

CULTURAL HERITAGE IMPACT ASSESSMENT

350 St. Andrew Street W

Date:
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Prepared for:
Fryett Turner Architects Inc.

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Project No. 2128A

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



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EXECUTIVE SUMMARY

The HIA concludes that the subject property at 350 St. Andrew Street has no cultural heritage value or interest, however, the adjacent properties located at 300 St. Andrew Street West (Melville United Church) and 380-398 St Andrew Street West have been determined to have cultural heritage value or interest (CHVI). This report assessed impact to these adjacent cultural heritage resources, as well as the overall Heritage Area and identified Fergus Historical Village Core. The following impacts were identified:

- No impact of alteration to the existing stone wall associated with the Melville United Church; and
- Potential impact identified for the stone wall due to land disturbances and dust and debris as it relates to construction related activities.

No significant adverse impacts were identified for the Heritage Area nor for the Fergus Historical Village Core and its identified heritage attributes.

In order to mitigate the above-mentioned identified impacts, the following is recommended:

- A vibration and monitoring plan be completed to determine the Zone of Influence (ZOI) as it relates to the stone wall and adjacent church and implementation of subsequent monitoring if recommended by the Plan;
- Allow for a minimal buffer of a metre between the stone wall and construction activities in addition to installing a construction fence along the buffer;
- The portion of the stone wall should be removed manually and preferably by a member of the Canadian Association of Heritage Professionals, or contractor that is aware of the sensitivity of the alteration;
- Material storage, grading and dumping of other materials is prohibited in the immediate area of the heritage resources; and,
- Install construction fencing along the north property line to reduce that amount of debris that may impact the south elevation of the Melville United Church.

The partial removal of the existing stone wall should be done in a manner with the least intervention and should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, particularly Section 4.5.3 for “Masonry” for the stabilization and repair of the stone wall after the removal.

Table of Contents

EXECUTIVE SUMMARY.....	2
1.0 INTRODUCTION.....	5
1.1 LOCATION OF SUBJECT PROPERTY	6
1.2 SURROUNDING AREA.....	7
1.3 HERITAGE STATUS.....	8
1.3.1 TOWN OF FERGUS BY-LAW.....	10
2.0 POLICY CONTEXT.....	11
2.1 PLANNING ACT & PROVINCIAL POLICY STATEMENT, 2020.....	11
2.2 ONTARIO HERITAGE ACT.....	11
2.3 WELLINGTON COUNTY OFFICIAL PLAN	12
2.4 CENTRE WELLINGTON OFFICIAL PLAN.....	12
3.0 BACKGROUND RESEARCH & HISTORICAL CONTEXT.....	14
3.1 INDIGENOUS COMMUNITIES HISTORY.....	14
3.2 CENTRE WELLINGTON AND TOWN of FERGUS.....	15
3.3 HISTORICAL OVERVIEW	16
3.3.1 300 ST ANDREW STREET W	18
3.3.2 350 ST ANDREW STREET W	24
3.3.3 380- 398 ST ANDREW STREET W.....	26
4.0 DESCRIPTION OF CULTURAL HERITAGE RESOURCES	29
4.1 300 ST ANDREW STREET W.....	29
4.1.1 BUILT FEATURES.....	30
4.1.2 LANDSCAPE FEATURES	30
4.2 380- 398 ST ANDREW ST W	31
4.2.1 BUILT FEATURES.....	31

4.2.2 LANDSCAPE FEATURES	32
5.0 EVALUTATION OF CULTURAL HERITAGE VALUE OR INTEREST	33
5.1 EVALUATION CRITERIA	33
5.2 EVALUATION OF SUBJECT PROPERTY- 350 st. andrews st w	33
5.3 EVALUATION OF 300 ST. ANDREW ST W, melville united church.....	34
5.4 EVALUATION OF 380 ST. ANDREW ST W	36
6.0 IDENTIFIED CHVI OF THE FERGUS HISTORICAL VILLAGE CORE	38
7.0 DESCRIPTION OF PROPOSED DEVELOPMENT.....	40
8.0 IMPACT ANALYSIS	42
8.1 IMPACT ANALYSIS: 300 ST ANDREW ST W	42
8.2 IMPACT ANALYSIS: 380- 398 ST ANDREW ST W.....	45
8.3 IMPACT ANALYSIS: CULTURAL HERITAGE LANDSCAPE & HERITAGE AREA	46
8.3.1 IMPACT ANALYSIS FOR CHL	46
8.3.2 IMPACT ANALYSIS FOR HERITAGE AREA	50
9.0 MITIGATION AND CONSERVATION MEASURES.....	53
9.1 MITIGATION MEASURES	53
9.2 CONSERVATION MEASURES.....	53
10.0 RECOMMENDATIONS AND CONCLUSION.....	56
11.0 REFERENCES.....	57
Appendix A – Listed Properties.....	60
Appendix B – Underwriters Survey.....	61
Appendix C – Site Plan and Preliminary Renderings.....	62

1.0 INTRODUCTION

MHBC was retained in 2021 by Fryett Turner Architects to undertake a Heritage Impact Assessment (“HIA”) to assess the impact of the proposed redevelopment of 350 St. Andrew Street W on the adjacent properties, located at 300 and 380- 398 St Andrew Street W, Fergus.

The property located at 350 St. Andrew Street W, hereafter referred to as the “subject property” is comprised of one lot that is proposed to be redeveloped as a mixed use building. This HIA pertains to the two adjacent properties located at 300 and 380-398 St. Andrew Street W that are of potential cultural heritage value or interest as they are listed (non-designated) on the Centre Wellington Heritage Properties Register as per Section 27 of the *Ontario Heritage Act*.

The purpose of this HIA is to evaluate the proposed redevelopment in terms of potential impacts to cultural heritage resources and provide mitigation recommendations, where necessary. This report has been prepared as input to the planning application and development proposal. The background information and research has provided direction on the redevelopment concept. This report evaluates the proposal in the context of the Township of Centre Wellington and County of Wellington policies, as well as the Provincial policy framework.

This HIA is based on the requirements of Section 4.6.7 of the County of Wellington Official Plan, which provides contents to be included in an HIA. These contents are in keeping with the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5* and are as follows:

- Historical research, site analysis and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resources
- Description of the proposed development
- Assessment of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include:
 - Alternative development approaches
 - Isolating development and site alteration from significant built and natural features
 - Design guidelines that harmonize mass, setback, setting, and materials
 - Limit height and density
 - Allow only compatible infill and additions
 - Reversible alterations

- Buffer zones, and
- Site plan control
- Implementation and monitoring
- Summary statement and conservation recommendations

The above-noted categories will be the method to determine the overall impact to the heritage properties and their heritage attributes as it relates to the proposed redevelopment.

1.1 LOCATION OF SUBJECT PROPERTY

The property located at 350 St. Andrew Street W is situated in the community of Fergus within the Township of Centre Wellington. The property is located on the west side of the Grand River, on the east side of St. Andrew Street, south of the Tower Street and St. Andrew Street intersection. The subject property includes a single storey commercial building. There is a parking area to the rear of the property. There is limited vegetation with the exception of some brush and a wooded area along the rear of the property near the Grand River. A landscape feature in the form of a small stone wall is present on the eastern most portion of the property. This stone wall belongs to the adjacent church property at 300 St. Andrew Street, however, a small portion of the wall crosses the south-east property line onto the subject property. The current building on the subject property was constructed in the 1970s as a physician's office. The building was constructed by a local construction company and designed by one of their employees.



Figure 1: Existing building on subject property (source: MHBC)

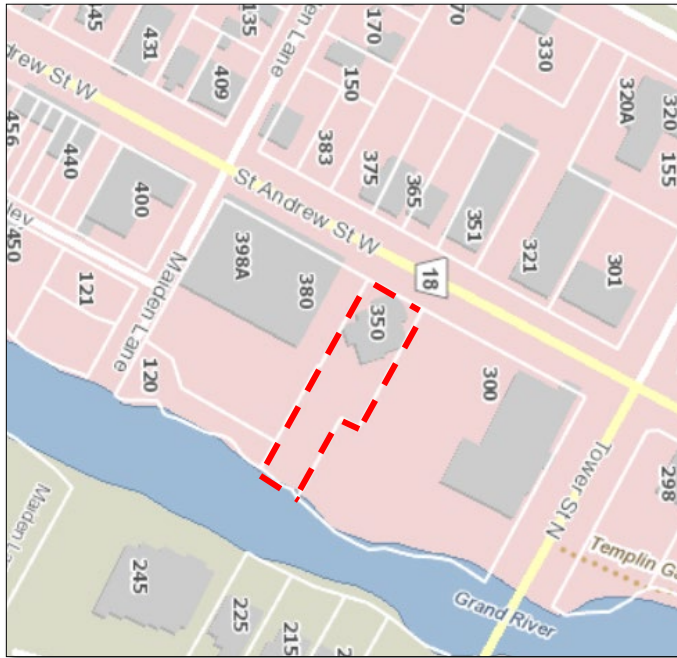


Figure 2: Map of subject property noted in red (Centre Wellington Heritage Register)



Figures 3-4: View of St. Andrew Street looking towards Tower Street; View of St. Andrew Street looking towards Maiden Lane (MHBC, 2021)



1.2 SURROUNDING AREA

The surrounding area consists of a concentration of commercial buildings that range between one to three storeys in heights. In addition to commercial buildings, there are institutional buildings and places of worship of a greater height including the Melville United Church and former Post Office at the corner of St. Andrew Street West and Tower Street North. There is a variation of design elements such as rooflines, however, there is a consistency in the predominant use of masonry for building material.

1.3 HERITAGE STATUS

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted including: *Centre Wellington Heritage Properties Register*, *Centre Wellington's Official Plan*, the *Ontario Heritage Act Register (Ontario Heritage Trust)* and the *Canadian Register of Historic Places (CRHP)*. A map of the listed properties can be found in Appendix A.

The subject property located at 350 St. Andrew St W is not 'listed' or 'designated' on the *Centre Wellington Heritage Properties Register*. The properties contiguous to the subject property located at 300 and 380 St. Andrew Street W are both listed (non-designated) on the *Centre Wellington Heritage Properties Register* as per Section 27 of the *Ontario Heritage Act* (see **Table 1.0**).

Table 1.0 – Description of Adjacent Listed Cultural Heritage Resources		
Address	Description as per Register	Photo
300 St. Andrews Street, <i>Melville United Church</i>	A church built in 1899 with cut stone, large quoins, and voussoirs.	 A photograph of the Melville United Church, a Gothic Revival style church built of cut stone. It features a prominent square tower with a belfry, large pointed windows, and a gabled roof with a smaller gable over the entrance.
380-398 St. Andrews Street	A two storey dwelling built in 1865 with cut stone, high hip roof, quoins, and voussoirs.	 A photograph of a two-story stone dwelling. The building is constructed of light-colored cut stone with a high hip roof. It has several windows with white frames and a small entrance on the ground floor.

All of the properties, including the subject property are within the Heritage Area as designated in the Official Plan. This is an Official Plan designation and is not considered a heritage conservation district. The Heritage Area is a large geographic area that encompasses a large portion of the Fergus urban centre (see **Figure 5**).

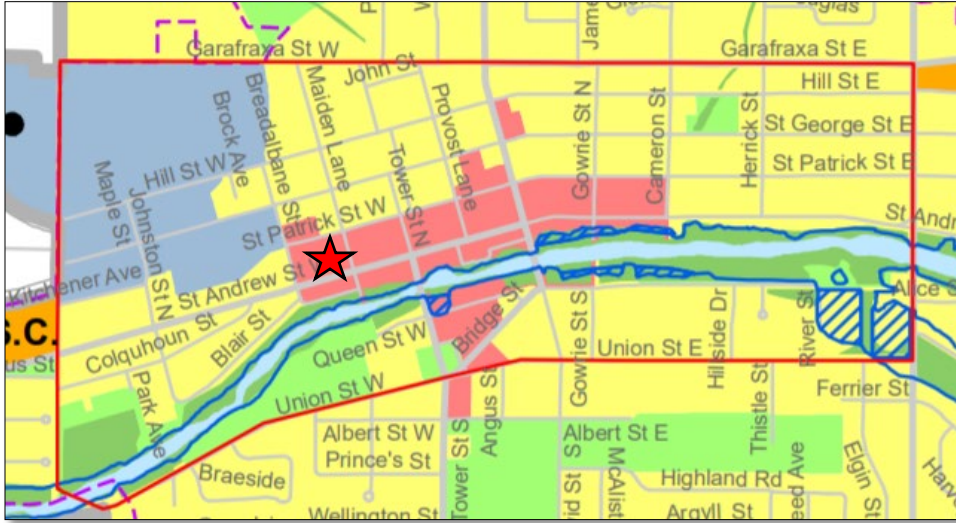


Figure 5: Schedule A-1 of the Official Plan illustrating the Heritage Area bounded by the red line; The red star indicates approximate location of subject property (source: Centre Wellington Official Plan)

The listed properties are not part of a Heritage Conservation District designated under Part V of the OHA. However, the Township of Centre Wellington recently undertook a CHL study to identify significant CHL within the Township.

The CHL Study and Inventory was endorsed by Council in June 2021, and in March 2022, Council approved the ensuing Official Plan Amendment to identify the 18 CHLs. To date, the CHL study has identified 18 potential CHL in the Township. The subject property and surrounding area reside within the CHL #12 – *Fergus Historical Village Core*. In April of 2022, Council approved proceeding with an Official Plan Amendment to identify the 18 significant CHLs including CHL #12, which is identified as a prioritized CHL. The following describes the CHL:

The Fergus Historical Village Core is comprised of 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 was founded in 1833-34 by Scotsmen Adam Fergusson and James Webster. Milling and manufacturing developed along the Grand River, the downtown residential area was built by skilled Scottish masons who made use of the abundance of local limestone, and the town was laid out to highlight St. Andrew's Church. The area is valued 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 map figure below identifies the boundary of the Fergus Historical Village Core and the approximate location of the subject lands within the overall area.

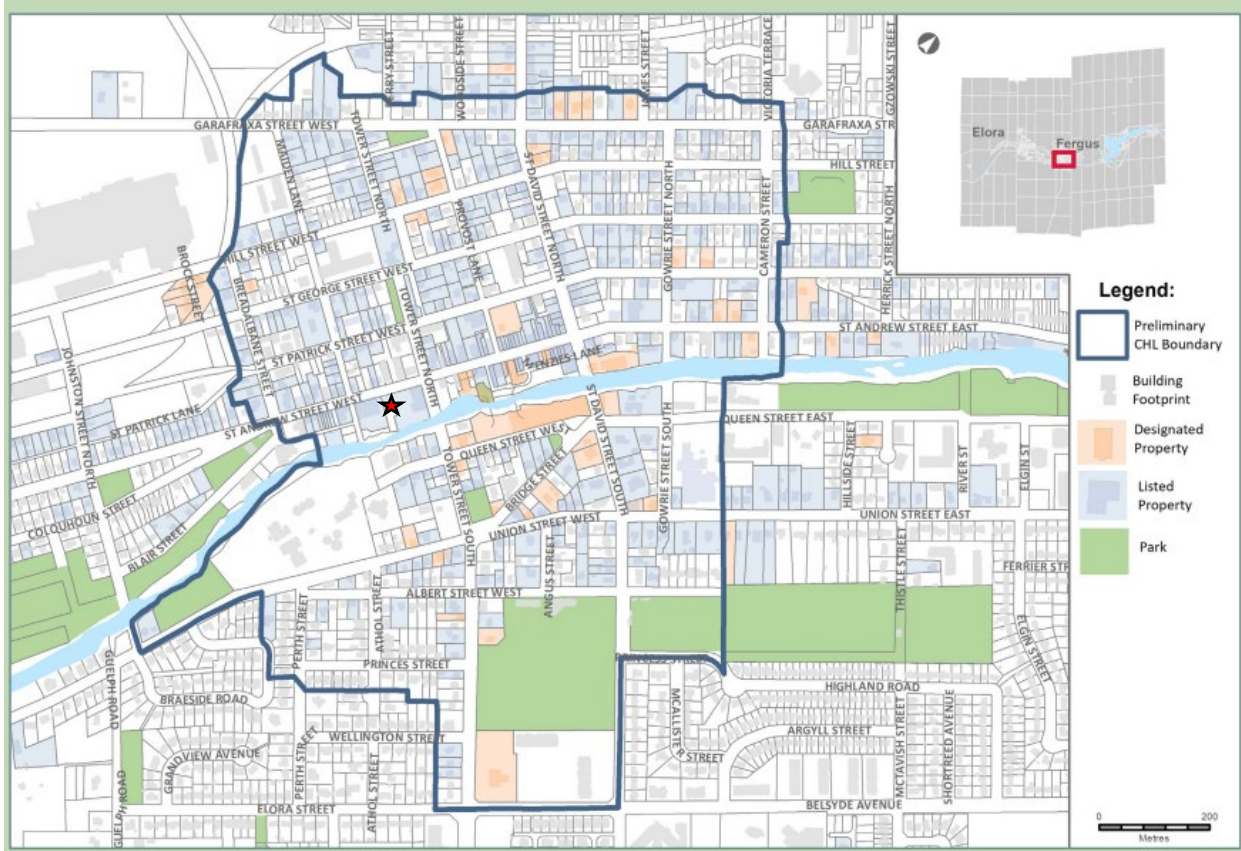


Figure 6: The boundary of the Fergus Historical Village Core; the red star indicates approximate location of subject property (source: ASI, Cultural Heritage Landscape Study)

The subject property is adjacent to 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.

1.3.1 TOWN OF FERGUS BY-LAW

The Town of Fergus passed a by-law (#2311) in 1980 to designate the 'Old Town Hall' building under the Ontario Heritage Act, 1974. The Old Town Hall was located at 330 St. Andrew Street W, which was acquired by Melville Church. The by-law designated the exterior stone walls of the Old Town Hall as features of historical value. The Old Town Hall building was demolished in 1983 by Melville United Church in order to expand the parking lot. The by-law is no long in effect for the property.

2.0 POLICY CONTEXT

2.1 PLANNING ACT & PROVINCIAL POLICY STATEMENT, 2020

The *Planning Act* is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. 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.

The Provincial Policy Statement (“PPS”) was issued under section 3 of the Planning Act and came into effect May 1, 2020. The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. 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.

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.

2.2 ONTARIO HERITAGE ACT

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

2.3 WELLINGTON COUNTY OFFICIAL PLAN

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

- *Section 4.1.4 Heritage Areas*

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

- *Section 4.1.5 Policy Direction*

- a) Built heritage resources shall be conserved, in such a way that their heritage value, attributes, and integrity are retained;
- b) A HIA will be based on the heritage attributes or reasons why the attributes are significant;
- g) Where a property has been identified as a protected heritage property, development may be permitted on adjacent lands where it has been demonstrated that the heritage attributes will be protected; and
- h) The county recognizes the cultural significance of the Grand River as a Canadian Heritage River and the need to conserve its inherent values.

2.4 CENTRE WELLINGTON OFFICIAL PLAN

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

Section C.1 identifies that the Grand River has been designated a Canadian Heritage River. The Official Plan states that development adjacent to the river should:

- Respect the riverscape;
- Maintain vistas to the river; and
- Be designed to be attractive from the river as well as the street

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:

- Schedule A of the Official Plan identifies Heritage Areas within the Township (**Figure 5**). *Section*

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

- *Section C.2.15 Heritage Resources Inventory* states that the Township will complete an inventory of heritage resources as a means to increase awareness of existing heritage resources to owners and developers; and
- *Section C.2.18 Heritage Centre Wellington (LACAC)* speaks to the appointment of a committee to aid council with the identification, conservation, protection and preservation of heritage resources. Responsibilities of the Committee include maintaining an inventory, conserving and preserving heritage features, preventing construction or alteration that would adversely impact heritage resources, and establish criteria for the approval of development affecting heritage properties.

It is the purpose of this report to examine the potential impact the proposed redevelopment of the subject property will have on the adjacent heritage buildings, located at 300 and 380 St. Andrew Street W. This HIA will be guided by the policy framework of provincial, regional and local governments.

The Canadian Heritage Rivers System designated the Grand River and its major tributaries as Canadian Heritage Rivers in 1994. Both the County of Wellington and The Township of Centre Wellington recognize this designation in their Official Plans. The Heritage River Designation does not impose any regulatory authority for the designation. The designation acknowledges the historic, natural and recreational features the river represents.

Section 4.1.5 of the County of Wellington Official Plan recognizes the Grand River as a culturally significant feature designated as a Canadian Heritage River with a need to conserve its values. The proposed development does not interfere with the values associated with the Heritage River Designation, relating to its human heritage values and recreational opportunities.

Similarly, the Centre Wellington Official Plan acknowledges that the Grand River is a designated Canadian Heritage River, and notes that it is “the single most important physical features within Centre Wellington”. In terms of development adjacent to the Grand River, the Official Plan provides that development “should respect the riverscape. Vistas to the river should be maintained. Buildings should be designed to be attractive in appearance from both the street side and from the river side of the building”. Further, the Official Plan provides that for infilling, minimum setbacks from the river will be determined through an Environmental Impact Assessment or through the zoning by-law through site plan control.

3.0 BACKGROUND RESEARCH & HISTORICAL CONTEXT

3.1 INDIGENOUS COMMUNITIES 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. In particular, the Haldimand Proclamation Treaty established settlement patterns, which have led to the established communities within Centre Wellington. Today, Fergus resides on territory of the Haudenosaunee (Six Nations) and what forms part of the Haldimand Tract. 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. This 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, title to the Haldimand Tract remains disputed between the Crown and Six Nations.

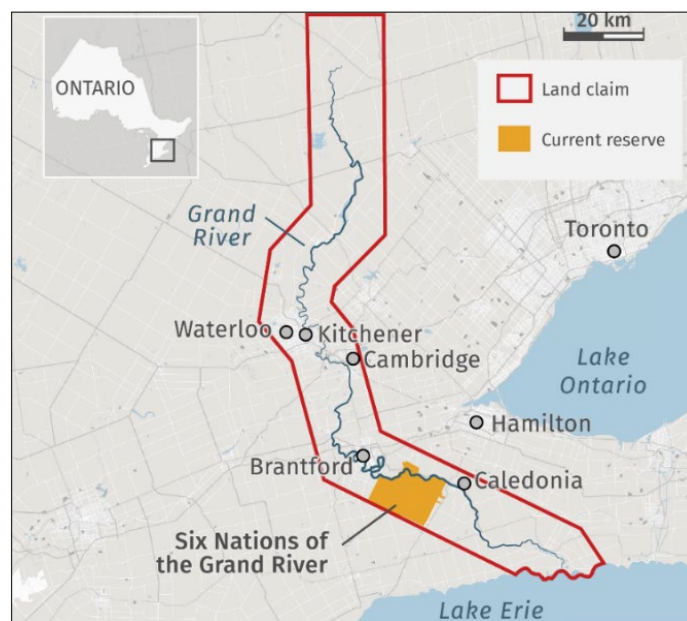


Figure 7: The original Haldimand Tract (territory of the Six Nations) and the remaining territory (source: Taekema)

3.2 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 'share' the land with settlers (County of Wellington Atlas). In 1832, William Gilkson bought 13,819 acres, which was the southern half of Nichol Township (County of Wellington Atlas). 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 (County of Wellington Atlas).

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 (County of Wellington Museum and Archives, Atlas, 1906). 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.

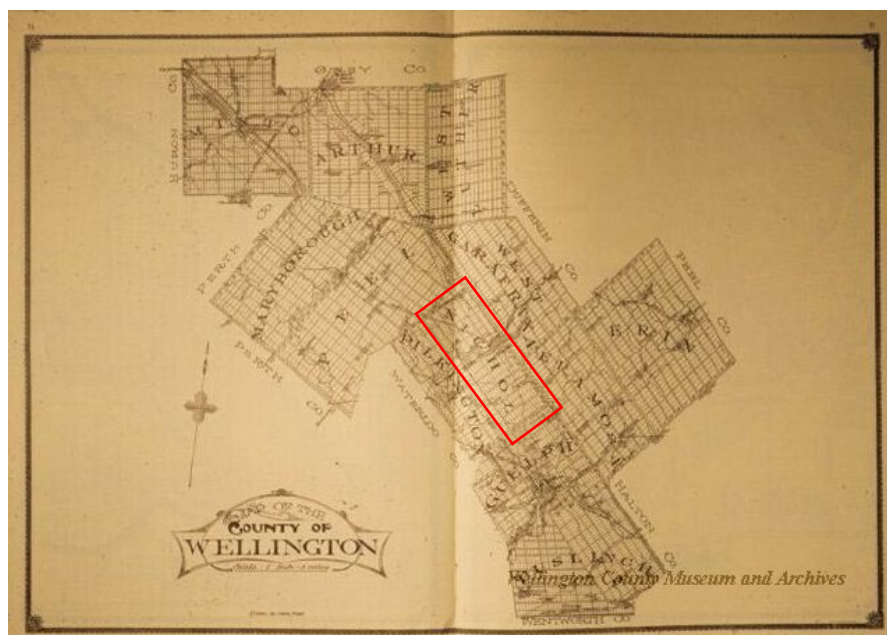


Figure 8: Map of the County of Wellington, Nichol noted in red (source: Wellington County Museum & Archives)

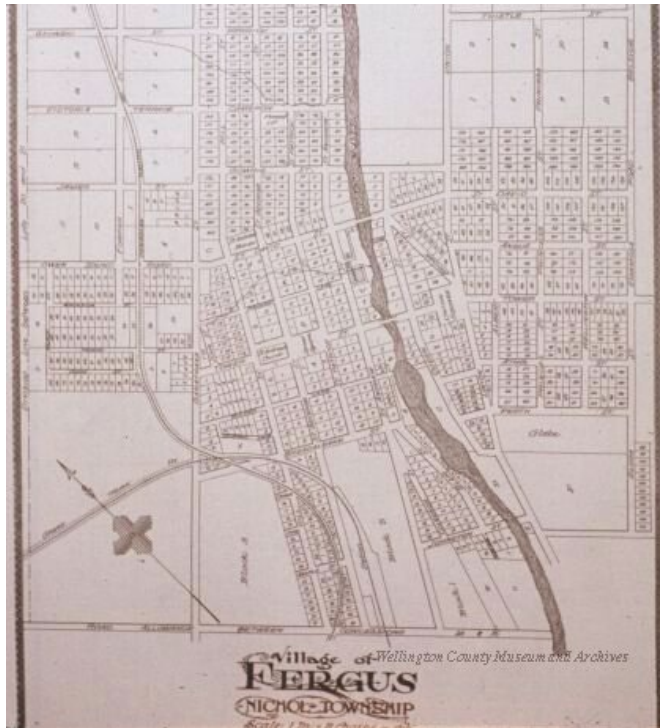
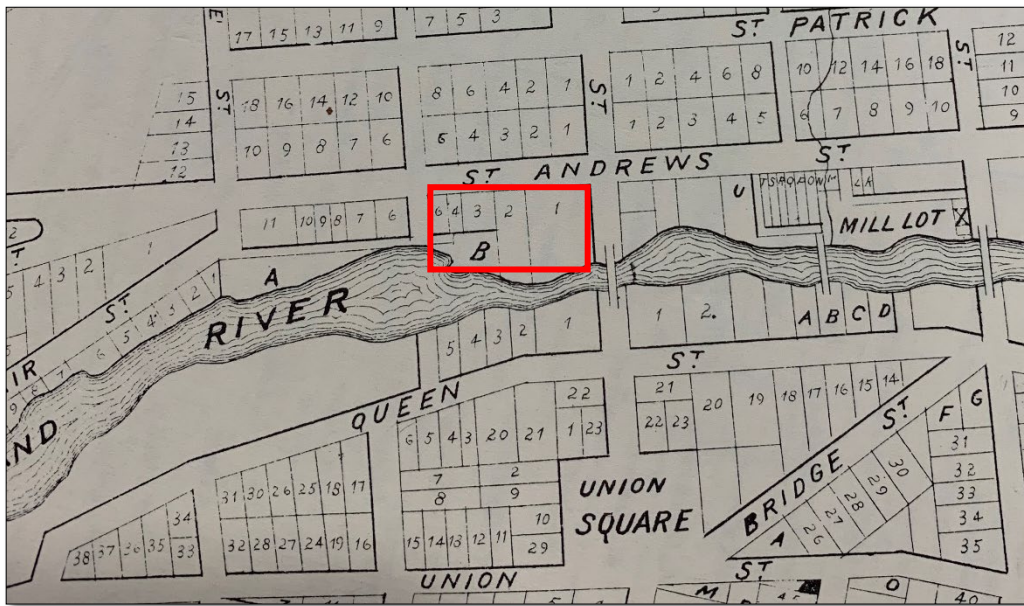


Figure 9: Map of Fergus, circa 1906 (source: Wellington County Museum & Archives)

3.3 HISTORICAL OVERVIEW

The properties municipally known as 300, 350 and 380 St Andrew Street W are contiguous and occupy one block, spanning from Maiden Lane to Tower Street, depicted as lots 1 to 6 abutting block B in the 1890 Map of Fergus (see **Figure 10-11**).



Figures 10 & 11: (above) Excerpt of plan of the town of Fergus Canada West as laid out for sale by M.C. Schofield Deputy Provincial Surveyor, 1847 (below) Excerpt of the 1890 Map of Fergus (Courtesy of the Wellington Museum and Archives); red boxes indicates block including subject property.

3.3.1 300 ST ANDREW STREET W

The property located at 300 St Andrew Street W is currently comprised of the Melville United Church which is identified as 'Lot 1' of the block. The 1890 Fire Insurance Plan of the Town of Fergus shows that there was a two and a half storey stone building located on the property at this time. The building is identified as 'vacant'. A photograph (**Figure 13**) of Tower Street, towards St. Andrew Street from 1894, shows the two storey stone building identified in the Fire Insurance Plan of 1890.

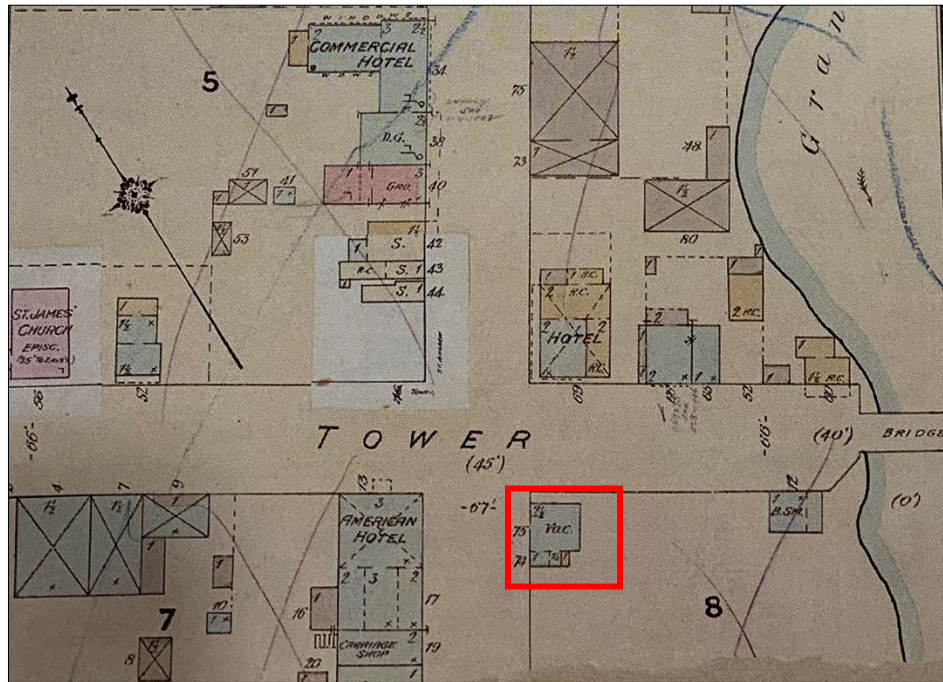


Figure 12: Fire Insurance Plan of Fergus, 1890, properties noted in red (source: Wellington County Museum & Archives)

Melville Church originally began its congregation in 1847 at a different site in Fergus, referred to as 'Old Melville' which operated for over 50 years (Melville United). The 19th century saw an influx of Scottish settlers to Fergus, due in part to the Scottish founders of the Town. During the mid-19th century, there was a disruption within the Presbyterian Church in Scotland, which had spread to Canada and the Scottish settlers of Fergus. The original Presbyterian church in Fergus known as, St. Andrew's, saw many of its patrons leave and form a new church, that being Melville Church (Shuttleworth, 2021). In the early 1870s, the Melville Church membership was over 1,000 and it is claimed that it was the 'largest congregation in the county outside of Guelph' (Thorning). George Smellie was the reverend for 41 years between 1847 and 1888. He was succeeded by Rev. R.M. Craig until 1895. Reverend John McVicar took his place and instigated the plan of building a new and larger church and a building committee was established in November 1898 (Thorning). The current property was chosen since it was a large lot and would offer farmers a place to shelter their horses, sleighs and wagons, which was one of the important factors in determining a site (Thorning).

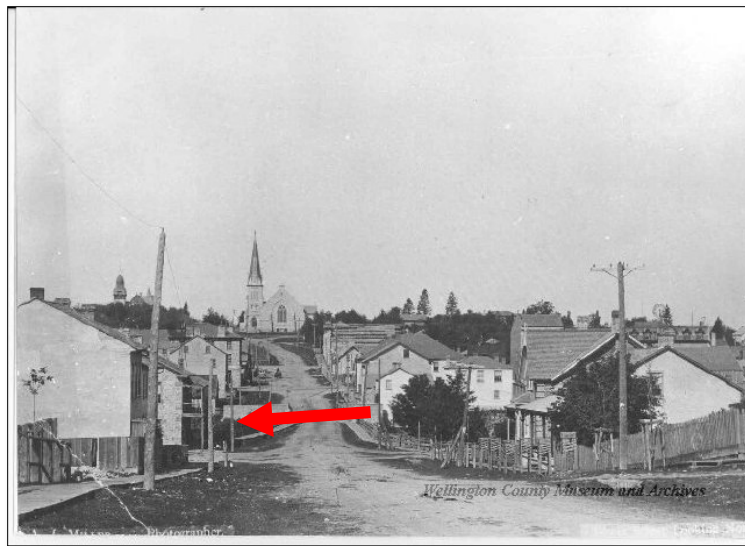


Figure 13: View looking up Tower Street from Grand River c.1894 (source: Wellington County Archives)

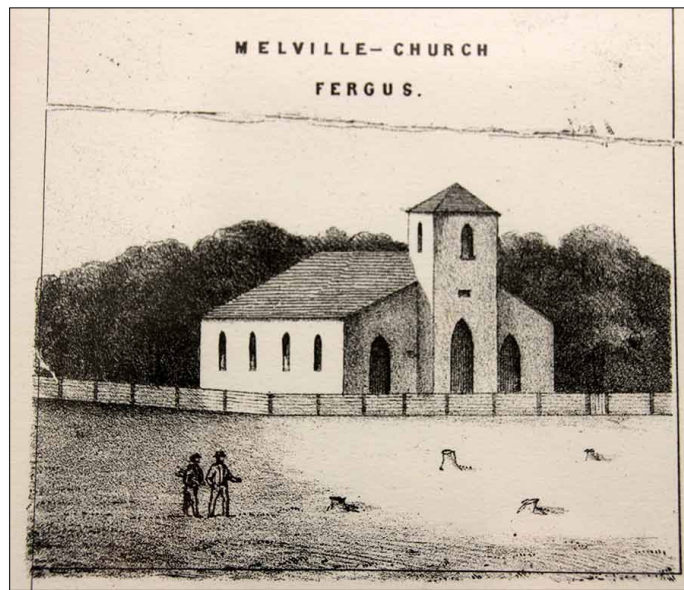


Figure 14: Early depiction of the first Melville Presbyterian Church which was located on the south side of the river in Fergus. (Source: Thorning).

In 1899, the building committee selected Powell & Wideman of Guelph to design the church within a budget of \$12,000 (Thorning). Powell was a well-known architect whose work can be found in more than thirty towns and cities throughout western Ontario (Dictionary of Architects in Canada). The church was constructed of Credit Valley sandstone with limestone accents. The contractors for the construction of the church included Clemens & Co. of Guelph for framing and carpentry, Thomas Irving & Co. of Guelph for stone

work, Reynolds & Co. of Guelph for painting and plastering and Robert Kerr of Fergus for ironwork (Thorning). The cornerstone of the church reads 1899, and the church officially began services on May 13, 1900. The church opening was claimed to be the “largest and most impressive church opening in the history of Wellington County” (Thorning).

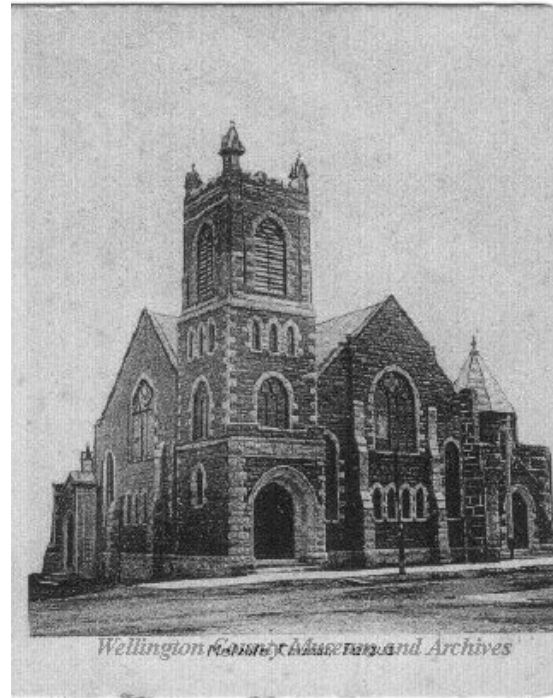
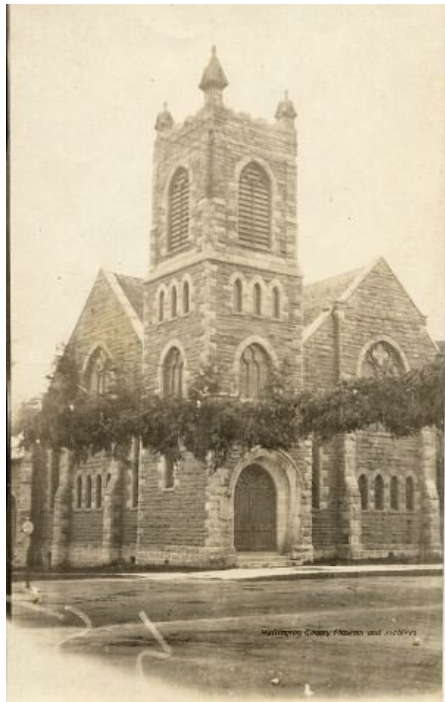


Figure 15 & 16: (left) Melville Church (300 St. Andrew St W), c.1900 (source: Wellington County Archives) (right) 300 St. Andrew St W in 1907 (source: County of Wellington Archives)

A map from 1921 shows the property at 300 St. Andrew Street W occupied with ‘Melville Presbyterian Church’, a Drill Shed and Public Hall, as well as a Drive shed to the rear of the property (**figure 17**). The Public Hall/Drive shed was located at the property addressed as 330 St. Andrew Street W, which was later acquired by the Melville Church and amalgamated into one lot. The Drill Shed and Public Hall building was demolished in 1983 by Melville United Church in order to accommodate a parking lot. As per the Fire Insurance Plan legend, a yellow structure indicates wood material. The drive shed that was adjacent to the Grand River had long been demolished and was not constructed of stone. Given that the Drill Shed and Public Hall building was demolished in its entirety, and that the Drive Shed was constructed of wood material, the existing stone wall cannot be associated with either of these former buildings. Further, the 1935 Fire Insurance Plan illustrates the public hall building as being located outside of the footprint of the existing stone wall (**Figure 19**). A photograph from 1948 (**Figure 20-21**) demonstrates that the existing stone wall was independent from both buildings.

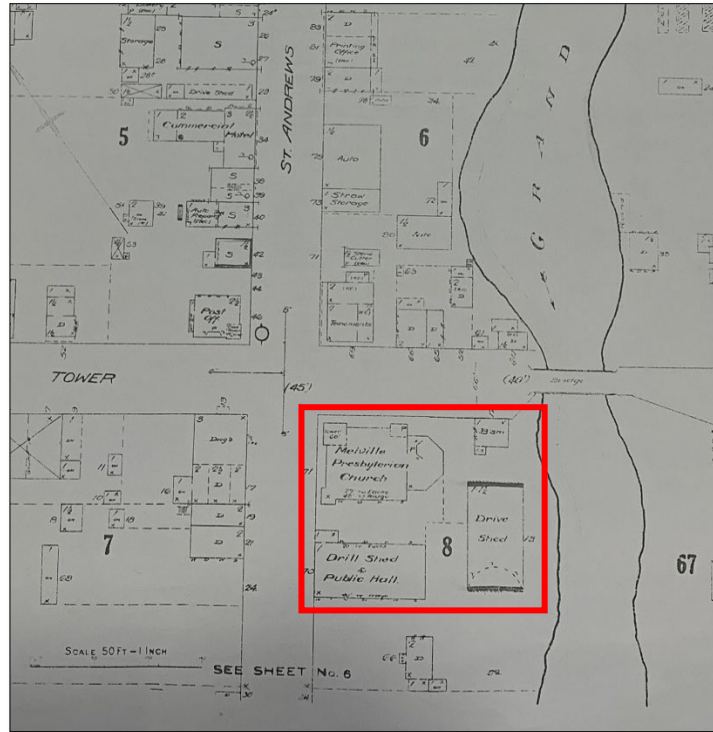


Figure 17: 300 St Andrew St W in red c.1921 (source: County of Wellington Archives)



Figure 18: 300 St Andrew St W in the mid-20th century, public hall located at 330 St. Andrew St is located adjacent (source: County of Wellington Archives)

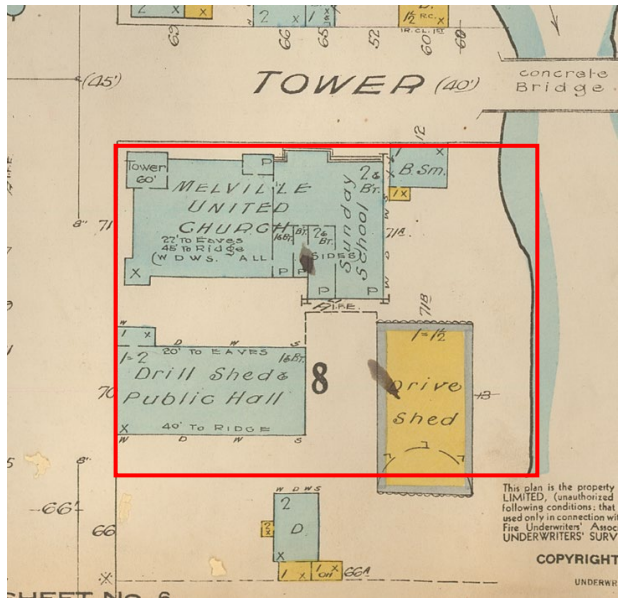


Figure 19: Excerpt from the 1935 Fire Insurance plan. Church property noted in red (Courtesy of the Wellington County Museum and Archives)

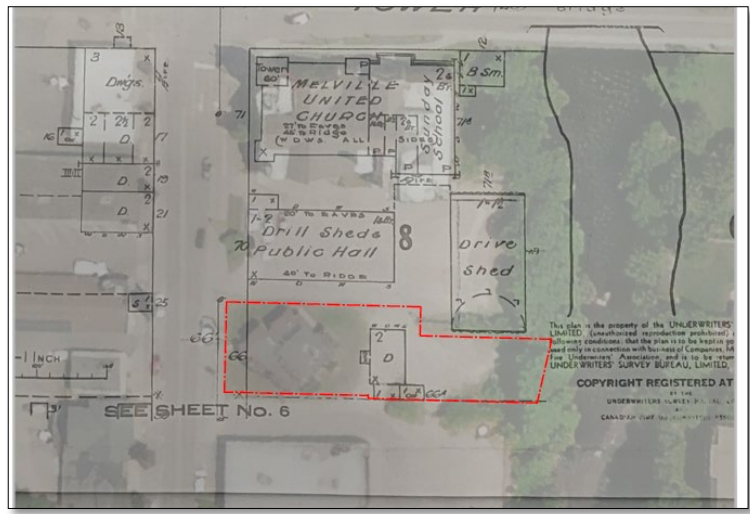


Figure 20: Excerpt of the Fire Insurance Plan of the Town of Fergus for 1935 as an overlay on current aerial (Source: Wellington County Archives & MHBC, 2022).



Figure 21: Excerpt of the 1948 aerial with subject property identified in red; arrow identifies the extension of the stone wall independent of the drive shed (Source: Wellington County Archives & MHBC, 2022).



Figure 22: Rubble of the former Public Hall, demolished in 1983 (Source: Wellington County Archives & MHBC, 2022).

3.3.2 350 ST ANDREW STREET W

The history of the subject lands can be traced to 1841 when Adam Fergusson purchased the lands (LRO). In 1896, Fergusson sold the lands to a widow Jemima Hyatt, who then sold the lands to the McQueen family in 1918 (LRO). The property passed through the Quinn and Ham family before being purchased by Norman M. Craig in 1929 (LRO).

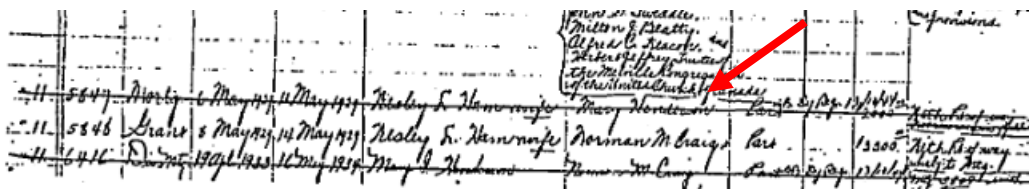


Figure 23: Excerpt from Land Registry for 350 St Andrew St (Source: Land Registry of Canada)

Norman was born in Fergus and was studying Medicine at Queen’s University when he enlisted for the First World War in 1915 (Tennyson). He was first sent to Egypt with the Royal Army Medical Corps and later transferred to the Naval Air Service where he finished the war as a flight commander (Tennyson). Upon returning to Canada, he finished his medical degree and moved back to Fergus to practice medicine, when he purchased the property in 1929 (Tennyson). Norman is notable for having published a play based on his experience during the war, titled “You’re Lucky if You’re Killed” which made its debut in Fergus in 1933 (Tennyson). He wrote the play as a result of Fergus town council not yet erecting a war memorial. He wrote

and put on the play himself, charging admission in order to put the proceeds into a memorial fund (Adams). The play has been referred to as the first Canadian war play, and the monument has been rededicated as “Dr. Norman Craig Square” (Adams).

According to a map from 19235, the property was occupied by a two storey stone house (figure 24)

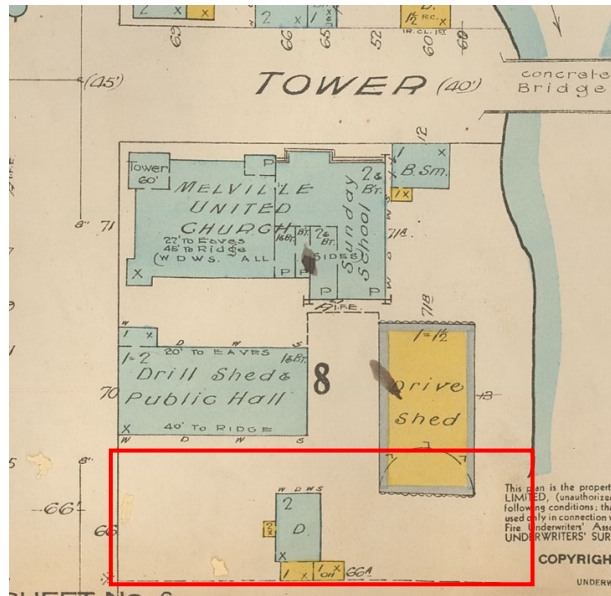


Figure 24: Excerpt from the 1935 Fire Insurance plan. Subject property noted in red (Courtesy of the Wellington County Museum and Archives)

After Norman Craig’s death in 1964, the property was sold to Abdul and Joan Bismillah. Abdul was a practising doctor who purchased the property with the intent of opening a medical practice. Abdul Bismillah commissioned the construction of the existing building and it was built in the late 1970’s, serving as his medical office. Abdul served as the Chief of Staff at Groves Hospital for over 36 years, from 1965 to 2001 (The Groves Foundation). Upon his death, Joan Bismillah donated \$250,000 to the hospital, where the Palliative Care Lounge was named A.H Bismillah Lounge in his honor. A photograph (see **Figure 25**) taken in 1967 shows the surrounding properties of 300 and 380-398 St Andrew Street W. The Drill Shed and Public Hall form part of the Church lands and are identified as being 300 St. Andrew Street W. The subject property is occupied by trees, and it is not clear whether or not the house, repair shop and shed are still standing as the Drill Shed and Public Hall building is blocking the view. The property at 380 St. Andrew Street W is occupied by a stone building.

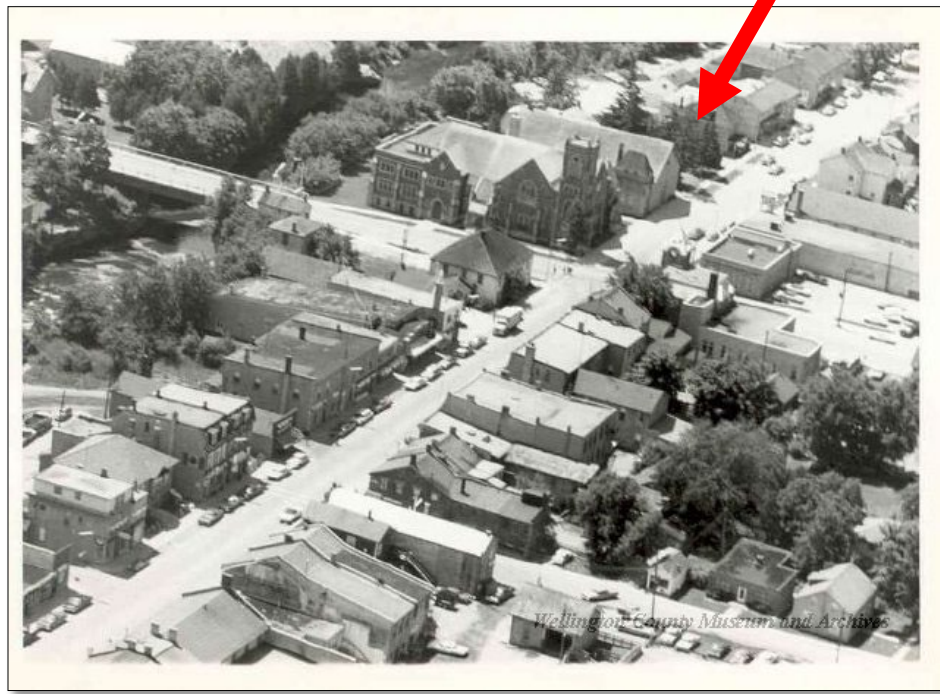


Figure 25: Aerial of St. Andrew St, c.1967 (source: Wellington County Archives)

3.3.3 380- 398 ST ANDREW STREET W

The Centre Wellington Heritage Register identifies 380 St Andrew Street W as a listed heritage resource. The building located at 380 St Andrew Street W is attached to a row of other buildings. These buildings are collectively addressed as 380-398 St. Andrews Street W and are located on Parts of Lot 3, 4, 6 and Lot B of Plan 77. These lots were sold by the Honourable Adam Fergusson to different land owners throughout the 19th and 20th centuries.

The 1935 map shows multiple dwellings on the property (see **Figure 26**). This structure of multiple dwellings is likely what is pictured in the 1967 aerial photograph of St. Andrew Street W, and what occupies the property today. The Heritage Register notes that the building located at the corner of Maiden Lane and St. Andrew Street W, addressed as 398 St. Andrew Street W, was constructed in 1865. Minimal information could be located on the evolution of the property. However, the architectural style and exterior materials of 398 St. Andrew Street W suggest that this two storey stone dwelling was the first to be constructed on this property c.1865. The adjoining building, which features angel stone was a later addition in the early to mid-20th century.

The buildings identified on the Heritage Register have historically been used for commercial purposes at ground level, and presumably residential use above.

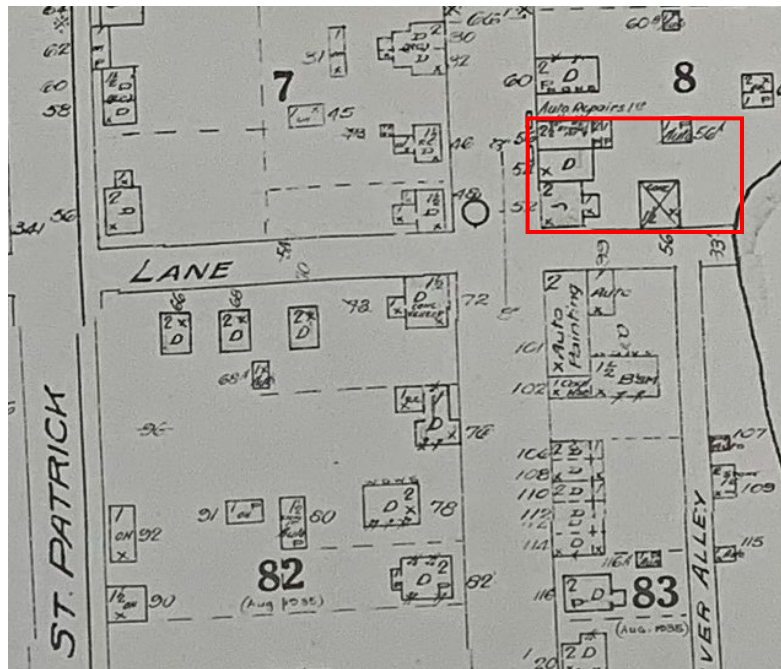
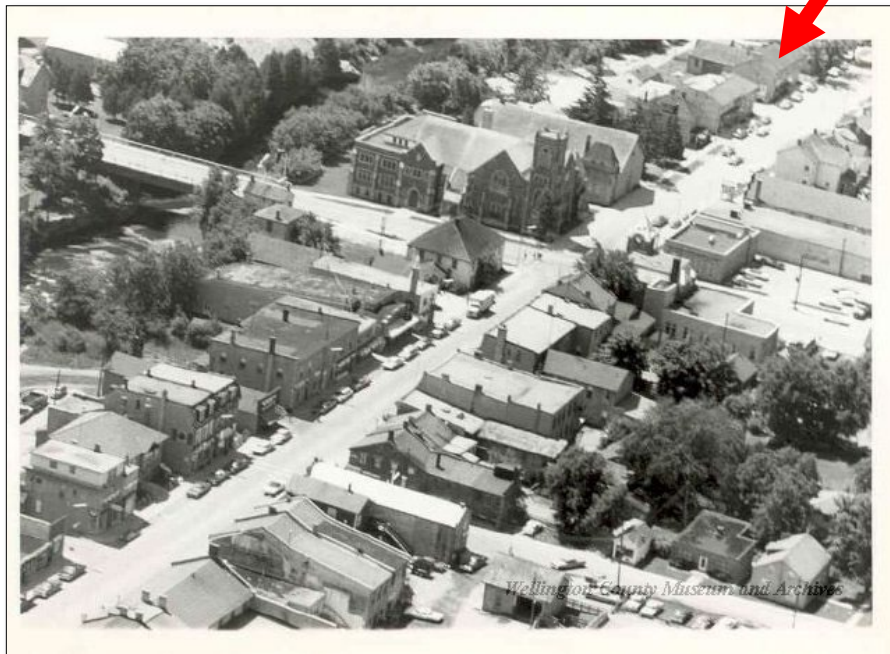


Figure 26: 380-398 St Andrew St. W, c.1935 (Source: wellington archives)





Figures 27 & 28: (above) Aerial of St. Andrew St, c.1967. 380 noted by red arrow (Source: Wellington County Archives) (below) Photograph of heritage property in 1976 entitled "New Royal Cleaners, stone building at 398 St. Andrews Street West, Fergus, Ontario" (Source: Gordon Couling courtesy of Wellington Museum and Archives, A1985.110).

4.0 DESCRIPTION OF CULTURAL HERITAGE RESOURCES

The subject property is adjacent to two cultural heritage resources located at 300 St. Andrew Street West and 380-398 St. Andrew Street West. The property located at 300 St. Andrew Street West includes the Melville United Church. Access to this property is provided from the west side of St. Andrew Street West via a driveway and is bounded by Tower Street, the Grand River and subject property.

The property located at 380-398 St. Andrew Street West includes a series of buildings including: a two storey limestone building and a two storey commercial building with angel stone cladding both which include a two storey cinder block addition. The access to the property is on the north side adjacent to 370 St. Andrew Street West off of St. Andrews Street West and Maiden Lane.



Figure 29: Aerial of 300 (in red), 350 (in yellow) and 380-398 (in blue) St. Andrew St W (Source: Google maps)

4.1 300 ST ANDREW STREET W

4.1.1 BUILT FEATURES

Melville Church is designed in the Romanesque Revival architectural style with elements of Gothic Revival. The north and west elevations of the church, which pose as the central view of the building at the intersection of St. Andrews Street West and Tower Street, are characterized by open gabled bays with stone coping and a prominent corner tower with battlement parapet. There are dichromatic accents as the limestone contrasts with the red sandstone. There are limestone quoins on each of the exterior bays. Lancet arched window and door openings are throughout all elevations. Larger window openings central to the open gable bays include tracery including quatrefoils. Stone buttresses support the open gabled bays. There is a turret on the south-west corner of the church. There is a three storey wing to the east side of the church constructed of stone with stone parapet; there are stone buttresses that are on both the north and east elevations of this wing. The windows on these elevations have stone surrounds. The south elevation of the wing is rudimentary in style in comparison to the entirety of the building being constructed only of limestone with no ornamentation.



Figures 30 & 33: (above left) View of church looking north-east; (above right) View of church at the intersection of St. Andrew Street W and Tower Street; (below left) View of south elevation of church from subject property; (below right) View of north elevation of church from north side of Tower Street (Source: MHBC).

4.1.2 LANDSCAPE FEATURES

A large portion of the property consists of an open gravel parking lot. A portion of the parking was previously occupied by a Drill Shed and Public Hall, as well as a Drive Shed which have since been demolished. There is a rubble stone wall at the rear of the property that is located adjacent to the property line. A small portion of the wall extends onto the subject property at 350 St. Andrew Street E. The stone wall was likely constructed as a landscape or garden feature. Based on a detailed review of fire insurance plans and historic photographs, the stone wall is an independent feature that is not part of any former building.



Figures 34 & 35: (left) View of church looking north-west at Sunday School wing; (right) View of south elevation of Sunday School Wing and portion of stone wall along south-east corner of adjacent property at 300 St. Andrew Street West, Melville United Church (Source: MHBC).

4.2 380- 398 ST ANDREW ST W

4.2.1 BUILT FEATURES

The Centre Wellington Heritage Register identifies 380 St. Andrews Street W as a heritage property. However, there is a row of buildings addressed as 398-380 St. Andrew Street W that comprise the identified property. As such, all buildings located on this property have been included in this report.

The building addressed as 380 St. Andrew Street W is a two storey building with angel stone cladding and a low pitched open gabled roof. The first storey includes a storefront and the second storey includes four window openings. The building located at 398 St. Andrew St W (pictured on the heritage register) is a two storey stone building constructed of locally sourced limestone. The dwelling has a hip roof with 1-over-1 windows that feature voussoirs. The front of the building has two windows on the second floor. A third window that is centred with an entrance that appears to have been removed and filled in with stone. There is a one and a half storey addition to the rear of the building. The building has a hipped asphalt roof.



Figures 36-37: (above left) View of front façade of 380 St. Andrew St W; (above right) View of St. Andrew St W streetscape looking south east towards 380-398 St. Andrew Street W; (below left) view of front façade looking east, (below right) View of south elevation looking from the east side of St. Andrew St West and Maiden Lane (Source: MHBC).

4.2.2 LANDSCAPE FEATURES

There are limited landscape features on the property. The adjacent landscape is mostly comprised of asphalt and cement to the north, west and south of the building. The rear of the property backs onto a treed area that is adjacent to the Grand River.

5.0 EVALUTATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 EVALUATION CRITERIA

The following will provide an analysis of the cultural heritage value of the subject property which will be based on *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

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

5.2 EVALUATION OF SUBJECT PROPERTY- 350 ST. ANDREWS ST W

The subject property located at 350 St. Andrew Street W is not considered to be of significant cultural heritage value or interest. The building was constructed in the mid-20th century and has a wood frame façade that is irregular in shape. The building does not represent a high degree of craftsmanship nor does it resemble a rare architectural style. Unlike 300 and 380-398 St. Andrew Street W, the subject property has no contextual value as it does not contribute or support the streetscape. St Andrew Street W is comprised of

several cut-stone and brick buildings constructed in the 19th and 20th centuries. These buildings, in conjunction with one another, contribute to the historic streetscape that is St Andrew Street W. The subject property does not contribute visually to the surrounding streetscape, nor is it physically or historically linked to St Andrew Street W. Furthermore, the building is not associated with a notable person or event.

5.3 EVALUATION OF 300 ST. ANDREW ST W, MELVILLE UNITED CHURCH

Physical/ Design Value:

The church constructed in 1899-1900 is representative of Romanesque Revival architectural style with elements of Gothic Revival, in particular the use of lancet shaped window and door openings in place of semi-circular openings common in Romanesque architecture. Some of the main characteristics include: corner tower with battlement parapet, lancet window and door openings, turret, buttressing and rusticated stone exterior. The building displays a high degree of craftsmanship.

The landscape of the property also includes a stone wall that was likely constructed to enhance the landscape of the property along the Grand River and delineates the Church property from the adjacent property. The stone wall supports the character of the property as well as contributes to the overall design value of the property.

Historical/ Associative Value:

The church is associated with the theme of Presbyterianism which was an important part of the local Scottish community. It is associated with Harry Powell and Louis C. Wideman who were notable architects of their time. The church can yield information as it relates to the progression of the local community in the early 20th century and the growth of the Presbyterian Church and its amalgamation with the Methodist church to become the Melville United Church. The Melville United Church played an important role in the local community and has had a legacy since 1847 which it was first established in Fergus.

Contextual Value:

The church is important in defining the character of the area. It is physically, visually and historically linked to the corner of St. Andrew Street West and Tower Street and is considered a landmark by the local community. The stone wall contributes to the contextual value of the property as it supports the character of the property as a landscape/garden feature.

Heritage Attributes:

- Exterior elevations comprised of rusticated Limestone and Red Sandstone and foundation;
- Stone detailing including large quoins, corncing, window and ornate door surrounds and buttress supports;
- Corner tower with battlement parapet and turret on south west corner;
- Ornate pinnacle details on each corner of the battlement tower and centred north elevation entryway; finial on turret;

- Lancet window and door openings with decorative stained glass windows and transoms; Oculus window on east elevation of tower;
- Window tracery including quatrefoil and clover-shaped designs;
- Parapets along roofline of Sunday School wing;
- Complex roofline with open gabled ends with stone coping; and,
- Existing stone wall.

Ontario Regulation 9/06

Melville United Church, 300 St. Andrew St W

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

5.4 EVALUATION OF 380 ST. ANDREW ST W

Physical/ Design Value:

The existing building located at 380 St Andrew Street West is representative of Georgian architecture and is constructed of locally sourced limestone in 1865. The building does not display a high degree of craftsmanship and does not demonstrate a high degree of technical or scientific achievement.

Historical/ Associative Value:

The property at 380 St Andrew Street W is not of historical/ associative value. The property does not have the potential yield any information that will contribute to the further understanding of the local community. The architect/builder of the existing dwelling is unknown, but should be added to the historic record if the information becomes available.

Contextual Value:

The buildings located at 380 St Andrew Street W demonstrates some contextual value as it supports the historical character of the Town of Fergus. The building is historically linked to the surrounding area and is not considered a landmark.

Heritage Attributes:

- Hipped roof;
- Wood soffits;
- Stone voussoirs with keystones; and,
- Symmetry of window openings.

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

6.0 IDENTIFIED CHVI 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. St. Andrew Street became a main street during the 1830's, consisting of a tavern, dwellings, storefronts, mills and a distillery. By the 1870's Fergus downtown area was a central urban area, with residential areas developing north and east of St David Street.

Identified attributes of the Fergus Village Core stated in the CHL study 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 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

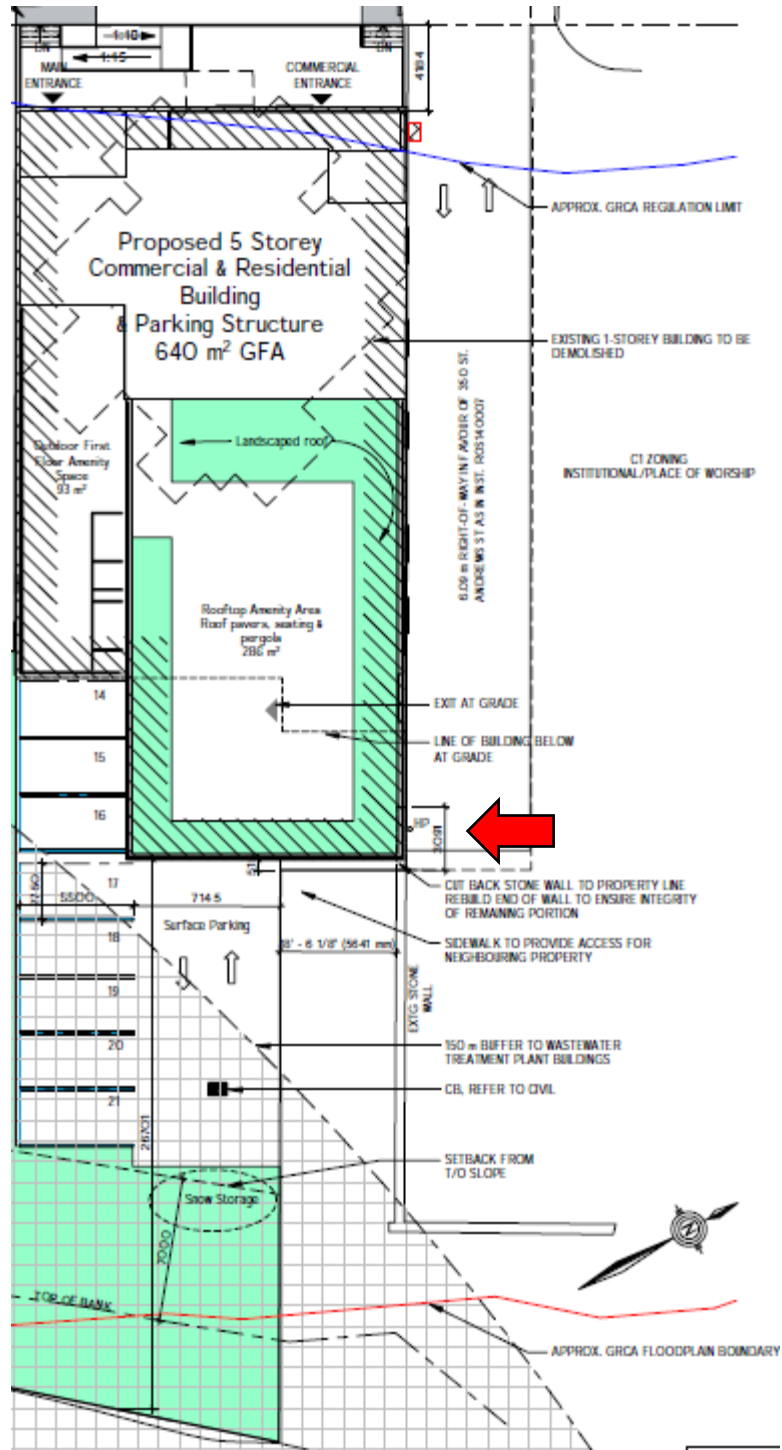
Currently, there is no policy framework for CHL's in Centre Wellington, including policy and/or guidelines that identify requirements for new development and further define what is considered compatible development. . It is anticipated that the Official Plan Amendment (currently underway) will provide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

7.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The subject property, municipally known as 350 St Andrew Street W, is proposed to be redeveloped as a five storey mixed-use building consisting of commercial and residential uses. The current one storey building occupying the site is proposed to be demolished and replaced with the mixed-use building. The proposed redevelopment (see **Figure 38**) will have a total area of approximately 2,837 square metres with a 4 metre front yard setback from St Andrew Street W. The mixed-use building will be comprised of nine one bedroom units, three two bedroom units, and 24 bachelor units for a total of 36 residential units. The ground floor of the building will provide 127 square metres for commercial uses. Access to the proposed redevelopment will be provided from St Andrew Street. The topography of the site slopes down towards the Grand River and is within the floodplain area. As a result, the rear of the property will cantilever over a parking area. Parking will be provided at the rear of the building and will consist of surface parking where the building cantilevers at grade as well as garage parking underneath the building.

The proposed new building will include materials such as: stone veneer (Frontenac colour), fibre cement board, corrugated aluminium and EIFS. Black aluminium is expected to be used for the window and patio doors as well as incorporated into the balcony guards and the door frames will be black metal.

There is a stone wall that resides on both the Melville United Church property as well as the subject property. The portion of the stone wall that crosses the property line on the subject property is proposed to be removed. Approximately 3m of the stone wall will be removed in order to accommodate the proposed development.



Figures 38: Draft site plan for the proposed redevelopment; arrow identifies location of stone wall (Fryett Turner)

8.0 IMPACT ANALYSIS

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

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource. This also includes impacts that could be caused by construction activities (i.e. construction traffic, dust and debris caused by construction activities).

8.1 IMPACT ANALYSIS: 300 ST ANDREW ST W

The following chart evaluates the impact of the proposed development on the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in Sub-section 5.3 of this report.

Table 2.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will remove approximately 3 metres of the existing stone wall (see Figure 39). The stone wall contributes physical and contextual value to the property. The portion of the stone wall to be removed crosses onto the subject property line and is proposed to be removed to allow for the proposed development. Given that the portion of the wall to be removed is located on the 350 St. Andrew Street property, and that the majority of the wall will remain in-tact, the alteration will not impact the physical or contextual value of the church property. As long as the mitigation and conservation measures outlined in Section 9.0 of this report are followed, there will be no impact associated with the removal.
Shadows	No.	The development will not result in shadows that alter the appearance of heritage attributes or impede on the viability of identified natural heritage features.
Isolation	No.	The relationship of the church to the street, in particular, the corner of St. Andrews St W and Tower Street will not be altered, which is the significant view of the church. The development will not isolate any of the identified heritage attributes from one another.
Direct or Indirect Obstruction of Views	No.	There will be no direct or indirect obstruction of significant views of the church (front façade). The new building is setback from the street which allows for oblique views of the Church from vantage points along St Andrews Street East and West. While the proposed building will appear in some background views of the Church, it will not obstruct any significant views of the Church.
A Change in Land Use	No.	The use of the adjacent property for residential and commercial purposes will not negatively impact the church.
Land Disturbance	Potential.	The distance between the church and the proposed development is ±22 metres. At this distance, negative impacts from vibration during construction are not likely. However, a vibration monitoring plan should be implemented as a precaution.

		<p>The existing stone wall that runs along the north-east corner of the subject property could be potentially impacted by land disturbances. Mitigation measures are provided in Section 9.0 to mitigate against any possible land disturbances.</p> <p>There is also potential that dust and debris from the construction could have some impact on the exterior façade of the south elevation of the church. This can be mitigated through the measures identified in section 9.0.</p>
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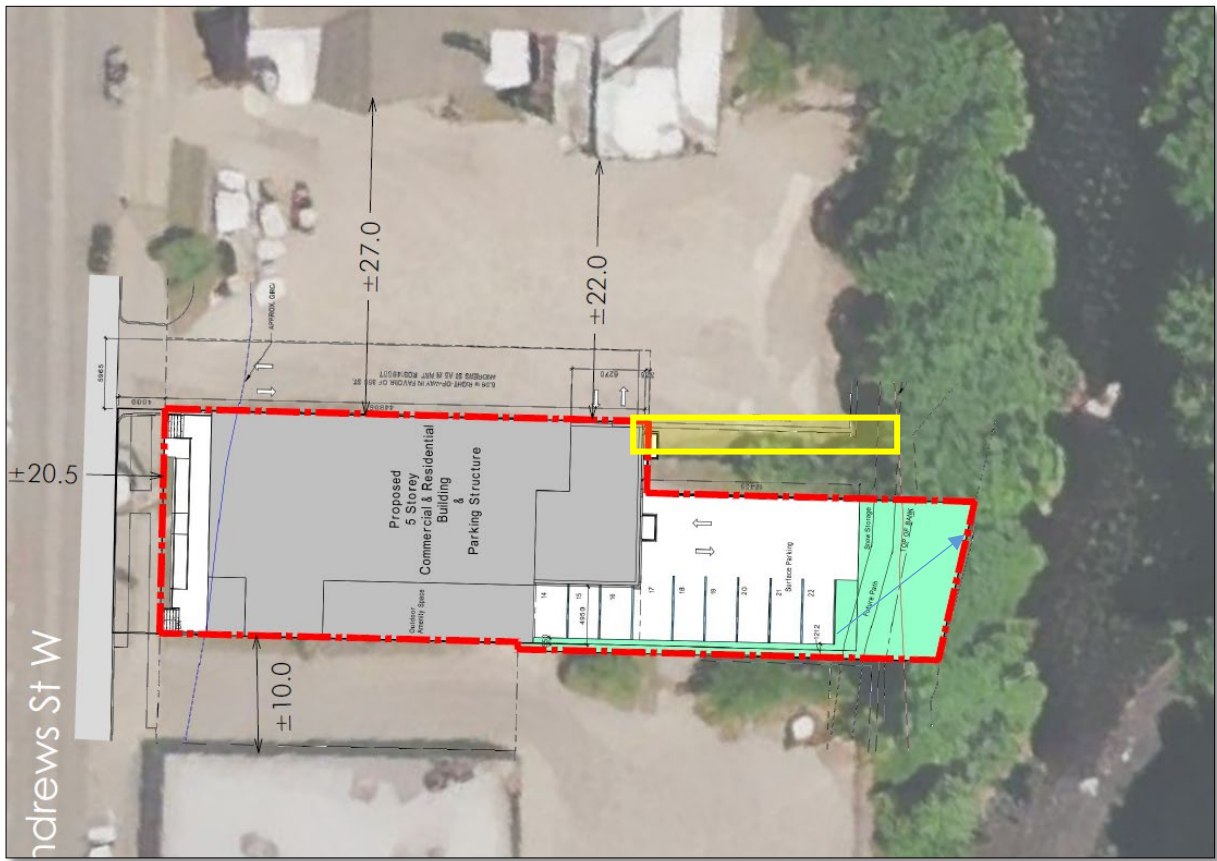


Figure 39: Site Plan overlay view identifying distances between adjacent buildings and new construction; yellow box identifies approximate location of stone wall (Source: MHBC, 2021).

In conclusion, there is potential for land disturbances associated with the proposed development. Mitigation measures are provided in Section 9.0 which are intended to mitigate against potential impacts.

8.2 IMPACT ANALYSIS: 380- 398 ST ANDREW ST W

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in Sub-section 5.4 of this report.

Table 3.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destruct or alter heritage attributes (the stone wall on the property will not be altered).
Shadows	No.	The development will not result in shadows that alter the appearance of heritage attributes or impede on the viability of identified natural heritage features.
Isolation	No.	The relationship of the dwelling to the associated landscape features (i.e. road, tree row, River) will remain the same. The proposed developments design is sympathetic to the adjacent property.
Direct or Indirect Obstruction of Views	No.	There will be no direct or indirect obstruction of significant views of the dwelling (front façade). The new building is setback from the street which allows for oblique views of the building from vantage points along St Andrews Street looking west.
A Change in Land Use	No.	There will be no change in land use for the dwelling.
Land Disturbance	No.	There are no anticipated land disturbances expected as the heritage buildings are located approximately 25 metres away from the proposed construction which is a reasonable buffer from construction activities.

In conclusion, there are no anticipated adverse impacts to 380-398 St. Andrews Street West.

8.3 IMPACT ANALYSIS: CULTURAL HERITAGE LANDSCAPE & HERITAGE AREA

8.3.1 IMPACT ANALYSIS FOR CHL

The following **Table 4.0** assesses impact to the heritage attributes of the CHL which are identified in Section 6.0 of this report.

Table 4.0 Adverse Impacts

Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not destroy or alter identified heritage attributes of the CHL. No built heritage features are proposed to be removed, and no 19 th and early 20 th century cut stone buildings along St. Andrew Street will be altered.
Shadows	No.	The development will not result in shadows that alter the appearance of heritage attributes or impede on the viability of identified natural heritage features including historical trees.
Isolation	No.	Heritage attributes will not be isolated from one another including landscape features and views.
Direct or Indirect Obstruction of Views	No.	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	No.	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 Disturbance	No.	There are no anticipated land disturbances expected as surrounding built heritage features specifically identified as heritage attributes of the CHL as they are a reasonable distance away (22 metres+). Furthermore, there are no expected land disturbances for natural heritage features includes trees and the Grand River (i.e. negative changes in grading, drainage).

In addition, the CHL study identifies a number of significant views of the Fergus Village Core (provided in Section 6.0 of this report). Of relevance to this proposal are the following views:

- 1. Along St. Andrew Street west looking west from St. David Street and looking east from Tower Street;
- 2. Along Tower Street looking north and terminating at St. Andrew's Church, and looking south from St. Andrew's Church;

For the purpose of this proposal, additional views have been identified, including:

- 3. Along St. Andrew Street looking west from Maidens Lane;
- 4. Along the St. Patrick Street and Tower Street intersection looking south;
- 5. Along St. Patrick Street looking south.

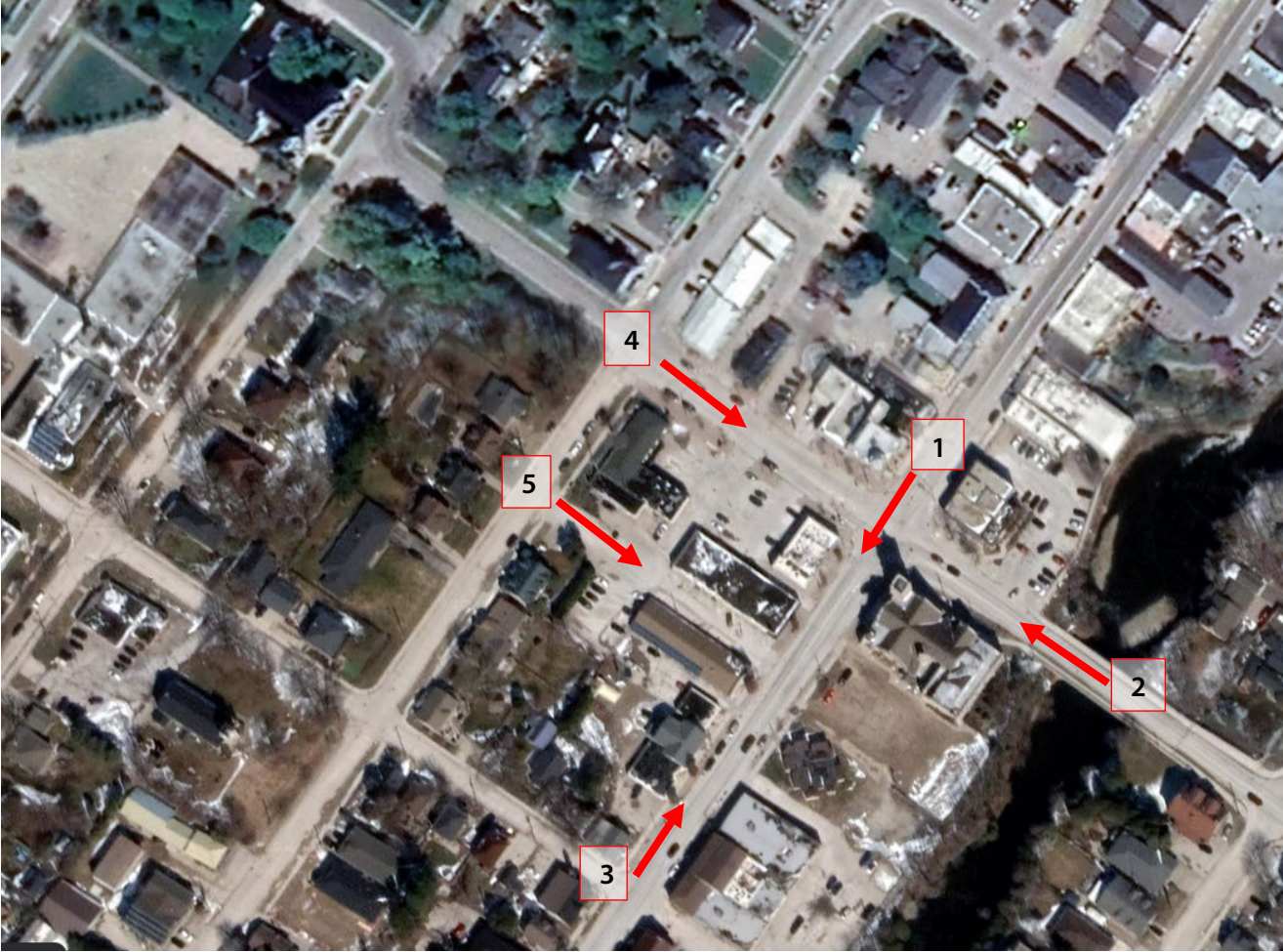


Figure 40: Identification of significant views (Google, 2022)

Several renderings have been prepared which illustrate the proposed development set amongst these views. The proposed building will appear within the background of these views, however, will not obstruct any of the identified significant views.



Figure 41: View 1 looking east along St. Andrew Street from Tower Street (Fryett Turner Architects, 2022)



Figure 42: View 2 looking north from Tower Street (Fryett Turner Architects, 2022)



Figure 43: View 3 looking east along St. Andrew Street from Maiden Lane (Fryett Turner Architects, 2022)



Figure 44: View 4 looking south along Tower Street from St. Patrick Street (Fryett Turner Architects, 2022)



Figure 45: View 5 looking south from St. Patrick Street (Fryett Turner Architects, 2022)

8.3.2 IMPACT ANALYSIS FOR HERITAGE AREA

The *Ontario Heritage Tool Kit* (OHTK) outlines acceptable infill designs within a cultural heritage landscape. Accordingly, infills in designated cultural heritage landscapes are to fit in the immediate context, be of the same scale and similar setback, maintain proportions of windows and entrances similar to other cultural heritage resources and be of similar colour and material. The subject property and surrounding heritage properties are identified as being within a Heritage Area. The Centre Wellington Official Plan sets out various policies for cultural heritage resources in Sub-section C.2.10. to promote appropriate infill in Heritage Areas including the Fergus Heritage Area identified in Schedule A-1 of the Official Plan. The following **Table 5.0** assesses the proposed development within the policy framework within the Official Plan.

Table 5.0- Compatibility Assessment for New Development in Heritage Area	
Section C.2.10 Development and Redevelopment within Heritage Areas	
Policy	Response
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	The proposed development is consistent with urban design guidelines to be compatible, sensitive and sympathetic to the surrounding heritage area. The proposed development uses similar design elements from the surrounding area including the use of light-coloured stone veneer which will be used on all elevations, in particular the front façade which is clad in this veneer for the first three storeys.

	<p>The use of the stone is similar in its appearance to the cut stone buildings from the 19th and 20th century concentrated on St. Andrew Street. It also has the effect of allowing the building to read as a one storey building on the east side of the façade and a three storey building from the west which is consistent with the massing at this part of the streetscape.</p> <p>The proposed building will be setback from the streetscape to facilitate barrier free access. The setback reduces any encroachment on views along the street.</p> <p>In addition to the setback, the building has a step back after the third floor. This results in the massing towards the rear of the building and reduces the perception of height from the street level.</p> <p>The building uses a neutral palette to be similar with the surrounding context.</p> <p>An angular plane analysis was prepared as part of the Urban Design Brief. The angular plane demonstrates that the building will preserve sight-lines from street level.</p>
<p>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.</p>	<p>The height of the building will be greater than many of the neighbouring buildings, however, the massing will be mitigated through urban design and architectural measures to be consistent with the surrounding character. The front portion of the building includes a step back at one storey on the south side of the façade, and a step back at three storeys on the north side of façade. This is a form of building articulation that ensures the building is not perceived as larger than other buildings within the downtown area of Fergus. The height of the building is less than the tower on the adjacent church (see Figure 46 below).</p>
<p>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.</p>	<p>The proposed development will not impact the long-term conservation and protection of surrounding heritage resources. No alteration or destruction to cultural heritage resources is proposed.</p>



Figure 46: Comparative analysis between adjacent designated Melville United Church and the proposed development, demonstrating that the height of the church tower is greater than the proposed development (Fryett Turner, 2022).

The overall proposed design of the building is generally consistent with the character of the existing heritage buildings and surrounding area, and utilizes similar design elements that integrates appropriately into the neighbourhood. While the height of the proposed building will be more than what has historically been built, the proposal has included design elements to help reduce the appearance of height and massing.

9.0 MITIGATION AND CONSERVATION MEASURES

9.1 MITIGATION MEASURES

Sub-section 8.1 of this report identified that there is potential for impact to the stone wall associated due to vibration during construction. There was also a potential impact identified for dust and debris as it relates to construction related activities. In order to mitigate these impacts, the following is recommended:

- A vibration and monitoring plan be completed to determine the Zone of Influence (ZOI) as it relates to the stone wall and adjacent church and implementation of subsequent monitoring if recommended by the Plan;
- Allow for a minimal buffer of a metre between the stone wall and construction activities in addition to installing a construction fence along the buffer;
- The portion of the stone wall should be removed manually and preferably by a member of the Canadian Association of Heritage Professionals, or contractor that is aware of the sensitivity of the alteration;
- Material storage, grading and dumping of other materials is prohibited in the immediate area of the heritage resources; and,
- Install construction fencing along the north property line to reduce that amount of debris that may impact the south elevation of the Melville United Church.

9.2 CONSERVATION MEASURES

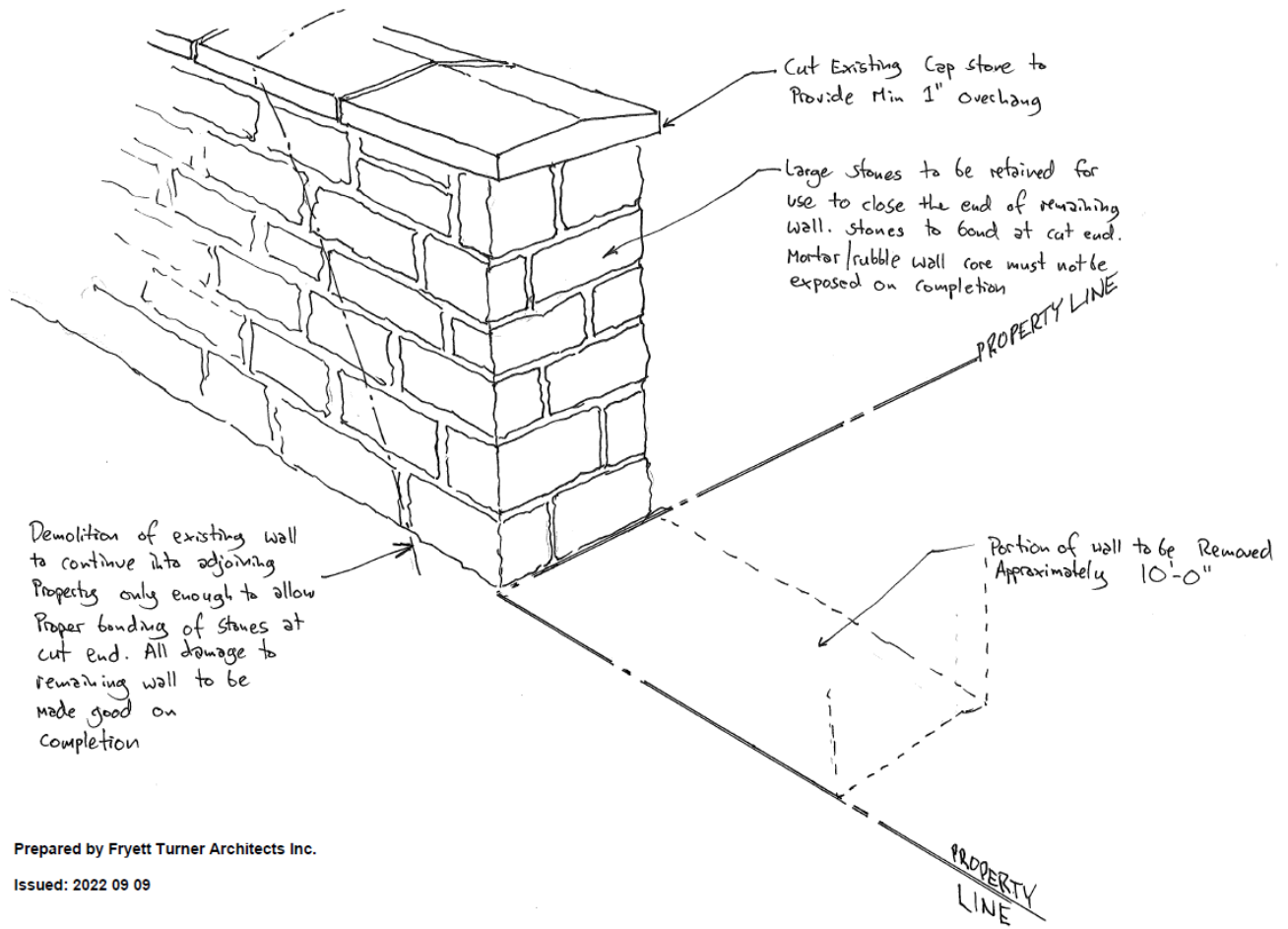
The partial removal of the existing stone wall should be done in a manner with the least intervention and should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, particularly Section 4.5.3 for “Masonry” for the stabilization and repair of the stone wall after the removal. The Standards and Guidelines define masonry as mortared or dry laid natural stone, brick, terra cotta and concrete block. The stone wall is considered to be masonry, and therefore removal of a portion of the stone wall should be consistent with the guidelines for preservation, rehabilitation and restoration. The guidelines for masonry relevant for this proposal recommend the following:

- Understanding the characteristics of the masonry;
- Documenting the masonry prior to intervention. This includes the identification of particular characteristics such as the type of stone;

- Retaining repairable masonry that contributes to the heritage value;
- Stabilizing deteriorated masonry through structural reinforcement;
- Repairing deteriorated mortar;
- Using mortars that ensure the long-term preservation of the masonry and compatible in strength with the existing masonry;
- Repairing masonry by patching, piecing or consolidating, using recognized conservation methods. Repair may include the replacement of deteriorated or missing masonry units. Repairs may also include dismantling and rebuilding a masonry wall or structure; and
- Repairing, stabilizing and securing masonry elements from the restoration period using recognized conservation methods. Repairs should be physically and visually compatible.

Additionally, if during the removal period, masonry pieces appear to be in good condition, it is recommended that these stone pieces be salvaged and donated to the church for re-use as opposed to being discarded. Such uses may include repair or replacement of other deteriorated stone comprising the stone wall.

Figure 47 illustrates the proposed approach to the removal of a portion of the stone wall. The approach includes the demolition of approximately 3m of the wall that is located on the subject property. The cut end where the stone is removed will be brought to better condition, with a cap stone providing a 1 inch overhang. Any large masonry stones removed will be retained for use at the cut end.



Prepared by Fryett Turner Architects Inc.

Issued: 2022 09 09

Figure 47: Detail of stone wall removal, prepared by Fryett Turner Architects Inc, 2022

10.0 RECOMMENDATIONS AND CONCLUSION

This report concludes that the subject property has no cultural heritage value or interest, however, the adjacent properties located at 300 St. Andrew Street West (Melville United Church) and 380-398 St Andrew Street West have been determined to have cultural heritage value or interest (CHVI). This report assessed the impact of the proposed development on these adjacent cultural heritage resources, as well as the overall Heritage Area and identified CHL (Fergus Historical Village Core). The following impacts were identified:

- No impact of alteration to the existing stone wall associated with the Melville United Church; and
- Potential impact identified for the stone wall due to land disturbances and dust and debris as it relates to construction related activities.

No significant adverse impacts were identified for the Heritage Area nor for the Fergus Historical Village Core and its identified heritage attributes.

In order to mitigate the above-mentioned identified impacts, the following is recommended:

- A vibration and monitoring plan be completed to determine the Zone of Influence (ZOI) as it relates to the stone wall and adjacent church and implementation of subsequent monitoring if recommended by the Plan;
- Allow for a minimal buffer of a metre between the stone wall and construction activities in addition to installing a construction fence along the buffer;
- The portion of the stone wall should be removed manually and preferably by a member of the Canadian Association of Heritage Professionals, or contractor that is aware of the sensitivity of the alteration;
- Material storage, grading and dumping of other materials is prohibited in the immediate area of the heritage resources; and,
- Install construction fencing along the north property line to reduce that amount of debris that may impact the south elevation of the Melville United Church.

The partial removal of the existing stone wall should be done in a manner with the least intervention and should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, particularly Section 4.5.3 for "Masonry" for the stabilization and repair of the stone wall after the removal. Any stone pieces that remain in good condition are recommended to be salvaged and donated to the church for future re-use.

11.0 REFERENCES

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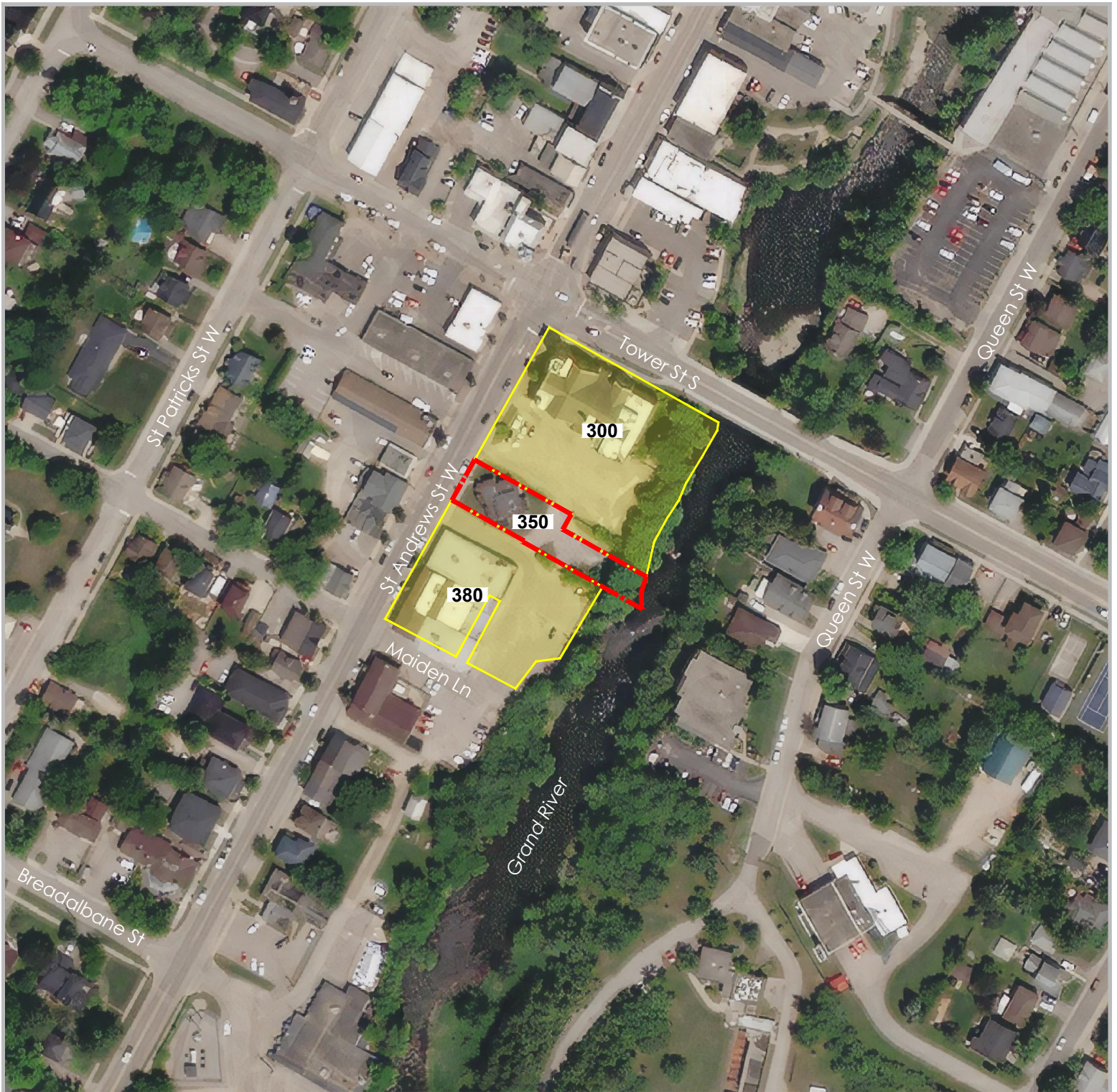
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APPENDIX A – LISTED PROPERTIES



Listed Properties Municipal Heritage Register

350 St Andrews St W
Town of Fergus

LEGEND



Subject Lands
(350 St. Andrews St W)



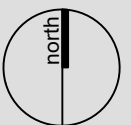
Listed Properties
Municipal Heritage Register
(300 & 380 St. Andrews St W)

DATE: April, 2021

SCALE: 1:2,000

FILE: 2128A

DRAWN: GC



K:\2128A- 350 St Andrew\RPT>Listed Properties2.dwg


APPENDIX B – UNDERWRITERS SURVEY



**Underwriter's Survey
Bureau, October 1921
Fire Insurance Plan of
the Town of Fergus,
Ontario**

**350 St Andrew St W
Town of Fergus**

LEGEND

 Subject Lands
(350 St. Andrew St W)

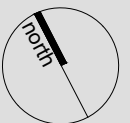
Note:
Approximate/ based on air photo interpretation.

DATE: April, 2021

SCALE: 1:750

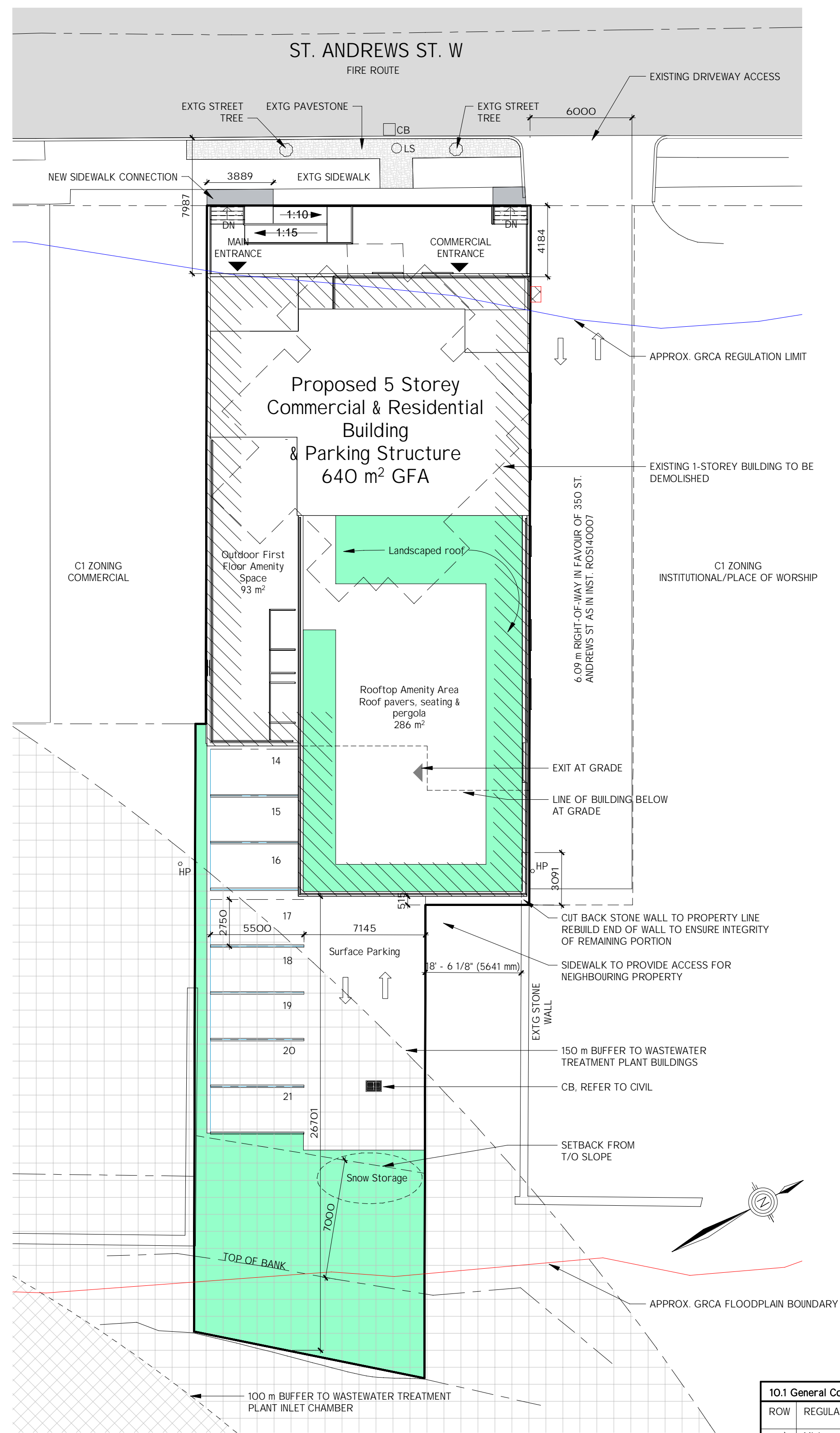
FILE: 2128A

DRAWN: GC



K:\2128A- 350 St Andrew\RPT\Fire Insurance Plan.dwg

APPENDIX C – SITE PLAN AND PRELIMINARY RENDERINGS



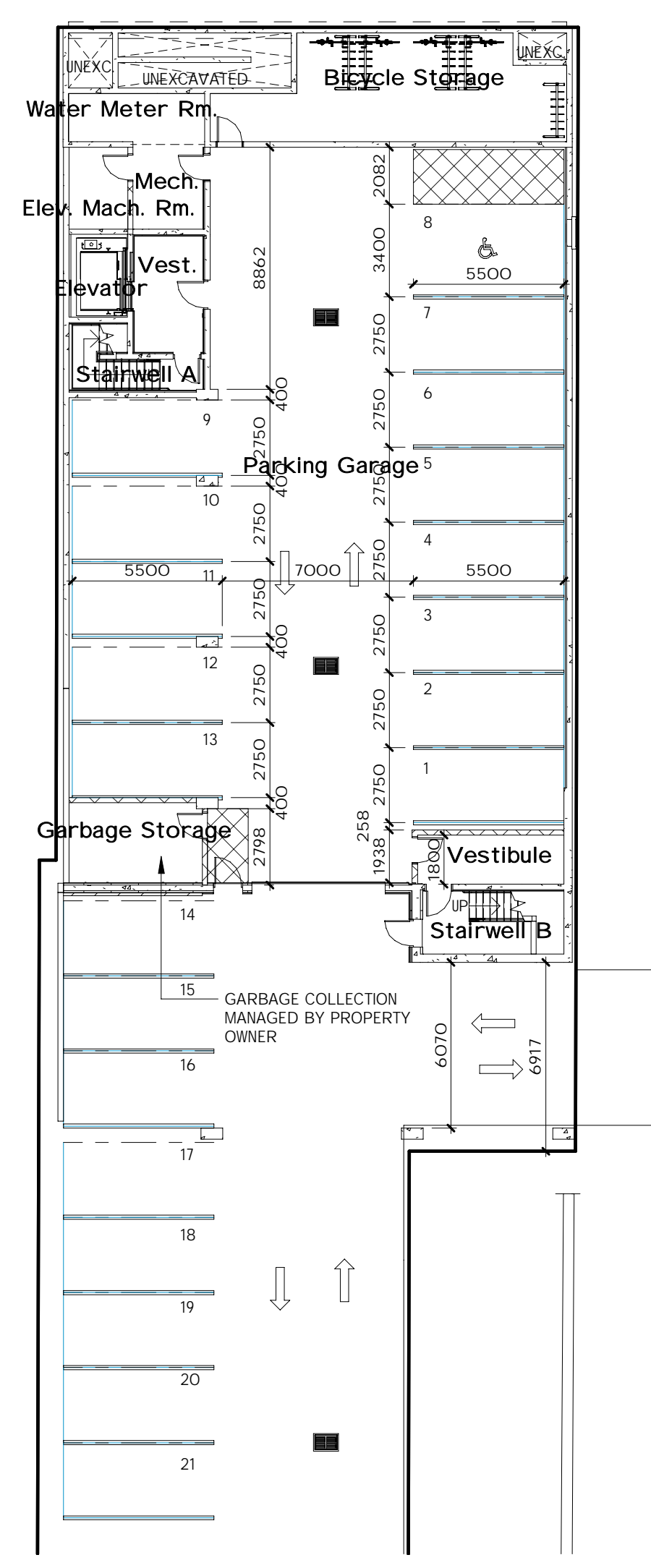
1 Site Project North
A1.0 1: 200



GIS Map of Wastewater Treatment Buffers provided by TCW

Note: All lighting to be dark sky compliant
 Survey information taken from Topographic Survey of Part of Lot 2 Southeast side of St. Andrews Street and Part of Lot 8 Southeast side of River Alley Place, Registered Plan 77 (Geographic Township of Fergus) Township of Centre Wellington, County of Wellington, prepared by Van Harten Surveying Inc. June 22, 2016.

LEGEND
 HP HYDRO POLE
 LS LIGHT STANDARD
 CB CATCH BASIN



2 000 Parking Garage
A1.0 1: 200

ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	1148.9 m²	YES
b)	Minimum Lot Frontage	No Minimum	19.05 m	YES
c)	Minimum Front Yard	No Minimum	4.0 m	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)	26.77 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)	0 m	YES
f)	Maximum Lot Coverage	90% 1148.8 m² x 9 = 1033.92 m²	654.87 / 1033.92 m² = 63%	YES
g)	Minimum Exterior Side Yard	No Minimum	N/A	
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	5 Storeys 17.5 m (57.4 ft)	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	YES
j)	Parking	Commercial Space requires: 1 space / 30m² gfa 126 m² / 30 + 4.2 spaces x 5 = 21 spaces (C) Commercial Zone reduction of 50%	21 Spaces, Incl. 1 BF	YES

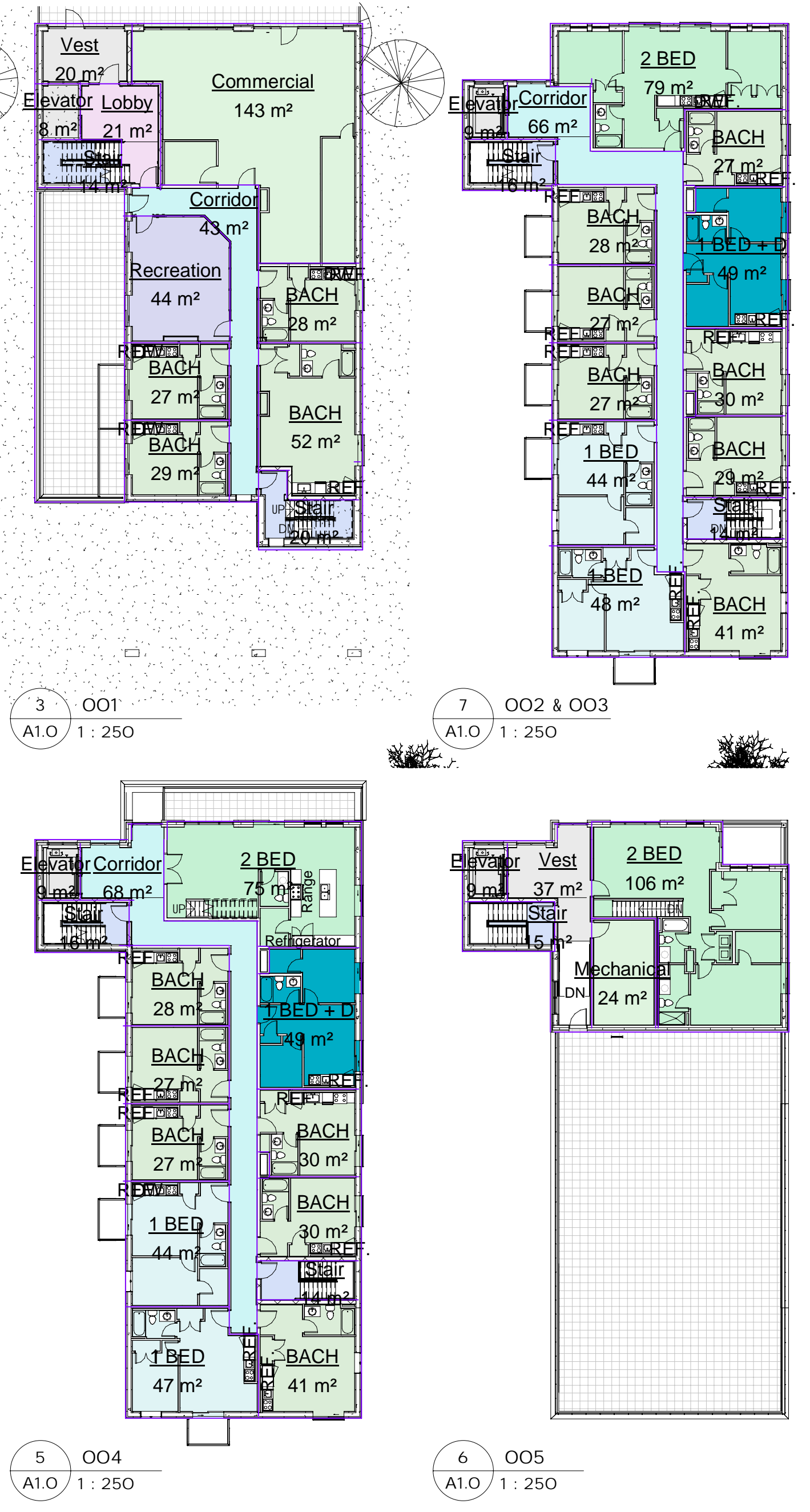
Residential (dwelling unit above ground floor commercial):
 1 space / unit: 36 x 1 = 36 spaces
 Total Residential = 36 spaces x 5 = 18 spaces
 Total Parking Required = 20.1 rounded to 21 Spaces, including 1 Barrier-Free

Area Schedule (Gross Building)					
Floor	Level	Name	Area	Area SF	Area Total
0	000	Area	595 m²	6401 ft²	595 m²
1	001	Area	451 m²	4857 ft²	451 m²
2	002	Area	534 m²	5746 ft²	534 m²
3	003	Area	539 m²	5801 ft²	539 m²
4	004	Area	526 m²	5665 ft²	526 m²
5	005	Area	192 m²	2063 ft²	192 m²
Grand total					2837 m²

Parking Schedule		
Family	Family and Type	Number of Spaces
CW Parking Space	CW Parking Space: 2750 x 5500 - 90 deg	23
CW Parking Space	CW Parking Space: 3400 x 5500 - 90 Deg Type A	1
Grand total:		24

Area Schedule (Rentable)						
Level	Number	Name	Area Type	Area	Area SF	Unit
Not Placed	106	Laundry	Store Area	Not Placed		
Not Placed	113	Vest	Building Common Area	Not Placed		
Not Placed	114	Washroom	Building Common Area	Not Placed		
000	001	Elevator	Building Common Area	9 m²	93 ft²	
000	002	Bicycle Rm	Building Common Area	46 m²	497 ft²	
000	003	Vest	Building Common Area	13 m²	136 ft²	
000	004	Stair	Building Common Area	11 m²	119 ft²	
000	005	Stair	Building Common Area	18 m²	193 ft²	
000	006	Parking Garage	Building Common Area	451 m²	4856 ft²	
000	007	Mechanical	Building Common Area	29 m²	308 ft²	
000	008	Garbage	Building Common Area	18 m²	199 ft²	
001	101	BACH	Floor Area	27 m²	295 ft²	Unit
001	102	BACH	Floor Area	29 m²	310 ft²	Unit
001	103	BACH	Floor Area	28 m²	299 ft²	Unit
001	104	BACH	Floor Area	52 m²	562 ft²	Unit
001	105	Recreation	Floor Area	44 m²	473 ft²	Unit
001	107	Commercial	Store Area	143 m²	1537 ft²	Unit
001	108	Elevator	Building Common Area	8 m²	91 ft²	Unit
001	109	Lobby	Building Common Area	21 m²	230 ft²	Unit
001	110	Stair	Building Common Area	14 m²	150 ft²	Unit
001	111	Stair	Building Common Area	20 m²	220 ft²	Unit
001	112	Corridor	Building Common Area	43 m²	460 ft²	Unit
001	507	Vest	Building Common Area	20 m²	210 ft²	Unit
002	201	2 BED	Floor Area	79 m²	853 ft²	Unit
002	202	BACH	Floor Area	27 m²	293 ft²	Unit
002	203	1 BED + D	Floor Area	50 m²	541 ft²	Unit
002	205	BACH	Floor Area	31 m²	336 ft²	Unit
002	206	BACH	Floor Area	30 m²	322 ft²	Unit
002	207	BACH	Floor Area	40 m²	429 ft²	Unit
002	208	1 BED	Floor Area	48 m²	519 ft²	Unit
002	209	1 BED	Floor Area	45 m²	483 ft²	Unit
002	210	BACH	Floor Area	28 m²	297 ft²	Unit
002	211	BACH	Floor Area	28 m²	296 ft²	Unit
002	212	BACH	Floor Area	29 m²	308 ft²	Unit
002	213	Elevator	Building Common Area	9 m²	96 ft²	Unit
002	214	Corridor	Building Common Area	66 m²	715 ft²	Unit
002	215	Stair	Building Common Area	16 m²	175 ft²	Unit
002	216	Stair	Building Common Area	16 m²	174 ft²	Unit
003	301	2 BED	Floor Area	79 m²	850 ft²	Unit
003	302	BACH	Floor Area	27 m²	289 ft²	Unit
003	303	1 BED + D	Floor Area	49 m²	523 ft²	Unit
003	305	BACH	Floor Area	30 m²	321 ft²	Unit
003	306	BACH	Floor Area	29 m²	310 ft²	Unit
003	307	BACH	Floor Area	41 m²	444 ft²	Unit
003	308	1 BED	Floor Area	48 m²	511 ft²	Unit
003	309	1 BED	Floor Area	44 m²	478 ft²	Unit
003	310	BACH	Floor Area	27 m²	294 ft²	Unit
003	311	BACH	Floor Area	27 m²	293 ft²	Unit
003	312	BACH	Floor Area	28 m²	303 ft²	Unit
003	313	Elevator	Building Common Area	9 m²	96 ft²	Unit
003	314	Corridor	Building Common Area	66 m²	711 ft²	Unit
003	315	Stair	Building Common Area	16 m²	170 ft²	Unit
003	316	Stair	Building Common Area	14 m²	156 ft²	Unit
004	009	1 BED + D	Floor Area	49 m²	523 ft²	Unit
004	401	2 BED	Floor Area	75 m²	812 ft²	Unit
004	404	BACH	Floor Area	30 m²	321 ft²	Unit
004	405	BACH	Floor Area	30 m²	318 ft²	Unit
004	406	BACH	Floor Area	41 m²	444 ft²	Unit
004	407	1 BED	Floor Area	47 m²	508 ft²	Unit
004	408	1 BED	Floor Area	44 m²	472 ft²	Unit
004	409	BACH	Floor Area	27 m²	292 ft²	Unit
004	410	BACH	Floor Area	27 m²	292 ft²	Unit
004	411	BACH	Floor Area	28 m²	304 ft²	Unit
004	412	Elevator	Building Common Area	9 m²	99 ft²	Unit
004	413	Corridor	Building Common Area	68 m²	729 ft²	Unit
004	414	Stair	Building Common Area	16 m²	175 ft²	Unit
004	415	Stair	Building Common Area	14 m²	148 ft²	Unit
005	501	2 BED	Floor Area	106 m²	1137 ft²	Unit
005	502	Elevator	Building Common Area	9 m²	99 ft²	Unit
005	503	Vest	Building Common Area	37 m²	393 ft²	Unit
005	504	Stair	Building Common Area	15 m²	166 ft²	Unit
005	505	Mechanical	Building Common Area	24 m²	262 ft²	Unit

Unit Schedule - Totals			
Name	Count	Unit	Area Type
1 BED	6	Unit	Floor Area
1 BED + D	3	Unit	Floor Area
2 BED	3	Unit	Floor Area
BACH	24	Unit	Floor Area
Grand total		36	

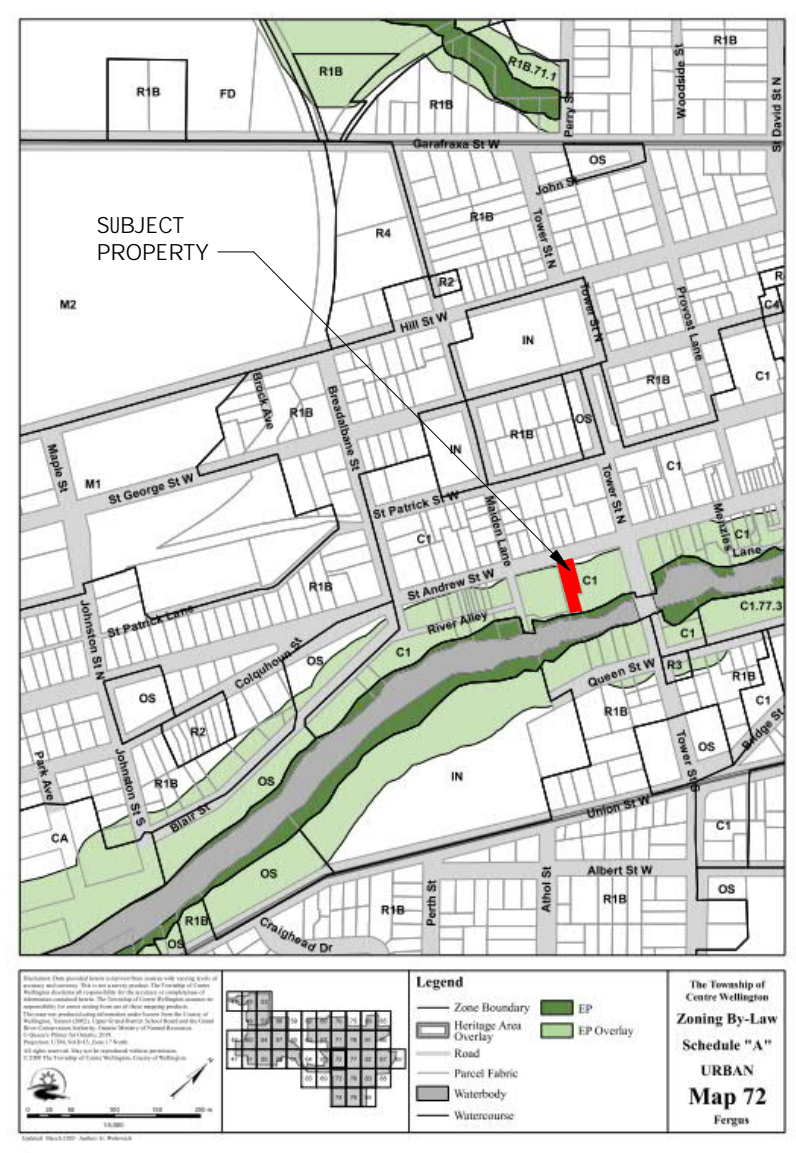


3 001
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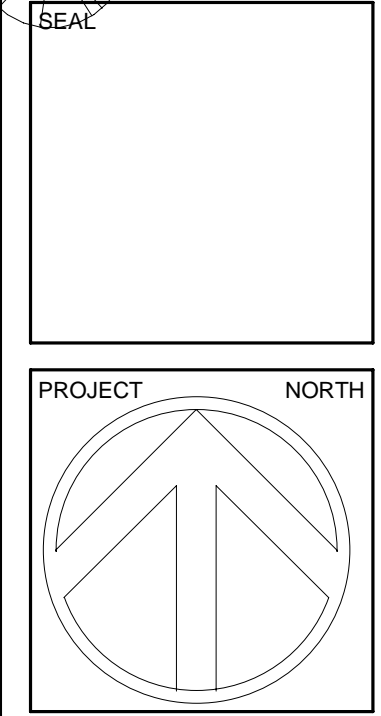
7 002 & 003
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5 004
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6 005
A1.0 1: 250



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
 ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE THE PROPERTY OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.
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STATUS	DATE	BY
Site Plan	2022 09 09	JEF
PROJECT TITLE		
PROJECT CHECKER		
DRAWN		
SCALE	As indicated	
DATE DWN	2020 10 01	
ISSUED	2022 09 09	

2 Issued for Site Plan Application 2021 07 07
 1 Issued for Pre-Consultation 2021 06 07
 REVISIONS DATE