

CULTURAL HERITAGE IMPACT ASSESSMENT

223 St. Andrew Street E

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Prepared for:

2476170 Ontario Inc.

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Project No. 17389G



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



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Project Personnel

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Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located within the Town of Fergus, which is situated within territory of the Petun, Anishinabewaki, Anishinaabe, Mississaugas of the Credit First Nation, Mississauga and Odawa. These lands are acknowledged as being associated with the following treaties (accessed from www.native-land.ca):

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

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

Executive Summary

MHBC Planning Ltd. (“MHBC”) has been retained to complete a Heritage Impact Assessment for the property located at 223 St. Andrew Street E, Fergus (the subject property). The purpose of this Heritage Impact Assessment (HIA) is to determine the level of impact the proposed redevelopment of 223 St. Andrew Street E will have on the adjacent and surrounding heritage properties, as well as the broader Fergus Historic Village Core Cultural Heritage Landscape (CHL).

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

The HIA has evaluated the potential for the proposed redevelopment to impact the identified heritage properties and cultural heritage landscape using the criteria provided in the Ontario Heritage Toolkit Infosheet #5. The HIA has determined that the proposed development may cause adverse impacts as it relates to the impact of land disturbance to the adjacent property at 233 St. Andrew Street E and 238 St. Patrick Street E. The following mitigation measures have been identified:

- Vibration Monitoring Plan be completed by an acoustic engineer to determine the Zone of Influence (ZOI) for the adjacent properties at 233 St. Andrew Street East and 238 St. Patrick Street East and subsequently implement vibration monitoring through the installation of monitors, if deemed necessary;
- That the recommendations provided in the Arborist Report be followed, including hand digging around the roots of trees to be conserved; and that
- A temporary construction fence be installed around the periphery of the development site.

Implementation of these mitigation measures should occur through the site plan approval process.

1.0 Introduction

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

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

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

1.1 Scope and Content of the HIA

This heritage impact assessment is based on the requirements of Section 4.6.7 of the County Official Plan, which is as follows:

“A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal”.

The required contents of the HIA are guided by the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5*, which requires the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resources
- Description of the proposed development

- Assessment of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include:
 - Alternative development approaches
 - Isolating development and site alteration from significant built and natural features
 - Design guidelines that harmonize mass, setback, setting, and materials
 - Limit height and density
 - Allow only compatible infill and additions
 - Reversible alterations
 - Buffer zones, and
 - Site plan control
- Implementation and monitoring
- Summary statement and conservation recommendations

2.0 Overview

2.1 Description of Subject Property

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

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

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



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



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



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



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

2.2 Description of Surrounding Area

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

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

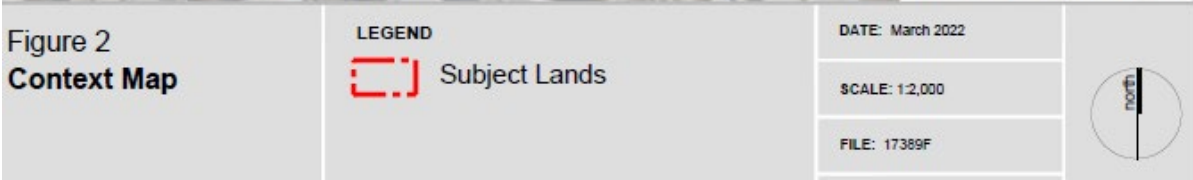


Figure 5: Surrounding context (MHBC, 2022)

2.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted. These databases include Centre Wellington's Municipal Heritage Register, the Township of Centre Wellington Official Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), the Canadian Register of Historic Places (CRHP), and the County of Wellington Interactive Map.

The subject property is not designated or listed (non-designated) on the Centre Wellington Municipal Heritage Register. The subject property is adjacent to two listed properties and across the street from two listed properties:

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

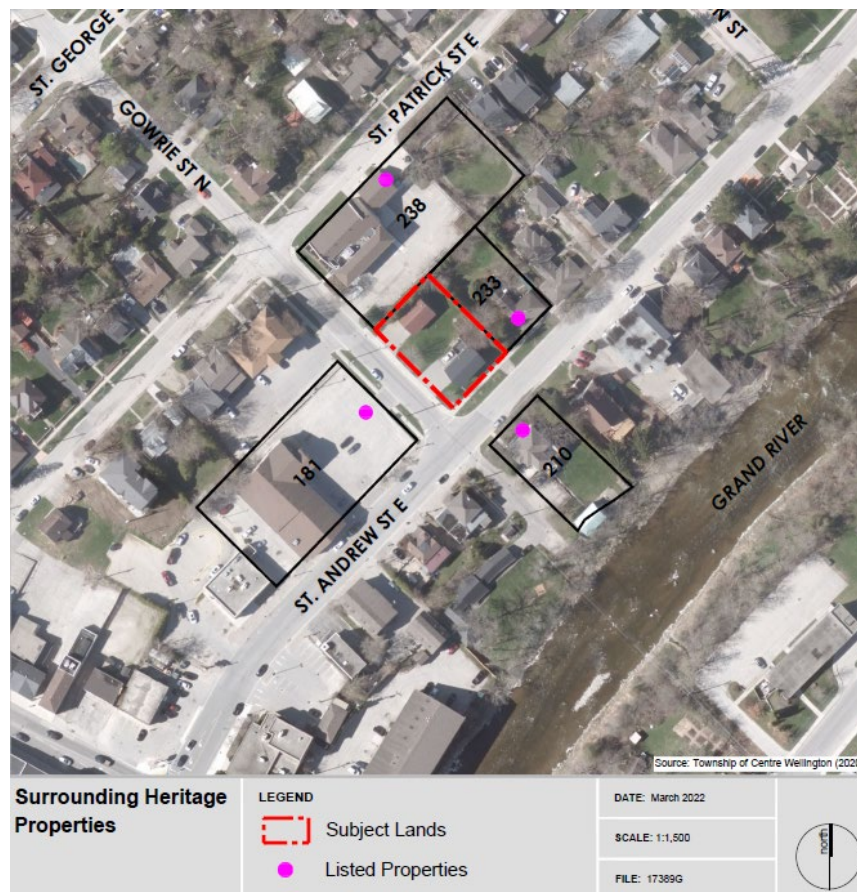





Figure 6: Context of surrounding heritage properties (MHBC, 2022)

Table 10.0 - Overview of Heritage Listing

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

238 St. Patrick Street E



“1.5 storey dwelling built in 1860 with cut stone, medium gable roof, large quoins, restored front door”



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



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



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



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

The listed properties are not part of a heritage conservation district, however, they are within the Heritage Area Overlay identified in the Official Plan. This Overlay is not considered a heritage conservation district, but rather a large geographic area that encompasses a concentration of heritage properties within the Fergus Downtown. Generally, development within the urban centre varies in terms of scale, pattern, architectural style, and land use, with minimal uniformity.

The Township of Centre Wellington completed a CHL study to identify significant CHL within the Township. The CHL Study and Inventory was endorsed by Council in June 2021. There are 18 CHLs across the Township. The subject property and surrounding area reside within the *CHL #12 – Fergus Historical Village Core*.

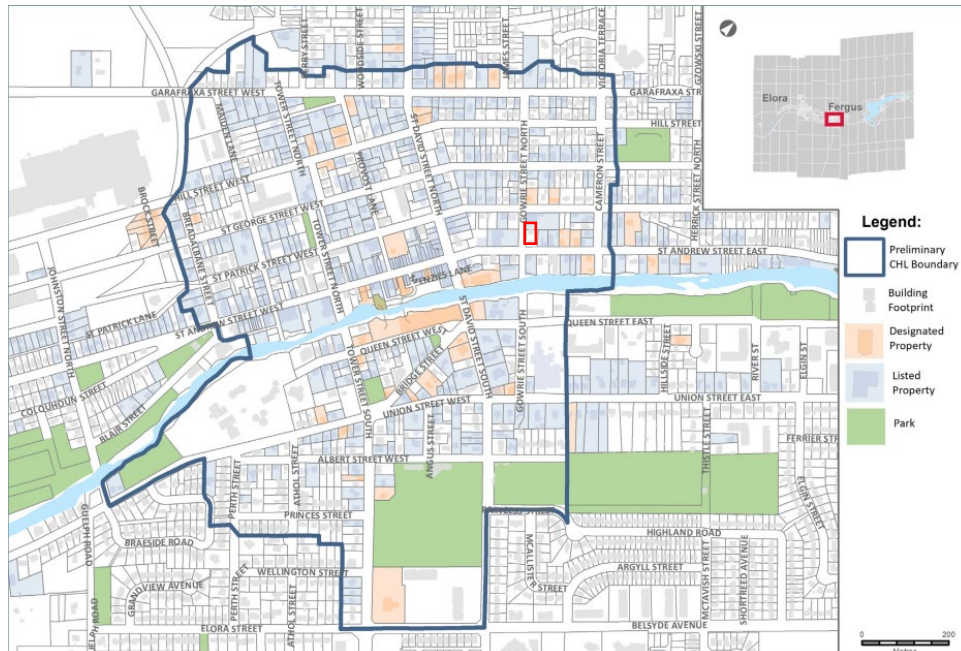


Figure 11: Centre Wellington CHL Story Map boundary in Fergus; red indicates approximate location of subject property (Centre Wellington CHL Study Story Map, 2020).

The Fergus Historical Village Core comprises the historic downtown and industrial district of Fergus, as well as the surrounding residential areas. The Fergus Village CHL includes lands both north and south of the Grand River. On the north side of the river, the area is bounded by Garafraxa Street to the north, Breadalbane Street to the west and Cameron Street to the east. On the south side of the river, the area is bounded by Belsyde Avenue to the south, Perth Street to the west, and the eastern boundary extends east of Gowrie Street. The subject property is located in the north half of the CHL, north of the Grand River, just east of the eastern CHL boundary.

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

3.0 Policy Framework

3.1 The Planning Act and PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed

development and site alteration has been evaluated and it has been demonstrated that the *heritage attributes of the protected heritage property will be conserved.*

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Protected Heritage Property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

3.2 Ontario Heritage Act

The Ontario Heritage Act, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

3.3 Wellington County Official Plan

The Wellington County Official Plan provides policies under section 4.1 in regard to Cultural Heritage. Key policies include:

Section 4.1.4 Heritage Areas

It is the policy of this plan that any development, redevelopment or public work shall respect the goals and objectives relating to the protection and enhancement of heritage resources, within designated Heritage Areas.

Section 4.1.5 Policy Direction

- a) Built heritage resources shall be conserved, in such a way that their heritage value, attributes, and integrity are retained;
- b) A HIA will be based on the heritage attributes or reasons why the attributes are significant;
- g) Where a property has been identified as a protected heritage property, development may be permitted on adjacent lands where it has been demonstrated that the heritage attributes will be protected; and

- h) The County recognizes the cultural significance of the Grand River as a Canadian Heritage River and the need to conserve its inherent values.

3.4 Centre Wellington Official Plan

The Township of Centre Wellington Official Plan sets forth policies that guide heritage conservation and planning within the Township. In section B, the Plan maintains that Heritage Architecture is a unique quality that contributes to community value. As such, Goal 11 of the Plan is to “Protect the unique cultural heritage resources of the community”.

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

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

- *Section C.2.10 Development and Redevelopment within Heritage Areas*
Any development or redevelopment shall respect the goals and objectives relating to the protection of cultural heritage resources in the Heritage Areas. The Township will encourage the design of new development that is compatible, sensitive, and sympathetic to existing heritage buildings or neighbouring buildings.
- *Section C.2.15 Heritage Resources Inventory*
Township will complete an inventory of heritage resources as a means to increase awareness of existing heritage resources to owners and developers.
- *Section C.2.18 Heritage Centre Wellington (LACAC)*
The Township will continue the appointment of a committee to aid council with the identification, conservation, protection and preservation of heritage resources. Responsibilities of the Committee include maintaining an inventory, conserving and preserving heritage features, preventing construction or alteration that would adversely impact heritage resources, and establish criteria for the approval of development affecting heritage properties.

It is the purpose of this report to examine the potential impact the proposed redevelopment of the subject property will have on the adjacent heritage buildings, located at 233 St. Andrew Street E and 238 St. Patrick Street E. This HIA will be guided by the policy framework of provincial, Municipal and local governments.

4.0 Historical Background

4.1 Indigenous Communities and Pre-Contact History

The Township of Centre Wellington is covered by several treaties and land cessions that occurred across southern Ontario. These treaties transferred land, and rights to land, between First Nations and the Crown. Particularly the Haldimand Proclamation Treaty established settlement patterns, which have led to the established communities within Centre Wellington. The Mississaugas of the Credit were the original occupants of the lands known today as Centre Wellington. In the late 1700's, during the American Revolution, the Six Nations entered into negotiations with the Crown for additional tracts of land as they had lost much of it during the war (Six Nations, 2019). This agreement or proclamation became known as The Haldimand Tract Treaty, which resulted in the Mississaugas of the Credit ceding a large portion of their land to the Crown. A portion of this ceded land was then granted to the Six Nations as a reward for their loyalty during the war which is known as the Haldimand Tract, which spanned approximately 10 kilometres on either side of the Grand River and provided the basis for the Six Nations reserve (Six Nations, 2019). Today, Centre Wellington resides on territory of the Haudenosaunee and what forms part of the Crown Grant to the Six Nations or Haldimand Tract (Ministry of Indigenous Affairs, 2021).

4.2 Centre Wellington and Town of Fergus

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

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

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

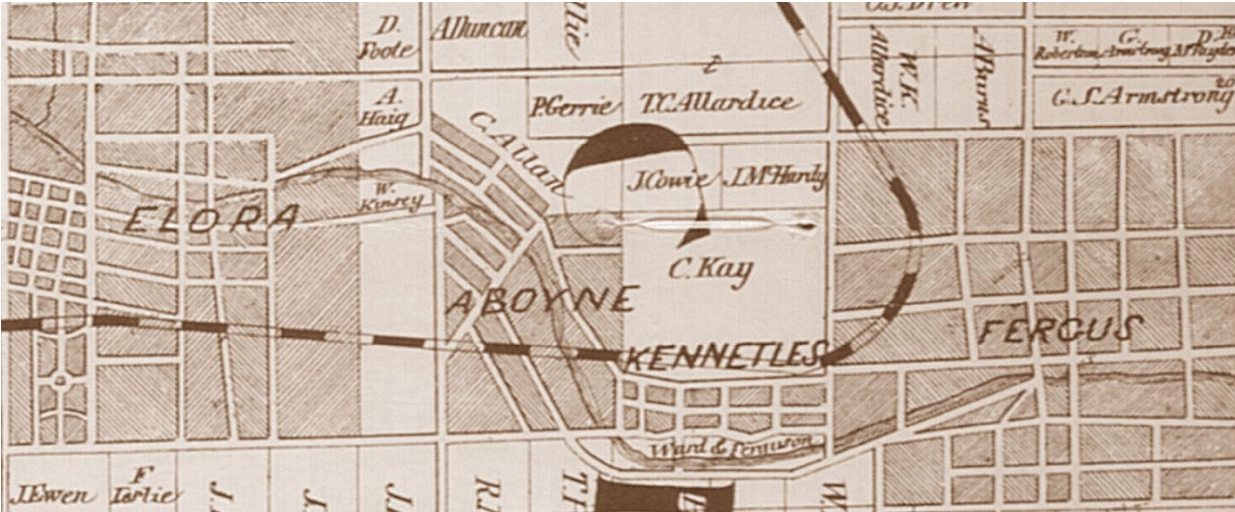


Figure 12: Excerpt of Nichol Township Map c.1874, (Source: *Illustrated historical atlas of the County of Wellington*).

4.3 223 St. Andrew Street E

The subject property is legally described as Lot 70, N/s of N St. Andrew Street, Plan 55. The subject property is located on the north side of St. Andrew Street E, and resides at the corner of Gowrie Street and St. Andrew Street E. There is a two storey dwelling and accessory structure located on the property, with minor vegetation. The subject property has not been identified by the Township as being of cultural heritage value.

The property was originally granted to James Webster in 1845. In 1855 James Webster’s wife sold the property to James Osborne. Ten years later, Osborne’s wife sold to Garrett Moore. In 1892, Scarlett Moore sold the property for \$500 to the Building Loans Association. The sale price for the property continues to increase, and is sold for \$900 in 1925. The property saw a gradual increase in its value, suggesting that a structure was built on the property sometime between 1865 and 1892.

A dwelling appears on the 1921 Fire Insurance Plan for Fergus. The plan illustrates a redbrick dwelling, oriented to the eastern property line (refer to figure 13). Currently, the property has a 2 storey frame dwelling that is clad in vinyl siding, as well as an accessory garage also clad in Vinyl siding. The location of the existing dwelling does not align with the fire insurance plan. The original structure that was built by the Moore's is no longer on the property. The property is not recognized as a heritage property.

4.4 181 St. Andrew Street E

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

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

The building located on the property appears in the 1921 Fire Insurance Plan as a stone building referred to as 'Templin's Garage' (Figure 13). The stone building is also shown in a late 19th century photograph (Figure 14), as well as a photograph taken in 1900 (Figure 15), noted as 'Templin Carriage and Wagon Works'.



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



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



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

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

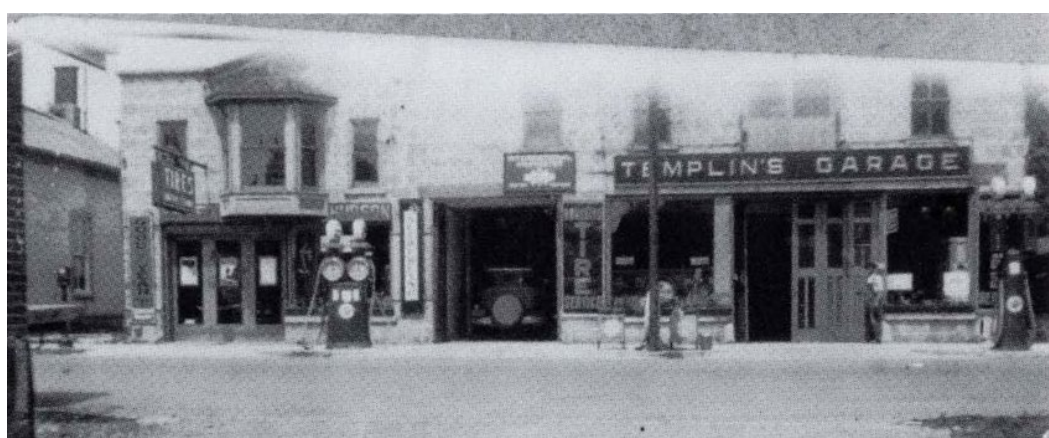


Figure 16: 181 St. Andrew Street E appearing in photograph c. 1930 (Courtesy of: CWMA)

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

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

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



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



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

4.5 210 St. Andrew Street E

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

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

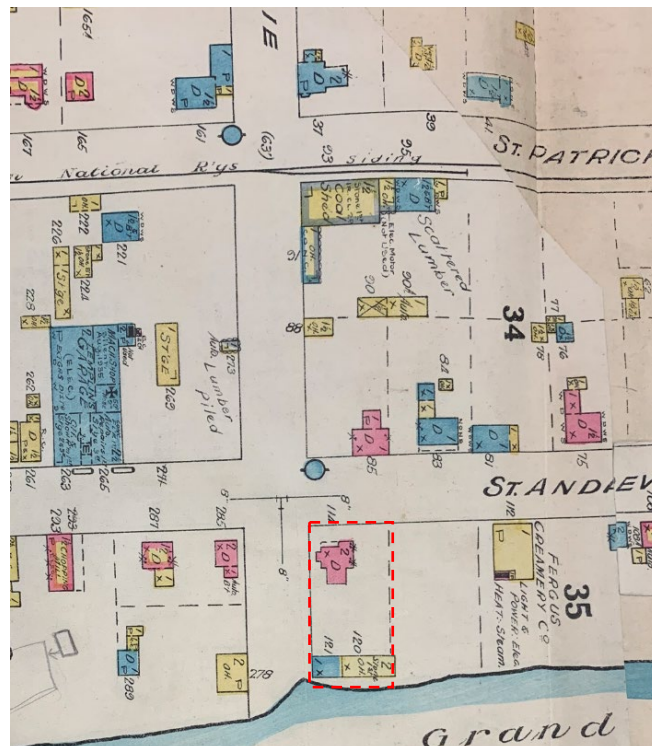


Figure 19: 210 St. Andrew Street E appears on Fire Insurance Plan c. 1921 (Goad, 1921)

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

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

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

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



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



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

4.6 233 St. Andrew Street E

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

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

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

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

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

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

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

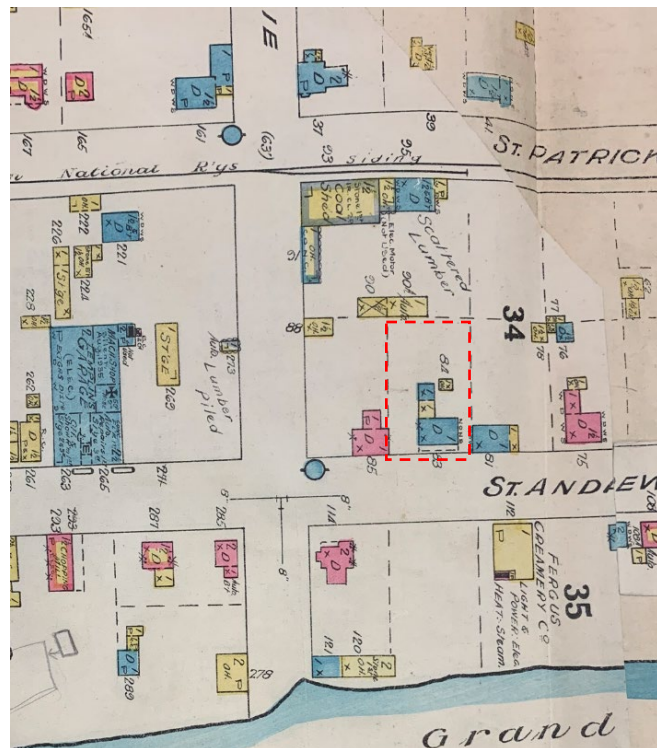


Figure 24: 233 St. Andrew Street E appears on Fire Insurance Plan c. 1921 (Goad, 1921)

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

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



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

4.7 238 St. Patrick Street E

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

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

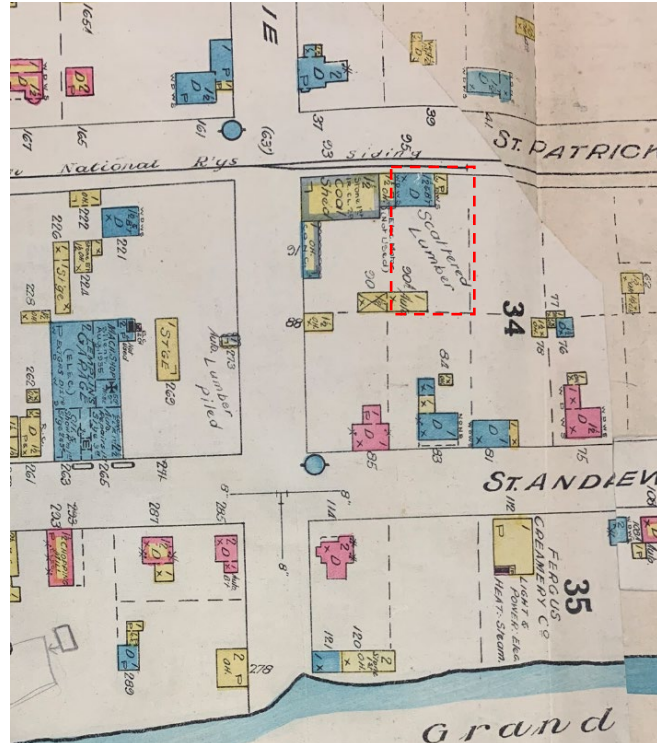


Figure 26: 238 St. Patrick Street E appears on Fire Insurance Plan c. 1921 (Goad, 1921)

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



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



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

5.0 Evaluation of Cultural Heritage

Value or Interest

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

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

5.1 Evaluation of Subject Property

Table 1.0: Ontario Regulation 9/06 Evaluation for 223 St. Andrew Street E

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

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

The property located at 223 St. Andrew Street E has not been identified by the Township as a heritage resource and it is not designated or listed on the heritage register. Notwithstanding, an evaluation and the property has been completed and concludes that the property is not considered to be of CHVI. The building is not representative of an architectural style, does not have a high degree of craftsmanship nor does it resemble a rare or unique architectural style. The subject property has no contextual value as it does not contribute or support the streetscape. St Andrew Street is comprised of several cut-stone and brick buildings constructed in the 19th and 20th centuries. These buildings contribute to the historic streetscape that is St Andrew Street. The subject property does not contribute visually to the surrounding streetscape, nor is it physically or historically linked to St Andrew Street E.

5.2 Evaluation of 181 St. Andrew Street E

Table 2.0: Ontario Regulation 9/06 Evaluation for 181 St. Andrew Street E

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

Physical/ Design Value:

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

Historical/ Associative Value:

The building is associated with the industrial growth of Fergus. It is associated with the Templin family who operated the Templin Carriage and Wagon works, and later an automotive servicing

store. The building can yield information as it relates to the progression of the local community in the transition of the community from industrial to commercial.

Contextual Value:

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

5.2.1 Statement of Significance

1. Description of Property

The property located at 181 St. Andrew Street East is located on the north frontage of St. Andrew Street E, west of Gowrie Street. It consists of a two storey commercial building constructed of local cut stone. The building is also known as the “Templin Carriage Works”. The property is of cultural heritage value or interest as it retains physical/design value, historical/associative value, and contextual value.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 181 St. Andrew Street East includes a commercial building constructed c. 1878 in a vernacular style, made of local cut stone. The building was constructed for John Templin who operated the Carriage Works. Templin’s business adapted to societal changes, shifting his business to bicycle sales and repair, and later a vehicle garage. The features of the building have been well preserved through its adaptive re-use. The building supports the character of the Fergus Village downtown. The stone façade of the building has been maintained and reinforces the attributes of the Fergus Village Core CHL.

3. Heritage Attributes

The following provides a description of heritage attributes for the property:

- Overall 2 storey scale and massing
- Gable roofline, with off centred circular attic window in the front elevation gable
- Original stone façade

5.3 Evaluation of 210 St. Andrew Street E

Table 3.0: Ontario Regulation 9/06 Evaluation for 210 St. Andrew Street E

Design/Physical Value

Rare, unique, representative or early example of a style, type, expression, material or construction method	Potential
Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.

Historical/ Associative Value

Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.

Contextual Value

Important in defining, maintaining or supporting the character of an area	Yes.
Physically, functionally, visually, or historically linked to its surroundings	No.
Is a landmark	No.

Physical/Design Value:

While the building has been altered it does retain some of its original components and materials. A more detailed investigation of the property including an examination of the interior of the house is required to determine if there is sufficient physical design value. The stone structure in the rear yard also likely has design value but would need to be confirmed through a site visit.

Contextual Value:

The property supports the historical character of the Town of Fergus and residential component of the Fergus Historic Village Core CHL.

5.3.1 Statement of Significance

1. Description of Property

The property located at 210 St. Andrew Street East is located north of the Grand River on the south frontage of St. Andrew Street E. The property contains a two storey brick dwelling with an accessory

structure constructed of local cut stone. The property is of cultural heritage value or interest as it retains contextual value.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 210 St. Andrew Street East includes a two storey detached dwelling c.1890 as well as an accessory structure in a vernacular style, made of local cut stone. The property supports the residential character of the Fergus Village Core CHL as it forms part of the residential areas that surround the Fergus downtown business and industrial areas.

3. Heritage Attributes

- Original roofline and massing;
- Original buff brick exterior
- Original stone exterior for accessory structure

5.4 Evaluation of 233 St. Andrew Street E

Table 4.0: Ontario Regulation 9/06 Evaluation for 233 St. Andrew Street E

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

Physically, functionally, visually, or historically linked to its surroundings

No.

Is a landmark

No.

Physical/ Design Value:

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

Contextual Value:

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

5.4.1 Statement of Significance

1. Description of Property

The property located at 233 St. Andrew Street East is single storey dwelling made of cut stone. The property is located north of the Grand River on St. Andrew Street E and west of Gowrie Street. The property is of cultural heritage value or interest as it retains physical/design value and contextual value.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 233 St. Andrew Street East includes a one storey detached dwelling constructed of cut stone. The building is estimated to have been constructed in c.1875. The dwelling's exterior features have been maintained, including original stone façade, window and door openings with sills and cut stone voussoirs. The property supports the residential character of the Fergus Village Core CHL as it forms part of the residential areas that surround the Fergus downtown business and industrial areas.

3. Heritage Attributes

The following provides a description of heritage attributes for the property:

- original window and door openings
- sills and cut stone voussoirs
- original hip roof scale and massing
- exterior stone façade
- front porch
- Mature trees

5.5 Evaluation of 238 St. Patrick Street E

Table 5.0: Ontario Regulation 9/06 Evaluation for 238 St. Patrick Street E

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

Physical/Design Value

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

Contextual Value

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

5.5.1 Statement of Significance

1. Description of Property

The property located at 238 St. Patrick Street East is located on the south frontage of St Patrick Street E, east of Gowrie Street. The property contains a single storey dwelling made of cut stone. The property has a drop in grade to the rear. The property is of cultural heritage value or interest as it retains physical/design value and contextual value.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 233 St. Andrew Street East includes a one storey detached dwelling constructed of cut stone. The building is estimated to have been constructed in c.1875. The dwelling's exterior features have been maintained, including original stone façade, window and door openings with sills and cut stone voussoirs. The property supports the residential character of the Fergus Village Core CHL as it forms part of the residential areas that surround the Fergus downtown business and industrial areas.

3. Heritage Attributes

The following provides a description of heritage attributes for the property:

- original window and door openings
- sills and cut stone voussoirs
- original hip roof scale and massing
- exterior stone façade
- front porch
- Mature trees.

6.0 CHVI of the Fergus Historical Village Core

The subject property and surrounding heritage properties are identified as being within a Heritage Area and within the CHL boundary of the Fergus Historical Village Core.

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

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

- Location along and relationship with the Grand River nestled down in the Grand River valley
- River features including the Whirlpool/Mirror Basin east of Tower Street Bridge
- Bridge crossings, including: Location of bridge crossing at St. David Street (Highway 6); Tower Street bridge; and Location of the Milligan Footbridge between Tower Street and St. David Street
- Street patterns and circulation routes
- The topography of streets perpendicular to the Grand River, including Tower Street, St. David Street and Provost Lane, which climb the steep hill north of the river
- St. Andrew Street and its alignment parallel to the Grand River, expressing the use of the river for industry, and its high concentration of nineteenth and early-twentieth century buildings, many of them cut stone
- Nineteenth and early-twentieth century civic and institutional properties including, but not limited to:
 - Fergus Post Office (299 St. Andrew Street West);
 - St. Andrew's Church and Cemetery (325 St. George Street West) and its highly visible location atop a hill facing south at the T-intersection on Tower Street;
 - Melville United Church (300 St. Andrew Street West);
 - St. Joseph's Catholic Church (415 St. Patrick Street West);
 - Former Fergus High School (680 Tower Street South);
 - Fergus Public Library (190 St. Andrew Street West); and
 - Former Fire Hall, Council Chamber and Engine House (299 St. Patrick Street West)

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

A copy of the statement of significance for the CHL is included as **Appendix B**.

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

7.0 Description of Proposed Development

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

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

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



Figure 29: Rendering of building looking at the Gowrie and St. Andrew Street corner (Source: Fryett Turner Architects Inc., 2023).

The building has been designed to address both street frontages along St. Andrew Street E and Gowrie Street with high quality facades featuring a mix of materials, large windows and other architectural details. All building façades have been designed with architectural detail as illustrated in the renderings. The Urban Design Brief prepared for the development identifies that the perception of building mass is minimized by using a number of design techniques including:

- *Vertical and horizontal articulation;*
- *A variety of window sizes;*
- *Pedestrian level arcade,*
- *Landscaping; and,*
- *Changes in building materials and colours.*



Vertical and Horizontal Articulation:

- Balconies
- Platform roof
- Ground floor arcade
- Use of columns
- Colour variation

(Figure 30, Fryett Turner Architects, 2023)



Changes in Building Materials:

- window sizes
- dark brick
- light stone
- metal detailing

(Figure 31, Fryett Turner Architects, 2023)

Landscaping Features:

- Mature heritage trees retained along adjacent property,
- Compensation planting for removal of trees,
- Pedestrian oriented elements, such as the arcade to encourage pedestrian engagement.

The surrounding area is not uniformly developed, and contains a range of architectural styles, building materials, uses and sizes. The design objectives for the proposed development are intended to promote a sympathetic building that draws on elements found throughout the CHL, including a similar colour palette, use of stone and brick, and a pedestrian arcade.



Figures 32 & 33: intersection of St. David Street and St. Andrew Street showing colour palette used for proposed building



Figure 34: building located at 210 St. Andrew Street E showing cut stone. A similar stone style will be used for the proposed building.



Figures 35 & 36: Property at 238 St. Patrick Street with arcade, massing of building at 146 St. Patrick Street E, 4 storeys with gable roof, which is similar to the proposed building.

The use of a platform roof rather than a gable or hip roof is intended to ensure that building height is a true 5 storeys. The east façade adjacent to the property at 233 St. Andrew Street will not contain windows or balconies and will be faced with stone. The use of alternating dark and light colours is intended to reduce the appearance of height.



Figure 37: Rendering looking west on St. Andrew Street (Fryett Turner, 2023)

8.0 Impact Analysis

8.1 Overview

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development in accordance with the Ontario Heritage Toolkit Infosheet #5.

- **Destruction or alteration:** of any, or part of any *significant heritage attributes* or features 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.

The level of impact is classified as one of the following: potential, none, negligible, minor, moderate or major.

For this HIA there are three categories of impact assessment:

- Assessment of potential impact on the built heritage resources on adjacent properties;
- Assessment of potential impacts on the Fergus Historical Village Core Cultural Heritage Landscape;
- Assessment of conformity with the Heritage Area policies of the Official Plan

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

Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified.
Minor	Changes to the setting an historic building, such that it is significantly modified. Change to key historic building elements, such that the asset is slightly different.
Negligible/ Potential	Change to setting of an historic building, such that is it noticeably changed. Slight changes to historic building elements or setting that hardly affect it.
No change/None	No change to fabric or setting.

As identified in Section 5.1, the subject property does not contain cultural heritage value or interest and therefore, an assessment of potential impacts on heritage resources on the subject property is not required.

8.2 Impact Assessment: Adjacent Properties

The following tables provide a summary analysis of potential adverse impacts for each of the adjacent properties, using the criteria outlined in the Ontario Heritage Toolkit Infosheet #5.

8.2.1 181 St. Andrew Street E

Impact	Level of Impact	Analysis
Destruction or alteration	None.	The proposed development will not destroy or alter identified heritage attributes of the building.
Shadows	None.	The proposed development is located a sufficient distance away and will not cause adverse impacts from shadowing. See Appendix D for shadow study.
Isolation	None.	The proposed development will not isolate the property.

Direct or Indirect Obstruction of Views	None.	The proposed development will not obstruct significant views of the building, which include the views in the public right of way from St. Andrew Street and Gowrie Street.
A Change in Land Use	None.	The building will continue to be used as a commercial building. No change in land use is proposed.
Land Disturbances	None.	The proposed development is approximately 40 metres from the heritage building. The distance is sufficient to not anticipate any land disturbances resulting from the proposed development.

8.2.2 210 St. Andrew Street E

Table 7.0: Impact Assessment for 210 St. Andrew Street E

Impact	Level of Impact	Analysis
Destruction or alteration	None.	The proposed development will not destroy or alter identified heritage attributes of the dwelling.
Shadows	None.	The proposed development will not create shadowing that will negatively impact any heritage attributes. See Appendix D for shadow study.
Isolation	None.	The proposed development will not isolate the property from its context.
Direct or Indirect Obstruction of Views	None.	The proposed development will not obstruct significant views of the property, which include the view looking south from Gowrie Street.
A Change in Land Use	None.	The property will continue its existing land use, no changes are proposed to this property.
Land Disturbances	None.	The proposed development is located across the street from the heritage property, approximately a 45m distance. The distance is sufficient to not anticipate any land disturbances resulting from the proposed development.

8.2.3 233 St. Andrew Street E

Table 8.0: Impact Assessment for 233 St. Andrew Street E		
Impact	Level of Impact	Analysis
Destruction or alteration	None.	The proposed development will not destroy or alter identified heritage attributes of the property.
Shadows	Negligible.	The shadow study (Appendix D) shows shadowing on the heritage property during the late afternoon. However, The shadowing resulting from the proposed development will not adversely impact the appearance of the heritage property and will not change the viability of any natural heritage features. Moreover, the shadow study does not account for existing conditions, including the mature trees along the west property line which already cast significant shadowing on the heritage property.
Isolation	None.	The proposed development will not isolate the property from its context.
Direct or Indirect Obstruction of Views	None.	The proposed development will not obstruct significant views of the property, which include a view of the front elevation along the St. Andrew Street right of way. The proposed development will not obstruct this view.
A Change in Land Use	None.	The property will continue its existing land use, no changes are proposed to this property.
Land Disturbances	Potential.	The proposed development is adjacent to the heritage property, which contains a cut stone dwelling and mature trees, both of which are heritage resources. There is potential for land disturbance impacts as a result of construction activities. Recommendations are proposed in section 10.0 to help mitigate these impacts.

Impact of Shadowing

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

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

Overall, the potential for shadow related impacts to this property is low. The anticipated shadows will not alter the appearance of identified heritage attributes of this property, nor will the shadows change the viability of any natural features on the heritage property. Furthermore, there is an existing row of mature trees along the adjacent property line. These trees already cast shadows on the adjacent property. The shadowing during the spring and summer that will result from the proposed development will not be any more than what currently exists due to the trees. Accordingly, the anticipated shadow impact is negligible.

Impact of Land Disturbances

The proposed development is adjacent to the heritage property located at 233 St. Andrew Street E, which contains a cut stone building and mature trees of heritage value. The new five storey building will include a basement level for storage and mechanical infrastructure, which will require excavation. The process of excavation may cause a land disturbance to the adjacent heritage property due to vibration during construction and damage the viability of the mature trees.

An arborist report has been completed which recommends that the mature trees at 233 St. Andrew Street E be protected via the installation of tree protection fencing. Furthermore, when excavating and construction begins, the area adjacent to the heritage property will be required to be hand dug in order to avoid damaging roots of the mature trees. Through these measures, the report concludes that the trees will not be damaged.

The mitigation recommendations are provided in section 10.0.

8.2.4 238 St. Patrick Street E

Impact	Level of Impact	Analysis
Destruction or alteration	None.	The proposed development will not destroy or alter identified heritage attributes of the dwelling.

Shadows	None.	The proposed development will not create shadowing that will negatively impact any heritage attributes. See Appendix D for shadow study.
Isolation	None.	The proposed development will not isolate the property.
Direct or Indirect Obstruction of Views	None.	The proposed development will not obstruct significant views of the property, which include the view from St. Patrick Street E.
A Change in Land Use	None.	The property will continue its existing land use, no changes are proposed to this property.
Land Disturbances	Potential.	The proposed development is adjacent to the heritage property and there is potential for land disturbance impacts as a result of construction activities and grading. Recommendations are proposed in section 10.0 to help mitigate these impacts.

Impact of Land Disturbances

The construction activities for the proposed development may result in vibration, which has the potential for land disturbances. Notwithstanding, the property at 238 St. Patrick Street is at a higher grade than the proposed development with a parking lot that separates the subject property from the heritage dwelling, there is the potential for impacts due to vibrations during construction.

8.3 Assessment of Impact: Fergus Historical Village Core Cultural Heritage Landscape

Table 10.0: Impact Assessment for Fergus Historical Village Core - CHL		
Impact	Level of Impact	Analysis
Destruction or alteration	None.	The proposed development will not destroy or alter identified heritage attributes of the CHL. No built or natural heritage features are proposed to be removed.
Shadows	None.	The development will not result in shadows that alter the appearance of heritage attributes or impact the viability of identified natural heritage features including trees.

Isolation	None.	Heritage attributes will not be isolated from one another including landscape features and views.
Direct or Indirect Obstruction of Views	None.	There will be no direct or indirect obstruction of any of the significant views of the streetscapes and landmark buildings identified as heritage attributes.
A Change in Land Use	None.	There are a range of land uses within the CHL and the use of the new building for commercial and residential purposes will not negatively impact the overall landscape.
Land Disturbances	Potential.	The CHL study has identified mature trees as heritage attributes of the CHL. Adjacent to the subject property are mature trees at 233 St. Andrew Street E. There is potential for land disturbance impacts as a result of construction activities. Recommendations are proposed in section 10.0 to help mitigate these impacts.

Land Disturbances

The CHL identifies mature heritage trees as heritage attributes of the CHL. The proposed development is adjacent to the heritage property located at 233 St. Andrew Street E, which contains mature trees.

The new five storey building will include a basement level for storage and mechanical infrastructure, which will require excavation. The process of excavation may cause a land disturbance to the mature trees.

An arborist report has been completed which recommends that the mature trees at 233 St. Andrew Street E be protected via the installation of tree protection fencing. Furthermore, when excavating and construction begins, the area adjacent to the heritage property will be required to be hand dug in order to avoid damaging roots of the mature trees. Through these measures, the report concludes that the trees will not be damaged.

Significant Views

The CHL study identifies heritage attributes of the Fergus Village Core and among the listed attributes are significant views. The proposed new building will be partially visible in three of the significant views identified in the CHL study:

- The view along St. Andrew Street looking east from Tower Street;
- The view along St. David Street looking south from points north of the Grand River and looking north from points south of the Grand River; and

- The view along the Grand River from the St. David Street Bridge.

A rendering of the view along St. Andrew Street shows that the proposed building will be visible along this view corridor (see Figure 38). The vantage point at the intersection with Tower Street is a considerable distance from the new building and as result the building is visible but blends into the existing context.

The proposed building will be on the periphery of the views north and south along St. David Street and on the periphery of the view of the Grand River looking east from the St. David Street bridge. The building is more than a block away from St. David Street so it will only appear as part of the distant backdrop on the periphery of these views.

The CHL study does not identify attributes of the views or specify that there is a particular terminus of the view that should be protected. In the case of the St. Andrew Street view, the view corridor is very long and contains a number of properties. Many of the properties within the view corridor are heritage properties and identified as heritage attributes in the CHL study. However, many are not, and it is expected that there will be development and change within the view corridor. The proposed new building will be part of the change along this corridor. While it will be visible from the vantage point at Tower Street, it does not obstruct the view along the corridor.



Figure 38: Significant view looking east on St. Andrew Street from the intersection with Tower Street (Fryett Turner, 2023)

8.4 Assessment of Impact: Conformity with the Official Plan Heritage Area Policies

Schedule A-1 of the Township's Official Plan identifies the subject property as being within the designated Heritage Area boundary in central Fergus. Section C.2.10 of the Official Plan sets out

policies for development and redevelopment in Heritage Areas. The main part of the policy is provided below, with the policy sections most relevant to this HIA identified in bolded text.

C.2.10 Development and Redevelopment Within Heritage Areas

*This Plan identifies Heritage Areas on Schedule "A". It is the policy of this Plan that any development, redevelopment or public work, including the replacement or reconstruction of existing buildings, shall respect the goals and objectives relating to the protection and enhancement of heritage resources. In reviewing any development or redevelopment proposals within the Heritage Areas, **the Township will use the legislative authority available to encourage the design of new development in a manner that is compatible, sensitive and sympathetic to any existing heritage buildings, neighbouring buildings and the area. Development projects requiring planning approval, which are of a size, scale or character not in keeping with the surrounding heritage resources, should not be allowed.***

*The Heritage Areas are broadly defined and contain many buildings that are not heritage resources. The intent of the Heritage Areas is to identify an area in which a significant number of buildings contain heritage values and **to ensure proper consideration is given to protecting these buildings when development proposals are put forward.***

The Official Plan policy uses the terms *compatible, sensitive, sympathetic, and in keeping with*. None of these terms are defined terms in the Official Plan or other Township documents. The recently adopted CHL study does not provide guidance on how change within the Fergus core area should be managed. The CHL study does identify the character of the area and does identify the various heritage attributes including built heritage resources and significant views. But until the CHL study is implemented, there is no specific policies or guidelines that direct the form and design of new development.

Compatible and compatibility have been defined through the OLT. Simply put, compatible does not mean "the same as". Rather, in the land use context compatible means "the ability to coexist in harmony". Harmony is achieved through absence of impact. Or conversely, if there are negative impacts resulting from a land use change, then that land use change cannot be considered to be compatible with the adjacent properties or area, as the case may be.

This heritage impact assessment has identified that the proposed 5 storey building will result in no negative impacts to the built heritage resources on adjacent properties that cannot be mitigated or prevented. Therefore the 5 storey building is compatible with the adjacent built heritage resources.

Similarly, this heritage impact assessment has identified that the proposed 5 storey building will not result in negative impacts to the Fergus Historical Village Core CHL. Therefore, the 5 storey building is compatible.

Since there are no negative impacts on the specific built heritage resources on adjacent properties and no negative impacts on the heritage attributes and heritage value of the wider cultural heritage landscape, the proposed 5 storey building must be considered to conform to the Official Plan policies requiring that development be compatible, sensitive and sympathetic to any existing heritage buildings, neighbouring buildings and the area.

The proposed five storey building is taller and a greater scale than the immediate surrounding buildings. The as-of-right permitted height on the property is 3 storeys and the subject property is within the Central Business District and therefore expected to accommodate a greater level of density than what currently exists.

As described in the Urban Design Brief, measures have been taken to reduce the appearance of massing. Such measures include the use of a flat roof, rather a gable or hip roof. Whereas a gable or hip roof would effectively increase the overall height of the building, a flat roof maintains that the maximum height of the building is truly 5 storeys. The design also uses different colours, where the first 3 floors are a darker colour and the remaining two floors are lighter in colour. Additionally, an angular plane analysis has been prepared. The purpose of this is to show that the building falls within the 45 degree angle from pedestrian level, preserving sightlines. These considerations indicate that the building is an appropriate transition to lower rise buildings along St. Andrew Street.

This HIA has demonstrated that the proposed development will not have negative impacts on the heritage value or attributes of the adjacent properties. No alteration or destruction to cultural heritage resources is proposed, and no impacts that cannot be mitigated are expected. Therefore even though the building is of greater size and scale than the adjacent buildings it conforms with the Official Plan policy requiring that new development “be in keeping with the surrounding heritage resources”. In addition, with the implementation of the recommended mitigation measures specified in Section 10 of this report “proper consideration is given to protecting these buildings”. In summary, the proposed development is consistent with the Official Plan policies and is considered compatible with the surrounding area.

9.0 Alternative

Development Options

The Ontario Heritage Toolkit guidelines for heritage impact assessments require that alternative development options that may avoid or limit the adverse impact on a cultural heritage resource be considered. The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process.

9.1 Alternative 1 - Do Nothing

The 'do nothing' alternative would result in no development of the subject property. This option would avoid the potential impacts to heritage resources that could occur as a result of the proposed development. However, no development on the subject property would have financial/economic, and social implications for the Township. The subject property has been identified by the Township as within the 'Central Business District' and is intended to accommodate a portion of the Township's forecast housing and employment growth. Given that the impacts to heritage resources can be mitigated, this option is not recommended.

9.2 Alternative 2 – Revised Concept with Similar Density

Three other concepts were explored that would result in a different building layout and design but similar density. The concepts are described below and the details of each are included in Appendix E.

1. Alternate Concept A

Proposal: Building is oriented away from 233 St. Andrew Street E with a landscape buffer along the western property boundary. Parking is maintained to the rear of the property behind the building.

- Building height is 4 storeys, ground floor commercial/residential and remaining 3 storeys residential
- 16 dwelling units
 - 1 Bed: 6

- 2 Bed: 9
- 3 Bed: 1
- 10 parking spaces

Concept A results in a reduction of one residential unit and a reduced unit mix compared to the proposed development. The buffer of 3m between the building and the adjacent residential dwelling provides more space between the buildings and may slightly reduce the potential impact on the adjacent mature trees.

2. Alternate Concept B

Proposal: Building is oriented away from 233 St. Andrew Street E with a landscape buffer along the eastern property boundary. Parking is maintained to the rear of the property behind the building, which cantilevers over the parking area.

- Building height is 4 storeys, ground floor commercial/residential and remaining 3 storeys residential
- 19 dwelling units
 - Studio: 3
 - 1 Bed: 6
 - 2 Bed: 9
 - 3 Bed: 1
- 13 spaces with building cantilevering over the parking.

Concept B results in an increase in the total amount of residential units, with the same amount of parking. However, the units are smaller and there is a reduced mix of unit type. The cantilevering of the parking will also increase the cost and complexity of the project, resulting in the increased cost being passed onto tenants.

3. Alternate Concept C

Proposal: Building is oriented away from 233 St. Andrew Street E with a landscape buffer of approximately 6 metres along the eastern property boundary. As a result the building footprint is reduced. Building height is 5 storeys, ground floor commercial/residential and remaining 4 storeys residential

- 19 dwelling units
 - 1 Bed: 11
 - 2 Bed: 6
 - 3 Bed: 2
- 9 parking spaces

Concept C results in an increased setback to 233 St. Andrew Street E which may reduce any potential impact on the mature trees. The total number of units is greater than the proposed development; however the units would be smaller and the unit mix is reduced. This option result in a reduction to the parking provided.

Alternative development concepts as shown in concepts A, B, and C could equally be supported. The concepts do not introduce impacts on heritage resources that are greater than the proposed development. The concepts may have a marginal benefit of reducing the potential impact to the mature trees on the adjacent property. However, they may result in less positive outcomes for planning and development objectives. Since the potential impacts related to the proposed development can be mitigated, the alternative development concepts are not superior from a cultural heritage impact perspective.

9.3 Alternative 3 – Revised Concept with 3 Storey Building Height

The existing zoning bylaw permits a maximum height of three storeys. The owner has not prepared a concept plan showing a three storey building. However, based on the concepts described in Alternative 2, a three storey building would not introduce impacts on heritage resources that are greater than the proposal. Depending on the location of the building it is possible that the potential impact to the adjacent trees would be negated and there would be no need for mitigation measures. A three storey building would result in a reduced number of units and/or a reduced size of the units.

A revised development concept with a three storey building could be supported. However, the increase in height from the three storey height limit to the proposed five storey height, does not introduce additional impacts that warrant limiting the development on this property to three storeys. In our opinion, limiting building height to three storeys is not necessary to protect heritage resources and therefore this option is not recommended.

10.0 Mitigation Measures

The impact analysis has demonstrated that there potential impacts related to land disturbances for 233 St. Andrew Street E and 238 St. Patrick Street E. In order to mitigate land disturbances, it is recommended that:

- Vibration Monitoring Plan be completed by an acoustic engineer to determine the Zone of Influence (ZOI) for the adjacent properties at 233 St. Andrew Street East and 238 St. Patrick Street East and subsequently implement vibration monitoring through the installation of monitors, if deemed necessary;
- That the recommendations provided in the Arborist Report be followed, including hand digging around the roots of trees to be conserved; and that
- A temporary construction fence be installed around the periphery of the development site.

Implementation of these mitigation measures should be required through the site plan approval process.

11.0 Conclusions

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

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

The HIA concludes that the proposed development will not negatively impact adjacent heritage resources. There is the potential that land disturbances may occur during construction given the proximity of 233 St. Andrew Street E and 238 St. Patrick Street E. The following mitigation measures have been identified:

- A Vibration Monitoring Plan be completed to ensure that no impacts will occur to the adjacent property at 233 St. Andrew Street and the property at 238 St. Patrick Street;
- That the recommendations provided in the Arborist Report be followed, including hand digging around the roots of trees to be conserved; and that
- A temporary construction fence be installed around the periphery of the development site.

Implementation of these mitigation measures is to occur as part of the Site Plan approval process.

The HIA has also concluded that the proposed development will not negatively impact the Fergus Historical Village Core cultural heritage landscape and that the proposed development conforms to the policies of the Township's official plan regarding development and redevelopment within Heritage Areas.

As part of the HIA, alternative development concepts for the subject property have been evaluated. While alternatives that do not result in greater impacts to heritage resources could be supported, alternatives are not recommended since the proposed development will not result in impacts that cannot be mitigated or prevented.

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Appendix **A** – Maps



Source: Township of Centre Wellington (2020)

Context Map

LEGEND



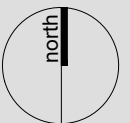
Subject Property

DATE: March 2022

SCALE: 1:2,000

FILE: 17389F

DRAWN: CAC



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

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

Appendix **B** – Statement of Significance: Fergus Historic Village Core CHL

#12 Fergus Historical Village Core

Address/Location:
See Description of Place

Associated Historical Themes:
Settlement, Urban Development, Transportation, Industry, Community Development

Spatial Pattern Type:
Areas, Districts, Neighbourhoods

U.N.E.S.C.O. / O.H.T. Category:
Evolved - Continuing

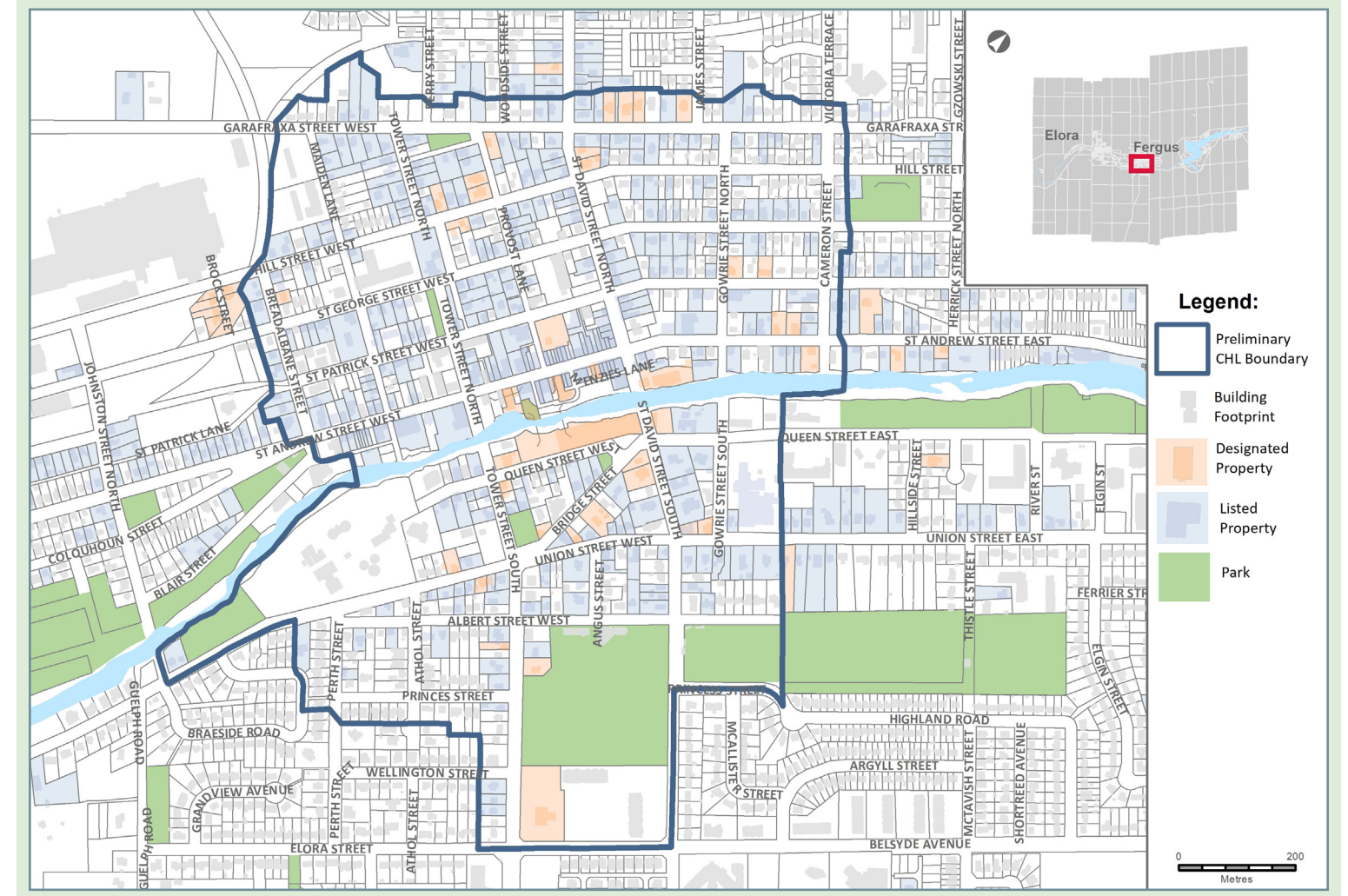
Description of Place

The Fergus Historical Village Core C.H.L. comprises the historical downtown business and industrial district of Fergus and the residential areas which developed around it through the nineteenth and early-twentieth century. Fergus is the largest urban centre within Centre Wellington.

On the north side of the river, the C.H.L. is generally bounded by Garafraxa Street to the north, Breadalbane Street to the west and Cameron Street to the east. On the south side of the river, the C.H.L. is generally bounded by Belsyde Avenue to the south, Perth Street to the west, and the eastern boundary extends east of Gowrie Street. The preliminary boundary for the Fergus Historical Village Core C.H.L. is based on a review of nineteenth and twentieth century mapping, aerial photographs and dates of construction. The Ferrier Estate and Union Street East C.H.L. is closely connected both physically and historically to the Fergus Historical Village Core C.H.L. and some properties have been included in both C.H.L.s as transition areas.

Fergus was founded in 1833-34 by Scotsmans Adam Fergusson and James Webster. It was originally

known as "Little Falls" after the small waterfalls along the Grand River before being renamed after Fergusson, and in comparison to Elora which was known as "Big Falls". The river at Fergus includes a cascade of small waterfalls and a small gorge feature which forms an area known as the "Whirlpool" or "Mirror Basin". The early street layout consisted of St. Andrew, St. David, St. Patrick, St. George, Tower and Provost Streets. Tower Street was planned with a site for a future church (St. Andrews Presbyterian Church, first built in 1835, present church built 1862) and to connect south to a future bridge (first Tower Street bridge built 1834). South of the church site was a square named James Square after James Webster, which was intended for a future marketplace (Templin 1933:56). It has since been bisected by Tower Street. A square called Union Square was also planned south of the river at Tower Street and Union Street (today known as Norman Craig Square). Fergusson did not reside in Fergus aside from spending one summer there while Webster was the active developer of the settlement, erecting mills, selling lots and directing the clearing of land in consultation with Fergusson (Byerly 1932:45). By 1835 Webster



Parade along St. Andrew Street, looking southeast c. 1890 (W.C.M.A. Ph10177).



Looking north up Tower Street towards St. Andrew's Church, 1894 (W.C.M.A. Ph2618).





Looking north on St. David Street south towards St. David Street bridge with Beatty Brothers foundry on left and Beatty Pool on right, c. 1930 (W.C.M.A. Ph2813).

had erected a dam and a gristmill at the "Little Falls" (Templin 1933:56).

St. Andrew Street between Tower Street and St. David Street began to emerge as a main street starting in the 1830s. In 1839, the principle buildings along this stretch included Black's Tavern, several houses including James Webster's dwelling, Webster's store and two others, a mill, saw mill and distillery (Mestern 1995:42). The 1850s and 1860s brought an influx of new residents to Fergus which spurred activity and the construction of sturdy stone buildings on the main business block. Fergus began to take on the appearance of a prosperous village (Mestern 1995:42). New industries were opening, including Grindley's foundry, McMahan's Stave factory and Wilson's oatmeal mill. By the 1870s, a lively business district was emerging in Fergus on St. Andrew Street West, from around Tower Street east to St. David Street South (Koop 2004:70). Residential areas developed primarily north of the river to the east of St. David Street and in the area around St. Andrew's Church. The lots backing onto the north side of the river between Tower Street and St. David Street were historically a site of industrial enterprises. The Fergus Market (105 Queen Street West) is one of the few



Looking west down St. Andrew Street West from St. David Street South, with the Argo block on the left and the Marshall Block on the right (A.S.I. 2019).

remaining industrial buildings along the river. The earliest part of the Fergus Market was Grindley's foundry built in 1850. It was bought by Beatty Brothers Ltd. in 1874 and expanded to house their farm equipment foundry powered by the Grand River. The company's success helped to lift Fergus out of an industrial decline in the latter half of the nineteenth century. Its first factory was located in the Old Temperance Hall on St. Andrew's Street on the north side of the river. (Byerly 1932-226).

The downtown area is composed primarily of two to three-storey cut stone mixed-use buildings and commercial blocks, many erected between the late 1850s and the 1880s. Architectural styles represented include Georgian, Second Empire and Italianate. The concentration of skilled Scottish masons and abundance of limestone in Fergus led to a proliferation of sturdy and handsome limestone buildings. Use of stone masonry in Wellington County declined rapidly after 1890 when railways brought pressed brick into the area at affordable prices. Some stone houses were still built in Fergus as late as the 1930s (Couling 2002:29). Vehicular bridge crossings are located at Tower Street and St. David Street, with the Milligan footbridge located between these two streets.



Looking north across the Tower Street Bridge with St. Andrew's Church at the top of the hill (A.S.I. 2019).

The core of Fergus today retains a high number of nineteenth and early-twentieth-century commercial, industrial, civic, institutional and residential buildings, many of them stone. The grid of the original street layout north of the river has expanded with the village's growth. The village of Fergus was incorporated as a town in 1953.

Cultural Heritage Value

The area has physical and design value as an outstanding example of a late nineteenth-century Ontario village sited on the Grand River, with its high concentration of cut stone buildings expressing the rich natural resource of the area. The built form also expresses the Scottish ancestry of many of its early residents who understood and had the skills to make use of the resource in constructing the homes, places of work, and places of worship.

The area has aesthetic value for its nineteenth-century streetscapes, particularly along St. Andrew Street West, with many stone and brick buildings and bridges and an abundant tree canopy in the residential areas. Its siting on the Grand River lends the area a hilly topography and picturesque views from hilltops, riverbanks and bridge crossings.



Looking east from the Tower Street Bridge at the Whirlpool with the St. David Street Bridge in the distance (A.S.I. 2019).

The area reflects the development of Fergus from a fledgling pioneer village into an established, thriving urban centre, driven by agricultural trade and water-powered industry. It is also associated with Fergus's identity as an industrial town and numerous builders and businesspeople who constructed and occupied the buildings, many of them of Scottish origin or descent. This includes Beatty Brothers Ltd., a major employer in Fergus and the surrounding area for almost a century and with considerable influence in the town. The area is also associated with the community development of Fergus, as expressed in institutional buildings such as churches, post offices, libraries and schools.

The area has contextual value for its role in defining the nineteenth-century, picturesque village character for which Centre Wellington is known. It is historically, physically, functionally and visually linked to the Grand River and its potential for waterpower. The town of Fergus functions as a landmark used for orientation within Centre Wellington.

Historical Integrity

The area has historical integrity. There is continuity of land use in the commercial and residential areas.



A high proportion of built elements including streets and buildings have survived in their historical form and the relationships between these are intact. The village core's relationship to the Grand River has been maintained. Numerous views within the area can be closely compared to historical views, including along the Grand River and along St. Andrew Street West.

Community Value

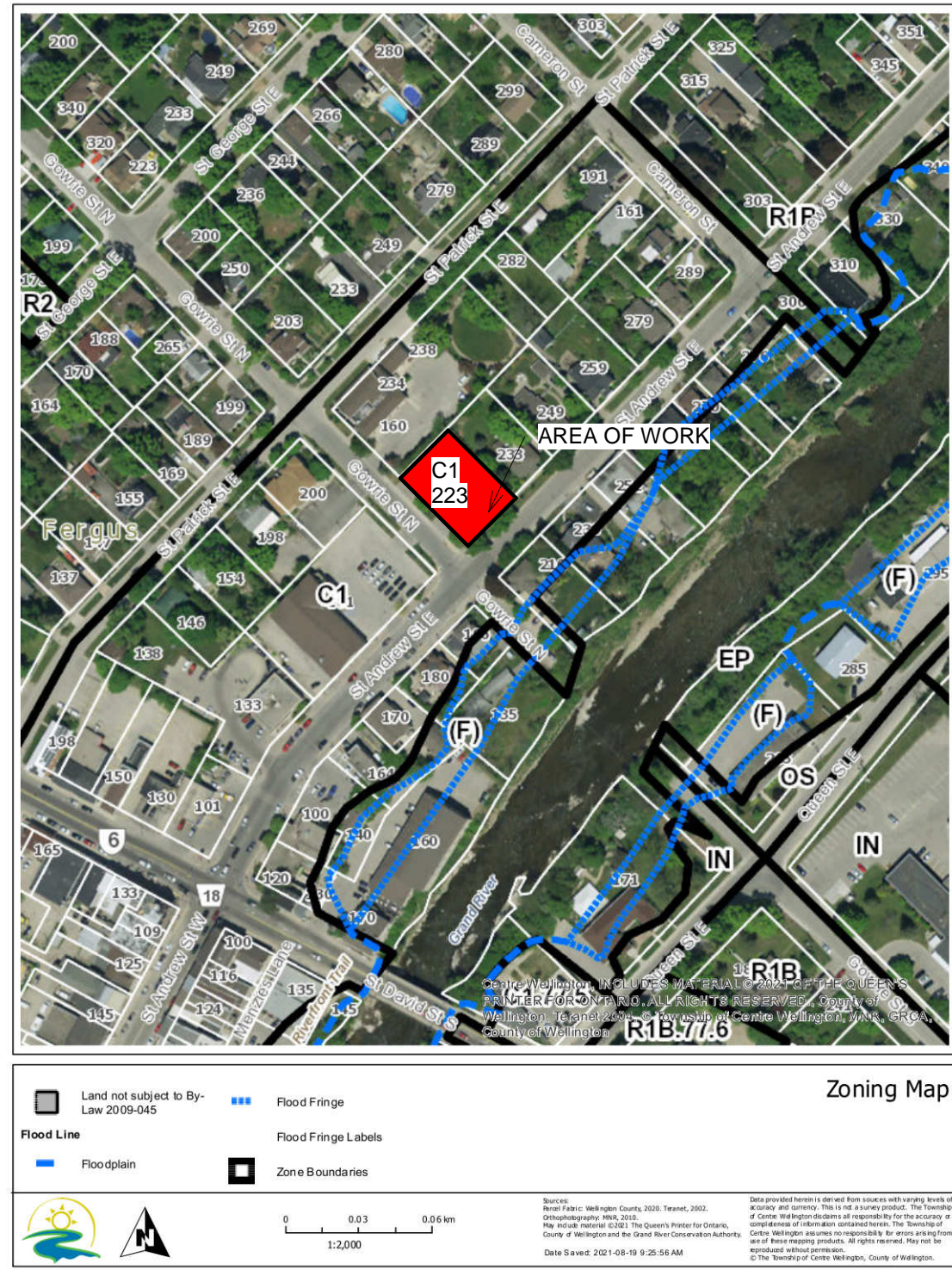
The area has community value. The village core of Fergus contributes to the identity of Centre Wellington and is used to tell the story of its development. The area is widely recognized as a landmark within Centre Wellington. The local community has demonstrated a high degree of pride and stewardship in the area, as reflected by the high number of listed and designated properties placed on the Township's Heritage Register. Preliminary heritage attributes are named to celebrate or commemorate someone or something that has been identified as significant to the development of the Township (such as Webster Park). Victoria Park is used as a public gathering space. The area's nineteenth-century village character and small-town feel are valued for their contribution to quality of life. Fergus is written about extensively in local histories. Its architecture is widely photographed. People often refer to Fergus as having a distinctive sense of place. Images of the area are used in promotional material and the area is well-promoted as a tourist destination. Many people identified the village core of Fergus as significant during public engagement.

Preliminary Heritage Attributes

- ♦ Location along and relationship with the Grand River nestled down in the Grand River valley.
- ♦ River features including the Whirlpool/Mirror Basin east of Tower Street Bridge
- ♦ Bridge crossings, including:
 - ♦ Location of bridge crossing at St. David Street (Highway 6);
 - ♦ Tower Street bridge; and
- ♦ Location of the Milligan Footbridge between Tower Street and St. David Street.
- ♦ Street patterns and circulation routes.
- ♦ The topography of streets perpendicular to the Grand River, including Tower Street, St. David Street and Provost Lane, which climb the steep hill north of the river.
- ♦ St. Andrew Street and its alignment parallel to the Grand River, expressing the use of the river for industry, and its high concentration of nineteenth and early-twentieth century buildings, many of them cut stone.
- ♦ Nineteenth and early-twentieth century civic and institutional properties including, but not limited to:
 - Fergus Post Office (299 St. Andrew Street West);
 - St. Andrew's Church and Cemetery (325 St. George Street West) and its highly visible location atop a hill facing south at the T-intersection on Tower Street;
 - Melville United Church (300 St. Andrew Street West);
 - St. Joseph's Catholic Church (415 St. Patrick Street West);
 - Former Fergus High School (680 Tower Street South);
 - Fergus Public Library (190 St. Andrew Street West); and
 - Former Fire Hall, Council Chamber and Engine House (299 St. Patrick Street West).
- ♦ Nineteenth and early-twentieth century commercial properties including, but not limited to:
 - Former Weigh Scale Building (160 Provost Lane)
 - Breadalbane Inn (487 St. Andrew Street West)
 - Former Temperance Hall (400 St. Andrew Street West)
 - Former Commercial Hotel (245 St. Andrew Street West)
 - Marshall Block (101 St. Andrew Street West)
 - Argo Block (108 St. Andrew Street West)
- ♦ Industrial sites, including, but not limited to:
 - Beatty Brothers Foundry (Fergus Market) (105 Queen Street West); and
 - Watson's Tannery/Groves Grist Mill and Electric Light Plant (170 David Street South)
 - Webster's Dam (west of St. David Street).
 - Former Gow Quarry, now the site of the Ontario Sewage Treatment Plant.
- ♦ Beatty Pool (190 St. David Street South).
- ♦ Nineteenth and early-twentieth century residential properties.
- ♦ Coachway at 157 St. Andrew Street West.
- ♦ James Square and the Kissing Stane.
- ♦ Norman J. Craig Square and Fergus Cenotaph.
- ♦ Templin Gardens (209 Menzies Lane).
- ♦ Victoria Park.
- ♦ Highland Park.
- ♦ Gow Park.
- ♦ Historical trees.
- ♦ Views, including but not limited to the following:
 - Along St. Andrew Street west looking west from St. David Street and looking east from Tower Street.
 - Along St. David Street looking south from points north of the Grand River and looking north from points south of the River;
 - Along Tower Street looking north and terminating at St. Andrew's Church, and looking south from St. Andrew's Church;
 - Of the Whirlpool/Mirror Basin looking east from the Tower Street Bridge and west from the Milligan Footbridge;
 - Of Webster's Dam and Little Falls looking west from the David Street bridge and east from the Milligan Footbridge; and
 - Along the Grand River from the St. David Street Bridge and the Tower Street Bridge.



Appendix C – Site Plan and Renderings



ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	981.21 m ²	YES
b)	Minimum Lot Frontage	No Minimum	25.19 m (St. Andrew St.)	YES
c)	Minimum Front Yard	No Minimum		YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone; the minimum shall be 3.0 metres (R.Y.)		YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone; the minimum shall be 3.0 metres (R.Y.)		YES
f)	Maximum Lot Coverage	40%	40%	YES
g)	Minimum Exterior Side Yard	No Minimum	N/A	
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft.)	14.95 m	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A Existing Buffer strips at lot lines	YES

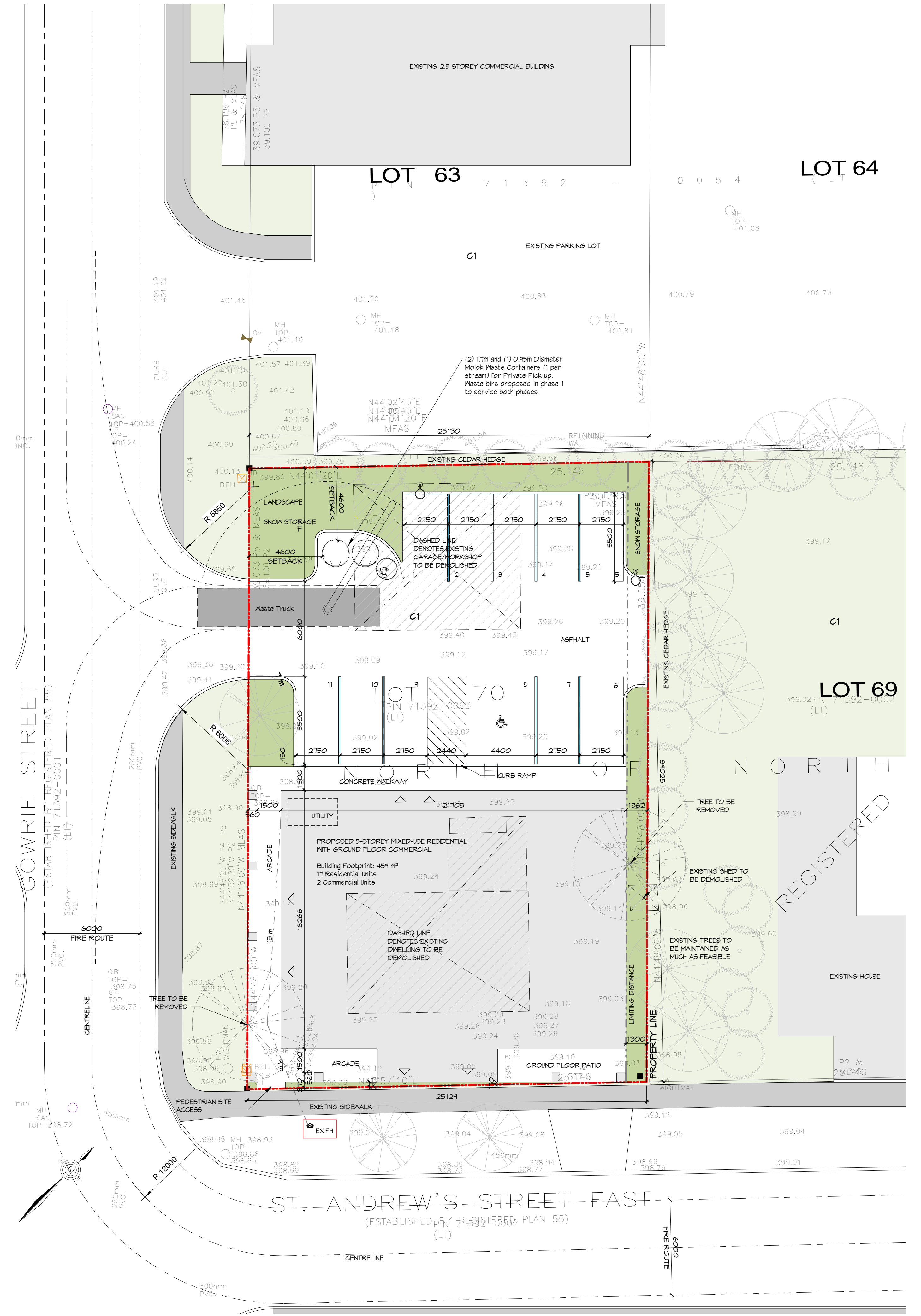
AREA CALCULATION		PARKING CALCULATION	
Site Area	981 m ²	5-STORY MIXED-USE	
Proposed Building	367.5 m ²	Residential	11 Units x 1 space / unit = 11 Spaces
Total Coverage	37.5%	Commercial	1 space / 30 m ² = 4 spaces
Landscape	230 m ²		
	24%	Total Parking Calculated	= 21 Spaces
		50% Reduction for CBD	= 10.5 Spaces Required
		Total Parking Provided	= 11 Spaces
		BF Required	= 1 Space



4 Street View Looking North-East

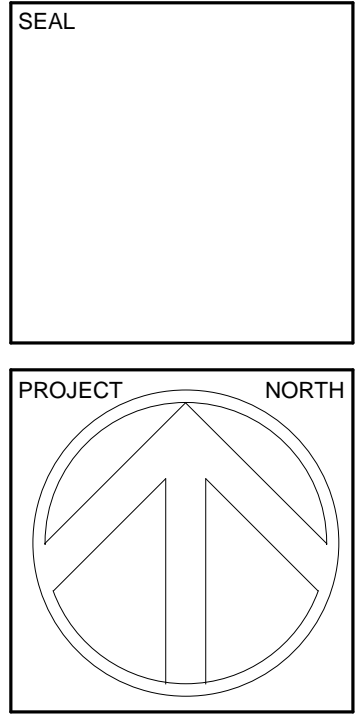


2 Street View Looking South-West



1 Site Plan
A1.0 1:150

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STATUS	ZBA
PROJECT #	21040
CHKD	Checker
DRAWN	AKR
SCALE	As Indicated
DATE DWN	2021 08 19
ISSUED	2022 03 16
SHEET #	TITLE

2022-03-18 11:28:11 AM

A1.0

A1.0

A1.0

A1.0



1 Street View West_Grey
SK-7 1:1



2 3D View Street Close
SK-7 1:1



4 Axonometric 1
SK-7 1:1



3 Street View East_Grey
SK-7 1:1



5 Axonometric 2
SK-7 1:1

2022-03-18 11:28:12 AM

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SEAL

PROJECT NORTH

Mixed-Use Residential & Commercial
223 St. Andrew Street East, Fergus
3D Street Views

STATUS	ZBA
PROJECT #	21040
CHKD	Checker
DRAWN	AJL/TOP
SCALE	1:1
DATE DWN	03/16/22
ISSUED	2022 03 16

REVISIONS _____ DATE _____

SK-7

Appendix **D** - Shadow Study

Study Brief:

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

The shadow study was completed using the Autodesk Revit modeling program by adjusting the Sun Settings to be accurate to the proposed site graphical location and local time zones (Eastern Standard Time Zone).

The study was conducted for 5 intervals on a single day based at the solstices for Summer and Winter and the Spring/Fall equinoxes. Screen shot images were taken at the Solar Noon and include 10am, 12pm, 2pm, 4pm and 6pm.

Reference Base Plan:

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

Neighboring buildings were modeled with estimated elevation and scale. Google Earth (Image to left) is used to confirm scale and distances to neighboring structures. Model buildings are superimposed on top of Google Earth image.

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

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

2022-03-02 11:59:28 AM



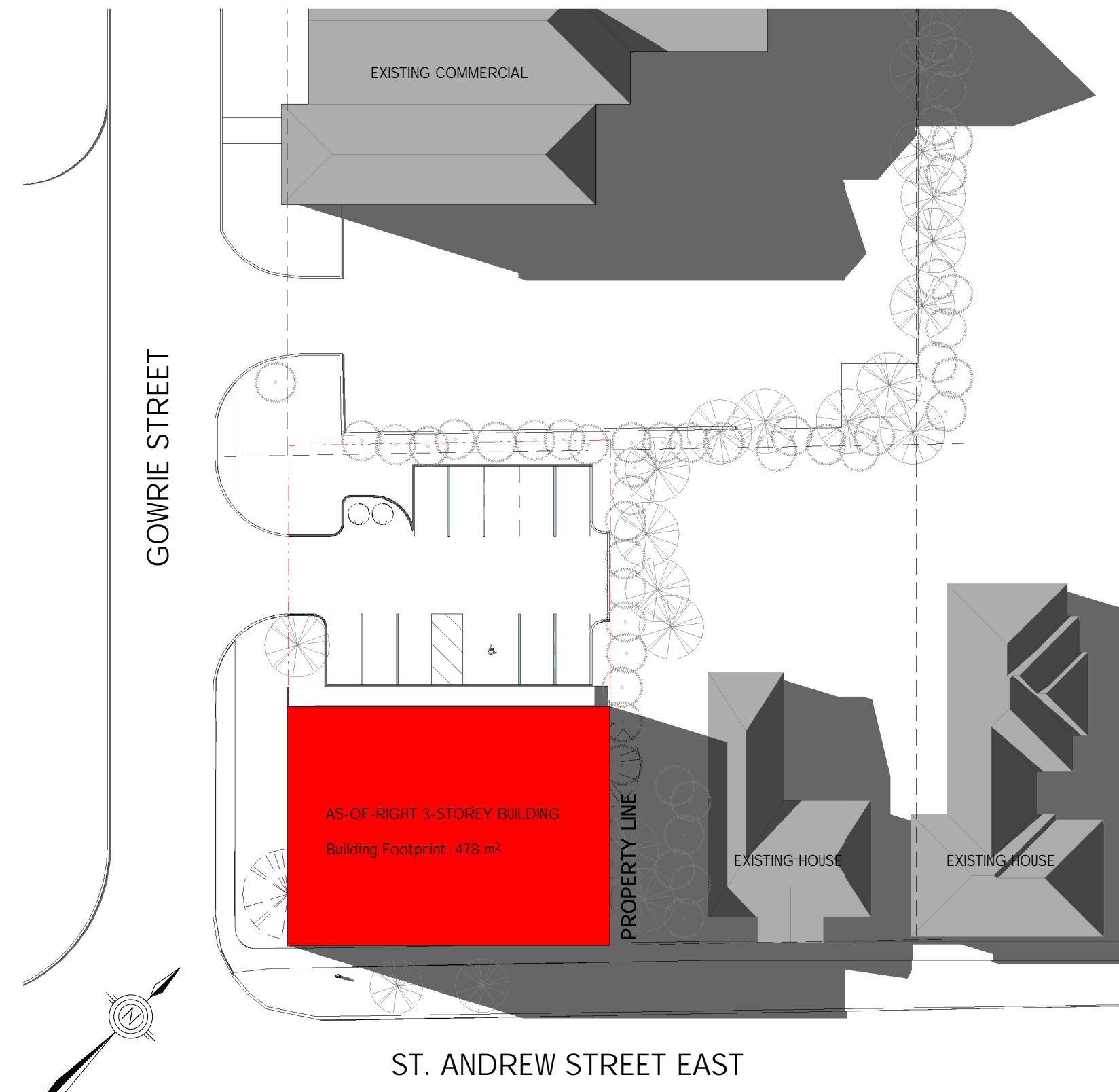
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SK-1 1: 400



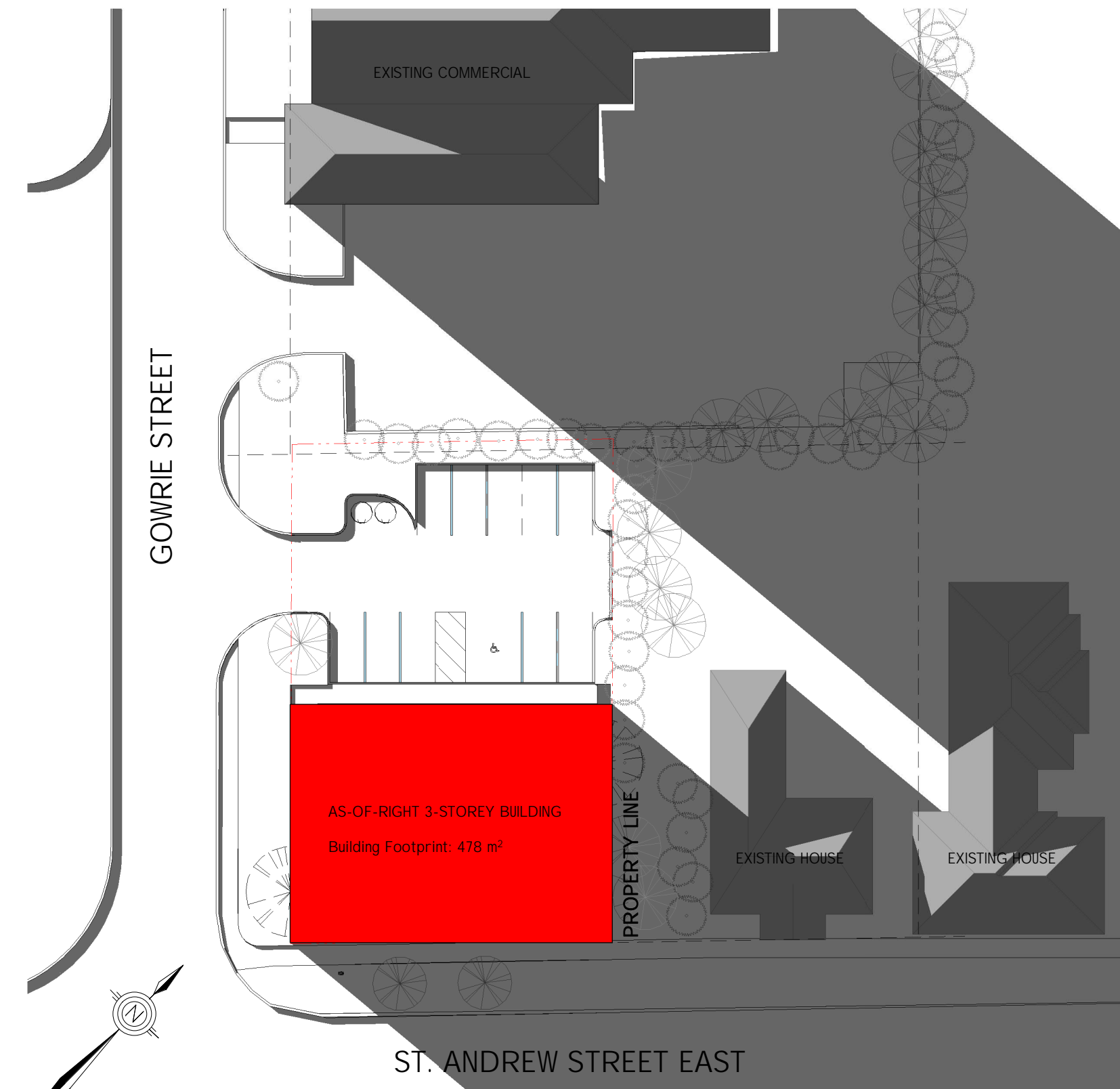
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SK-1 1: 400



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



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



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

SHADOW STUDY LEGEND

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

PRELIMINARY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
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SEAL	
PROJECT	NORTH

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

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

REVISIONS	DATE
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2022-03-02 11:59:31 AM



1 AOR - Summer June 21 - 10am
SK-2 1:400



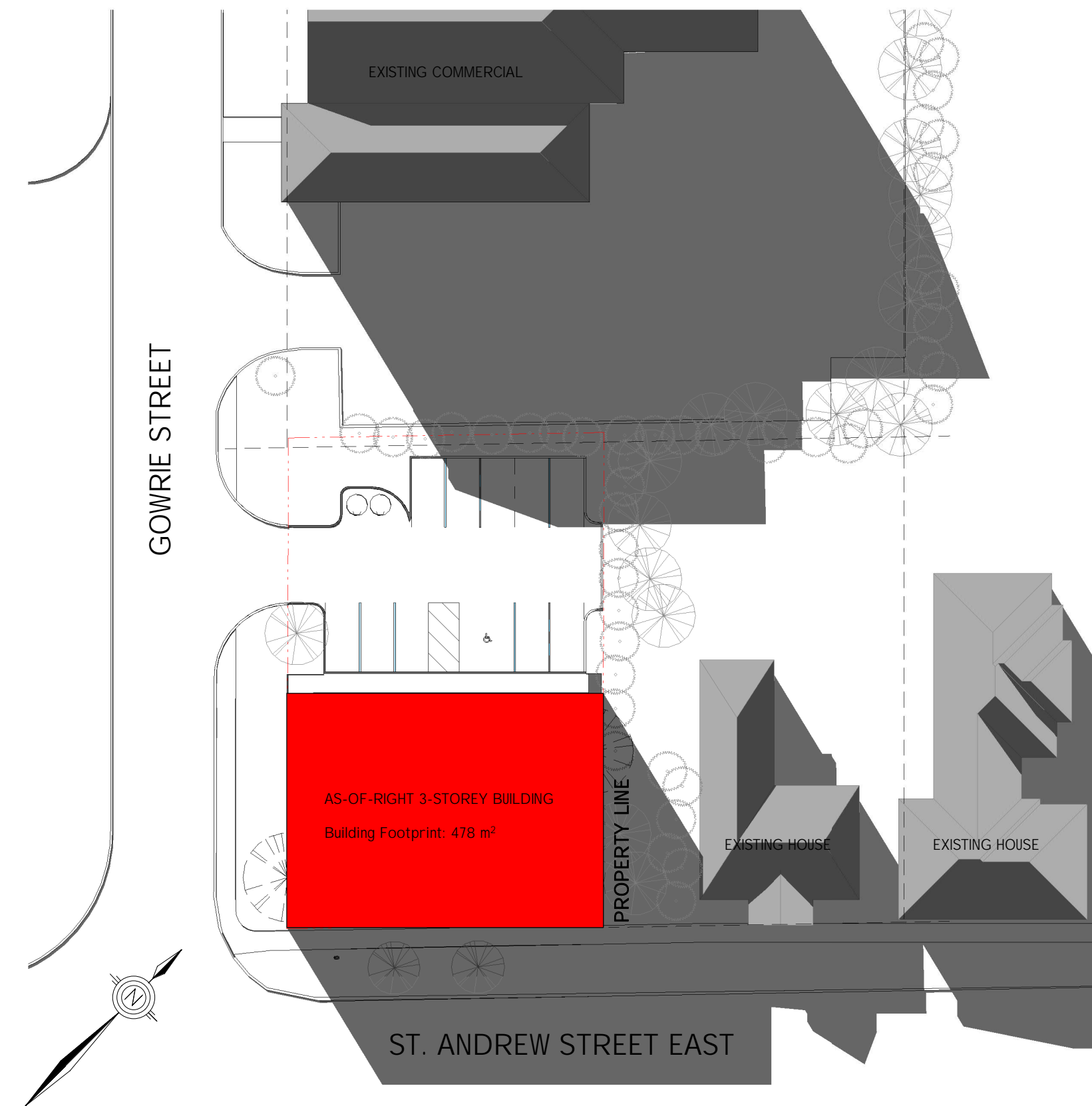
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SK-2 1:400



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



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



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

SHADOW STUDY LEGEND

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

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
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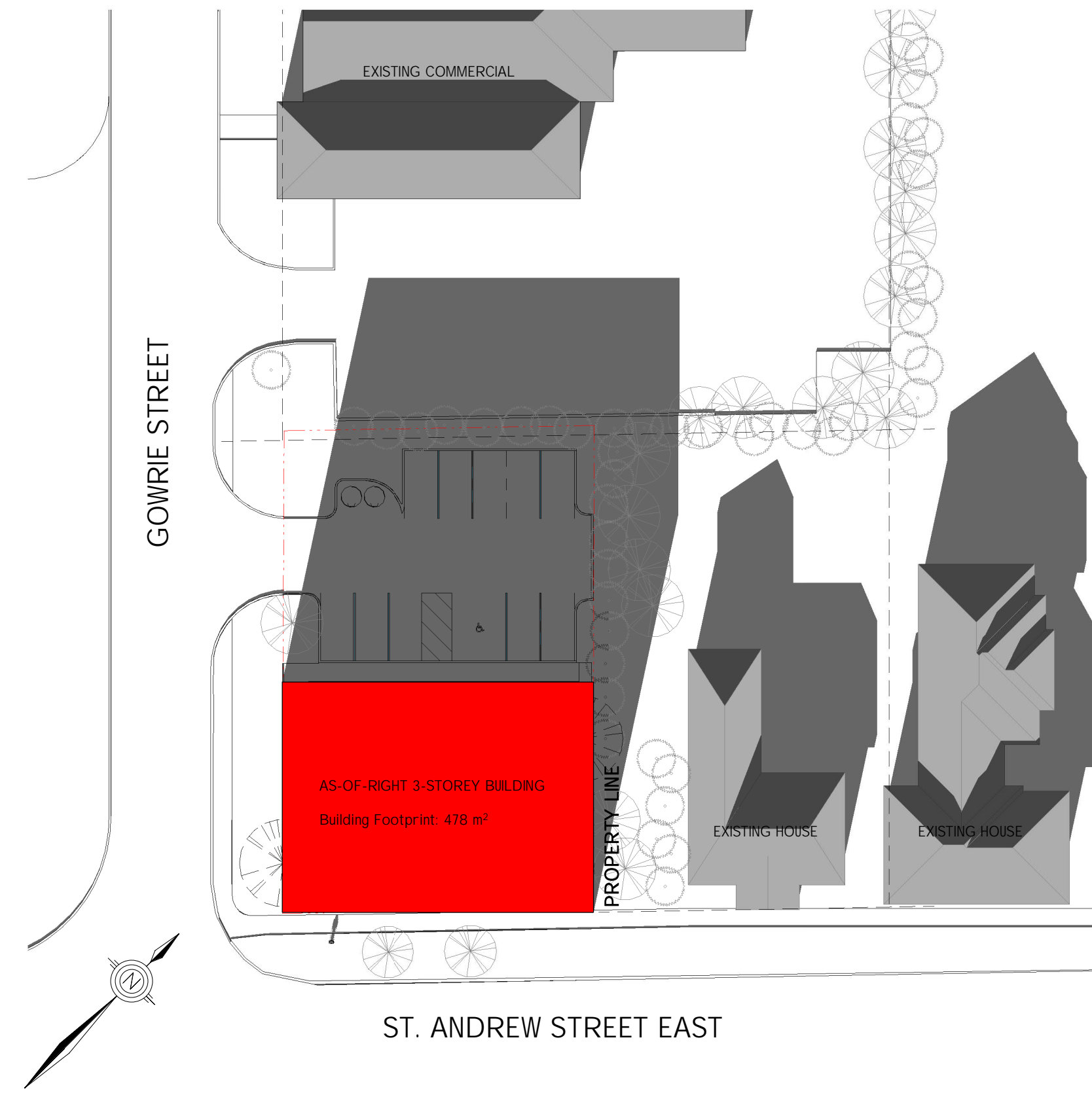
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PROJECT NORTH

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

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

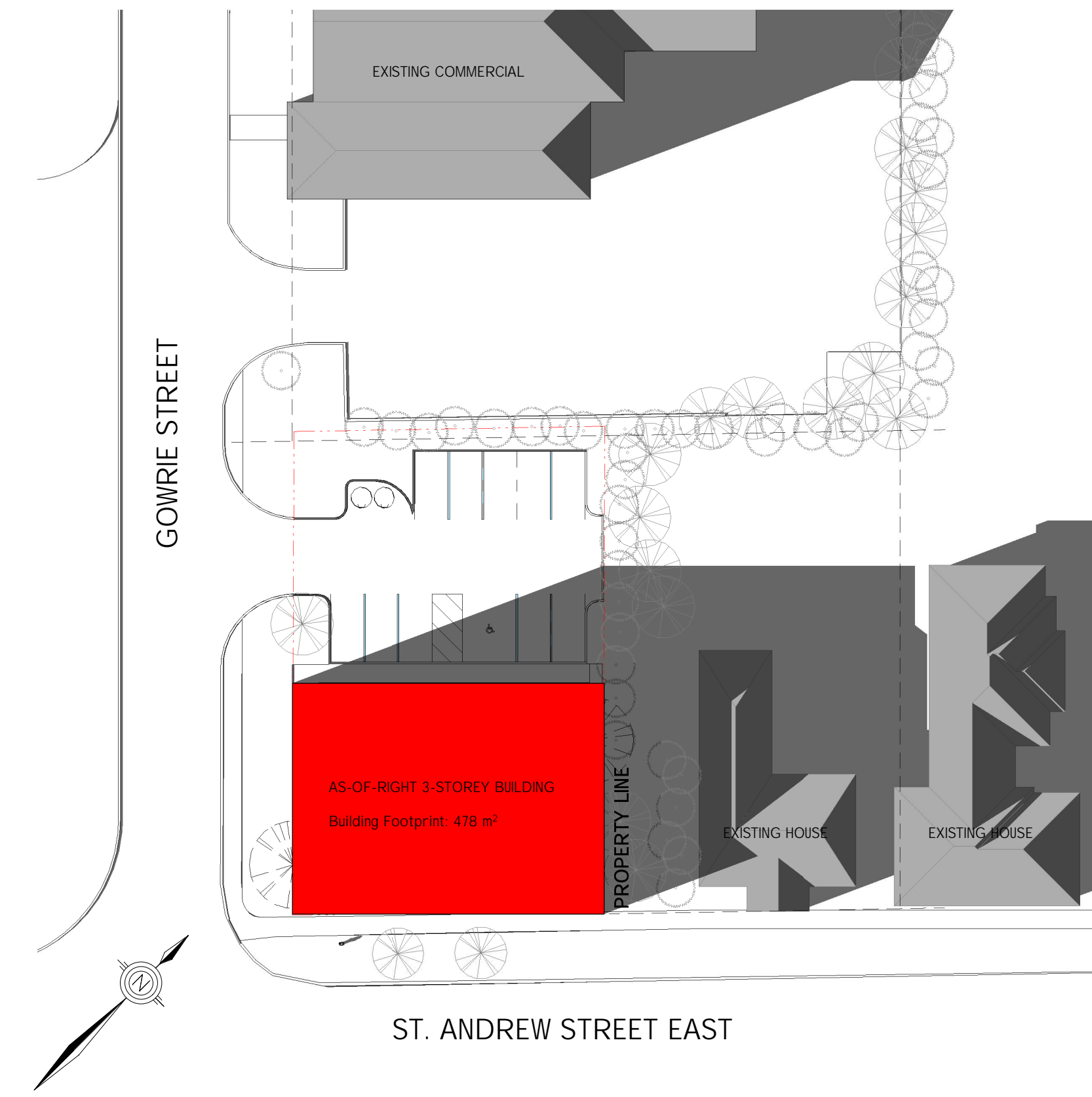
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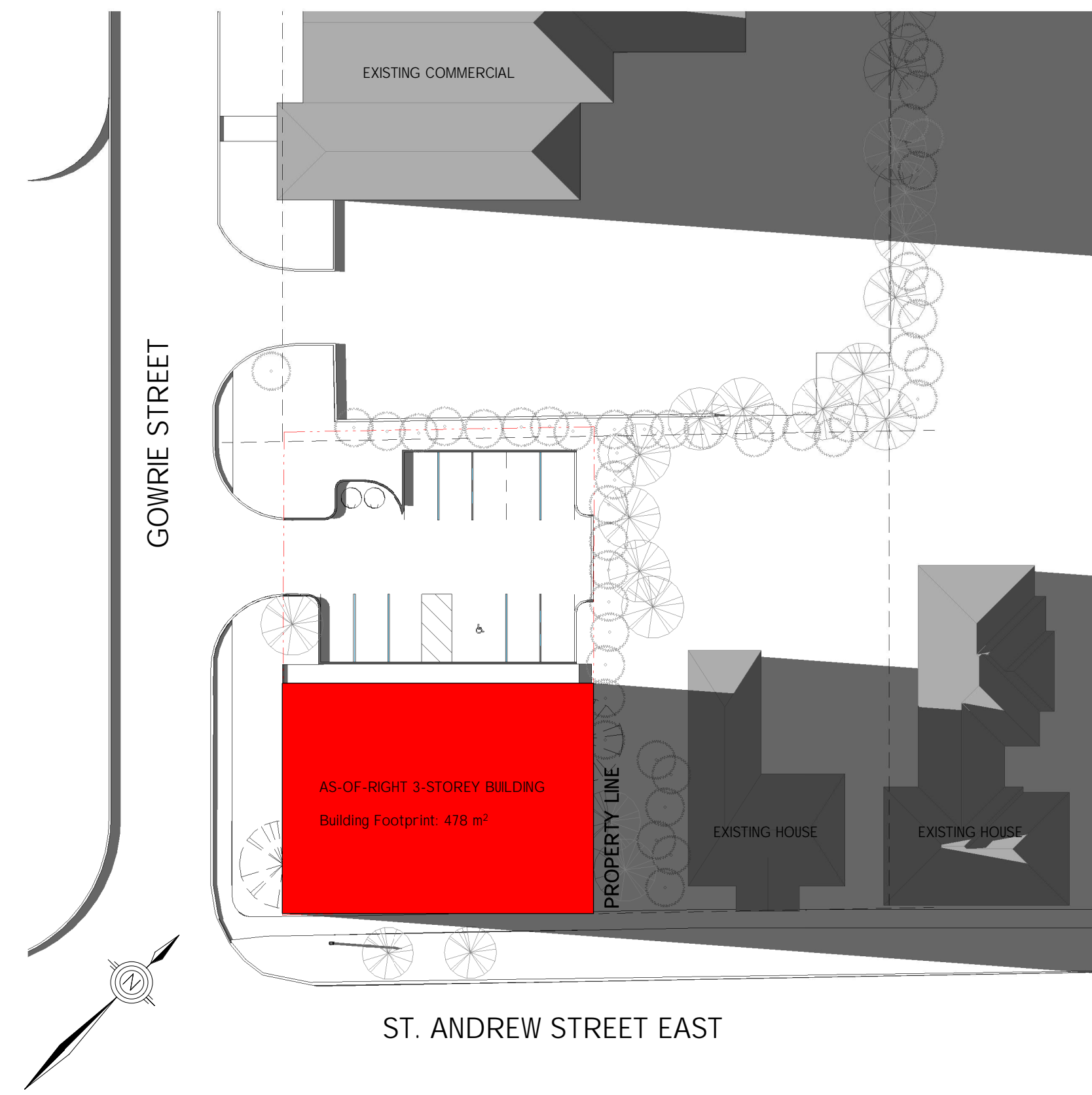
1 AOR - Winter Dec. 21 - 10am
SK-3 1: 400



2 AOR - Winter Dec. 21 - 12pm (Solar Noon)
SK-3 1: 400



3 AOR - Winter Dec. 21 - 2pm
SK-3 1: 400



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

SHADOW STUDY LEGEND

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

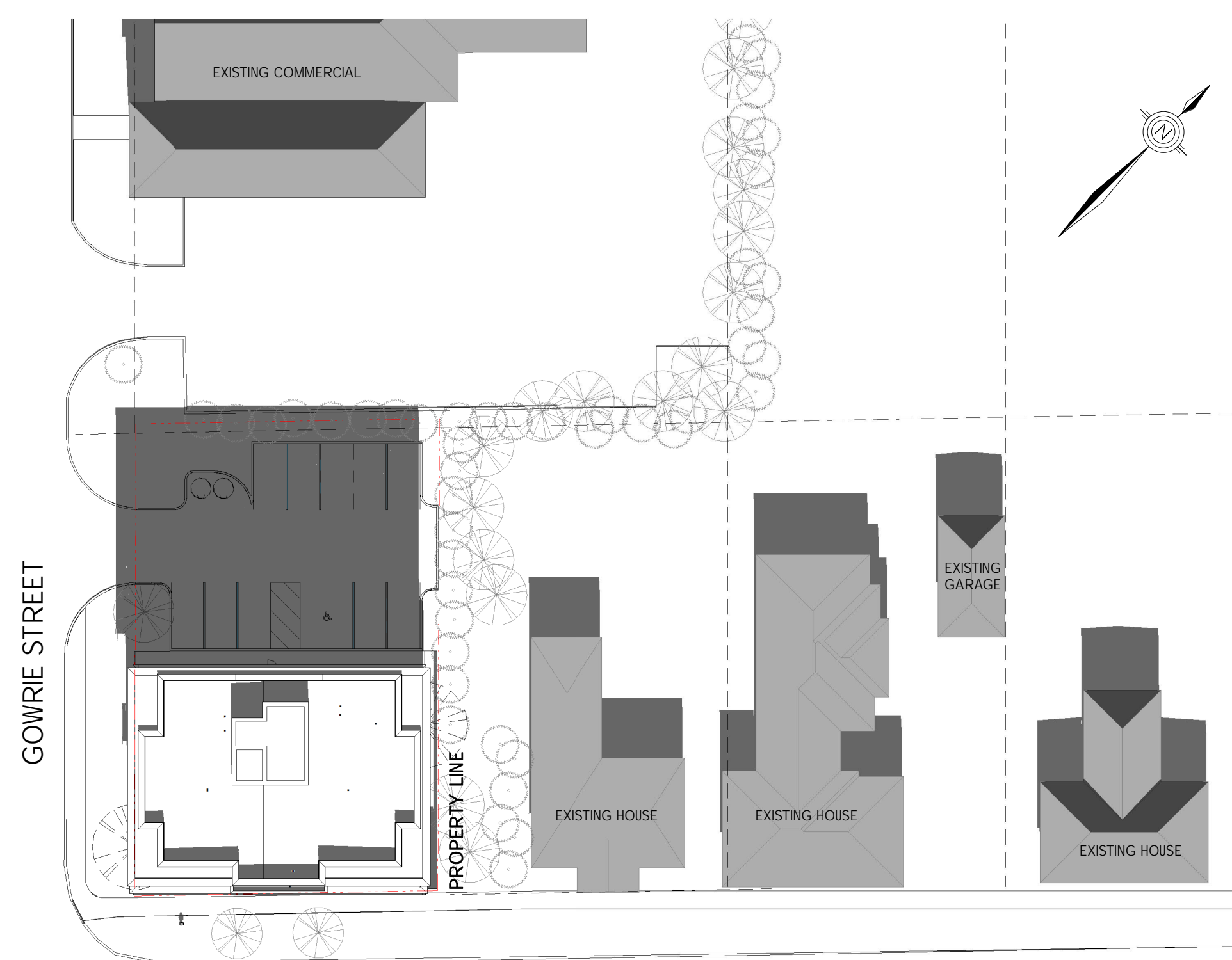
PROJECT NORTH

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

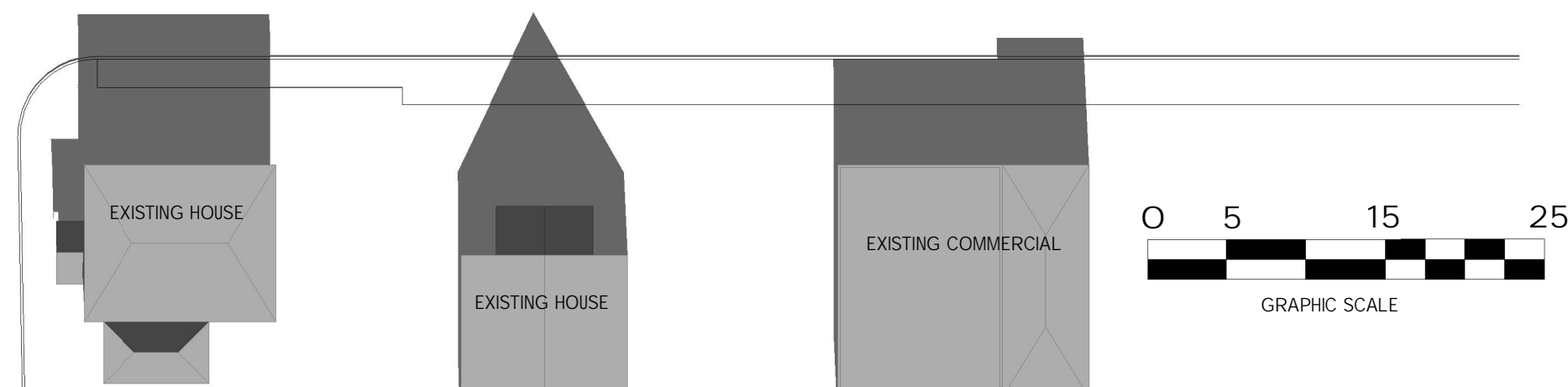
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PROJECT #	21040
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DATE DWN	11/26/21
ISSUED	2022-03-02

REVISIONS _____ DATE _____

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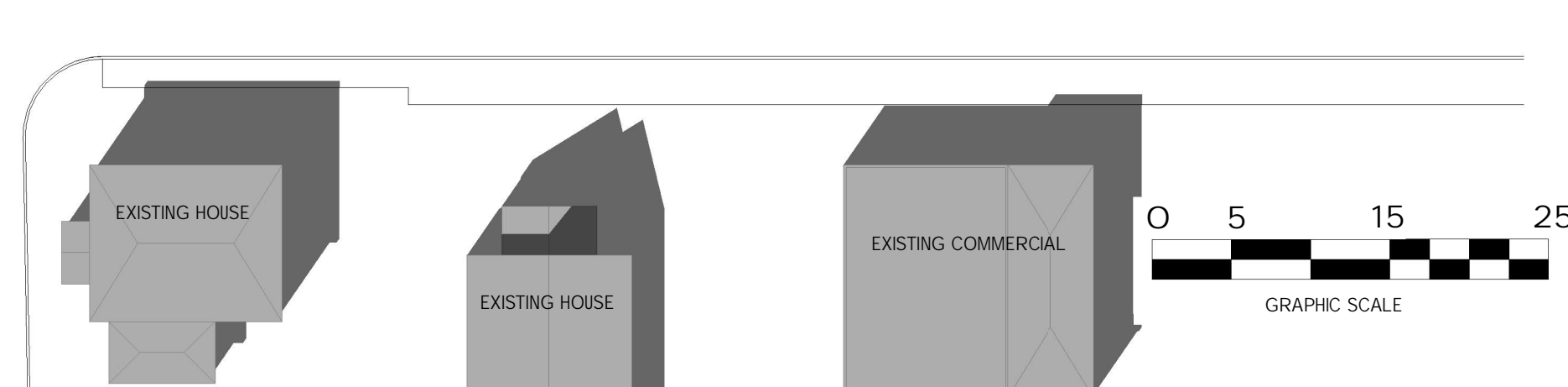
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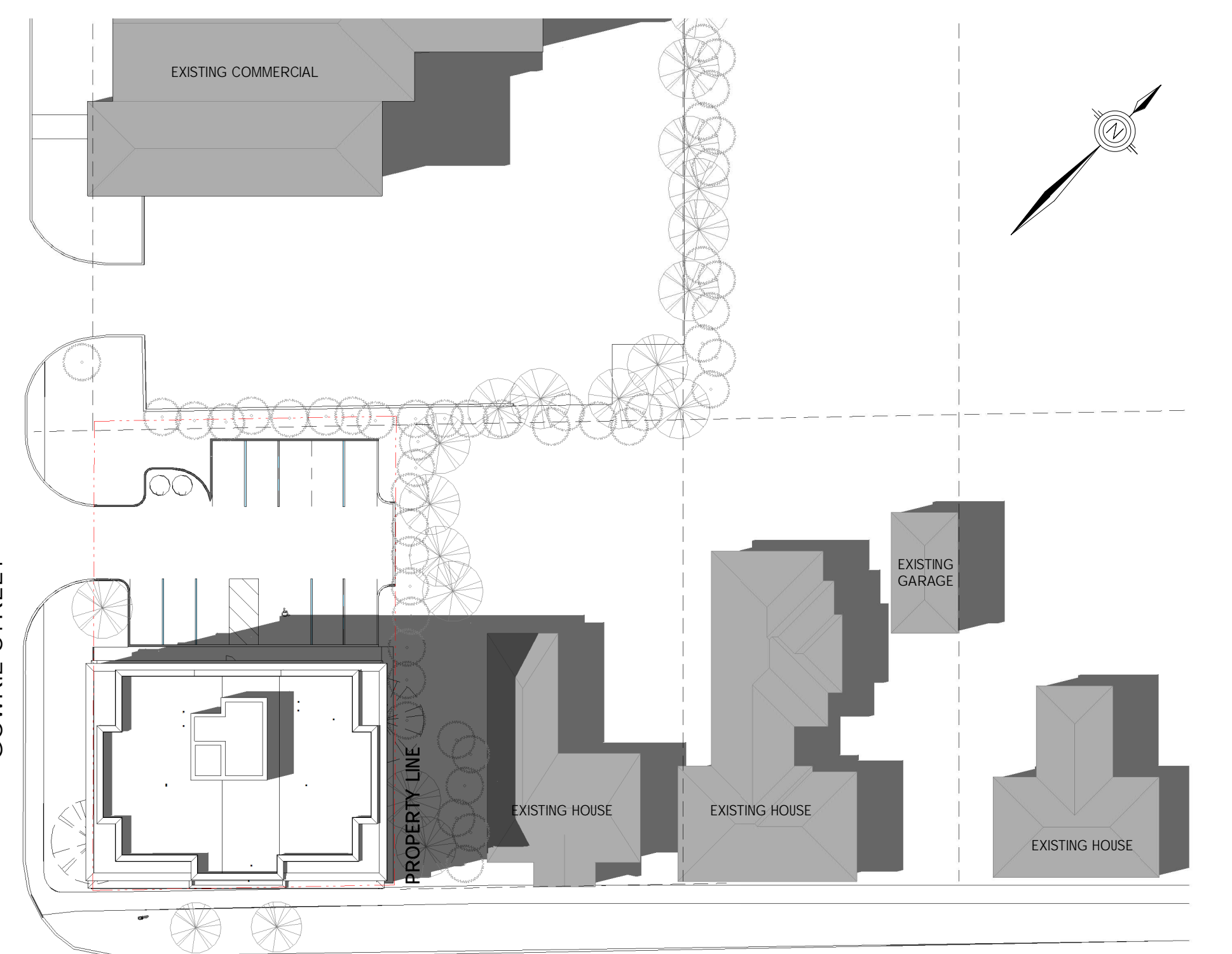
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SK-4 1: 400



ST. ANDREW STREET EAST



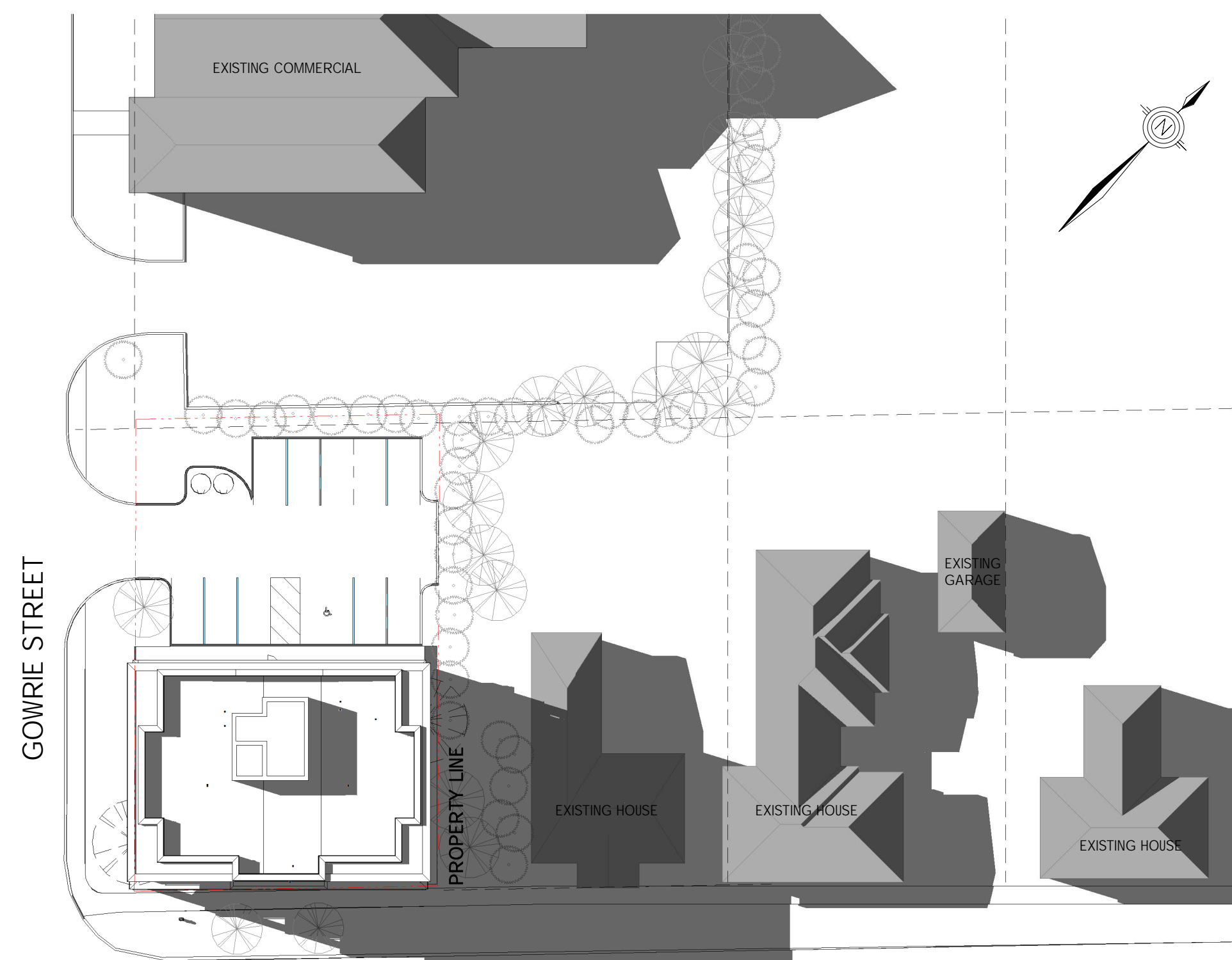
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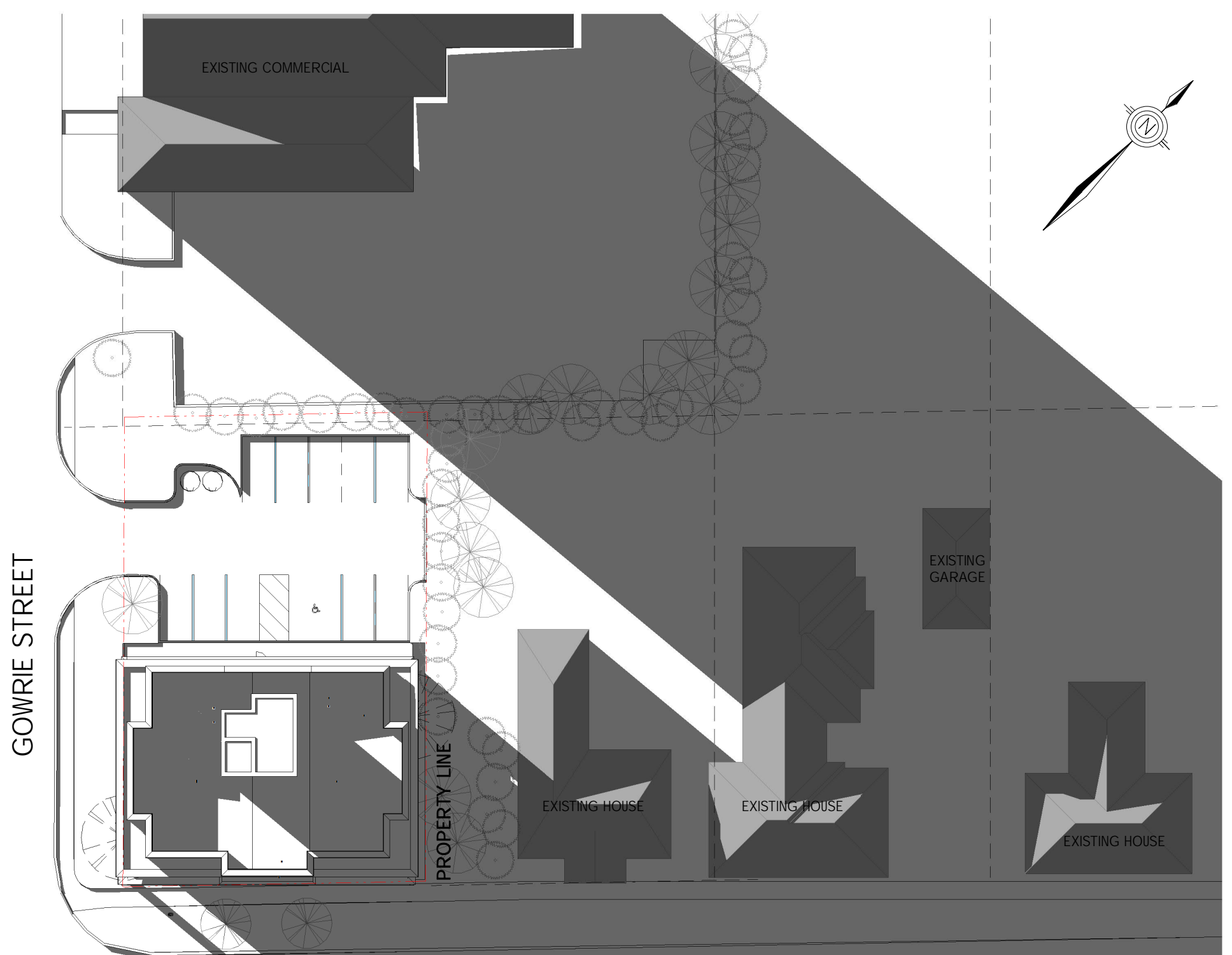
3 Proposed - Spring/Fall - 2pm
SK-4 1: 400



ST. ANDREW STREET EAST



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



ST. ANDREW STREET EAST



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

SHADOW STUDY LEGEND

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

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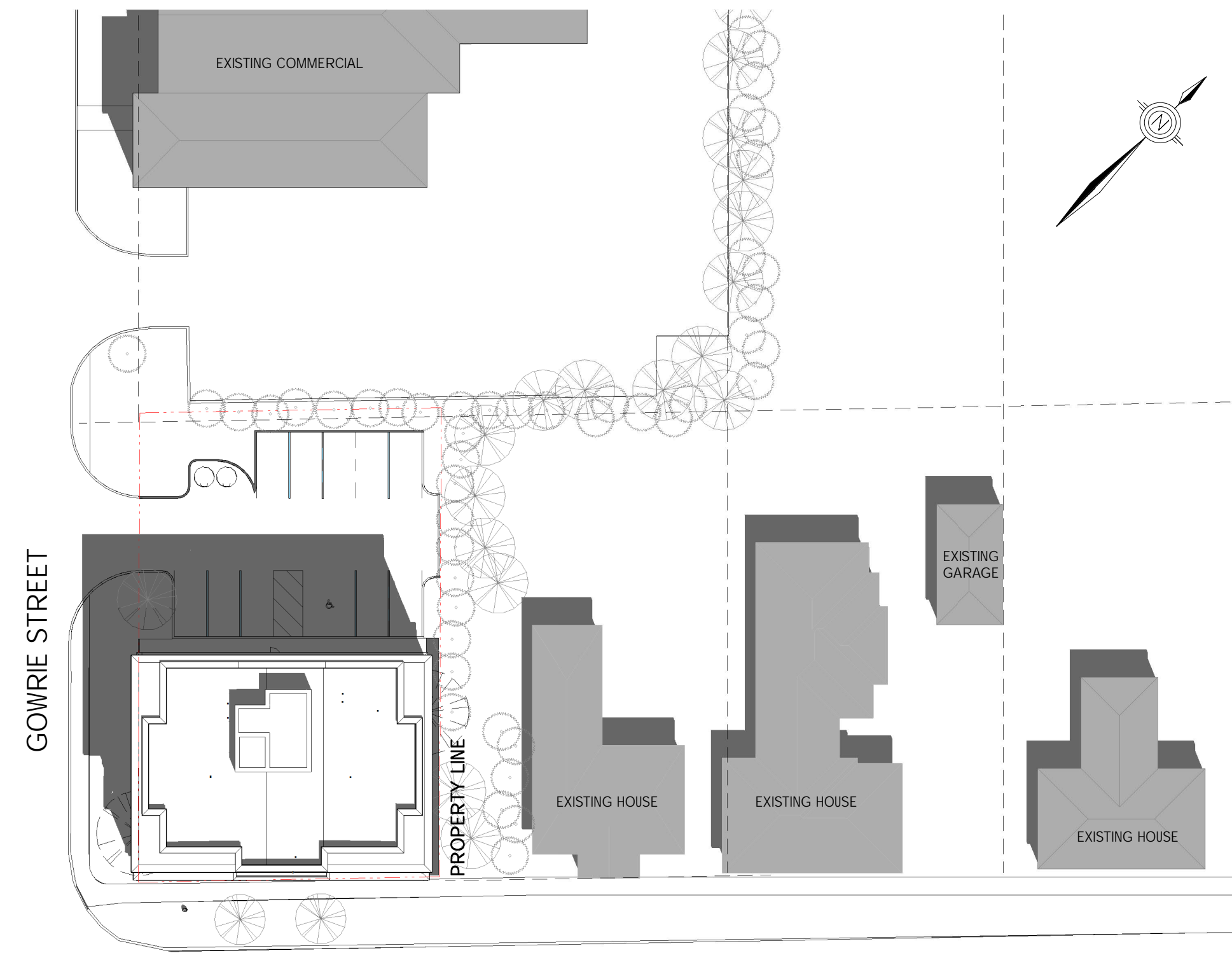
SEAL	
PROJECT	NORTH

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

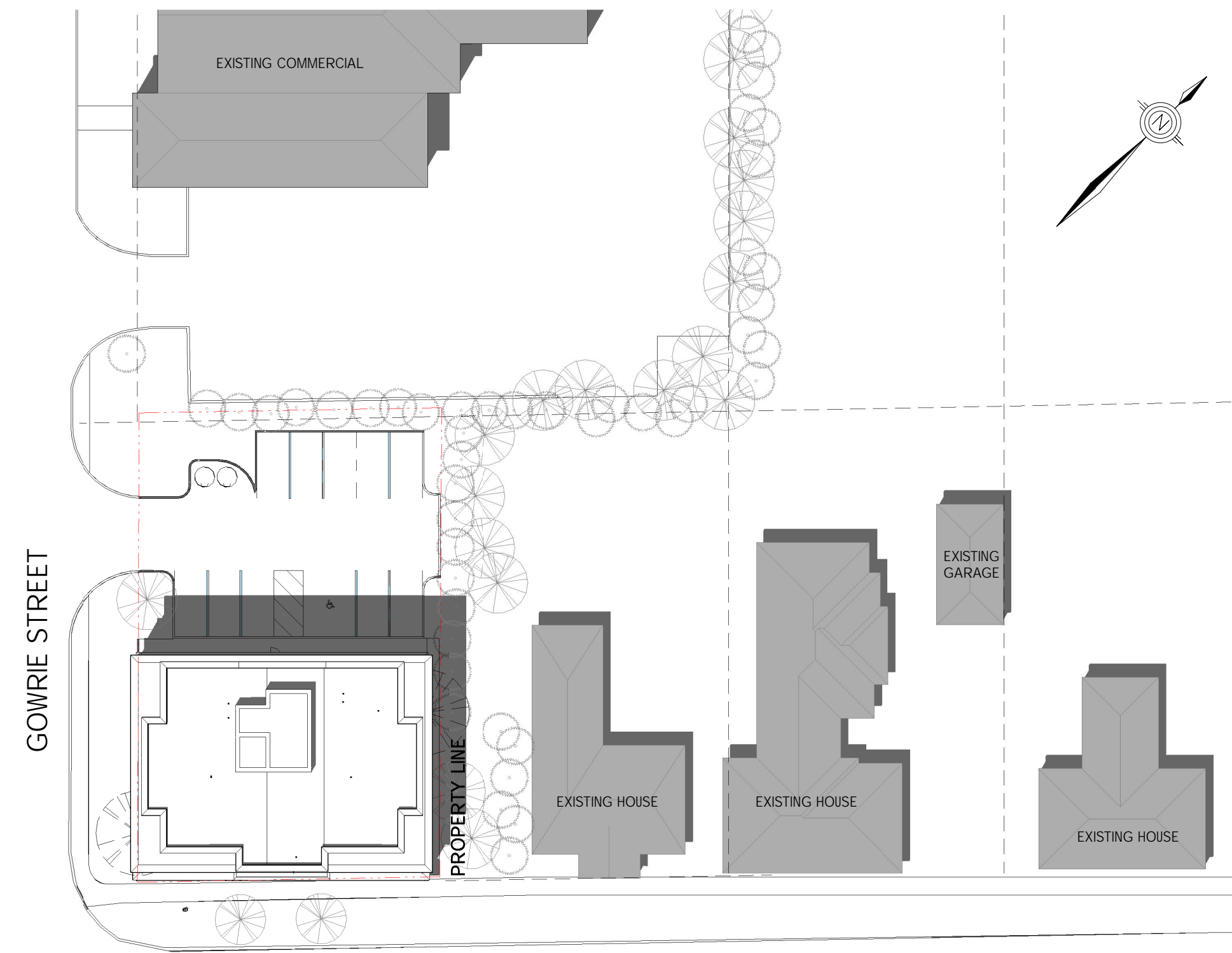
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PROJECT #	21040	
CHKD	Checker	
DRAWN	Author	
SCALE	As indicated	
DATE DWN	02/08/22	
ISSUED	2022-03-02	

REVISIONS	DATE
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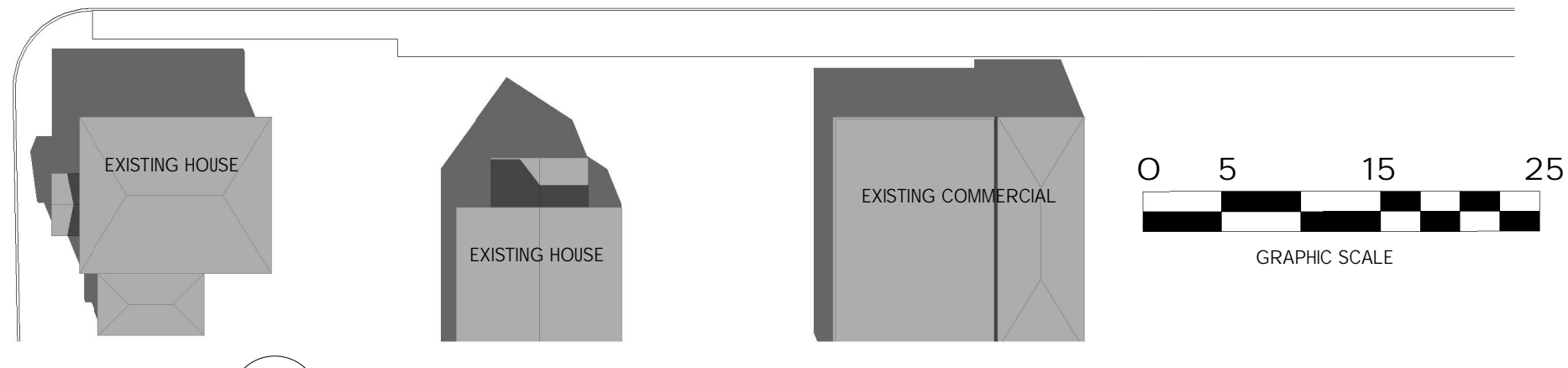
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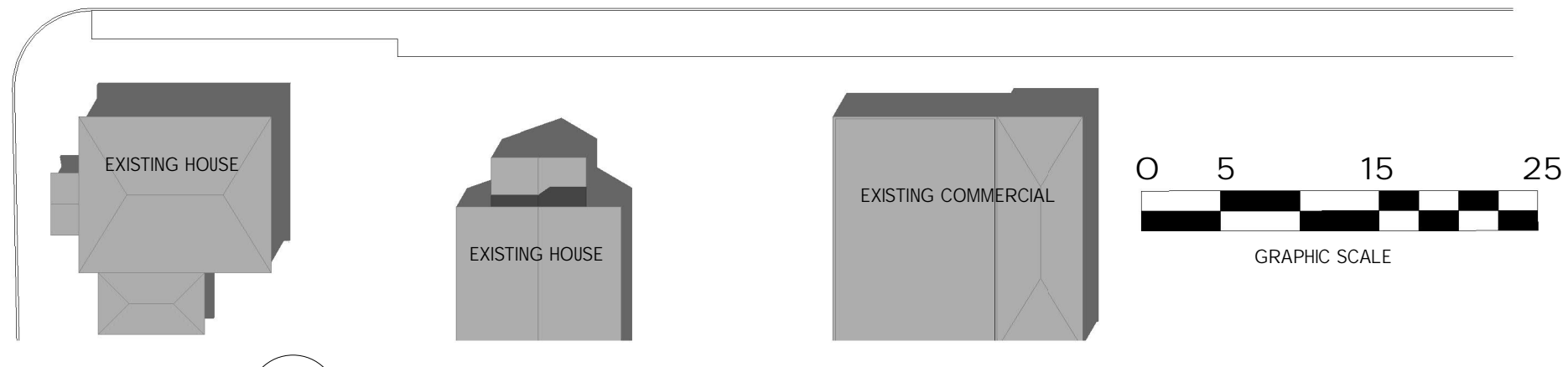
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ST. ANDREW STREET EAST



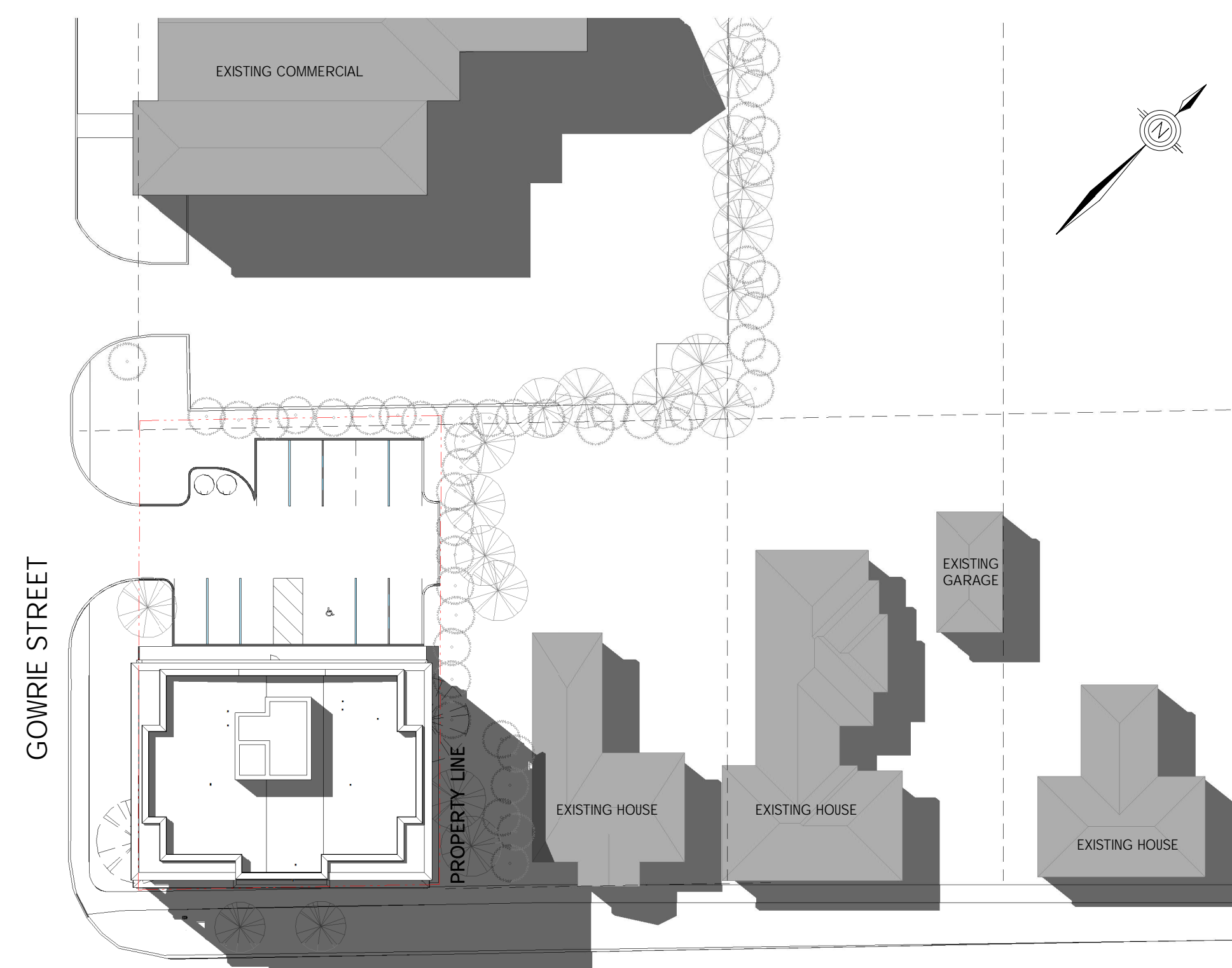
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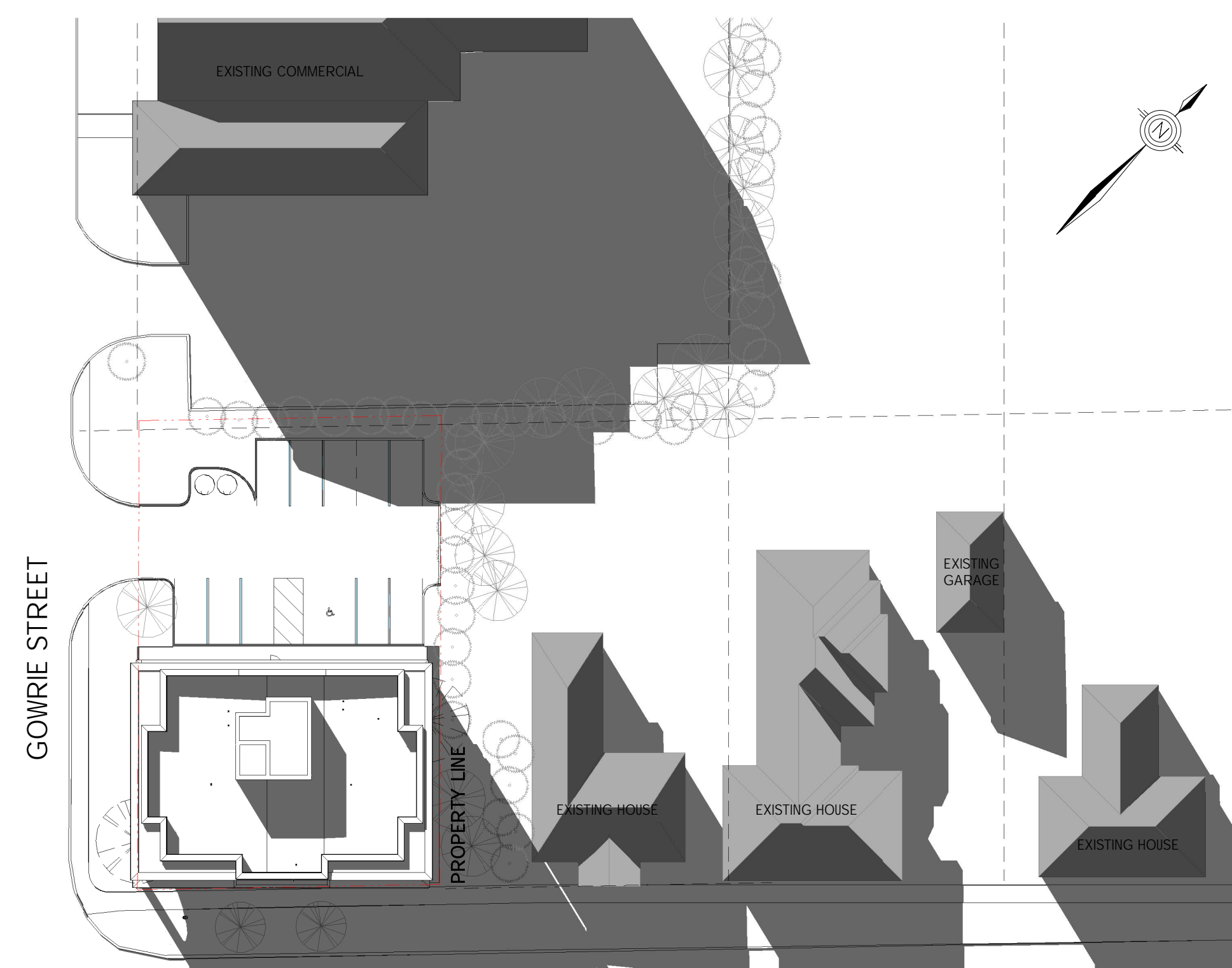
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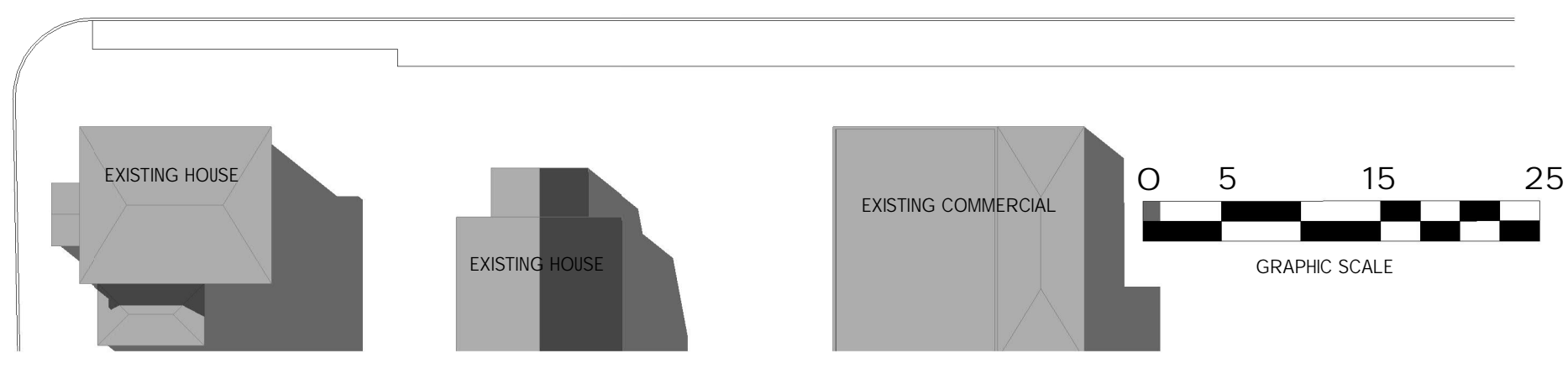
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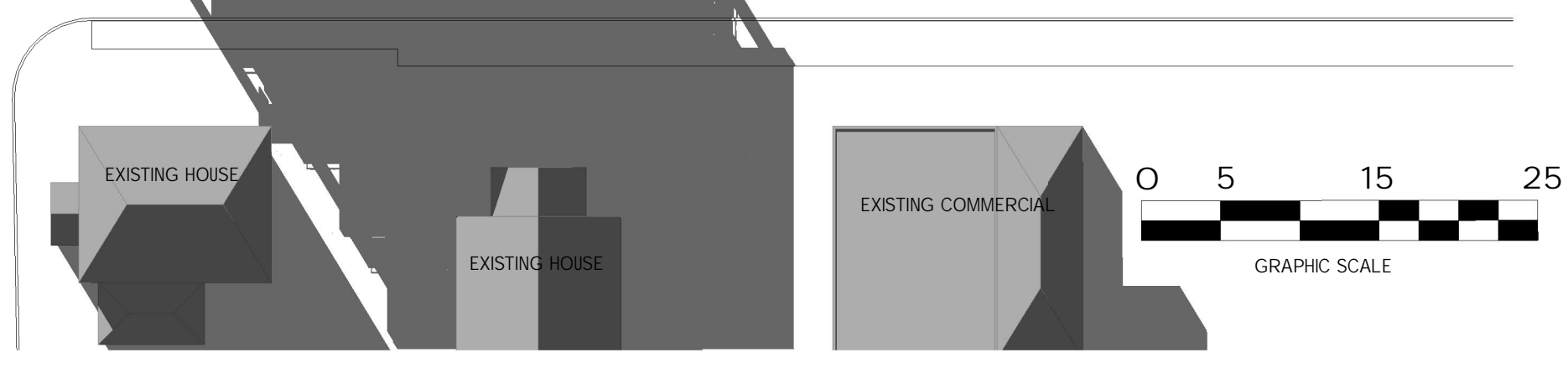
ST. ANDREW STREET EAST



ST. ANDREW STREET EAST



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



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

SHADOW STUDY LEGEND

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

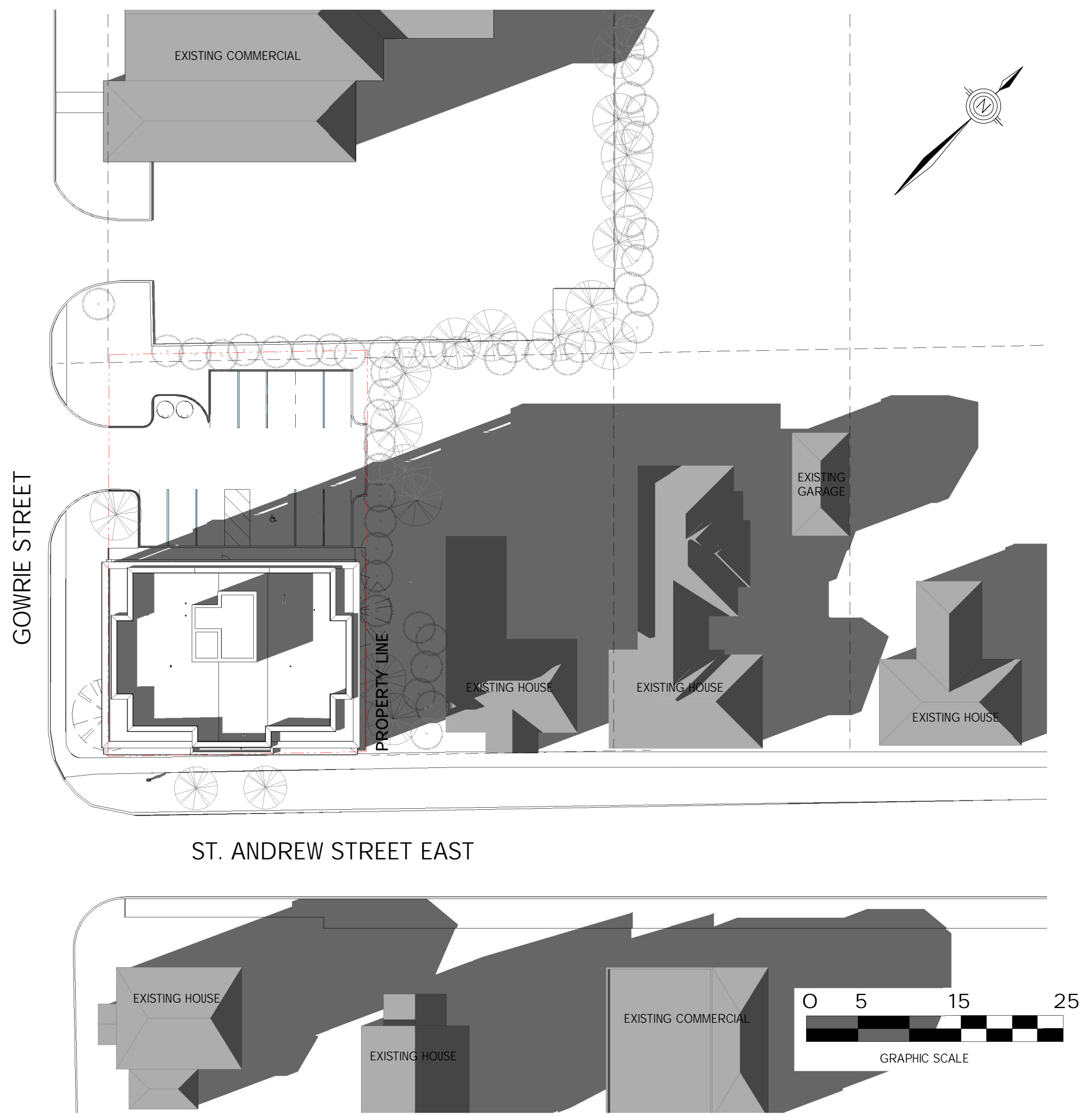
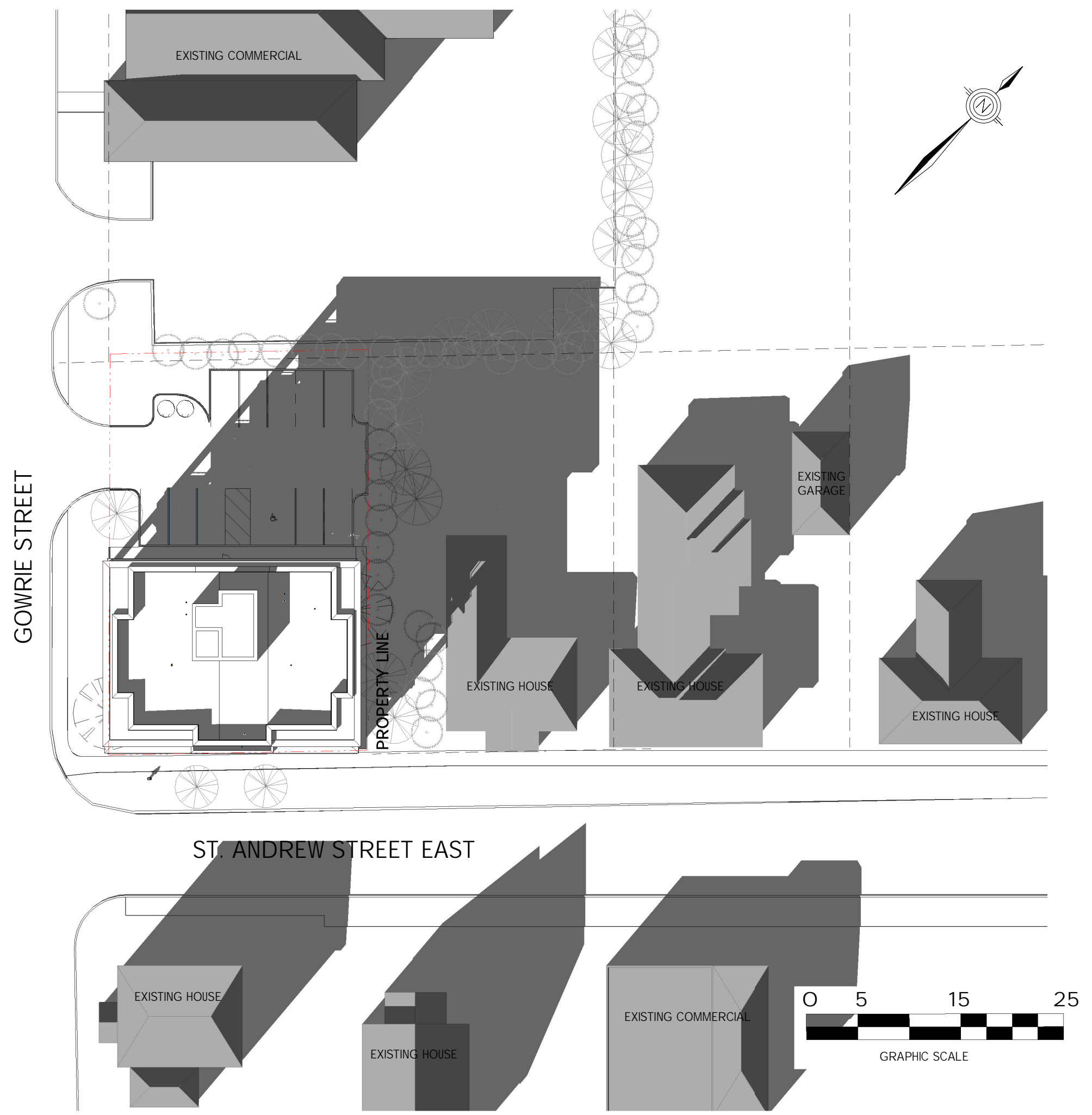
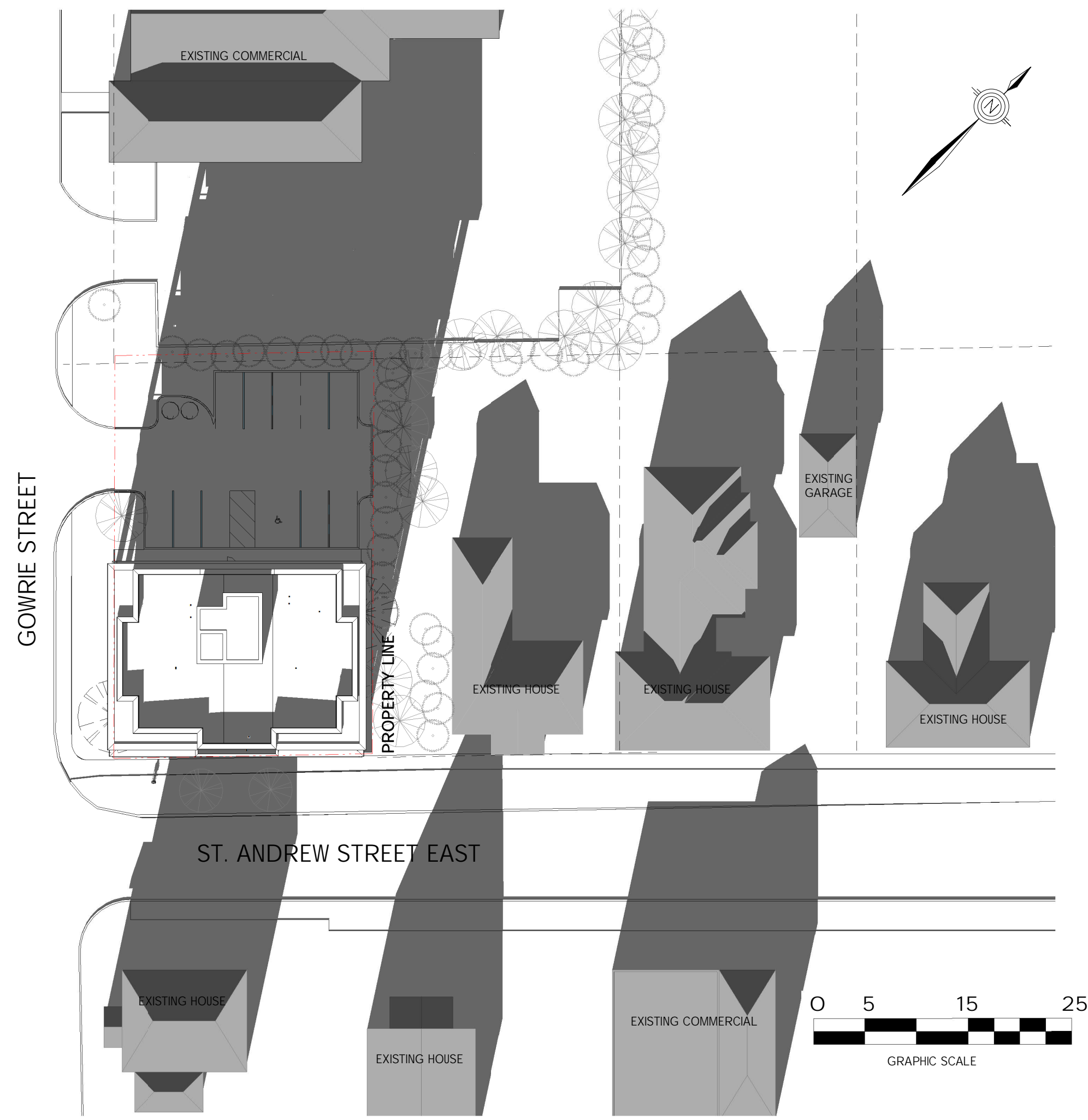
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SEAL	
PROJECT	NORTH

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

STATUS	DESIGN
PROJECT #	21040
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	02/08/22
ISSUED	2022 03 02

2022-03-02 12:00:43 PM



SHADOW STUDY LEGEND

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

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SEAL	
PROJECT	NORTH

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

STATUS	DESIGN
PROJECT #	21040
CHKD	Checker
DRAWN	Author
SCALE	As Indicated
DATE DWN	02/08/22
ISSUED	2022-03-02

REVISIONS _____ DATE _____

Appendix **E** – Alternative Concept Plans

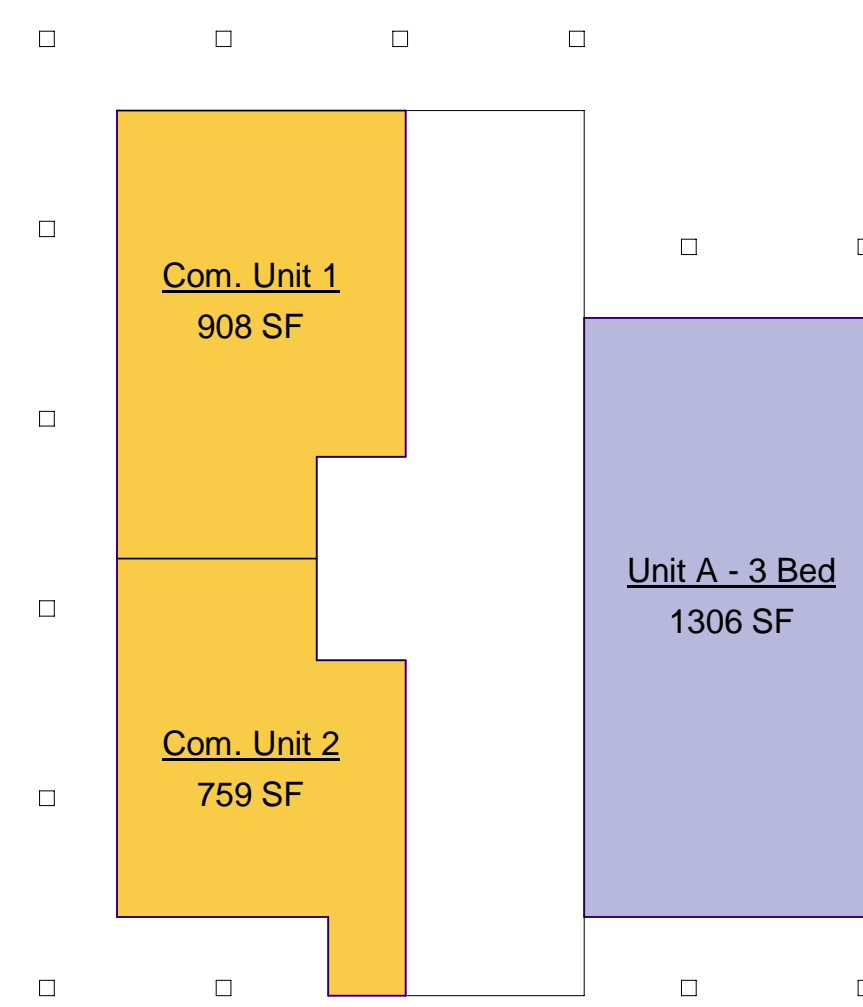
10.1 General Commercial Provisions - C1				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	981.27 m ²	YES
b)	Minimum Lot Frontage	No Minimum	25.13 m (St. Andrew St.)	YES
c)	Minimum Front Yard	No Minimum	0 m (St. Andrew St.)	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	13.08 m	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	3.0 m	YES
f)	Maximum Lot Coverage	90%	53%	YES
g)	Minimum Exterior Side Yard	No Minimum	0 m (Gowrie St.)	YES
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	13.5 m	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A Existing Buffer strips at lot lines	YES

Supporting Calculations	
Parking Calculation (5-Storey Mixed-Use):	
Residential 16 Units x 1 space / unit	= 16 Spaces
Commercial 1 space / 30 m ² 154.8 m ²	= 5 spaces
Total Parking Calculated	= 22 Spaces
50% Reduction for CBD	= 11 Spaces Required
Total Parking Provided	= 10 Spaces
BF Required	= 1 Space

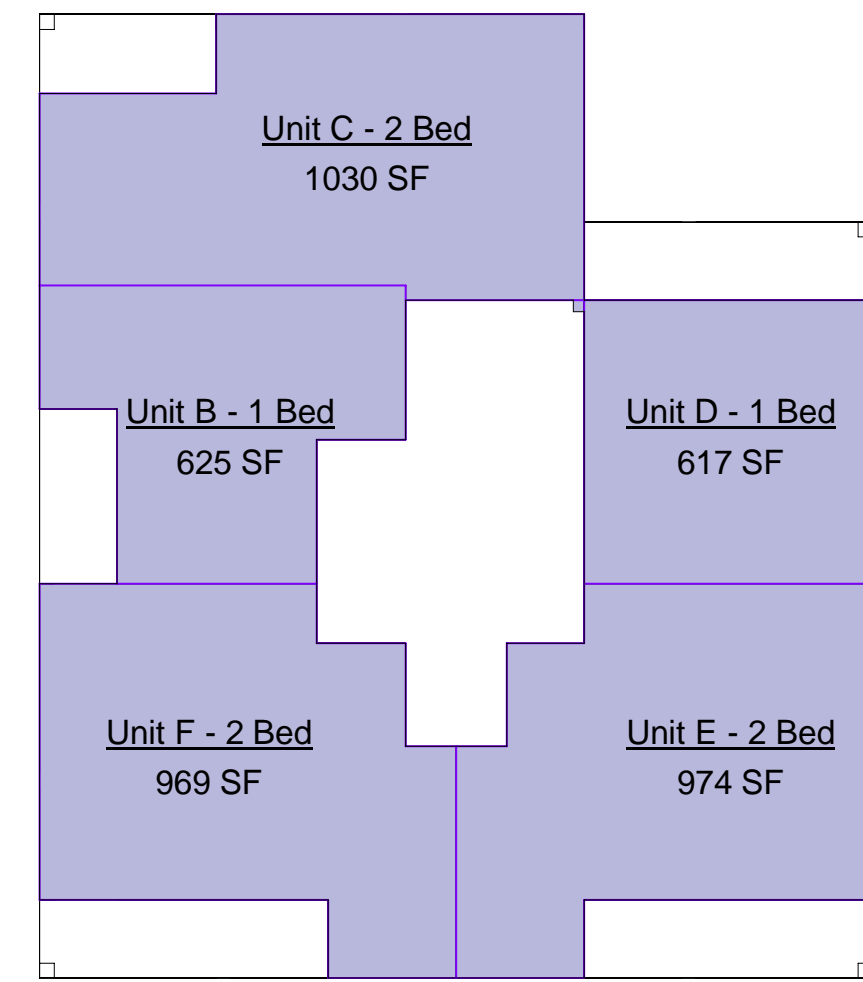
Unit Count:	
1 Bed	6
2 Bed	9
3 Bed	1
Total	16

Option:
Split ground floor 3-Bed unit into two 1-Bed units to maintain 17 units total

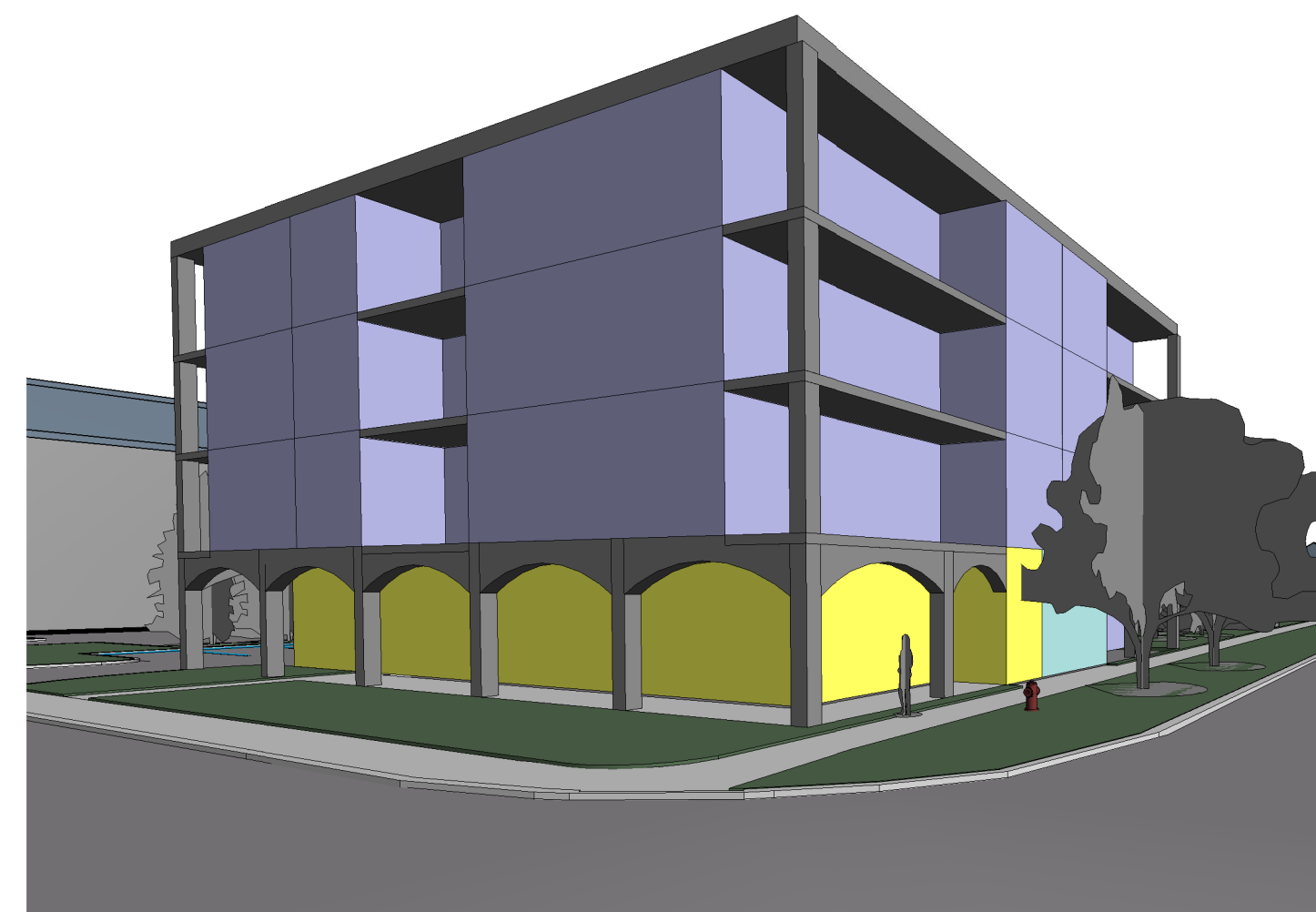
SITE PLAN LEGEND	SITE PLAN NOTES
SOD OR LANDSCAPED AREA	1. PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
PROPOSED ASPHALT PARKING AREA	2. ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
PROPOSED WALKWAYS	3. ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
EXISTING BUILDING STRUCTURES	4. WASTE TO BE REMOVED FROM THE SITE BY PRIVATE PICKUP VEHICLE FOR WASTE DISPOSAL. PICKUP TO BE PARKED ENTIRELY WITHIN THE SITE FOR THE DURATION OF TIME REQUIRED TO REMOVE WASTE FROM BUILDING. WASTE IS TO BE STORED ENTIRELY WITHIN THE GARBAGE ROOM. NO STAGING AREA SHALL BE PROVIDED AND NO AREA SHALL BE USED AS A STAGING AREA FOR THE PURPOSES OF WASTE REMOVAL FROM THE SITE.
EXISTING BUILDING STRUCTURES TO BE REMOVED	
PROPOSED BUILDINGS	
SNOW STORAGE AREA	
RB-93 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL	
CONCRETE CURB ALL CURBS TO BE SINGLE STEP PER OPSD 600 O4 UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS	
LIGHT POST (L.P.)	
FIRE DEPARTMENT CONNECTION (F.D.C.)	
PARKING STALL TO BE USED FOR VISITOR PARKING AND PRIVATE WASTE COLLECTION ONLY	



3 OOI Level 1
A1.0 1 : 200



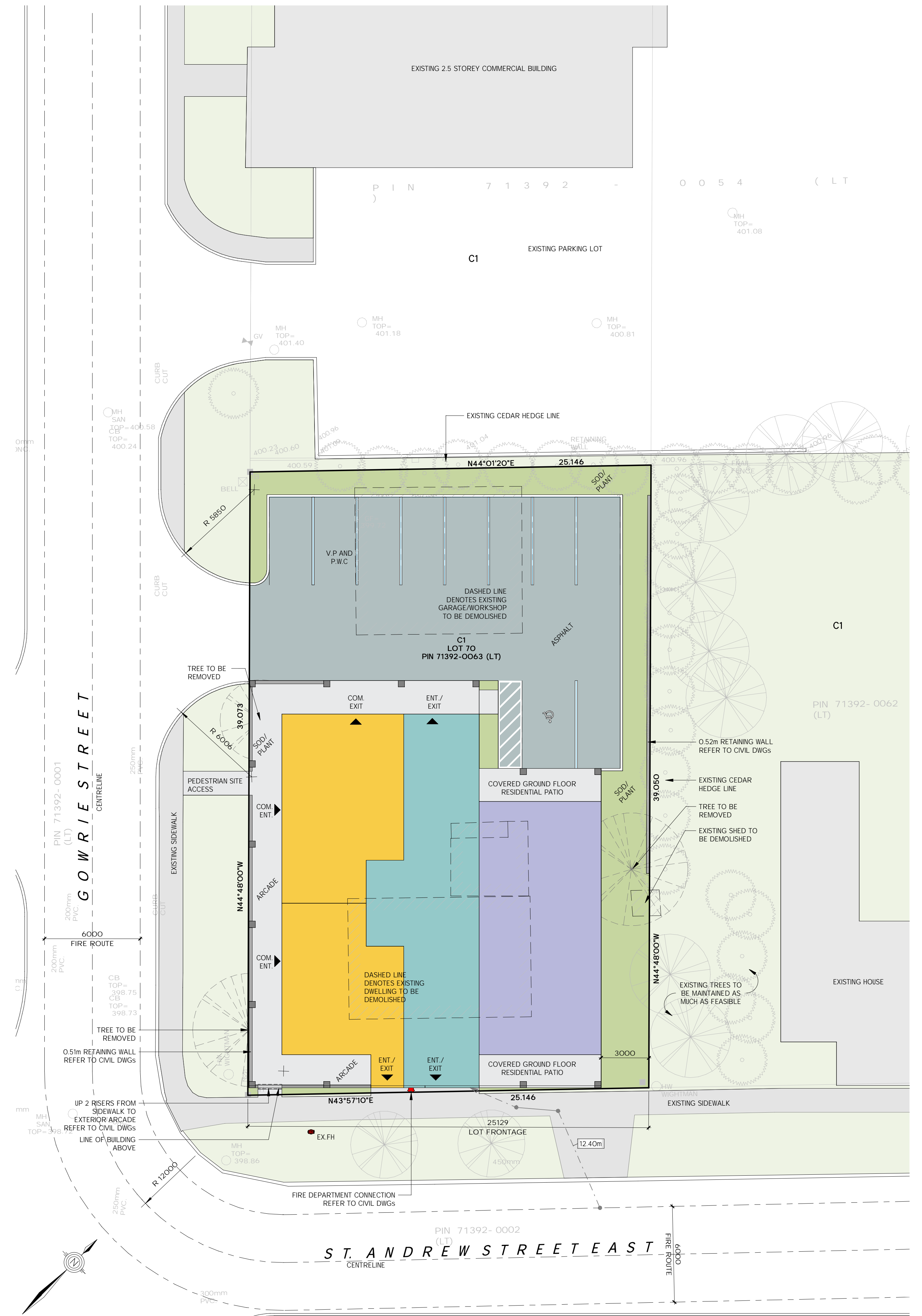
5 Typical Floor Level
A1.0 1 : 200



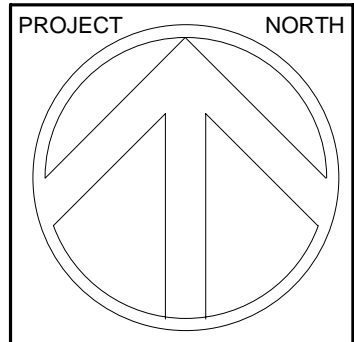
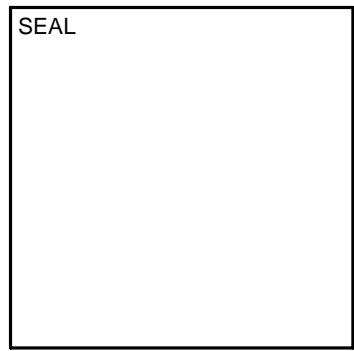
4 Street View Looking North-East
A1.0



2 Street View Looking South-West
A1.0



1 Site Plan
A1.0 1 : 150



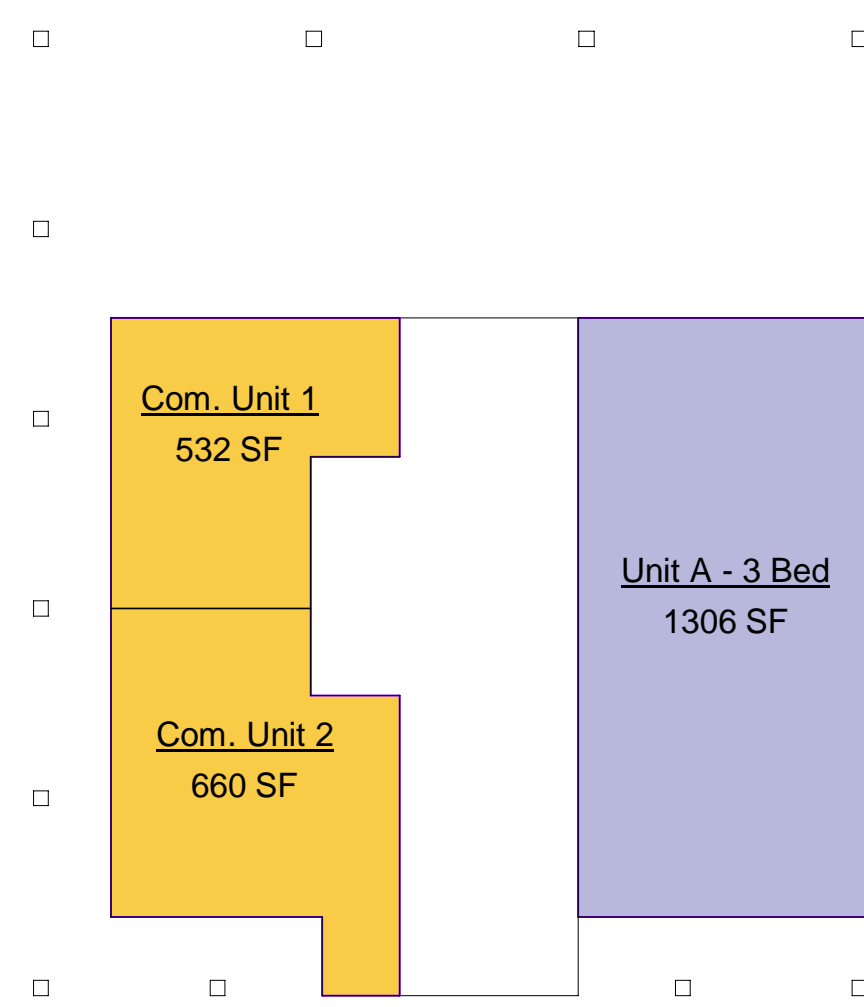
10.1 General Commercial Provisions - C1				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	981.27 m ²	YES
b)	Minimum Lot Frontage	No Minimum	25.13 m (St. Andrew St.)	YES
c)	Minimum Front Yard	No Minimum	0 m (St. Andrew St.)	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	13.08 m	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	3.0 m	YES
f)	Maximum Lot Coverage	90%	53%	YES
g)	Minimum Exterior Side Yard	No Minimum	0 m (Gowrie St.)	YES
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	13.5 m	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A Existing Buffer strips at lot lines	YES

Supporting Calculations	
Parking Calculation (5-Storey Mixed-Use):	
Residential 19 Units x 1 space / unit	= 19 Spaces
Commercial 1 space / 30 m ² 110 m ²	= 4 spaces
Total Parking Calculated	= 23 Spaces
50% Reduction for CBD	= 12 Spaces Required
Total Parking Provided	= 13 Spaces
BF Required	= 1 Space

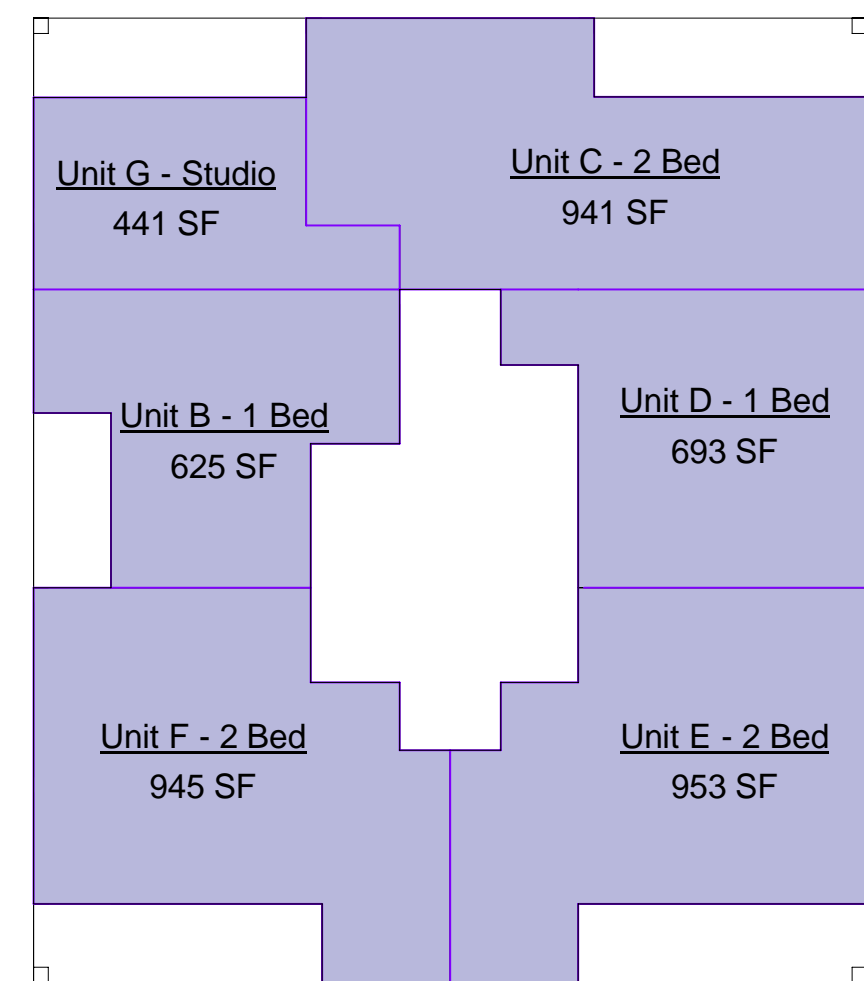
Unit Count:
 Studio: 3
 1 Bed: 6
 2 Bed: 9
 3 Bed: 1
 Total: 19

Option:
 Split ground floor 3-Bed unit into two 1-Bed units to go up to 21 units total

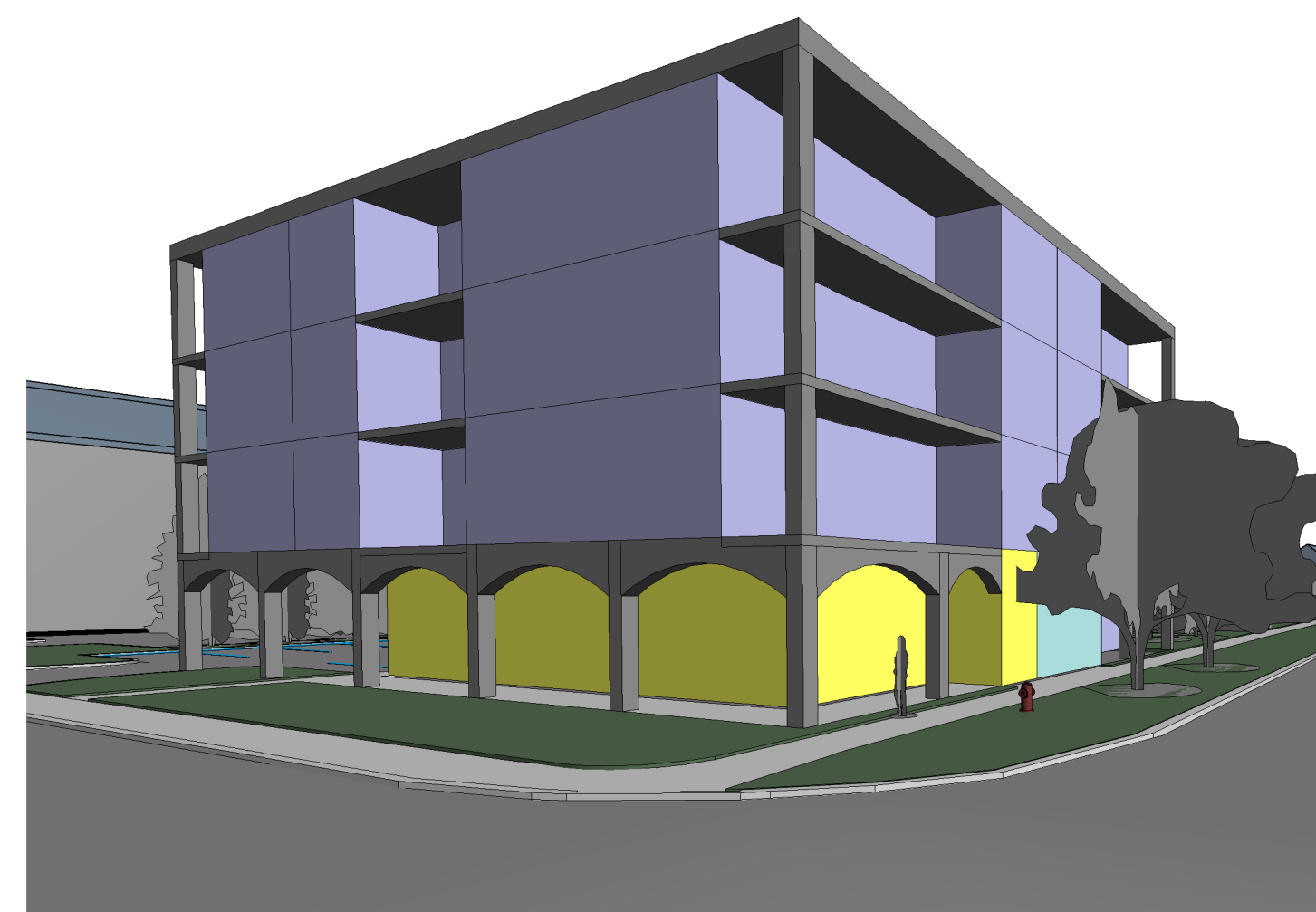
SITE PLAN LEGEND	SITE PLAN NOTES
SOD OR LANDSCAPED AREA	1. PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
PROPOSED ASPHALT PARKING AREA	2. ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
PROPOSED WALKWAYS	3. ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
EXISTING BUILDING STRUCTURES	4. WASTE TO BE REMOVED FROM THE SITE BY PRIVATE PICKUP VEHICLE FOR WASTE DISPOSAL. PICKUP TO BE PARKED ENTIRELY WITHIN THE SITE FOR THE DURATION OF TIME REQUIRED TO REMOVE WASTE FROM BUILDING. WASTE IS TO BE STORED ENTIRELY WITHIN THE GARBAGE ROOM. NO STAGING AREA SHALL BE PROVIDED AND NO AREA SHALL BE USED AS A STAGING AREA FOR THE PURPOSES OF WASTE REMOVAL FROM THE SITE.
EXISTING BUILDING STRUCTURES TO BE REMOVED	
PROPOSED BUILDINGS	
SNOW STORAGE AREA	
RB-93 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL	
CONCRETE CURB ALL CURBS TO BE SINGLE STAGE PER OPSD 600 O4 UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS	
LIGHT POST (L.P.)	
FIRE DEPARTMENT CONNECTION (F.D.C.)	
V.P AND P.W.C. PARKING STALL TO BE USED FOR VISITOR PARKING AND PRIVATE WASTE COLLECTION ONLY	



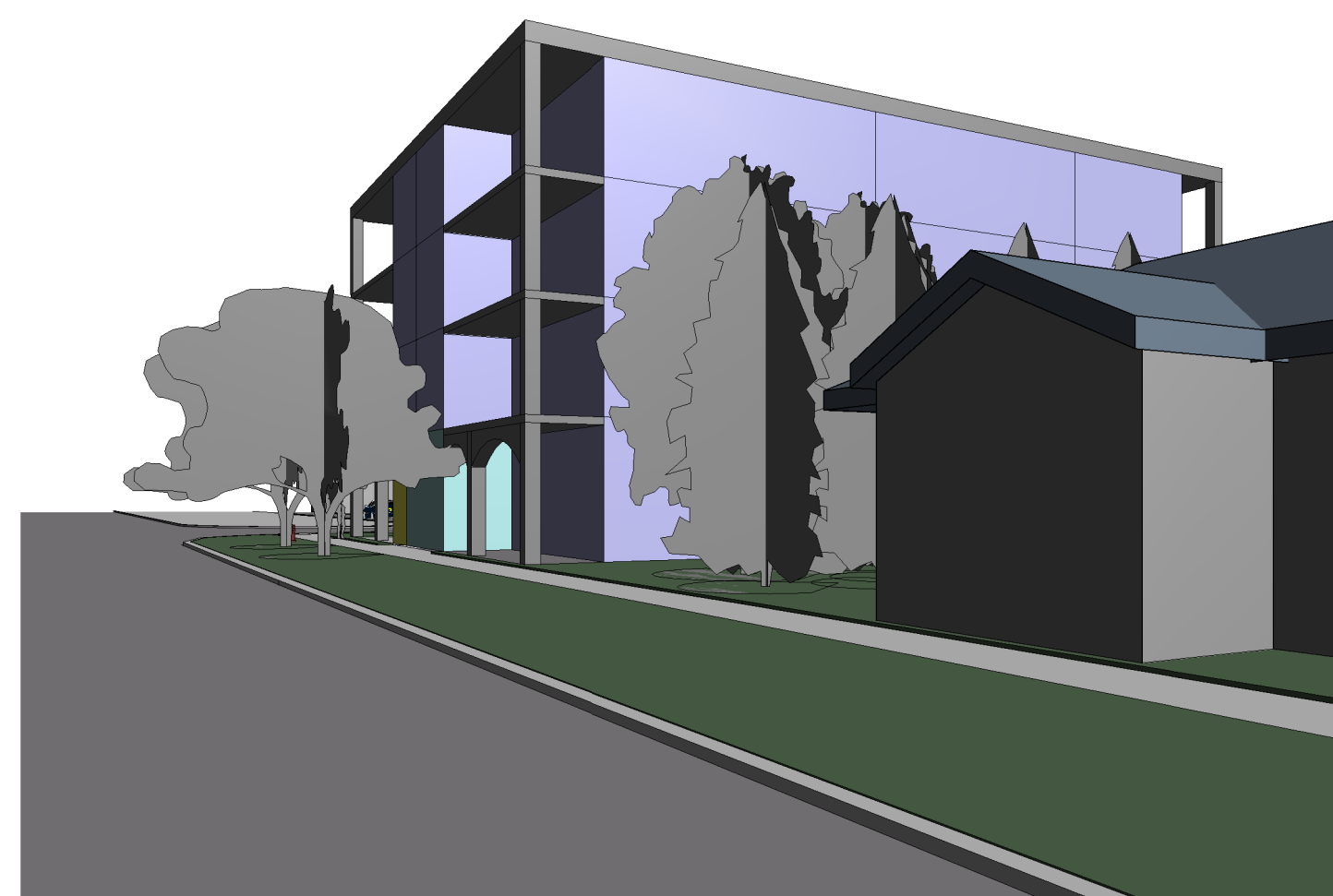
3 OOI Level 1
A1.0 1 : 200



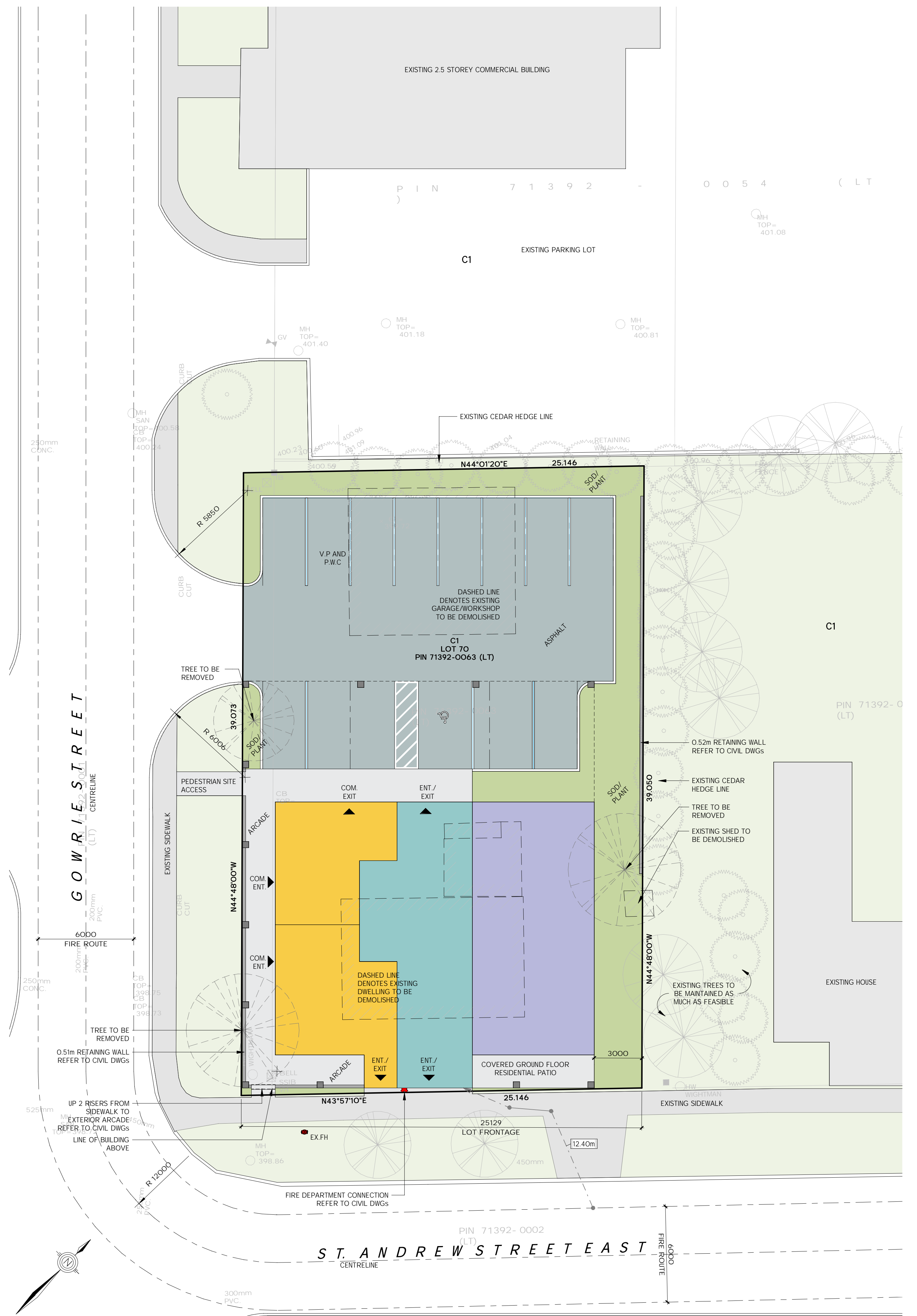
5 Typical Floor Level
A1.0 1 : 200



4 Street View Looking North-East
A1.0



2 Street View Looking South-West
A1.0



1 Site Plan
A1.0 1 : 150

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Fryett Turner
ARCHITECTS INC

115 Metcalfe Street
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Tel: 519-846-2201
Fax: 519-846-0343

STATUS: ZBA 21040

PROJECT #: 21040

CHKD: Checker

DRAWN: AKR

SCALE: As indicated

DATE DWN: 2021 08 18

ISSUED: 2022 06 14

SHEET #

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

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PROJECT NORTH

Mixed-Use Residential & Commercial
223 St. Andrew Street East, Fergus
Feasibility Study B

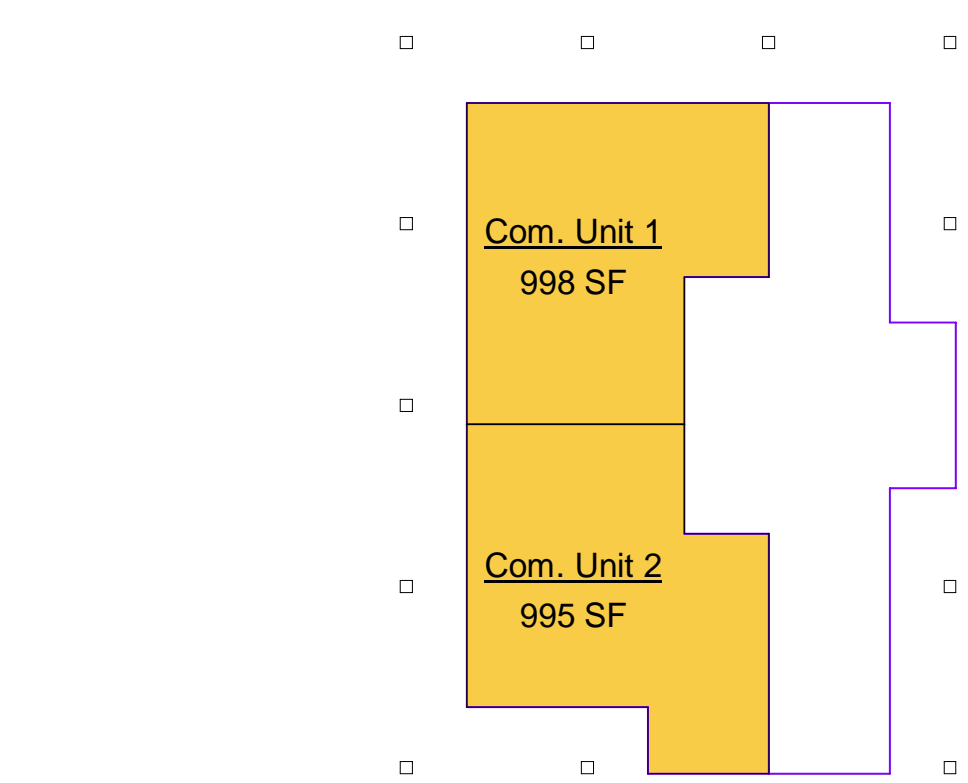
REVISIONS _____ DATE _____

A1.0

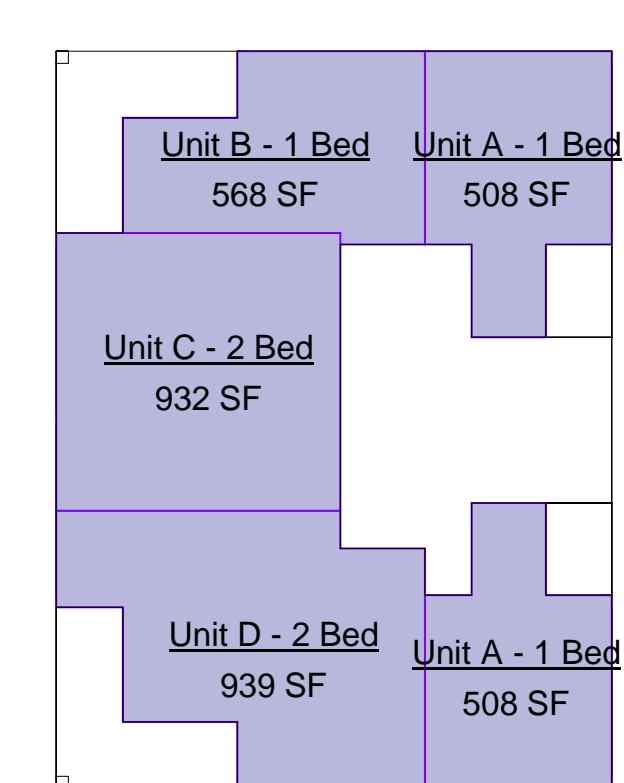
10.1 General Commercial Provisions - C1				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	981.27 m ²	YES
b)	Minimum Lot Frontage	No Minimum	25.13 m (St. Andrew St.)	YES
c)	Minimum Front Yard	No Minimum	0 m (St. Andrew St.)	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	14.20 m	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	6.6 m	YES
f)	Maximum Lot Coverage	90%	53%	YES
g)	Minimum Exterior Side Yard	No Minimum	0 m (Gowrie St.)	YES
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	16.4 m	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A Existing Buffer strips at lot lines	YES

Supporting Calculations	
Parking Calculation (5-Storey Mixed-Use):	NOTE: Additional 9 parking stalls at adjacent property at 198 St. Patrick St. to be allocated for residents and visitors. Total parking between the two lots is 18 spaces.
Residential 19 Units x 1 space / unit	= 19 Spaces
Commercial 1 space / 30 m ² 185 m ²	= 6 Spaces
Total Parking Calculated	= 25 Spaces
50% Reduction for CBD	= 13 Spaces Required
Total Parking Provided	= 9 Spaces
BF Required	= 1 Space

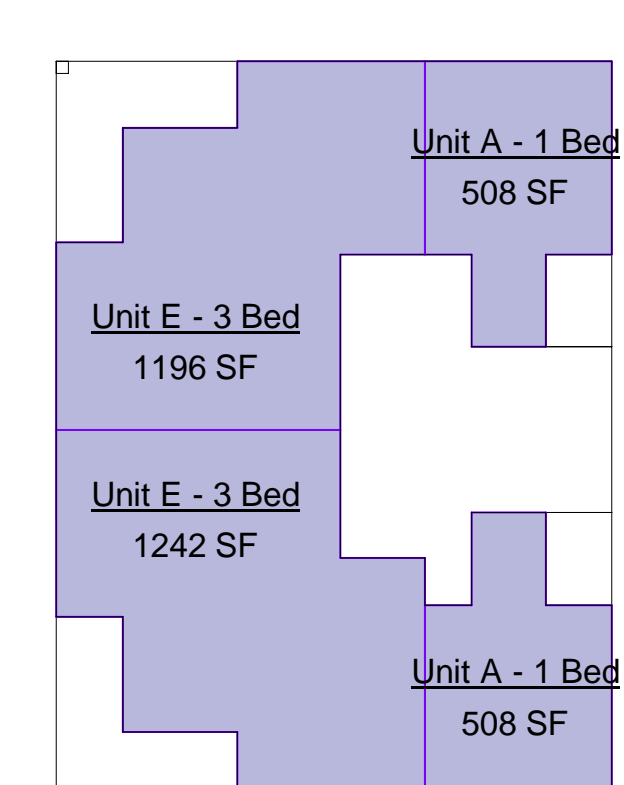
SITE PLAN LEGEND	SITE PLAN NOTES
SOD OR LANDSCAPED AREA	1. PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
PROPOSED ASPHALT PARKING AREA	2. ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
PROPOSED WALKWAYS	3. ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERSECTION SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
EXISTING BUILDING STRUCTURES	4. WASTE TO BE REMOVED FROM THE SITE BY PRIVATE PICKUP VEHICLE FOR WASTE DISPOSAL PICKUP TO BE PARKED ENTIRELY WITHIN THE SITE FOR THE DURATION OF TIME REQUIRED TO REMOVE WASTE FROM BUILDING. WASTE IS TO BE STORED ENTIRELY WITHIN THE GARBAGE ROOM. NO STAGING AREA SHALL BE PROVIDED AND NO AREA SHALL BE USED AS A STAGING AREA FOR THE PURPOSES OF WASTE REMOVAL FROM THE SITE.
EXISTING BUILDING STRUCTURES TO BE REMOVED	
PROPOSED BUILDINGS	
SNOW STORAGE AREA	
RB-93 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL	
CONCRETE CURB	
ALL CURBS TO BE SINGLE STAGE PER OPSD 600 O4 UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS	
LIGHT POST (L.P.)	
FIRE DEPARTMENT CONNECTION (F.D.C.)	
V.P AND P.W.C	PARKING STALL TO BE USED FOR VISITOR PARKING AND PRIVATE WASTE COLLECTION ONLY



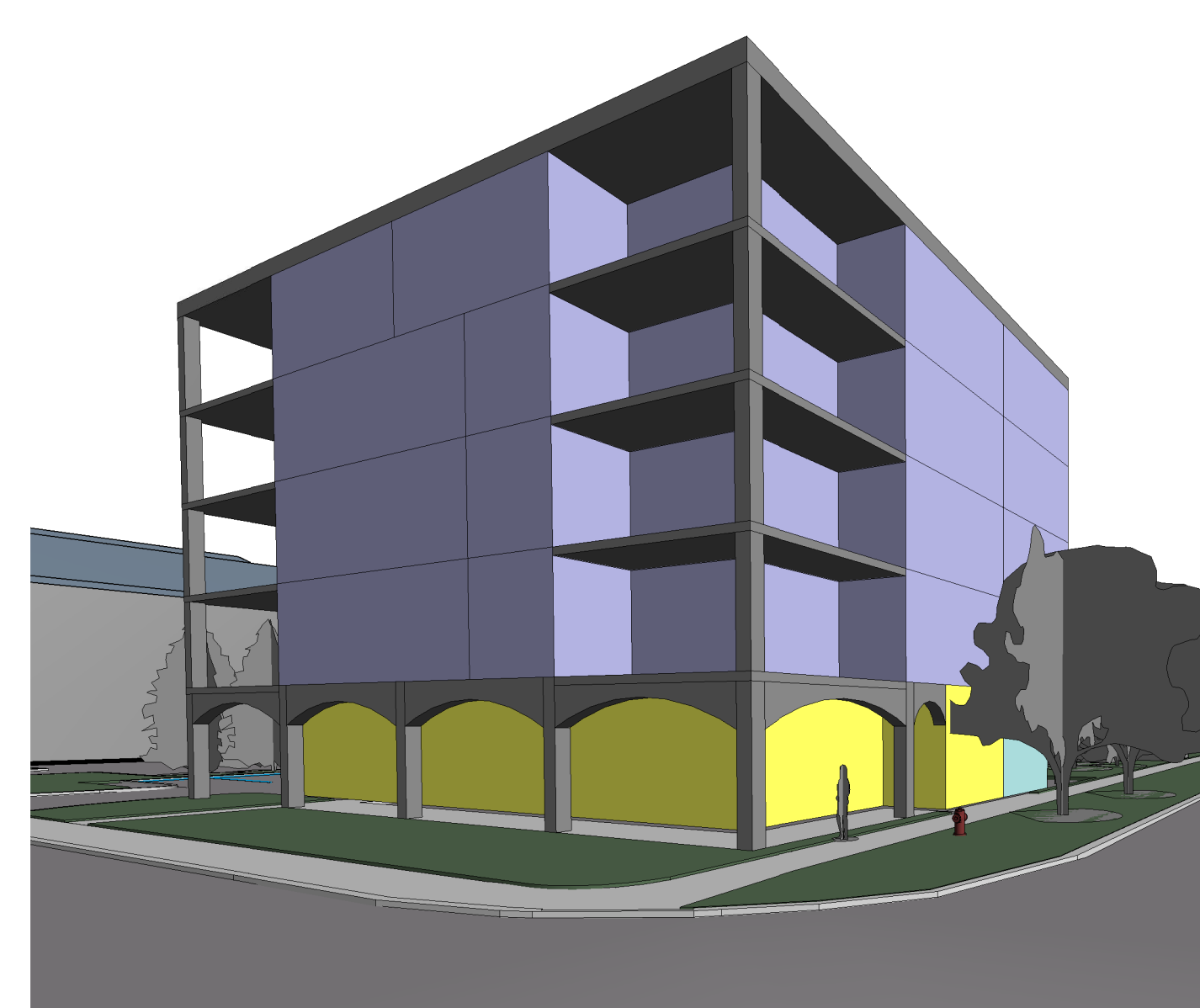
3 O01 Level 1
A1.O 1 : 250



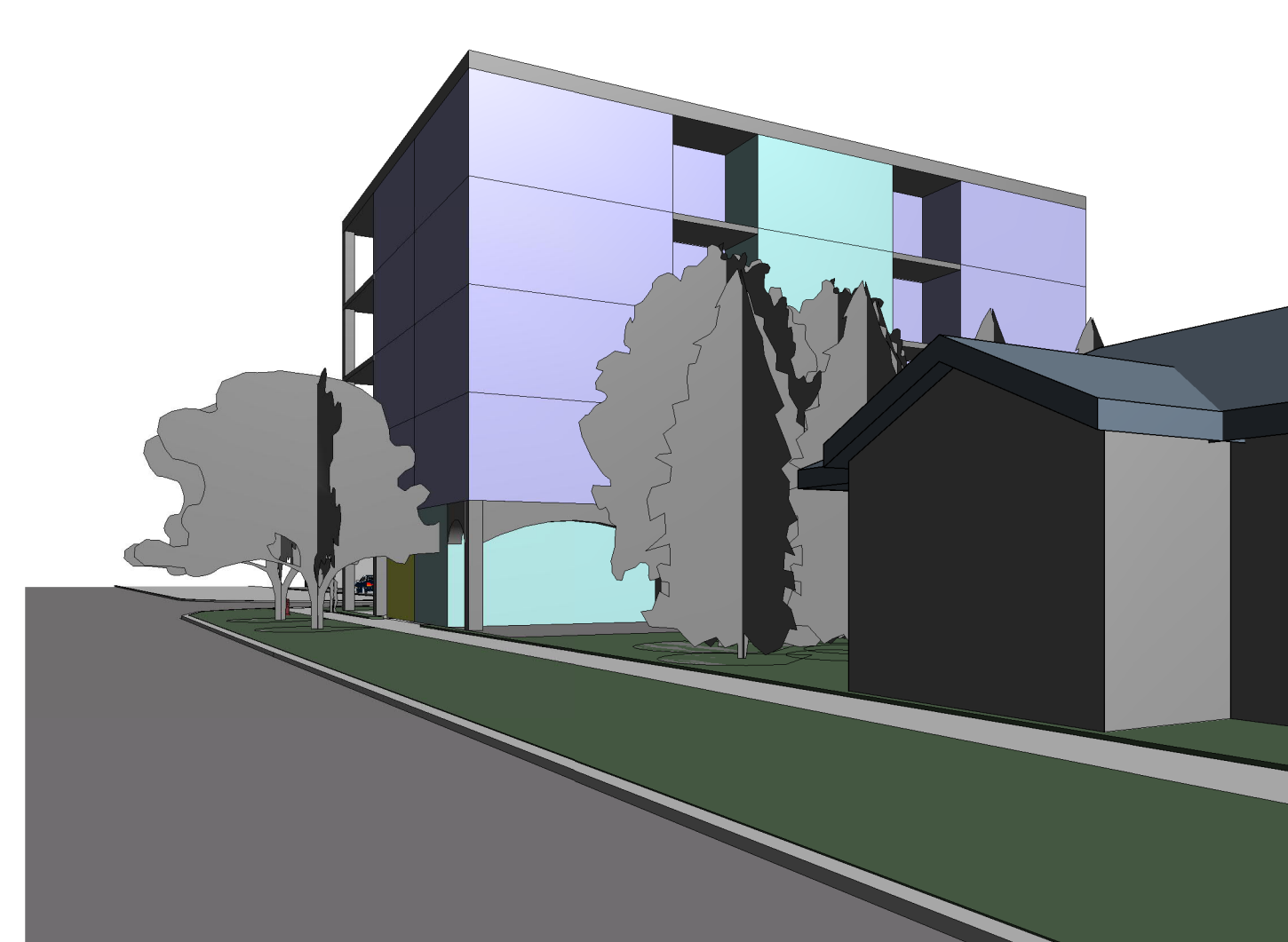
5 Typical Floor Level
A1.O 1 : 250



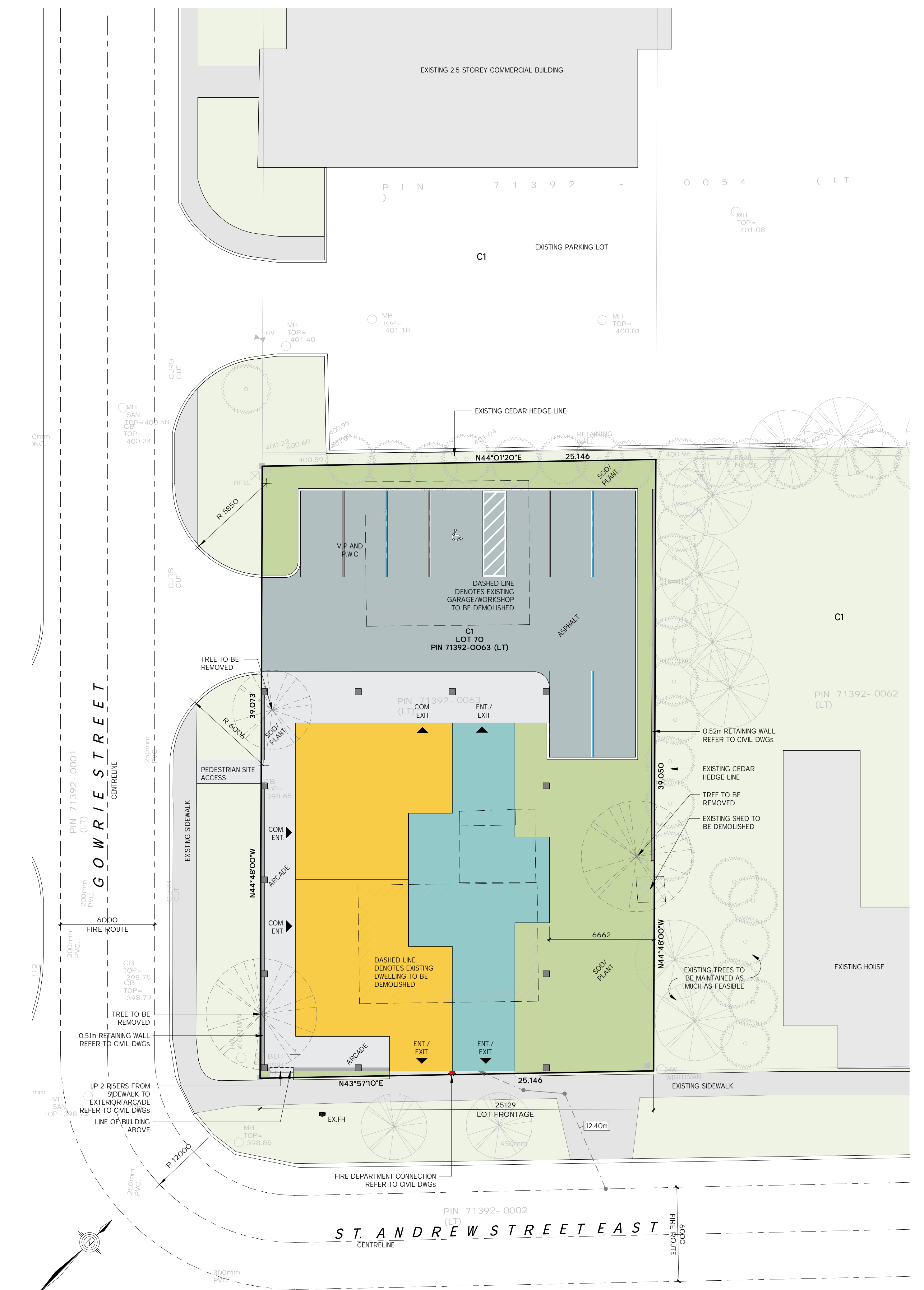
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4 Street View Looking North-East
A1.O

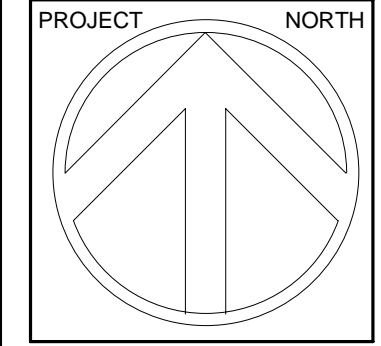
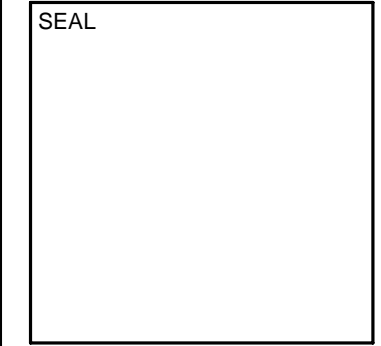


2 Street View Looking South-West
A1.O



1 Site Plan
A1.O 1 : 150

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Mixed-Use Residential & Commercial
223 St. Andrew Street East, Fergus
Feasibility Study C

STATUS	ZBA
PROJECT #	21040
CHKD	Checker
DRAWN	AKR
SCALE	As indicated
DATE DWN	2021 08 18
ISSUED	2022 06 14
SHEET #	

REVISIONS	DATE
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