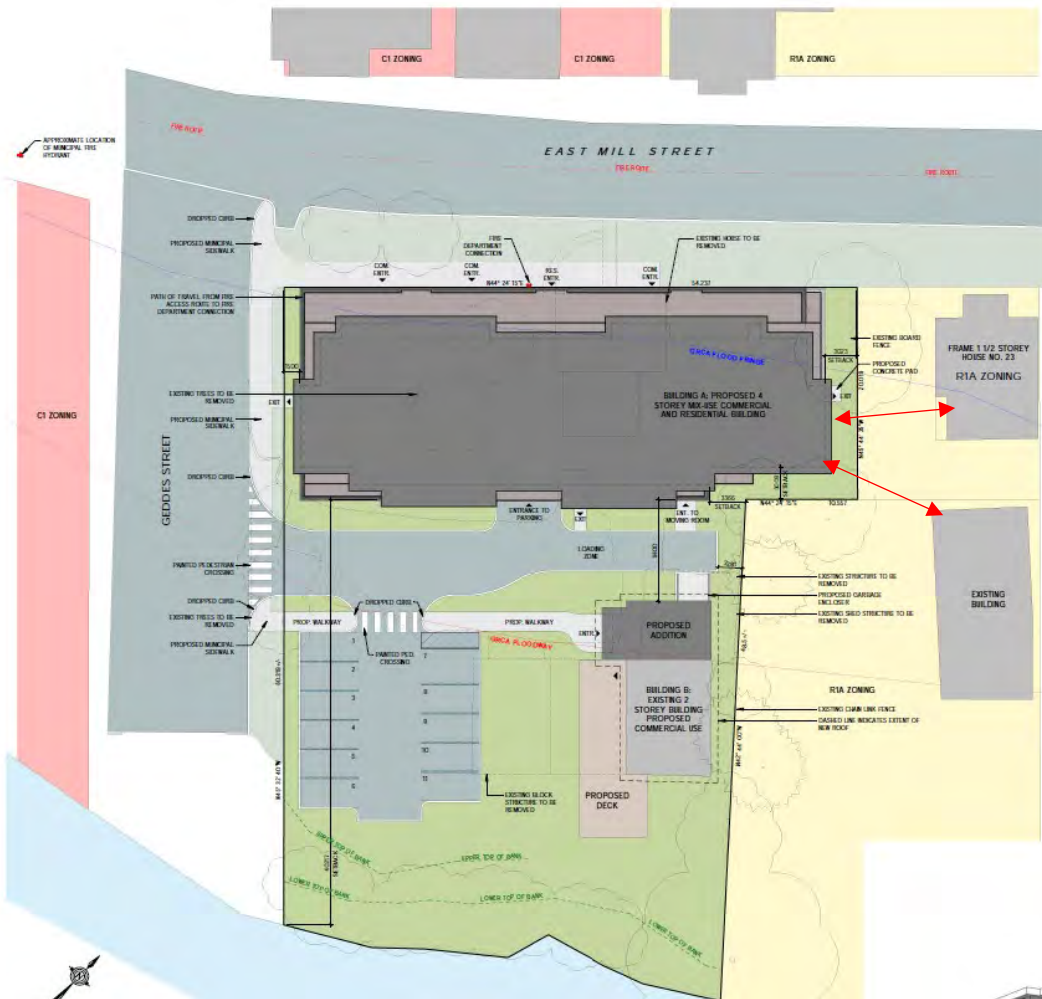


Figure 57: Excerpt of the concept plan for the proposed development identifying distance between adjacent listed (non-designated) properties (Source: Fryett Turner Architects, 2023).

5.2.3 Impact to Elora Historical Village Core CHL

The following sub-section 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 ((Potential, No, Minor, Moderate or Major)</i>	<i>Analysis</i>
Destruction	No impact.	There is no proposed destruction of identified heritage attributes of the CHL.
Alteration	Minor impact.	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.
Shadows	No impact.	Shadows from Building A (four storeys) will not be significant in so much that it will negatively impact identified heritage attributes of the CHL.
Isolation	No impact.	The interrelationship between the 19 th century buildings, identified as attributes of the CHL, and between the streetscapes and Grand River, will be maintained.
Direct or Indirect Obstruction of Views	No impact.	The redevelopment will not result in direct or indirect obstruction of <i>identified</i> views, particularly, the identified view along the Grand River from the Metcalfe Street Bridge. Building A is setback from the River to ensure maintenance of this view/ vista.
A Change in Land Use	No impact.	The land use will be mixed use which is how the property has been used historically.

Land Disturbances	No impact.	The redevelopment may result in land disturbances as it relates to the historic stone building (Building B) which is discussed in section 5.2.1.3. Construction is not anticipated to cause land disturbances that would have negative impacts of the Grand River (heritage river) or other attributes of the CHL.
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5.2.4 Summary of Adverse Impacts

The following provides a summary of adverse impacts to both the subject property, adjacent listed (non-designated) properties and broader Elora Historical Village Core Cultural Heritage Landscape as per the review under the Ontario Heritage Toolkit:

- 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 as it relates to removal of built heritage fabric proposed as part of the adaptive re-use of Building B as a restaurant;
- Minor impact of alteration as it relates to alterations proposed for the adaptive re-use of Building B as a restaurant; this also relates to the broader CHL as the alterations to the 19th century building will be noticeably different along the streetscape;
- Negligible impact of isolation as it relates to the cultural heritage landscape and noticeable changes to the existing historic residential setting;
- Negligible impact of indirect obstruction of views as it relates to Building B along East Mill Street;
- Potential impact of land disturbances as it relates to construction activity, particularly the excavation of the underground parking garage as it relates to Building B on the subject property, 23 East Mill Street and 14 Princess Street which are also attributes of the CHL.

5.3 Heritage Area Compatibility

5.3.1 Guidance for Infill within Heritage Areas

The property is located within an identified 'Heritage Area' as per Schedule A-1 of the *Township of Centre Wellington's Official Plan*. Section C.2.10 Development and Redevelopment of the Official Plan reviews 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. This guidance is currently in place for the identified cultural heritage landscapes as part of the Township of Centre Wellington Cultural Heritage Landscape Study.

As part of the initiative to conserve identified character areas, Heritage Design is a key aspect of *The Centre Wellington Place Matters Urban Design Guidelines* (April 2015) which provides some guidance related to heritage design and particularly "sympathetic infill development and/ or redevelopment within the various heritage character areas" (15). This document describes the area as being "Comprised primarily of historic two storey structures, Elora's building stock presents a sense of eclecticism, with buildings ranging from stone and brick to stucco and wood facades in a myriad of colours" (18). To maintain the character of this area, the guidelines aim to "-maintain and bolster the eclectic character that currently exists [and] promote cohesive materials and patterns along streetscapes and riverscapes to create a strong backbone for a diversity of building facades and eclectic spaces" (21). The intent is to maintain the historic character while also acknowledging a sense of diversity and eclecticism within the village. These guidelines, particularly the private realm guidelines in the downtown area and private guidelines for residential areas, will be used within **Table 6.0** to review the compatibility of the proposed development within the character area.

The Ontario Heritage Tool Kit ("OHTK") outlines acceptable infill designs within a cultural heritage landscape. 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. The following sub-section provides a written description and analysis of the compatibility of the development within the context of infill.

5.3.2 Infill Analysis

Historically, the spatial organization of the site including the location and orientation of built forms and other features such as the Grand River, was contrary to that of the nearby historic residential buildings and to an extent, the commercial buildings. The site includes the historic stone building, referred to as ‘Building B’, which remains as a vestige of the former industrial practices that occurred on the property; this remaining built heritage is an important factor in the appropriate redevelopment of the site.

The location of the site is unique in that it includes and is surrounded by a variety of uses and building typologies and within a transitional commercial zone. The former use of the property for both residential and industrial purposes, and nearby residential and commercial buildings promote the eclecticism that is exhibited in the village. In reflection of this, the intent behind the design of the building was to incorporate elements of these building typologies within a cohesive manner.

The following **Table 6.0** assesses the proposed design of Building ‘A’ within the context of the site and the greater area described in sub-section 1.2 of this report. This analysis considers aspects identified in the OHTK as important to the assessment of infill compatibility. **Appendix ‘C’** also includes a design analysis of the proposed development by Fryett Turner Architects which informed this assessment in addition to the renderings provided in **Figures 58-61** as requested by ASI in the Peer Review for Heritage Impact Assessments Phase I and II in Section 4.0 (3.0) (20).

Table 6.0- Heritage Compatibility Analysis	
Setback and Orientation	The proposed mixed-use building (Building ‘A’) has a 0-metre setback which is intended to reflect the continuous commercial wall along the downtown core to exude this extension of the downtown and differ from some of the residential and industrial setbacks that would be expected to promote this sense of eclecticism. The setback is consistent with the house immediately adjacent to the east (23 East Mill Street). The building is oriented to both East Mill Street and Geddes Street as a gateway feature. As the west elevation is oriented to Geddes Street, it is recommended that further development of this elevation be made to respond to the surrounding environment including further design articulation particularly of the four-storey bay due to its orientation to Geddes Street (see Figure 56).
Scale, Proportion, Rhythm	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 particularly by the commercial building stock in the downtown of the village. The front façade along East Mill Street is separated into several bays to reduce the appearance of massing and allude to separate historic residential and commercial built forms and their scale, proportions and rhythm. Three of the interjecting bays present as one storey building with an upper terrace. An analysis was completed by FTA Architects to determine the approximate length of commercial frontage onto the street which influenced the massing and spatial relationship between the bays along the front façade. The use of glazing, and proportions and rhythm of fenestrations are in reflection of the commercial storefronts observed in the downtown core of the village. The use of horizontal mullions and spandrels are intended to reflect elements of the nearby residential built form. The balconies along the second to fourth storeys were influenced by the use of Juliette balconies along the third storeys of some commercial buildings downtown.

The Centre Wellington Place Matters Urban Design Guidelines (April 2015) makes recommendations for the Building, Proportions, Scale and Placement for the private realm for downtown areas. Acknowledging that this is a transitional area, it has determined that the guidelines are applicable to the new construction. The guidelines state that “New buildings at corners should be considered as an opportunity for landmark buildings with enhanced architectural details incorporated on the visible facades. The inclusion of diagonal building setbacks or recessed entries should be considered to enhance the pedestrian environment” (62). The current design includes setbacks to enhance the pedestrian environment, however, further consideration could be made for architectural details particularly along the western elevation at the corner of Geddes Street and East Mill Street. Furthermore, the guidelines state that, “Building widths should be similar to the adjacent buildings, or existing pattern of window and entry bays that are at street level” (62).

Appendix ‘C’ provides a design analysis by Fryett Turner Architects Inc. to demonstrate the reflection of commercial

	<p>building widths and storefront fenestrations along the first two storeys of the building.</p> <p>Consideration should be made for further design features that also reflect elements of the immediate residential character. Although the commercial area has guidelines to accentuate verticality, the guidelines for residential areas within the development's immediate context speaks to horizontal definition and to "articulate transition between the building base, middle and top" (104). New buildings within residential areas are to be "well articulated through the use of compatible architectural elements, such as window trims, cornices. etc" (104). Both commercial and residential guidelines speak to the use of cornicing which could be used in a contemporary manner to improve the horizontal articulation of the building within the historic residential context. The historic balance of solids to voids with regards to fenestrations along the front façade could also be improved by the horizontal break up of the proposed windows.</p>
<p>Massing and Height</p>	<p>The building is proposed to be four storeys in height. The building includes a step back at the second storey along East Mill Street to reflect the nearby low-rise historic residential built form. The upper two storeys, which are set back towards the river, are more reflective of the industrial and commercial buildings within Elora which range from 1-3 storeys in height. These upper floors, which are stepped back, include terraces to reduce massing and height. 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, and a platform roof to reduce the appearance of massing and height. The use of vertical architectural elements used in the projecting bays along the front facade is also used to reduce the appearance of building width which is recommended in the Urban Design Guidelines (63).</p> <p>To best understand the proposed massing and height of the building, Figures 58-61 show a series of renderings taken from the intersection of Princess and East Mill Street (1), Church Street East and Geddes Street (2) Metcalfe Street and East Mill Street (3) and View at East Mill Street and Geddes Street (4) (see Table 7.0). The first view demonstrates that</p>

	<p>the architectural articulation provided by the stepbacks, and bays reduce the appearance of massing along the street; the two-storey datum of the first two floors is key to this result. There is limited visibility of the proposed new construction in View No.2. The upper two floors that are set back towards the Grand River can be seen from View No. 3; this provides variation in distanced views eastwards and westwards while maintaining the historic datum in intimate views where the new building abuts the streetscape due to the step back. View No. 4</p>
<p>Materials, Colour, Roof Shape, Detail and Ornamentation</p>	<p>The use of various neutral materials and colours emphasizes the diversified built form and architectural articulations. The stone veneer in particular pays homage to the historic stone buildings within the village and particularly, to the existing Building 'B' that will be retained as part of the overall redevelopment. The use of wood grain metal panel cladding is intended to be used as an accent to the stone veneer. The selection of platform roofline acts two-fold; one to reduce the appearance of massing and secondly to reflect the historic commercial rooflines.</p>
<p>Landscape Features, Secondary Buildings, Parking</p>	<p>There will be lower level parking for Building 'A' in addition to surface parking off of Geddes Street to the rear of Building A and to the west of Building B. Landscape features include pedestrian pathways to access Building B (via new addition on the north elevation) and municipal sidewalk along the front of Building A and the east side of Geddes Street.</p>

Overall, it is determined that the proposed 'Building A' is compatible with the Elora Heritage Area. It is acknowledged that due to its unique location between commercial and residential areas, some of the design guidelines may conflict between what is recommended for infill in commercial versus residential areas. The variation ensued as part of the design is, however, demonstrative of the variation and eclecticism that is repeated throughout the urban design guidelines as an important element of the heritage area. Recommendations relative to aspects of the design that should be further developed as part of the detailed design stage of Site Plan Approval for increased compatibility are included in sub-section 6.2.

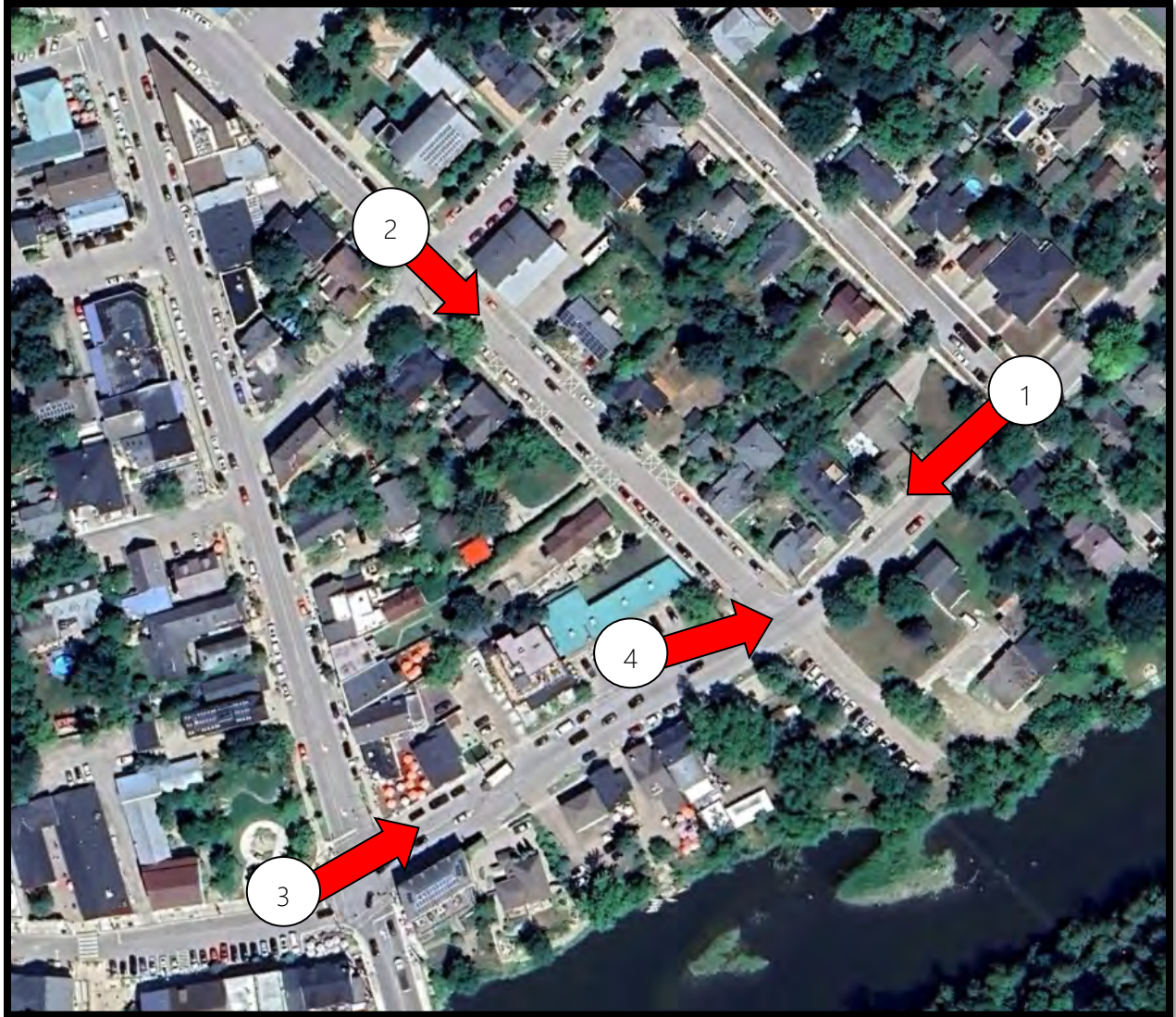


Table 7.0- Viewshed Analysis for Proposed Development

View	Description
No. 1	View looking westwards from Princess and East Mill Street.
No. 2	View looking southwards from Church Street East and Geddes Street.
No. 3	View looking eastwards from Metcalfe Street and East Mill Street.
No. 4	View looking eastwards along East Mill Street at Geddes Street



Figures 58 & 59: (above) View looking westwards from Princess and East Mill Street; (Below) View looking southwards from Church Street East and Geddes Street. (Source: Fryett Turner Architects, 2024).



Figure 60 & 61: (above) View looking eastwards from Metcalfe Street and East Mill Street; (below) Closer view looking eastwards along East Mill Street as it intersects with Geddes Street (Source: Fryett Turner Architects, 2024).

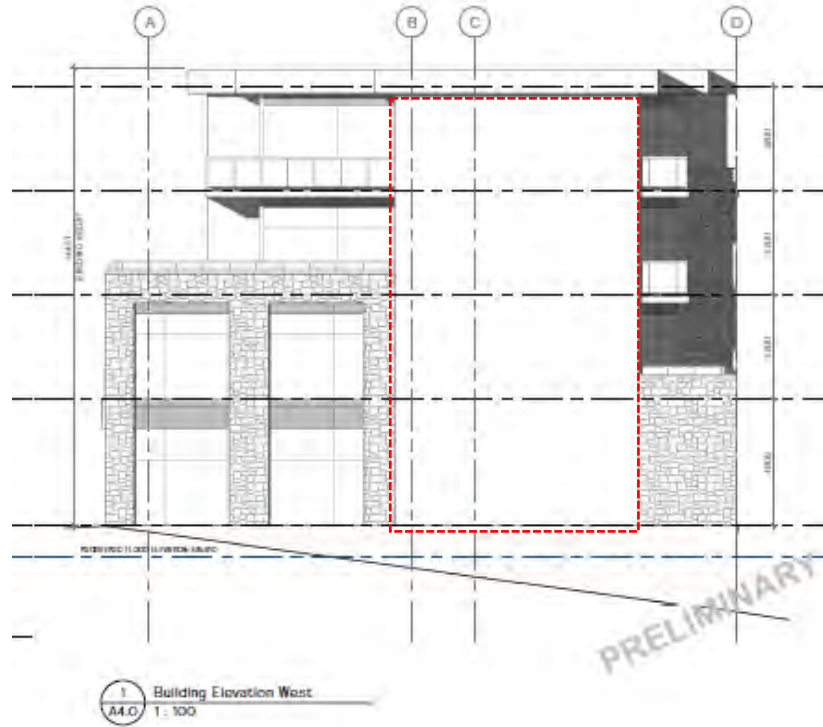


Figure 62: West Elevation of the proposed development at the corner of Geddes and East Mill Street (Source: Fryett Turner Architects, 2024).

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 of the site. Although this would avoid identified adverse impact, it would also negate the opportunity to adaptive re-use Building B which encourages the viability and long-term conservation of the building within the community. The existing dwelling is proposed to be removed due to health and safety concerns (addressed in Phase I of the Heritage Impact Assessment) and therefore, there will be a gap along the streetscape. Therefore, this option is not recommended as redevelopment can be beneficial to maintain a continuous streetscape and provide a viable option for the adaptive re-use of Building B which is a cultural heritage resource.

6.1.2 Develop Buffer Zone between Historic Stone Building (Building B) and 23 East Mill Street and Construction of Building A

This option would include a greater setback between the proposed four storey building (Building A) and the existing historic stone building on-site (Building B) and adjacent 23 East Mill Street. However, due to the limited size of the development site, including the limitations that result from the floodplain, it is anticipated that the implementation of mitigation measures should be sufficient to proactively protect and conserve these cultural heritage resources from land disturbances or accidental damage during the construction period.

6.2 Mitigation Measures

As adverse (direct and indirect) impacts have been identified, mitigation or avoidance is recommended in addition to the alternative development options reviewed in sub-section 6.1 of this report. To mitigate impacts, the following is recommended:

- 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 include the rehabilitation of the building; 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 'E'** of this report including the following:
 - 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.
- 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 Building B and Grand River, appropriate signage/ wayfinding; this is to allow for a cohesive and well-integrated context on-site; 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 which works in conjunction with the Landscape Plan;
- Complete a Zone of Influence (ZOI) Study to determine potential impacts of land disturbances as a result of construction activity;

Overall, it is determined that the proposed 'Building A' is compatible with the Elora Heritage Area. The following provides recommendations as it relates to aspects of the design that should be further developed as part of the detailed design stage of Site Plan Approval:

- Reducing the appearance of verticality along the front façade as it relates to proposed two storey window walls to reduce the appearance of height and reflect the rhythm of proportions within the immediate historic residential area while maintaining elements of the historic commercial built form. Opportunities to do this include the use of cornicing in a contemporary manner, change in material for spandrel panels or use of masonry banding.
- Improved design articulation of the north-west corner of the building at the intersection of Geddes Street and East Mill Street to present as a gateway/ landmark feature. It is recommended that there be further design considerations made for the west elevation to respond to the surrounding environment, particularly the four-storey bay which accentuates the verticality of the building. Design considerations include the use of various materials, colours and detailing (i.e. masonry banding) taking cues from nearby residential built form. This may also be a location for interpretation as part of the overall commemoration strategy of the site which could include an affixed interpretative panelling/ public art reflecting the history of the site to improve the appearance of this bay and also encourage pedestrian activity leading to and from the proposed adaptively re-used historic structure on-site and the Grand River Heritage River System.

7.0 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. This report also determined that the subject property has Cultural Heritage Value or Interest (CHVI) and identified heritage attributes.

The intent of this Phase II Heritage Impact Assessment was to assess potential impact of the proposed redevelopment based on the identified heritage attributes of the property (exempting the existing dwelling which was assessed in Phase I). The following provides a summary of adverse impacts to both the subject property and adjacent listed (non-designated) properties as per the review under the Ontario Heritage Toolkit:

- 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 as it relates to removal of built heritage fabric proposed as part of the adaptive re-use of Building B as a restaurant;
- Minor impact of alteration as it relates to alterations proposed for the adaptive re-use of Building B as a restaurant; this also relates to the broader CHL as the alterations to the 19th century building will be noticeably different along the streetscape;
- Negligible impact of indirect obstruction of views as it relates to Building B along East Mill Street;
- Potential impact of land disturbances as it relates to construction activity, particularly the excavation of the underground parking garage as it relates to Building B on the subject property, 23 East Mill Street and 14 Princess Street which are also attributes 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 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 include the rehabilitation of the building; 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 'E'** of this report including the following:
 - 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.
- 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 from the main streetscape and incorporates seating/ vantage areas for significant views of Building B and Grand River, appropriate signage/ wayfinding; this is to allow for a cohesive and well-integrated context with the greater area;
- 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; and,
- Complete a Zone of Influence (ZOI) Study to determine potential impacts of land disturbances as a result of construction activity.

As mentioned in sub-section 6.2, the completion of a Conservation Plan is recommended as a mitigation measure for identified impacts. The Conservation Plan should identify 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 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.

Overall, it is determined that the proposed 'Building A' is compatible with the Elora Heritage Area. The following provides recommendations as it relates to aspects of the design that should be further developed as part of the detailed design stage of Site Plan Approval:

- Reducing the appearance of verticality along the front façade as it relates to proposed two storey window walls to reduce the appearance of height and reflect the rhythm of proportions within the immediate historic residential area while maintaining elements of the historic commercial built form. Opportunities to do this include the use of cornicing in a contemporary manner, change in material for spandrel panels or use of masonry banding.
- Improved design articulation of the north-west corner of the building at the intersection of Geddes Street and East Mill Street to present as a gateway/ landmark feature. It is recommended that there be further design considerations made for the west elevation to respond to the surrounding environment, particularly the four-storey bay which accentuates the verticality of the building. Design considerations include the use of various materials, colours and detailing (i.e. masonry banding) taking cues from nearby residential built form. This may also be a location for interpretation as part of the overall commemoration strategy of the site which could include an affixed interpretative panelling/ public art reflecting the history of the site to improve the appearance of this bay and also encourage pedestrian activity leading to and from the proposed adaptively re-used historic structure on-site and the Grand River Heritage River System.

8.0 Bibliography

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MAPS & IMAGES

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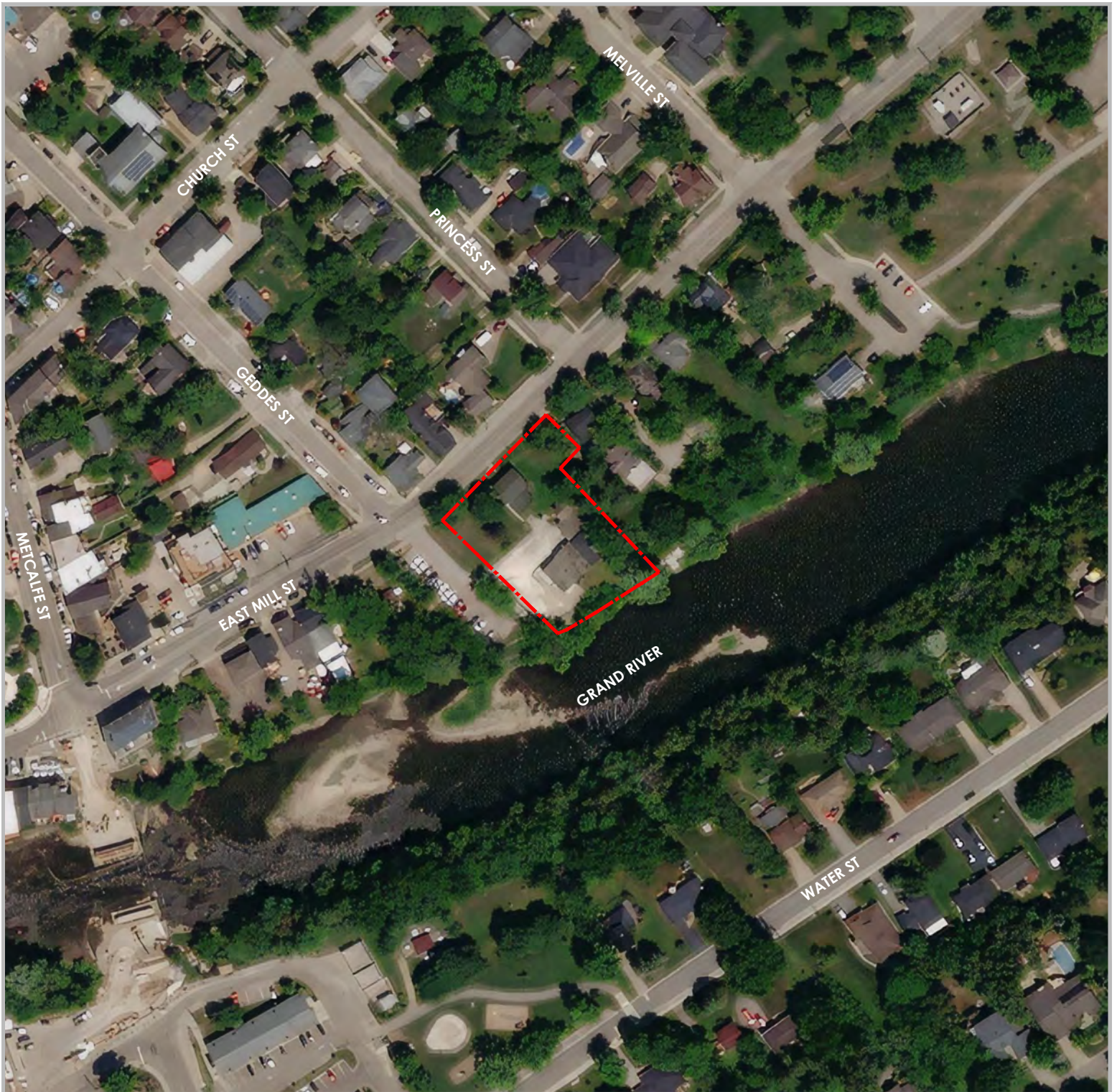
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Location Map

LEGEND

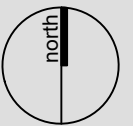
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DATE: November 2021

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

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 CVG028 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

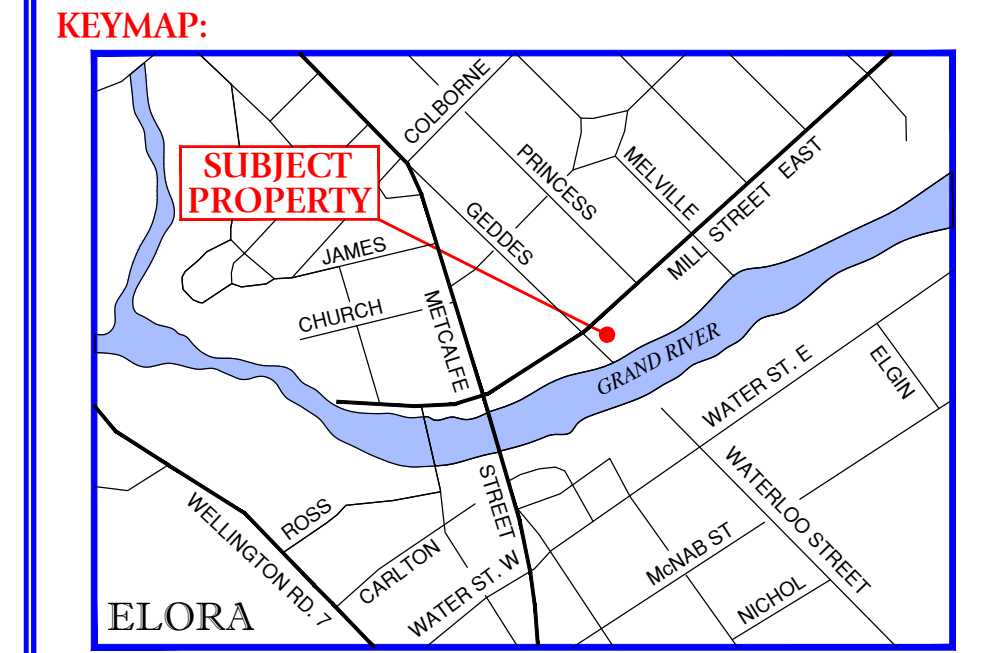
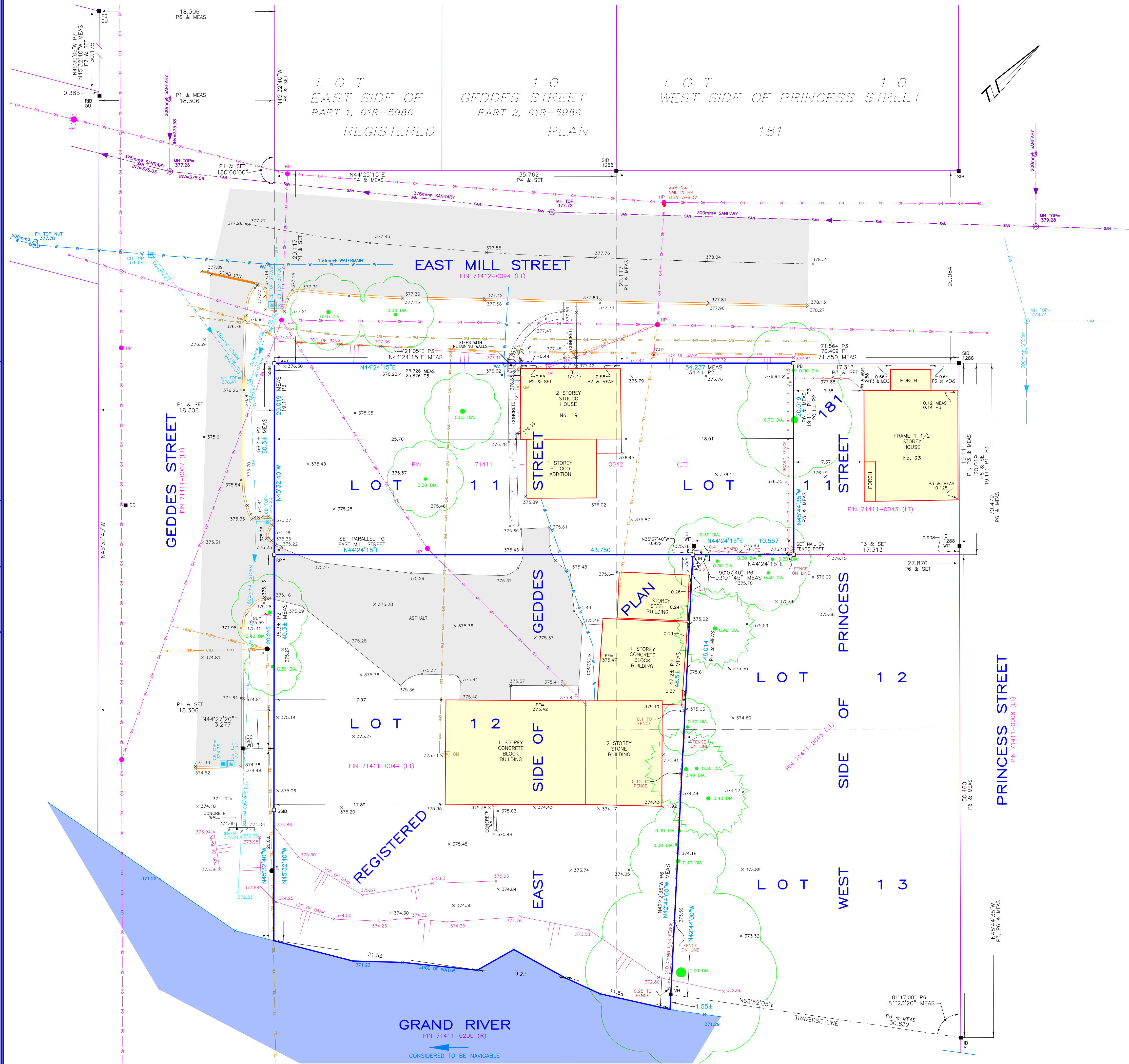
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UNDERGROUND SERVICES:

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.

NOTE: THIS PLAN WAS PREPARED FOR 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

LAND SURVEYORS

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. BUIJSMAN
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
Guelph: 519-821-2763
Orangeville: 519-940-4110

www.vanharten.com info@vanharten.com

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

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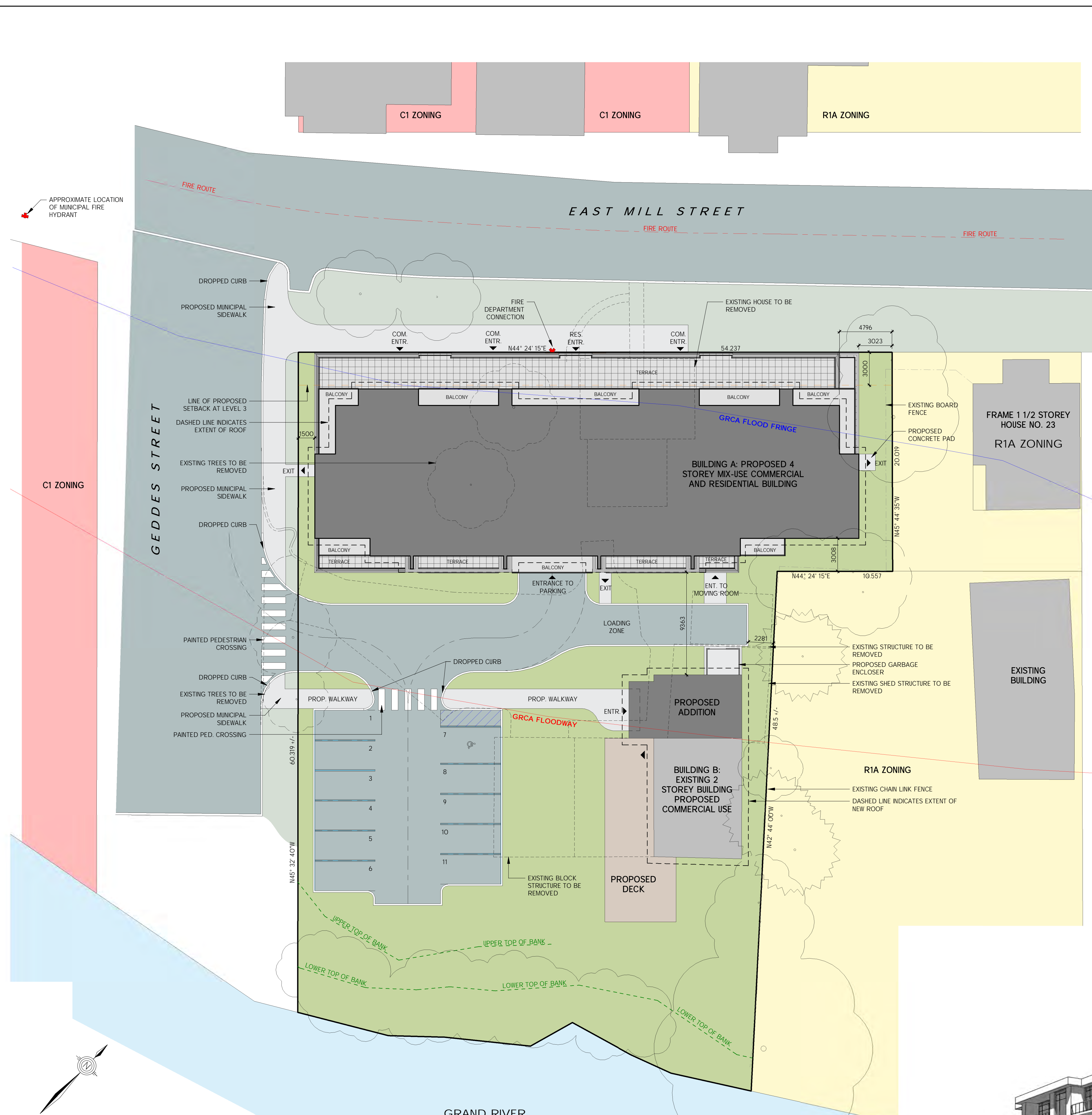
Jan 14, 2021-10:27am
6\ELORA\181\Area2\ACAD\LOT 11 (OXFORD GREEN) UTM 2010 NR.dwg

Appendix B

Proposed Development (Site Plan and Renderings)

2024-05-17 10:43:17 AM

2 Revised Site Plan
A1.0 1:200

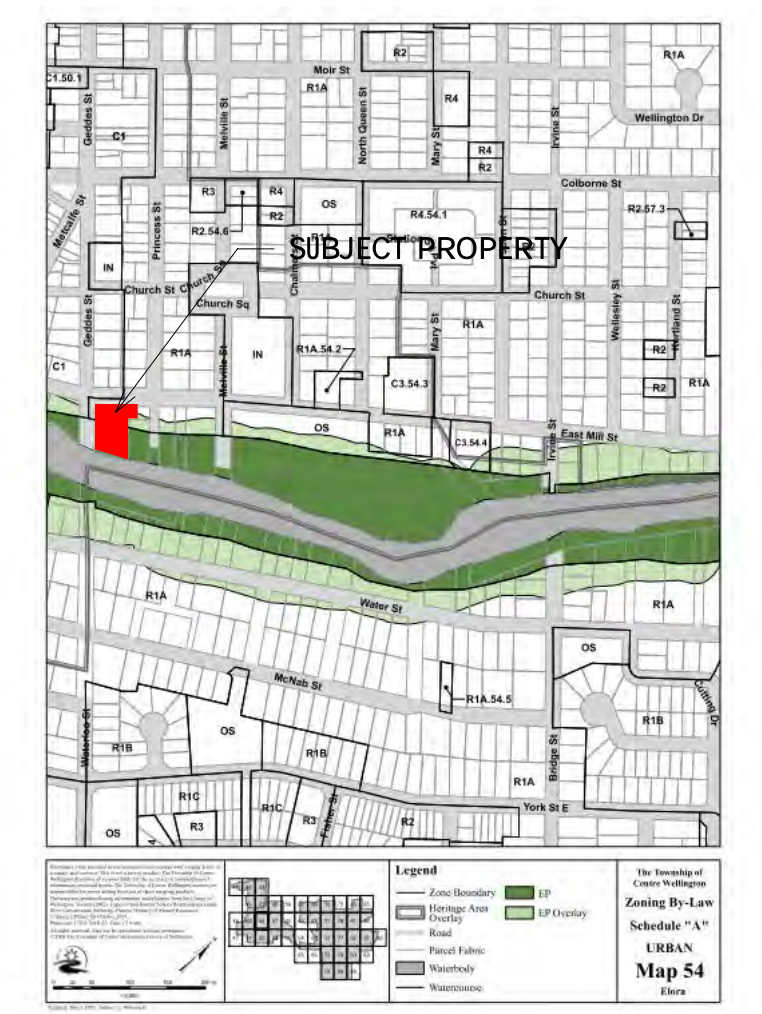


CURRENT ZONING R1A - PROPOSED ZONING C1 - MIXED-USE CONDOMINIUM (BUILDING A)

ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
1	MIN LOT AREA	No minimum	2574 m ²	YES
2	MIN LOT FRONTAGE	No minimum	36.2 m	YES
3	MIN FRONT YARD	No minimum	0.0 m	YES
4	MIN EXT. SIDE YARD	No minimum	1.5 m	YES
5	MIN SIDE YARD	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 m.	3.0 m	YES
6	MIN REAR YARD	No minimum	40.2 m	YES
7	MAX BLDG HEIGHT	3 Storeys (Max. 11.0 m)	4 Storeys (14.5 m)	NO
8	BUFFER STRIP	Req'd along interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	YES	YES
9	MAX LOT COVERAGE	90%	38%	YES
10	PARKING CALCULATION 1 SPACE PER DWELLING UNIT PLUS 1 SPACE PER 20 M ² OF COMMERCIAL SPACE 1 BARRIER-FREE SPACE REQ'D	(C1 Commercial Zone reduction of 50%) Building A Residential: 1 space/unit: 1 x 18 = 18 spaces Total Residential = 18 spaces Building A Commercial: 1 space / 30 m ² GLA Commercial Area GFA = 253 m ² Commercial Area GLA = 215 m ² (15% reduction in area applied to account for service spaces) 215 m ² /30 = 7 spaces Total Commercial Parking = 7 spaces Building B Commercial: 1 space / 9 m ² GLA 1 space / 18 m ² of patio Commercial Area GFA = 284 m ² Commercial Area GLA = 241 m ² (15% reduction in area applied to account for service spaces) Patio Area = 88 m ² 241 m ² /9 = 27 spaces 88 m ² /18 = 5 space Total Commercial Parking = 32 Total Parking Required = 57 50% Reduction = 29 including 2 Barrier-Free	Residential = 22 Commercial = 11 Barrier Free = 3 Total parking provided = 33	YES
11	BIKE PARKING		External: 0 Internal: 18	YES

CURRENT ZONING R1A - PROPOSED ZONING C1 - COMMERCIAL RESTAURANT (BUILDING B)

ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
3	MIN FRONT YARD	No minimum	4.8 m	YES
4	MIN EXT. SIDE YARD	No minimum	32.5 m	YES
5	MIN SIDE YARD	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 m.	1.91 m	NO - EXIS. CONDITION
6	MIN REAR YARD	No minimum	15.14 m	YES
7	MAX BLDG HEIGHT	3 Storeys (Max. 11.0 m)	2 Storeys	YES
8	BUFFER STRIP	Req'd along interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	YES	YES
9	MAX LOT COVERAGE	90%	4.3%	YES
10	PARKING CALCULATION 1 SPACE PER DWELLING UNIT PLUS 1 SPACE PER 20 M ² OF COMMERCIAL SPACE 1 BARRIER-FREE SPACE REQ'D	(C1 Commercial Zone reduction of 50%) Refer to Building A chart.	See parking calculation under heading 10 of Building A zoning compliance table	NO
11	BIKE PARKING		External: 0 Internal: 0	YES



Key Plan
N.T.S.

SITE PLAN LEGEND

- C1 ZONING
- R1A ZONING
- SOD OR LANDSCAPED AREA
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAYS
- PROPOSED SITE FEATURES
- EXISTING BUILDING STRUCTURES
- PROPOSED BUILDINGS
- PROPOSED DECK
- EXISTING RIVER
- SETBACK BOUNDARY
- FIRE ROUTE
- LINE OF DEMOLITION OR REMOVAL
- LINE OF FUTURE SEVERANCE
- GRCA FLOOD FRINGE
- GRCA FLOODWAY
- RB-93 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL
- CONCRETE CURB ALL CURBS TO BE SINGLE STAGE PER OPSD 600 04 UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS
- LIGHT POST (L.P.)
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- PARKING STALL COMPLETE WITH ELECTRIC VEHICLE CHARGING STATION
- V VISITOR PARKING

SITE PLAN NOTES

- ALL SITE LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL LAND.
- PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
- ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
- ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
- PROPERTY BOUNDARIES TAKEN FROM 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, PREPARED BY VAN HARTEN SURVEYING INC., DATED JANUARY 14, 2021.



PRELIMINARY

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	RT
DRAWN	NA
SCALE	As indicated
DATE DWN	20231013
ISSUED	20240517

SHEET #

Fryett Turner
ARCHITECTS INC

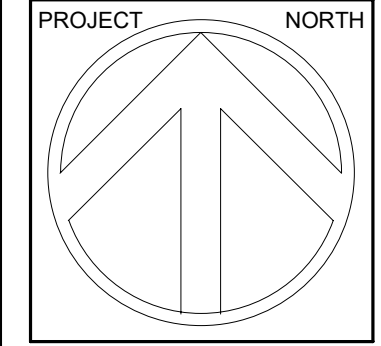
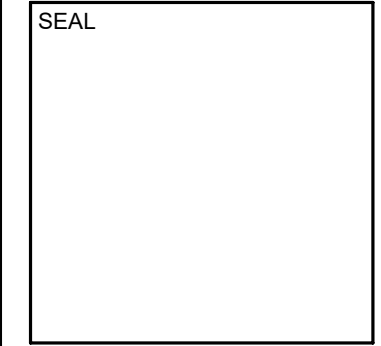
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettturner.com

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

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK 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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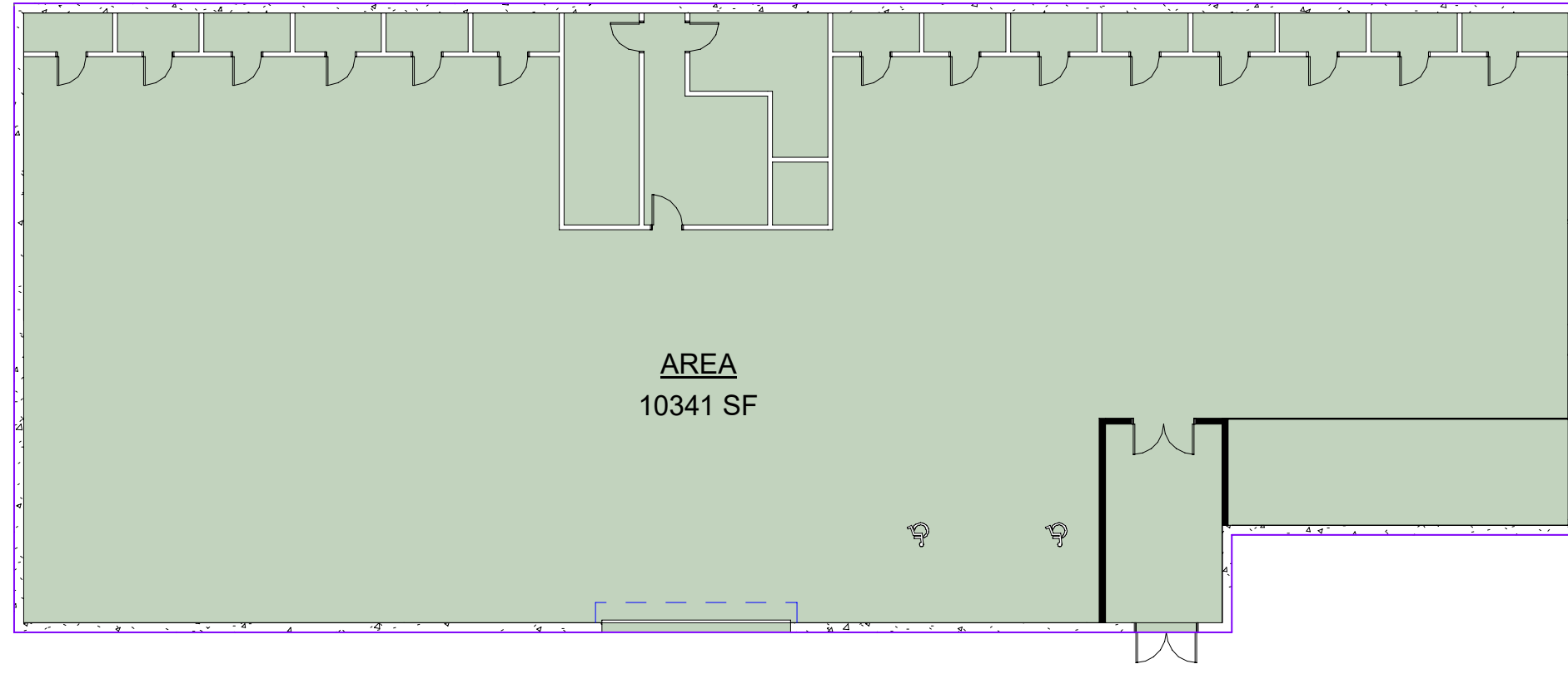


19 Mill St.
19 Mill St. East - Elora
Proposed Site Plan

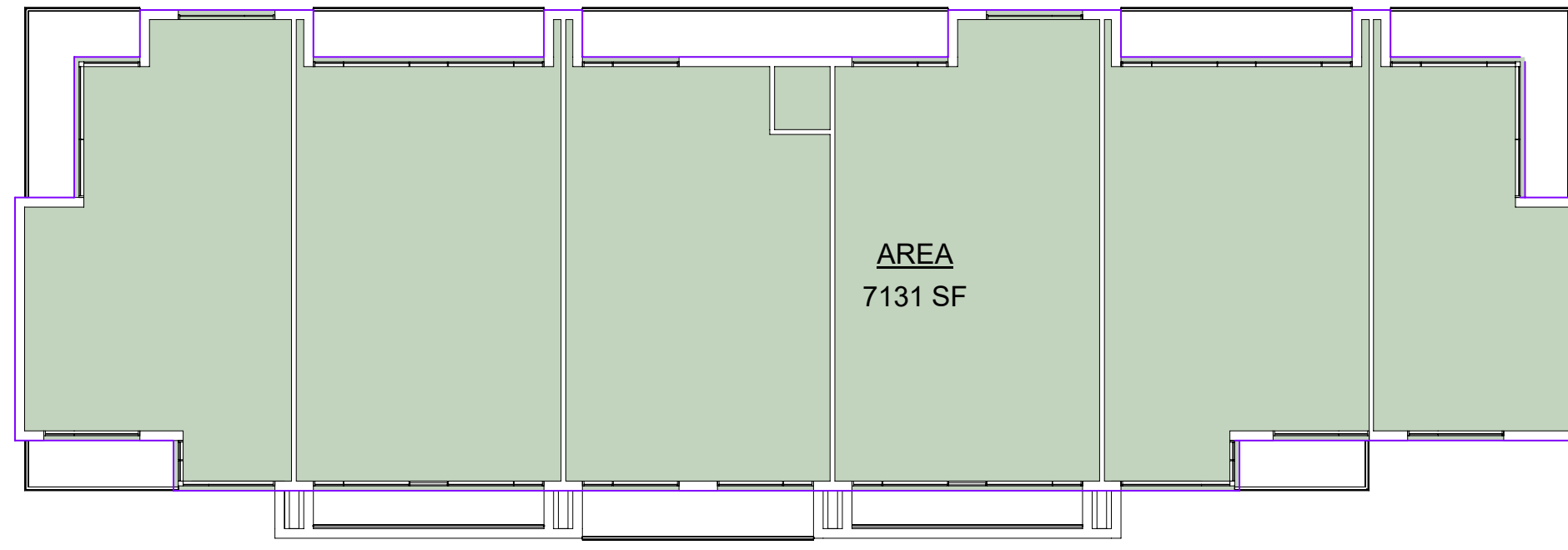
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REVISIONS

2023 11 15
DATE

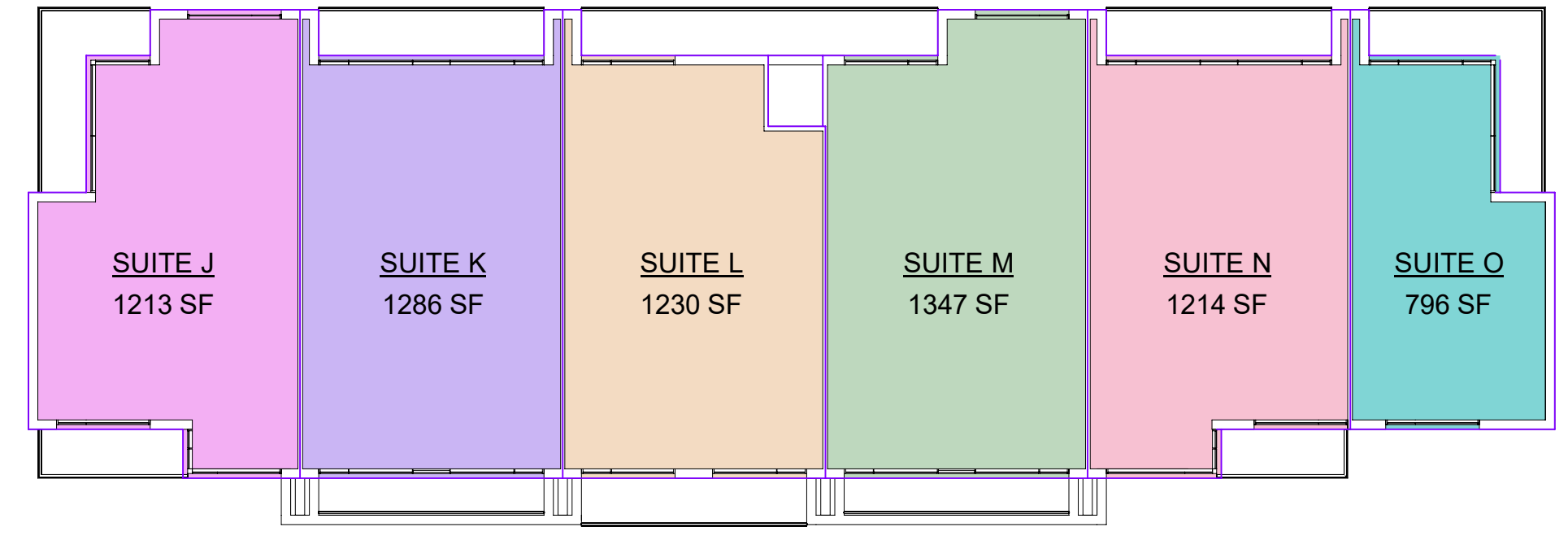
A1.0



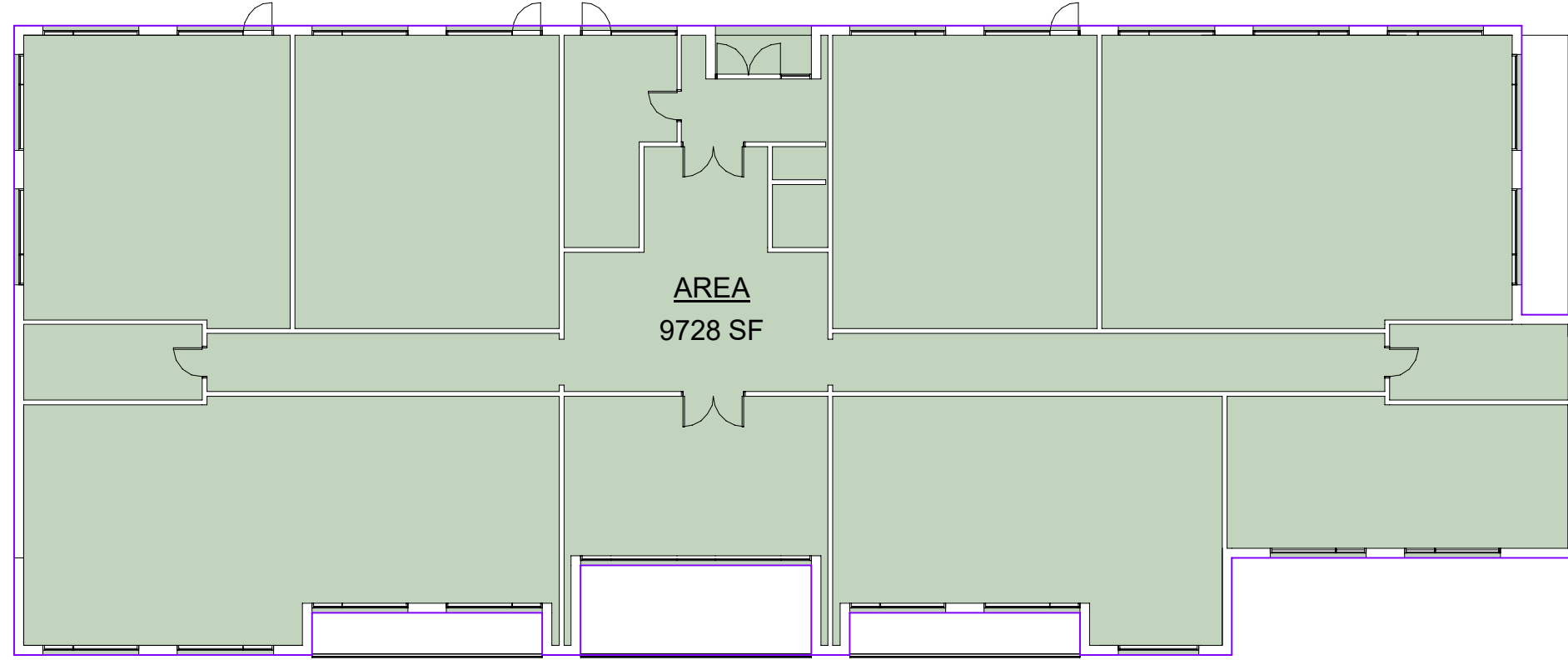
1 Level P1
A1.2 1: 200



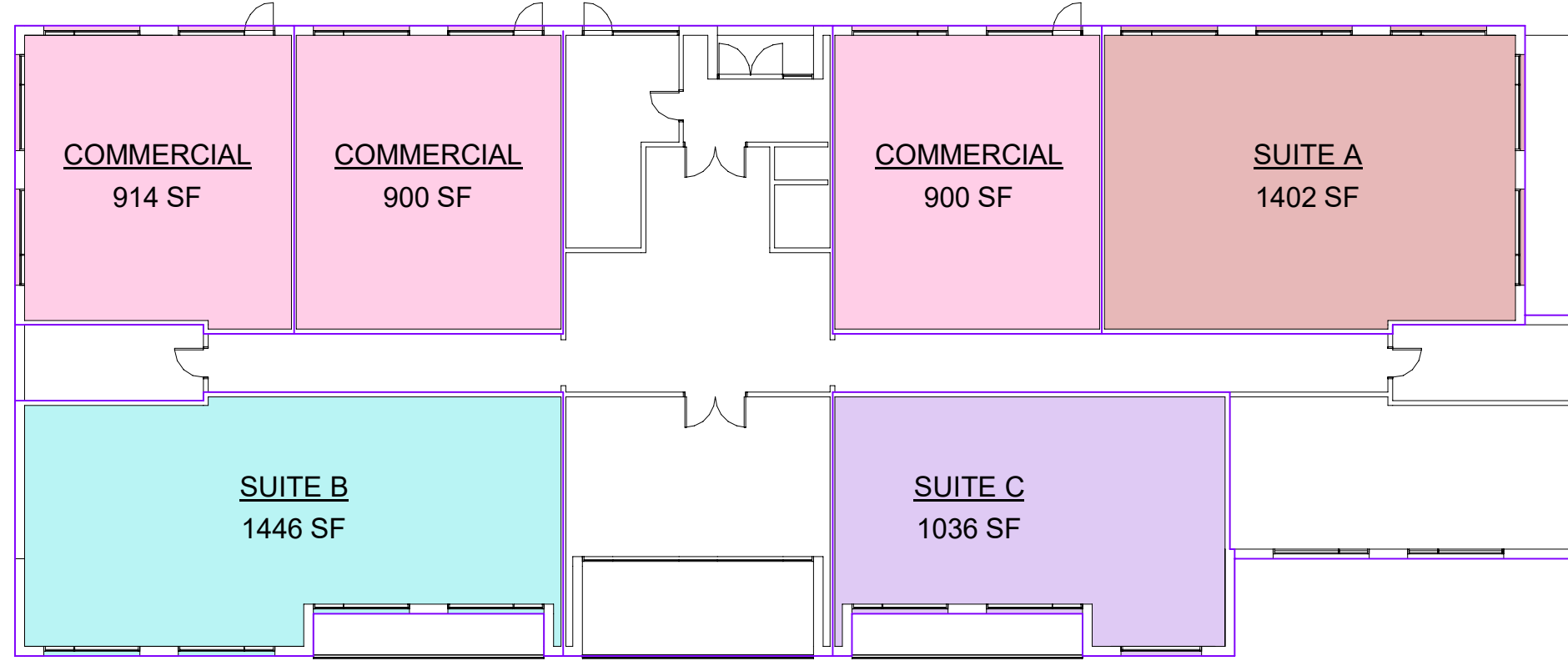
5 Level 4
A1.2 1: 200



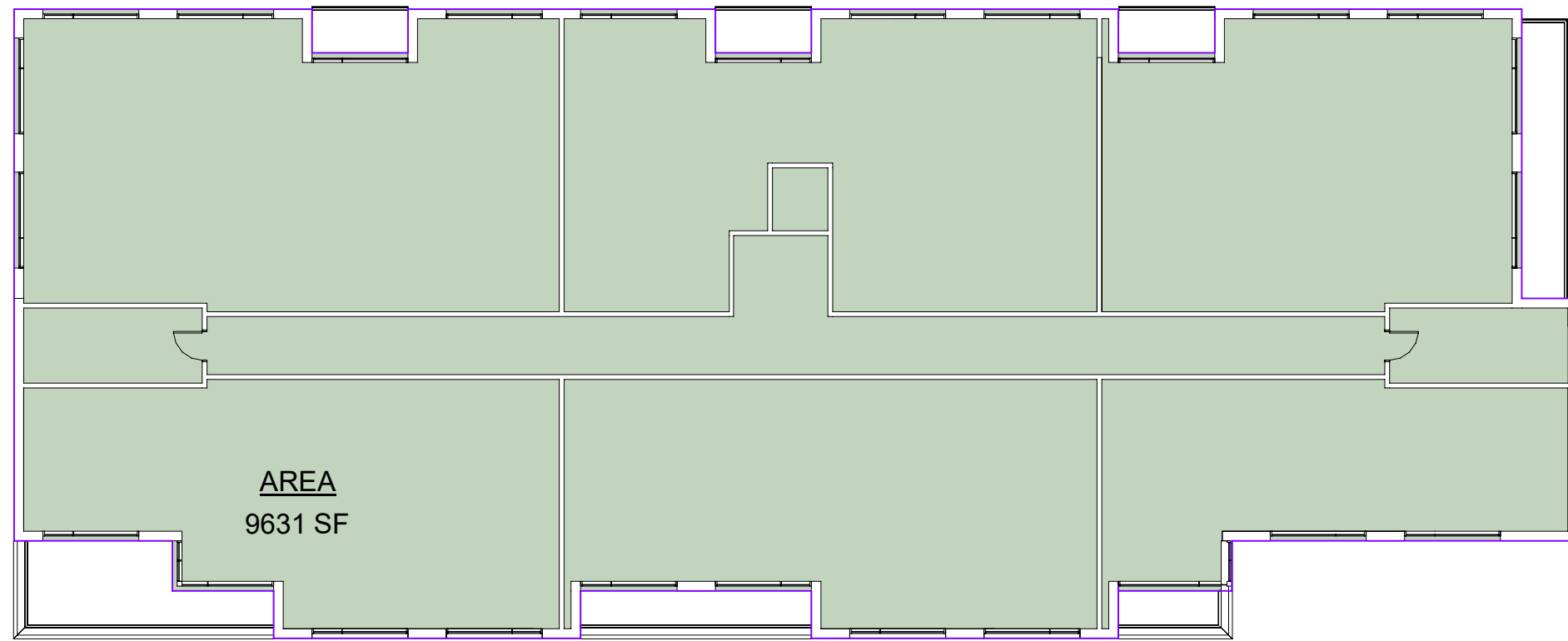
9 Level 4
A1.2 1: 200



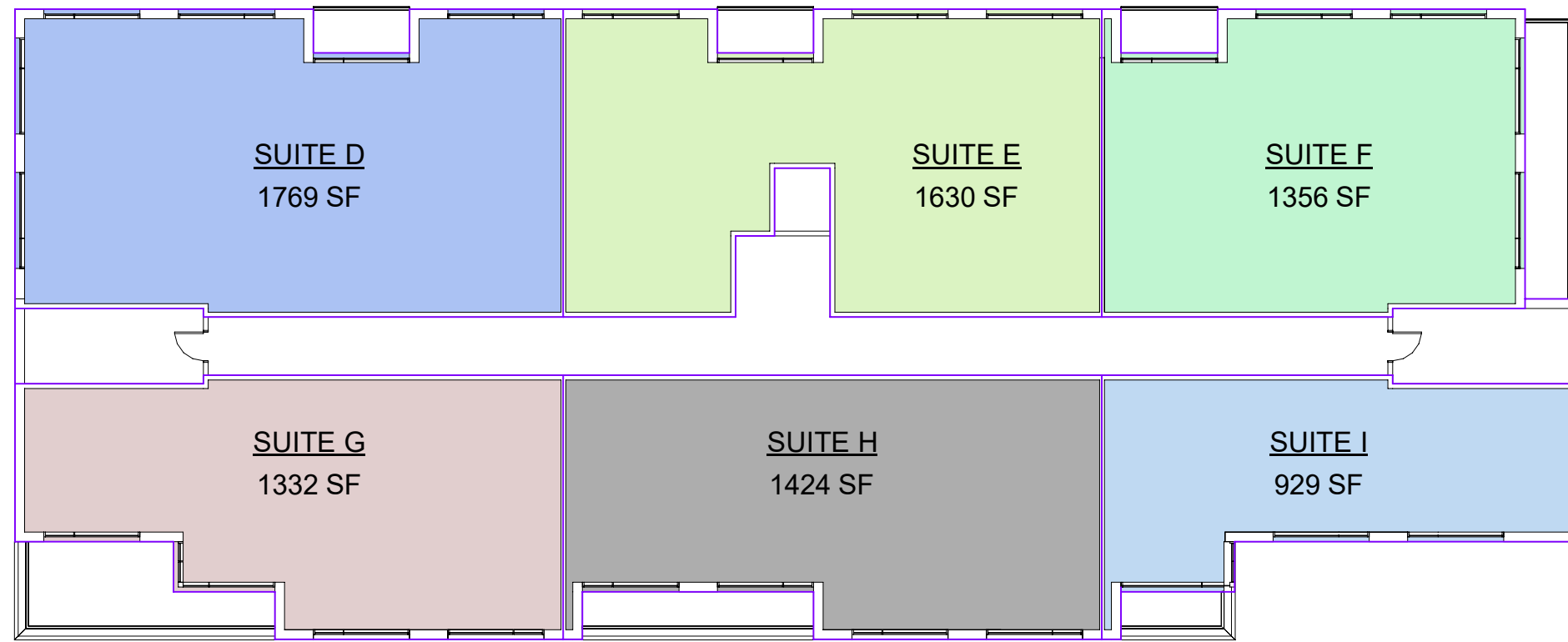
2 Level 1
A1.2 1: 200



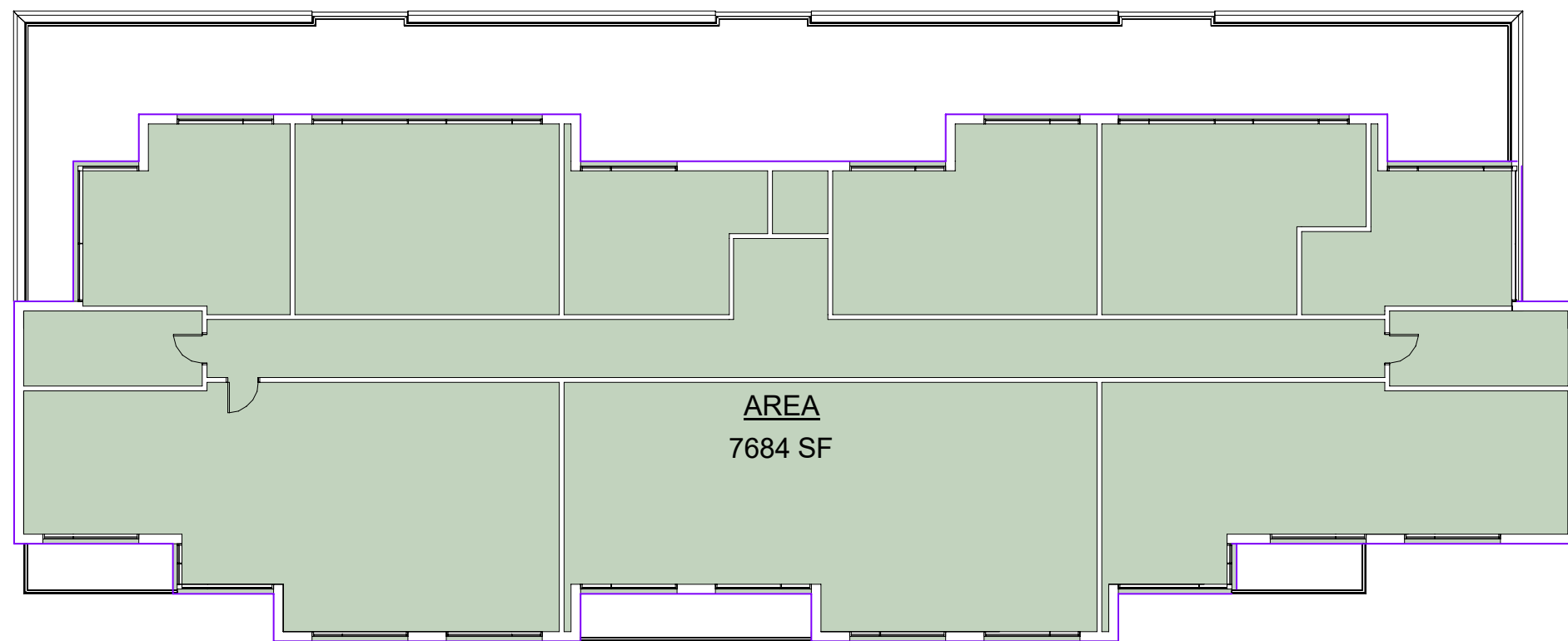
6 Level 1
A1.2 1: 200



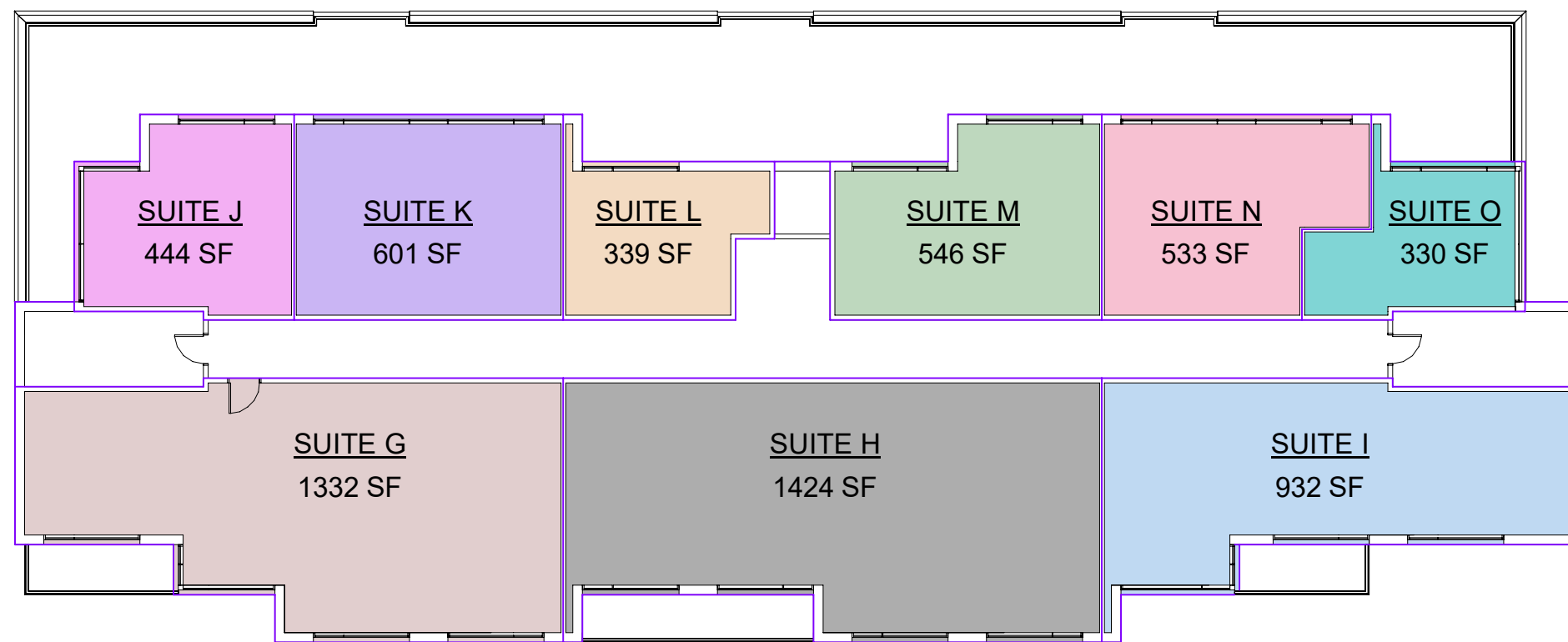
3 Level 2
A1.2 1: 200



7 Level 2
A1.2 1: 200



4 Level 3
A1.2 1: 200



8 Level 3
A1.2 1: 200

Area Schedule (Gross Building)					
Floor	Name	Area	Area SF	Level	Area Total
0	AREA	10341 SF	10341 ft²	Level P1	10341 SF
1	AREA	9728 SF	9728 ft²	Level 1	9728 SF
2	AREA	9631 SF	9631 ft²	Level 2	9631 SF
3	AREA	7684 SF	7684 ft²	Level 3	7684 SF
4	AREA	7131 SF	7131 ft²	Level 4	7131 SF
5	AREA	Not Placed		Not Placed	
6	AREA	Not Placed		Not Placed	
Grand total					44513 SF

Area Schedule (Rentable)			
Level	Name	Area Type	Area
Level 1	SUITE A	Building Common Area	1402 ft²
Level 1	SUITE B	Building Common Area	1446 ft²
Level 1	SUITE C	Building Common Area	1036 ft²
Level 2	SUITE D	Building Common Area	1769 ft²
Level 2	SUITE E	Building Common Area	1630 ft²
Level 2	SUITE F	Building Common Area	1356 ft²
Level 2	SUITE G	Building Common Area	1332 ft²
Level 3	SUITE G	Building Common Area	1332 ft²
Level 2	SUITE H	Building Common Area	1424 ft²
Level 3	SUITE H	Building Common Area	1424 ft²
Level 2	SUITE I	Building Common Area	929 ft²
Level 3	SUITE I	Building Common Area	932 ft²
Level 3	SUITE J	Building Common Area	444 ft²
Level 4	SUITE J	Building Common Area	1213 ft²
Level 3	SUITE K	Building Common Area	601 ft²
Level 4	SUITE K	Building Common Area	1286 ft²
Level 3	SUITE L	Building Common Area	339 ft²
Level 4	SUITE L	Building Common Area	1230 ft²
Level 3	SUITE M	Building Common Area	546 ft²
Level 4	SUITE M	Building Common Area	1347 ft²
Level 3	SUITE N	Building Common Area	533 ft²
Level 4	SUITE N	Building Common Area	1214 ft²
Level 3	SUITE O	Building Common Area	330 ft²
Level 4	SUITE O	Building Common Area	796 ft²
Grand total: 24			

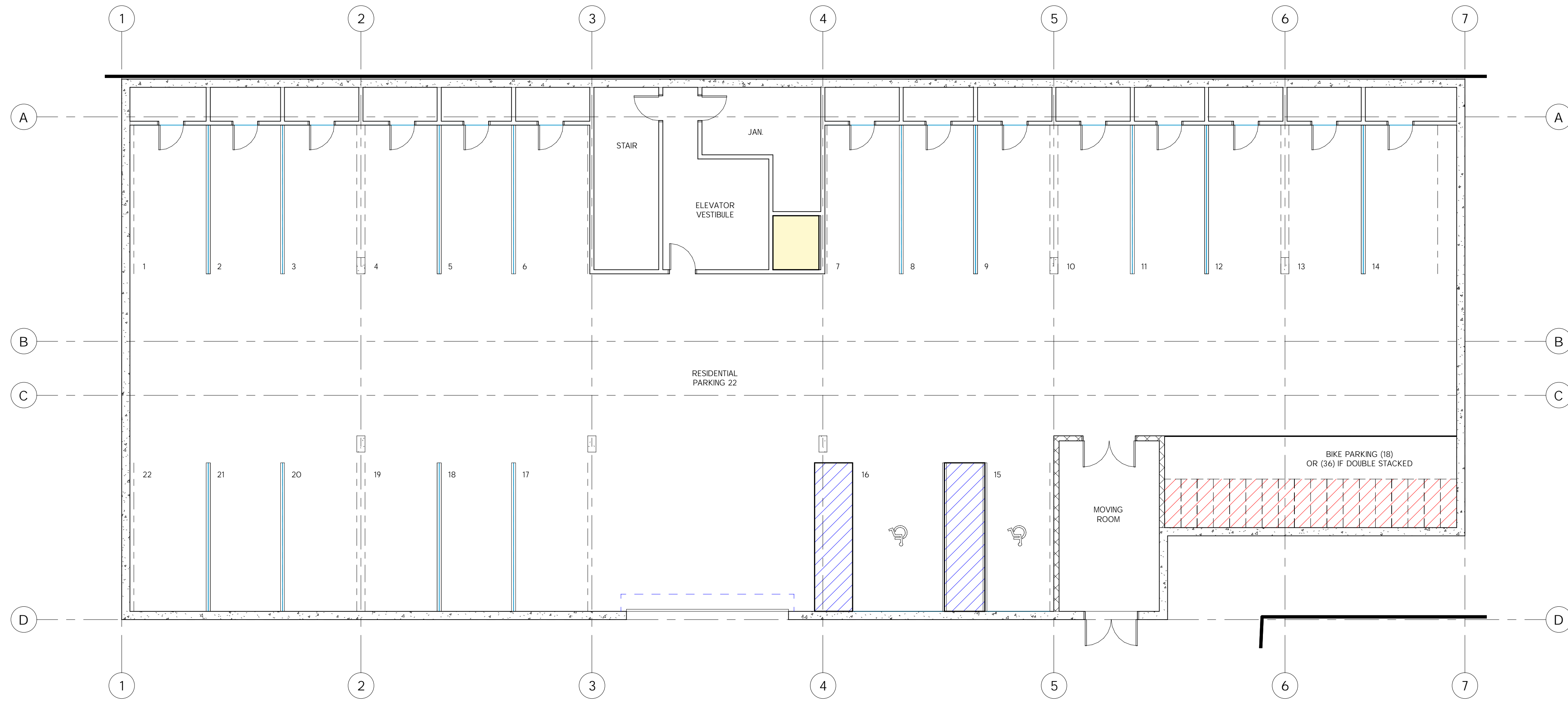
SEAL

PROJECT NORTH

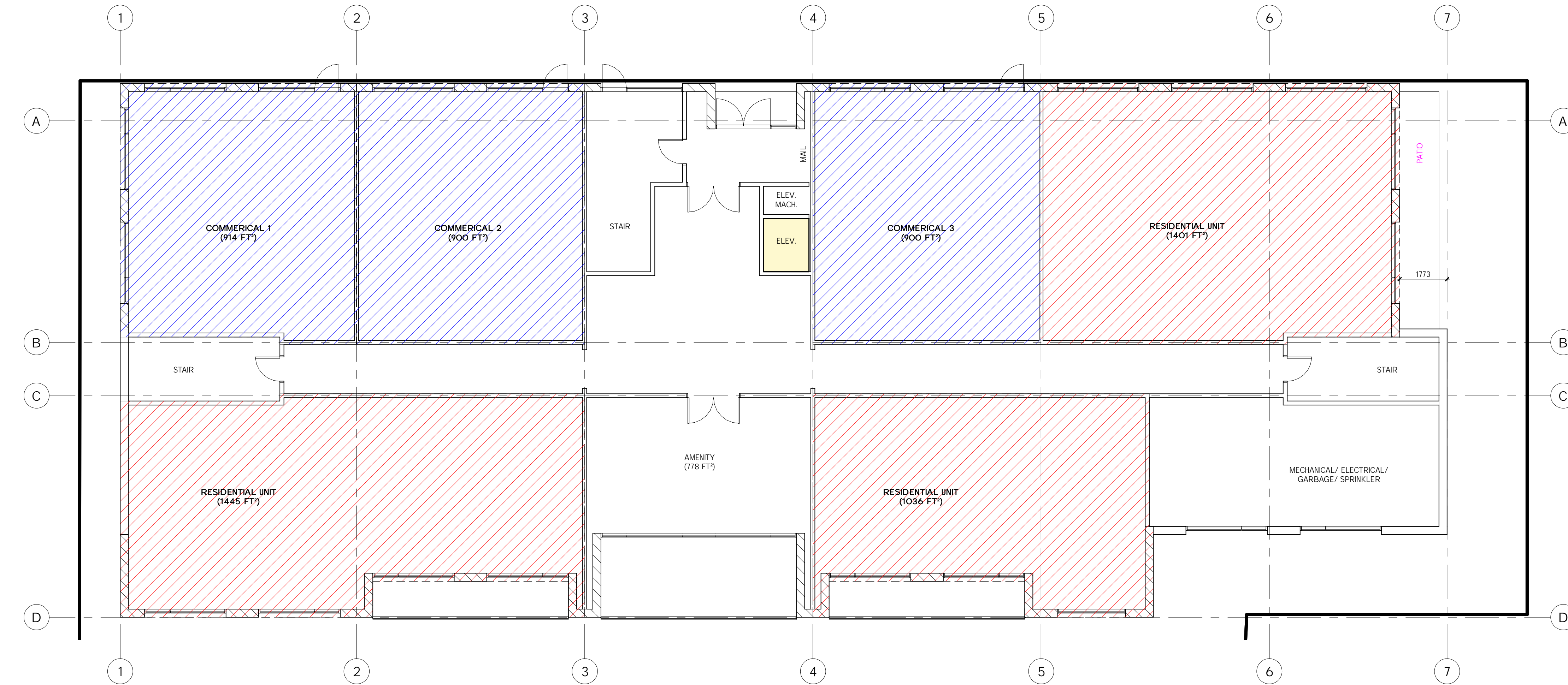
19 Mill St.
19 Mill St. East - Elora
Area Plans and Schedules

STATUS	PRELIMINARY
PROJECT #	20046
CHRD	RT
DRAWN	NA
SCALE	1: 200
DATE DWN	20231016
ISSUED	20231013

REVISIONS _____ DATE _____



1 Level P1
A2.0 1:100



2 Level 1
A2.0 1:100

PLAN LEGEND

- WALL TYPES SEE A7.1
xx = FIRE RESISTANCE RATING
- WINDOW TYPES SEE A7.2
- DOOR TYPES SEE A7.2
- INTERIOR ELEVATIONS SEE A7.0

NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- 2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.R.
- 3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS I.N.O. SEE STRUCTURAL DWGS.
- 4) ROD AND SHELF TYPICAL ALL CLOSETS.
- 5) FOR UNIT DETAILS SEE A3.0.

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SEAL

PROJECT NORTH

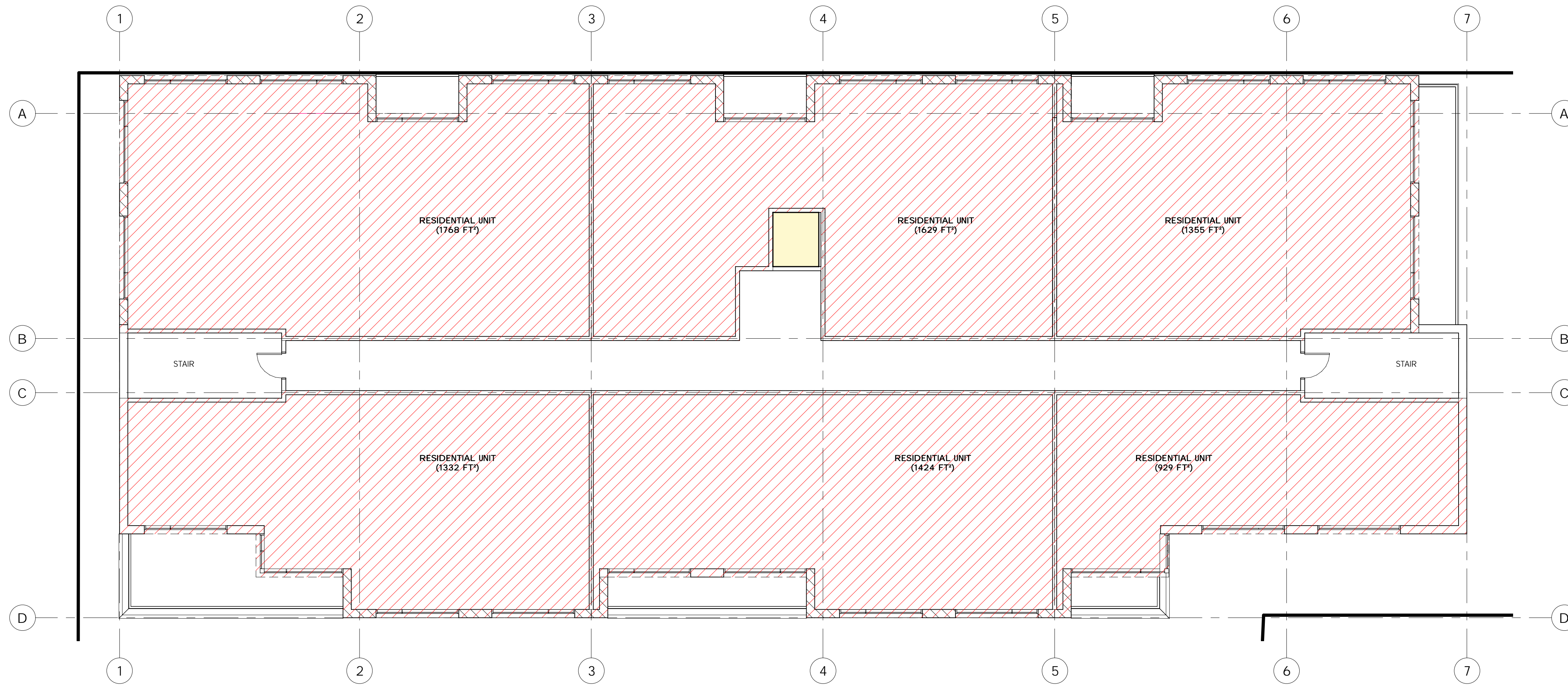
19 Mill St.
19 Mill St. East - Elora
Parking and 1st Floor Plans

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	RT
DRAWN	MA
SCALE	As indicated
DATE DWN	20231013
ISSUED	20231013

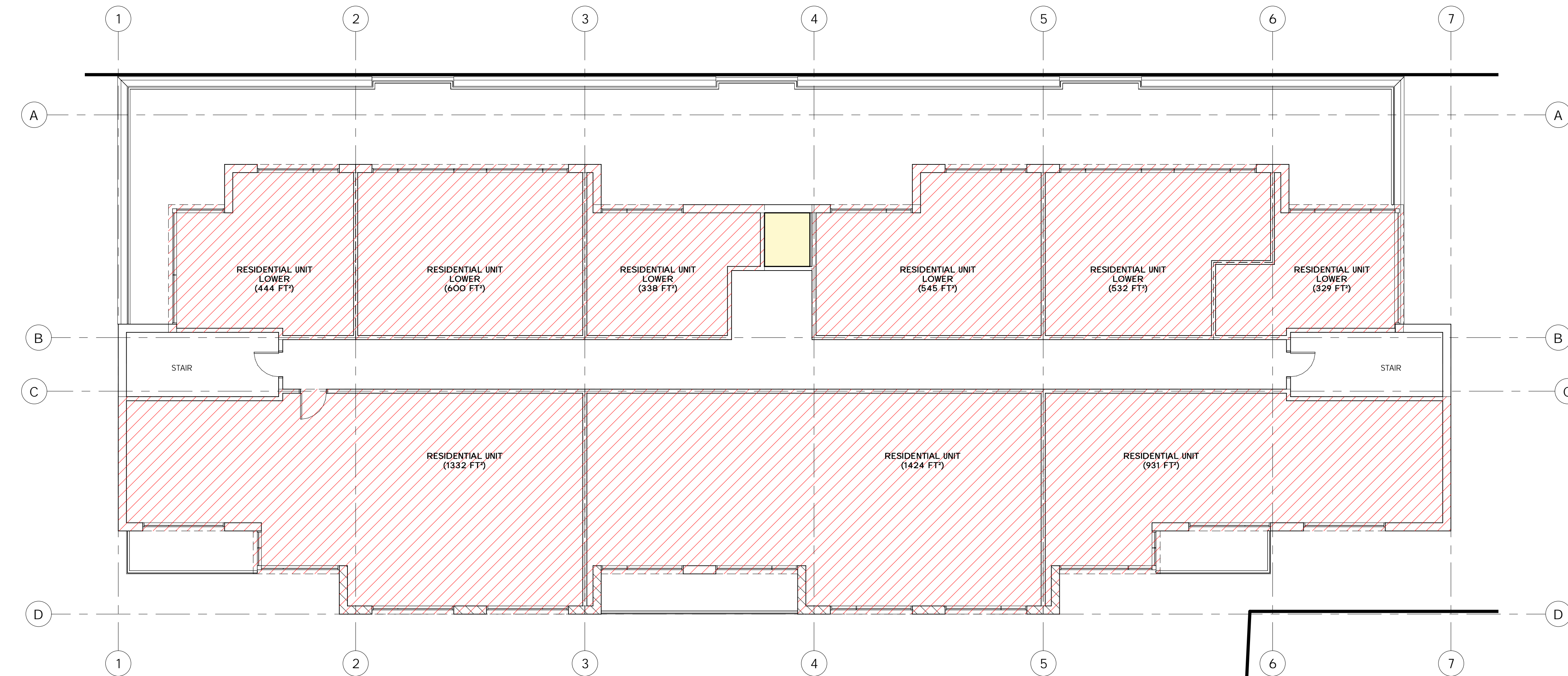
PRELIMINARY

REVISIONS	DATE
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11/15/2023 2:22:37 PM



1 Level 2
A2.1 1 : 100



2 Level 3
A2.1 1 : 100

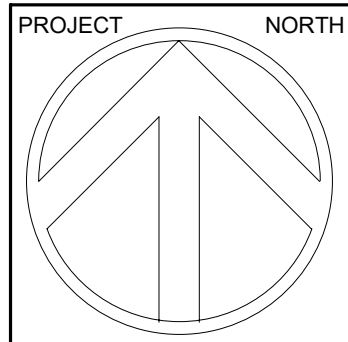
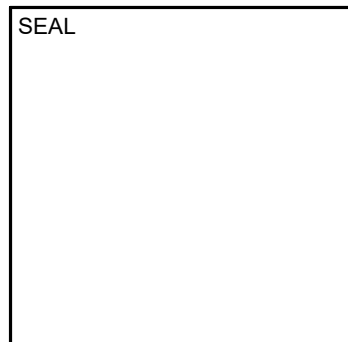
PLAN LEGEND

- WALL TYPES SEE A7.1
xx = FIRE RESISTANCE RATING
- WINDOW TYPES SEE A7.2
- DOOR TYPES SEE A7.2
- INTERIOR ELEVATIONS SEE A7.0

NOTES:

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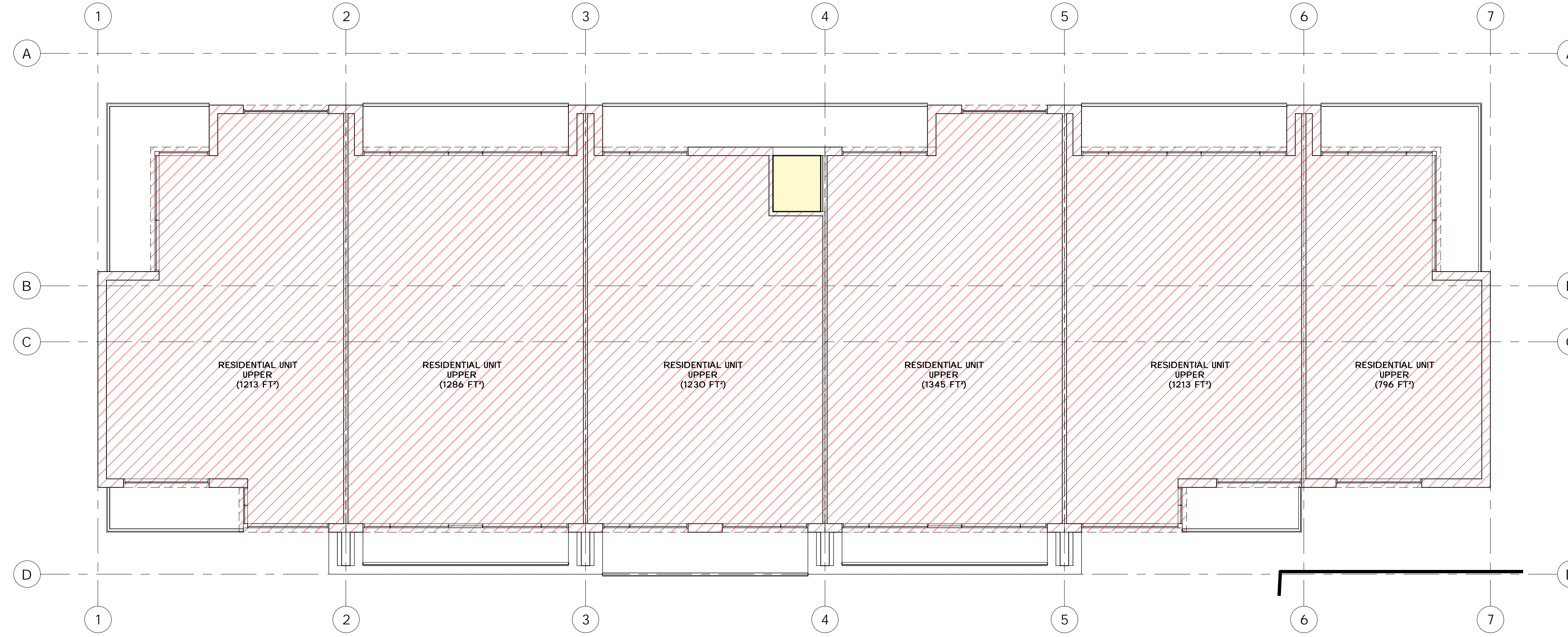


19 Mill St.
19 Mill St. East - Elora
2nd and 3rd Floor Plans

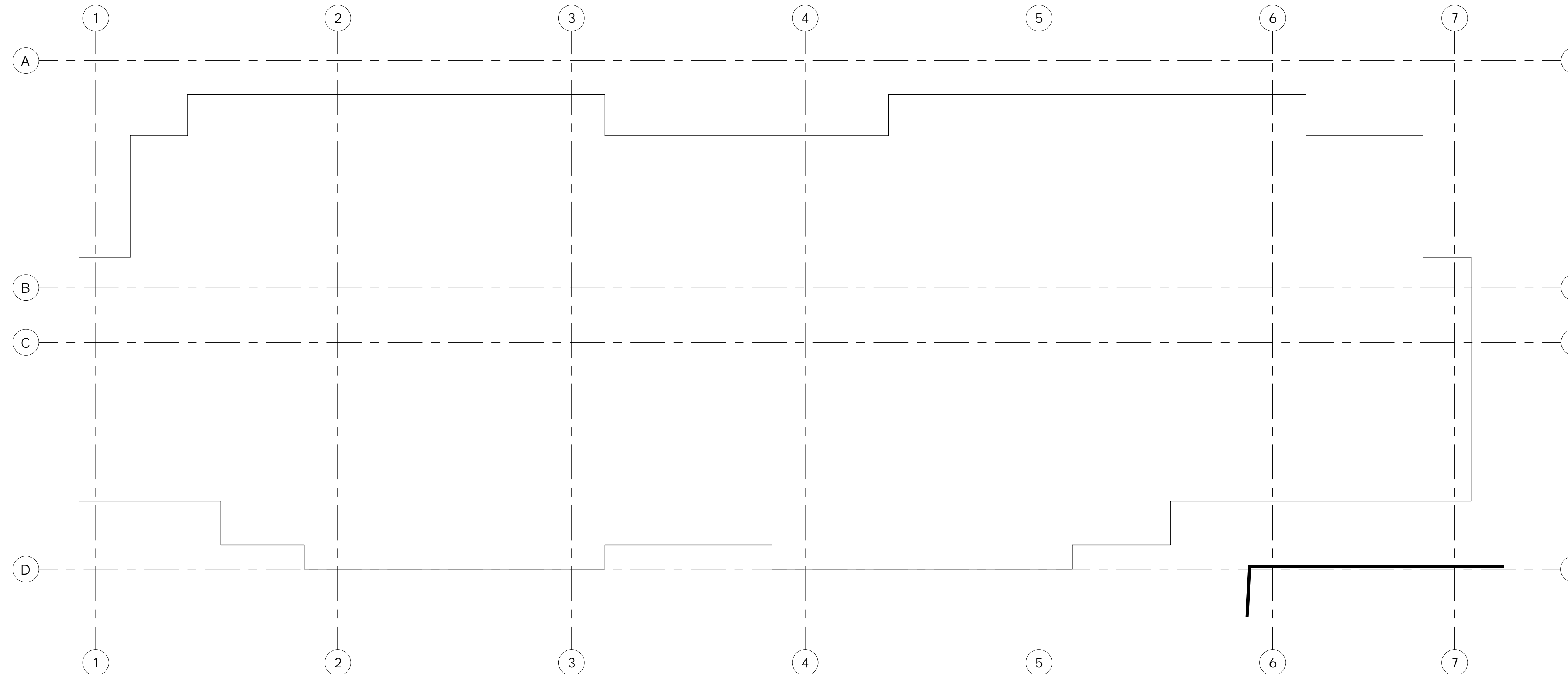
PRELIMINARY

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	RT
DRAWN	MA
SCALE	As indicated
DATE DWN	20231013
ISSUED	20231013

REVISIONS _____ DATE _____



1 Level 4
A2.2 1 : 100



2 Roof Level
A2.2 1 : 100

PLAN LEGEND

W/ xx HR WALL TYPES SEE A7.1
xx = FIRE RESISTANCE RATING

A WINDOW TYPES SEE A7.2

DI DOOR TYPES SEE A7.2

A3.0 INTERIOR ELEVATIONS SEE A7.0

NOTES:

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PROJECT NORTH

19 Mill St.
19 Mill St. East - Elora
4th Floor and Roof Plans

PRELIMINARY

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	RT
DRAWN	MA
SCALE	As indicated
DATE DWN	20231013
ISSUED	20231013

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REVISIONS	DATE
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SEAL

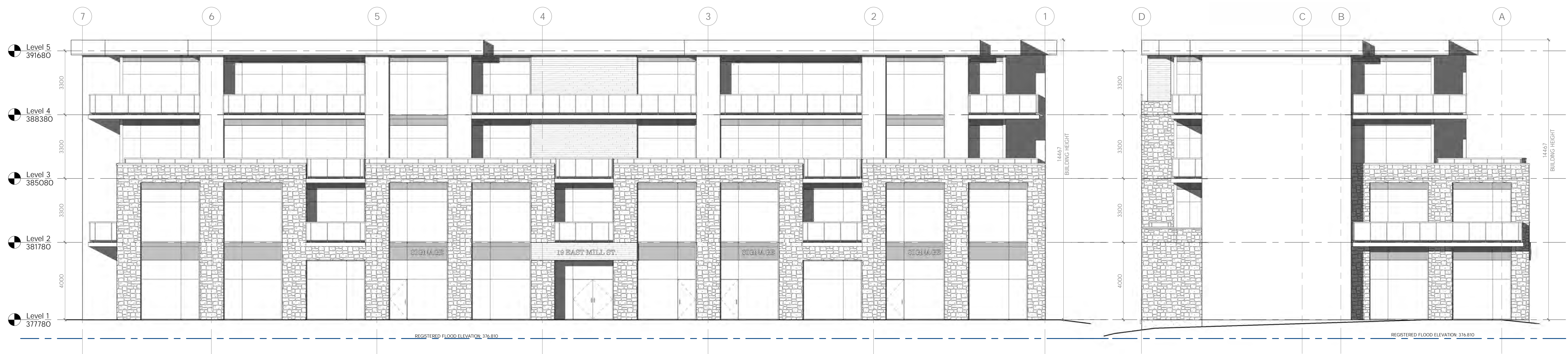
PROJECT NORTH

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

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	RT
DRAWN	MA
SCALE	As indicated
DATE DWN	20231013
ISSUED	20231013
SHEET #	

A4.0

MATERIAL LEGEND	
	M1 STONE VENEER MANUFACTURER: SHOULDLICE SERIES: ESTATE STONE COLOUR: FRONTENAC
	M2 METAL PANEL MANUFACTURER: SERIES: COLOUR: DARK GREY
	M3 METAL PANEL MANUFACTURER: SERIES: COLOUR: DARK CHERRY DIRECTION: HORIZONTAL SIZE:
	M4 SPANDREL COLOUR: TO MATCH RGB 85, 85, 85
OTHER ELEMENTS	
<ul style="list-style-type: none"> WINDOW FRAMES: BLACK ALUMINUM ALUMINUM SOFFITS: TO MATCH M3 FLASHING: TO MATCH ADJ. MATERIALS CAP FLASHING: TO MATCH ADJ. MAT. BALCONY GUARDS: GLASS, BLACK ALUM. 	
NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER.	



2 Site and Building Elevation North
A4.0 1 : 100

3 Building Elevation East
A4.0 1 : 100

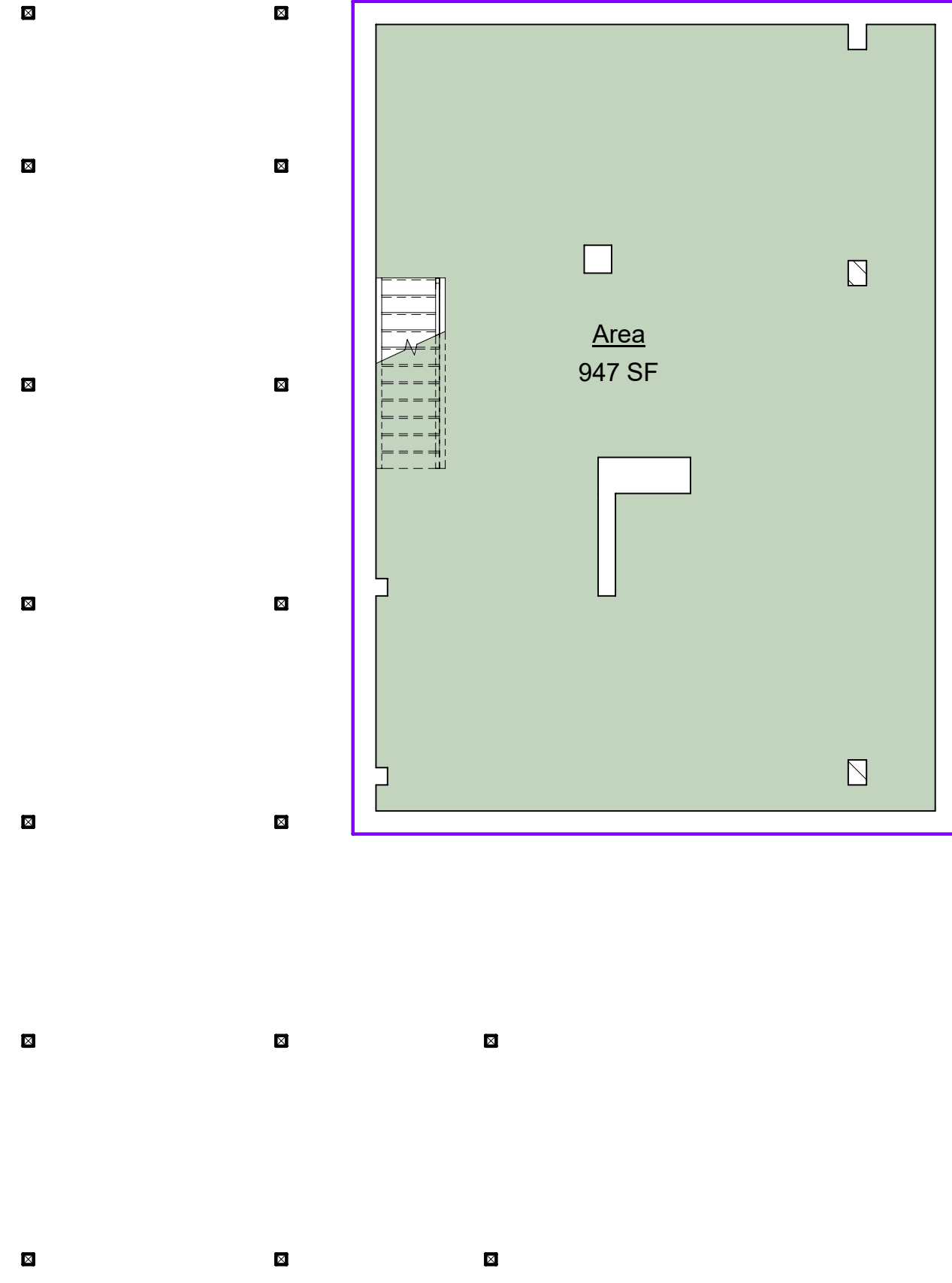
4 Building Elevation South
A4.0 1 : 100

1 Building Elevation West
A4.0 1 : 100

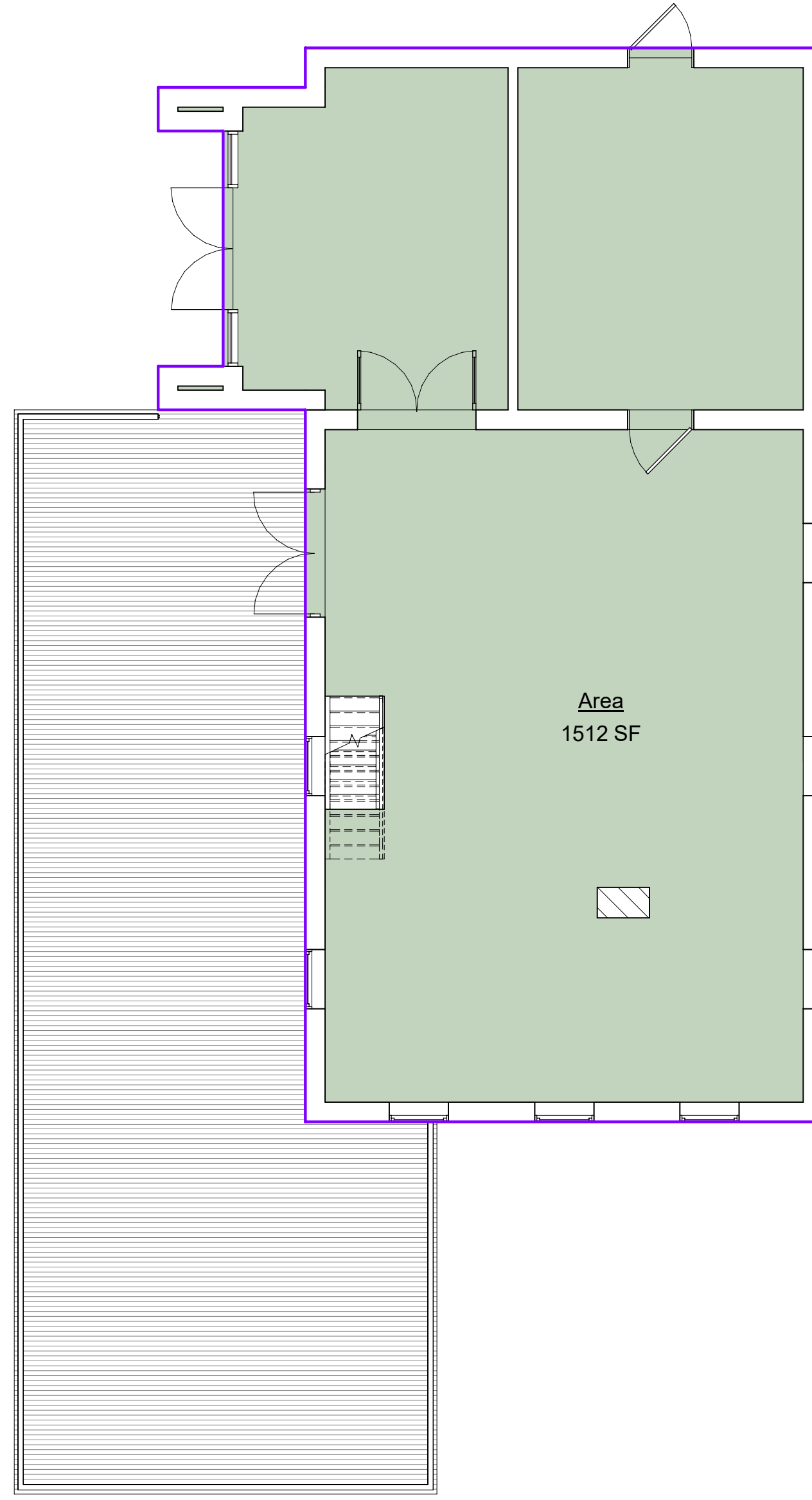
REVISIONS	DATE
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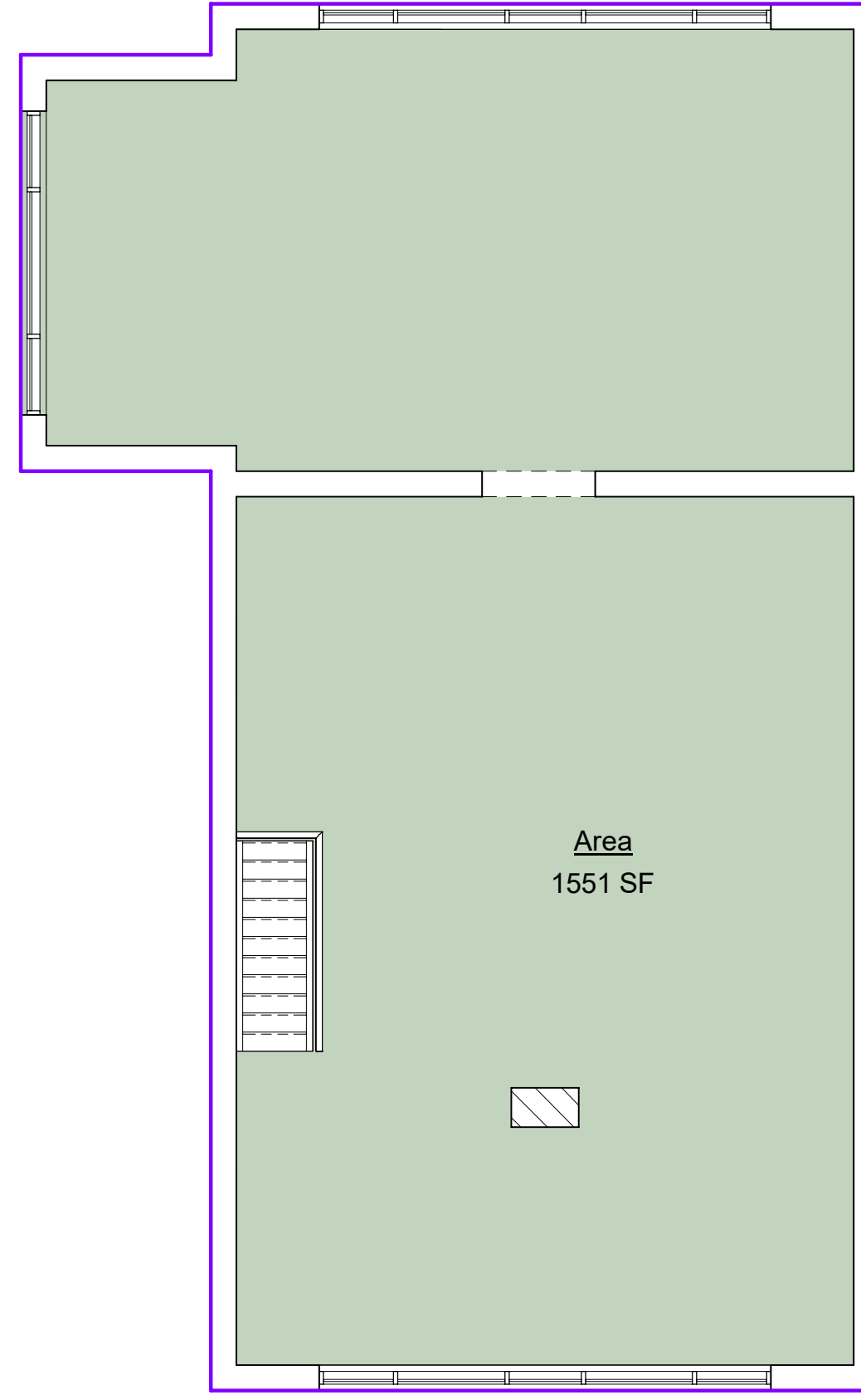
3 OOO Basement
A1.2 1 : 75



1 OO1 Level 1
A1.2 1 : 75



2 OO2 Level 2
A1.2 1 : 75



Area Schedule (Gross Building)					
Floor	Name	Area	Area SF	Level	Area Total
1	Area	1512 SF	1512 ft ²	001 Level 1	1512 SF
2	Area	947 SF	947 ft ²	000 Basement	947 SF
3	Area	1551 SF	1551 ft ²	002 Level 2	1551 SF
Grand total					4010 SF

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	1 : 75
DATE DWN	07/18/22
ISSUED	20240111

Stone Building
19 Mill St E, Elora
Area Plans and Schedules

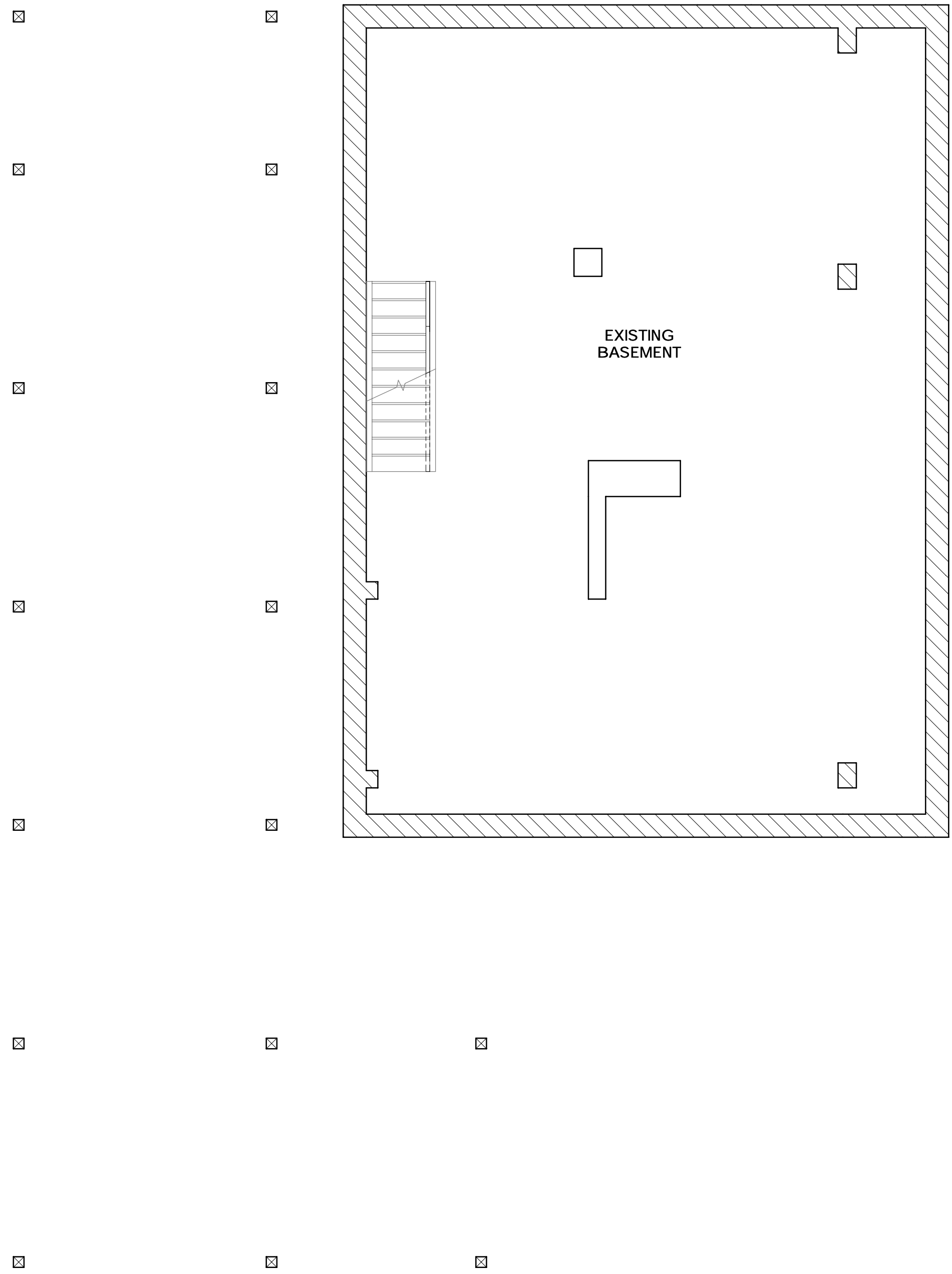
PROJECT NORTH

SEAL

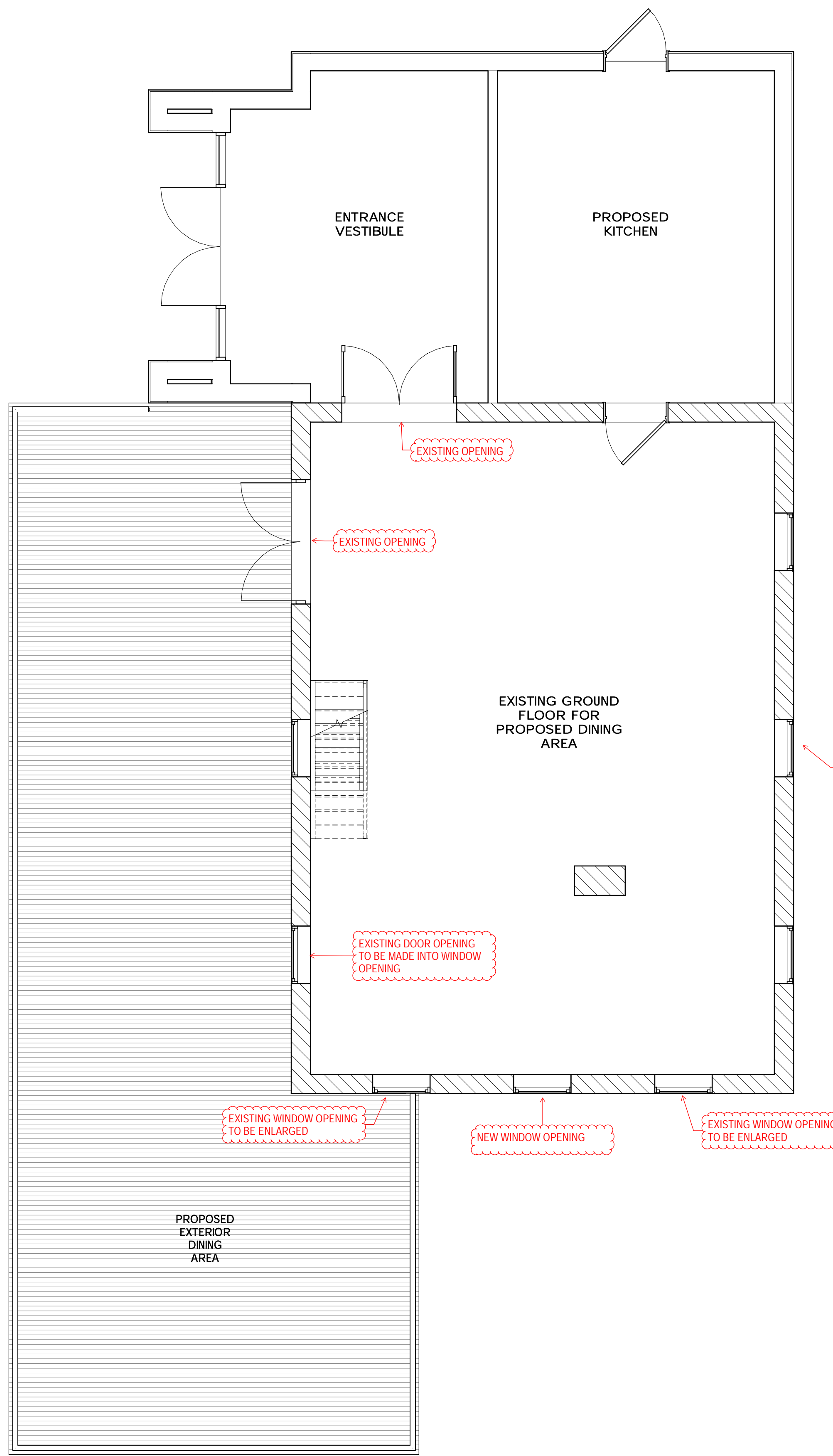
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2024-01-11 4:10:23 PM

2 000 Basement - Proposed
A2.0 1 : 50



1 001 Level 1 - Proposed
A2.0 1 : 50



PLAN LEGEND
W xx HR WALL TYPES SEE A7.1
xx = FIRE RESISTANCE RATING
A WINDOW TYPES SEE A7.2
D1 DOOR TYPES SEE A7.2
A3.0 INTERIOR ELEVATIONS SEE A7.0

NOTES:
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4) ROOF AND SHELF TYPICAL ALL CLOSETS.
5) FOR UNIT DETAILS SEE A3.0.

STATUS PRELIMINARY
PROJECT # 20046
CHKD Checker
DRAWN Author
SCALE As indicated
DATE DWN 01/31/23
ISSUED 20240111
SHEET #

Stone Building
19 Mill St E, Elora
Floor Plans

PROJECT NORTH

SEAL

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ARCHITECTS INC
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettturner.ca

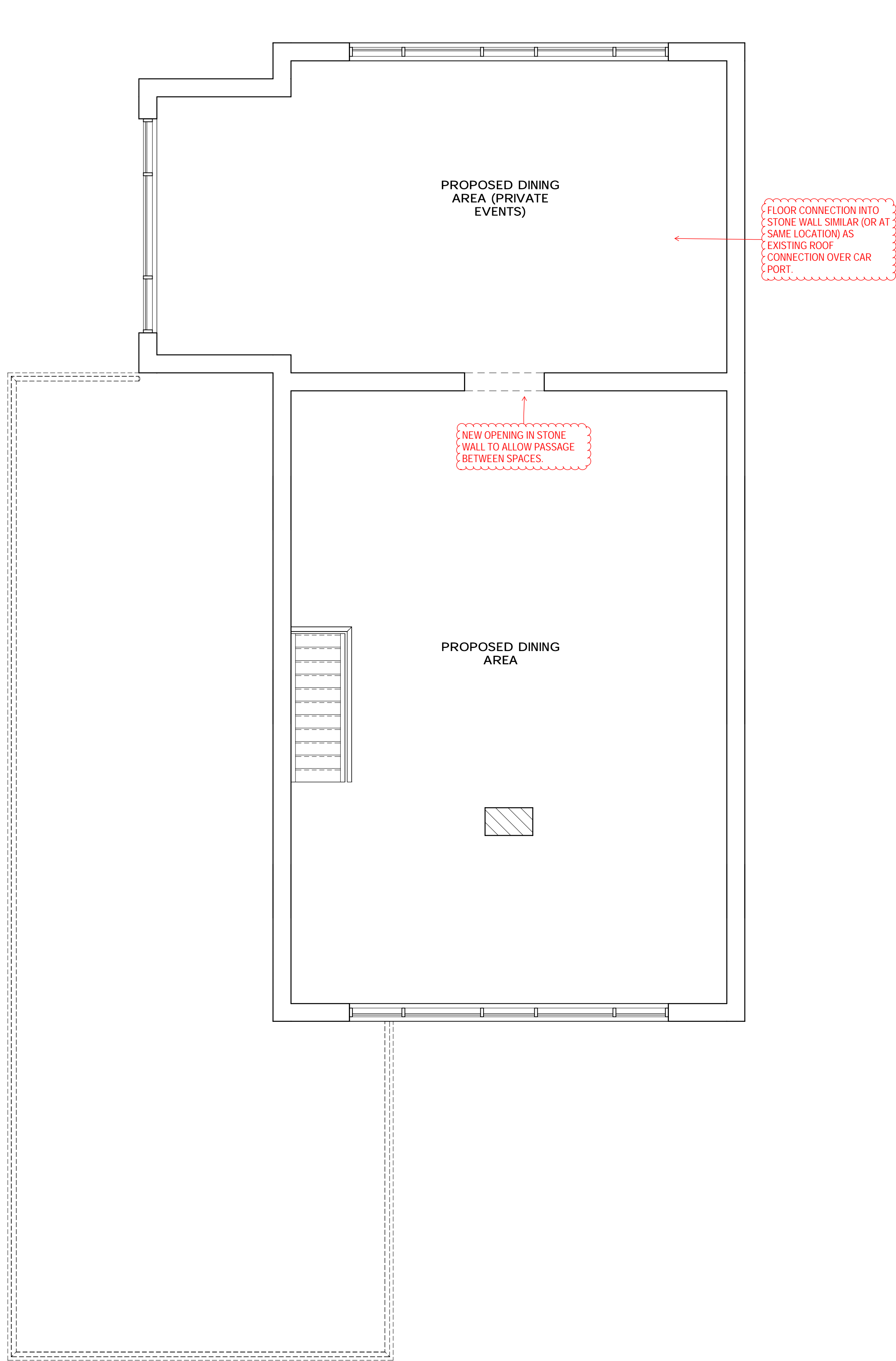
Tel: 519-846-2201
Fax: 519-846-0343

A2.0

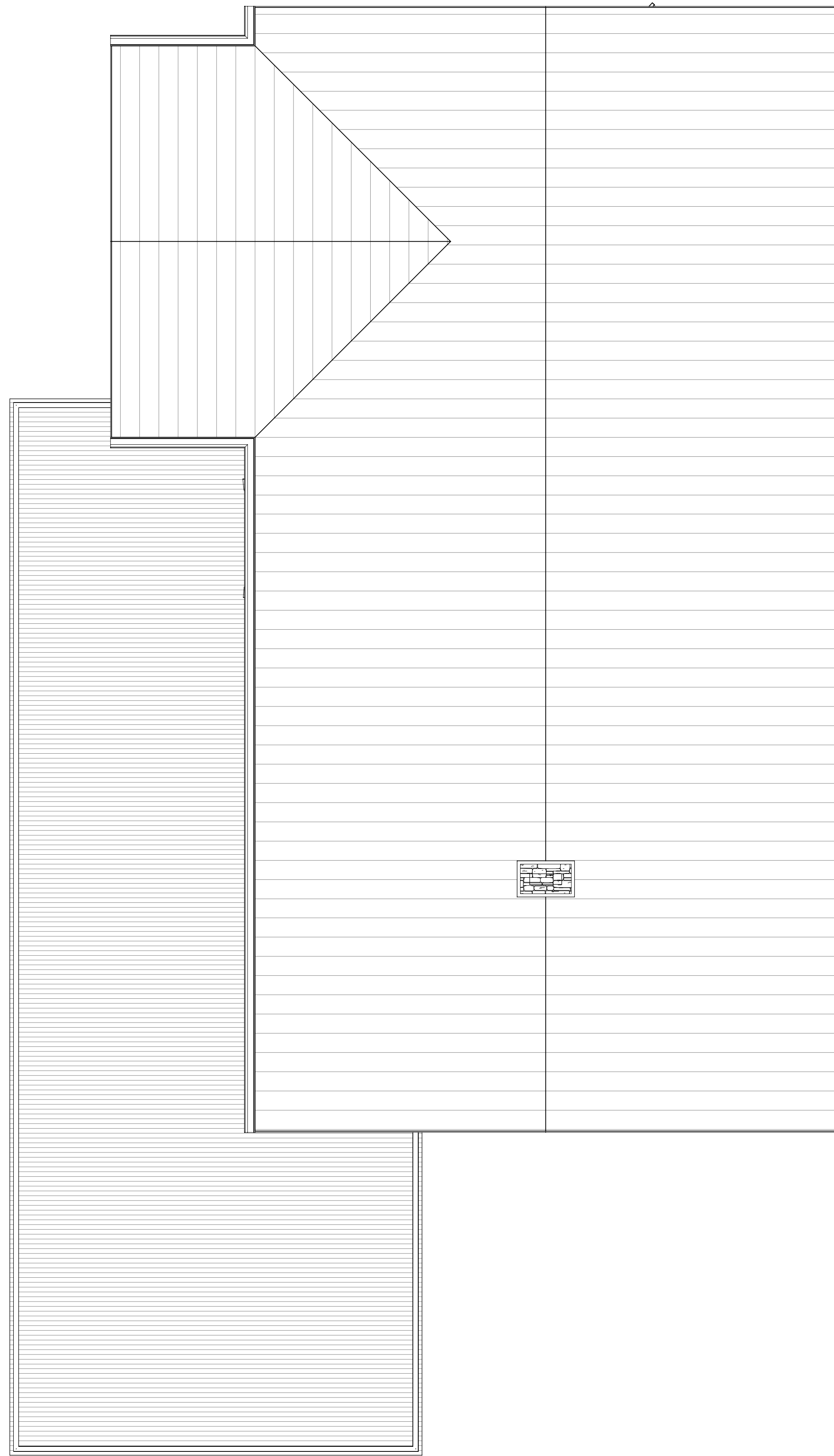
REVISIONS _____ DATE _____

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1 002 Level 2 - Proposed
A2.1 1:50



2 003 Roof
A2.1 1:50



PLAN LEGEND

W xx HR WALL TYPES SEE A7.1
xx = FIRE RESISTANCE RATING

A WINDOW TYPES SEE A7.2

D1 DOOR TYPES SEE A7.2

A3.0 INTERIOR ELEVATIONS SEE A7.0

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- 4) ROOF AND SHELF TYPICAL ALL CLOSETS.
- 5) FOR UNIT DETAILS SEE A3.0.

ROOF PLAN NOTES

00.00 INDICATES APPROX. ELEVATION CHANGE OF ROOF MEMBRANE

1. ALL PENETRATIONS TO REMAIN WATERTIGHT TO DEPTH OF 300 MINIMUM
2. INSTALL ROOF TOP SATELLITE DISH PER MFG INSTRUCTIONS, REFER TO ELECTRICAL DWGS.

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	20200723
ISSUED	20240111

Stone Building
19 Mill St E, Elora

Floor Plan and Roof Plan

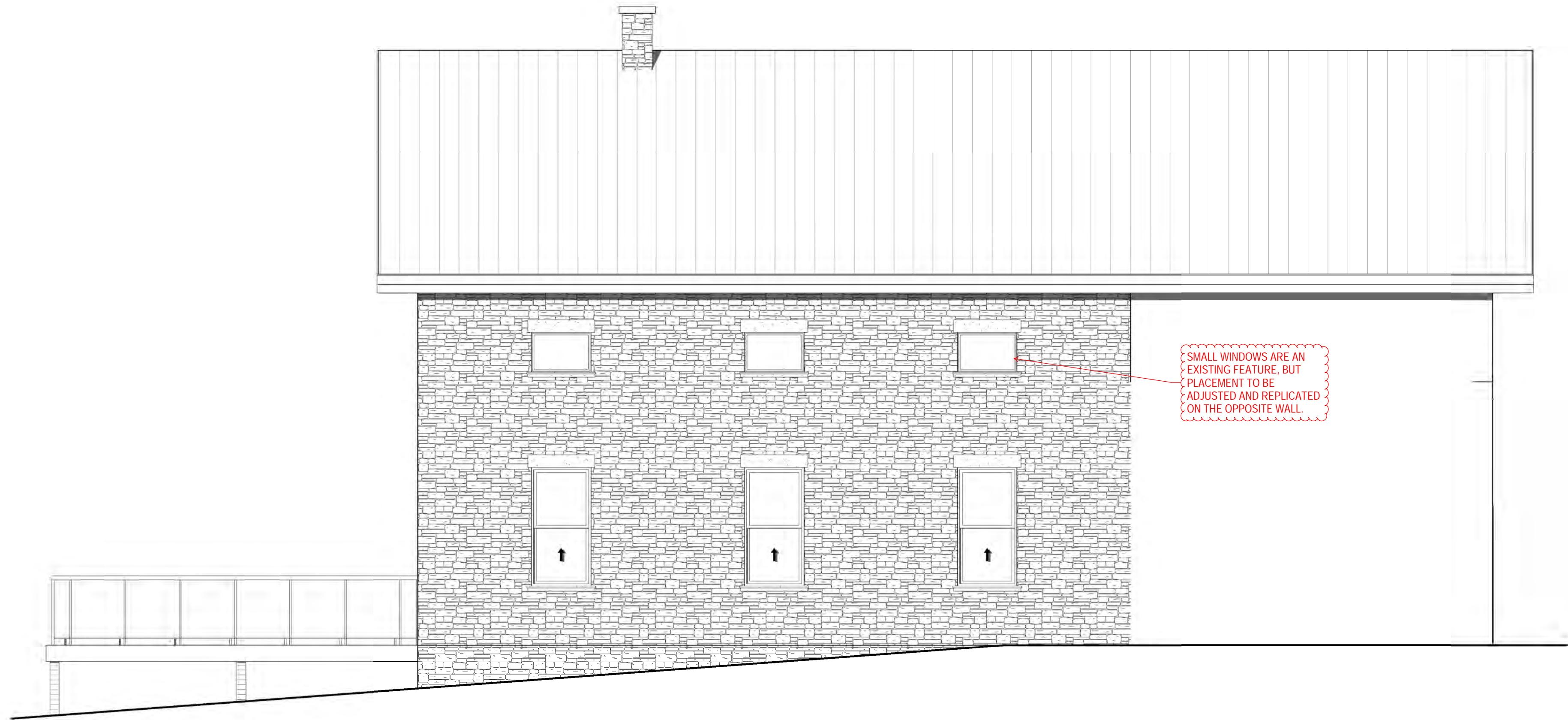
PROJECT NORTH

SEAL

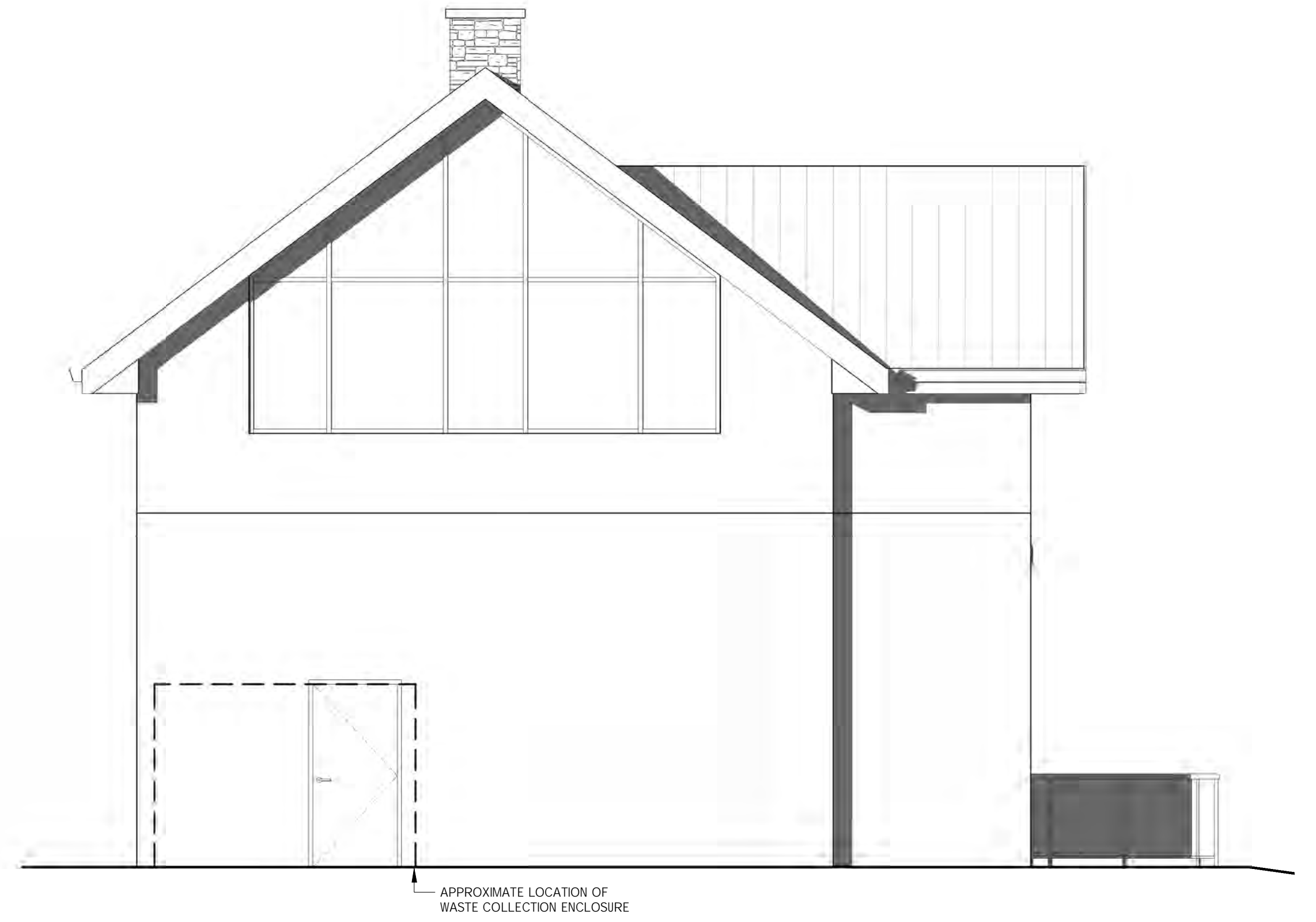
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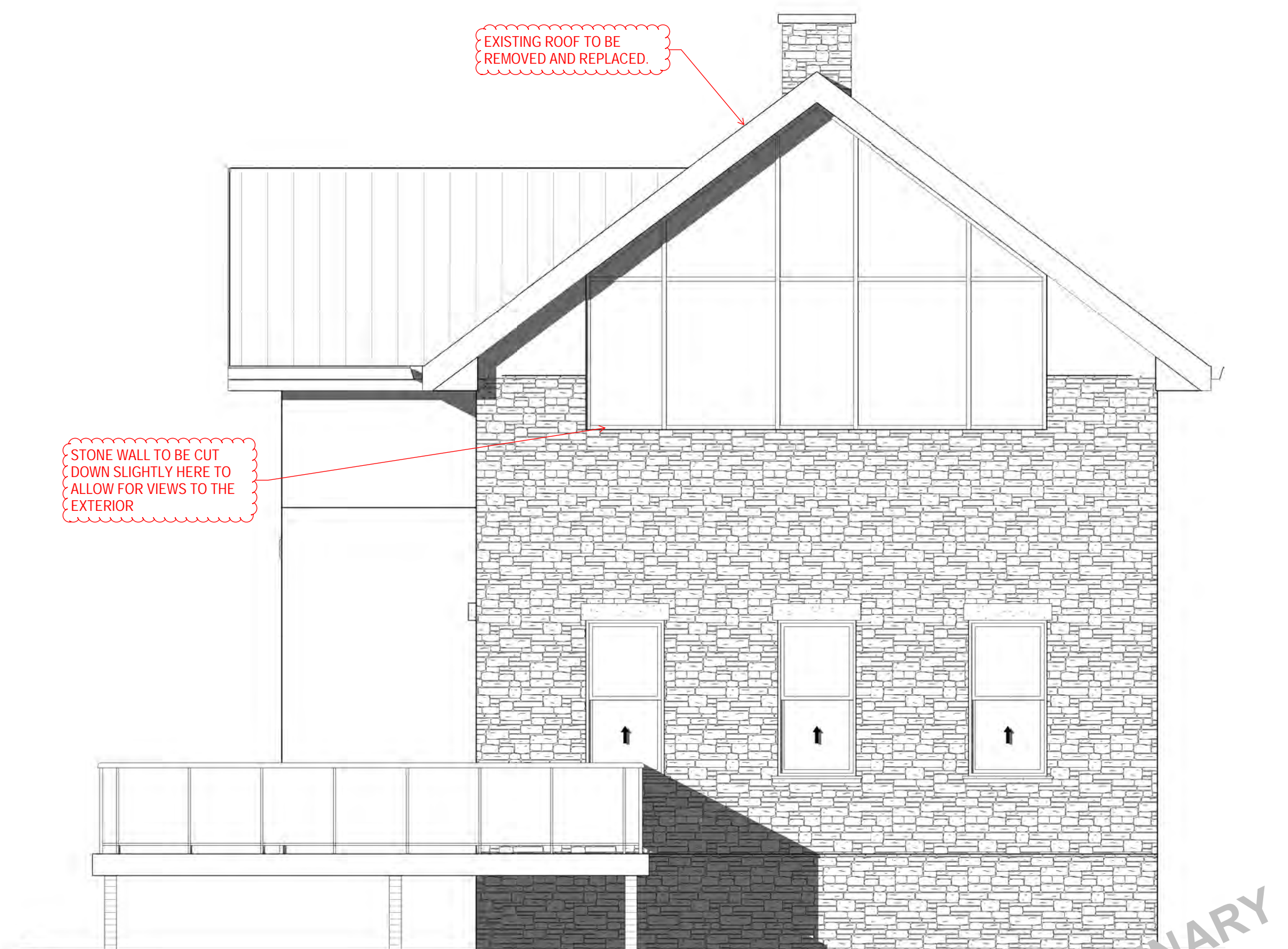
1 Building Elevation East - Proposed
A4.0 1 : 50



2 Building Elevation North - Proposed
A4.0 1 : 50



4 Building Elevation West - Proposed
A4.0 1 : 50



3 Building Elevation South - Proposed
A4.0 1 : 50

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SEAL

PROJECT NORTH

Stone Building
19 Mill St E, Elora
Building Elevations

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	1 : 50
DATE DWN	20200723
ISSUED	20240111

PRELIMINARY

2024-01-11 4:10:33 PM

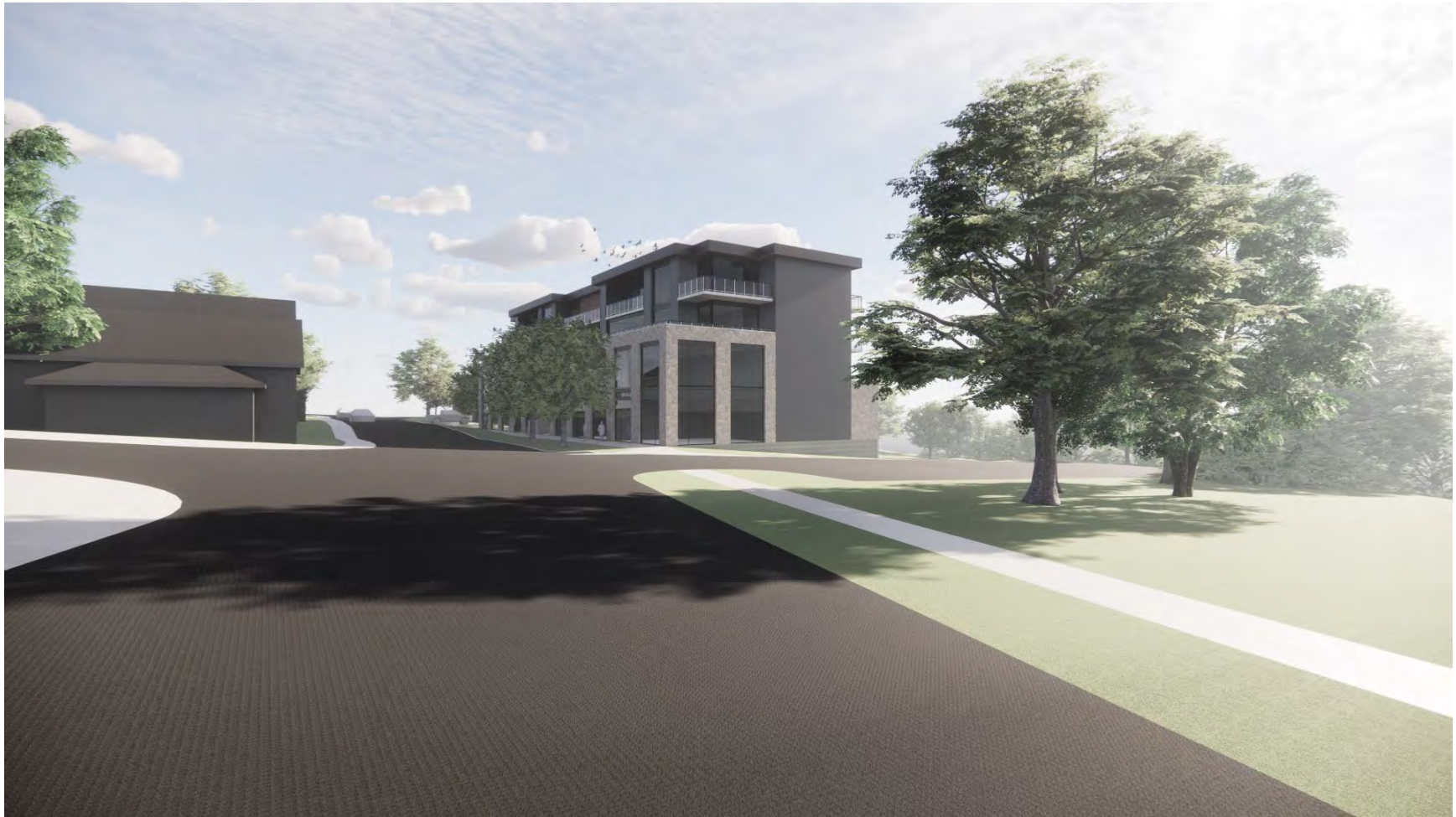
REVISIONS DATE

Building 'A'









Building 'B'







View of Church Street East and Geddes Street along Geddes Street to the development site.



View of Metcalfe Street and Mill Street West along East Mill Street to the development site.



View of Princess Street and East Mill Street along East Mill Street to the development site and showing relationship to buildings southwest of the development site on East Mill Street.



Appendix C

Design Analysis Brief by Fryett Turner Architects (May 2024)

Introduction

The following design analysis has been prepared to support the application for the Zoning Bylaw Amendment for the proposed four-storey, mixed-use commercial residential building at 19 East Mill Street in Elora. As the proposed Zoning Amendment will create an extension to the commercial zone, this analysis draws its organization from the "Design Guidelines for the Downtown and Residential Transition Areas" as set forth in the Place Matters Urban Design Guidelines published by the Township of Centre Wellington. The analysis provides information on the proposed massing based on site and setbacks, building proportions and scale, and openings, building materials and colour. Points pulled from the design guideline document are included in this analysis as bulleted items. Explanation associated with the proposed massing and general design intent is shown in plain text.

Site and Setbacks

- Maintain and bolster the eclectic character that currently exists.
- Promote cohesive... patterns along streetscapes and riverscapes to create a strong backbone for diversity of building facades and eclectic spaces.
- New buildings should follow the established setback of adjacent buildings to maintain the rhythm and structure of the streetscape.

The two main components of the proposed development are a new mix-use commercial residential building (Building A) and the rehabilitation of the existing historic building to a commercial restaurant (Building B). The orientation of Building A along East Mill St. with a proposed 0 m lot line setback is consistent with existing setbacks of the immediately adjacent house and the residential/commercial buildings directly across from the site. This same organization is also found in the greater context of the site as seen in Figures 2, 3, and 4. In addition to maintaining the structure of the streetscape, orienting Building A along the street also serves to provide direct views of the historic building from the new proposed walkways down Geddes St.

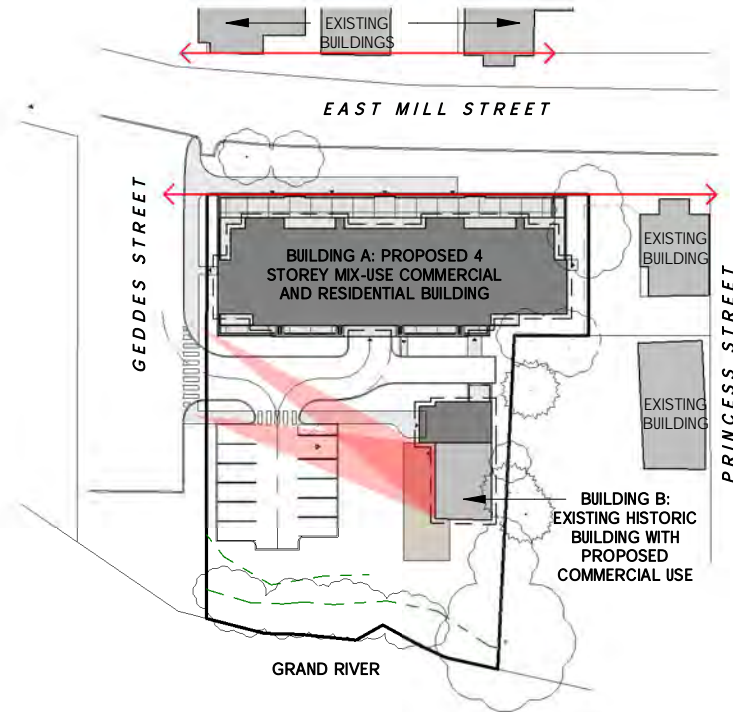


Figure 1



Figure 2



Figure 3



Figure 4



Fryett Turner

ARCHITECTS INC

Telephone : 519-846-2201

115 Metcalfe Street, Elora, Ontario NOB 1S0

Building Proportion and Scale

- New buildings should be dominantly rectangular in form.
- New buildings should be placed perpendicular to the street with windows and entrances fronting on to the street.
- Building widths should be similar to the adjacent buildings, or existing pattern of window and entry bays that are at street level.
- Buildings wider than 7.5 m should incorporate traditional facade elements, and proportions such as changes in materials, building projections, columns, or other vertical architectural elements, to deemphasize the larger building and visually break up the building mass into smaller units.

The development of building massing both vertically and horizontally is rectangular in form, perpendicular to the street, with windows and entrances facing onto East Mill Street.

The massing is proposed to incorporate a significant setback at the third storey (approximately 3 m) to establish a language which emphasizes the two-storey base of the building. This can be seen in Figure 5 which shows the two-storey base isolated in red dashed lines and the outermost portions of the third and fourth floors isolated in blue dashed lines. The two-storey massing at the lower levels of the building is punctuated at every third bay to build a rhythm similar to that seen in the 1.5 and 2-storey buildings west of the site which, despite being commercial uses, have the building typology of single-family homes and are spaced accordingly as seen in Figure 6.

As an extension of the commercial zone, the massing of the two first storeys of the proposed building also incorporates patterns characteristic of the more commercial section of West Mill Street. The proposed height of the first storey is intended to be the same height as the commercial units, and incorporates similar frequency of storefronts and building entrances as found in this section of Town. The two-storey window wall, which breaks up the horizontal lines of the building, is proposed to incorporate horizontal mullions with spandrel panel to include a similar signage band. This comparison can be seen in Figures 7 and 8 as shown below.

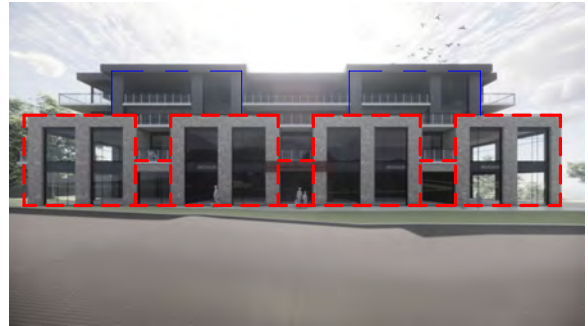


Figure 5



Figure 6

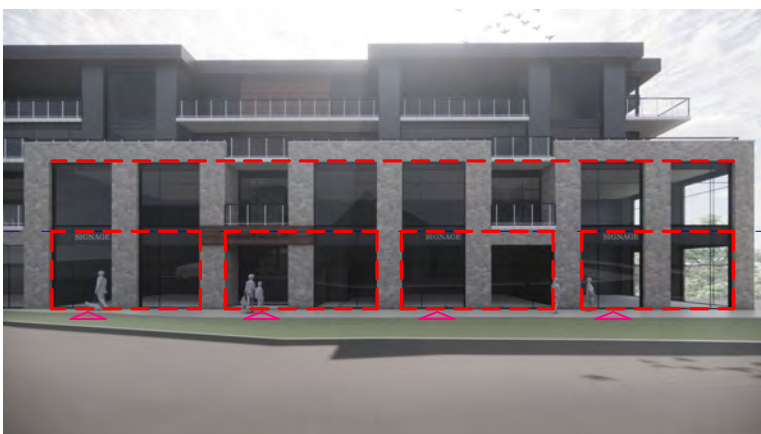


Figure 7



Figure 8

Building Proportion and Scale

- Building facades should be "three dimensional", incorporating a high degree of relief that may be achieved by careful incorporation of recesses, projections, and other architectural elements.
- Roof type, scale, and pitch, as well as design elements, should be complementary to adjacent heritage buildings.

In addition to the large setback proposed for the third storey, the massing incorporates more nuanced jogs in the upper two storeys to ensure that the roofline emulates that same deconstruction of horizontality and provides additional setbacks from the corners of the building visible from the street. A breakdown of these segments has been provided in Figure 11 with direct comparison to the existing building west of the subject site seen in Figure 12, which incorporates similar "layers" of setbacks for a visually smaller massing volume.

Utilization of a flat roof aims to minimize overall building height, but it should be noted that when comparing roof height of the proposed building with adjacent structures, Elora already has an established vernacular of dramatic changes in building height directly adjacent to one another as seen in figure 9 and 10 which adds to the eclectic character of the town. Photos of these existing buildings and highlighted rooflines are shown in figures 9 and 10.



Figure 9



Figure 10



Figure 11



Figure 12



Fryett Turner

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115 Metcalfe Street, Elora, Ontario NOB 1S0

Openings, Building Materials, and Colour

- Materials selection should be based on consideration of...materials used in adjacent buildings or storefronts, and/or surrounding landscape elements.
- Appropriate materials for the primary cladding include brick, split face or ground face masonry units, local stone... cementitious siding, and wood.
- Brick and stone facades should remain in their natural state and not be painted.
- Facades shall consist of a single "base" colour and use secondary colours as accents.
- Accent colours should be limited to two colours used within the architectural elements of the building that are complementary to the base colour as well as other architectural cladding.
- Colour should be used to highlight interesting architectural features without disrupting the predominant architectural patterns and/or character along the commercial corridor.
- Colours on the backs of buildings, directly adjacent to the river should be muted and draw on the colour palette of the surrounding natural environment.
- Upper storey windows should align both vertically with the storefront windows and doors...as well as horizontally, with upper storey windows on adjacent buildings.
- [Windows are to] provide clear views of storefront displays from the street and allow natural surveillance of the street and adjacent outdoor spaces.
- [Windows] should create a cohesive storefront appearance by aligning window heights and unifying window sizes.

As the proposed building is new and not in direct contact with any other structures, the massing is proposed to incorporate a more modern approach to window opening size, placement, and organization of cladding elements. Figure 7, seen earlier in this document illustrates that the proposed openings are intended to be aligned both vertically and horizontally as requested by the urban design guidelines, while Figure 13 illustrates an existing building in the commercial and historic core of Elora which includes similar modern organization of two-storey glass facades.

The proposal includes a mixture of stone and metal panel cladding. The stone is intended to match the existing historic building on the site, and the metal panel is proposed to accent the stone texture with a smooth a neutral cladding option. As an accent colour, that is intended to break up and highlight certain areas of the building, such as the building entrance, wood grain metal panel is proposed. Contrary to the urban design guidelines, which advise against "faux" materials, natural wood is not feasible for developments such as this as it requires continual maintenance. Figure 14 illustrates the selection of stone cladding with direct comparison to the stone existing on the historic building, and Figure 15 illustrates the two colours of metal panel cladding shown in the renders of the design intent.



Figure 13



Figure 14

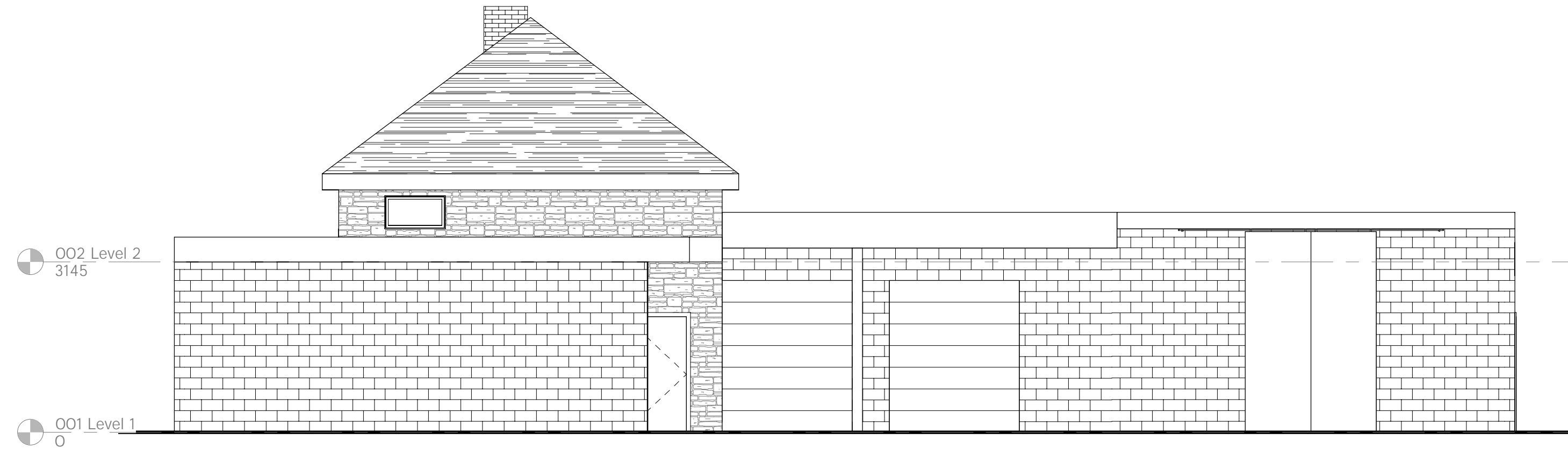


Figure 15

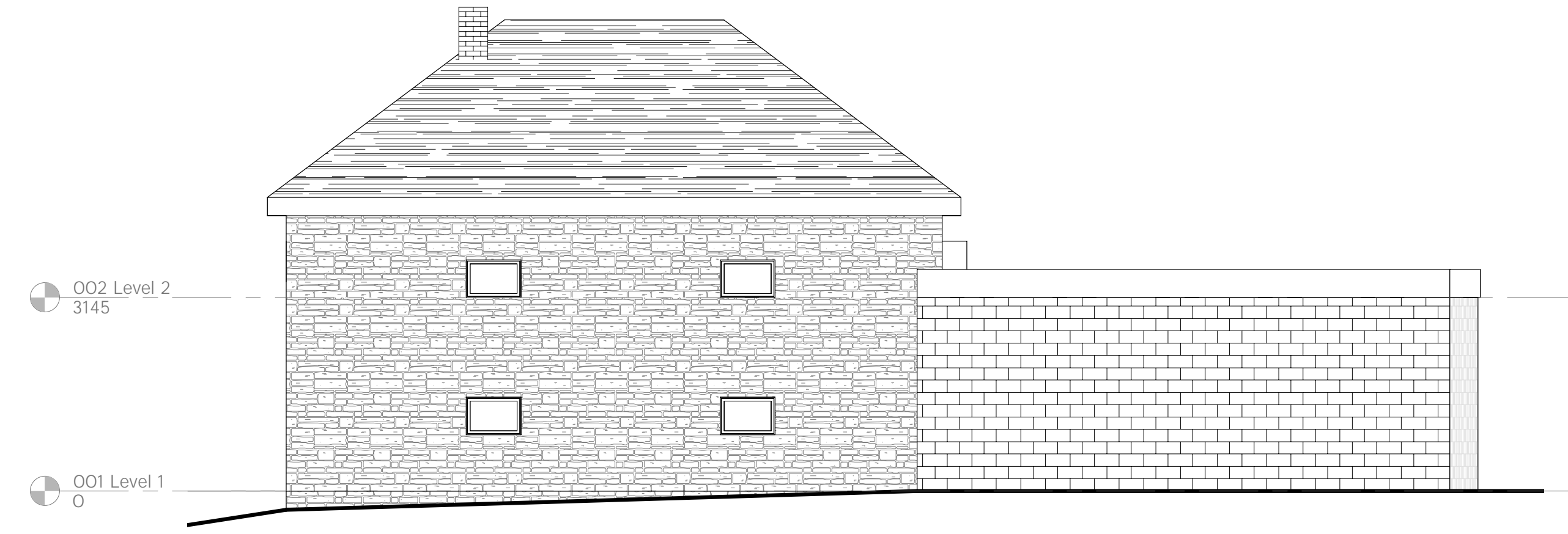
Appendix D

Architectural Drawings of Existing Historic Stone Building (Building B)

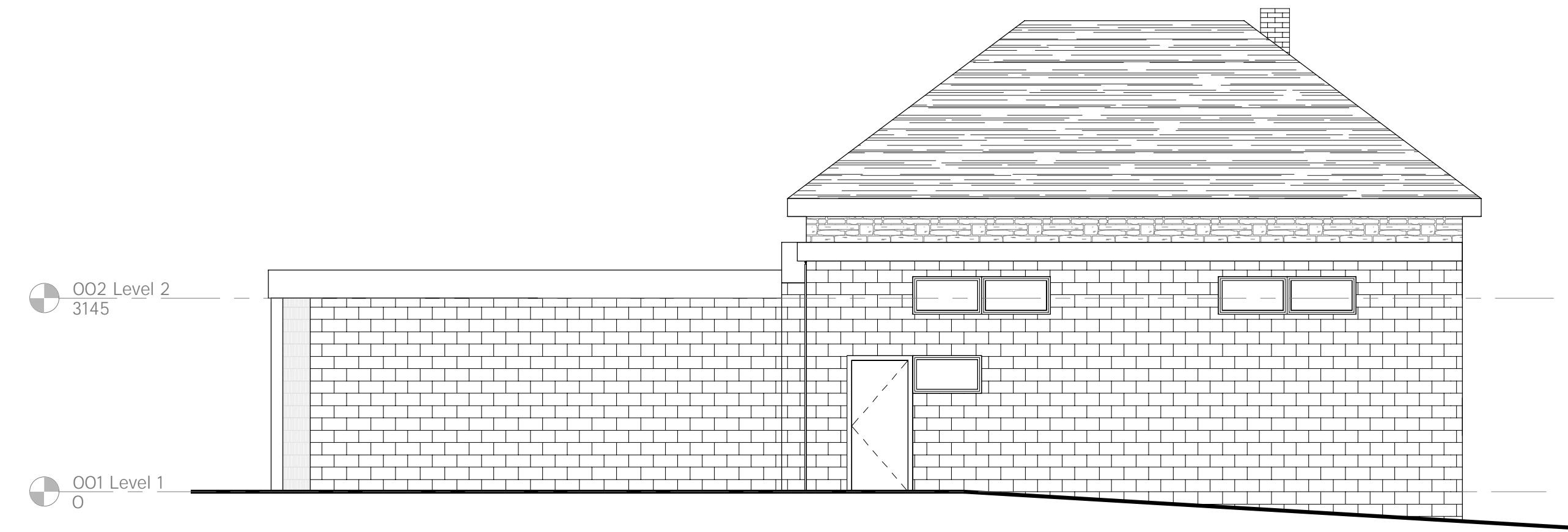
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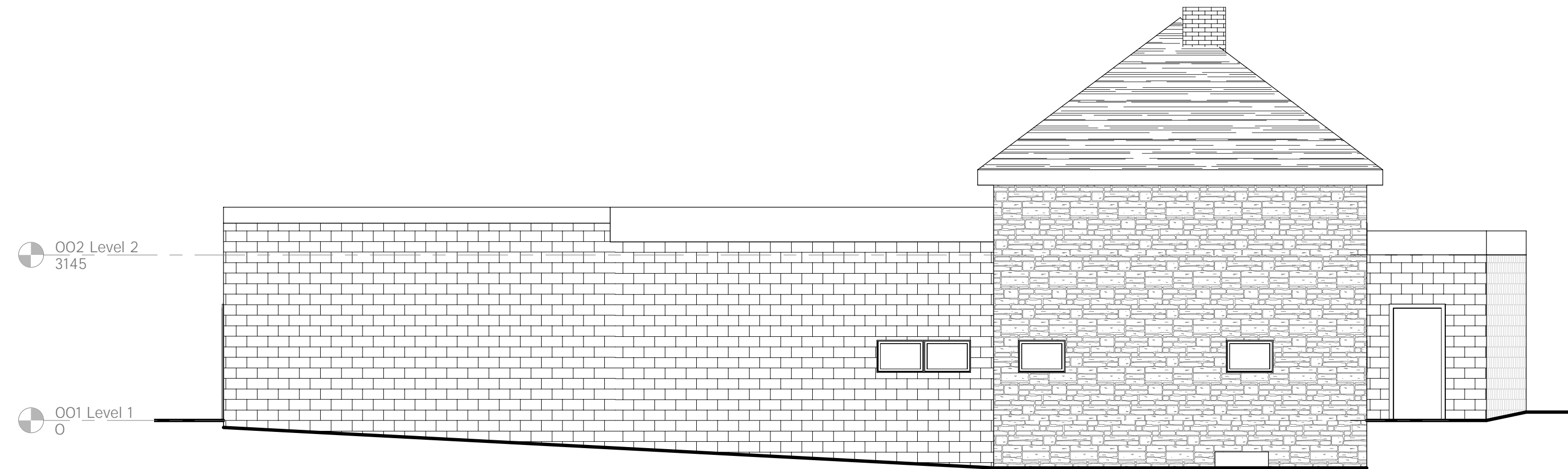
2 Building Elevation North
EX-2 1 : 75



1 Building Elevation East
EX-2 1 : 75



3 Building Elevation West
EX-2 1 : 75



4 Building Elevation South
EX-2 1 : 75

REVISIONS _____ DATE _____

STATUS	SD
PROJECT #	20046
CHKD	RT
DRAWN	MA
SCALE	1 : 75
DATE DWN	2021021
ISSUED	20230203

Existing Stone Building
19 Mill St E, Elora
Elevations

PROJECT NORTH

SEAL

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT OR HIS PARTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST. © COPYRIGHT DO NOT SCALE DRAWINGS.

Appendix E

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 F

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
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Project No. 1924B



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Project Personnel

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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

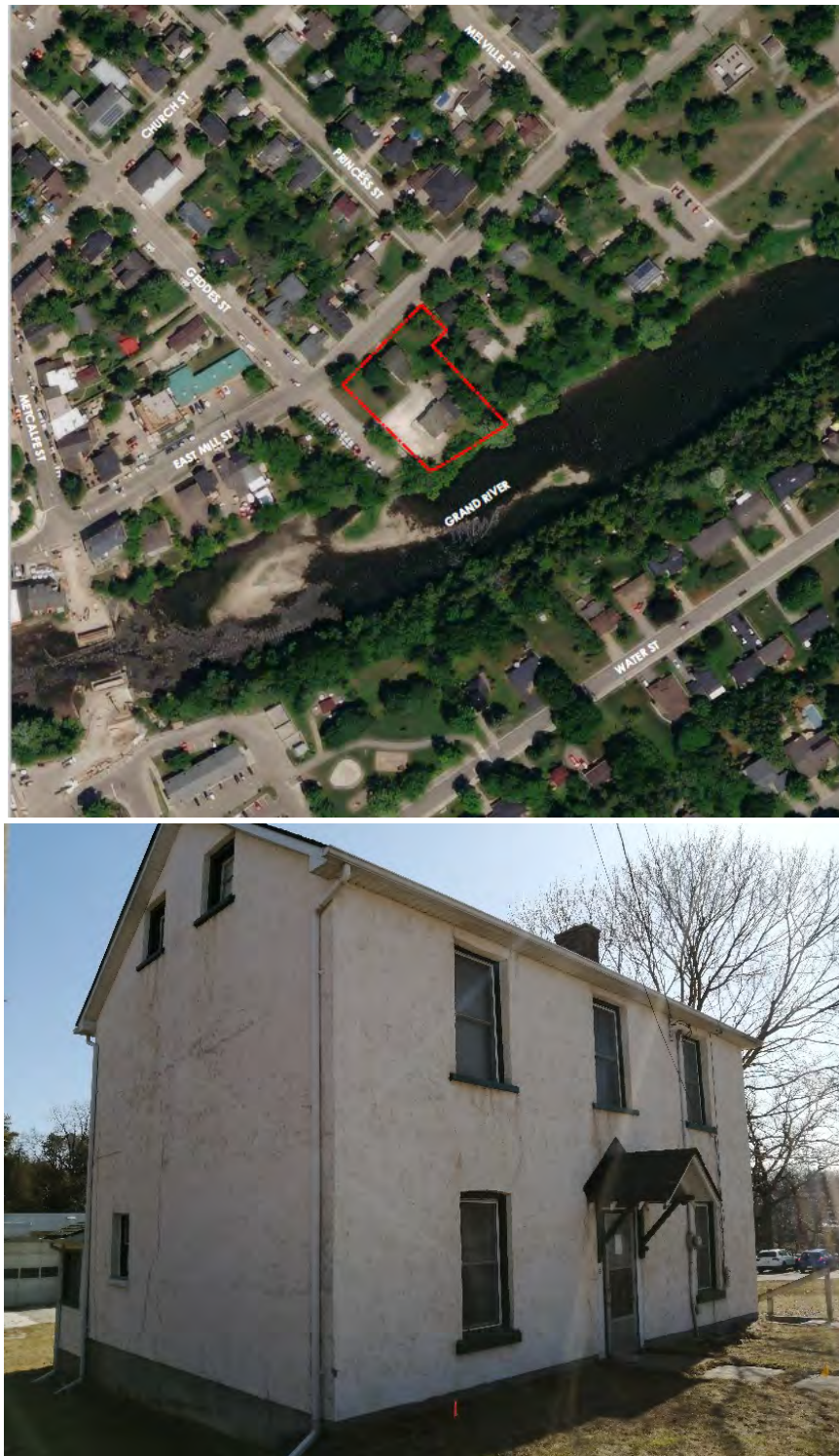
MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2021 by Oxford Green Developments Inc. to undertake Heritage Impact Assessment (HIA) for the proposed site alteration to 19 East Mill Street, Village of Elora, Ontario hereafter referred to as the ‘subject property’ (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.

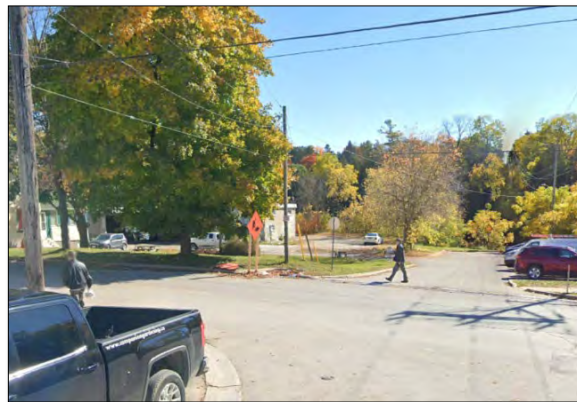
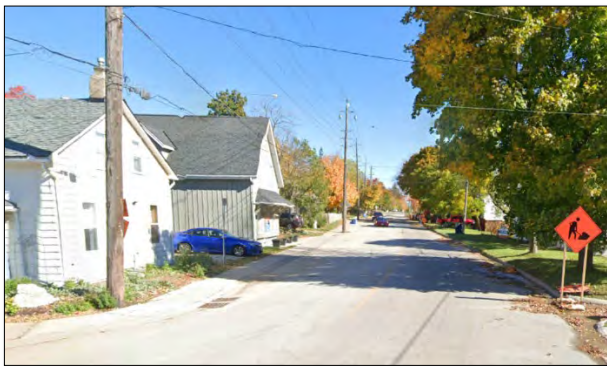


Figures 1 & 2: (above) Aerial view of subject property and surrounding properties; approximate location of subject property in red (Source: MHBC, 2021); (below) Perspective view of dwelling located on the subject property (Source: MHBC, 2021)

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
<p>23 Mill Street</p> 	<p>1 ½ storey house 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>

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

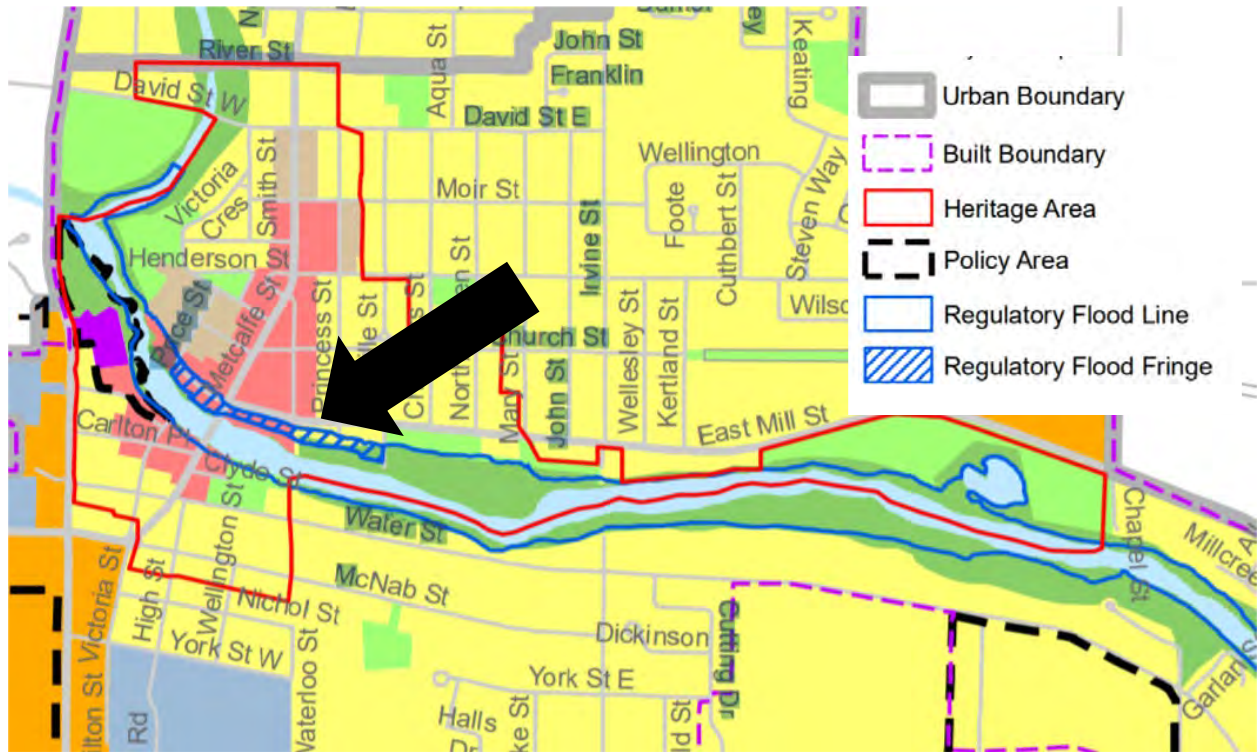


Figure 6: Excerpt of Schedule A-1 (Land Use) Township of Centre Wellington Official Plan (Source: Township of Centre Wellington Official Plan)

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).

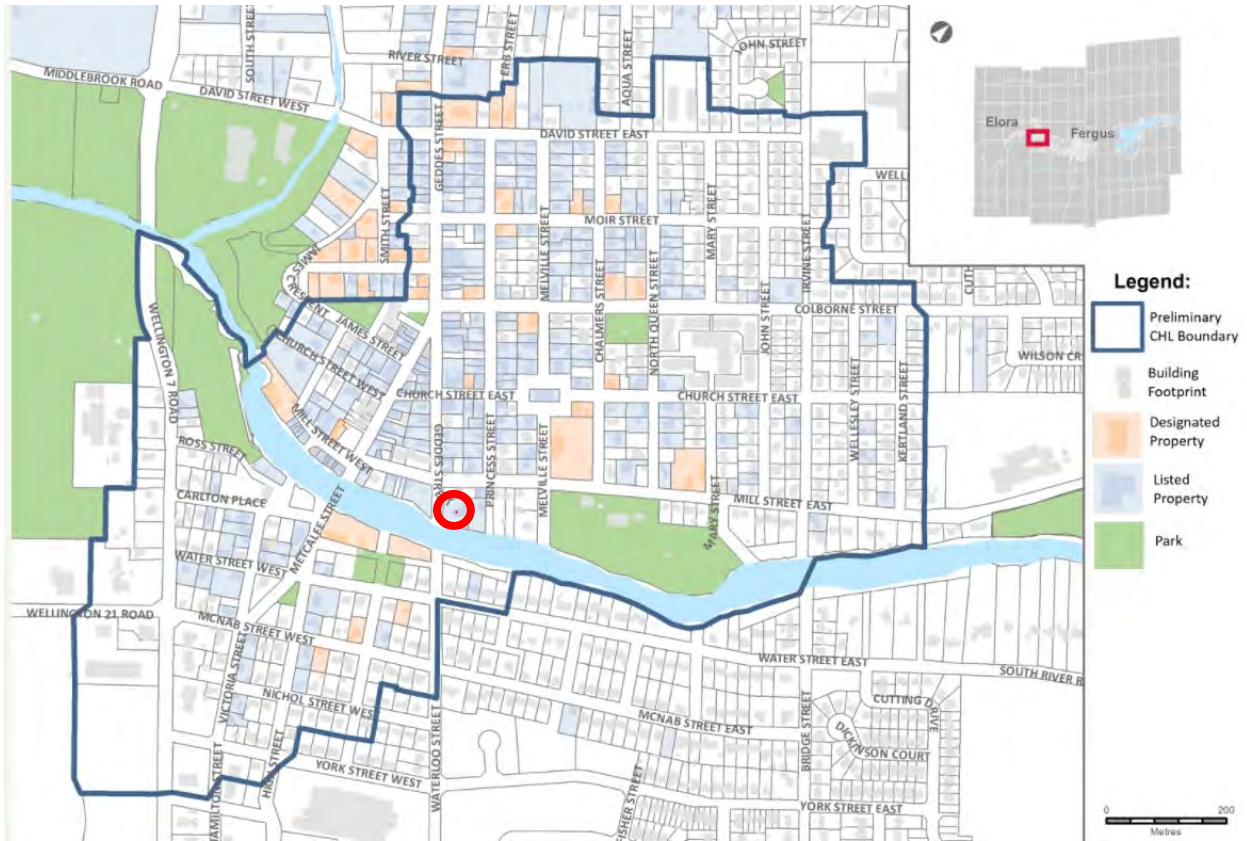


Figure 7: Excerpt of the Centre Wellington Cultural Heritage Landscape Study Story Map identifying preliminary cultural heritage landscape boundary in the Village of Elora; red circle indicates approximate location of subject property (Source: Centre Wellington Cultural Heritage Landscape Study Story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

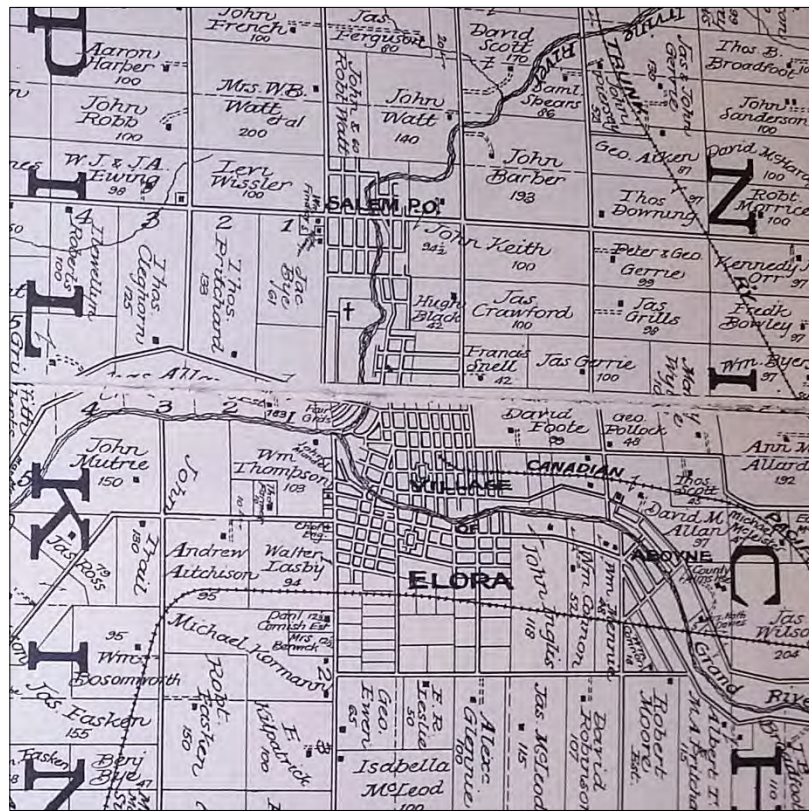


Figure 9: Excerpt of the 1861 Tremaine Map of the County of Waterloo (Courtesy of the University of Waterloo Geospatial Centre, 2020).

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).

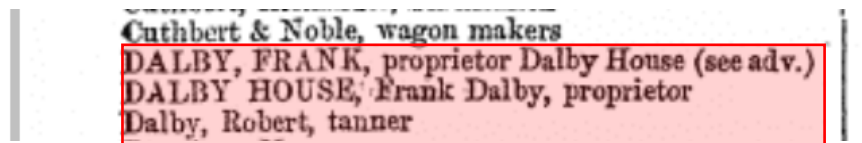


Figure 12: Excerpt from The Province of Ontario Gazetteer and Directory 1869, page 170.

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,

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).

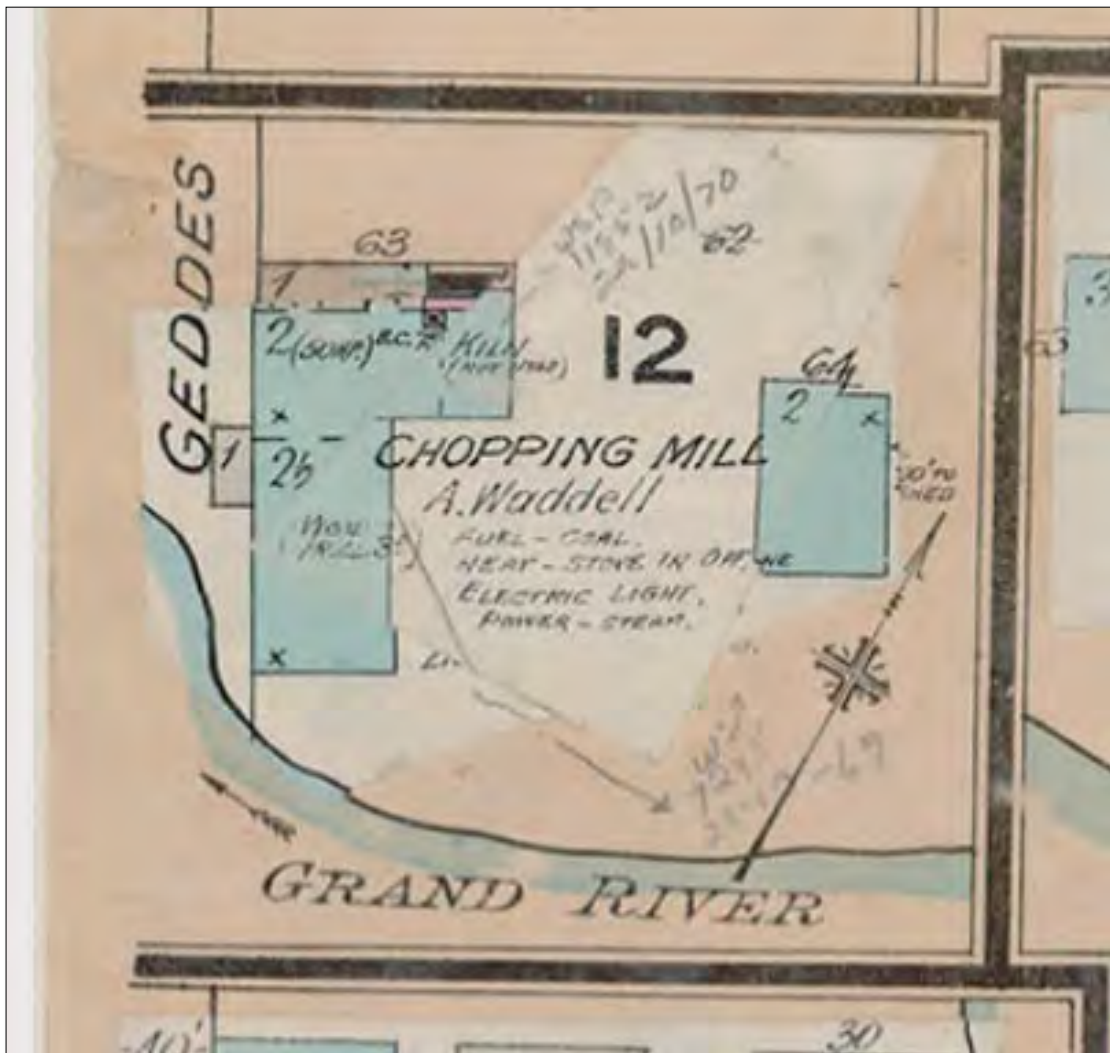


Figure 15: Detailed excerpt of the 1890 revised 1904 Fire Insurance Plan of the Village of Elora of the south western portion of the block including the subject property (Courtesy of the Library and Archives Canada).

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.

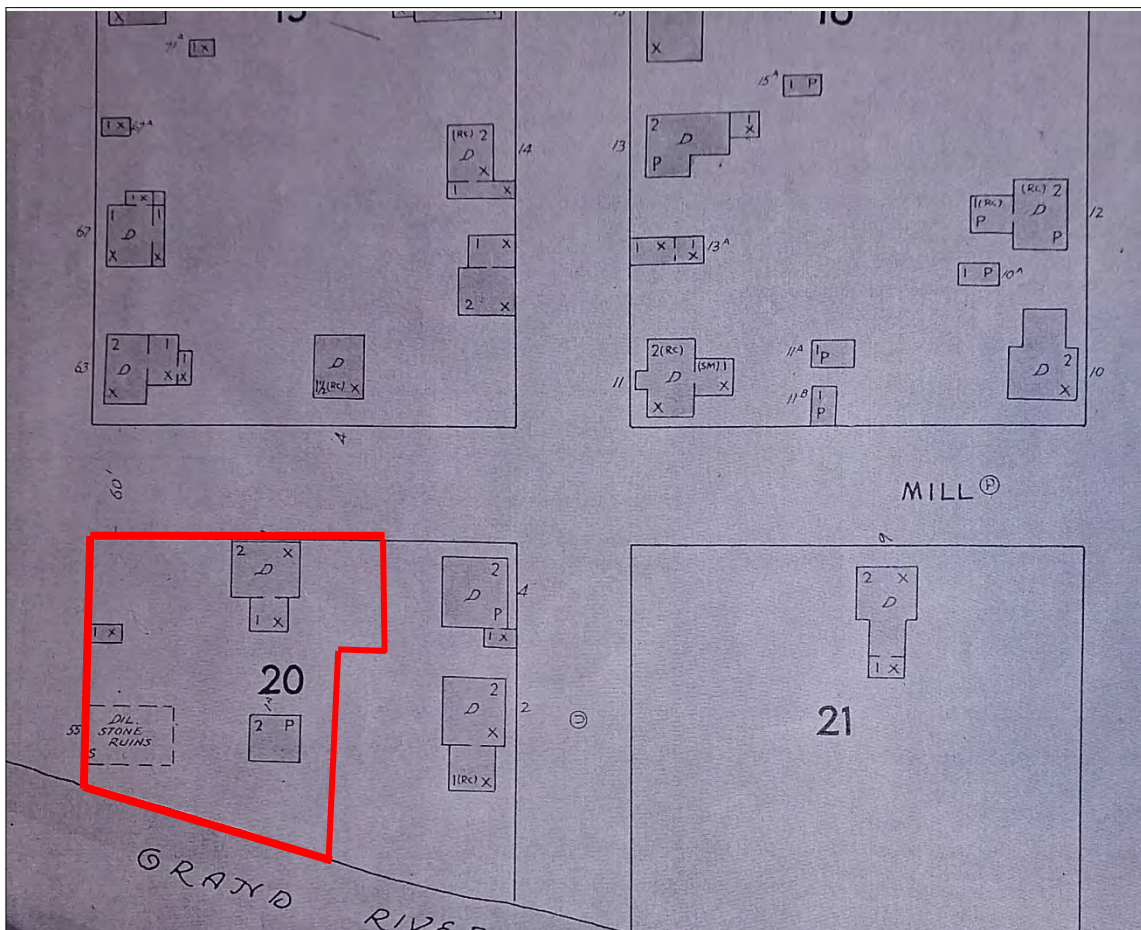


Figure 19: Detailed excerpt of the 1944 Fire Insurance Plan of the Village of Elora of the block including the subject property; red boundary identifying the approximate location of the subject property (Courtesy of the Wellington County Archives and Museum).

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 ¾), 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

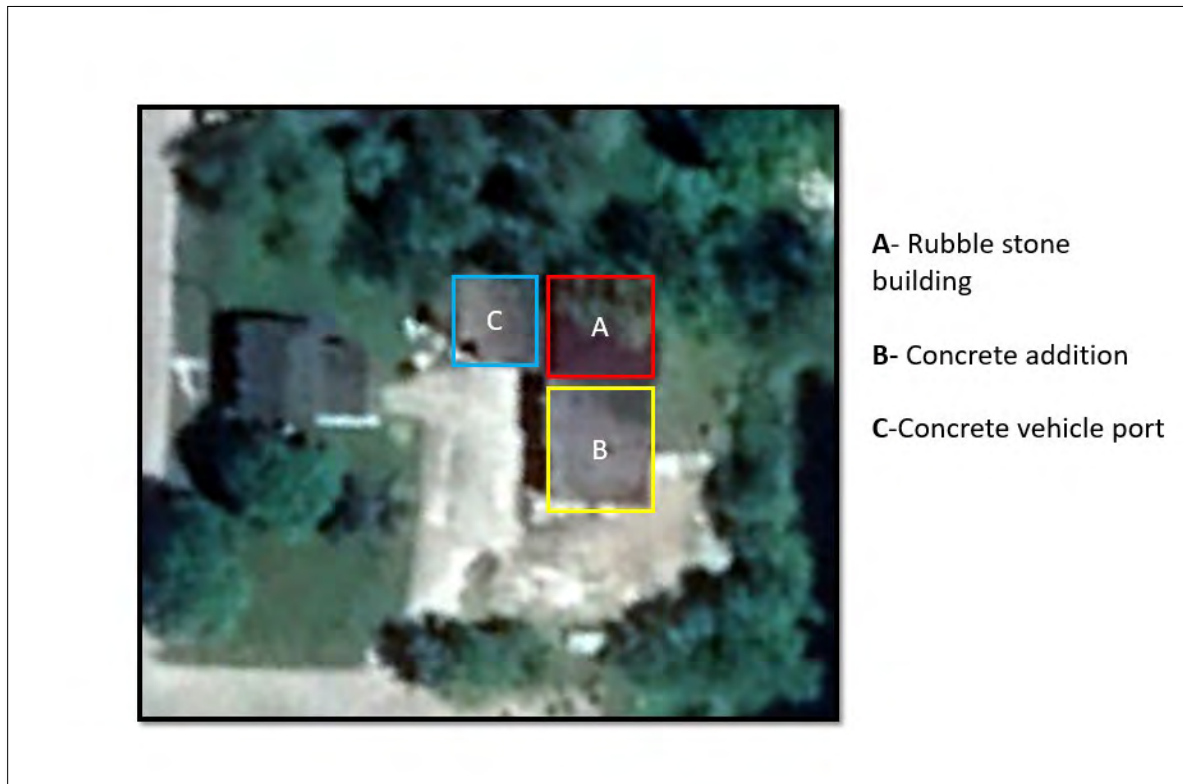
There is a two storey, rubble stone building located on the north-east corner of the property with a hipped roof with a brick chimney. Original window openings appear on the north, east and west elevations. A two-storey, mid-century cinder block addition was made to the south of the stone building with 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.

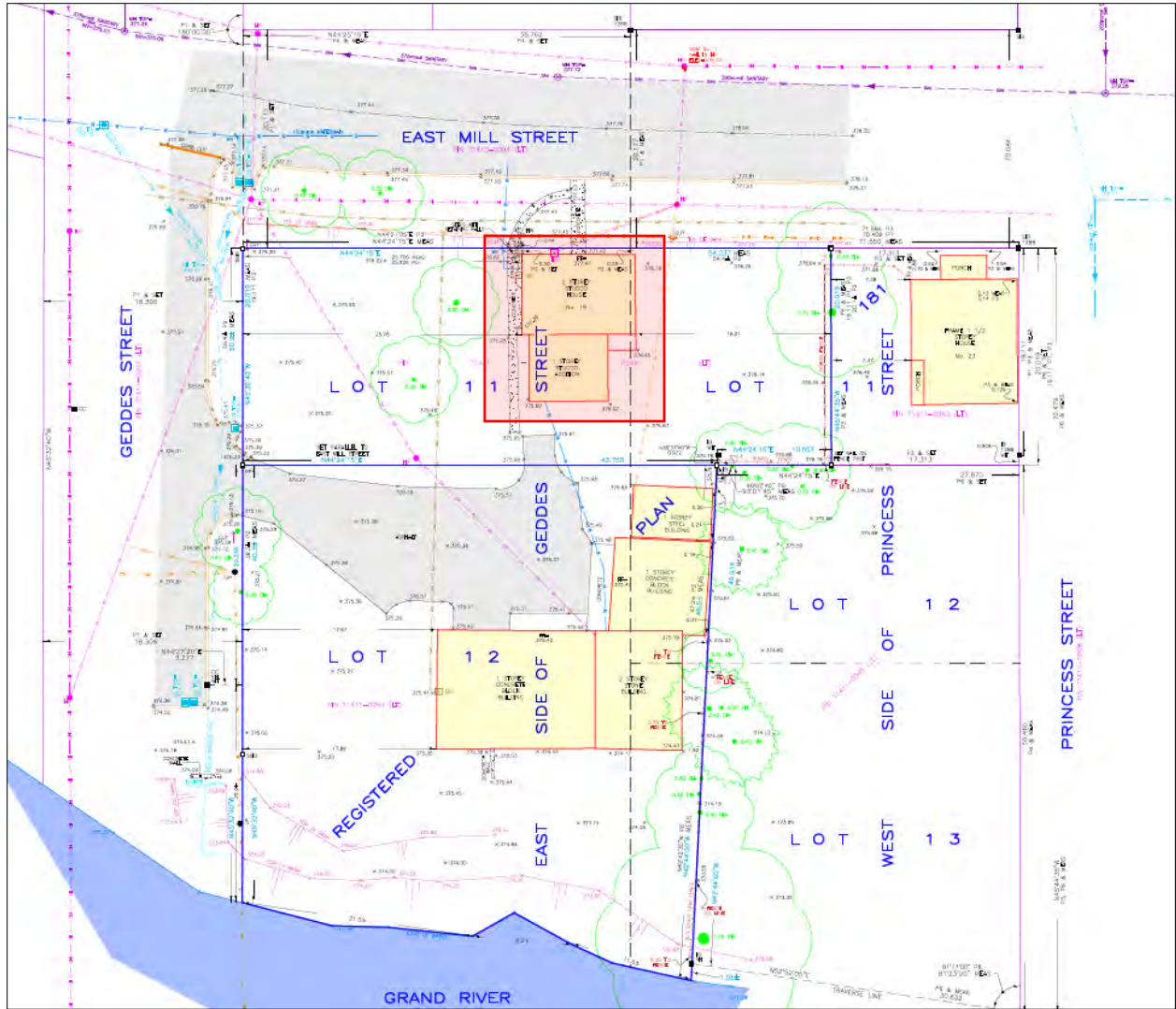


Figure 50: Except of survey of the subject property with topographic data; red square indicates house to be removed (Source: Van Harten Surveying Inc., Jan 14, 2020).

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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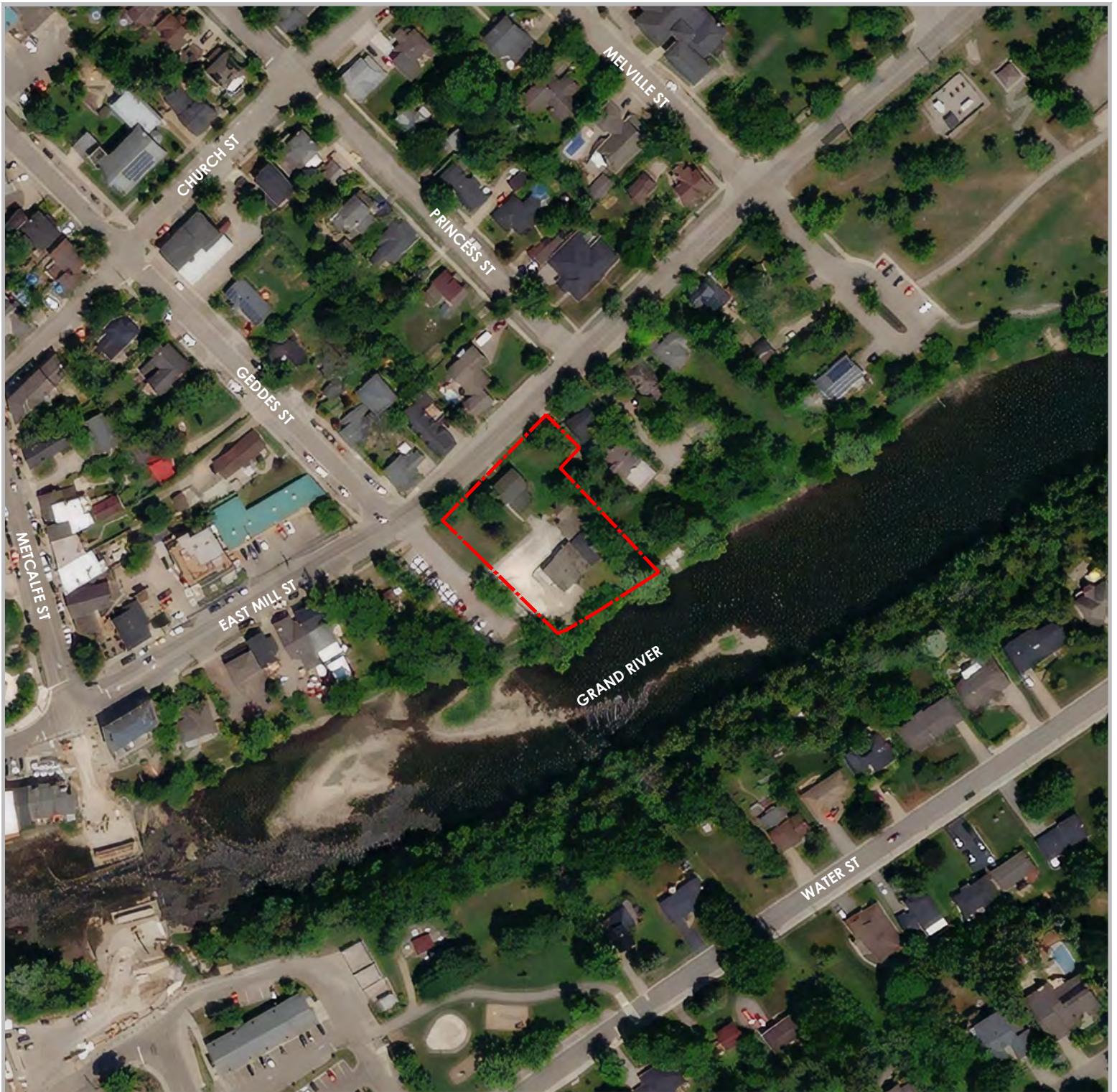
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Appendix A – Maps



Location Map

LEGEND

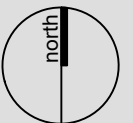
 Subject Property

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 CVG028 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

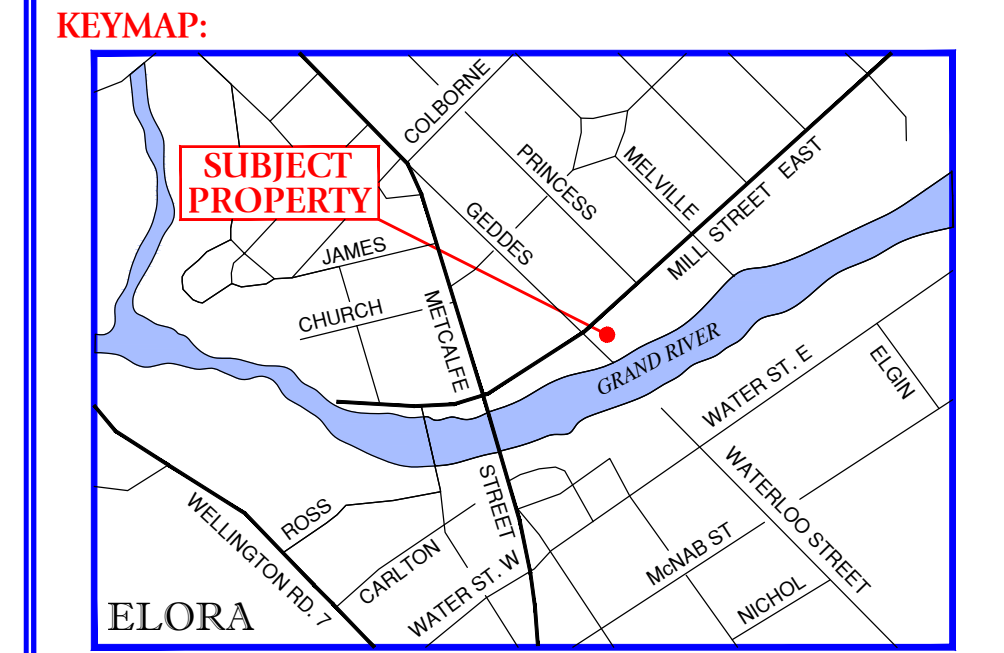
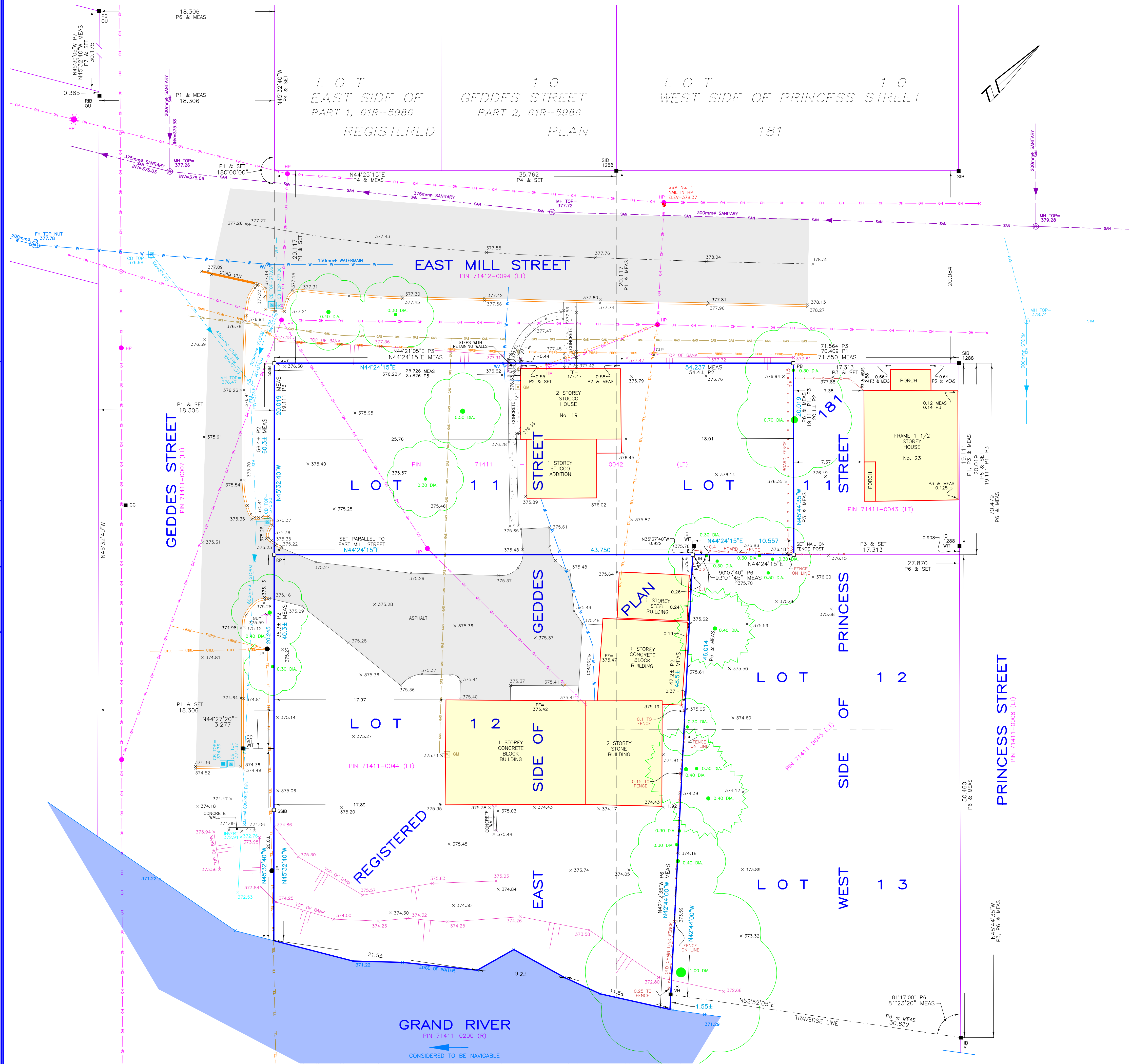
SITE BENCHMARK:
1. NAIL IN HYDRO POLE WEST OF NORTH CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 378.37 METRES.

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
Guelph: 519-821-2763
Orangeville: 519-940-4110

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

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

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.

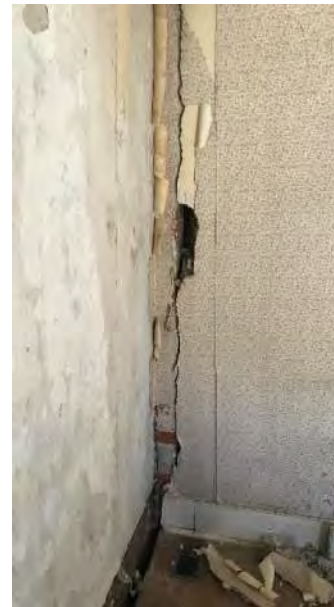
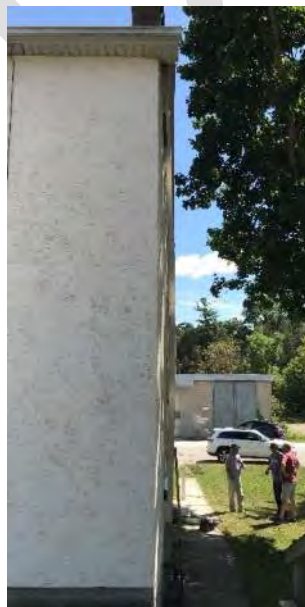
The primary building structural system includes:

- Foundation: rubble stone mass masonry with natural lime mortar. Thickness: 18-20" (varies). Height: 12" (crawl space) 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.

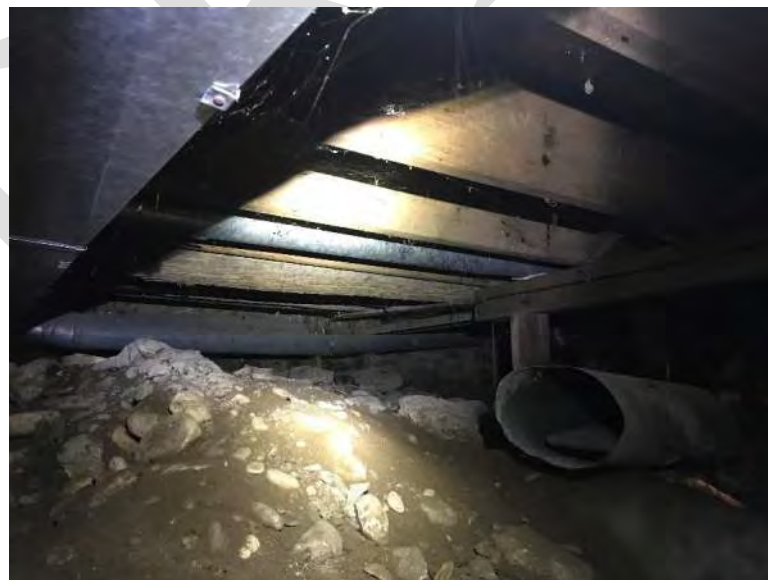


2. Exterior Walls: Numerous reports suggested that the walls were stone construction with a stucco overlay. Our review indicates that the walls are built with a relatively soft pressed brick. Where exposed, a marginally friable surface was exposed as was medium mortar decay. The stucco or more accurately 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

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.

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

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

540 Bingham Centre Drive,
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T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

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



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

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
rredshaw@mhbcpplan.com
www.mhbcpplan.com

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



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 |

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CURRICULUM VITAE

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

- 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 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

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rredshaw@mhbcpplan.com
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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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redshaw@mhbcpplan.com
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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Appendix G

Shadow Study (May 2024)



May 17th, 2024

**To: Township of Centre Wellington
Planning Department
1 MacDonald Square
Elora, ON
N0B 1S0
P.O. Box 10**

Attn: Mariana Iglesias, Manager of Planning Services

Re: Shadow Study for Proposed Development for Property at 19 East Mill St., Elora

Dear Mariana,

On behalf of the owner of the property located at 19 East Mill Street in Elora and the ongoing planning application for the proposed four-storey, mixed-use commercial-residential building, we have prepared this shadow study to further demonstrate the proposal will be compatible in this location.

As methodology for the study, please note it was completed using Autodesk Revit and is accurate to the geographic location and local time zone of the site. The study was conducted for five intervals on the spring and fall equinox, and the summer and winter solstice. The study depicts the expected shadowing at 10:00 a.m., 12:00 p.m., 2:00 p.m., 4:00 p.m., and 6:00 p.m., however you will note the 6:00 p.m. time was excluded from the winter study because the sun is set before this time. The information for the proposed building is accurate in scale and elevation. The scale, massing, and distance from the proposed structure for existing buildings outside of the property boundary of the subject lot have been estimated using open-source data. Finally, the scope of the study has been limited to showing all streets, public parks/open spaces, and adjacent properties and buildings which could be affected by the proposed development. The shadowing from existing trees has been removed to isolate the shadows from built structures alone (though it should be noted that shadowing from trees will affect the reality of shadow impact should the proposed be built).

From our review of the results from this study, we conclude that during the spring and fall equinox, all adjacent structures are free from shadowing until 2:00 p.m. when very minimal shadowing begins to occur on the adjacent property directly east of the site. By 4:00 p.m this shadowing is slightly increased with very minimal shadowing beginning on the building at the property located to the south-east. At no point before evening are either of the adjacent buildings subject to complete shadowing.



This pattern of shadowing is improved for the study completed at the summer solstice where no shadowing occurs on either adjacent building until 4:00 p.m. when very minimal shadowing starts to appear on the building to the south-east. For this time frame, even after 6:00 p.m. neither of the adjacent structures are subject to complete shadowing. It is our opinion that the minimal impact of the shadow pattern seen in this study is due to the proposed setback for the 3rd and 4th floors in the building massing which allows for sun exposure to be maintained well into the evening.

As for the winter solstice, shadow impacts are greater with partial shadowing starting at 12:00 p.m. . However, it should be noted that in comparison to the previous proposed massing for this site, which included a two-storey single detached home adjacent to the eastern property line, partial shadowing still began on the existing building to the east in early afternoon. Therefore, the impacts on shadowing are largely due to the angle of the sun, and very minimally worsened by the mass of the proposed development.

In conclusion, the shadow study demonstrates that the massing and height of the proposed development will have little impact on adjacent buildings and ensures that consistent sun exposure is maintained for months of the year where there is expectation of such.

Regards,

Robert Turner, MA Dip Arch, OAA
Architect
Fryett Turner Architects Inc.

Appendix H

Curricula 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

CONTACT

540 Bingemans Centre Drive,
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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

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

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

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

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CURRICULUMVITAE

Rachel Redshaw, MA, H.E. Dipl.

EDUCATION

2011
Higher Education Diploma
Cultural Development/ Gaelic Studies
University of the Highlands and Islands

2012
Bachelor of Arts
Joint Advanced Major in Celtic Studies
and Anthropology
Saint Francis Xavier University

2014
Master of Arts
World Heritage and Cultural Projects
for Development
UNESCO, University of Turin, The
International Training Centre of the
ILO

Rachel Redshaw, a Heritage Planner and Associate 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. Ms. Redshaw is 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 also completed contract work for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage.

PROFESSIONAL ASSOCIATIONS

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

PROFESSIONAL HISTORY

2024-Present	Associate, MacNaughton Hermsen Britton Clarkson Planning Limited
2022 - Present	Senior Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018 - 2022	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries

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CURRICULUMVITAE

Rachel Redshaw, MA, H.E. Dipl.

- 2015-2016 Building/ Planning Clerk
Township of North Dumfries
- 2009-2014 Historical Researcher
Township of North Dumfries

PROFESSIONAL/COMMUNITY ASSOCIATIONS

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

AWARDS / PUBLICATIONS / RECOGNITION

- 2018 Waterloo Historical Society, "Old Shaw: The Story of a Kindly
Waterloo County Roamer"
- 2014 The Rise of the City: Social Business Incubation in the City of
Hamilton, (MA Dissertation)
- 2012 Waterloo Historical Society, "Harvesting Bees in Waterloo
Region"
- 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.
- 2008-2012 Historical Columnist for the Ayr News

PROFESSIONAL DEVELOPMENT COURSES

- 2022 Indigenous Relations Training Program (University of Calgary)
2018 Building Officials and the Law (OBOA Course)
2017 AMCTO Map Unit 1
2010 Irish Archaeological Field School Certificate

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