

DRAFT

**Heritage Impact Assessment
for
1385 Bleams Road**

*Lot 5, Registrar's Compiled Plan 1469, Hiestand Tract
in the City of Kitchener, ON*

CHC Limited

87 Liverpool Street, Guelph, ON N1H 2L2

oscott87@rogers.com

January 9, 2023



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cover: Williamsburg, from the 1881 Atlas of Waterloo County
all photographs by Owen R. Scott August 29, 2022 unless otherwise attributed

1.0 BACKGROUND - HERITAGE IMPACT ASSESSMENT (HIA)

A Cultural Heritage Impact Assessment (HIA) for 1385 Bleams Road is required to facilitate a severance and site development of the severed portion of the lot. The property is designated under the *Ontario Heritage Act* under City of Kitchener By-law 87-309. The property is located on the former Hiestand Tract on Bleams Road just west of Fischer-Hallman Road in the former hamlet of Williamsburg (Figure 1).

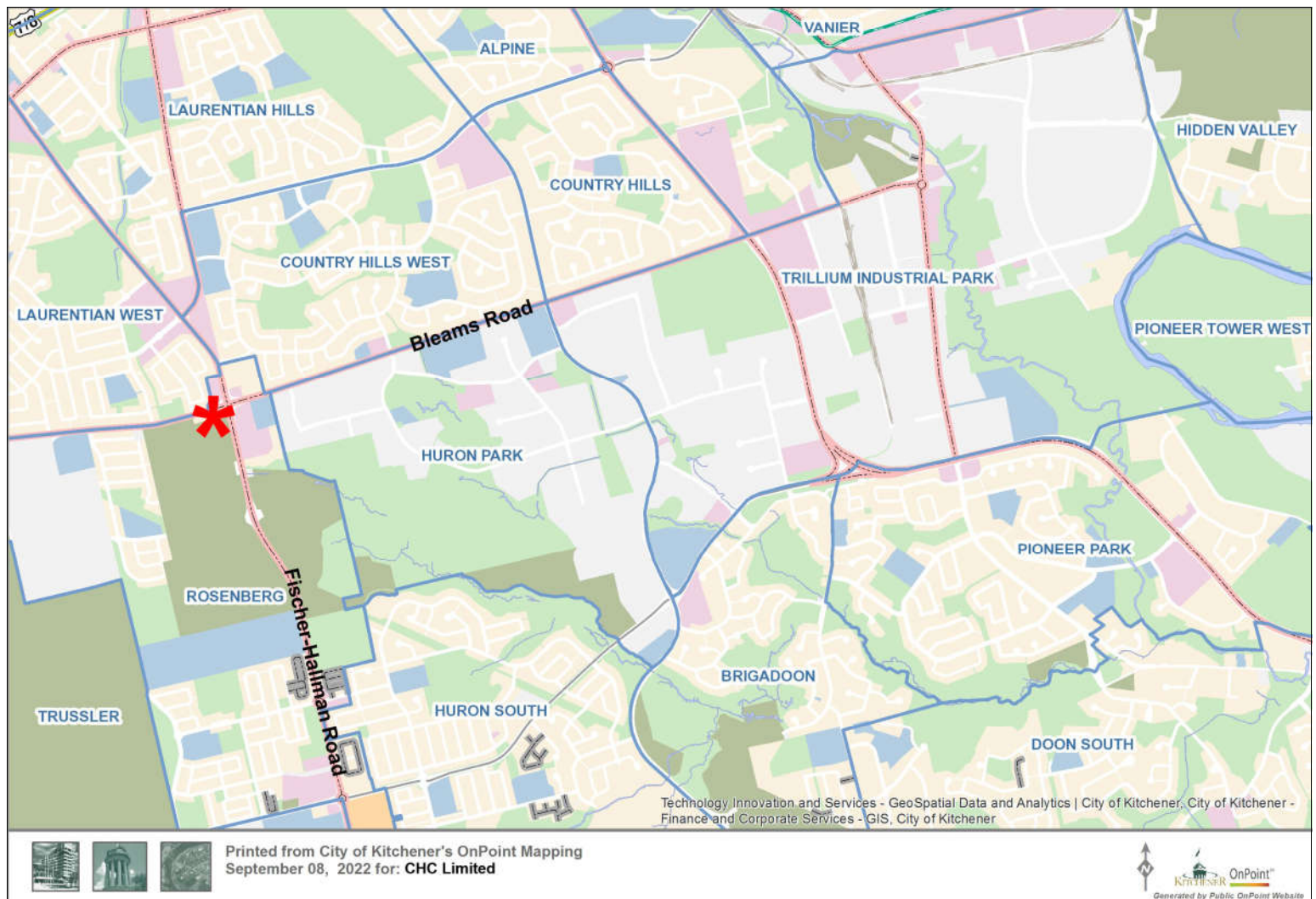


Figure 1

location map - City of Kitchener OnPoint Mapping

1.1 Proponent Contact Information

Polocorp Inc.
379 Queen Street South
Kitchener, ON
N2G 1W6
519 745-3249
Planning Consultant for the owner

2.0 CULTURAL HERITAGE EVALUATION

2.1 Site history

Figure 2 is an aerial photograph of the property and Figure 3 is an aerial photograph showing the property in its immediate environs.



Figure 2

the subject property - GRCA mapping

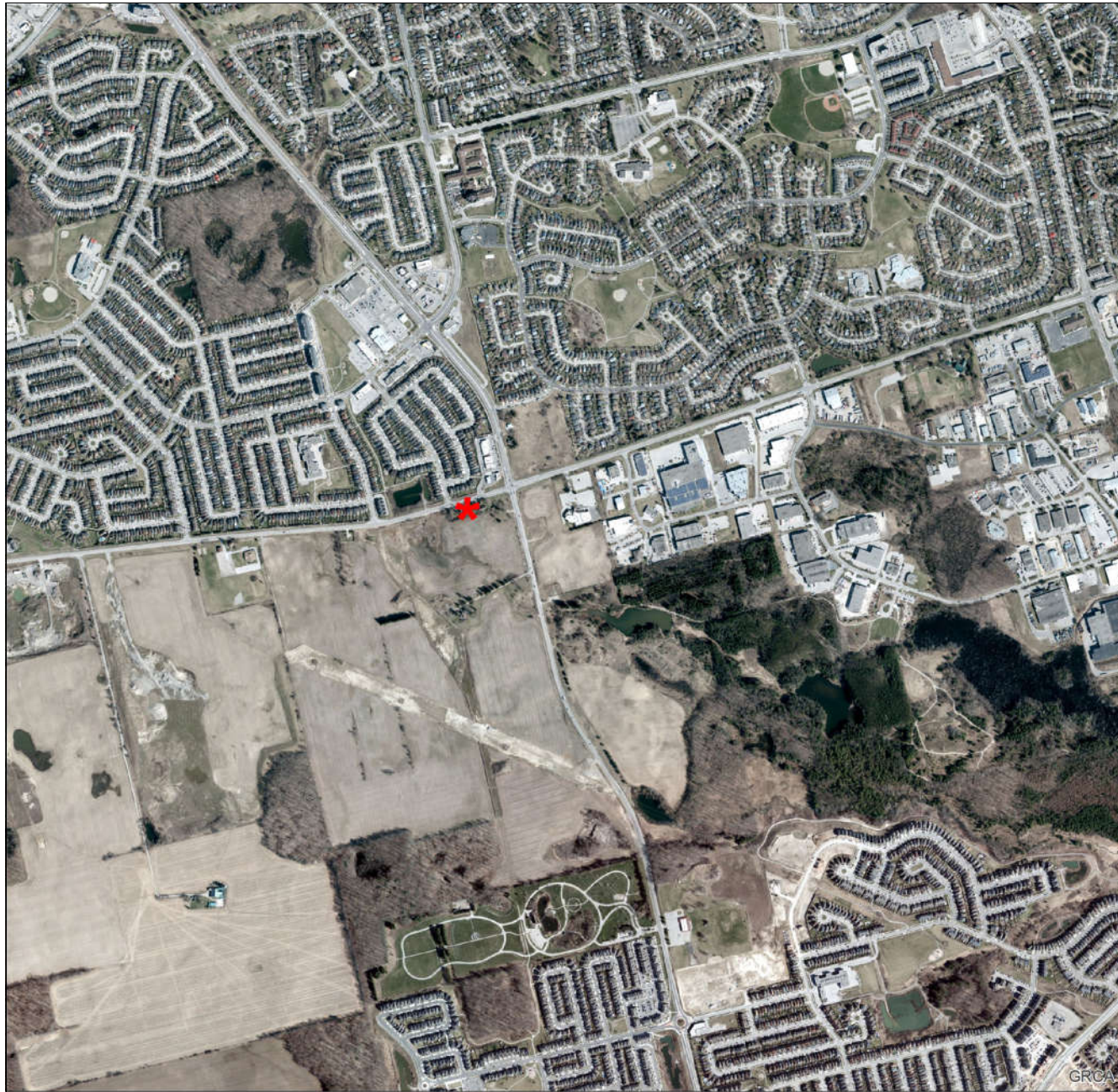


Figure 3

context airphoto - GRCA mapping

BLOCK NUMBER TWO
(WATERLOO TOWNSHIP)
1 SEPT 1805

Showing names of owners
of farms, including
original owners of the
German Company Tract
as of 1 September 1805.

Scale - 50 Chains = 1 Inch

Portions believed
to be settled on Sept 1805
are shown in red

Compiled
and
Drawn
by
I.C. Bricker, Elora Ont
from official surveys
and records.

Block 2, 1 September 1805 - *I. C. Bricker, Elora, Ont.*

The 306 acre parcel of land within which the subject property is located was sold by Beasley to David Hiestand in 1809 and is known as Hiestand's Tract, the south half of which is now bordered on the north by Bleams Road and on the east by Fischer-Hallman Road (Figure 5 - also see Figure 6).

The schoolhouse was built in 1864, with a brick addition constructed in 1874 to allow for more students, and from 1875 to 1890, the building was also used for church services. In 1922 a basement and a cloakroom were built to accommodate growing community meetings. In February 1966 the Williamsburg School was closed and the building was converted into a private residence when it was sold to Colleen Elizabeth Baldwin and David John Walter Rumpel (Figure 10). In 1980, Rumpel sold the residence to Derrick and Lisbeth Haddad who added a stone faced addition in 1987. Lisbeth Haddad transferred the property to the current owner in 2021.

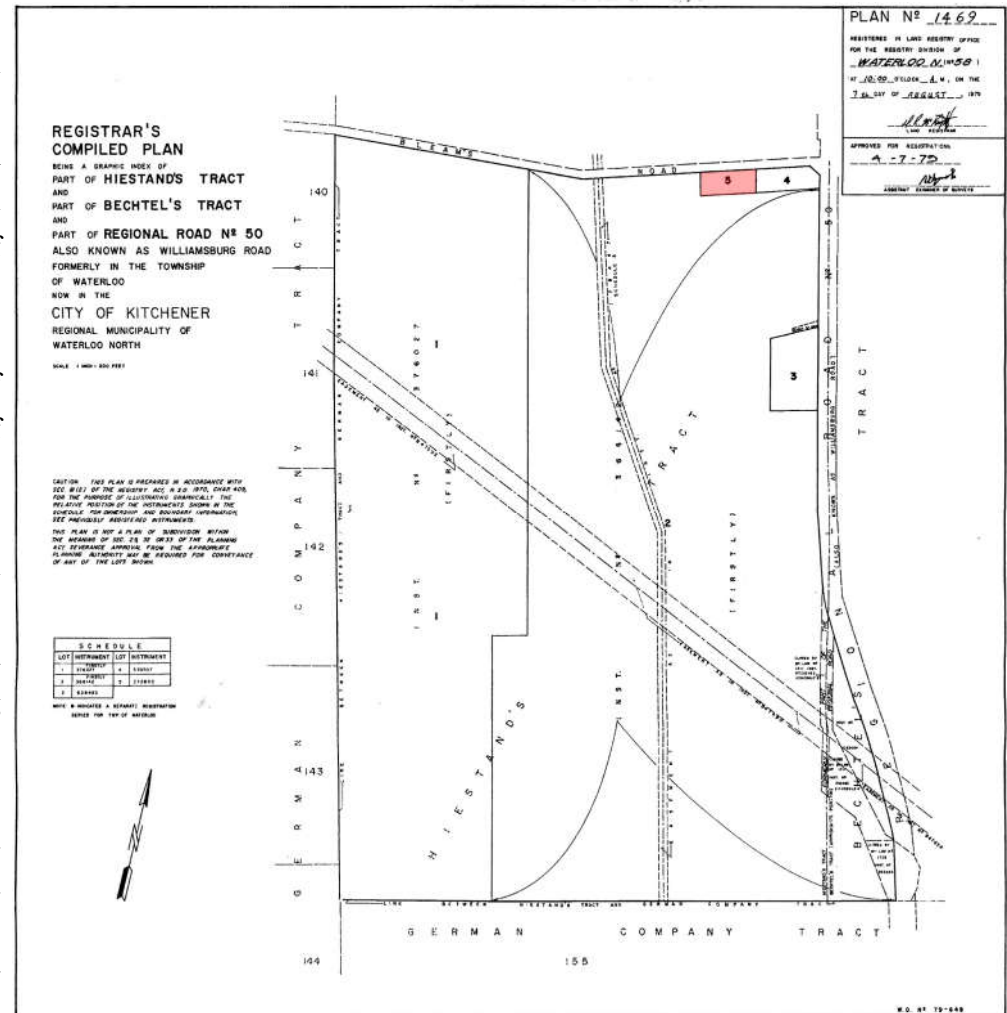


Figure 5 subject property in red Compiled Plan of Hiestand's Tract, 1979



Figure 6

schoolhouse property at red asterisk

from the 1881 Atlas of Waterloo County



Figure 7 subject property in red - 1946 air photo of Williamsburg and environs, *University of Waterloo Geospatial Centre*



Figure 8

subject property in red - 1955 air photo of Williamsburg and environs, *University of Waterloo Geospatial Centre*

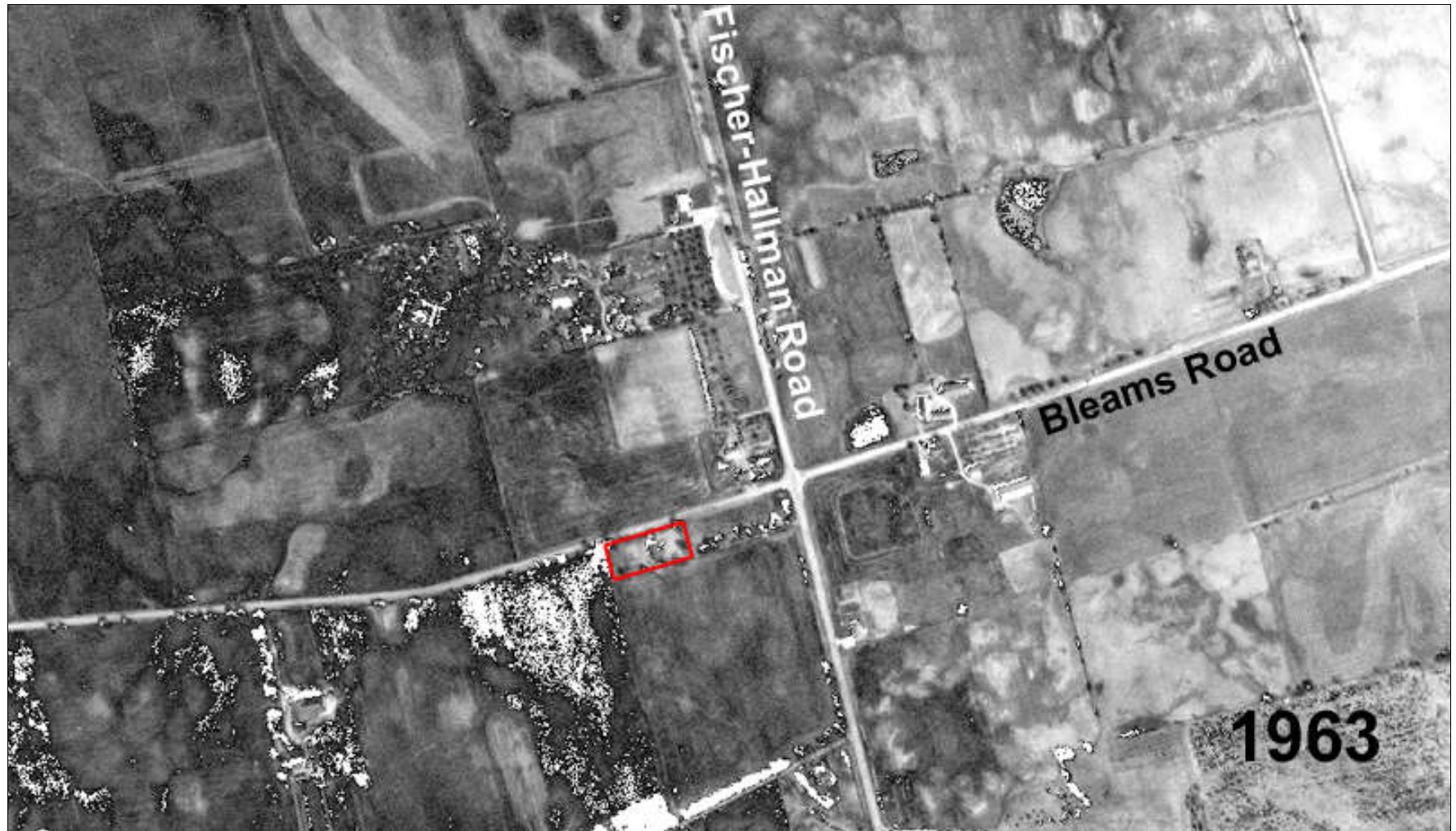


Figure 9 subject property in red - 1963 air photo of Williamsburg and environs, *University of Waterloo Geospatial Centre*

The hamlet of Williamsburg and its environs was virtually unchanged as can be seen in the aerial photographs from 1946 through 1963 (Figures 7 - 9).



Figure 10 subject property in red - 2000 air photo of Williamsburg and environs, *GRCA mapping*

By the year 2000 (Figure 10), the environs of the subject property had dramatically changed and the only recognizable feature by 2020 (Figure 11) and today is the subject property.

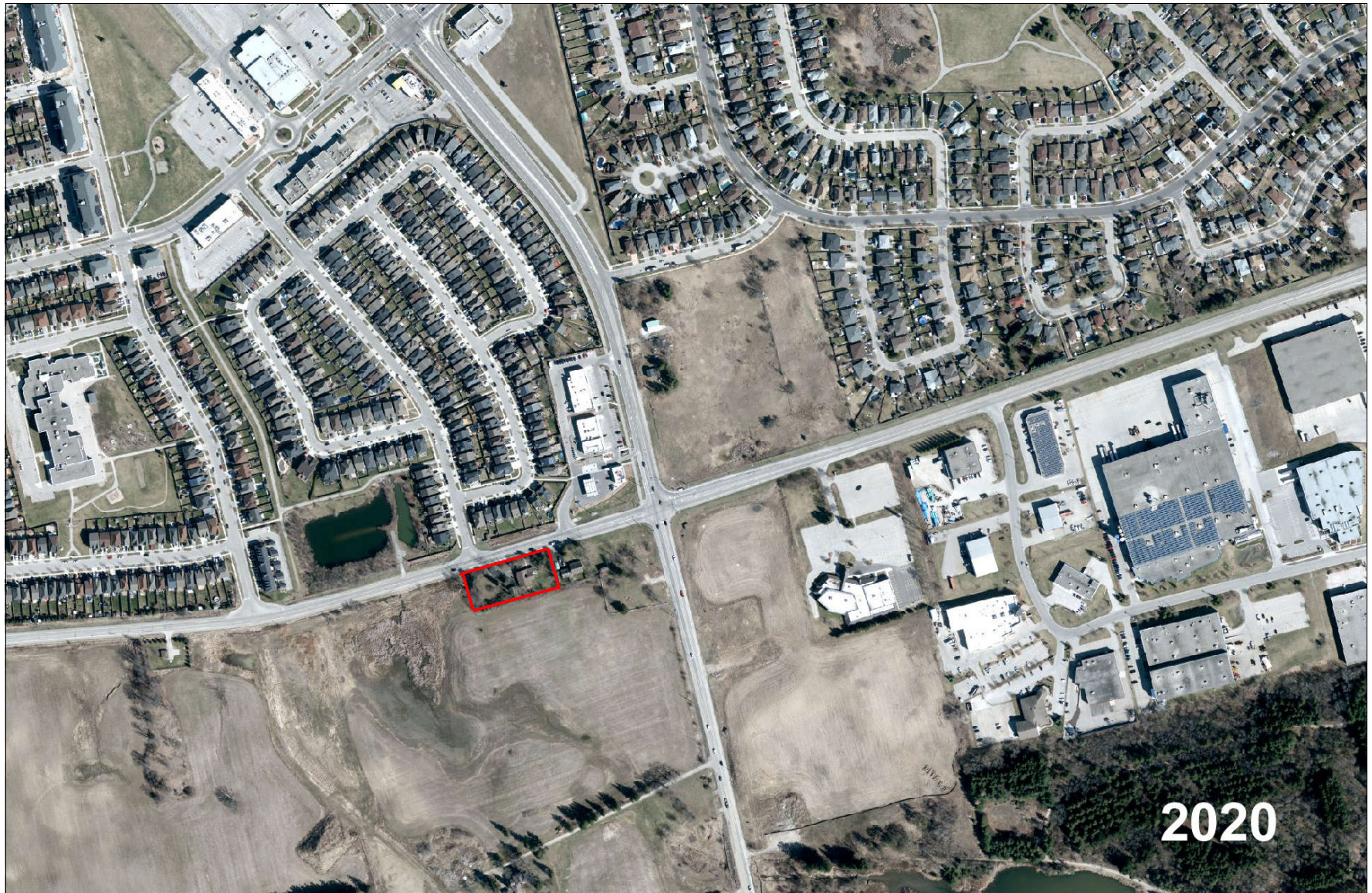


Figure 11

subject property in red - 2020 air photo of Williamsburg and environs, *GRCA mapping*

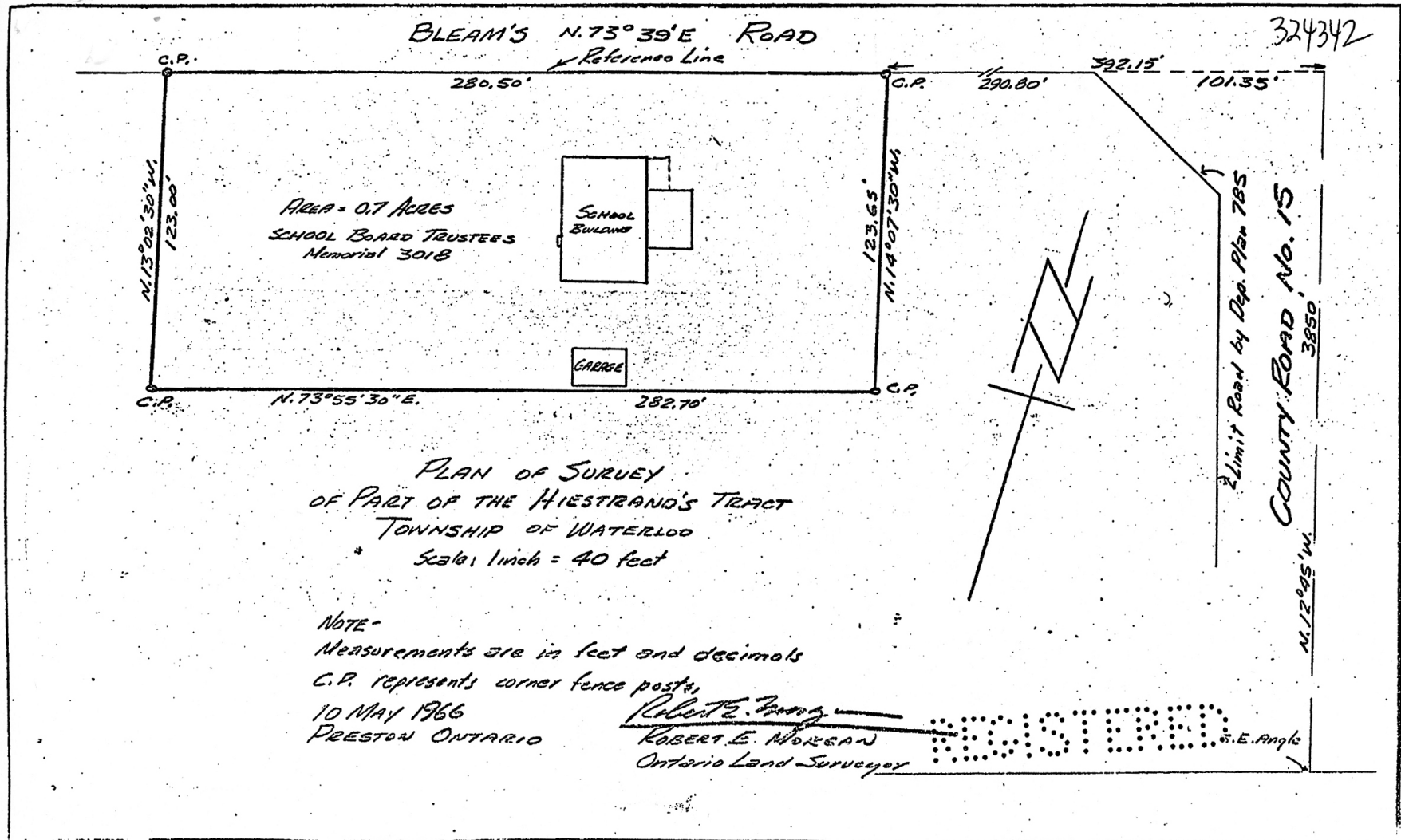


Figure 12

survey for transfer of ownership from the School Board - 10 May 1966

2.2 Description of the buildings, structures and landscape features

There are three buildings on the subject property. Two are listed as heritage structures and are noted in the Designation By-law. As well, a post and rail fence along Bleams Road (Figures 31, 32, 33, & 36), is also listed in the By-law.

The schoolhouse was built in three phases as has been noted (Figure 13). The first phase, constructed in 1864, is a gable roofed, granite fieldstone (rubble stone) rectangular structure (Figures 15, 18 & 19). In 1874, a gable-roofed brick addition, now painted white) was built on the east side of the original building (Figures 17 & 19). Where the roof ridges of the two met, a belfry and school bell were re-installed from the original stone portion (Figure 19). The bell is no longer in the belfry. In 1922 a basement and a cloakroom were built to accommodate community groups and in 1987 a stone faced, wood framed addition at the front of the building connected the original schoolhouse and the 1874 addition, providing a new entrance to the residence (Figures 16 & 17).

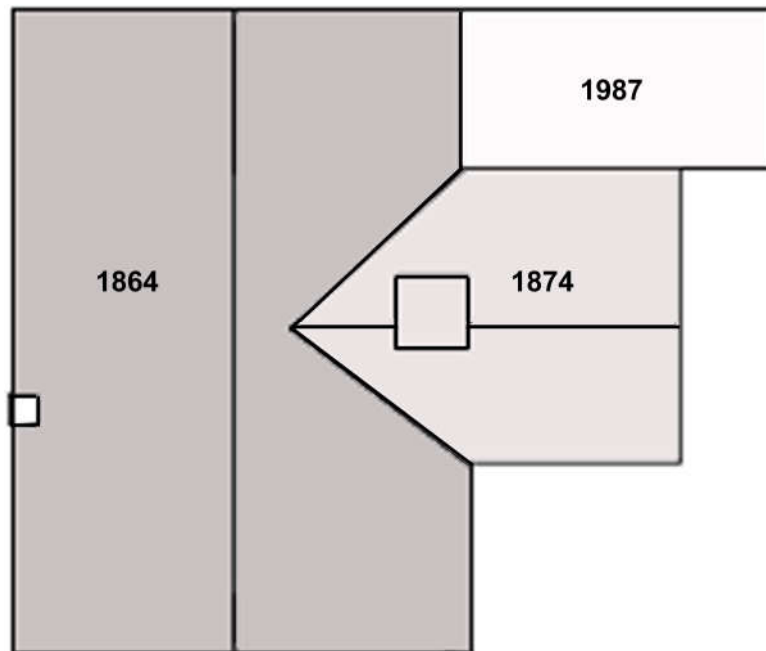


Figure 13

3 phases of construction



Figure 14

view from Bleams Road, east driveway



Figure 15 front (north) facade of 1864 stone former schoolhouse



Figure 16 front (north) facade of 1987 stone addition



Figure 17 east elevation, 1864, 1874 & 1987 portions of residence



Figure 18 west elevation of 1864 former schoolhouse



Figure 19 rear facade of 1864 & 1874 sections of residence & belfry



Figure 20 9/6 window, 1864 section



Figure 21 9/6 window, 1874 section



Figure 22 rear door & transom

Windows in both the 1864 original stone section and the 1874 brick addition are 9/6 double hung sash, both fitted with later aluminum storms and decorative non-functional shutters. Lintels are stone and brick respectively and sills are wood (Figures 20 & 21). A 6 pane transom graces the top of the rear door on the original stone section. The rear door is a modern replacement (Figure 22). A brick chimney constructed of two different types of brick is located on the west wall of the 1864 stone section (Figure 23).

The front door is located in the 1987 stone faced addition (Figure 24). A Heritage Landmark plaque is mounted on the stone wall of the 1864 schoolhouse (Figure 25). Two unusual for the era horizontal windows are found in south wall of the 1874 addition (Figure 26). These appear to be original openings.



Figure 23 chimney on west wall



Figure 24 front door in 1987 addition



Figure 25 Heritage Landmark plaque



Figure 26 window in 1874 addition

Outbuildings

Two outbuildings are located on the property, a modern two-bay garage (Figure 27) and a shed that is identified as a cultural heritage attribute in the designation by-law (Figures 28 - 30). The board and batten clad shed, of indeterminate age, is likely of similar vintage as that of the schoolhouse. It sports a gable roof and a gothic window in the east facade. A “barn door” is located in the north corner of the east gable end and a large, almost eave to ground window is found in the east corner of the north facade. A later plywood door is found on the west gable end (Figure 30). The shed is in relatively poor condition with rotting fascia and siding at the ground level, and peeling paint.

Figure 27
modern garage



Figure 28 shed in rear yard, looking southwest



Figure 29 east facade of shed



Figure 30 north and west facades of shed

The Landscape

Street trees and shrubs on Bleams Road make it difficult to see the building from the public realm except from an oblique angle (Figures 31 & 32).



Figure 31 from Bleams Road looking southwest



Figure 32 from Bleams Road looking southeast

Mature Sugar Maples are located on the subject property along Bleams Road as can be seen in the survey (Figure 33).



Figure 33

survey - after MTE, May 2022

The post and rail fence, noted in the designation by-law, is a heritage attribute and mostly follows the property line along Bleams Road with openings for the two driveways. A portion of it on the western end is on the municipal right-of-way (Figure 34).

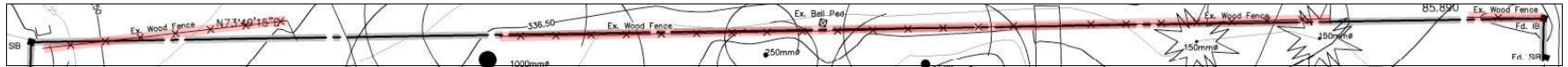


Figure 34

post & rail fence (highlighted in red) location - from MTE survey May 2022

The fence is comprised of round cedar posts with a crudely turned ball top and two horizontal pipe rails between the posts. Modern flanges have been added to some to affix the rails to the posts (Figure 35).



Figure 35

post & rail fence

The fence is in poor condition, with leaning posts, some missing tops and missing rails (Figure 36).



Figure 36

post & rail fence

The west end of the property, which is the area to be developed, is currently in lawn with trees and shrubs along the south property line (Figure 37).



Figure 37
west end of property

Figure 38
view from west



2.3 Environs

The property was originally at the centre of the hamlet of Williamsburg. It is the only structure remaining from the 19th century. The immediate environs was, until recently, farmland. Development in the form of housing and service commercial has dramatically altered the landscape surrounding the property and continues to do so (Figures 39 - 41).



Figure 39 north of subject property looking northwest

Figure 42 illustrates the zoning in the immediate environs of the subject property. The lands to the south and west, bordering the property, are open space.



Figure 40 north of subject property looking northeast



Figure 41 west of subject property looking southwest

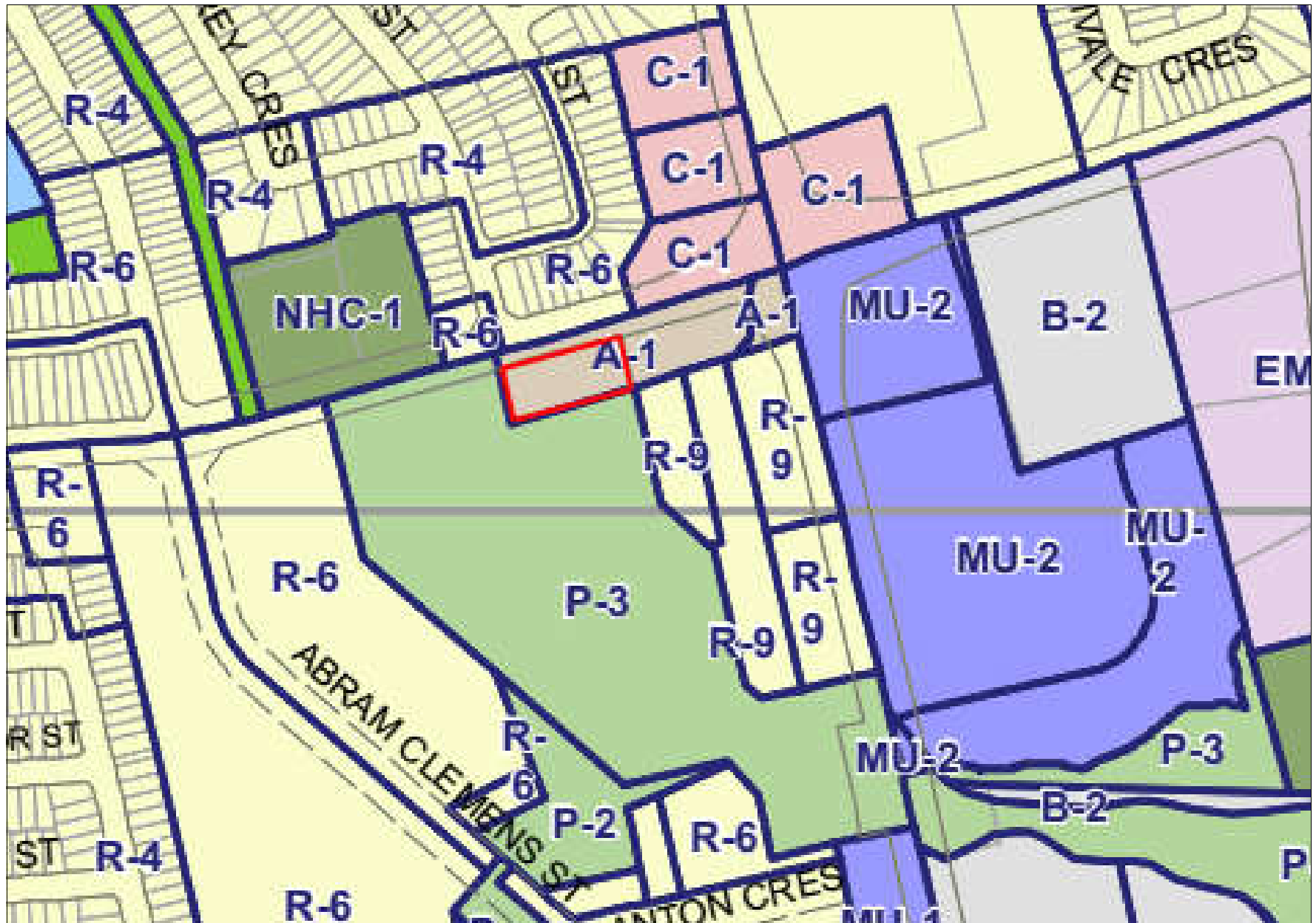


Figure 42

subject property in red - zoning map, from *City of Kitchener Street Index with General Zoning*

2.4 Significance

Section 2 of the *Planning Act* indicates that City Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement (PPS 2020)*. Policy 2.6.1 of the *PPS* requires that “**significant built heritage resources and significant cultural heritage landscapes shall be conserved.**”¹

The *PPS* defines built heritage resource as “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 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.”²

With relation to the subject property, *significant* means “**resources that have been determined to have cultural heritage value or interest.**”³

Related to the subject property, *conserved* means “the **identification, protection, management and use of built heritage resources**, cultural heritage landscapes and archaeological resources **in a manner that ensures their cultural heritage value or interest is retained**. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”⁴

¹ *Provincial Policy Statement (PPS, 2020)*, p. 31

² *Ibid*, p 41

³ *Ibid*, p 51

⁴ *Ibid*, p 41 & 42

For a property to be considered of cultural heritage value or interest, as of January 1, 2023, it must meet two or more of the following criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

The property is a built heritage resources. It is listed on the City of Kitchener *Municipal Heritage Register* and designated under Part IV of the *Ontario Heritage Act*, City of Kitchener By-law Number 87-309.

design value or physical value - The property is a representative example of a style, type, expression, and material, being of rubble stone construction with simple features such as a bell tower, reflecting the building's original purpose as a rural school house and meeting place. . It has *design value or physical value*.

historical value or associative value - In 1863, Abraham and Veronica Clements sold three quarters of an acre of their farm to the Trustees of School Section Number Seven (S.S. #7) and the building remained with the school board for 103 years. It has *historical value or associative value*.

contextual value - The original stone schoolhouse and its 1874 brick addition is perhaps the only remaining building associated with the former hamlet of Williamsburg. It has *contextual value* .

To summarize:

has design value or physical value because it,	meet?
1. is a rare, unique, <u>representative</u> or early examples of a style, type, expression, material or construction method,	yes
2. displays a high degree of craftsmanship or artistic merit, or	no
3. demonstrates a high degree of technical or scientific achievement.	no
has historical value or associative value because it,	
4. has direct associations with a theme, event, belief, person, activity, organization or <u>institution</u> that is significant to a community,	yes
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	yes
6. demonstrates or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	no
has contextual value because it,	
7. is important in defining, maintaining or supporting the character of an area,	yes
8. is physically, functionally, visually or historically linked to its surroundings, or	yes
9. is a landmark.	yes

1385 Bleams Road meets all three *Ontario Heritage Act Regulation 9/06* criteria for significance and is worthy of designation under Part IV of the *Act*.

While all of the heritage attributes of the property are not listed in the designation bylaw, the observed attributes are:

- 1864 stone schoolhouse and 1874 brick addition:
 - rubble stone facades of the 1864 schoolhouse,
 - gable roofs of the 1864 stone schoolhouse and 1874 brick addition,
 - 9/6 double hung sash windows of the 1864 stone schoolhouse and 1874 brick addition,
 - 6-pane transom over back door of the stone schoolhouse,
 - belfry.

- board and batten wood shed in rear yard:
 - board and batten siding,
 - gothic window in upper east facade,
 - gable roof.
- post and rail fence

3.0 HERITAGE IMPACT ASSESSMENT

3.1 Proposed development and impacts

The heritage resources on the subject property are located on the eastern half of the property. The western half is open lawn and was the original playground for the school. That half is proposed to be redeveloped with eight, three-storey townhomes, as shown on the concept plan and elevation (Figures 43 & 44).

The townhomes are located towards the rear of the lot so as to not impede public views of the heritage resource, with an entrance drive in the location of the current western entry drive. Because of the rearward setback, about 65% of the west elevation of the former schoolhouse is totally exposed to open space and in complete public view from the street. The part of the schoolhouse that will be flanked by the townhouses is from the chimney to the rear wall (see Figure 23). There are no consistent setbacks from Bleams Road on the south side near the subject property, as open space fronts Bleams Road to the west, and there is one lot to the east before Fischer-Hallman Road that currently contains a residence, setback at approximately the same distance as that proposed for the townhomes. That property is slated for redevelopment in the future.

The lands to the south of the property are zoned open space, leaving the proposed development and the heritage resources bounded on two sides by open space (Figure 42).

Existing trees are mostly preserved as they are mainly on the periphery of the property and unaffected by the proposed development (Figure 45).

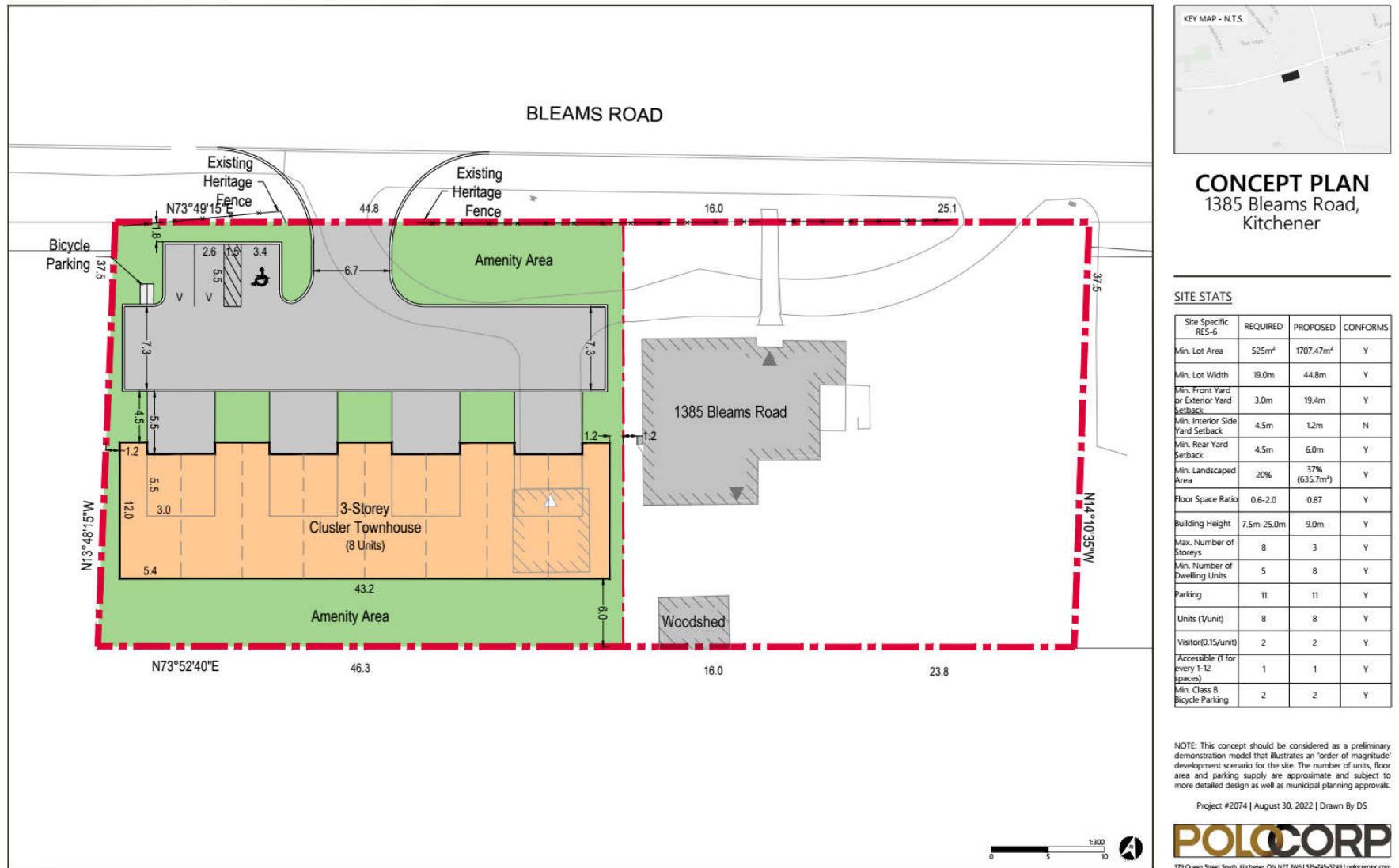


Figure 43

Concept Plan - August 30, 2022, Polocorp



Figure 44

townhomes (Bleams Road) front elevation

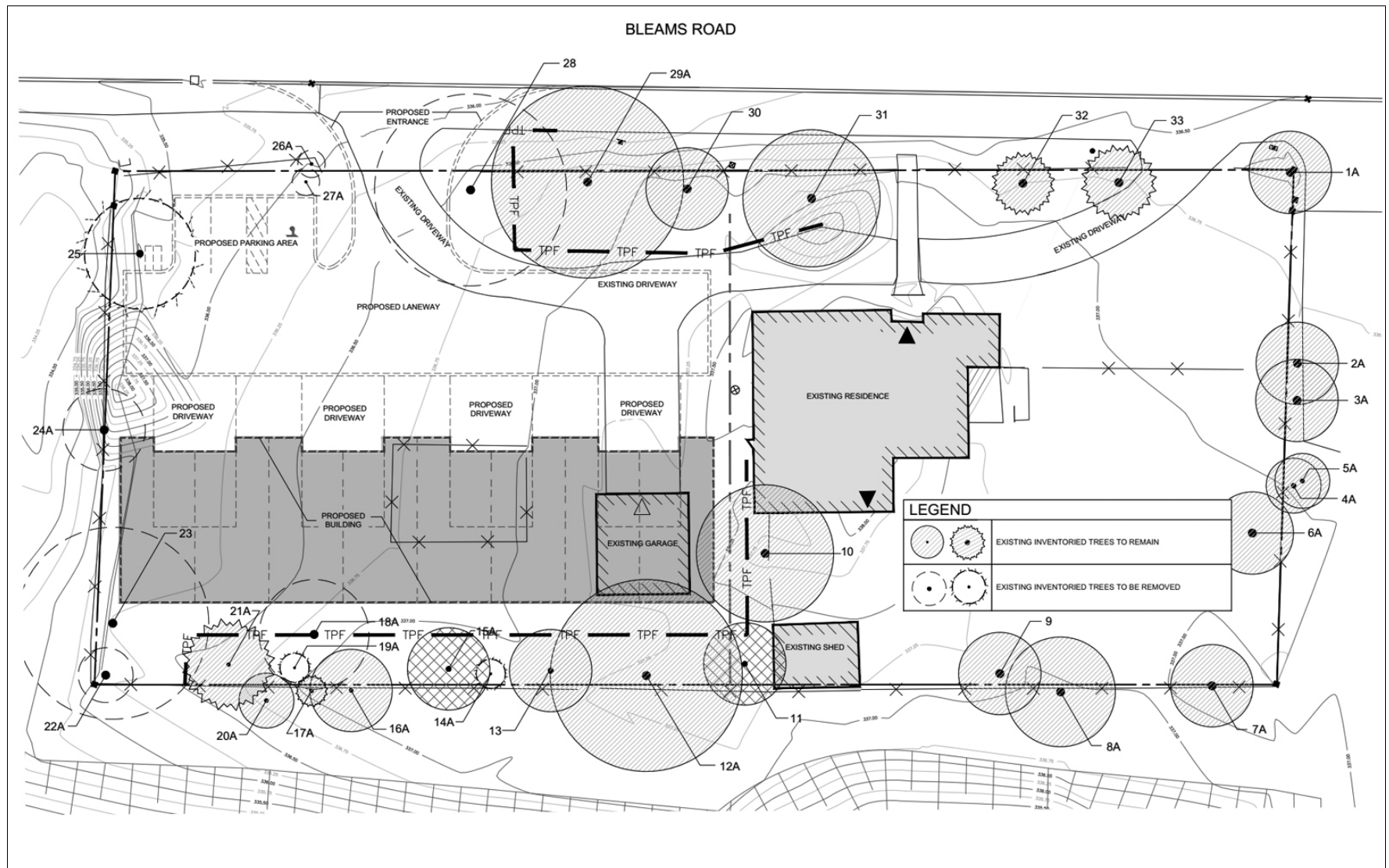


Figure 45

from: Tree Management Plan - Hill Design Studio, September 15, 2022

The following assessment of potential impact the proposed redevelopment or site alteration may have on the cultural heritage resource is based on the possible negative impacts as stated in the *Ontario Heritage Tool Kit*.⁵

<i>Potential Negative Impact</i>	<i>Assessment</i>
Destruction of any, or part of any, significant heritage attributes or features	No significant heritage attribute, nor any part thereof is to be destroyed.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No alterations to the buildings are proposed. The development is proposed on lands that are currently vacant of buildings except for a post 1966 garage.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows created do not alter the appearance of any heritage attributes, nor change the viability of any plantings.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	Heritage attributes are not isolated from their environment by this proposal.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	About 65% of the west elevation of the former schoolhouse is totally exposed to open space and in complete public view from the street
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	There is no change in land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There is no land disturbance to the area of the property that contains the heritage resources. Drainage patterns are not altered. The lands to be developed are at a slightly lower elevation than those of the heritage resources.

⁵ PPS, 2005, Info Sheet No. 5 Cultural Heritage and Archaeology Policies 2.6, p. 3. (*Heritage Tool Kit*)

3.2 Options and Mitigating Measures

Comments provided in the Pre-submission Consultation⁶ regarding the form of development included:

1. Building height should generally be a minimum of three stories per the Medium Density 1 designation policies, although the HIA will be key in that regard.
3. The proposed density may be too low. Whereas the proposed density is 3-4.5 uph, the density contemplated in the secondary plan is 26-100 uph. While the density range is not necessarily required to be achieved on every site, the proposal should explore opportunities for additional density while responding appropriately to the heritage resource on site.

The proposal provides the minimum three stories and proposes a lower density than that contemplated in the secondary plan to accommodate the heritage resource.

With that in mind, options for the development of the west side of the property included the positioning of the townhomes to both protect views of the heritage resource and provide convenient access, parking and open space for the units. The option of bringing the townhomes forward would require either multiple driveways off Bleams Road or parking at the rear. Public views of the schoolhouse would be compromised by this option and multiple access points to Bleams Road would be problematic and unsafe. Parking at the rear would require fewer units, compromise private open space, and block views from the homes to the proposed parkland adjacent. Fewer townhomes could move the development further away from the schoolhouse to deal with the restricted public views; however the other issues would remain. Because the proposed solution does little to impair public views, provides a single and historic access point from Bleams Road, and provides private open space with unimpeded views of the proposed adjacent parkland, it was deemed to be the best solution.

The architecture of the proposed townhouses is contemporary and in keeping with that of the neighbouring residential architecture. It does not overwhelm the adjacent heritage resource, mainly as a result of its location on the lot, being set back two thirds of the way from the front wall of the schoolhouse (Figures 43 and 44).

Mitigating measures to ensure conservation of the heritage attributes of the heritage resource is to securely fence the area of new construction to prohibit the placement of construction materials and equipment within the heritage resource block.

⁶ Record of Consultation, Development Services - Planning, Pre-Submission Consultation Meeting: February 10, 2022

3.3 Heritage Conservation Principles

None of the 14 standards (conservation principles) of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada) is applicable to this project as the heritage resource is not being altered in any way by the development proposal. It will remain as is on a severed parcel.

Similarly none of the *Eight Guiding Principles in the Conservation of Built Heritage Properties* (Ontario Ministry of Heritage, Sport, Tourism and Culture Industries) is applicable.

3.4 Summary Statement and Conservation Recommendations

The property at 1385 Bleams Road meets all three *Ontario Heritage Act Regulation 9/06* criteria for significance and is worthy of designation under Part IV of the *Act*. It is protected by heritage designation by-law 87-309 which lacks the statement of cultural heritage value or interest prescribed by the *Act* since 2005 for new designations, although it remains valid. If the City finds merit in updating By-law 87-309 through the amending provisions of the *Act*, it could recognize the heritage attributes observed in this report. Those heritage attributes are:

- for the 1864 stone schoolhouse and 1874 brick addition
 - rubble stone facades of the 1864 schoolhouse,
 - gable roofs of the 1864 stone schoolhouse and 1874 brick addition,
 - 9/6 double hung sash windows of the 1864 stone schoolhouse and 1874 brick addition,
 - 6-pane transom over back door of the stone schoolhouse,
 - belfry.
- for the board and batten wood shed in rear yard
 - board and batten siding,
 - gothic window in upper east facade,
 - gable roof.
- post and rail fence.

The 1987 stone clad addition should be clearly noted as not part of the designation.

There are no expected potential impacts on the property from the development proposal. To facilitate minimum impact on the heritage resources during

construction, a 'Heritage Protection Plan' should be prepared which would consist of protective fencing for the schoolhouse and post and rail fence adjacent to the development site.

4.0 MANDATORY RECOMMENDATION

The City's HIA terms of reference require the following questions to be answered.

Does the property meet the criteria for listing on the Municipal Heritage Register as a Non Designated Property of Cultural Heritage Value or Interest?

Yes, the property meets the criteria for listing on the Municipal Heritage Register and it is listed.

Does the property meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act? Why or why not?

Yes, the property meets the criteria for designation under *Ontario Regulation 9/06 of the Ontario Heritage Act* and it is designated under bylaw 87-309.

If the subject property does not meet the criteria for heritage listing or designation then it must be clearly stated as to why they do not.

Not applicable.

Regardless of the failure to meet criteria for heritage listing or designation, does the property warrant conservation as per the definition in the Provincial Policy Statement? Why or why not?

Not applicable.

This DRAFT heritage impact assessment is respectfully submitted by:

CHC Limited



Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

A PLACE TO GROW, Growth Plan for the Greater Golden Horseshoe, Office Consolidation, August 2020, Province of Ontario

Biography – Rousseaux St John, John Baptist – Volume V (1801-1820) – *Dictionary of Canadian Biography*

Bricker, I. C., Phm. B., The History of Waterloo Township up to 1825, Elora, ON, in *Twenty-first and Twenty-second Annual Reports of the Waterloo Historical Society, 1933 & 1934*

Canada's Historic Places, Williamsburg School, [HistoricPlaces.ca](https://www.historicplaces.ca)

City of Kitchener *By-law Number 87-309*

City of Kitchener Development Services Department – Planning Division, Record of Consultation, Pre-Submission Consultation Meeting: February 10, 2022

City of Kitchener *Cultural Heritage Evaluation Form*, July 1980 (partial)

City of Kitchener, Development Services Department - Planning Division, *Heritage Impact Assessment - Terms of Reference*

City of Kitchener, minutes of Local Architectural Advisory Committee, September 28, 1987

Digital Historical Air Photos of KW and Surrounding Area, University of Waterloo <http://www.lib.uwaterloo.ca/locations/umhd/project/>

Eby, Ezra E., *A Biographical History of Waterloo Township and other Townships of the County, Being a History of the Early Settlers and Their Descendants mostly all of Pennsylvania Dutch Origin, as also much other Unpublished Historical Information Chiefly of a Local Character*, Berlin, Ontario 1895

Enhoeffer Farm House Williamsburg School House Heritage Impact Assessment, Williamsburg South Community, Fischer Hallman Road and Bleams Road, Kitchener Ontario for RBJ Schlegel Holdings Limited, Carson Woods Architects Limited, Revised November 2013

Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005, Ontario Heritage Toolkit, Queen's Printer for Ontario, 2006

letter to Ontario Heritage Foundation re: Notice of Intention to Designate 1385 Bleams Road, Kitchener, former Williamsburg School, December 1, 1987

Ontario Ministry of Municipal Affairs and Housing, *Provincial Policy Statement under the Planning Act, 2020*

Ontario Heritage Act, Ontario Regulation 9/06 'Criteria for Determining Cultural Heritage Value or Interest' January 25, 2006

Parks Canada, *Standard & Guidelines for the Conservation of Historic Places in Canada*, www.pc.gc.ca 2003

H. Parsell & Co and Walker & Miles, Compiler, *Illustrated Historical Atlas of Waterloo & Wellington Counties Ontario 1881 & 1877*, Richardson, Bond & Wright Ltd., Owen Sound, ON, 1972

City of Kitchener

PRE-SUBMISSION CONSULTATION COMMENT FORM

Project Address: 1385 Bleams Road

Date of Meeting: 10 February, 2022

Application Type: Zoning By-law Amendment

Comments Of: Heritage Planning

Commenter's Name: Deeksha Choudhry

Email: deeksha.choudhry@kitchener.ca

Phone: 519-741-2200 ext. 7291

Date of Comments: February 28, 2022

☒ I plan to attend the meeting (questions/concerns/comments for discussion)

☐ I do NOT plan to attend the meeting (no concerns)

1. Site Specific Comments & Issues:

Heritage Planning Staff reviewed the following documents which have informed these comments:

- Applicant's Letter
- GRCA Mapping for 1385 Bleams Road
- Pre-submission Application dated December 20, 2021
- Location of Property

The pre-submission consultation application includes a proposed development of 10-15 townhouses intended for rentals. These townhouses would be either be 3-storey live and work units, and set back close to the front of the property line, or 2-storey regular townhouses with a garage setback at the existing designated property (35 ft) or further back.

Heritage Status

The subject property municipally addressed as 1385 Bleams Road – Williamsburg School- is designated under Part IV of the Ontario Heritage Act.

Section 3 of the Planning Act requires that decision of Council be consistent with the Provincial Policy **Statement (PPS)**. Policy 2.6.1 of the PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. The PPS defines significant as resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event or a people, and notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

The City's **Official Plan** contains policies that require development to have regard for and incorporate cultural heritage resources into development. These policies also establish the requirement for the submission of studies, such as Heritage Impact Assessments (HIA) and Conservation Plans (CP), as part of complete planning applications. The City's Official Plan Section 12.C.1.4 acknowledges that not all cultural heritage resources have been identified; a property does not have to be listed or designation to be considered as having cultural heritage value or interest.

A Heritage Impact Assessment (HIA) is required. The purpose of the HIA is twofold. First, the HIA will identify the heritage guidelines, principles and standards that will be used to guide the development of the site. Second, the HIA will be used to evaluate any impacts of the proposed development on cultural heritage resources, including built heritage resources and cultural heritage landscapes, and recommend mitigative measures to avoid or appropriately reduce impacts. These measures should be reflected in the design of the proposed development submitted to the City for consideration.

As per **Info Sheet No. 5** of the Ministry of Heritage, Sport, Tourism and Culture Industries' Heritage Toolkit publication *Heritage Resources in the Land Use Planning Process*, potential negative impacts to cultural heritage resources include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic or is incompatible with the historic fabric, appearance and context;
- Shadows created that alter the appearance of a heritage attribute;
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship; and
- Direct or indirect obstruction of significant views or vistas within, from, or to cultural heritage resources.

Similarly, measures to mitigate potential impacts as referenced in Info Sheet No. 5 of the Ministry's Heritage Toolkit include:

- Alternative development approaches;
- Isolating development and site alteration from significant built heritage resources;
- Design that harmonizes mass, setback, setting, and materials;
- Limiting height and density; and
- Allowing only compatible infill.

The City of Kitchener's standard **HIA terms of reference** is attached to this record of pre-submission consultation. This terms of reference is guided by recognized federal and provincial documents, including: *The Standards and Guidelines for the Conservation of Historic Places in Canada*, and the Ontario Heritage Toolkit *Resources in the Land Use Planning Process*.

In keeping with the Ministry and City guidelines on the preparation of HIAs, the following key components will need to be addressed:

- Historic research, site analysis and evaluation (e.g. integrity of the site, general condition of the building, etc.).
- Identification of the significance of cultural heritage resources on the subject properties (design/physical value, historic/associative value, contextual value), including a listing of heritage attributes and if applicable the identification of significant views and vistas. Recommendations regarding which cultural heritage resources, heritage attributes and other features (such as maintenance of significant views) should be conserved in the context of development, and how such conservation should be approached. Recommendations are to be rationalized and based on established principles, standards and guidelines for heritage conservation.
- Description of the planning applications, proposed interventions, and development.
- Identification and measurement of impacts to cultural heritage resources located on the subject lands. Consideration should be given to potential impacts of any demolitions, alterations, new construction and site development.
- Consideration of alternatives, mitigation and conservation methods (to include preservation and/or integration of built heritage resources, adaptive re-use and other strategies).
- Identification of preferred and recommended conservation, mitigation or avoidance measures, together with appropriate implementation strategies (e.g. special policies, zoning regulations, site plan conditions, etc.).

- Concluding value and summary statements.

In addition, the following comments will need to be addressed:.

- The general Standards and Guidelines recommend the conservation of heritage value. In particular, the standards say “*do not remove, replace or substantially alter its intact or repairable character defining elements.*”
- At minimum, the negative impact in the Toolkit that will need to be evaluated, and then avoided or mitigated is destruction.
- The HIA will need to evaluate alternatives to full demolition.
- Heritage planning staff will work closely with urban design staff to ensure that building elevations and building setbacks meet both heritage and urban design objectives.

In instances where relocation, removal, demolition or alteration to identified cultural heritage resources and attributes are recommended in the HIA, the heritage consultant must provide clear rationale and justification, and identify how the recommendations and conclusions confirm to recognized heritage standards, principles and practices. HIAs that are not completed to the satisfaction of the City may be subject to revision and resubmission, critique by peer review or a similar process to determine if the report meets recognized cultural heritage standards, principles and practices.

In terms of process, a Heritage Impact Assessment that responds to the City’s terms of reference and comments provided in the Record will be required with the submission of a complete Zoning By-law Amendment application.

Where an HIA has identified a cultural heritage resource worthy of retention and conservation, **a Conservation Plan (CP) will be required as part of a complete Site Plan application.** A CP is a document that details how a cultural heritage resource will be conserved. The City has a standard CP terms of reference to guide the preparation of this document.

In keeping with Ministry and City guidelines on the preparation of CPs, at minimum the following key components will need to be addressed:

- analysis of the cultural heritage resource, including documentation, identification of cultural heritage attributes, assessment of resource conditions and deficiencies;
- short-, medium- and long-term conservation measures, interventions and implementation strategies including appropriate conservation principles and practices, methods and materials, and the qualifications of the contractors and trades involved in undertaking such work;
- security and monitoring requirements, including measures to protect the resource/attributes during phases of construction or development; and,
- subject to the phasing of the proposed development, cost estimates for maintenance and mitigation measures to address the conservation of

identified heritage attributes.

The submission and approval of a Conservation Plan may be waived by City staff in instances where a Heritage Impact Assessment recommending full demolition of a cultural heritage resource has been formally considered by the City and has been deemed acceptable (approved by the Director of Planning).

In summary, the City will require the submission of a Heritage Impact Assessment (HIA) and a Conservation Plan (CP) as part of complete planning applications. Heritage Planning staff look forward to working with you in the conservation of Kitchener's cultural heritage resources.

2. Plans, Studies and Reports to submit as part of a complete Zoning By-law Amendment Application:

- Heritage Impact Assessment in accordance with the City's and Region's terms of reference (TBD) and the City's record of pre-submission consultation
- Elevation Drawings
- 3D massing model

* Heritage Planning Staff would appreciate being circulated a copy of the Planning Justification report and/or Urban Design Brief.

3. Anticipated Requirements for full Site Plan Approval

- Approved HIA
- Approved Conservation Plan
- Special conditions of Site Plan Approval (i.e. implement recommendations of approved HIA and CP)

4. Policies, Standards and Resources:

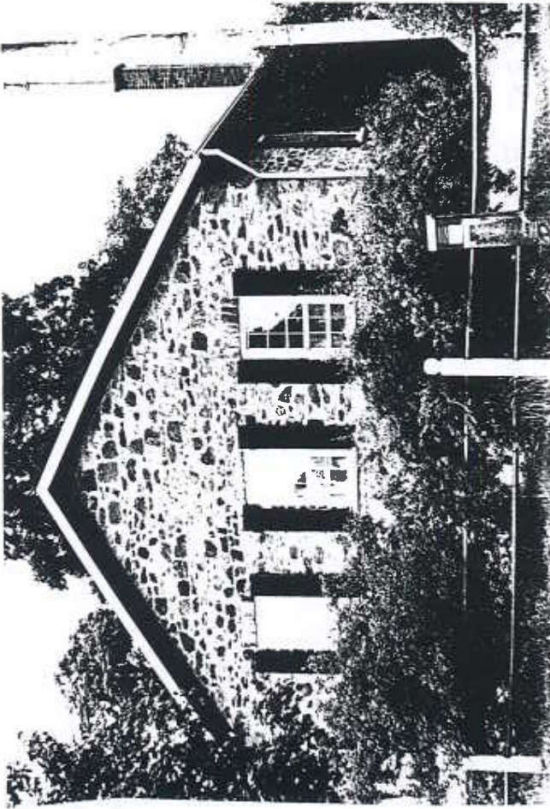
- 1 Statement of Significance of 1385 Bleams Road (attached to this Record)
- 2 City's HIA Terms of Reference (attached to this Record)

5. Anticipated Fees:

N/A

PH3-303

ADDRESS 1385 Bleams Rd. Plan 1469 Lot 5
DATE OF CONSTRUCTION 1864 From Hiestands TCT



PROPERTY DATA

Assessment Role	60-11-84
Zoning	A
Frontage	280.5'
Site Area	0.070 Ac
Original Owner, Occupation	Trustees of School Section No. 7
Significant Later Owners	Derrick Haddad
Owner 1980	None
Threats To Building	

ARCHITECTURAL DESCRIPTION

Architectural Style	Stone School House
Building Technology	Stone
Roof Shape, Details	Gable roof
Bay Width of Facade	3
Integrity	Blended in nicely with newer addition
Character	C
Condition	Good
Stories	1
Area	2013
Bedrooms	3
Bathrooms	1
Heating	FA
Significant Details	

Architectural Importance -Rubble stone school house now being used as a residence

TITLE SEARCH

1863 Mem	3018	Abram D. Clemens & Veronica Clemens	to Trustees of School Section 7
1966 GR	324342	The Public School Bd. of Township of Colleen E. Baldwin	to Colleen E. Baldwin
1968 GR to Uses	7000 372800	Colleen Baldwin	to David J.W. Rumpel
1980 GR	682222	David J.W. Rumpel	to Derrick & Lisbeth Haddad
	Lot Mtge \$67,900		

HISTORICAL INFORMATION

-Abram D. Clemens owned a large farm here
-he sold the 3/4 ac. site for this school house situated right in Williamsburg

130

Appendix 3
Historic photos of the schoolhouse



Williamsburg School 1967



Williamsburg School 1948



Williamsburg School late 1800



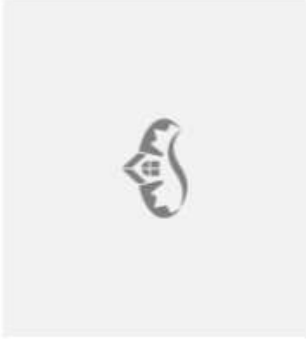


Williamsburg School

Appendix 3
Historic photos of the schoolhouse



from: *Henhoeffer Farm House Williamsburg School House Heritage Impact Assessment*, Carson Woods Architects Limited, November 2013

<div> <div>Canada's Historic Places</div> <div>A Federal, Provincial and Territorial Collaboration</div> </div>	
<p>Williamsburg School 1385, Bleams, City of Kitchener, Ontario, Canada Formally Recognized: 1987/11/23</p>	
 <p>Facade, Williamsburg School, 2008</p>	 <p>Landscape, Williamsburg School, 2008</p>
	
<p>OTHER NAME(S) Williamsburg School S. S. #7 Waterloo Township 1385 Bleams Road</p>	
<p>LINKS AND DOCUMENTS City of Kitchener</p>	
<p>CONSTRUCTION DATE(S) 1864/01/01</p>	
<p>LISTED ON THE CANADIAN REGISTER: 2009/12/31</p>	
<p>STATEMENT OF SIGNIFICANCE</p>	
<p>DESCRIPTION OF HISTORIC PLACE The Williamsburg School is located at 1385 Bleams Road, on the south side of Bleams Road west of Fischer-Hallman Road, in the City of Kitchener. The one storey rubble stone school house was constructed in 1864. The property was designated, by the City of Kitchener in 1987 for its heritage value under Part IV of the Ontario Heritage Act (By-law 87-309).</p>	
<p>HERITAGE VALUE The Williamsburg School is one of the few remaining buildings associated with the former hamlet of Williamsburg. In 1863, Abram and Veronica Clements sold three quarters of an acre of their farm to the Trustees of School Section Number Seven (S.S. #7). In 1864 the one room school house was built.</p>	

The rubble stone construction and simple features such as the bell tower of the Williamsburg School reflect the building's original purpose as a rural school house and meeting place. Community groups such as the Beaver Literary Society and the Farmer's Club met there. In 1874 the interior of the school was expanded to allow for more students, and from 1875 to 1890, the building was also used for church services. In 1922 a basement and a cloakroom were built to accommodate growing community meetings. Finally, in February 1966 the Williamsburg School was closed and the building was converted into a private residence. A stone addition was added in 1987.

Sources: City of Kitchener By-law 87-309; City of Kitchener Recommendation for Designation Report; Cameron Shantz, Property Assessment Report, 1980.

CHARACTER-DEFINING ELEMENTS

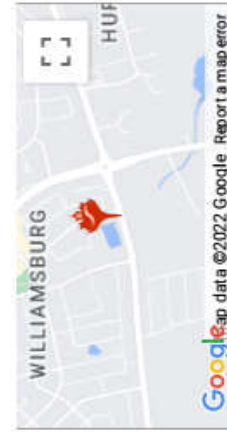
Character defining elements that contribute to the heritage value of the Williamsburg School include its:

- bell tower
- one storey rubble stone construction
- gable roof
- two brick chimneys
- nine over six double hung windows
- porch
- basement
- cloakroom
- board and batten woodshed
- stone addition

► RECOGNITION

► HISTORICAL INFORMATION

► ADDITIONAL INFORMATION



NEARBY PLACES



Joseph Schneider Haus National Historic Site of Canada
466 Queen Street South, Kitchener, Ontario

Located on a major arterial road in the city of Kitchener, Joseph Schneider Haus National Historic...



Waterloo Pioneer Memorial Tower
300 Lookout Lane, Waterloo Regional Municipality, Ontario

Built in 1926, Waterloo Pioneer Memorial Tower commemorates the arrival of the Pennsylvania-German...

MICROFILMED

JUNE 1994 **D**

Document General
Form 4 — Land Registration Reform Act, 1984



924311 NUMBER CERTIFICATE OF REGISTRATION '87 NOV 27 P2:36 WATERLOO NORTH NO. 53 KITCHENER LAND REGISTRAR 		(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 5 pages	
(3) Property Identifier(s) Block _____ Property _____ Additional Schedule <input type="checkbox"/>		(4) Nature of Document A Designation By-law under the Ontario Heritage Act	
(5) Consideration Dollars \$ _____		(6) Description Lot 5, Registrar's Compiled Plan 1469, City of Kitchener, Regional Municipality of Waterloo	
(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		(8) This Document provides as follows: By-law Number 87-309 designates part of 1385 Bleans Road in the City of Kitchener as being of historical and architectural value	

(9) This Document relates to Instrument number(s) **846697**

Continued on Schedule ☐

(11) Party(ies) (Set out Status or Interest) Name(s) THE CORPORATION OF THE CITY OF KITCHENER by its Solicitor DONALD C. FISHER	Signature(s) 	Date of Signature Y M D 1987 11 27
--	------------------	--

(12) Address for Service 22 Frederick Street, P.O. Box 1118, Kitchener, Ontario N2G 4G7	Signature(s)	Date of Signature Y M D
--	--------------	----------------------------

(13) Address for Service	(14) Municipal Address of Property	(15) Document Prepared by: JAMES WALLACE, Commissioner of Legal Services & City Solicitor City Hall 22 Frederick Street Kitchener, Ontario
--------------------------	------------------------------------	--

FOR OFFICE USE ONLY	
Fees and Tax	Registration Fee 16
Total	

April, 1986

2/5

MICROFILMED

JUNE 1994

REASONS FOR DESIGNATION

The designation described herein has been made on historic and architectural grounds. The Williamsburg School was constructed in 1864 and is one of the few original buildings remaining in the former hamlet of Williamsburg. In terms of architecture, the school house is an example of rubble stone construction.

3/5

MICROFILMED

JUNE 1994

BY-LAW NUMBER 87-309

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 1385 Bleams Road in the City of Kitchener as being of historic and architectural value)

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the lands and premises known municipally as 1385 Bleams Road in the City of Kitchener, and upon the Ontario Heritage Foundation, a Notice of Intention to Designate as being of historical and architectural value that part of the aforesaid real property more particularly hereinafter described, and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 1385 Bleams Road being comprised of the rubble stone facades of the original stone school house, the belfry, the fence and the wood shed.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the whole of the property described in Schedule "A" hereto (of which the said designated area forms a part) in the proper land registry office.

MICROFILMED

JUNE 1994

4/5

- 2 -

3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the community once for each of three consecutive weeks.

PASSED at the Council Chambers in the City of Kitchener

this 23rd day of November, A.D. 1987.



D. V. Cardillo
Mayor

[Signature]
Clerk

SCHEDULE "A"

Lot 5,
Registrar's Compiled Plan Number 1469,
City of Kitchener,
Regional Municipality of Waterloo.

Appendix 6

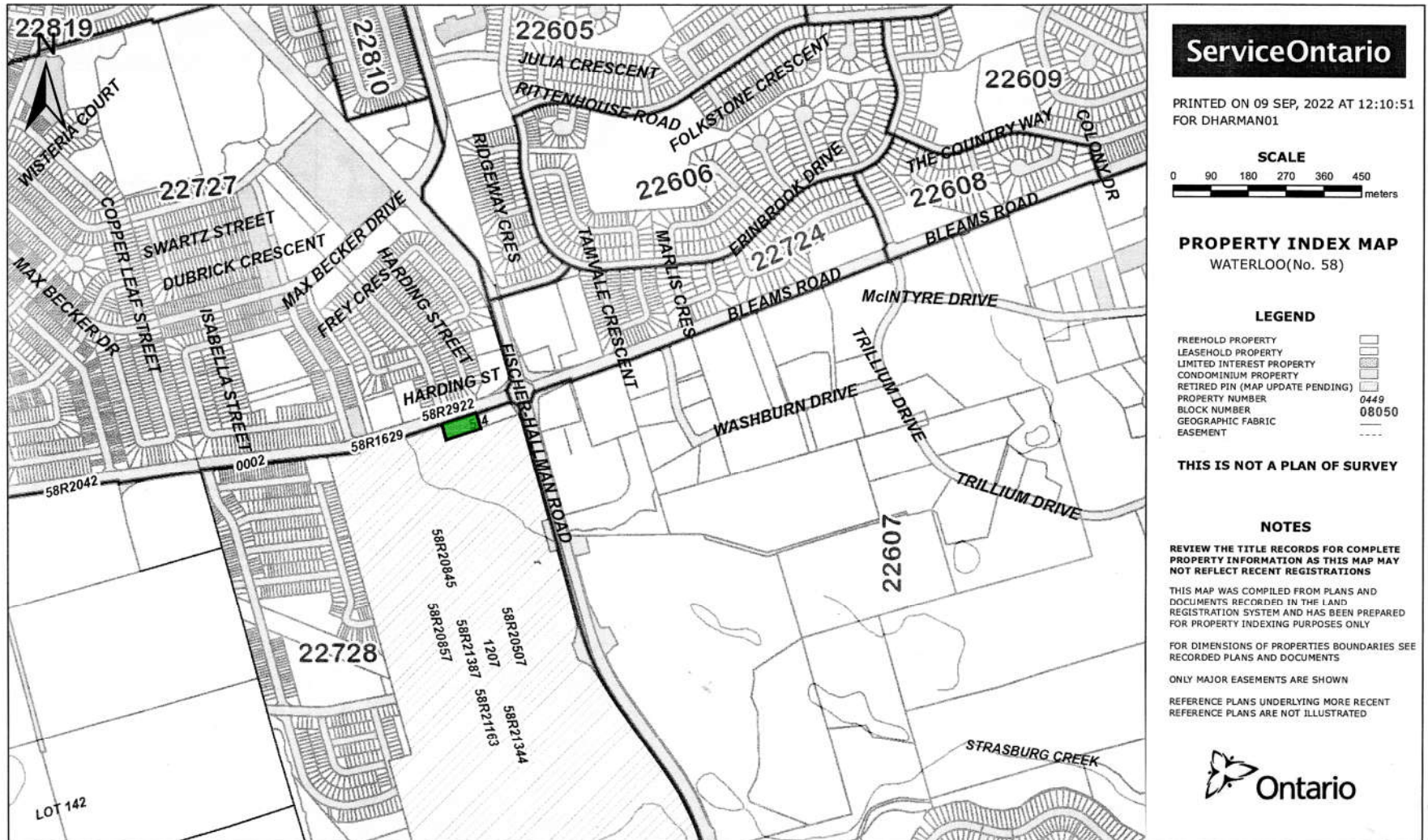
Chain of Title - PIN 22728-0036 - 1385 Bleams Road, Kitchener, ON

no.	instrument	instrument date	lot / acres	from	to
14385	Patent	5 February 1798	94305	Joseph Brant (Six Nations) via King George III <i>et. ux.</i>	Richard Beasley, James Wilson & St. John B. Rousseau
31	Deed of Partition	19 February 1801	64590	James Wilson & St. John B. Rousseau	Richard Beasley
33	Deed of Partition	19 Feb. 1801	26860	Richard Beasley & James Wilson	St. John B. Rousseau
100	B & S	10 March 1804	26860	St. John B. Rousseau	Richard Beasley
101	Quit Claim Deed	12 March 1804	13430	Joseph Brant (Chief Warrior of the Mohawk in Five Nations)	Richard Beasley
326	B & S	11 January 1809	306	Richard Beasley	David Hiestand
break in title					
934	B & S	5 May 1836		Philip Bleau	Jacob Shantz
104	B & S	30 May 1844	260	Jacob Shantz	Abraham D. Clemens
8	Mortgage	3 March 1853	260	Abraham D. Clemens	Jacob Shantz
2986	Quit Claim Deed	22 January 1864	12 $\frac{3}{4}$	Jacob Shantz	Abraham D. Clemens (partial discharge of mortgage)
3018	Memorial	20 February 1864	$\frac{3}{4}$	Abraham D. & Veronica Clemens	Trustees of School Section Number 7
324342	Grant	26 May 1966	$\frac{3}{4}$	Public School Board of Waterloo Township	Colleen Elizabeth Baldwin
368142	Grant	21 March 1968	144	Edward Henhoeffter	Big Spring Farms Limited (erroneously includes the school property)
372800	Grant	30 May 1968	$\frac{3}{4}$	Colleen Elizabeth Baldwin	David John Walter Rumpel
682222	Grant	30 May 1980	$\frac{3}{4}$	David J. W. Rumpel	David and Lisbeth Haddad
846697	Grant	18 April 1986	$\frac{3}{4}$	Derrick Haddad and Lisbeth Haddad	Lisbeth Haddad

Appendix 6

Chain of Title - PIN 22728-0036 - 1385 Bleams Road, Kitchener, ON

no.	instrument	instrument date	lot / acres	from	to
WR1332281	Transfer	15 April 2021	$\frac{3}{4}$	Lisbeth Haddad	Ioan Solomes



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Property Index Map, 1385 Bleams Road - Service Ontario

Qualifications of the Author

OWEN R. SCOTT, *OALA, FCSLA, CAHP*

Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON

1977 - 2018 President, The Landplan Collaborative Ltd., Guelph, ON

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -

Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award 2016 Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes

National Award 2016 Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes

Mike Wagner Award 2013 Heritage Award - Breithaupt Block, Kitchener, ON

People's Choice Award 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

Award of Excellence 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON

Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON

Award 2007 Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON

Appendix 7

Qualifications of the Author

Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	CSLA Awards, Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	<i>Canadian Architect</i> , Langdon Hall Landscape Restoration, Cambridge, ON
Citation	1986	<i>Progressive Architecture</i> , The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

- Scott, Owen R., The Southern Ontario “Grid”, *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of “Conserving Ontario’s Landscapes” conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Appendix 7

Qualifications of the Author

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Cultural Heritage Evaluation Reports & Heritage Impact Assessments - Bridges

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report & Heritage Impact Assessment, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Casey Township, ON
- Bridge #9-WG Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge Street Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Oxford-Waterloo Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report & Heritage Impact Assessment, Harley Township, ON

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON

Appendix 7

Qualifications of the Author

- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- 2972 Alps Road Cultural Heritage Evaluation Report, Ayr, ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Ospringle), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/ Bowmanville, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- 43 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON

Appendix 7

Qualifications of the Author

- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- 2972 Alps Road Cultural Heritage Impact Assessment, Ayr, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road, Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 70 Fountain Street Cultural Heritage Impact Assessment, Guelph, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON

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Qualifications of the Author

- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 43 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON

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Qualifications of the Author

- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON
- 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

Heritage Conservation Plans

- William Barber House, 5155 Mississauga Road , Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 120 Huron Street Conservation Plan, Guelph, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- Sixth Line Cultural Heritage Landscape Conservation Plan, Oakville, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Resources Scoping Study, Township of Centre Wellington, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Forbes Estate Heritage Impact Assessment Peer Review, Cambridge (Hespeler), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- 558 Welbanks Road, Quinte's Isle, miscellaneous heritage assessment documents, Prince Edward County, ON

Qualifications of the Author

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016
- Haylock / Youngblood Development OMB Mediation Hearing, Centre Wellington, ON, 2018
- Riverbank Drive LPAT Mediation Hearing, Cambridge, ON, 2019
- 50 Brookside Drive Ontario Land Tribunal Hearing, Kitchener, ON, 2021
- 70 Fountain Street, Skydevco Ontario Land Tribunal Hearing, Guelph, ON, 2022

