B18/15

Cultural Heritage Impact Assessment of 190 Victoria Crescent, Elora, Township of Centre Wellington

February 5, 2015
PROJECT #: 14217A

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Contents

1.0 Introduction 1
2.0 Description of Property 3
2.1 Location 3
2.2 Physiographic character 4
3.0 Historical Overview 4
3.1 Historical Themes 5
4.0 Description of Cultural Heritage Resources 6
4.1 Built heritage resource 6
4.1.1 Building form and architecture 6
4.2 Surroundings and context 7
5.0 Cultural heritage value 9
6.0 Description of proposed development 10
7.0 Impacts of proposed development 13
8.0 Alternatives and/or mitigation measures 14
9.0 Conclusions 14
10.0 Sources 15
Appendix A: Special Regulations Within the Heritage Area Overlay from the Township of Centre Wellington Zoning By-law (2013) A1
Appendix B – Designating By-law for 190 Victoria Crescent B1
Appendix C - Curriculum Vitae C1

1.0 Introduction

MHBC was retained in January 2015 by Norman Scott Trask to complete a Cultural Heritage Impact Assessment for the proposed alterations to the property at 180 Victoria Crescent, Elora. The property is located adjacent to 190 Victoria Crescent, a protected heritage property designated under Part IV of the *Ontario Heritage Act*. The report has been prepared by MHBC Cultural Heritage Staff Lashia Jones (CAHP), Heritage Planner, and Dan Currie, Managing Director of Cultural Heritage.

The purpose of this report is to assess the impacts of the proposed severance of the property at 180 Victoria Crescent on the adjacent property at 190 Victoria Crescent, which is designated under Part IV of the *Ontario Heritage Act*.

The property at 190 Victoria Crescent comprises large lot with an existing 19th century dwelling and outbuilding. Specimen trees mixed vegetation around the sides and rear yard are also present.

The Township of Centre Wellington does not have a Terms of Reference for preparing Heritage Impact Assessments. The preparation of this report has been guided by the Ministry of Tourism, Culture and Sport's *Ontario Heritage Toolkit* (2005/2006).

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;*

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, 2014* (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 for the important contribution they make to our understanding of the history of a place, an event, or a people.*
>
> *Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.*
>
> *Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).*
>
> *Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and*

archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

2.0 Description of Property

2.1 Location

The subject property is located on Victoria Crescent, a residential street near the urban centre of Elora, Township of Centre Wellington, Ontario. The residential street is located between Irvine Creek to the west, a tributary of the Grand River, and the historic commercial centre of Elora to the east and southeast.

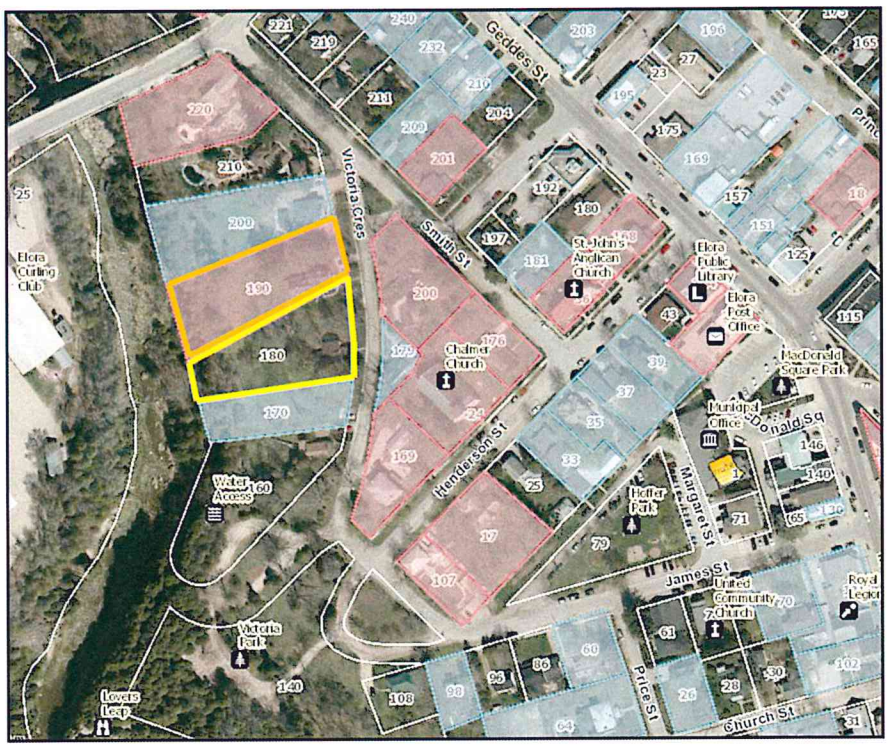

Figure 1: Location map of the subject property. Source: *Township of Wellington Centre*. Red shading denotes properties designated under the *Ontario Heritage Act* and blue shading denotes properties listed on the Municipal Heritage Register. Yellow outline denoted property to be severed. Orange outline denotes HIA subject property.

2.2 Physiographic character

The subject property is located in the physiographic region known as the Guelph drumlin field (Chapman and Putnam 137, 1984). The Guelph drumlin field is located across an area of over 500 square kilometres centered around the City of Guelph. It includes parts of Hamilton-Wentworth, Waterloo, Halton and Wellington County. The physiographic region contains some 300 drumlins of all sizes, with a relatively large amount of low intervening ground in between. The general landform pattern consists of "groups of drumlins fringed by gravel terraces and separated by swampy valleys in which flow sluggish tributaries of the Grand River" (Chapman and Putnam 138, 1984). Elora is located toward the northern edge of the Guelph drumlin field region, and was historically a mill community that supported the small surrounding area (Chapman and Putnam 139, 1984).

3.0 Historical Overview

The subject property is located in Elora, located in the former Nicol Township of Wellington County. Nichol Township was surveyed c. 1819. The township was reportedly granted by the Crown to the Honorable Thomas Clark in 1807 for his military service. Clark sold the south portion of the Township land to William Gilkison in 1832 (Fitzpatrick, 2015). Gilkison was a cousin of John Galt, the Canada Company promoter (Connon 51, 1975; Canadian Encyclopedia, 2015). By November of that year, a town site had been laid out and Gilkison named it Elora. Gilkison made plans for mills and bridges as the basis for this "new city" on the Grand River, and began travelling Upper Canada in search of supplies for the mills to lure new settlement. He died suddenly in 1833, and his son David took on the role of establishing Elora (Fitzpatrick, 2015).

In the decade following its establishment, Elora had grown to a small mill village. The 1846 publication of *Smith's Canadian Gazetteer* includes the following description of Elora:

> *A Village in the township of Nichol, beautifully and romantically situated on the Grand River, about thirteen miles from Guelph, was first settled in 1832 by Mr. W. Gilkison. The "Falls" of Elora are very beautiful, and are much visited; the river having worn a channel thirty-five or forty feet deep through the solid limestone rock. A large rock stands in the centre of the stream, just above the Falls, bearing trees; the base of which is nearly worn away by the constant friction of the water. Just below the village, the river is joined by a branch called the Irvine. The situation of Elora is hilly. The village contains*

> *about 100 inhabitants, and has an Episcopal church, and a Methodist chapel. Post Office, Post three times a week. Professions and Trades: 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 wagon makers, two tailors. Crown Lands Agent, A. Geddes.*

The milling industry in Elora was in decline by the 1870s (Canadian Encyclopedia). A decline in wheat production in Ontario and a competitive wheat economy in Western Canada led to the closure of many Ontario mills in the late 19th century (Bloomfield 191, 2006). By the 1960s, a number of artisans had arrived in Elora, and began to transform the town (with a number of remaining 19th century village) into a tourist destination. The Elora Gorge Park was also established around this time (Elora BIA, 2015).

Victoria Crescent contains a collection of houses that, from their architectural detailing, appear to have been constructed in the latter part of the 19th century. The spacious lots contribute to a 'park lot' setting, larger than most of the other lots in town, and situated just outside the town centre to be away from the commercial hustle and bustle, but still close enough to be integrated with the town lifestyle.

3.1 Historical Themes

This Cultural Heritage Assessment uses a thematic approach to identify historical themes associated with the subject property. A thematic approach is particularly useful in identifying aspects of the study area's history that have contributed to the development of its layers of material heritage. A thematic approach is also useful in applying the criteria in Ontario Regulation 9/06 pursuant to the *Ontario Heritage Act*. As part of the evaluation process of applying Ontario Regulation 9/06 it is useful to identify historical themes that have accounted for change and development in the environment.

The subject property is associated with the theme of 19th century residential development in the village of Elora. It is part of a row of four 19th century dwellings located on large lots backing onto the Irvine Creek valley.

4.0 Description of Cultural Heritage Resources

This section of the report describes the property located at 190 Victoria Crescent, which is designated under Part IV of the *Ontario Heritage Act* and is the trigger for undertaking a heritage impact assessment for the development at 180 Victoria Crescent.

The property at 190 Victoria Crescent is a large, irregularly shaped lot that extends between Victoria Crescent and the Irvine Creek valley.

4.1 Built heritage resource

4.1.1 Building form and architecture

The property contains a one and one half storey Gothic Revival style residence constructed in 1878. The house has an irregular plan with an L-shaped, cross-gable front wing, with a cross-gabled rear wing. The structure is constructed of red brick, with buff brick quoins and window/door surrounds. The house features round arched windows with arched muntins. The front wing and side wing of the house both feature bay window projections with one over one and two over two sash segmental arched windows.

Figure 2: 190 Victoria Crescent. MHBC, January 2015.

The house features a side hall entrance plan. A small single storey vestibule projects outwards slightly from the L-shaped portion of the house. It features with a single door with segmental arch transom and a narrow round arched window. An open porch extends from the vestibule, supported by wooden posts with decorative brackets.

The house features wooden soffits and a metal/composite roof.

A wood shingled shed with garage door is located on the south side of the lot, near the property line.

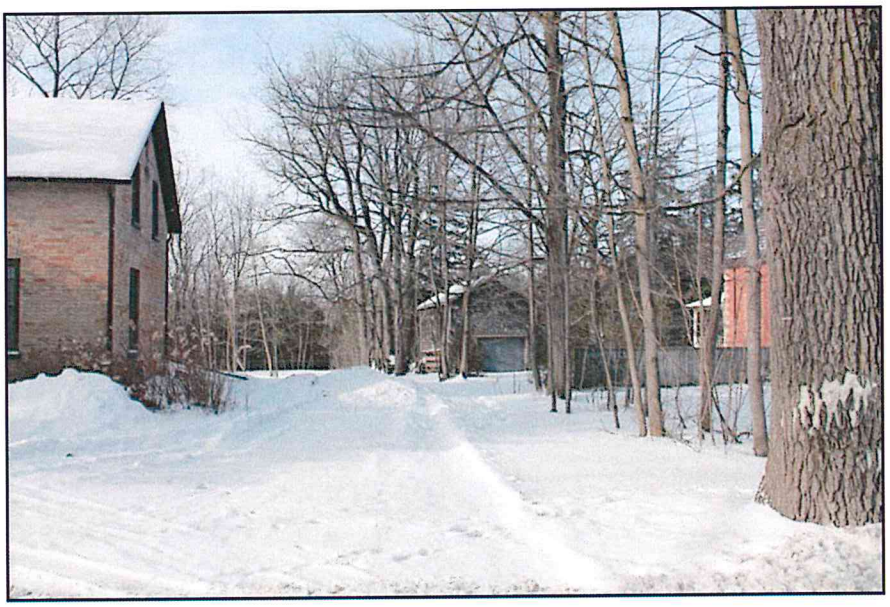

Figure 3: Wood shingled garage at 190 Victoria Crescent. MHBC January 2015.

4.2 Surroundings and context

The property is located in a residential setting, separated from neighbouring properties by large setbacks of the spacious lot. The topography of the property slopes gently to the west, towards the Irvine Creek valley located at the rear of the property.

The subject property is generally open to the street. A low wooden board fence extends from the side of the house to the vegetation along the property line.

Figure 4: Front yard and fencing at 190 Victoria Crecent. MHBC January 2015.

While the property is open to the street, much of it is screened by vegetation in leaf-on seasons. The southern border of the lot features a row of maples of varying ages, as well as other shrubs and tree species. The density of the vegetation border is thickest at the front of the lot, and decreases roughly where the wooden fence reaches the south property line.

Figure 5: Trees along property line at 190 Victoria Crescent. MHBC January 2015.

The front (east) portion of the yard, in front of the house, contains specimen trees and shrubs, primarily maple, with a young blue spruce and various shrubs, flowers and groundcover in garden beds.

To the north of the house there is a row of tall Norway spruce trees.

A gravel driveway is located in the front yard towards the northern side of the yard. A flagstone walkway connects the driveway to the front entrance, and a concrete walkway connects the entrance to the sidewalk on Victoria Crescent (driveways and walkways were covered by snow at the time of the site visit – description gained from Google Streetview July 2014 imagery).

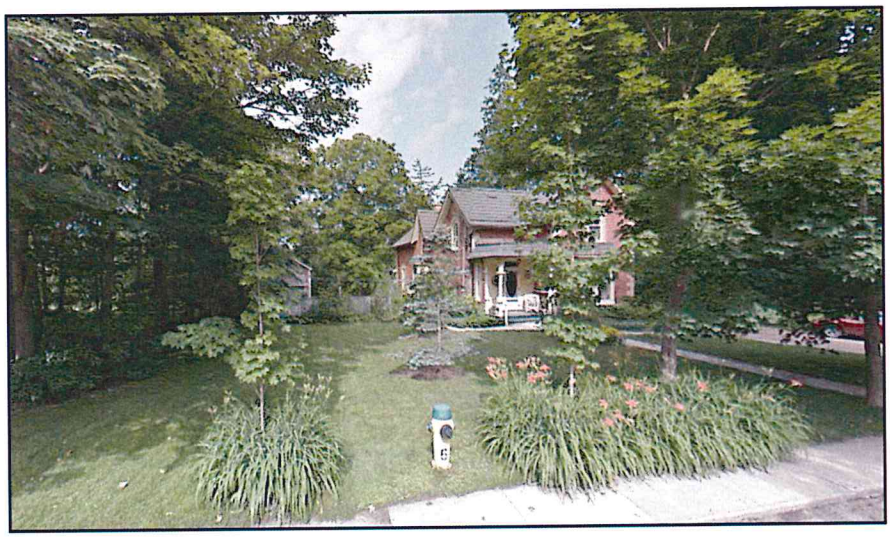

Figure 6: Leaf-on conditions, 190 Victoria Crescent. Google Street View,

5.0 Cultural heritage value

The property at 190 Victoria Crescent was designated under Part IV of the *Ontario Heritage Act* in June 2001 for its architectural design. The designating bylaw for the property provides the following reason for designation:

> *The reasons for the designation are as follows:*
>
> > *A one and a half storey single detached dwelling with an L-shaped plan, and the main entrance in the recess and covered with a veranda. This building dates from 1878 and is built of hand-made red stretcher brick, with yellow brick quoins. There is a single bay window in the ground floor front facade, with a double hung semi-circular first floor window with a plain lug sill and yellow brick quoins and voussoirs. The roof has projecting eaves with plain fascia and soffits,*

without brackets. The important element of this designated property is the facade.

6.0 Description of proposed development

The proposed development at 180 Victoria Crescent is a severance to divide the existing lot into two separate parcels. The north parcel will be 0.38 acres (0.15 hectares) in area and the south parcel will be 0.33 acres (0.13 hectares) in area. (See figure 10). The existing dwelling at 180 Victoria Crescent is proposed to be retained on the north lot and renovated, with a new addition constructed to the rear in place of the existing rear addition.

Figure 7: Existing dwelling at 180 Victoria Crescent. MHBC January 2015.

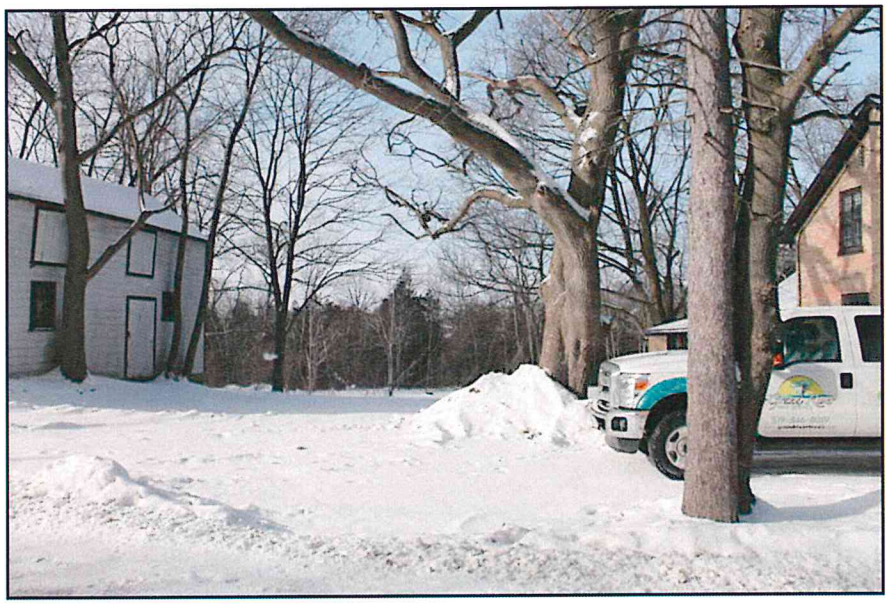

Figure 8: View looking west at approximate location of proposed severance (at mature tree behind truck). MHBC January 2015.

Figure 9: View looking east from rear yard towards approximate location of proposed severance. MHBC January 2015.

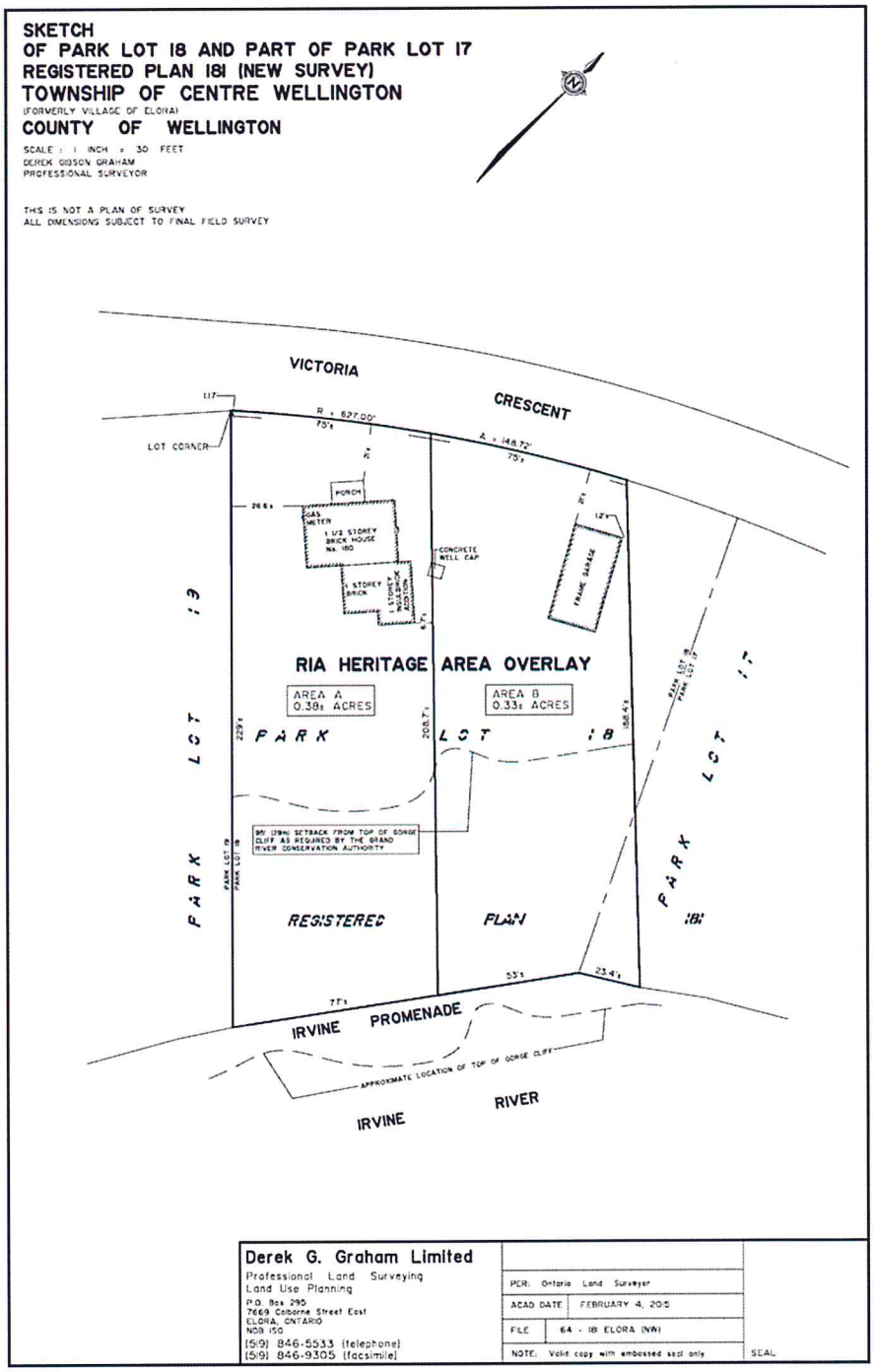

Figure 10: Survey showing proposed severance.

7.0 Impacts of proposed development

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

The impacts of a proposed development or change to a cultural heritage resource may occur over a short 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 proposed severance results in two properties of approximately equal size and frontage. The retained parcel that will include the existing dwelling is directly adjacent to 190 Victoria Crescent. The severed parcel contains a frame garage but ultimately will be developed in the future. The severed parcel does not abut 190 Victoria Crescent. The two lots resulting from the proposed severance meet the minimum requirements for area and frontage in the special regulations of the Heritage Area Overlay of the Township of Centre Wellington Zoning By-law (See Appendix A).

The proposed severance of 180 Victoria Crescent poses no direct adverse impacts to the designated property at 190 Victoria Crescent. The proposed severance does not result in the loss, removal or alteration of the designated property nor any part of the front facade which is considered in the designating bylaw to be the most important element of the property.

As the proposed severance is to be located on the southern portion of the lot at 180 Victoria Crescent, it will not have any adverse impacts that have the potential to isolate the designated cultural heritage property at 190 from its surroundings.

Any new development to be proposed on the severed lot will have to conform to the Township of Wellington Centre's Special Regulations for the Heritage Overlay area, which the property is located in. The provisions of the heritage overlay area will limit any development of a size or type that would have adverse impacts on the designated property at 190 Victoria Crescent.

8.0 Alternatives and/or mitigation measures

Alternatives and mitigation measures are not considered in this Heritage Impact Assessment, as the proposed lot severance does not pose any direct or indirect adverse impacts to the designated property at 190 Victoria Crescent. The severed parcels are consistent with the special regulations of the Heritage Area Overlay outlined in the Township of Centre Wellington Zoning By-law.

Notwithstanding that the proposed severance at 180 Victoria Crescent poses no direct or indirect adverse impacts to the designated property at 190 Victoria Crescent, the following condition should be considered by the Township of Centre Wellington in approving the severance in order to ensure that there are no future adverse impacts on the designated property at 190 Victoria Crescent as a result of new development:

- That any future development on the newly severed lot at 180 Victoria Crescent comply with the special regulations of the Heritage Area Overlay outlined in the Township of Centre Wellington's Zoning By-law, with respect to: lot frontage; lot area; building height; front, side and rear yard setbacks; lot coverage; and landscaped open space.

9.0 Conclusions

The property at 190 Victoria Crescent, former Village of Elora, in the Township of Centre Wellington is designated under Part IV of the *Ontario Heritage Act* for its historical and architectural value as an 1878 residential structure built of red brick with yellow brick quoins. The facade of the building is noted in the designating bylaw as the important element of the property.

The adjacent property at 180 Victoria Crescent is proposed to be severed into two lots: a 0.38 acre (0.15 hectare) lot (the north lot) and a 0.33 acre (0.13 hectare) lot (the south lot). The north lot contains an existing dwelling to be

retained with additions constructed to the rear. The south lot contains a wooden shed/garage structure and there are no developments proposed on the lot at this time.

The proposed severance does not pose any adverse direct or indirect impacts to the designated property at 190 Victoria Crescent, in particular the facade of the building. It is recommended, however, that any future development on the newly severed south lot be consistent with the special regulations of the Heritage Area Overlay in the Township of Centre Wellington Zoning By-law in order to ensure that no adverse impacts are sustained as a result of future development.

10.0 Sources

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Fitzpatrick, D.E. "Gilkison, William". *Dictionary of Canadian Biography*. University of Toronto/Université Laval 1987-2015. Accessed online January 2015: http://www.biographi.ca/en/bio/gilkison_william_6E.html.

Ontario Ministry of Culture. *Ontario Heritage Tool Kit*. Queens Printer for Ontario, 2006.

The Corporation of the Township of Centre Wellington. "By-law No. 01-75 Being a By-law to designate 190 Victoria Crescent, former Village of Elora, to be of historic or architectural value or interest". June 18, 2001.

University of Toronto (Map and Data Library). *Digital Aerial Photographs, Southern Ontario 1954 – West index*. Image No. 438.792. Accessed online January 2015:
http://maps.library.utoronto.ca/datapub/Ontario/APS_1954/438.792.jpg

Appendix A: Special Regulations Within the Heritage Area Overlay from the Township of Centre Wellington Zoning By-law (2013)

7.1.3 Special Regulations Within the Heritage Area Overlay

The zoning maps comprising Schedule "A" identify a Heritage Area Overlay within the former Town of Fergus and the former Village of Elora. The following special regulations apply to lands zoned R1A or R1B that are within the Heritage Area Overlay. *{Note: The entire Heritage Area Overlay is also illustrated on Appendix Map 2 for information purposes}*

TABLE 7C – SPECIAL REGULATIONS – HERITAGE AREA OVERLAY			
		Elora Heritage Area Overlay	Fergus Heritage Area Overlay
A	Minimum Lot Frontage	20.1 m (66 ft)	15.2 m (50 ft)
B	Minimum Lot Area	696.8 m^2 (7,500 ft^2)	557.4 m^2 (6,000 ft^2)
C	Maximum Building Height	3 storeys but not more than 9.1 m (30 feet)	3 storeys but not more than 10.6 m (35 feet)
D	Minimum Front Yard	6.0 m (19.7 ft) or in accordance with Section 4.35.(1)	7.5 m (24.6 ft) or in accordance with Section 4.35.(1)
E	Minimum Exterior Side Yard	4.5 m (14.8 ft) Where a driveway crosses an exterior side lot line, the minimum setback to the garage shall be 6.0 m (19.7 ft)	4.5 m (14.8 ft) Where a driveway crosses an exterior side lot line, the minimum setback to the garage shall be 6.0 m (19.7 ft)
F	Minimum Side Yard (2)	1.8 m (5.9 ft)	1.8 m (5.9 ft)
G	Minimum Rear Yard	7.5 m (24.6 ft)	7.5 m (24.6 ft)
H	Maximum Lot Coverage(3)	30%	30%
I	Minimum Landscaped Open Space	The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The driveway shall not constitute more than 40% of the area of the Front Yard.	
Notes	(1) No attached garage can project beyond the main front wall of the dwelling. (2) Where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 m (9.8 ft) (3) Includes Accessory Buildings		

7.2 Residential R2 Zone

Within any R2 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the following regulations:

7.2.1 Permitted Uses

a) A small lot single detached dwelling
b) A semi-detached dwelling
c) An existing link or twin dwelling
d) A duplex dwelling
e) A group home in accordance with Section 4.16
f) Uses, buildings and structures accessory to the foregoing, including:
   i. A bed and breakfast establishment (Class 1) in accordance with Section 4.6
   ii. An accessory apartment in accordance with Section 4.1
   iii. A home occupation in accordance with Section 4.18

7.2.2 Building Regulations

TABLE 7D – R2				
A	Residential Unit Type	Small Lot Single Detached Dwelling	Semi Detached Dwelling	Duplex Dwelling
C	Minimum Lot Frontage	9 m (30 ft)	9 m (30 ft) per unit	18 m (59.1 ft)
D	Minimum Lot Area	279 m^2 (3,003 ft^2)	279 m^2 per unit (3,003 ft^2)	650 m^2 (6,997 ft^2)
F	Maximum Building Height	3 storeys but not greater than 11 m (36 ft)		
G	Minimum Front Yard	6 m (19.7 ft) or in accordance with Section 4.35, but 6 m (19.7 ft) to front face of a garage if the driveway crosses a front lot line.		
H	Minimum Exterior Side Yard	4.5 m (14.8) ft, but 6 m (19.7 ft) to front face of a garage if the driveway crosses an exterior side lot line.		
I	Minimum Side Yard (1)	1.2 m (3.9 ft) on one side; 0.6 m (2 ft) on the other side; 1.8 m (5.9 ft) between dwellings on abutting lots	1.5 m (4.9 ft) on the unattached side	1.8 m (5.9 ft) on one side 3.0 m (9.8 ft) on the other side
J	Minimum Rear Yard	7.5 metres (24.6 ft)		
K	Maximum Lot Coverage (2)	Not Applicable		40%
N	Minimum Landscaped Open Space	The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The width of the driveway shall not exceed 55% of the lot width, up to a maximum driveway width of 7.5 m (24.6 ft).		
O	Garage/Driveway Width Restriction	The outside walls of an attached garage shall not exceed 55% of the lot width; and the driveway leading to the garage can be no more than the width of the exterior dimensions of the garage.		
Notes	(1) Where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 m (9.8 ft)			

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 01-75

Being a By-law to designate 190 Victoria Crescent, former Village of Elora , to be of historic or architectural value or interest

WHEREAS on the advice of the Local Architectural Advisory Committee, Council has been advised to designate the property, including lands and buildings, attached hereto to be of historic or architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

AND WHEREAS the provisions of Section 29, Subsections (1), (2) and (4) have been complied with and no objection has been received by the Municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON HEREBY ENACTS AS FOLLOWS:

1. The lands and premises described in Schedule "A" attached hereto are hereby designated to be lands and buildings of historic or architectural value or interest.

2. The reasons for the designation are as follows:
A one and a half storey single detached dwelling with an L-shaped plan, and the main entrance in the recess and covered with a veranda. This building dates from 1878 and is built of hand-made red stretcher brick, with yellow brick quoins. There is a single bay window in the ground floor front façade, with a double hung semi-circular first floor window with a plain lug sill and yellow brick quoins and voussoirs. The roof has projecting eaves with plain fascia and soffits, without brackets. The important element of this designated property is the façade.

3. This By-law shall be registered against the title of the lands described in Schedule "A."

4. This By-law shall come into force and effect upon its final passing.

READ A FIRST AND SECOND TIME this 18th day of June 2001.

Head of Council

Clerk

READ A THIRD TIME AND FINALLY PASSED this 18th day of June 2001.

Head of Council

Clerk

SCHEDULE "A"

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Township of Centre Wellington, in the County of Wellington, described as:

PLAN 181 S PT PARK LOT 19
W/S VICTORIA

MHBC
PLANNING
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& LANDSCAPE
ARCHITECTURE

CURRICULUM**VITAE**

Dan Currie, MA, MCIP, RPP

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 policy and development work. Dan has experience in a number of other areas including strategic planning, heritage policy, secondary plans, watershed plans, housing studies and downtown revitalization plans.

Dan holds a Masters degree in Planning from the University of Waterloo, a Bachelors degree (Honours) in Planning from the University of Waterloo and a Bachelor of Arts degree from the University of Saskatchewan. He is a registered Professional Planner and a Member of the Canadian Institute of Planners.

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
Past Board Member, Town and Gown Association of Ontario

PROFESSIONAL HISTORY

2013 – Present	Partner, Managing Director of Cultural Heritage MacNaughton Hermsen Britton Clarkson Planning Limited
2010 – 2013	Associate MacNaughton Hermsen Britton Clarkson Planning Limited
2009 - 2010	Senior Planner MacNaughton Hermsen Britton Clarkson Planning Limited
2007 - 2009	Director, Policy Planning, City of Cambridge
2007 –2007	Executive Assistant to the CAO, City of Waterloo

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CURRICULUM**VITAE**

Dan Currie, MA, MCIP, RPP

2007	Executive Assistant to the CAO, City of Waterloo
2000 -2007	Senior Planner, City of Waterloo
1999 - 2000	Planner, City of Waterloo
1997 - 1998	Research Planner, City of Kitchener

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Burlington Heights Heritage Lands Management Plan (ongoing)
Niagara Peninsula Conservation Authority, St John's Centre Management Plan (ongoing)
Cambridge West Master Environmental Servicing Plan (ongoing)
Township of West Lincoln Settlement Area Expansion Analysis (2013)
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2013)
Township of Tiny Residential Land Use Study (2012)
Port Severn Settlement Area Boundary Review (2012)
City of Cambridge Green Building Policy (2011)
Township of West Lincoln Intensification Study & Employment Land Strategy (2011)
Ministry of the Environment Review of the D-Series Land Use Guidelines (2011)
Meadowlands Conservation Area Management Plan (2011)
City of Cambridge Trails Master Plan (2010)
City of Kawartha Lakes Growth Management Strategy (2010)
City of Cambridge Growth Management Strategy (2009)
Cambridge GO Train Feasibility Study (2008)
City of Waterloo Height and Density Policy (2005)
City of Waterloo Student Accommodation Study (2004)
Uptown Waterloo Residential Market Study (2002)
City of Waterloo Land Supply Study (2000)
City of Kitchener Inner City Housing Study (1998)

CONTACT

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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUM**VITAE**

Lashia Jones, B.A., M.A., CAHP

Lashia Jones is a Cultural Heritage Specialist and Heritage Planner with MHBC and joined the firm after graduating from Carleton University with a Masters Degree in Canadian Studies, specializing in heritage conservation. Prior to Joining MHBC, Lashia gained practical experience working for a multi-disciplinary consulting firm and was responsible for evaluating and analyzing built heritage properties and providing historical research to supplement the findings of fieldwork. Lashia provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including heritage conservation districts, heritage impact assessments and cultural heritage assessments, and cultural heritage bridge evaluations.

EDUCATION

2012
Master of Arts in Canadian Studies, specializing in Heritage Conservation
Carleton University

2009
Bachelor of Arts (Honours) in English Literature and Cultural Anthropology
University of Toronto

PROFESSIONAL EXPERIENCE

2012 - Present	Cultural Heritage Specialist/ Heritage Planner MacNaughton Hermsen Britton Clarkson Planning Limited
May 2011 - September 2011	Heritage Planning Assistant City of Ottawa
2009 - 2010	Built Heritage Technician Golder Associates Limited
April 2008 - August 2008	Research and Laboratory Assistant Archaeologix Inc.

SELECTED PROJECT EXPERIENCE

HERITAGE CONSERVATION DISTRICTS

Barriefield Heritage Conservation District Plan Update, City of Kingston
Victoria Square Heritage Conservation District Study, City of Markham
Bala Heritage Conservation District Study, Township of Muskoka Lakes
Garden District Heritage Conservation District Study, Toronto
Port Stanley Heritage Conservation District Plan and Guidelines, Port Stanley
Meaford Heritage Conservation District Study, Meaford
Oil Springs Heritage Conservation District, Oil Springs

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HERITAGE IMPACT ASSESSMENTS/ CULTURAL HERITAGE ASSESSMENTS

- HIA for development in West Woodfield Heritage Conservation District, City of London
- HIA for development adjacent to Queen Street West Heritage Conservation District, City of Toronto
- Extension of Station Street/Haig Road EA, City of Belleville
- Integrated approach to EA/OPA, extension of Robert Ferrie Drive, City of Kitchener
- Piers 5-8 West Harbour pumping station EA, City of Hamilton
- Various Residential and Commercial properties, Richmond Hill
- Glenora Fisheries Station, Glenora
- Russell Land Registry Office, Russell
- South Quarry extension, City of Hamilton
- Development adjacent to early 20th century residence, Town of Grimsby
- Development adjacent to mid 19th century stone residence, City of Kitchener
- Rockway Centre, City of Kitchener

CULTURAL HERITAGE PLANS/MANAGEMENT PLANS

- Western Counties Health and Occupational Centre, City of London
- Burlington Heights Heritage Lands Management Plan, City of Hamilton
- Whitehern Landscape Conservation Management Plan, City of Hamilton

HERITAGE RECORDING AND DOCUMENTATION

- Barn documentation, Duntroon
- Barn foundations, Town of Caledon

HERITAGE BRIDGE EVALUATIONS

- East Cross Creek Bridge, City of Kawartha Lakes
- Prune Creek Bridge, near Hearst
- Highway 400 corridor bridges
- Highway 401corridor bridges
- Queen Elizabeth Way (QEW) corridor bridges

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2014-present Member, Canadian Association of Heritage Professionals

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2014-present	Member, Canadian Association of Heritage Professionals Education Committee
2009-2010	Member, Stewardship committee to London Advisory Committee on Heritage (LACH)

PROFESSIONAL DEVELOPMENT COURSES / CONFERENCES

2014	Heritage Building Materials Course, University of Victoria Heritage Resource Management Program
2013	Speaker, Heritage Canada Foundation National Conference
2012	Workshop: 'Architectural Styles', University of Waterloo Heritage Resources Centre, Leamington.

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