

HERITAGE IMPACT ASSESSMENT REPORT

316 West Street,
City of Brantford, Ontario

Date:
October 2021

Prepared for:
Reinders +Law Ltd.

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GLOSSARY OF ABBREVIATIONS

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermesen 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>

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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 316 West Street, Brantford, Ontario is situated within territory of the Haudenosaunee, Anishinabewaki, Attiwonderonk (Neutral), Mississaugas of the Credit First Nation, Mississauga, Anishinaabe. These lands are acknowledged as being associated with the following treaties:

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

This document takes into consideration the cultural heritage of indigenous communities including their oral traditions and history when available and related to the scope of work.

EXECUTIVE SUMMARY

In summary, it has been determined that the adjacent property located at 314 West Street has cultural heritage value or interest (CHVI) under the prescribed *Ontario Regulation 9/06*. The CHVI of this property is vested in the house's representation of the Italianate architectural style constructed c.1880.

Based on the analysis completed in sub-section 7.2, it has been determined that no adverse impacts on the adjacent property identified as having CHVI as a result of the proposed development and therefore, the proposed development should be considered a neutral impact.

1.0 INTRODUCTION

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in August of 2021 by Reinders + Law Ltd. to undertake a Heritage Impact Assessment (HIA) for the proposed development of 316 West Street, Brantford, Ontario hereafter referred to as the ‘subject property’ (see Appendix ‘A’). The subject property is currently vacant and is proposed for development which includes the construction of two, 3 storey multi-residential buildings.

The subject property is adjacent to a ‘listed’ (non-designated) property on the City’s Heritage Register located at 314 West Street, Brantford, Ontario. According to Section 3.4 (g-i) of the Official Plan of the City of Brantford, a development application involving a property on or adjacent to a ‘listed’ or ‘designated’ property requires a Heritage Impact Assessment (HIA). The purpose of the HIA is to determine the impact that development may have on cultural heritage resources and their associated heritage attributes. Alternative options, mitigation measures and conservation measures may be recommended as a result of the impact analysis.

1.1 LOCATION OF SUBJECT PROPERTY

The subject property is located at 316 West Street, Brantford, Ontario (legal description is Lt 8, PI 1460; Lt 61 Sec 51 PI 1000 Except Pt 2, 2r732; Pt Lt 7 PI 1460 Brantford Pt 1, 2r3126; S/t A77461; S/t A51 Amended 2001/08/21 Lr 1 City of Brantford) The property is located on the west side of West Street, south of Galileo Boulevard, east of Sydenham Street and north of Kennedy Street (see Appendix ‘A’). The property is approximately 6178.79m².

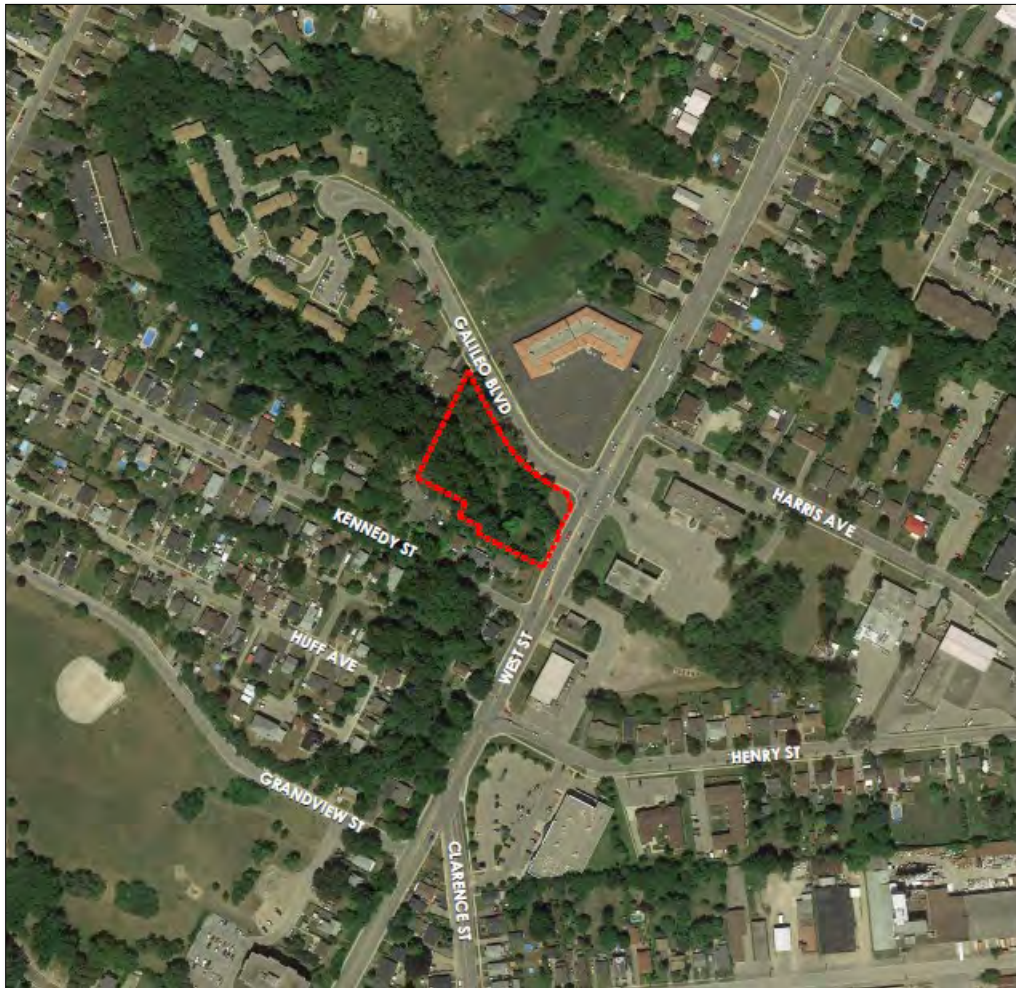


Figure 1: View of the subject property identified by the red dotted line (Source: Google Earth Pro, 2021).

1.2 DESCRIPTION OF SUBJECT PROPERTY

The property is currently vacant with no buildings or structures. There are many mature trees on-site including a large mature tree within the small, groomed open space at the termination of the driveway off of West Street. There are also the remains of concrete steps leading towards the property at 314 West Street.



Figures 2, 3 & 4: (above) View of subject property at the intersection of Galileo Blvd and West Street looking north-west; (below left) View of concrete steps; (below right) View of mature tree within the open space at the end of the driveway (Source: MHBC, 2021).

1.3 DESCRIPTION OF SURROUNDING AREA

The surrounding area has a range of uses including residential, commercial, institutional and open space. To the immediate, south, west and north are residential properties. There is a commercial plaza north-east of the subject property as well as both residential, commercial and institutional properties along the east side of West Street.



Figures 5 & 6: (above) View of West Street looking southwards from subject property; (below) View of West Street looking northwards towards subject property and the intersection of West Street and Galileo Boulevard (Source: MHBC, 2021).

1.4 HERITAGE STATUS

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted such as: *City of Brantford Heritage Register*, the *City of Brantford Official Plan*, the *Ontario Heritage Act Register (Ontario Heritage Trust)*, the *Canadian Register of Historic Places*. The property located at 316 West Street, Brantford is not listed (non-designated) or designated on the *Brantford Heritage Register*. It is not included on the Ontario Heritage Act Register of the Canadian Register of Historic Places. The subject property is not identified by Brant County as being part of a cultural heritage landscape, heritage area as identified in Schedule A of the Official Plan or within the Historic Main Streets Precinct in Schedule 5, or located in a heritage conservation district. There is no formal identification of the property as a potential cultural heritage resource. However, the subject property is adjacent to 314 West Street, Brantford which is a 'listed' (non-designated) property on the municipal heritage register.



Figure 7: Map figure identifying adjacent listed property in yellow located at 314 West Street (Source: MHBC, 2021).

1.5 LAND USE AND ZONING

The subject property is zoned as H-RHD as per the *City of Brantford Zoning By-law* (see Figure 8). The zoning provides indicates that there is a holding provision on the property which is designated a Residential High Density Zone as per Section 7.0 of the Zoning By-law.

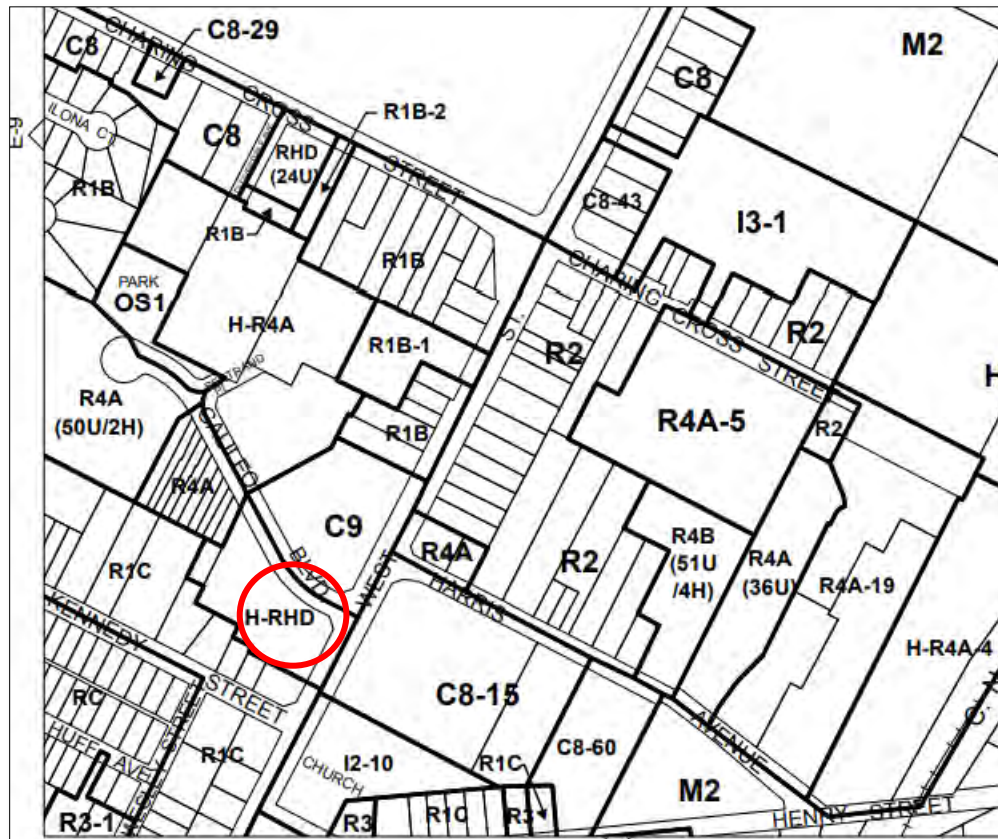


Figure 8: Excerpt from the Schedule A of the Zoning By-law noting the location of the subject property (Source: City of Brantford Zoning By-law)

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

2.3 CITY OF BRANTFORD OFFICIAL PLAN 2021

Section 3.4 of the Official Plan outlines policies for the protection of cultural heritage resources including their management and conservation. The City requires that the inventory, evaluation and conservation of cultural heritage resources be in accordance with provincial legislation including the Ontario Heritage Act and Planning Act. This section also identifies policies relative to new development and cultural heritage resources. These policies include:

g. All new development permitted by the land use policies and designations of this Plan shall:

- i. Have regard for, and conserve cultural heritage resources;*
- ii. Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,*
- iii. Wherever possible, incorporate cultural heritage resources into any new development plans in a manner that conserves their integrity.*

In Section 3.4 (h), the City requires the submission of Heritage Impact Assessment as part of a complete development application which includes, is adjacent to, or may have a negative impact on all or part of:

- i. a cultural heritage resource;*
- ii. a potential cultural heritage resources has been evaluated, or is being evaluated, for cultural heritage value or interest, but is not yet formally recognized; or*
- iii. a potential cultural heritage resource identified through the development approval process or site alteration.*

The Heritage Impact Assessment is required to be completed by a qualified professional and include the following:

- i. A detailed site history and documentation of all cultural heritage resources impacted by the proposal;*
- ii. For each cultural heritage resource, an evaluation of its cultural heritage value or interest;*
- iii. An assessment of the effects of the proposed development or site alteration on the cultural heritage resource; and*

iv. *Recommended conservation and mitigation measures.*

This report was requested by the City for the proposed development located at 316 West Street as it is adjacent to a 'listed' property on the City's Heritage Register and therefore is required as per Section 3.4 (h).

3.0 HISTORICAL BACKGROUND

3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY

In 1649, the Seneca and Mohawk arrived in Southern Ontario. Subsequently, the Huron-Wendat, Tionontate (Petun), and Attiwandaron established a strong-hold in the area (Heidenreich, 370). In the early 1700s, the surrounding region was inhabited by the Attiwandaron, an Iroquoian population which were also referred to as the “Neutral Nations” by the French (Noble). The study area is stated to have been “within the catchment of the settlement of Quinaouatoua, which controlled the portage from Burlington Bay to the Grand River” (Stantec, 1.2).

The subject property is located within the Haldimand Tract which consisted of approximately 273,000 hectares on either side of the Grand River which was granted to the Mohawks by the Crown (Filice). This grant was to repay the Mohawks, “and such others of the Six Nations Indians as wish to settle in that quarter” for their loss of their homeland during the American War of Independence (Government of Canada). The Six Nations (Haudenosaunee) settled in villages along the Grand River; the villages around Brantford were occupied by the Mohawk, (Upper) Cayuga, Oneida, Tutelo, and Tuscarora Nations (Stantec, 1.3). In the late 1830s, the majority of the Haudenosaunee settled farms along the Haldimand Tract primarily cultivating maize on a small-scale and larger scale cultivation of cash crops (Stantec, 1.3). In 1841, the remaining Tract land was surrendered to the Crown and the Six Nations reserve was established (Weaver, 525-526).

3.2 BRANT COUNTY

Brant County was named after Joseph Brant (Thayendanege), Mohawk Chief who served the British during the American Revolution and subsequently was granted a portion of land along the Grand River by the Crown that later was rescinded (Filice). The County was originally formed in 1851 and included the following Townships: Brantford, Burford, Oakland, Onondaga, South Dumfries and Tuscarora. Brant County was formed after previously being part of Wentworth and Oxford County (Middletown & Landon). In 1881, two thirds of land within Brant County was cleared for farming and the area included nine cheese factories, an agricultural implement factory, six flour mills and an iron foundry (Ontario Agricultural Commission, 2).

3.3 TOWNSHIP OF BRANTFORD

In 1806, the area that would become the Township of Brantford began to be settled by Euro-Canadians primarily in the village of Brantford; this settlement resulted in the Mohawks being persuaded to surrender “an area totaling 807 acres” which is approximately a fifth of the current City of Brantford (Dunham, 175). In 1840, the Township of Brantford was founded, being the largest township within the County (Middletown & Landon).

3.4 316 WEST STREET

The subject property was originally surveyed as part of Lewis Burwell’s survey in 1833 and included in the William Kennedy Smith estate which was comprised of 1,200 acres (see Figure 9 on the following page).

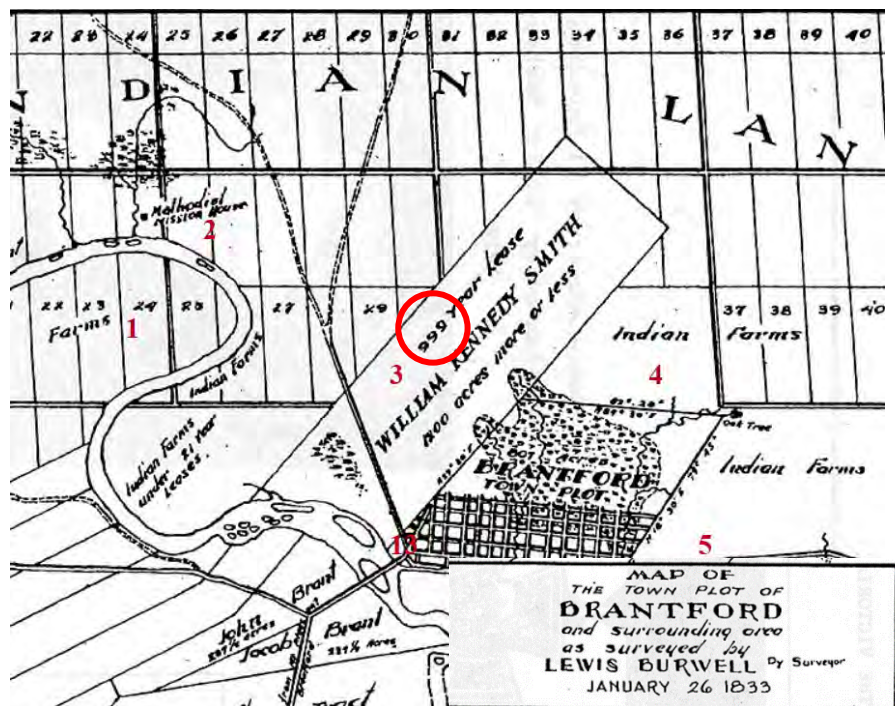


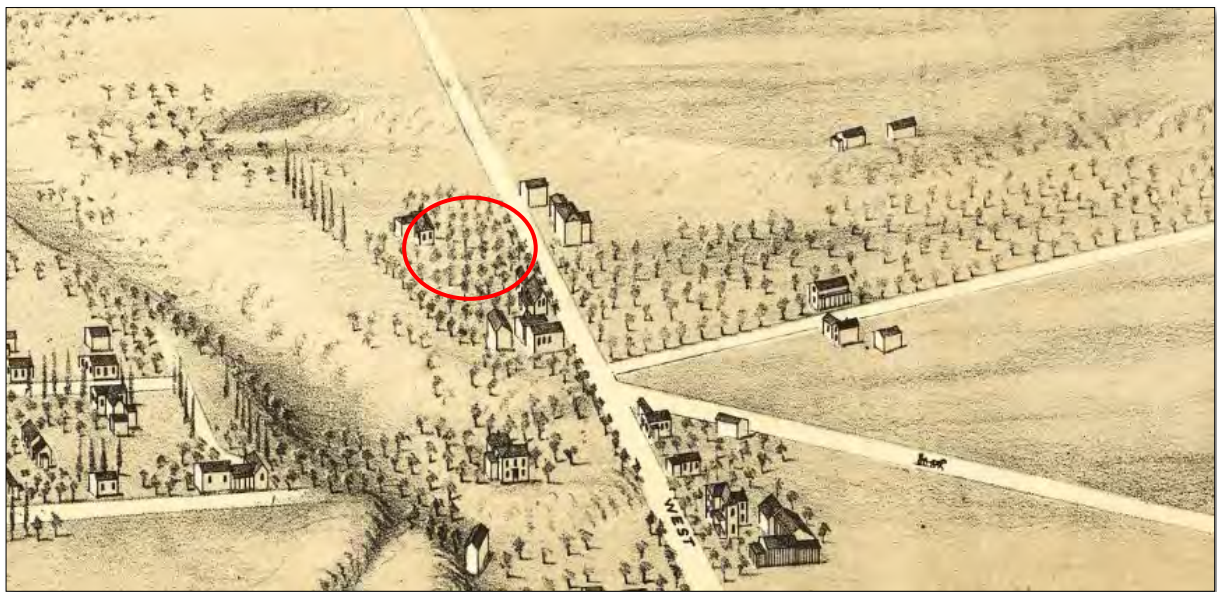
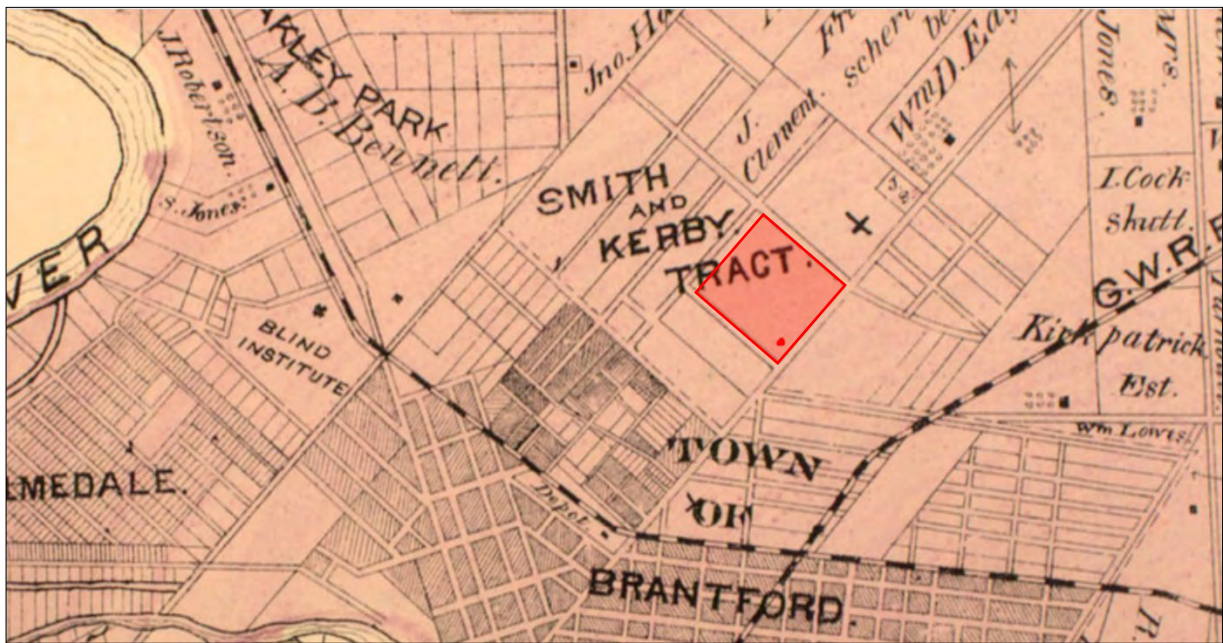
Figure 9: Excerpt of Lewis Burwell's Map of the Town Plot of Brantford, January 26, 1833; red circle identifies approximate location of subject property (Courtesy of Brock University Archives, 2021).

On May 9, 1835, 1189.2 acres of land, which included the subject property, was patented from the Crown to W.K. Smith & Margaret Kerby (LRO).



Figure 10- Excerpt of the Tremaine Map of the County of Brant of 1858; block including the subject property identified by red box (Courtesy of the Ontario Historical County Maps Project, 2021).

By 1858, some of the Smith and Kerby Tract had been sold off, however, the subject property remains with the broader Smith and Kerby Tract. In 1875, the south end of the tract had been divided and sold off to various owners. A church appears where the current plaza is situated (see Figure 12). The Bird's Eye View of 1875 indicates that the subject property was wooded; there is a building located a distance from West Street.



Figures 12 & 13- (above) Excerpt of the Illustrated historical atlas of the county of Brant, Ontario, Toronto: Page & Smith, 1875; shaded red block indicates block that includes the subject property (Courtesy of The Canadian County Atlas Digital Project, McGill University); (below) Excerpt of the 1875 Bird's Eye View of Brantford; red circle indicates approximate location of subject property (Courtesy of Brantford Public Library).

Topographic maps from 1916 and 1928 identify the existing house at 314 West Street. The house was constructed after 1875 and prior to 1916; the architectural style indicates a construction date of the 1880s. The maps indicate that the subject property and the majority of the land within the block to the north was open space/ wooded. A creek is present just north west of the adjacent property which would have traversed the subject property.



Figures 14 & 15- (above) Excerpt of the 1916 topographic map; the red circle indicates the approximate location of the subject property and adjacent property; (below) Excerpt of the 1928 topographic map; the red circle indicates the approximate location of the subject property and adjacent property; (Courtesy of Historical Topographic Map Digitization Project).

By 1954, it appears that the subject property was wooded with a large commercial/ industrial/ agricultural building immediately to the north which has since been replaced by Galileo Boulevard and the plaza to the north.



Figure 16- Aerial photograph in 1954; red circle indicates the approximate location of the subject property (Courtesy of Digital Library of the University of Toronto)

4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF ADJACENT PROPERTY

The adjacent property includes a two storey brick house and a small shed. There are a row of trees between the north property line and subject property and a line of shrubs along the frontage on West Street. There is access to the property off of Kennedy Street.



Figure 17: Aerial photograph of adjacent property located at 314 West Street, Brantford (Source: VuMap, 2021).

4.2 DESCRIPTION OF BUILT FEATURES

House:

There is a two storey, brick house on-site with a low-pitched, cross-hipped roof clad in asphalt shingles. The house has exaggerated, overhanging eaves that are supported by decorative brackets and wide cornices. On both the south and west elevation are bay windows that stretch vertically along two storeys which include window openings with slightly arched voussoirs. The main entry along West Street includes a small porch that is supported by four square wood posts and above, a Juliette balcony with cast iron decoration cresting the roof of the porch below. There is a porch on the western elevation with similar posts and cast iron decoration above the roofing. An additional porch is on the north end of the western elevation, however, it is less decorative and presented as a lean to.



Figures 18, 19, 20 & 21: (above left) View of property from intersection of West Street and Kennedy Street; (above right) View of property from north side of West Street looking north-west; (below left) View of west elevation from Kennedy Street; (below right) View of front entry on south elevation along West Street (Source: MHBC, 2021).

Shed/ workshop:

There is a one storey wood shed/ workshop located on the eastern side of the property with an open gabled, medium-pitched roof and asphalt shingles. Shed appears to have been constructed in the late 20th or early 21st century.



Figure 22: View of shed/ workshop on the east side of the property looking from the north side of West Street (Source: MHBC, 2021).

4.3 DESCRIPTION OF LANDSCAPE FEATURES

There is a row of trees along the eastern property line as well as lines of landscaped shrubs at the intersection of West Street and Kennedy Street along the frontage of both streets. There is low-lying plantings along the southern and western elevation of the house.



Figure 23: View of subject property from south side of West Street showing landscape features (Source: MHBC, 2021).

5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES

5.1 EVALUATION CRITERIA

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and 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 314 WEST STREET

5.2.1 Design/Physical Value

The house is representative of the Italianate architectural style house. It includes: low-pitched roof with projecting cornices with large, decorative brackets, richly, ornamented bay windows, ornate entrances with Juliette balconies.

Heritage attributes:

- Original massing;
- Original window and door openings including brick voussoirs;
- Original doors and windows.
- Bay windows;
- Original roofline including overhanging eaves;
- Juliette balcony on south elevation;
- Deep cornicing with decorative brackets;
- Porches on south and west elevation; and,
- Cast-iron decorations above porch roofs.

5.2.2 Historical/Associative Value

The property is not directly associated with a significant theme, event, belief, activity, organization, institution or yields or has potential to yield information that contributes to the understanding of the community or culture. Furthermore, it does not reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

5.2.3 Contextual Value

The subject property is not important in defining, maintaining or supporting the character of the area as the area is characterized by late 20th century and early 21st century residential and commercial development. It is not physically, functionally, visually or historically linked to its surroundings and is not a landmark.

Ontario Regulation 9/06		314 West 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		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
3. Contextual Value		
i.	Important in defining, maintaining or supporting the character of an area	No.
ii.	Physically, functionally, visually, or <u>historically</u> linked to its surroundings	No.
iii.	Is a landmark	No.

The cultural heritage value or interest of the property is vested in its representation of the Italianate architectural style constructed c. 1880.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of the subject property includes two, 3 storey apartment buildings each with 26 residential units. The total building footprint area is 1,173.13m². There will be 78 surface parking spaces. See Appendix 'B' for the Site Plan and renderings. The location of the cleared space including the existing concrete steps and large mature tree at the corner of Galileo Boulevard and West Street will be retained. Vehicular access to the subject property is proposed off of Galileo Boulevard.

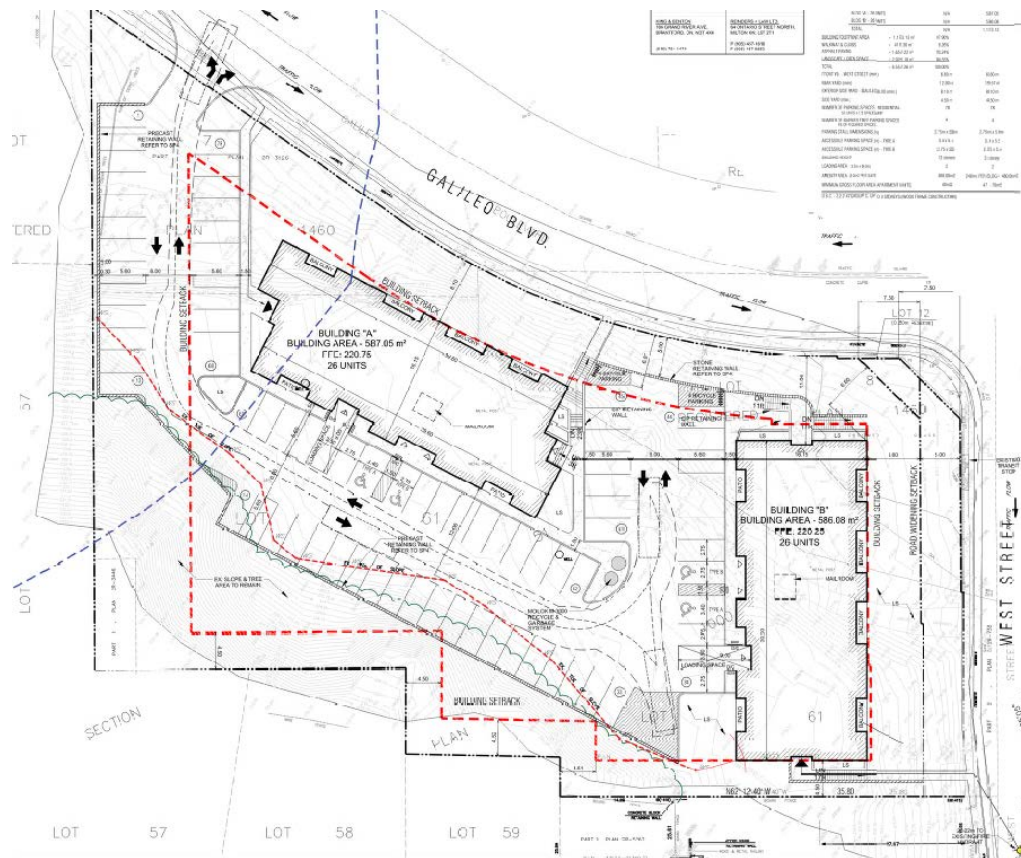


Figure 24—Excerpt of draft site plan (Source: Reinders + Law, October 25, 2021).

The proposed design of the apartment buildings is contemporary and includes neutral hues which alternate to reduce the appearance of massing. Parking will be located to the rear of Building 'B' that fronts along West Street. The majority of the remaining parking is behind Building 'A' and obstructed from view.



Figures 25, 26, 27 & 28– (above left) View of proposed development from Galileo Blvd; (above right) View of proposed development from intersection of Galileo Blvd and West Street (below left) View of proposed development between Building 'A' and Building 'B'; (below right) View of proposed development from surface parking to the rear of the site looking between Building 'A' and Building 'B' towards the intersection of Galileo Blvd and West Street (Source: Reinders + Law, May 27, 2021).

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.

7.2 IMPACT ANALYSIS- 314 West Street

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in sub-section 5.2.4 of this report.

Table 1.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destroy or alter the heritage attributes associated with the adjacent property.
Shadows	No.	The proposed development will not create shadowing that will adversely impact heritage attributes of the adjacent property.
Isolation	No.	The proposed development will not isolate the adjacent property from its surrounding context.
Direct or Indirect Obstruction of Views	No.	The proposed development will not obstruct any significant views of the heritage attributes of the adjacent property.
A Change in Land Use	No.	The change of land use is consistent with the surrounding area.
Land Disturbance	No.	The proposed development is approximately 10.8 metres from the house on the adjacent property. As there is no expected underground parking, this is sufficient distance that impacts due to vibrations from construction are not expected. See sub-section 7.2.1.

7.2.1 Impact of Land Disturbances

The closest proximity between the existing heritage house located on the adjacent property at 314 West Street and the proposed development is approximately 10.8 metres. The distance is at the south end of the site between Building 'B' and the north-eastern elevation of the adjacent house. There are no anticipated impacts of land disturbances, particularly due to construction, based on the distance identified.



Figure 29– Draft site plan overlay on subject property; yellow shadowing indicates the heritage house and the nearest distance to construction is identified (Source: Reinders + Law, May 27, 2021 & MHBC, 2021).

Based on the analysis completed in sub-section 7.2, it has been determined that no adverse impacts on the adjacent property identified as having CHVI as a result of the proposed development and therefore, the proposed development should be considered a neutral impact.

8.0 ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATION MEASURES

No adverse impacts were identified in sub-section 7.2 of this report and therefore, no alternative development options or mitigation measures are required.

9.0 CONCLUSIONS & RECOMMENDATIONS

In summary, it has been determined that the adjacent property located at 314 West Street has cultural heritage value or interest (CHVI) under the prescribed *Ontario Regulation 9/06*. The CHVI of this property is vested in the house's representation of the Italianate architectural style constructed c.1880.

Based on the analysis completed in sub-section 7.2, it has been determined that no adverse impacts on the adjacent property identified as having CHVI as a result of the proposed development and therefore, the proposed development should be considered a neutral impact.

Respectfully submitted,



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



Dan Currie, MA, MCIP, RPP, CAHP
Partner, MHBC

10.0 BIBLIOGRAPHY

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MAPS

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APPENDIX A – MAP FIGURES

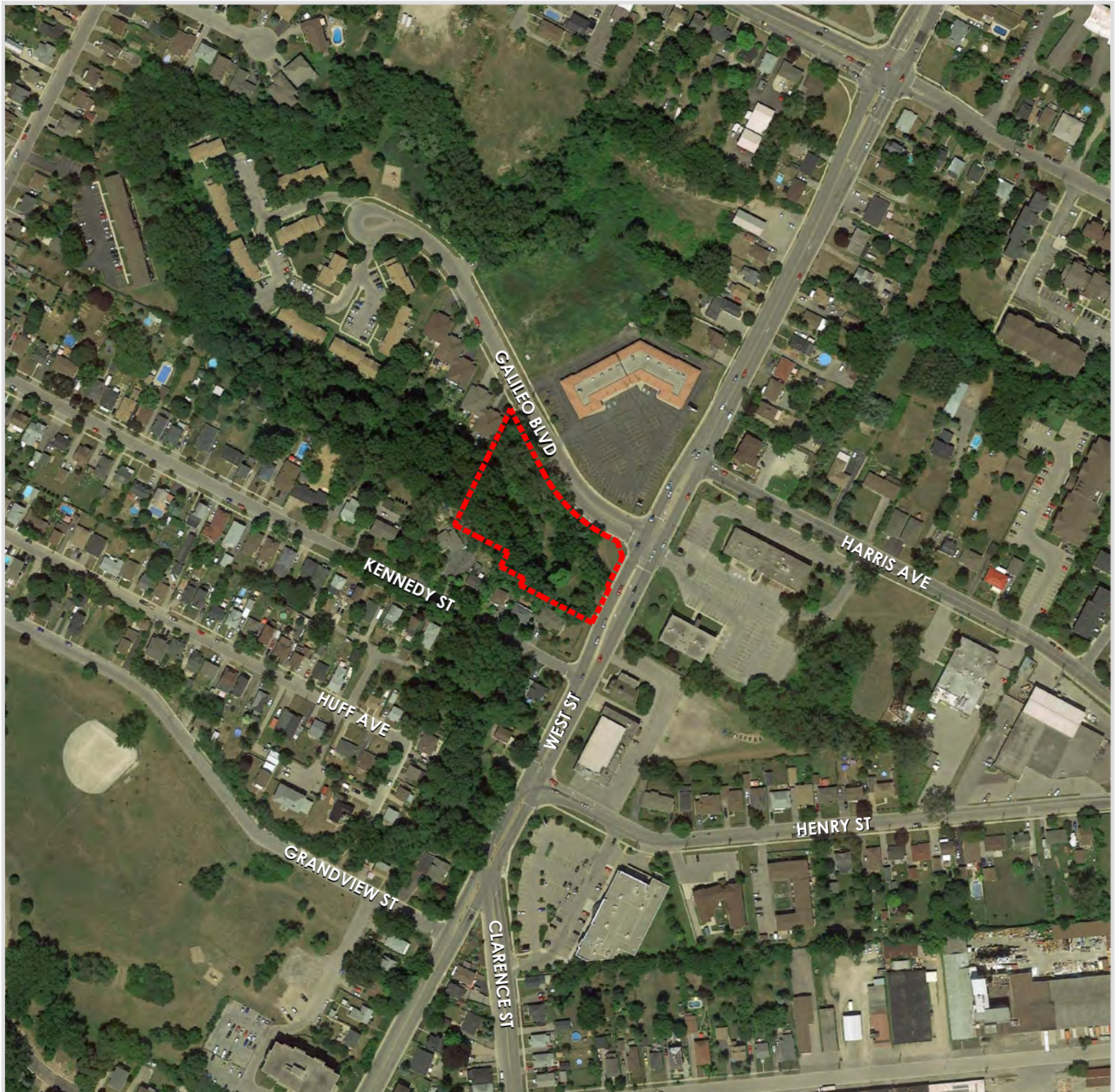



Figure 1:
Location Map

LEGEND

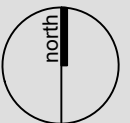
 Subject Lands

Date: September, 2021

Scale: 1:3,500

File: 21302B

Drawn: LC



K:\21302B - West St, Brantford - Heritage\RP\T\Location.dwg

316 West Street
City of Brantford
County of Brant

MHBC 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



Figure 2:
Municipal Heritage Register

LEGEND



Subject Lands



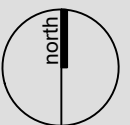
Listed Property on the County of Brant
Municipal Heritage Register
(314 West Street)

Date: September, 2021

Scale: 1:1,500

File: 21302B

Drawn: LC



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316 West Street
City of Brantford
County of Brant



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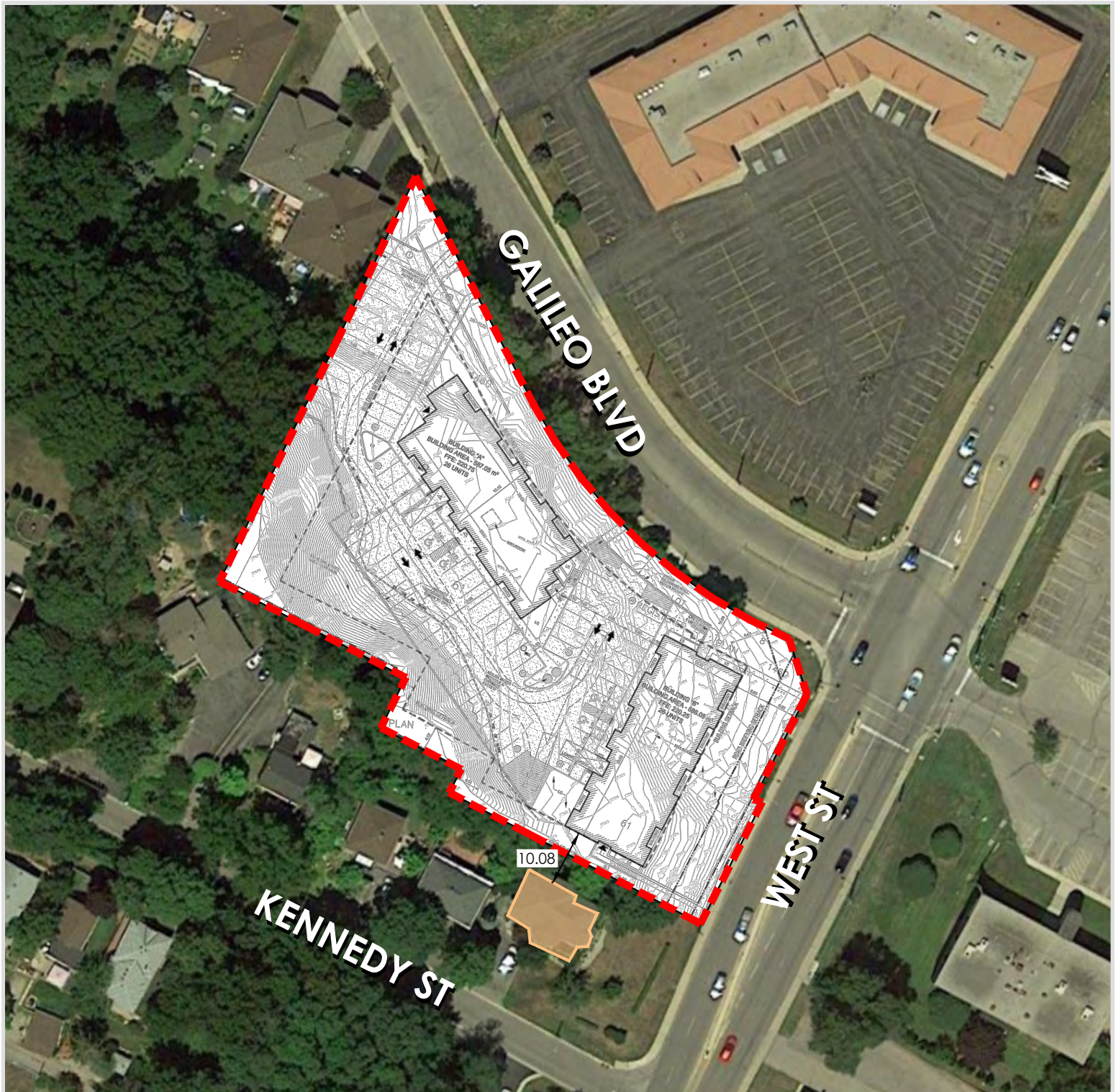


Figure 3:
**Heritage Building
Distance**

LEGEND



Subject Lands



314 West Street Heritage Building

Note:

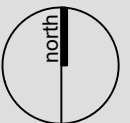
Distance between heritage building and new building only approximate

Date: September, 2021

Scale: 1:1,000

File: 21302B

Drawn: LC



K:\21302B - West St, Brantford - Heritage\RPT\Site Plan Overlay.dwg

316 West Street
City of Brantford
County of Brant



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

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APPENDIX B– SITE PLAN AND RENDERINGS

LEGEND:	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	PROPOSED TREE PROTECTION HOARDING
	PROPOSED SILT FENCE
	PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	CONCRETE PAD OR SIDEWALK
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
	NEW BUILDING AREA (FOOTPRINT)
	EXISTING BUILDING AREA (FOOTPRINT)
	EXISTING CHAIN LINK FENCE
	PROPOSED CHAIN LINK FENCE
	EXISTING POST AND WIRE FENCE
	PROPOSED POST AND WIRE FENCE
	EXISTING BOARD FENCE
	PROPOSED BOARD FENCE
	PRINCIPAL ENTRANCE TO THE BUILDING
	SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
	LOADING / GARAGE DOOR
	FIRE ROUTE SIGNS
	BARRIER FREE SIGNS (RB93)
	BARRIER FREE LOGO (PAVED ON ASPHALT)
	TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (AODC COMPLIANT)
	STOP SIGNS
	EXISTING CATCHBASIN AND STRUCTURE
	PROPOSED CATCHBASIN AND STRUCTURE
	PROPOSED DOUBLE CATCHBASIN AND STRUCTURE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING CATCHBASIN AND MANHOLE
	PROPOSED CATCHBASIN AND MANHOLE
	PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	PROPOSED DRAINAGE FLOW
	DAYLIGHTING TRIANGLE (SHOW SHADED)
	DEPRESSED CURB
	FIRE HYDRANT (EXISTING)
	LIGHT POLE - REFER TO SITE LIGHTING PLAN

GENERAL NOTES:

1. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
2. STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN CITY RIGHT OF WAY BY ANY CONTRACTOR.
3. PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVICING, UTILITIES AND COSTS.
4. REMOVE CURB AND POUR NEW CURB FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED. STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
5. DRIVEWAY SLOPES MUST BE 8% MAXIMUM, AND SIDEWALK CROSS FALL 2% TO 4% MAXIMUM.
6. A 5.0M DRIVEWAY VISIBILITY TRIANGLE ON EITHER SIDE OF THE DRIVEWAYS PROJECTED FROM WHERE THE PROPERTY LINE MEETS THE DRIVEWAY IS REQUIRED WHERE NO PLANT MATERIAL/STRUCTURE GREATER THAN 0.6M IS TO BE PLANTED WITHIN THIS AREA.
7. NO PERSON SHALL CAUSE OR PERMIT ALTERATION OF A SITE IN THE MUNICIPALITY, WITHOUT HAVING FIRST OBTAINED A SITE ALTERATION PERMIT IN ACCORDANCE WITH BY-LAW NUMBER 28-2011.
8. ROOFTOP EQUIPMENT SHALL BE SCREENED FROM STREET VIEW.
9. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED THEREFORE BY THE CHIEF BUILDING OFFICIAL.

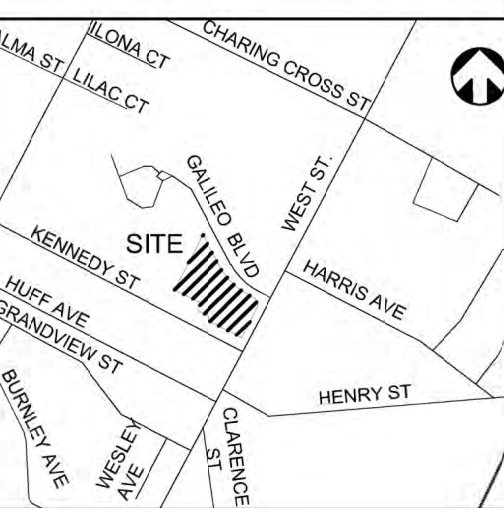
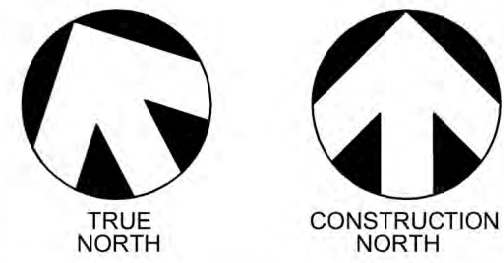
REGISTERED PLAN 1460 LOT 61
SECTION 51
REGISTERED PLAN 1000
CITY OF BRANTFORD

OWNERS	APPLICANT
KING & BENTON 166 GRAND RIVER AVE, BRANTFORD, ON, N3T 4X6 (519) 754-1474	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH, MILTON ON, L5T 2T1 P (905) 457-1618 F (905) 457-8852

ZONING & SITE STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	H-RH0	H-RH0
LOT AREA (m²)	N/A	6557.26
LOT WIDTH (m)	30.00	47.10
GROUND FLOOR AREA (m²)		
BLDG 'A' - 26 UNITS	N/A	587.05
BLDG 'B' - 26 UNITS	N/A	586.08
TOTAL	N/A	1,173.13
BUILDING FOOTPRINT AREA	= 1,173.13 m²	17.90%
WALKWAY & CURBS	= 411.30 m²	6.26%
ASPHALT PAVING	= 1,657.22 m²	25.24%
LANDSCAPE / OPEN SPACE	= 2,926.18 m²	44.55%
TOTAL	= 6,557.26 m²	100.00%
FRONT YD. - WEST STREET (min.)	6.60 m	6.60 m
REAR YARD (min.)	12.00 m	19.57 m
EXTERIOR SIDE YARD - GALILEO BLVD (min.)	8.10 m	8.10 m
SIDE YARD (min.)	4.50 m	4.50 m
NUMBER OF PARKING SPACES - RESIDENTIAL 52 UNITS x 1.5 SPACES/UNIT	78	78
NUMBER OF BARRIER FREE PARKING SPACES 4% OF REQUIRED SPACES	4	4
PARKING STALL DIMENSIONS (m)	2.75m x 5.6m	2.75m x 5.6m
ACCESSIBLE PARKING SPACE (m) - TYPE A	3.4 x 5.5	3.4 x 5.5
ACCESSIBLE PARKING SPACE (m) - TYPE B	2.75 x 5.5	2.75 x 5.5
BUILDING HEIGHT	12 storeys	3 storeys
LOADING AREA (3.5m x 5.0m)	2	2
AMENITY AREA (8.0m x 5.0m)	468.00m²	240m² PER BLDG = 480.00m²
MINIMUM GROSS FLOOR AREA (APARTMENT UNITS)	40m²	47 - 70m²

O.B.C. - 2.2.2.47 GROUP C, UP TO 3 STOREYS (WOOD FRAME CONSTRUCTION)



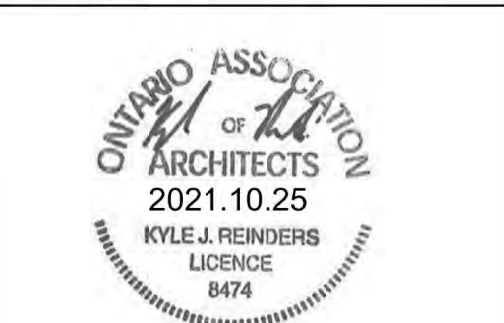
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no. revisions	date	init.
0	ISSUED FOR SPA	2021.10.25

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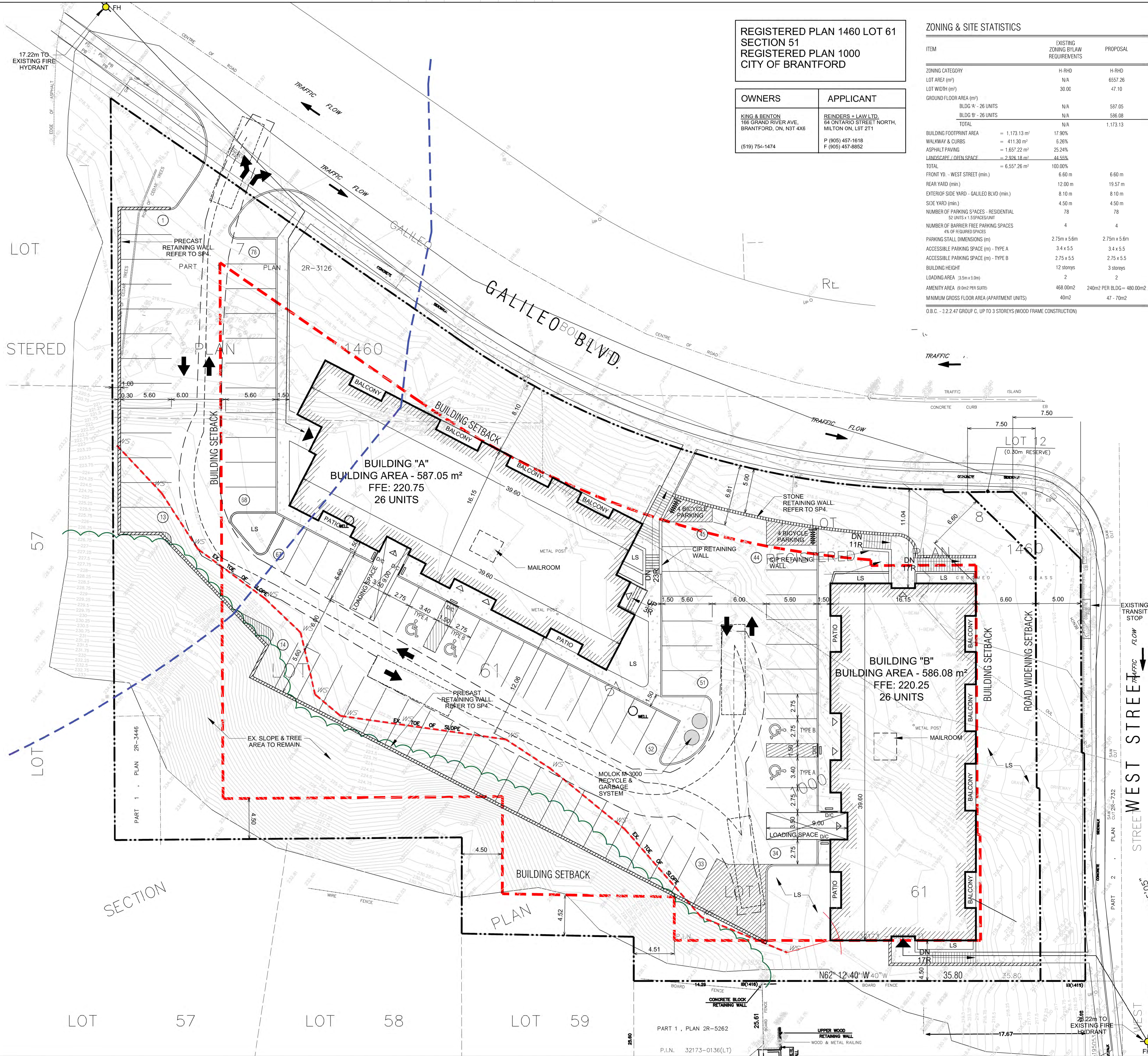
drawn: LC
designed: GDR
reviewed: KR
date: 2021.10.25
scale: 1:200

project:
316 WEST STREET
RESIDENCES
BRANTFORD, ONT.

drawing:
SITE PLAN



REINDERS + LAW LTD.
ARCHITECTURE . ENGINEERING
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MILTON, ON L5T 2T1
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EMAIL@REINDERS.CA WWW.REINDERS.CA
drawing no: 20036_SP1 rev. no: 0

















APPENDIX C—CURRICULUM VITAE



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

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

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

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

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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

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 F 519 576 0121
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www.mhbcplan.com



EDUCATION

2011

Higher Education Diploma

Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts

World Heritage and Cultural Projects for Development

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

www.linkedin.com/in/rachelredshaw

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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 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 lectures 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

Intern 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



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2019-2020	Intern 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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rredshaw@mhbcplan.com
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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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

PROFESSIONAL DEVELOPMENT COURSES

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

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

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
- Old Kent Brewery, 197 Ann Street, City of London
- 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)

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (temporary relocation of 107 Young St)

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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

- 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)
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)

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- 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

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