

# Cultural Heritage Impact Assessment

*The 'Smith House', 5602 Robinson Street, City of Niagara Falls, Regional Municipality of Niagara, Ontario. Historical Lot 143, Stamford Township, Welland County.*

*Project # OCUL2105*

**Prepared for:**

*Bousfield Inc.*

*1 Main Street East, Suite 200, Hamilton, ON, L8N 1E7*

**wood.**

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### **Project: OCUL2105**

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#### **Prepared by:**

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**8-Apr-22**

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## Executive Summary

Wood Environment & Infrastructure (Wood) was retained by Bousfields Inc. (the Client) to complete a Cultural Heritage Impact Assessment (CHIA) for 5602 Robinson Street in the City of Niagara Falls, Ontario (Study Area). The Study Area is listed on the City of Niagara Falls Heritage Register and is a small lot on the southeast corner of Robinson Street and Allendale Avenue. It includes a two-storey, Four-Square Plan type residence constructed between 1930 and 1934 and known as 'The Smith House' in reference to John A. Smith, who owned the property when the house was constructed. The residence was altered with a large addition at the rear and internal divisions for four or five separate apartment units.

The Client intends to develop the Study Area and adjacent properties at 6158 Allendale Avenue and 5592 Robinson Street with a high-rise tower. Since the Study Area is a listed heritage property, the City of Niagara Falls required that a CHIA be completed prior to development.

The preparation of this CHIA was guided by the Ministry of Heritage, Sport, Tourism and Cultural Industries' (MHSTCI) InfoSheet #5 of the *Ontario Heritage Tool Kit*, the MHSTCI's *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006), and the *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MHSTCI 2014).

The heritage evaluation completed for the Study Area determined that 5602 Robinsons Street does not have cultural heritage value or interest (CHVI) under *Ontario Regulation 9/06* (O. Reg. 9/06) of the *Ontario Heritage Act*. Based on this evaluation, Wood recommends that:

1. No further cultural heritage assessment should be required for the Study Area, and
2. This report should be circulated to the MHSTCI, City of Niagara Falls, and Niagara Falls Municipal Heritage Committee for review and comment.

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## Abbreviations

<b>CHRA</b>	Cultural Heritage Resource Assessment
<b>CHER</b>	Cultural Heritage Evaluation Report
<b>CHSR</b>	Cultural Heritage Screening Report
<b>CHVI</b>	Cultural Heritage Value or Interest
<b>CHIA</b>	Cultural Heritage Impact Assessment
<b>MHSTCI</b>	Ministry of Heritage, Sport, Tourism and Culture Industries
<b>OHA</b>	Ontario Heritage Act
<b>PHP</b>	Provincial Heritage Property
<b>PPS</b>	Provincial Policy Statement
<b>SCHV</b>	Statement of Cultural Heritage Value

## Glossary

<b>Adjacent lands</b>	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (Government of Ontario 2020).
<b>Built Heritage Resource:</b>	Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the <i>Ontario Heritage Act</i> , or that may be included on local, provincial, federal and/or international registers (Government of Ontario 2020).
<b>Conserved:</b>	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 (Government of Ontario 2020).

## Glossary

- Cultural Heritage Landscape:** Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (Government of Ontario 2020).
- Heritage Attributes:** Means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (Government of Ontario 2020).
- Protected Heritage Property:** Means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites (Government of Ontario 2020).
- Significant:** In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (Government of Ontario 2020).

## 1.0 Introduction

### 1.1 Description and Location of Property

Wood Environment & Infrastructure (Wood) was retained by Bousfields Inc. (the Client) to complete a Cultural Heritage Impact Assessment (CHIA) for 5602 Robinson Street in the City of Niagara Falls, Ontario (Study Area) (Figure 1 and Figure 2). The Study Area is listed on the City of Niagara Falls Heritage Register and is a small lot on the southeast corner of Robinson Street and Allendale Avenue. It includes a two-storey, Four-Square Plan type residence constructed between 1930 and 1934 and known as 'The Smith House' in reference to John A. Smith, who owned the property when the house was constructed. The residence was altered with a large addition at the rear and internal divisions for four or five separate apartment units.

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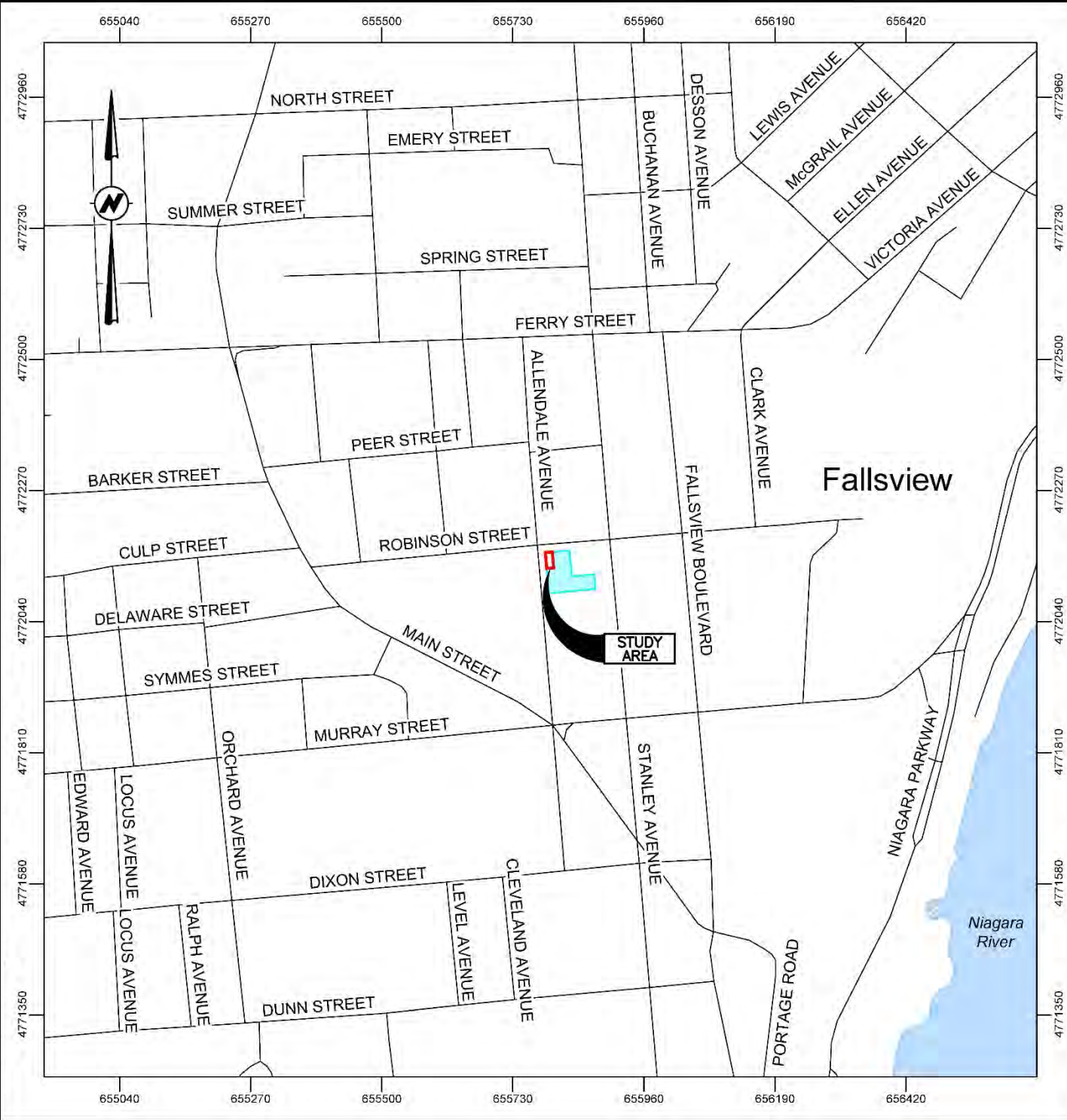
### 1.2 Objectives and Tasks

The tasks completed for this CHIA include:

- Complete background research, including consultation of primary and secondary sources and review historical maps/aerial imagery to gain an understanding of the historical evolution of the Study Area;
- Carry out online data collection and submission of agency information requests to the MHSTCI, Ontario Heritage Trust, City of Niagara Falls, Niagara Falls Museums, and the Lundy's Lane Historical Society to gather information of the subject property to aid in determining the cultural heritage significance of the Study Area;
- Carry out a field investigation to establish the existing conditions of the Study Area, assess built heritage resources, cultural heritage landscape components, and identify heritage attributes (if warranted); and,
- Create a draft statement of Statement of Cultural Heritage Value or Interest (SCHVI) (if warranted).
- If warranted, complete an impact assessment to determine whether the proposed work will the heritage attributes of the Study Area.
- If required, provide mitigation measures and a conservation approach that considers design alternatives, potential mitigative measures, and next steps.



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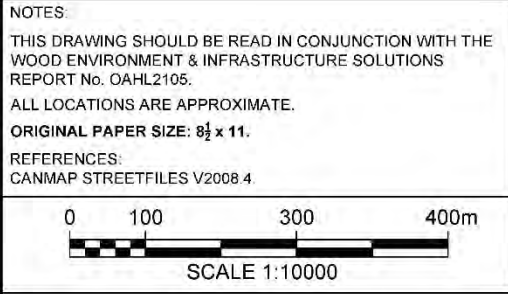


PROJECT:  
 CULTURAL HERITAGE IMPACT ASSESSMENT  
 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

TITLE:  
 LOCATION OF THE STUDY AREA

LEGEND:  
 [Red Square] STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET  
 [Cyan L-shape] AREA OF PROPOSED DEVELOPMENT

NOTES:  
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 ORIGINAL PAPER SIZE: 8 1/2 x 11.  
 REFERENCES:  
 CANMAP STREETFILES V2008.4



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DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OAH2105
REV No: 1		FIGURE No: 1

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**PROJECT:**  
 CULTURAL HERITAGE IMPACT ASSESSMENT  
 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

**TITLE:**  
 AERIAL PHOTOGRAPH SHOWING THE  
 LOCATION OF THE STUDY AREA

**LEGEND:**

- STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET
- AREA OF PROPOSED DEVELOPMENT

**NOTES:**  
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**REFERENCES:**  
 2020 AERIAL PHOTOGRAPHS BY THE REGION OF NIAGARA;  
 CANMAP STREETFILES V2008.4.



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REV No: 1		FIGURE No: 2



## 2.0 Methodology

### 2.1 Regulatory Requirements

The requirements to consider cultural heritage under the Planning Act process are found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2020) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990).

#### 2.1.1 Provincial Policy Statement

The PPS provides policy direction on matters of provincial interest related to land use planning and development (Government of Ontario 2020:1). The PPS is applicable to the entire Province of Ontario. Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2020:31). Specifically, the following direction is given regarding built heritage resources, cultural heritage landscapes, and protected heritage properties:

*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.*

(Government of Ontario 2020)

#### 2.1.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18, gives municipalities and the provincial government powers to protect heritage properties and archaeological sites (Government of Ontario 1990). The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI): O. Reg. 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance. For this study, O. Reg. 9/06 is used to determine the CHVI of 5602 Robynson Street. The criteria for determining CHVI under O. Reg. 9/06 are:

3. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or

theorist who is significant to a community.

5. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

(Government of Ontario 2006a)

### 2.1.3 City of Niagara Falls Official Plan

The City of Niagara Falls Official Plan outlines the long-term objectives and policies of the City with respect to the growth and development of urban lands, the protection of agricultural lands and the conservation of natural heritage areas, and the provision of the necessary infrastructure (City of Niagara Falls 2019). Section 4 of the Official Plan is entitled “Cultural Heritage Conservation” and outlines that the City of Niagara Falls has a rich historical background and promotes the following measures concerning development on significant heritage properties:

*4.19 Development adjacent to and surrounding significant heritage properties shall be designed as to not adversely impact on the character, quality or amenity associated with the heritage resource.*

## 2.2 Guidance Documents

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario’s cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites.

The MHSTCI released the Ontario Heritage Tool Kit in 2006, which is a series of guidelines that outline the heritage conservation process in Ontario. Two volumes from the Ontario Heritage Tool Kit were used to guide the preparation of this CHIA, including:

- *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (MHSTCI 2006a)
- *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006b)

In addition, the MHSTCI *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (MHSTCI 2014) guide gives detailed direction on the completion of O. Reg. 9/06 evaluations. All three documents were used to guide the preparation of this CHIA.

## 2.3 Background Research

Background research was carried out during the preparation of this CHIA to gain a thorough understanding of the historical context of the Study Area. Primary sources, secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research regarding the physiography, survey and settlement, and 19th century and 20th century land use of the Study Area was completed. A review of historical mapping and aerial

photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the Study Area. Historical maps from 1797, 1862, 1876, 1906, 1925, 1930, and 1938 were reviewed. In addition, recent and historic aerial photographs including Google Earth imagery was reviewed to identify changes within, and adjacent to, the Study Area.

The results of the background research are presented in Section 3.0 of this report.

## 2.4 Community Consultation

Community consultation was carried out to gather background information and local perspectives on the Study Area. For this CHIA, the City of Niagara Falls, Ontario Heritage Trust, MHSTCI, Niagara Falls Museums, and Lundy's Lane Historical Society were contacted directly via email and/or phone to confirm the heritage status of the property and gather background information to inform the heritage evaluation.

The results of the information gathering activities are presented in Section 4.1 of this report.

## 2.5 Field Review

A field review of the Study Area was completed December 16, 2021, by Luke Fischer, Cultural Heritage Specialist with Wood, and Lauren Zaphishny, Staff Archaeologist with Wood, to establish the existing conditions of the Study Area and identify any heritage attributes in the Study Area. Photographic documentation of the Study Area and its spatial context was conducted.

The results of the field review are presented in Section 4.2 of this report.

## 2.6 Cultural Heritage Evaluation

The scope of work for this CHIA included evaluation of the Study Area to determine if it met the criteria for CHVI prescribed in O. Reg. 9/06 of the *Ontario Heritage Act*. The Study Area was listed as a heritage property by the City of Niagara Falls (see ['Smith House'](#)) but has not been previously evaluated using O. Reg. 9/06.

The results of the O. Reg. 9/06 evaluation are provided in Section 5.0 of this report.

## 2.7 Impact Assessment

If the heritage evaluation against O. Reg. 9/06 determines that the Study Area has CHVI and impacts are anticipated, preparation of an impact assessment is required. Where the heritage evaluation determines that the Study Area does not have CHVI, then an impact assessment is not required, and no further cultural heritage work is recommended.

InfoSheet#5 of *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (MHSTCI 2006b) provides guidance how to assess impacts to heritage properties. InfoSheet #5, identifies the following direct and indirect impacts that may occur where development is proposed within, or adjacent to, a heritage property:

- Direct Impacts
  - 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
- Indirect Impacts

- 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 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 formerly open spaces
- Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.

## 2.8 Mitigation Measures

When a property is found to have CHVI under O. Reg. 9/06 and impacts are identified to the heritage attributes of that property, mitigation measures are required. The mitigation measures in MHSTCI InfoSheet#5 present methods of minimizing or avoiding negative impacts to cultural heritage resources. These are:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass setback, setting, and materials
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

In addition to the mitigation measures contained in InfoSheet#5, the general standards for preservation, rehabilitation, and restoration are found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010:22). The CHP S&Gs are widely accepted as the guiding document for heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resource types such as buildings, engineering works, and cultural heritage landscapes. Where applicable, guidelines from the S&Gs were used in this CHIA to recommend mitigation measures that are specific to a resource type.

## 3.0 Historical Context

To gain a thorough understanding of the history of the Study Area, a review of the physiography, survey and settlement, and 19th century and 20th century land use was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the Study Area. Historically, the Study Area is located within Lot 143, Stamford Township, Welland County.

### 3.1 Physiography

The Study Area is situated in the Haldimand Clay Plain physiographic region (Chapman and Putnam 1984). This area is made up of a series of parallel clay belts that were once submerged in Glacial Lake Warren. The highest ground adjoins the Niagara Escarpment. The main part of Welland County is characterized by level topography and poor drainage and several square miles are covered in peat bogs.

The soil survey of Welland County (Acton 1935) indicates that the dominant surface soil types within the Study Area is Niagara Clay and Welland Clay. Niagara Clay has fair to good surface drainage while Welland Clay has fair to poor natural drainage. The topography of the Study Area is generally flat (Figure 3).

The Study Area is located approximately 790 m west from the Niagara River and Horseshoe Falls.

### 3.2 Indigenous Land Use

The history of Indigenous peoples in Southern Ontario spans thousands of years. The following synopsis therefore provides only a brief summary of this extensive time span but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory. In this summary, “culture” —the term archaeologists use to describe a shared material culture that identifies a time period or group— is substituted with “way of life” to reflect the direct Indigenous lineage from those living in the earliest periods to the present day (Julien *et al.* 2010).

The cultural history of southern Ontario began after the end of the Wisconsin Glacial Period, approximately 11,000 years ago. The earliest people to move into what is now Ontario followed what archeologists refer to as the Paleo way of life with small, highly mobile bands taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

As the climate changed and people following a Paleo way of life grew familiar with their surroundings, they developed local adaptations around 9,500 years ago known as the Archaic way of life. Seasonal mobility continued, but more emphasis was placed on adapting to smaller territories and broadening the resource base. The archaeological record suggests that in general the social structures of Archaic people became increasingly complex, with Late Archaic archaeological sites showing evidence of exchange networks stretching as far away as the Mid-Atlantic as well as defined cemeteries with individuals buried with varied grave goods, indicative of a stratified society (Ellis and Ferris 1990).

The transition from an Archaic to Woodland way of life is marked by the introduction of ceramics. While hunter-gathering continued as the primary economy among some groups, others adopted agriculture and lived in larger, more sedentary groups living in villages and establishing broad trade networks. By the time of contact with Europeans, Southern Ontario was a culturally dynamic area, populated by distinct Iroquoian and Algonkian-speaking groups (Englebrecht 2003; Trigger 2000; Schmalz 1991). As European

colonization has intensified from the 18th century onwards, Indigenous ways of life have adapted to change in complex and varied ways.

The Study Area is located within the boundaries of the Niagara Purchase (Treaty Number 381) (Government of Ontario 2021). The Niagara Purchase was signed on May 9, 1781, by the British Government and groups of Anishinaabe peoples. The purchase covers a four-mile (approximately 6.4 kilometre) strip on the west side of the Niagara River. On May 16, 1928, these Niagara land purchases were designated a National Historic Event of Canada and a Historic Sites and Monument Board of Canada plaque was erected at 43 Castlereagh Street in Niagara-on-the-Lake, Ontario. (Government of Ontario 2021, The Canadian Encyclopaedia 2021). It is presently acknowledged that the land of the Study Area is situated on the traditional territory Haudenosaunee and Anishinaabe peoples (Brock University 2019). The following, read by Councillor Paul Grenier of the Niagara Regional Council from the June 06, 2019, council meeting includes the present land acknowledgement from the Niagara Region:

*"We begin this meeting by acknowledging the land on which we gather is the traditional territory of the Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This territory is covered by the Upper Canada Treaties and is within the land protected by the Dish with One Spoon Wampum agreement. Today this gathering place is home to many First Nations, Metis, and Inuit peoples and acknowledging reminds us that our great standard of living is directly related to the resources and friendship of Indigenous people" (Brock University 2019).*

The Study Area is located approximately 790 m west of the Niagara River and the Horseshoe Falls of Niagara Falls. Historically, the Niagara River was of critical importance to Indigenous Nations and was the focus for traditional land use activities such as fishing and hunting, and used as a travel and trade route. Niagara Falls is also noted as having significance to Indigenous Nations as a place of great meaning and power (Niagara Falls Museums 2022b) and supported natural heritage elements, such as native flora and fauna, that are known to have cultural heritage significance to Indigenous Nations.

### 3.3 Township Survey and Settlement

Stamford Township in Welland County was first settled in 1784 by Colonel John Butler's Rangers and other United Empire Loyalists. It was originally named Township #2 because it was the second township surveyed in Welland County, beginning in 1787 by Philip R. Frey (Page 1876:14). Portage Road was the first road constructed in the Niagara Peninsula and this road runs from Chippawa to Queenston following a trail used by Indigenous Nations to portage around the Falls in the Niagara River. The townships first non-Indigenous settler was Philip George Bender, who lived near the Falls in 1781 (Mika and Mika 1983:39). By the 1790s, the township was well populated with Loyalists and British settlers (Mika and Mika 1981). In 1793, Governor Simcoe changed the name of Township #2 to Mount Dorchester Township, and the name changed officially to Stamford shortly after (Carter 1984b). In 1831, Drummondville was the first incorporated village in the township.

#### 3.3.1 Drummondville and Niagara Falls

The 1876 historic atlas shows the Study Area located southeast of the most developed area of Drummondville, which included a group of houses and businesses located in the vicinity of Portage Road, Ferry Road, and Lundy's Lane. Drummondville was incorporated in 1831 and named after Gordon Drummond, who led British troops to victory in the Battle of Lundy's Lane during the War of 1812. In 1849 Drummondville was home to Lord Elgin, Governor General of Canada. While in Drummondville Elgin lived



in the Forsyth House on Main Street in the approximate location of what is now St. Mary’s Ukrainian Catholic Church. The Governor General conducted business affairs from the Prospect House where Mints Nightclub is located today. In the late 19th century several petitions were struck regarding incorporation of Drummondville and the nearby Town of Clifton into the Village of Niagara Falls. Impetus for the name change was to increase tourism to the area. As a result, on 13 March 1882 the Welland County Council approved Drummondville’s incorporation to the Village of Niagara Falls (South) (Niagara Falls Museum 2022a).

### 3.3.2 Lands of Falls Company

This Study Area is located within the area of the “City of the Falls” project. Beginning in the 1830s, prominent citizens in the Falls View area dreamed of creating a large city at the Falls with the goal of preserving the Falls’ natural beauty and protect it from vandalism and commercialism; however, the goals were also profit driven (Niagara Falls 2022).

In 1832, the City of the Falls Company was formed by a number of prominent citizens, including James Buchanan (2 shares), Honourable William Adam (1 share), Honourable John Henry Dunn (1 share), Thomas Dixon (1 share), Lieutenant General John Murray (3 shares), James Robinson (1 share), Samuel Street Junior (1.5 shares), and Thomas Clark (1.5 shares) (Niagara Falls 2022).

The Company purchased 400 acres of land from William Forsyth, then set about surveying, street naming, and planning new infrastructure, some of which was implemented. Though a few lots were sold and houses built, the project ultimately failed when a railroad laid on the American side of the Falls drew people away from the Company’s lands. Some vestiges of the plan still exist, including the street names in the area. For instance, Robinson Street is named after John Robinson, a shareholder and the superintendent of the City of the Falls Company. Robinson later became a magistrate (Niagara Falls Thunder Alley 2022).

## 3.4 Review of Historical Mapping

Historically, the Study Area is located within the Lot 143, Stamford Township, Welland County. Historical records and mapping were examined to gain an understanding of 18th to 20th century land use in the area.

### 3.4.1 18th to 19th Century Land Use

A summary of mapping from 18th and 19th century map sources is presented below in Table 1.

Table 1: Review of 18th and 19th Century Historical Mapping		
Year	Map Title	Historical Feature (s)
1797 (Figure 4)	1797 Augustus Jones Stamford Township No. 2 Map (Jones 1797)	<ul style="list-style-type: none"> <li>Property owner: J Forsyth (south half of Lot 143)</li> <li>The general area has been divided into regularly shaped rectangular lots</li> <li>The lot is shown as being severed north/south</li> <li>A partially illegible number (12*) likely relating to the acreage of the lot is indicated</li> </ul>
1862 (Figure 5)	1862 Tremaine’s Map of the Counties of Lincoln and Welland (Tremaine 1862)	<ul style="list-style-type: none"> <li>The Study Area is located within a heavily partitioned area east of Drummondville:</li> <li>Significant development and/or planning has occurred; this is indicated by the increased number of lots and roads in the area.</li> </ul>

Table 1: Review of 18th and 19th Century Historical Mapping		
Year	Map Title	Historical Feature (s)
		<ul style="list-style-type: none"> <li>No lot number is indicated in the location of the Study Area.</li> <li>A road is located west of the Study Area in the approximate location of what is now Allendale Avenue.</li> <li>No road is indicated in the current location of what is now Robinson Street.</li> <li>Lands to the southeast are indicated as "Lands of Falls Company" and the Study Area may be within these lands.</li> <li>Drummondville is well established to the west.</li> </ul>
1876 (Figure 6)	1876 Illustrated Historical Atlas of Lincoln and Welland Counties (Page. 1876)	<ul style="list-style-type: none"> <li>Increased development of Drummondville is apparent.</li> <li>A road is indicated in the current location of Robinson Street.</li> <li>No development is shown within or adjacent to the Study Area.</li> <li>Lands to the southeast are indicated as "Lands of Falls Company" and the Study Area may be within these lands.</li> </ul>

### 3.4.2 20th Century Land Use

Land use at the beginning of the 20th century continued to intensify in the vicinity of the Study Area. Drummondville is no longer indicated on mapping as the development along Lundy’s Lane and surrounding clusters essentially converged into one large area. The mapping reviewed from 1906 to 1930 is generally consistent and shows the Study Area in a sparsely developed neighborhood, although the surrounding areas are increasingly developed. This mapping also indicates the early installation of a hydroelectric corridor that is situated within or immediately adjacent to the Study Area.

The topographic map reviewed for 1938 indicates a marked difference from earlier maps. This map shows development within the Study Area, and the nearby church and cemetery present near the Study Area today are indicated in their current configuration. Allendale Avenue is also now present in its current configuration and the neighborhood is far more developed. This mapping indicates the development of the Study Area occurred in a boom period of development in the area during the 1930s. A summary of these historical records is presented below in Table 2.

Table 2: Review of 20th Century Historical Mapping		
Year	Map Title	Historical Feature (s)
1930 (Figure 7)	1930 Department of National Defence Geographical Section, Canada Sheet 30 (Department of National Defence 1930)	<ul style="list-style-type: none"> <li>The Study Area and surrounding landscape is stable.</li> <li>Robinson Street is depicted but no residence is shown at 5602 Robinson Street</li> <li>Allendale Road is not depicted</li> <li>A hydroelectric transmission line crosses the Study Area</li> </ul>
1938 (Figure 8)	1938 Department of National Defence Geographical Section, Canada Sheet 30 (Department of National Defence 1938)	<ul style="list-style-type: none"> <li>The residence at 5602 Robinson Street is depicted</li> <li>Allendale Road is depicted</li> <li>Significant infill is present within the surrounding landscape</li> </ul>

Year	Map Title	Historical Feature (s)
		<ul style="list-style-type: none"> <li>A hydro corridor is shown running southwest of the Study Area and continuing north of the Study Area (this is similar to the current configuration of the corridor)</li> <li>A church and cemetery are present to the west, which is consistent with the current conditions</li> </ul>

A review of recent aerial photographs was completed to gain an understanding of mid-20<sup>th</sup> to early 21<sup>st</sup> century land use in the Study Area. A summary of the review is provided in Table 3. Aerial photographs are provided in (Appendix A).

Year	Features
1934 (Appendix A: Plate A1)	<ul style="list-style-type: none"> <li>A structure in the Study Area is present but obscured by trees</li> <li>The footprint of the structure may be smaller than the current footprint</li> <li>There is development surrounding the Study Area including residential housing and a church</li> <li>Development of the surrounding neighborhood appears ongoing</li> </ul>
1954-55 (Appendix A: Plate A2)	<ul style="list-style-type: none"> <li>A structure in the Study Area is present and is not obscured by tree cover</li> <li>The footprint of the structure is similar or identical to its current layout</li> <li>Development surrounding the Study Area including residential housing is more established than previous.</li> </ul>
1968 (Appendix A: Plate A3)	<ul style="list-style-type: none"> <li>The configuration of the Study Area is very stable and no change is noted from the 1954-1955 aerial photograph</li> </ul>
2000 (Review of Google Earth Imagery)	<ul style="list-style-type: none"> <li>The footprint of the structure is similar to its current layout</li> <li>A parking lot is present at the rear of the structure where a fenced backyard was present in earlier aerials.</li> </ul>
2013 (Review of Google Earth Imagery)	<ul style="list-style-type: none"> <li>The parking lot at the rear of the structure extends to the east and north around the house located adjacently to the east of the structure</li> </ul>
2013-2020 (Review of Google Earth Imagery)	<ul style="list-style-type: none"> <li>The configuration of the Study Area is very stable and little change takes place.</li> </ul>

### 3.5 Property History

The original Land Patent was granted to James Forsyth on December 31, 1798. In 1832, the land passed from William Forsyth (presumably related to James) to Thomas Clark and Samuel Street, who at that time were acquiring lands for the “City of the Falls” plan. The land changed ownership several more times throughout the 19<sup>th</sup> century until it was purchased by John A. Smith in 1905. In 1930, John A. Smith acquired a mortgage on the property for \$3,380, which may indicate his intention to build the house located in the Study Area. This date corresponds to evidence attained from historic topographic mapping and aerial photography, which documents the house construction between 1930 and 1934. By 1948, the land was owned by John B. Hopkins; the parcel continued to change hands until 1982 when it was sold by Joseph Bognar to Antonio Miano. In 2022, Pawel Fugiel purchased the property from Antonio Miano.

Pawel Fugiel is the current property owner of 5602 Robinson Street. The land registry data for 5602 Robinson Street is provided in Table 4.

<b>Table 4: Land Registry Data for Part of Lot 143, Stamford Township, Weiland County</b>				
<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
<b>Patent 1796</b>	31 December 1798	Crown	James Forsyth	All of Lot 143 and 144, 200 Acres
<b>Gift</b>	11 February 1800	James Forsyth	William Forsyth	Most of Lot 143, 144, and 146, 235 Acres
<b>Buy &amp; Sell and Gift</b>	19 December 1825	William Forsyth Senior	Samuel Forsyth	Most of Lot 143, 144, 145, and 146
<b>Buy &amp; Sell</b>	19 July 1930	Samuel Forsyth	William Forsyth Senior	Part of Lot 143, 144, 145
<b>Buy &amp; Sell</b>	6 June 1832	William Forsyth through executor Nelson Forsyth	Thomas Clark and Samuel Street	Part of larger transaction
<b>Will</b>	29 June 1837	Thomas Clark	Samuel Street, Robert Grant, James Hamilton	Part of larger transaction
<b>Will</b>	31 July 1839	Samuel Street	Thomas Street	All Street estates
<b>Buy &amp; Sell</b>	18 June 1855	Thomas Street and trust of Samuel Street, executor Thomas Clark	Ellen B Murray, Alexander Denoon	All of Range 22
<b>Put in Trust</b>	1 March 1864	Ellen B Murray, (first part), John B. Allen (second part)	John A. Orchards	All of Range 22 Table 4
<b>Buy &amp; Sell</b>	14 Oct 1886	John A. Orchards estate	Beth Smith	Part of larger transaction. Cost \$500
<b>Mortgage</b>	15 October 1886	Caitlan Smith	George Brundage	Same as above. Cost \$583
<b>Assign</b>	24 July 1887	George Brundage	B. Plate	Same as above. Cost \$596
<b>Divide</b>	18 August 1892	B. Plate	Catherine Smith	illegible
<b>Buy &amp; Sell</b>	30 October 1905	Catherine Smith	John A. Smith	Part of Range 22 between Allen & Stanley
<b>Mortgage</b>	14 May 1930	John A. Smith	Niagara Falls Building Saving and Loan	Part of Range 22. Cost \$3,380
<b>Grant</b>	12 October 1948	The Corporation of the City of Niagara Falls	John B. Hopkins	Part of Range 22. Cost \$2,220

**Table 4: Land Registry Data for Part of Lot 143, Stamford Township, Weiland County**

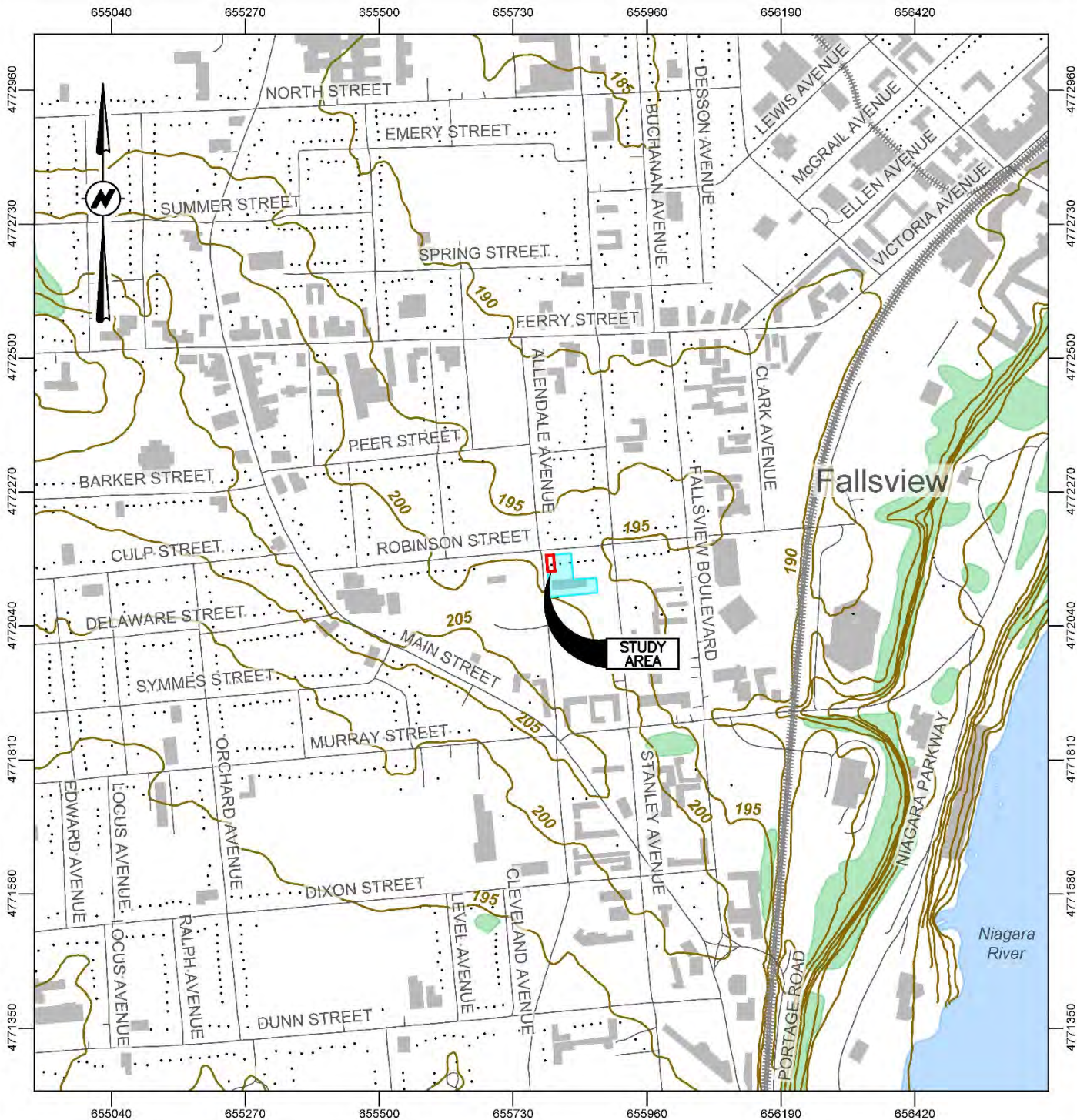
Instrument	Date	Grantor	Grantee	Quantity of Land
<b>Grant</b>	1 July 1949	John B. Hopkins	Albert Brouillette	Part of Range 22 and Mortgaga
<b>Grant</b>	5 May 1952	Albert Brouillette	Rose L.evesque	Part of Range 22
<b>Mortgage</b>	26 October 1955	Rose Leesque of First Part and Albert Brouillette of Third Part conventor	Genevieve Duncan	Parts of Range 22. Cost \$82,000.
<b>Grant</b>	31 October 1955	Genevieve Duncan	Sole Athin	Portion of mortgage
<b>Grant</b>	24 May 1960	Sole Athin and wife	Donald E. Hilm Dorn M Hilm as joint tenants	Parts of Range 22
<b>Mortgage</b>	15 August 1960	Donald E. Hilm Dorn M Hilm as joint tennants	Anne Athin	Parts of Range 22. Cost \$8,900
<b>Grant</b>	26 May 1964	Anne Athin	J Todd and J. Todd as joint tenants	Parts of Range 22
<b>Grant</b>	14 December 1964	J Todd and J. Todd as joint tenants	U.S.A --- Limited	Parts of Range 22
<b>Illegible</b>	19 August 1965	U.S.A --- Limited	Joseph Bognar	Parts of Range 22, Cost \$20,000
<b>Deed</b>	14 April 1982	Joseph Bognar	Antonio Miano	PIN 643500185, Lot size 40 ft by 150 ft
<b>Transfer</b>	17 September 2013	Mary Ann Miano and Antonio Miano	Antonio Miano	PIN 643500185, Lot size 40 ft by 150 ft
<b>TBD</b>	TBD	Antonio Miano	Pawel Fugiel	TBD

In addition to the land registry data, the *Niagara Falls City Directory* received from Peggy Boyle, Assistant Planner at the City of Niagara Falls, indicates that John A. Smith was living at the location of the Study Area from 1922 to 1924, at which time the address was 146 Robinson Street. After that, the records indicate Jane E. Smith, Earl Brown and Vivian Brown lived at the property until 1948 (*Niagara Falls City Directory*).

In summary, historic mapping, land registry data, and city directory information indicate the property known as the “Smith House” was originally constructed between 1930 and 1934 when John A. Smith took out a mortgage on the property. Earlier history of the land, which significantly predates construction of the house, indicates that the land was patented in 1798 by a prominent landowner James Forsyth and passed from the possession of William Forsyth to Thomas Clark and Samuel Street in 1832.



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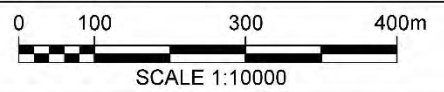


PROJECT:  
 CULTURAL HERITAGE IMPACT ASSESSMENT  
 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

TITLE:  
 TOPOGRAPHIC MAP SHOWING THE  
 LOCATION OF THE STUDY AREA

LEGEND:  
 [Red square] STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET  
 [Blue rectangle] AREA OF PROPOSED DEVELOPMENT

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OAH2105.  
 ALL LOCATIONS ARE APPROXIMATE.  
 ORIGINAL PAPER SIZE: 8½ x 11.  
 REFERENCES:  
 ESRI CANADA, "ONTARIO BASIC MAPPING (OBM)"; CANMAP STREETFILES V2008.4.



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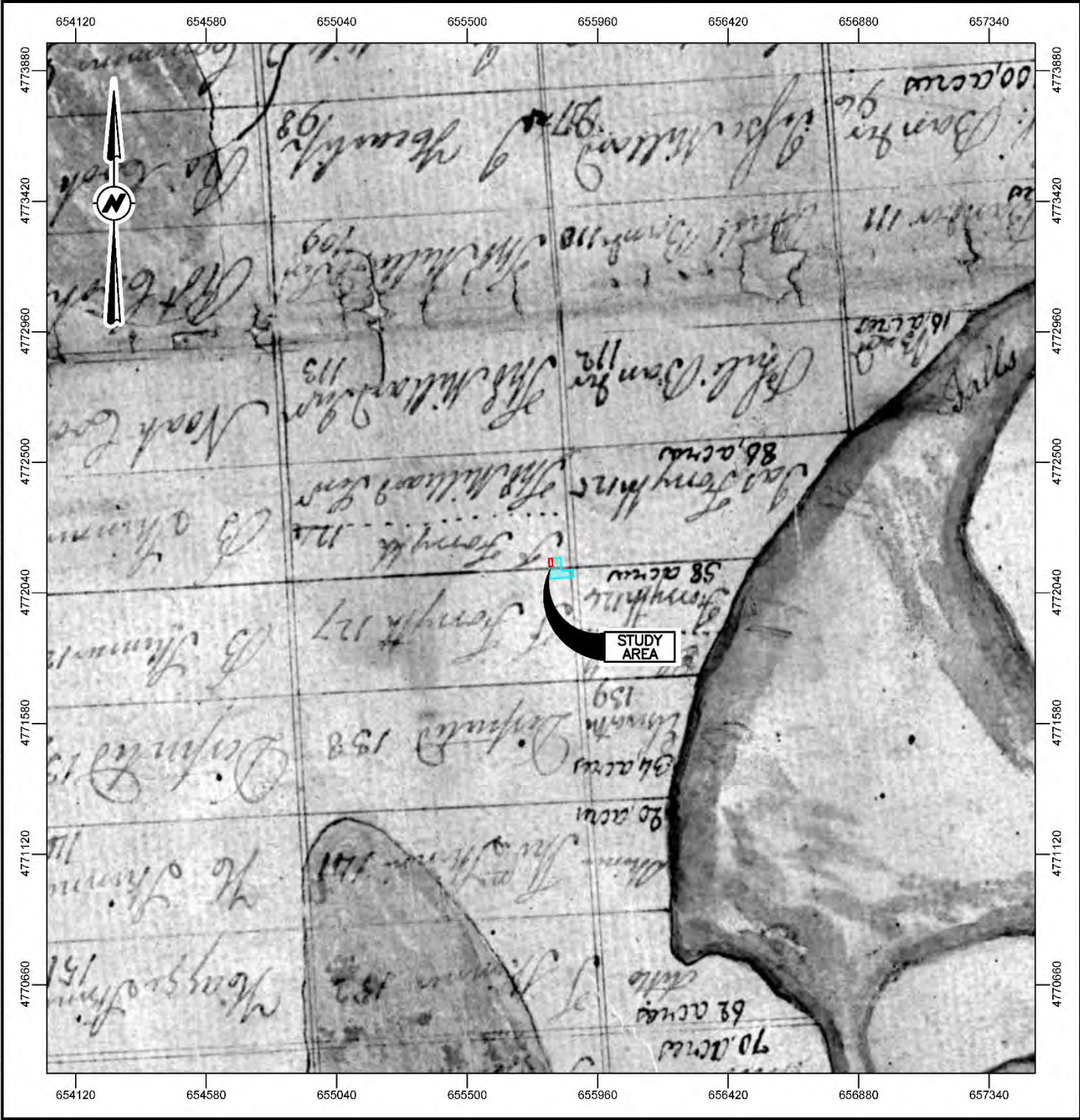
Wood  
 Environment & Infrastructure Solutions  
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 LONDON, ONTARIO, N6A 1C9  
 519-681-2400



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REV No:		FIGURE No:
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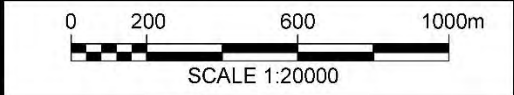
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 CULTURAL HERITAGE IMPACT ASSESSMENT  
 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

**TITLE:**  
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 MAP SHOWING THE LOCATION OF THE STUDY AREA

**LEGEND:**

- STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET
- AREA OF PROPOSED DEVELOPMENT

**NOTES:**  
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 ALL LOCATIONS ARE APPROXIMATE.  
**ORIGINAL PAPER SIZE: 8½ x 11.**  
**REFERENCES:**  
 AUGUSTUS JONES 1797, "STAMFORD TOWNSHIP NO. 2, NIAGARA CHAIN RESERVE" MAP. SOURCE: BROCK UNIVERSITY LIBRARY, DIGITAL MAPS COLLECTION.



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<b>DATUM:</b> NAD83	<b>PROJECTION:</b> UTM Zone 17	<b>PROJECT No:</b> OAH12105
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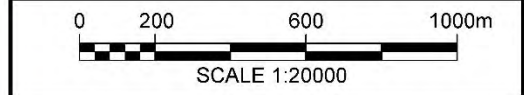
PROJECT:  
 CULTURAL HERITAGE IMPACT ASSESSMENT  
 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

TITLE:  
 1862 TREMAINE'S MAP OF THE COUNTIES  
 OF LINCOLN AND WELLAND, CANADA WEST  
 SHOWING THE LOCATION OF THE STUDY AREA

LEGEND:  
 [Red square] STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET  
 [Blue square] AREA OF PROPOSED DEVELOPMENT

NOTES:  
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 ALL LOCATIONS ARE APPROXIMATE.  
 ORIGINAL PAPER SIZE: 8½ x 11.

REFERENCES:  
 G.R. & G.M. TREMAINE, 1862; CANMAP STREETFILES V2008.4.



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**wood.**

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REV No: 1		FIGURE No: 5



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<b>PROJECT:</b> CULTURAL HERITAGE IMPACT ASSESSMENT SMITH HOUSE 5602 ROBINSON STREET CITY OF NIAGARA FALLS, ONTARIO		
<b>TITLE:</b> 1876 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTIES OF LINCOLN AND WELLAND TOWNSHIP OF GAINSBOROUGH, ONTARIO SHOWING THE LOCATION OF THE STUDY AREA		
<b>LEGEND:</b> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid red; margin-right: 5px;"></div> <span>STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET</span> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="width: 15px; height: 15px; border: 1px solid cyan; margin-right: 5px;"></div> <span>AREA OF PROPOSED DEVELOPMENT</span> </div>		
<b>NOTES:</b> THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OAH2105. ALL LOCATIONS ARE APPROXIMATE. <b>ORIGINAL PAPER SIZE: 8 1/2 x 11.</b> <b>REFERENCES:</b> H.R. PAGE & Co., 1876; CANMAP STREETFILES V2008.4.		
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<p><b>Bousfields Inc.</b>          1 MAIN STREET EAST, SUITE 200          HAMILTON, ONTARIO, L8N 1E7</p> <div style="display: flex; align-items: center; justify-content: center;"> <p><b>BOUSFIELDS INC.</b>          PLANNING   DESIGN   ENGAGEMENT</p> </div>		
<p><b>Wood</b>  <b>Environment &amp; Infrastructure Solutions</b>          201 KING STREET, 4TH FLOOR          LONDON, ONTARIO, N6A 1C9          519-681-2400</p> <div style="display: flex; align-items: center; justify-content: center;"> </div>		
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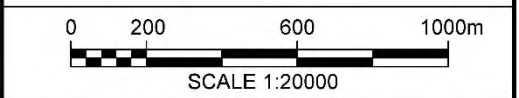
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 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

**TITLE:**  
 1930 TOPOGRAPHIC MAP OF ONTARIO, NIAGARA SHEET  
 SHOWING THE LOCATION OF THE STUDY AREA

**LEGEND:**

- STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET
- AREA OF PROPOSED DEVELOPMENT

**NOTES:**  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. O AHL2105.  
 ALL LOCATIONS ARE APPROXIMATE.  
**ORIGINAL PAPER SIZE: 8½ x 11.**  
**REFERENCES:**  
 DEPARTMENT OF NATIONAL DEFENCE, 1930; CANMAP STREETFILES V2008.4



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DWN BY: SJL	CHK'D BY: LF	DATE: DEC. 10, 2021
DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: O AHL2105
REV No: 1		FIGURE No: 7



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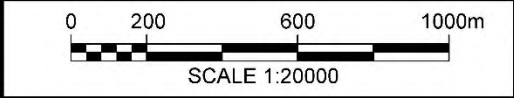
**PROJECT:**  
 CULTURAL HERITAGE IMPACT ASSESSMENT  
 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

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<b>REV No:</b> 1		<b>FIGURE No:</b> 8



## 4.0 Existing Conditions

### 4.1 Information Gathering

The City of Niagara Falls, Ontario Heritage Trust, MHSTCI, Lundy's Lane Historical Society, Niagara Falls Museums, and current property owner were consulted to gather information on the Study Area.

Peggy Boyle, Assistant Planner at the City of Niagara Falls, replied that the Study Area was likely included on a list of potential heritage properties in 1968 and this list was adopted as the municipal heritage register in 2005. Ms. Boyle also supplied city directory information for ownership of the Study Area during the early to mid-20<sup>th</sup> century. In addition to email communication, Ms. Boyle and Wood Cultural Heritage Specialists Heidy Schopf and Luke Fischer met via teleconference on February 17, 2022 to discuss the Study Area. Wood presented the preliminary results of the background research and heritage evaluation to Ms. Boyle and noted that the Study Area does not appear to meet the criteria of O. Reg. 9/06.

No response has been received from the Ontario Heritage Trust at the time of writing this report.

Karla Barboza, Acting Team Lead at the MHSTCI, reported that there are no provincial heritage properties designated under the *Ontario Heritage Act* by the Minister within, or adjacent to, the Study Area.

The Lundy's Lane Historical Society was contacted to gather local historical information on the property. No response was received at the time of writing this report.

Niagara Falls Museums was contacted to gather local historical information on the property. No response was received at the time of writing this report.

### 4.2 Field Review Results

A field review of the Study Area was completed on December 16, 2021 by Wood staff Luke Fischer and Lauren Zapishny. The field review documented the two-storey residential structure in the Study Area (Plate 1). The existing conditions of this property are presented below.



**Plate 1: Oblique view of 5602 Robins Street from the northwest corner of Robins Street and Allendale Avenue, facing southeast.**

## 4.2.1 Location Context

The property is situated on the southeast corner of Robinson Street and Allendale Avenue in a residential area west of downtown Niagara Falls. The surrounding area is generally residential interspersed with commercial properties and undeveloped lands (Plate 2 and Plate 3).

The area north of the Study Area is dominated by light commercial development and open undeveloped lands (Plate 2 and Plate 3). The area east of the Study Area is comprised of a mix of residential and commercial properties, which transitions to high-density commercial and hospitality development (Plate 3). A parking lot and vacant commercial structure are located immediately south of the Study Area (Plate 5 and Plate 6). The area west of the Study Area is generally characterised by residential development (Plate 4). A designated heritage cemetery is situated on the west side of Allendale Avenue, separated from the Study Area by a hydro-electric corridor and parking lot (Plate 7). A park is nestled behind residential properties west of cemetery (Plate 14).

A review of the City of Niagara Falls Heritage Register found that there are six heritage properties between 60 and 175 metres from the Study Area, but none directly adjacent to the Study Area (Table 5). These properties are mapped in Figure 9.

**Table 5: Summary of Heritage Properties in the Vicinity of the Study Area**

Property Name	Address	Heritage Status	Notes
<b>All Saints Anglican Church</b>	5680 Robinson Street	Designated under Part IV of the <i>Ontario Heritage Act</i>	<ul style="list-style-type: none"> <li>Located approximately 60 m west of the Study Area</li> <li>Separated from the Study Area by a hydro-electric corridor/park and the Allendale Avenue right-of-way</li> </ul>
n/a	5669 Robinson Street	Listed on the City of Niagara Falls Heritage Register	<ul style="list-style-type: none"> <li>Located approximately 100 metres northwest from the Study Area</li> <li>Separated from the Study Area by a hydro-electric corridor/park, two residential property parcels, and the Robinson Street right-of-way</li> </ul>
n/a	6084 Grey Ave	Listed on the City of Niagara Falls Heritage Register	<ul style="list-style-type: none"> <li>Located approximately 140 metres from the Study Area</li> <li>Separated from the Study Area by a hydro-electric corridor/park, four residential property parcels, and the Robinson Street right-of-way</li> </ul>
<b>Climenage House</b>	5688 Robinson Street	Listed on the City of Niagara Falls Heritage Register	<ul style="list-style-type: none"> <li>Located approximately 125 m west of the Study Area</li> <li>Separated from the Study Area by a hydro-electric corridor/park, one property parcel, and the Allendale Avenue right-of-way</li> </ul>
<b>St. Mary's Ukrainian Church</b>	6248 Main Street	Listed on the City of Niagara Falls Heritage Register	<ul style="list-style-type: none"> <li>Located approximately 140 m southwest of the Study Area</li> <li>Separated from the Study Area by a hydro-electric corridor/park and the Allendale Avenue right-of-way</li> </ul>

**Table 5: Summary of Heritage Properties in the Vicinity of the Study Area**

Property Name	Address	Heritage Status	Notes
n/a	6214-6218 Main Street	Listed on the City of Niagara Falls Heritage Register	<ul style="list-style-type: none"> <li>• Located 175 m southwest of the Study Area</li> <li>• Separated from the Study Area by a hydro-electric corridor/park, one property parcel, and the Allendale Avenue right-of-way</li> </ul>



**Plate 2: View looking north from the Study Area, facing north.**



**Plate 3: View from immediately southwest of the Study Area in a parking lot, facing northwest.**





**Plate 4: View from the sidewalk north of the Study Area on Robinson Street, facing east. Note the hydro lines that mark a hydro corridor adjacent to the Study Area.**



**Plate 5: View looking south on Allendale Avenue from the northwest corner of the Study Area. A commercial building is located adjacent to the Study Area on the south.**



**Plate 6: View of the undeveloped area with a gravel lane south of the Study Area, facing west. Note the vacant commercial property situated to the south.**



**Plate 7: View of designated All Saints Church (5680 Robinson Street; designated under Part IV of the *Ontario Heritage Act*) from the Study Area, facing west.**





**Plate 8: North elevation of All Saints Church (5680 Robinson Street; designated under Part IV of the *Ontario Heritage Act*).**



**Plate 9: South elevation of 5669 Robinson Street (listed heritage property).**



**Plate 10: North elevation of 5688 Robinson Street (listed heritage property).**



**Plate 11: East elevation of 6084 Grey Avenue (listed heritage property).**





**Plate 12: South elevation of 6214-6218 Main Street (listed heritage property).**



**Plate 13: South elevation Saint Mary - Nativity of the Holy Mother of God Ukrainian Catholic Church (6248 Main Street; listed heritage property).**



**Plate 14: West view of the hydro-electric corridor and park situated between the Study Area and All Saints Anglican Church (5680 Robinson Street), St. Mary's Ukrainian Church (6248 Main Street), and Climenage House (5688 Robinson Street).**

## 4.2.2 Residence Exterior

The Study Area is a small lot on the southeast corner of Robinson Street and Allendale Avenue with a two-storey Four-Square Plan type residence (Plate 15 to Plate 19). The residence has a large addition at the rear and divided into four or five separate apartment units. In the following descriptions the north half of the residence is called the "original residence" and the south half is referred to as the "rear addition". This

reflects the structural evidence indicating the original residence and rear addition were built during different periods. Although there are consistent finishes along the roofline and window surrounds between the gabled hip roof of the original residence and hipped roof of the rear addition, the foundation of the original residence is exposed rusticated concrete masonry units (CMUs) while the rear addition foundation is parged and painted CMUs. The rear addition also has a lower roof line and is offset from the original residence.

The property parcel is rectangular in shape and its terrain is raised substantially from the grade of sidewalk on the north and east sides of the house. The grade change along Robinson Street is somewhat gradual, although a retaining wall defines the stark grade difference between the Study Area and the structure to the east (Plate 20 and Plate 21). A concrete path leads to the front entrance on Robinson Street through a metal gate set under a wood pergola (Plate 22). The north, south, and east, property boundaries are marked by a chain-link fence. Chain-link fencing is present along the west boundary from Robinson Street to a point where there is an enclosed garbage storage area beside an asphalt parking area (Plate 23). The asphalt parking area along the west elevation is large enough to house vehicles for all four or five apartments within the residence. Concrete paths lead from the parking area to all four entrances. (Plate 24 to Plate 26). A gate is situated at the southwest corner of the structure between the property line and the structure (Plate 27).

On its principal or north façade fronting Robinson Street, the original residence has three bays of two windows and an offset paneled wood door glazed with nine lights. This entrance is accessed by a covered porch that spans the length of the building (Plate 15). The porch is seven stairs high constructed of pressure treated lumber (Plate 28). Plain wood posts support the porch roof, which has an offset pediment situated over the front door (Plate 29). The porch is framed by plain two-by-four railings with plain spandrels and finials marking the four corners of the porch while the pediment has wood shingles (Plate 30). The second floor of the north elevation has three windows with plain wood window heads. The roof line extends just above the windows and features a wood soffit that is painted green and has a decorative four-leaf floral motif. The front façade gable hipped roof includes green-painted wood corbels and decorated fascia (Plate 31 and Plate 32).

On the west elevation there is a marked difference between the original residence and rear addition. The three windows are arranged in a staggered fashion between the first and second stories, which suggests that the windows relate to an internal staircase (Plate 16). All three windows are sash one-over-one with aluminum frames and wood window surrounds. This section of the residence also has two basement windows with three lights set in a wood frame. The original residence includes the same roofline as the front façade, including the wood soffit painted green with decorative floral motif and wood corbels (Plate 33). This treatment extends along the rear addition of the residence. The rear addition has two first floor entrances with wood doors. The door on the north side of the rear addition has an overhanging roof while the entrance located on the south side is covered by a small porch (Plate 34).

The south elevation of the structure is very simple with a single window offset to the west (Plate 17). The roof has projecting eaves with a plain wood soffit that is painted green (Plate 36). Parging that has been installed over the rusticated concrete on this elevation is failing in places revealing the material underneath (Plate 37).

On the east elevation the rear addition has four windows (two on each storey) and an entrance offset to the right (north). The entrance has a wood door with an aluminium storm door (Plate 26, Plate 38, and Plate 39). The first floor of the rear addition has two one-over-one sash windows with aluminum frames



and simple wood surrounds. The southernmost window is narrower than the rest of the windows on the house. The second floor has two windows that are similar to the first storey windows but have plain wood window heads that are painted green. (Plate 26, Plate 38, and Plate 39). On the east elevation of the original residence is a first storey bay window offset to the left (south). The bay window has a rectangular form, hipped roof, two one-over-one sash windows, and projecting eaves with decorative brackets. The second floor of original residence has a single window (Plate 40).



**Plate 15: Front façade (north elevation) of 5602 Robinson Street**



**Plate 16: West elevation of 5602 Robinson Street**



**Plate 17: South elevation of 5602 Robinson Street**





**Plate 18: Oblique view of the east elevation of 5602 Robinson Street**



**Plate 19: Oblique view of the east and north elevations of 5602 Robinson Street**



**Plate 20: View showing the raised grade of the Study Area along Robinson Street, facing east.**



**Plate 21: View showing raised grade of the Study Area supported by a retention wall on the east side of the residence, facing south.**





**Plate 22: View of the front gate located on Robinson Street, facing south.**



**Plate 23: View of chain link fence and enclosed garbage storage area on the west side of the residence, facing south-southeast.**



**Plate 24: View of the west side of the Study Area showing the chain link fence, parking area and concrete circulation paths. View is facing north.**



**Plate 25: View shows concrete circulation paths at the northern section of the property, facing east.**





**Plate 26** View shows circulation path leading to the east entrance of the property, facing north.



**Plate 27** View shows a gate situated at the southern elevation of the structure, facing east.



**Plate 28** View of modern wooden stairs on northern elevation of the structure, facing south.



**Plate 29** View of decorative pediment on the front porch, facing south.



**Plate 30 North entrance showing two mailboxes, facing south.**



**Plate 31 Detail on the second floor and roof of the northern elevation, facing south.**



**Plate 32 Detail on the second floor and roof of the northern elevation, facing south.**





**Plate 33 View of the north section of the west elevation, facing east.**



**Plate 34 View of the southern portion of the west elevation, facing east.**



**Plate 35** View of the decorative motif below the eave in the section of the west elevation that has been retrofitted with aluminium siding, facing east.



**Plate 36** View of the eave along the south elevation. This image shows that the decorative pattern has been removed here. Faint marks are visible where the floral inlay was once present.





**Plate 37** View shows where parking is failing along the south elevation of the structure revealing rusticated concrete below, facing northwest.



**Plate 38** View of the south portion of the east elevation showing the modern wooden deck structure, facing north-northwest.



**Plate 39** View of the deck at the east entranceway from property adjacently east.



**Plate 40** View of the bay window on the east elevation of the structure, facing west.



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PROJECT:  
 CULTURAL HERITAGE IMPACT ASSESSMENT  
 SMITH HOUSE  
 5602 ROBINSON STREET  
 CITY OF NIAGARA FALLS, ONTARIO

TITLE:  
 LOCATION OF HERITAGE PROPERTIES IN THE  
 VICINITY OF THE PROPOSED DEVELOPMENT

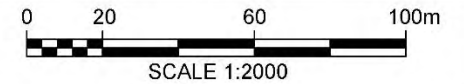
- LEGEND:
- STUDY AREA - HERITAGE LISTED PROPERTY AT 5602 ROBINSON STREET
  - AREA OF PROPOSED DEVELOPMENT
  - PROPERTY DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT
  - PROPERTY LISTED ON THE CITY OF NIAGARA FALLS HERITAGE REGISTER

NOTES:  
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ALL LOCATIONS ARE APPROXIMATE.

ORIGINAL PAPER SIZE: 8½ x 11.

REFERENCES:  
 2020 AERIAL PHOTOGRAPHS BY THE REGION OF NIAGARA;  
 CANMAP STREETFILES V2008.4.



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DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OAH2105
REV No: 0		FIGURE No: 9

## 5.0 Evaluation of Cultural Heritage Value or Interest

### 5.1 Ontario Regulation 9/06

As described in Section 2.1.3, the criteria for determining CHVI of a property at a local level are set out in O. Reg. 9/06 of the *Ontario Heritage Act*. A property may be worthy of designation under the *Ontario Heritage Act* if it meets one or more of criteria of O. Reg. 9/06.

### 5.2 Evaluation of the Study Area

The Study Area was evaluated using the criteria for CHVI prescribed in O. Reg. 9/06. Table 6 provides a summary of the evaluation, and a detailed evaluation is provided below.

Table 6: Evaluation of Cultural Heritage Value or Interest of 5602 Robinson Street		
	Criteria	Evaluation Outcome
<b>The property has design value or physical value because it:</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	X
	Displays a high degree of craftsmanship or artistic merit	X
	Demonstrates a high degree of technical or scientific achievement.	X
<b>The property has historical value or associative value because it:</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	X
	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	X
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X
<b>The property has contextual value because it:</b>	Is important in defining, maintaining or supporting the character of an area	X
	Is physically, functionally, visually or historically linked to its surroundings	X
	Is a landmark	X

#### 5.2.1 Design Value or Physical Value

The structure in the Study Area is a two-storey Four-Square Plan type with its original block constructed between 1930 and 1934. While some original design elements survive that display a degree of craftsmanship, these finishes are not unique or unusually well made for the period of construction and are limited to the details along the roofline of the front façade (north elevation) and west elevation building. Overall, the building has been extensively altered and its design and material does not demonstrate a high degree of craftsmanship or artistic merit.

Additionally, the residence as a whole is not an early example of a Four-Square Plan residence, nor is its design rare or unique. Plate 7 to Plate 13 show examples of the designated and listed properties in the area that are more intact examples of houses from the late 19<sup>th</sup> century to early 20<sup>th</sup> century; in comparison to these local residences the Study Area is not rare, unique, representative, or early example of this architectural style

As a residential property, no property elements demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, it is concluded that the residence in the Study Area does not meet criterion 1 (i-iii) of O. Reg. 9/06 and does not have design value or physical value.

### **5.2.2 Historical Value or Associative Value**

Background research and information gathering has not uncovered evidence that the "Smith House" has direct associations with a theme, belief, person, activity, organization, or institution that is significant to the community. There is no documentary evidence that indicates a specific architect, artist, builder, or designer was involved in the design or construction of this residence. While John A. Smith was the property owner at the time the residence was constructed, he is not noted as a significant architect, builder, or designer in the City of Niagara Falls. Similarly, owners of the Study Area after John A. Smith sold the property in 1948 are not recognized to be persons who were significant to the community. Further, there is no evidence to suggest the property yields or has the potential to yield, information that contributes to an understanding of a community or culture. As such, the Study Area does not meet criteria 2 (i-iii) of O. Reg. 9/06 and does not have historical value or associative value.

### **5.2.3 Contextual Value**

The Study Area is bordered by a mix of commercial and residential properties to the north, east, and south. The commercial properties are recently constructed and include large parking lots with no notable heritage character. Although the residential neighbourhoods to the east and west have cohesive late 19<sup>th</sup> century to early 20<sup>th</sup> century character, they are separated from the Study Area by Allendale Avenue, Robinson Street, and a hydro corridor/parking lot. Therefore, the Study Area is not important in defining, maintaining, or supporting the character of the area and as an isolated residence is not known to have significant physical, function, visual, or historical links to its surroundings. The property is not known to act as a landmark.

Based on the above discussion, it is concluded that the Study Area does not meet criteria 3 (i-iii) of O. Reg. 9/06 and does not have contextual value.

### **5.2.4 Summary**

The Study Area does not meet the criteria set out in O. Reg. 9/06 of the *Ontario Heritage Act* and does not have CHVI; therefore, it does not warrant further consideration as a heritage property.



## 6.0 Impact Assessment

The MHSTCI *InfoSheet #5* gives guidance on how to complete impact assessments for cultural heritage resources in the land use planning process. This assessment considers two categories of impacts:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

It should be noted that land disturbances, as defined in MHSTCI *InfoSheet #5*, apply to archaeological resources. An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MHSTCI. An archaeological assessment for this project has been undertaken under separate cover.

### 6.1 Description of the Proposed Work

The proposed work consists of the construction of a 77-storey tower at the corner of Allendale Avenue and Robinson Street. The building will include a total of 962 units and 715 parking spaces, including:

- Below grade parking
- Ground level commercial space, a lobby, bike parking, and a loading/garbage area
- Above ground parking in levels 2-6
- Condo units in levels 7-39
- Indoor amenities in levels 40 and 41
- Condo units in levels 42-77
- Mechanical systems on the roof

Drawings of the proposed work are presented in Appendix B.

### 6.2 Assessment of Potential Impacts

The heritage evaluation determined that the Study Area does not meet the criteria of O. Reg. 9/06 of the *Ontario Heritage Act* and does not have CHVI. Accordingly, from a cultural heritage perspective no impacts are anticipated, and no further work is recommended.

## 7.0 Recommendations

Wood was retained by the Client to complete a CHIA for the Study Area located at 5602 Robinston Street in the City of Niagara Falls, Ontario. The CHIA is required since the Study Area is listed on the City of Niagara Falls Heritage Register and within the Client's proposed development of a high-rise tower at 6158 Allendale Avenue, 5592 Robinston Street, and 5602 Robinston Street. As currently planned, the proposed development will require demolition of the residence in the Study Area.

The heritage evaluation completed for the property determined that the Study Area does not have CHVI under O. Reg. 9/06 of the *Ontario Heritage Act*. Based on this evaluation, Wood recommends that:

1. No further cultural heritage assessment should be required for the Study Area, and
2. This report should be circulated to the MHSTCI, City of Niagara Falls, and Niagara Falls Municipal Heritage Committee for review and comment.

## 8.0 Assessor Qualifications

This report was prepared and reviewed by the undersigned, employees of Wood. Wood is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix C.

## 9.0 Closure

This report was prepared for the exclusive use of the Bousfield Inc. and is intended to provide a Cultural Heritage Impact Assessment of the Study Area. The Study Area at 5602 Robinson Street consists of a front gabled structure consisting primarily of wood construction with an irregular floor plan located on a rectangular lot at the corner of Robinson Street and Allendale Avenue.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Wood will be required. With respect to third parties, Wood has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the cultural heritage assessment conducted by Wood. It is based solely a review of historical information, a property reconnaissance conducted on December 16, 2021 and data obtained by Wood as described in this report. Except as otherwise maybe specified, Wood disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Wood after the time during which Wood conducted the cultural heritage assessment. In evaluating the Study Area, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Wood accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Wood makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix D. We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**Wood Environment & Infrastructure,  
a Division of Wood Canada Limited**



Heidy Schopf, MES, CAHP  
Built Heritage and Cultural Landscape Team Lead



Henry Cary, PhD, CAHP, RPA  
Senior Cultural Heritage Specialist



## 10.0 Sources

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## **Appendix A: Aerial Photographs**



Aerial Photograph  
Dated: 1934  
5602 Robinson Street HIA  
Plate: B1







Aerial Photograph  
Dated: 1954  
5602 Robinson Street HIA  
Plate: B2





Aerial Photograph  
Dated: 1968  
5602 Robinson Street HIA  
Plate: B3



## **Appendix B: Proposed Work**



NO.	ISSUED	DATE
1	REVISION	APRIL 2 2022



### SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	%
<b>BUILDING FOOTPRINT</b>			
BUILDING FOOTPRINT	1542.45 m <sup>2</sup>	16603 ft <sup>2</sup>	33.3%
HARD LANDSCAPE			
ASPHALT	1132.69 m <sup>2</sup>	12192 ft <sup>2</sup>	24.4%
CURB	26.72 m <sup>2</sup>	288 ft <sup>2</sup>	0.6%
SIDEWALK	380.61 m <sup>2</sup>	4097 ft <sup>2</sup>	8.2%
SOFT LANDSCAPE			
LANDSCAPE	1554.98 m <sup>2</sup>	16738 ft <sup>2</sup>	33.5%
PROPERTY AREA	4637.56 m <sup>2</sup>	49918 ft <sup>2</sup>	100.0%

### GENERAL PROVISIONS

**ZONE T.C - TOURIST COMMERCIAL ZONE**  
CITY OF NIAGARA ZONING BY-LAW 2012-061

**AMENDMENT**

### ZONING DATA

PROVIDED

LOT FRONTAGE	42.70 m
LOT DEPTH	71.57 m
FRONT YARD SETBACK	0 m
REAR YARD SETBACK	0 m
INTERIOR SIDE YARD SETBACK	0 m
EXTERIOR SIDE YARD SETBACK	0 m
BUILDING HEIGHT	244.10 m

### GFA EXCLUDING PARKING

Level	Area	Area (sm)
AT GRADE FFE 196.5	14974 SF	1391 m <sup>2</sup>
AT GRADE FFE 200	5413 SF	503 m <sup>2</sup>
LVL 2	2898 SF	269 m <sup>2</sup>
LVL 7	10737 SF	998 m <sup>2</sup>
LVL 8	10738 SF	998 m <sup>2</sup>
LVL 9	10738 SF	998 m <sup>2</sup>
LVL 10	10738 SF	998 m <sup>2</sup>
LVL 11	10738 SF	998 m <sup>2</sup>
LVL 12	10738 SF	998 m <sup>2</sup>
LVL 13	10738 SF	998 m <sup>2</sup>
LVL 14	10738 SF	998 m <sup>2</sup>
LVL 15	10738 SF	998 m <sup>2</sup>
LVL 16	10738 SF	998 m <sup>2</sup>
LVL 17	10738 SF	998 m <sup>2</sup>
LVL 18	10738 SF	998 m <sup>2</sup>
LVL 19	10738 SF	998 m <sup>2</sup>
LVL 20	10738 SF	998 m <sup>2</sup>
LVL 21	10738 SF	998 m <sup>2</sup>
LVL 22	10738 SF	998 m <sup>2</sup>
LVL 23	10738 SF	998 m <sup>2</sup>
LVL 24	10738 SF	998 m <sup>2</sup>
LVL 25	10738 SF	998 m <sup>2</sup>
LVL 26	10738 SF	998 m <sup>2</sup>
LVL 27	10738 SF	998 m <sup>2</sup>
LVL 28	10738 SF	998 m <sup>2</sup>
LVL 29	10738 SF	998 m <sup>2</sup>
LVL 30	10738 SF	998 m <sup>2</sup>
LVL 31	10738 SF	998 m <sup>2</sup>
LVL 32	10738 SF	998 m <sup>2</sup>
LVL 33	10738 SF	998 m <sup>2</sup>
LVL 34	10738 SF	998 m <sup>2</sup>
LVL 35	10738 SF	998 m <sup>2</sup>
LVL 36	10738 SF	998 m <sup>2</sup>
LVL 37	10738 SF	998 m <sup>2</sup>
LVL 38	10738 SF	998 m <sup>2</sup>
LVL 39	10738 SF	998 m <sup>2</sup>
LVL 40	9404 SF	874 m <sup>2</sup>
LVL 41	9163 SF	851 m <sup>2</sup>
LVL 42	10621 SF	987 m <sup>2</sup>
LVL 43	10621 SF	987 m <sup>2</sup>
LVL 44	10621 SF	987 m <sup>2</sup>
LVL 45	10621 SF	987 m <sup>2</sup>
LVL 46	10621 SF	987 m <sup>2</sup>
LVL 47	10621 SF	987 m <sup>2</sup>
LVL 48	10621 SF	987 m <sup>2</sup>
LVL 49	10621 SF	987 m <sup>2</sup>
LVL 50	10621 SF	987 m <sup>2</sup>
LVL 51	10621 SF	987 m <sup>2</sup>
LVL 52	10621 SF	987 m <sup>2</sup>
LVL 53	10621 SF	987 m <sup>2</sup>
LVL 54	10621 SF	987 m <sup>2</sup>
LVL 55	10621 SF	987 m <sup>2</sup>
LVL 56	10621 SF	987 m <sup>2</sup>
LVL 57	10621 SF	987 m <sup>2</sup>
LVL 58	10621 SF	987 m <sup>2</sup>
LVL 59	10621 SF	987 m <sup>2</sup>
LVL 60	10621 SF	987 m <sup>2</sup>
LVL 61	10621 SF	987 m <sup>2</sup>
LVL 62	10621 SF	987 m <sup>2</sup>
LVL 63	10621 SF	987 m <sup>2</sup>
LVL 64	10621 SF	987 m <sup>2</sup>
LVL 65	10621 SF	987 m <sup>2</sup>
LVL 66	10621 SF	987 m <sup>2</sup>
LVL 67	10621 SF	987 m <sup>2</sup>
LVL 68	10621 SF	987 m <sup>2</sup>
LVL 69	10621 SF	987 m <sup>2</sup>
LVL 70	10621 SF	987 m <sup>2</sup>
LVL 71	10621 SF	987 m <sup>2</sup>
LVL 72	10621 SF	987 m <sup>2</sup>
LVL 73	10621 SF	987 m <sup>2</sup>
LVL 74	10621 SF	987 m <sup>2</sup>
LVL 75	10621 SF	987 m <sup>2</sup>
LVL 76	10621 SF	987 m <sup>2</sup>
LVL 77	10287 SF	954 m <sup>2</sup>
Grand total	77823 SF	72300 m <sup>2</sup>

### PARKING

PARKING AISLE: 6.3m  
PARKING SIZES:  
• TYPICAL PARKING = 2.75 m x 6.00 m  
• ACCESSIBLE PARKING = TYPE A : 3.9 m x 6.00 m

### PARKING SCHEDULE - LEVEL

Level	COUNT
UG P6	8
UG P5.5	35
UG P5	38
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
AT GRADE FFE 196.5	2
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
	715

### PARKING SCHEDULE

DESCRIPTION	COUNT
2.75 x 6.0 m	674
ACCESSIBLE - 3.4mX6.0m	39
	713

### BIKE PARKING

DESCRIPTION	COUNT
BIKE	368
	368

### PARKING AREAS

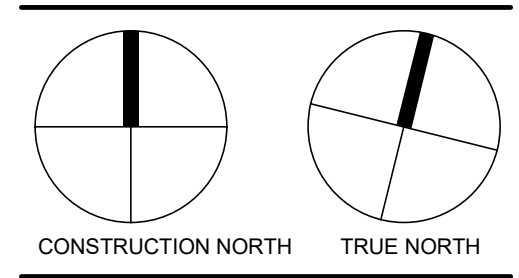
Level	Area	Area (sm)
UG P6	17148 SF	1593 m <sup>2</sup>
UG P5.5	30306 SF	2816 m <sup>2</sup>
UG P4	30306 SF	2816 m <sup>2</sup>
UG P3	30306 SF	2816 m <sup>2</sup>
UG P2	30306 SF	2816 m <sup>2</sup>
UG P1	30306 SF	2816 m <sup>2</sup>
LVL 2	27408 SF	2546 m <sup>2</sup>
LVL 3	30306 SF	2816 m <sup>2</sup>
LVL 4	30306 SF	2816 m <sup>2</sup>
LVL 5	30306 SF	2816 m <sup>2</sup>
LVL 6	30306 SF	2816 m <sup>2</sup>
Grand total	317312 SF	29479 m <sup>2</sup>

### LOADING SPACE SCHEDULE

DESCRIPTION	COUNT
LOADING 3.0m x 9.0m	2
	2

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# NIAGARA 77 - CONDO

ROBINSON STREET, NIAGARA FALLS

SHEET NAME

START DATE: JAN 2022

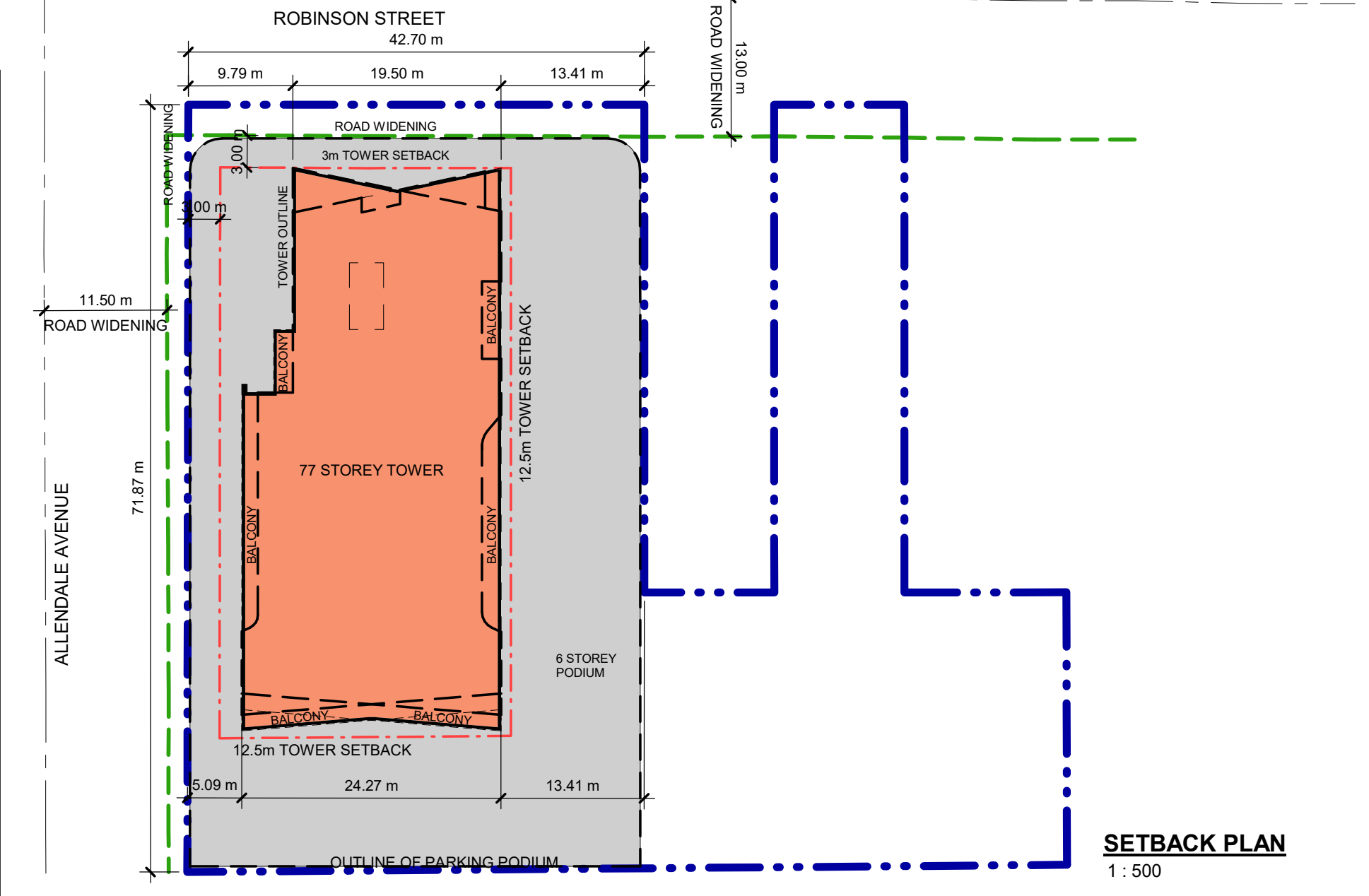
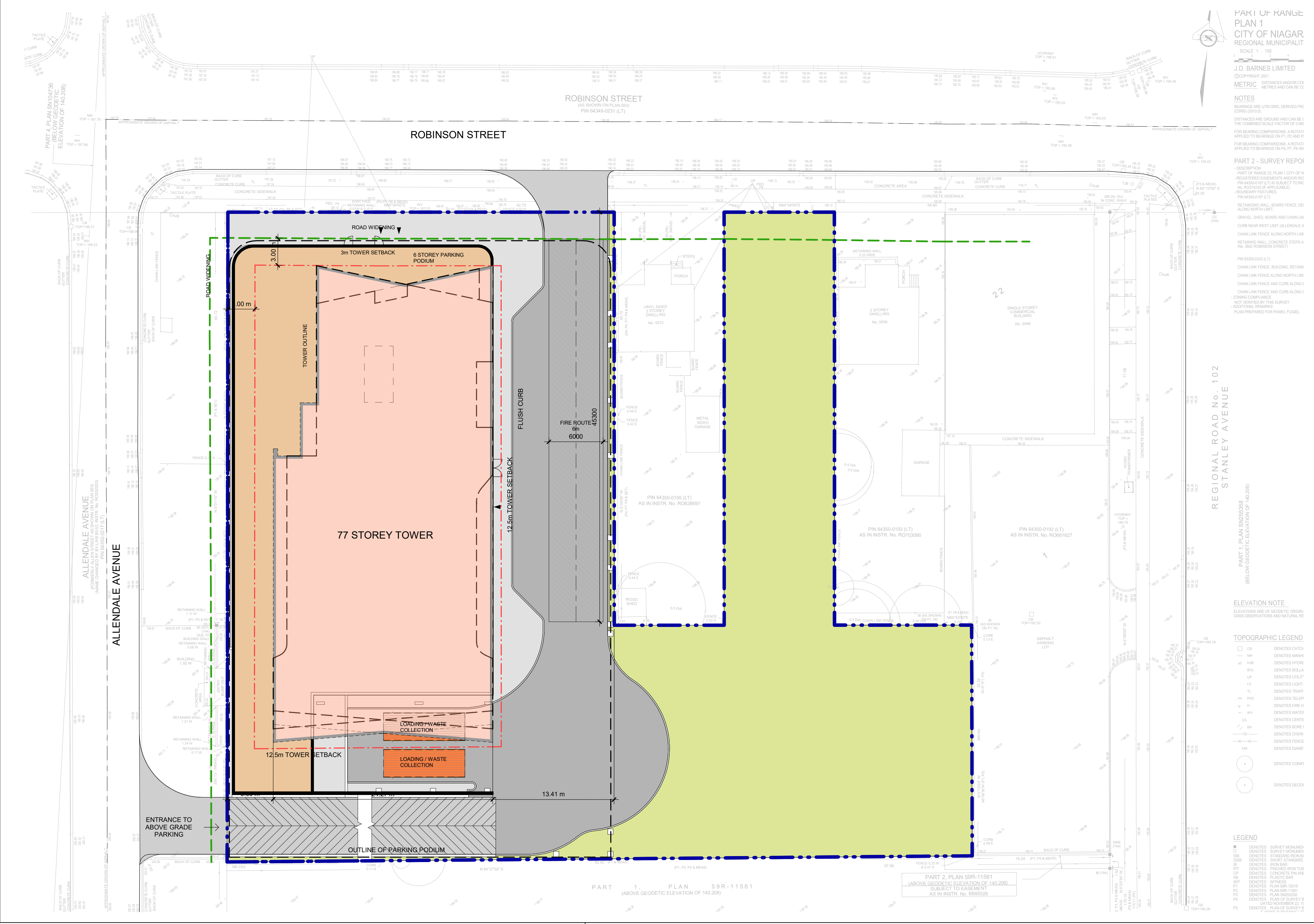
DRAWN BY: ME

CHECKED BY: SM

SCALE: As indicated

PROJECT NO: 121034

DRAWING: A.01



### SITE LEGEND

- PROPOSED BUILDING
- LANDSCAPE
- ASPHALT DRIVEWAY
- CONCRETE CURB
- CONCRETE SIDEWALK
- PAVERS
- 6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
- SIAMESE CONNECTION
- PAINTED ROAD LINES
- DEPRESSED CURB
- SETBACKS
- PROPERTY LINE
- ROAD WIDENING
- TOWER OUTLINE
- ENTRANCE / EXIT

### BUILDING STATS

#### BUILDING AREAS PER USE

Comments	Area	Area (sm)
COMMERCIAL	5553 SF	516 m <sup>2</sup>
CONDO	772682 SF	71784 m <sup>2</sup>
OUTDOOR AMENITY	113409 SF	10536 m <sup>2</sup>
PARKING	317312 SF	29479 m <sup>2</sup>
Grand total	1208957 SF	112316 m <sup>2</sup>

#### CONDO UNIT MIX

Name	Count	%	Area
1 BR	235	24%	128794 SF
1 BR+D	309	32%	164749 SF
2 BR	305	32%	219650 SF
2 BR+D	163	17%	75335 SF
PNTH	3	0%	8423 SF
TH	7	1%	3789 SF
	962	100%	600740 SF

#### SELLABLE VS NON SELLABLE

Name	Area	AREA m2	Count	%
NON SELLABLE				
BIKE PARKING	2843 SF	264.14 m <sup>2</sup>	1	0%
CORRIDOR	59134 SF	5493.76 m <sup>2</sup>	76	8%
ELEC	1569 SF	145.80 m <sup>2</sup>	37	0%
INDOOR AMENITY	12034 SF	1117.97 m <sup>2</sup>	5	2%
LOADING / SERVICE	126 SF	11.73 m <sup>2</sup>	1	0%
LOADING/GARAGE	2811 SF	261.17 m <sup>2</sup>	1	0%
LOBBY	2164 SF	201.02 m <sup>2</sup>	1	0%
OUTDOOR AMENITY	11442 SF	1062.96 m <sup>2</sup>	1	2%
STAIR	28316 SF	2630.69 m <sup>2</sup>	146	4%
WASTE CHUTE	3259 SF	302.77 m <sup>2</sup>	71	0%
NON SELLABLE: 340	123668 SF	11491.92 m <sup>2</sup>	17%	
SELLABLE				
1 BR	128794 SF	11965.37 m <sup>2</sup>	235	18%
1 BR+D	164749 SF	15305.72 m <sup>2</sup>	309	22%
2 BR	219650 SF	20406.11 m <sup>2</sup>	305	23%
2 BR+D	75335 SF	6998.82 m <sup>2</sup>	103	10%
COMMERCIAL	5553 SF	515.93 m <sup>2</sup>	1	1%
PNTH	8423 SF	782.56 m <sup>2</sup>	3	1%
TH	6687 SF	621.27 m <sup>2</sup>	14	1%
SELLABLE: 970	609192 SF	56695.79 m <sup>2</sup>	83%	

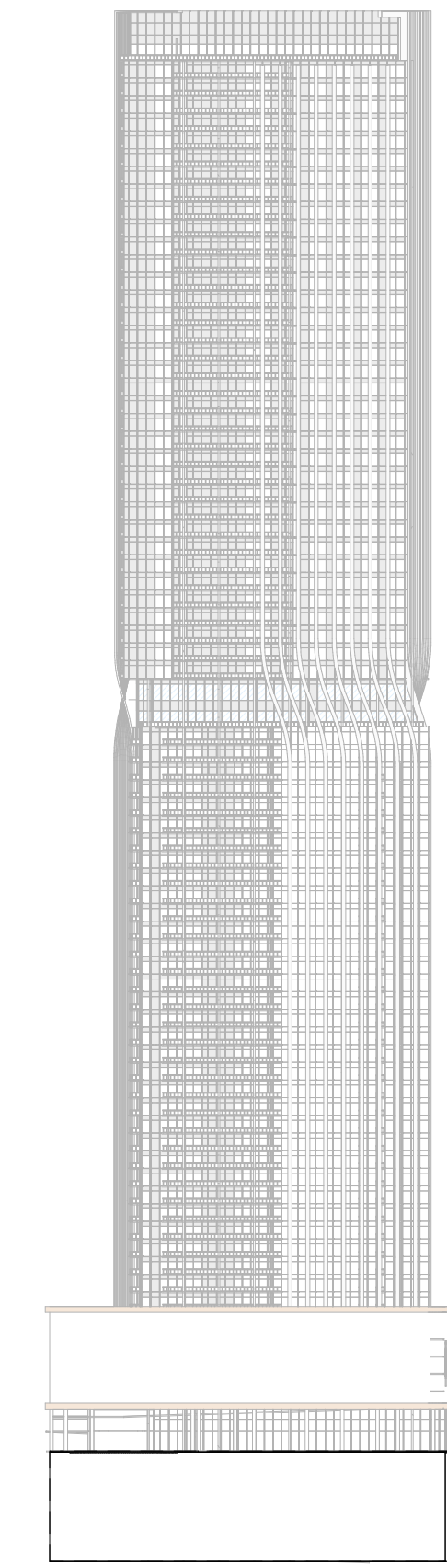
#### AMENITY AREAS

Name	Area	AREA m2	Count	%
AMENITY	12034 SF	1117.97 m <sup>2</sup>	5	10%
INDOOR AMENITY	11203 SF	10407.25 m <sup>2</sup>	509	90%
AMENITY	124057 SF	11525.23 m <sup>2</sup>	100%	

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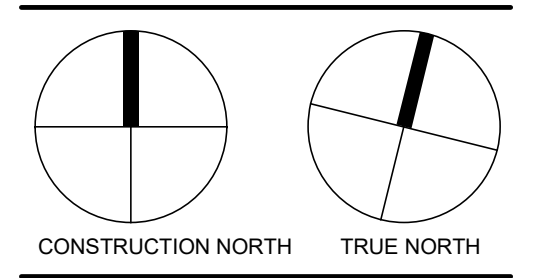
NO.	ISSUED	DATE
1	REVISION	APRIL 2 2022



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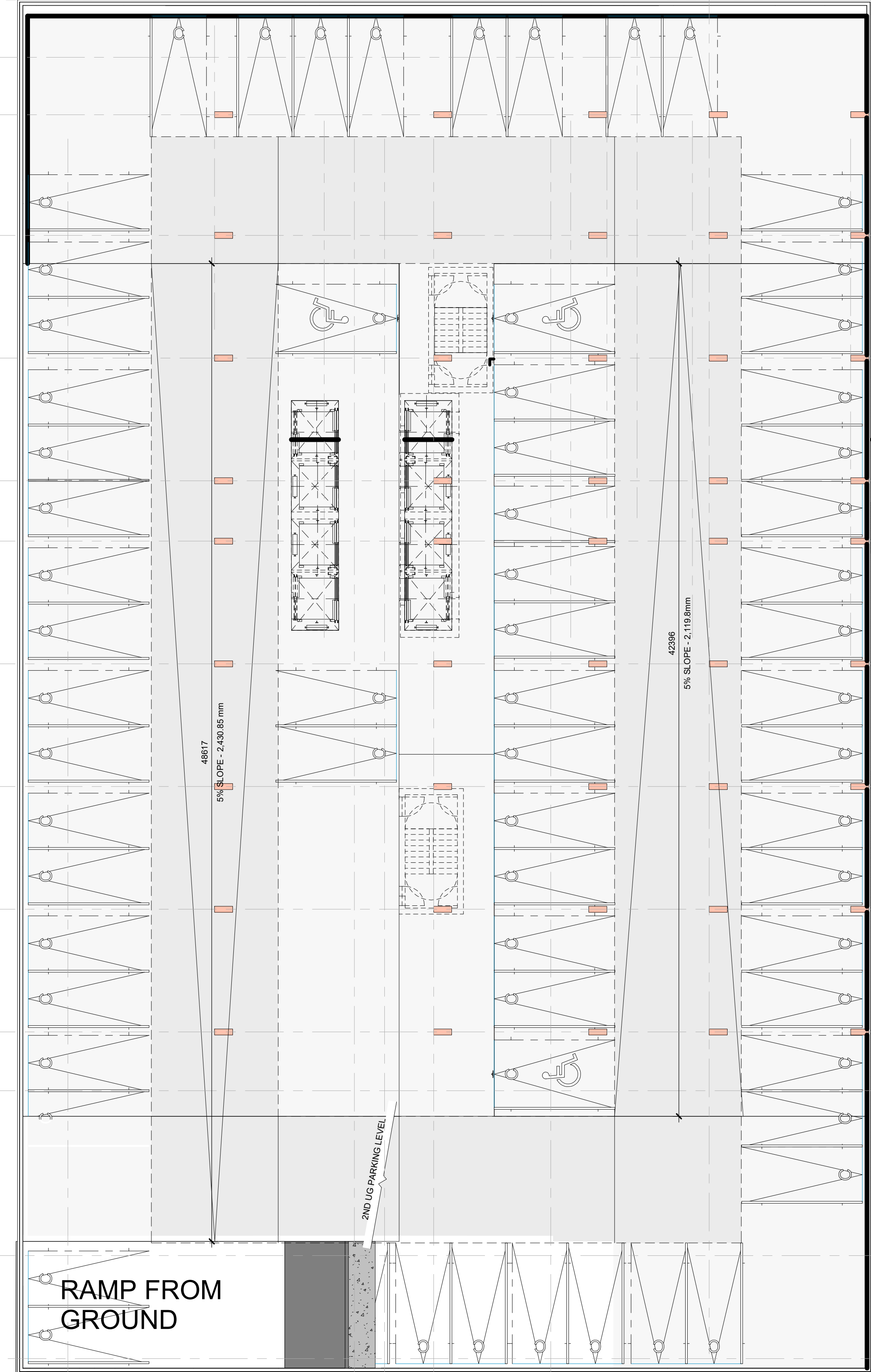
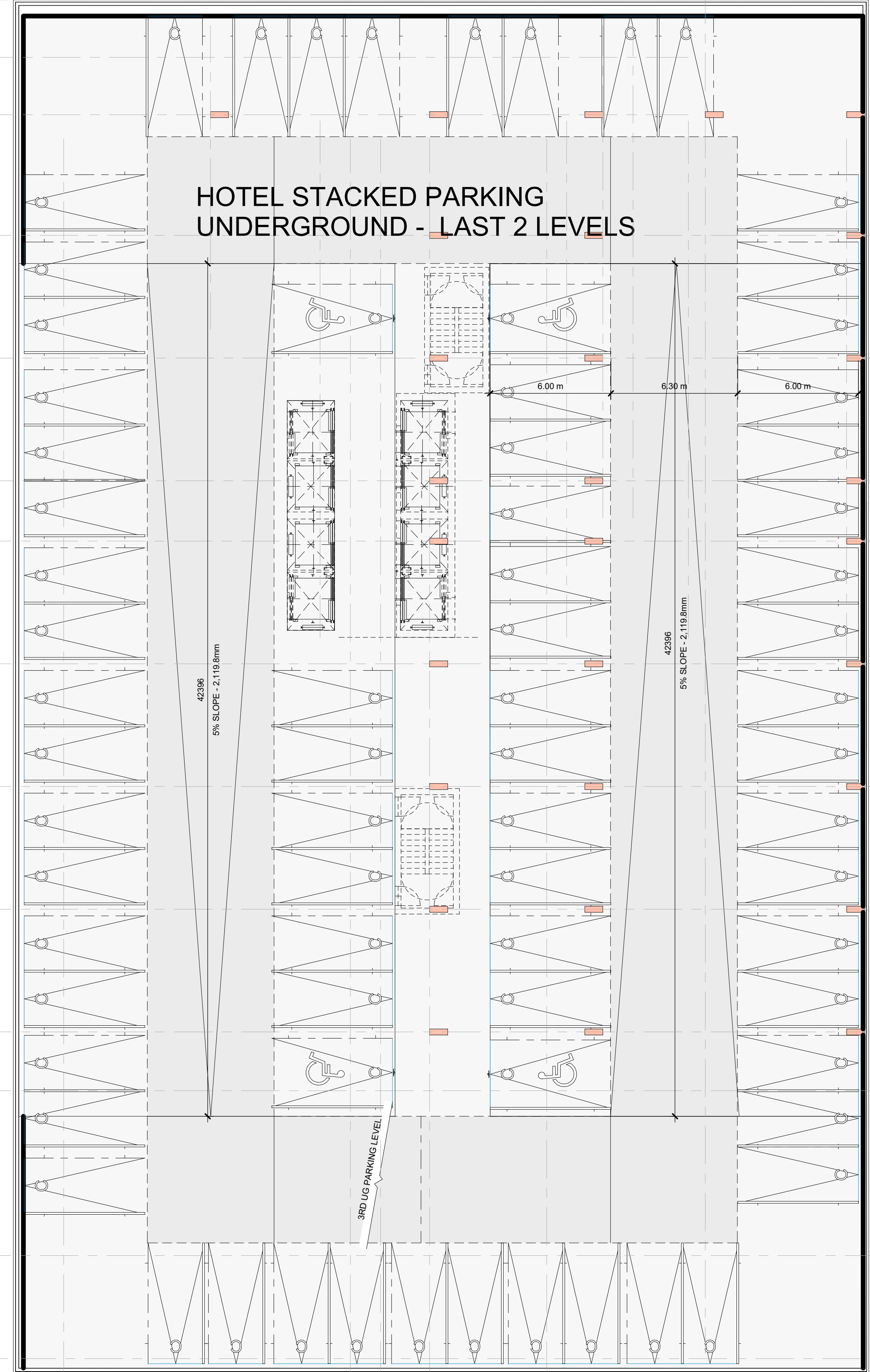
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ROBINSON STREET

ALLEDALE AVE



**PARKING SCHEDULE - OCCUPANCY**

Level	COUNT
UG P6	8
UG P5.5	35
UG P5	38
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
<b>Total</b>	<b>713</b>

**CONDO UNITS**

Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3789 SF	7
	600740 SF	962
Grand total:	600740 SF	962

NIAGARA 77 - CONDO

ROBINSON STREET, NIAGARA FALLS

SHEET NAME

UNDERGROUND PARKING

START DATE: JAN 2022

DRAWN BY: ME

CHECKED BY: SM

SCALE: As indicated

PROJECT NO.: 121034

DRAWING



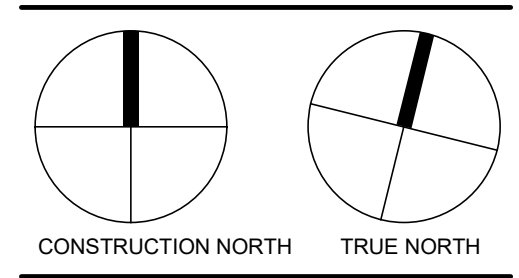
NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022

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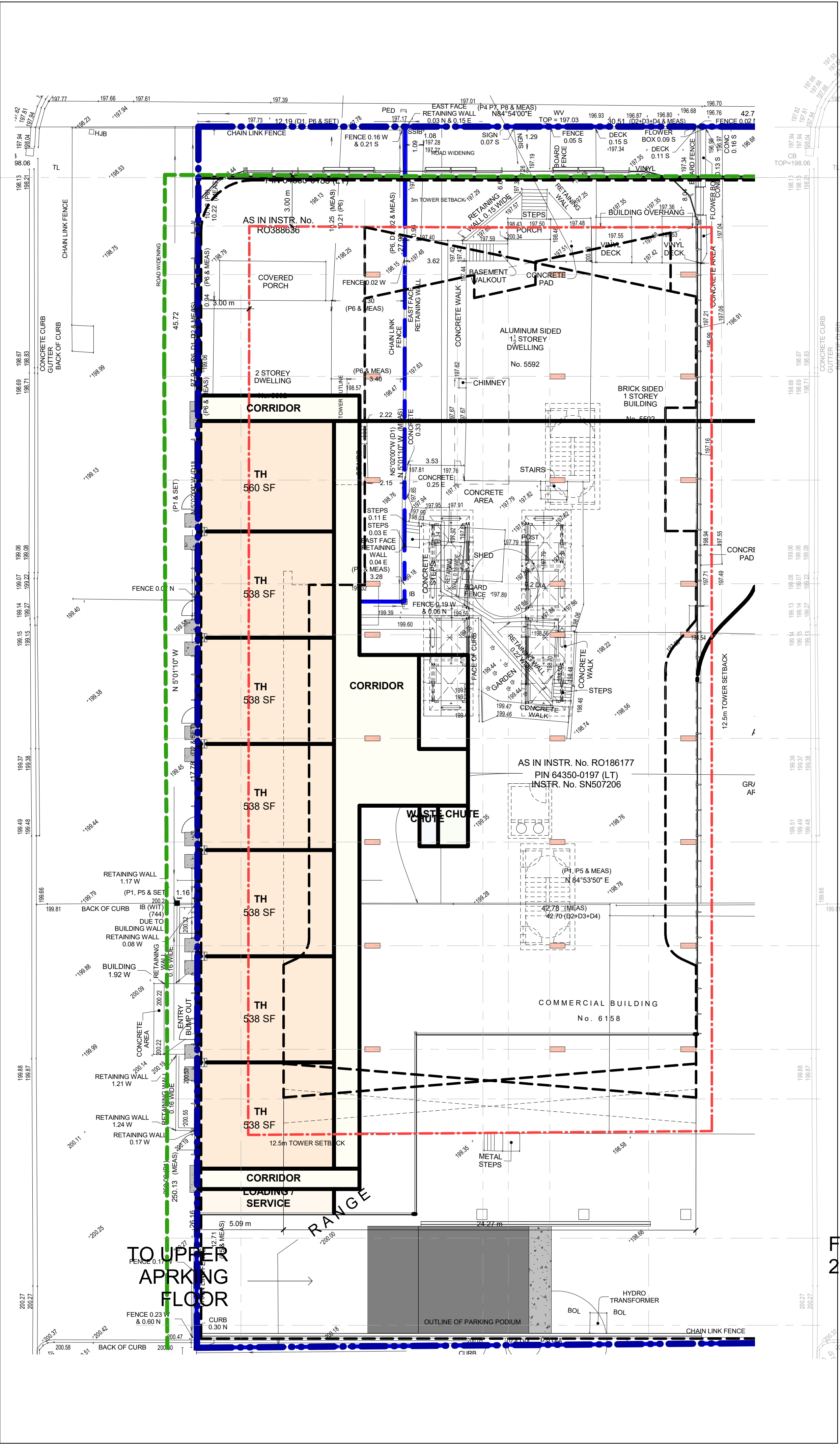
**NIAGARA 77 - CONDO**  
ROBINSON STREET, NIAGARA FALLS

SHEET NAME

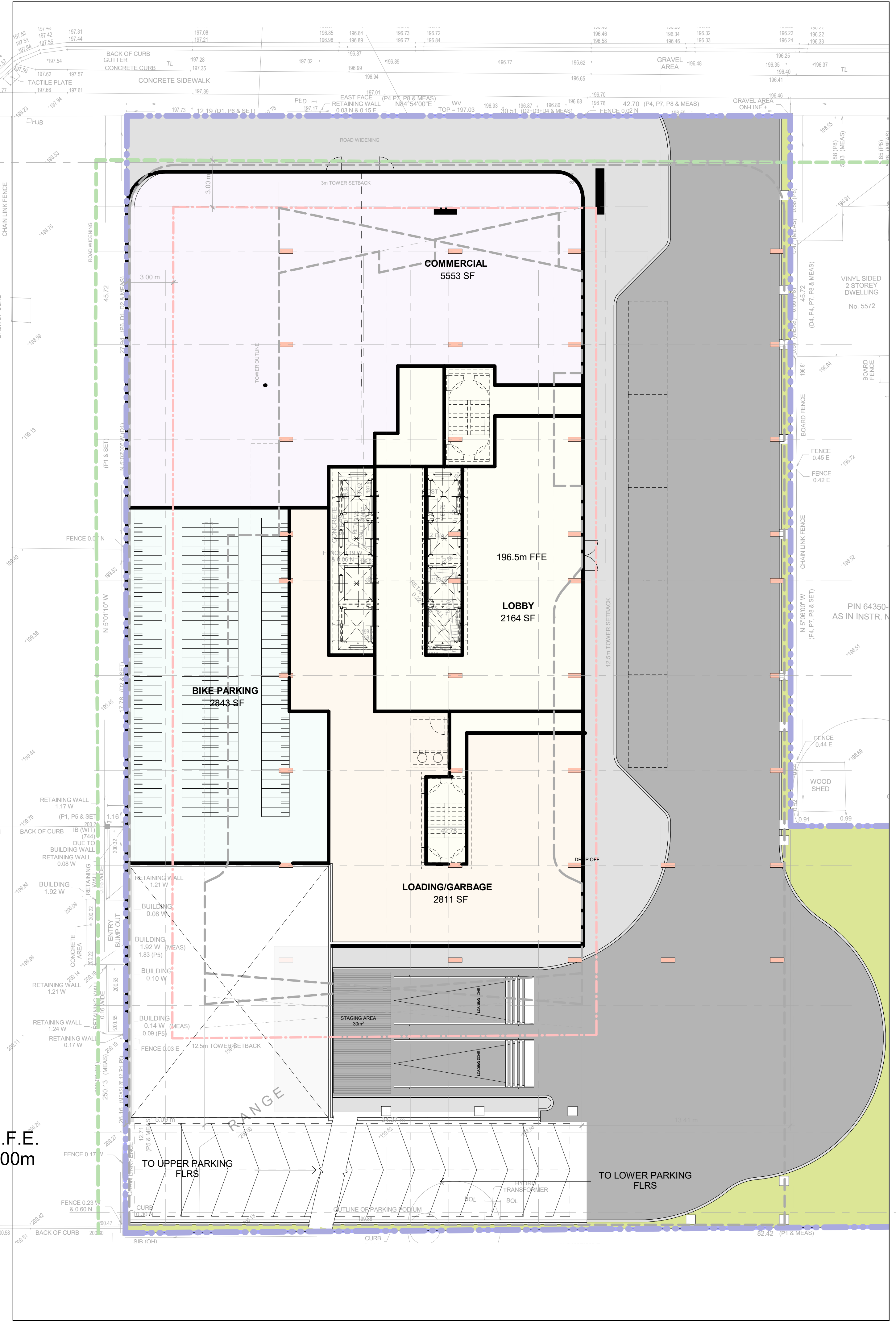
**GROUND FLOOR**

START DATE: JAN 2022  
DRAWN BY: ME  
CHECKED BY: SM  
SCALE: As indicated  
PROJECT NO: 121034

**A.101**



2 AT GRADE FFE 200  
A.101 1:150



1 AT GRADE FFE 196 - GROUND FLOOR  
A.101 1:150

**PARKING SCHEDULE - OCCUPANCY**

Level	COUNT
UG P6	8
UG P5.5	8
UG P5	8
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
<b>Total</b>	<b>713</b>

**CONDO UNITS**

Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3789 SF	7
	600740 SF	962
<b>Grand total:</b>	<b>600740 SF</b>	<b>962</b>

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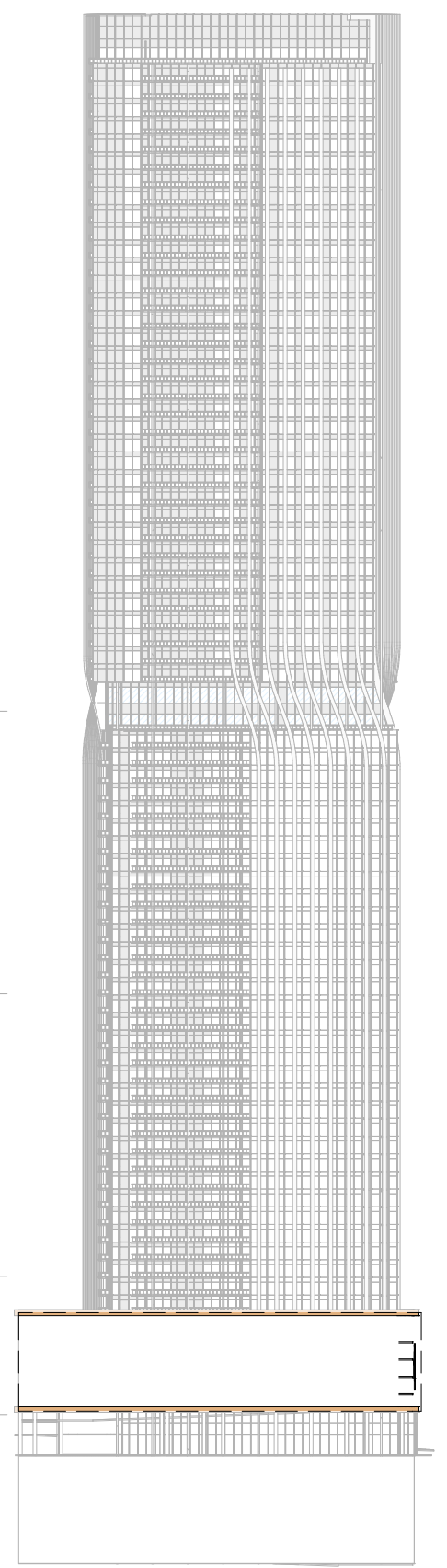
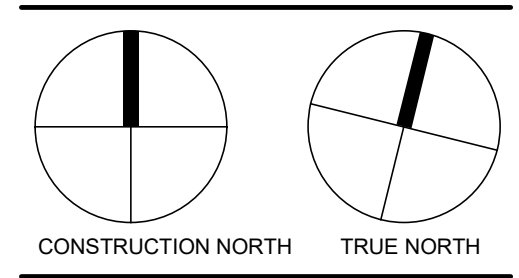


NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022

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**NIAGARA 77 - CONDO**

ROBINSON STREET, NIAGARA FALLS

SHEET NAME

**LEVELS 2-6**

START DATE: JAN 2022

DRAWN BY: ME

CHECKED BY: SM

SCALE: As indicated

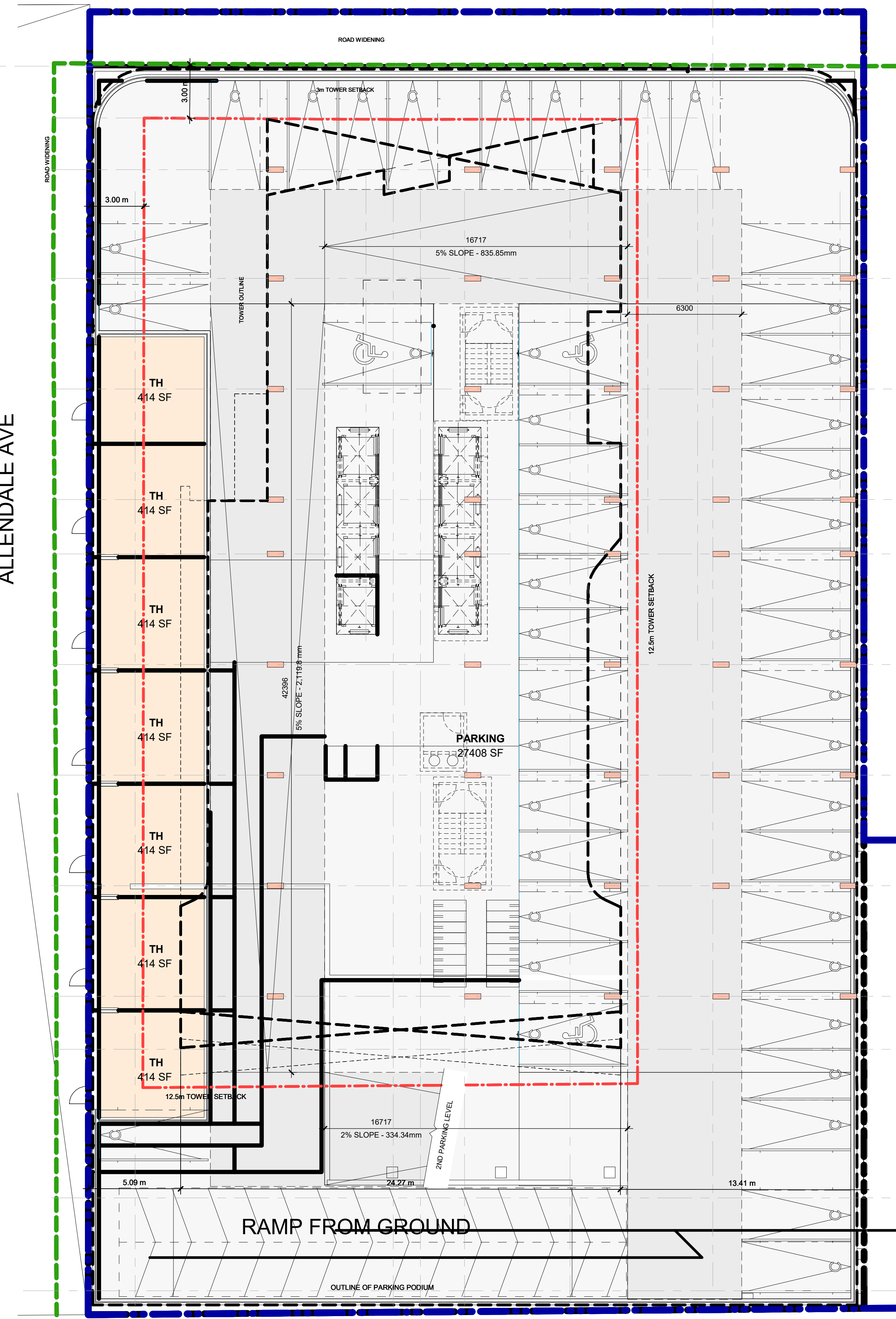
PROJECT NO.: 121034

DRAWING

**A.102**

**ROBINSON STREET**

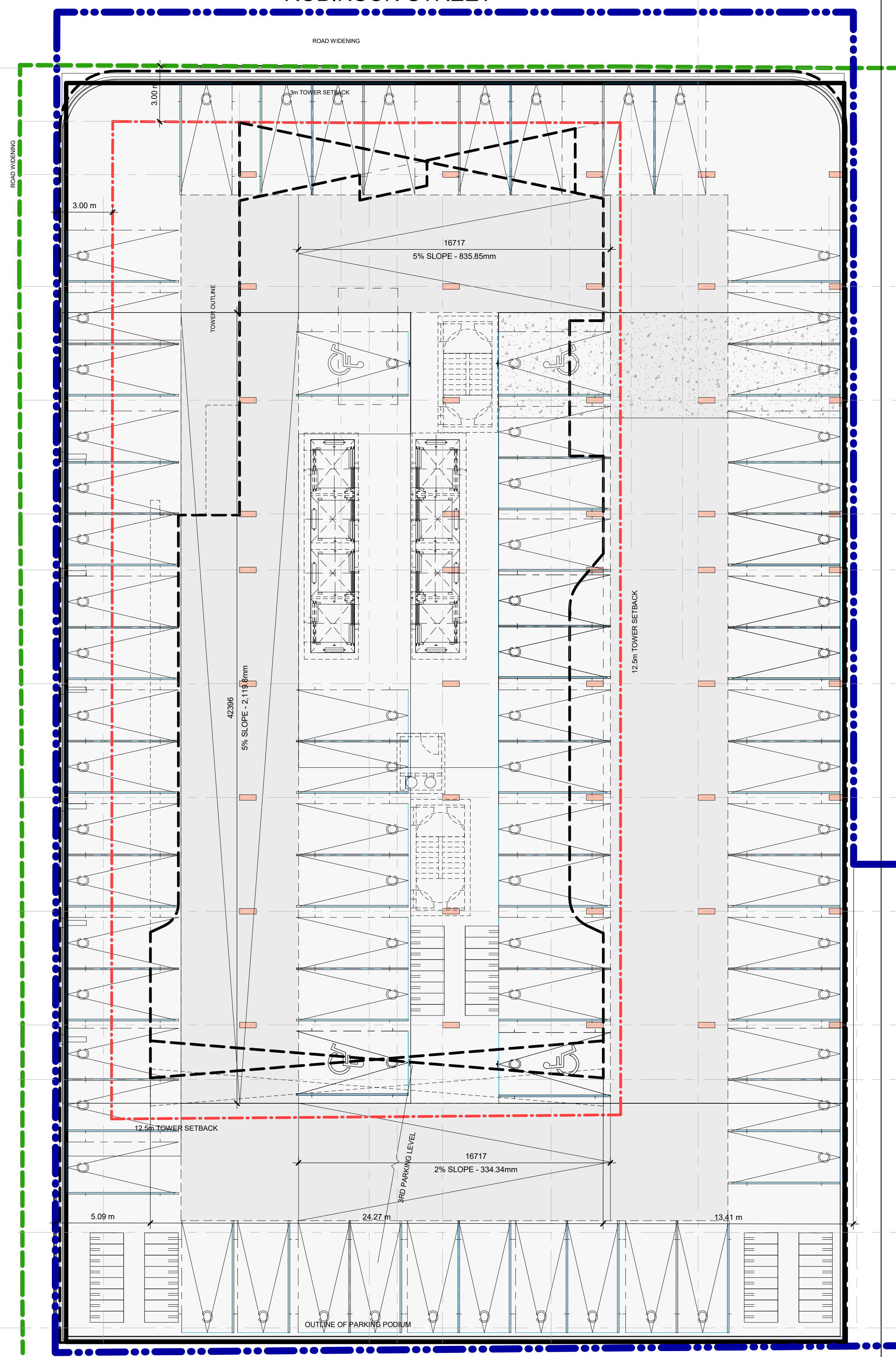
**ALLENDALE AVE**



**1** LVL 2 SECOND FLOOR  
A.102 1:150

**ROBINSON STREET**

**ALLENDALE AVE**

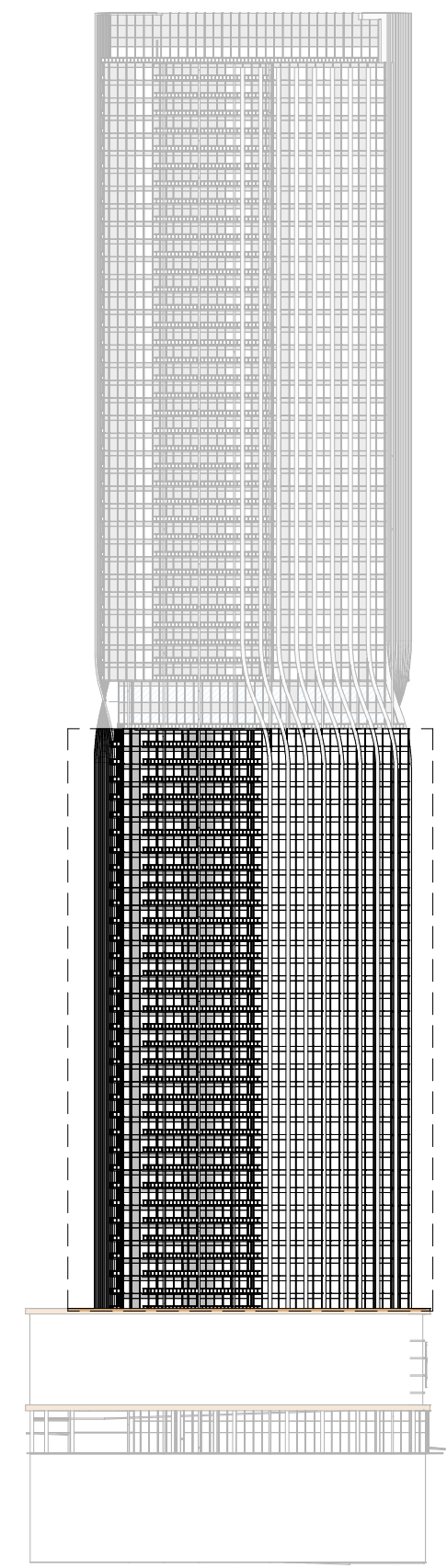


**2** LVL 3 - TYPICAL ABOVE GRADE PARKING 3-6  
A.102 1:150

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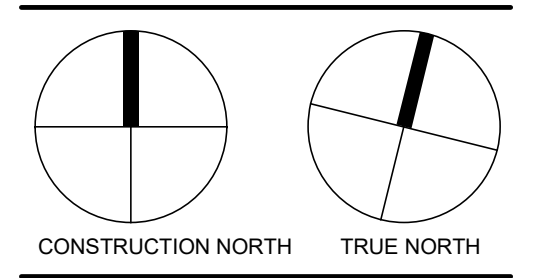
NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022



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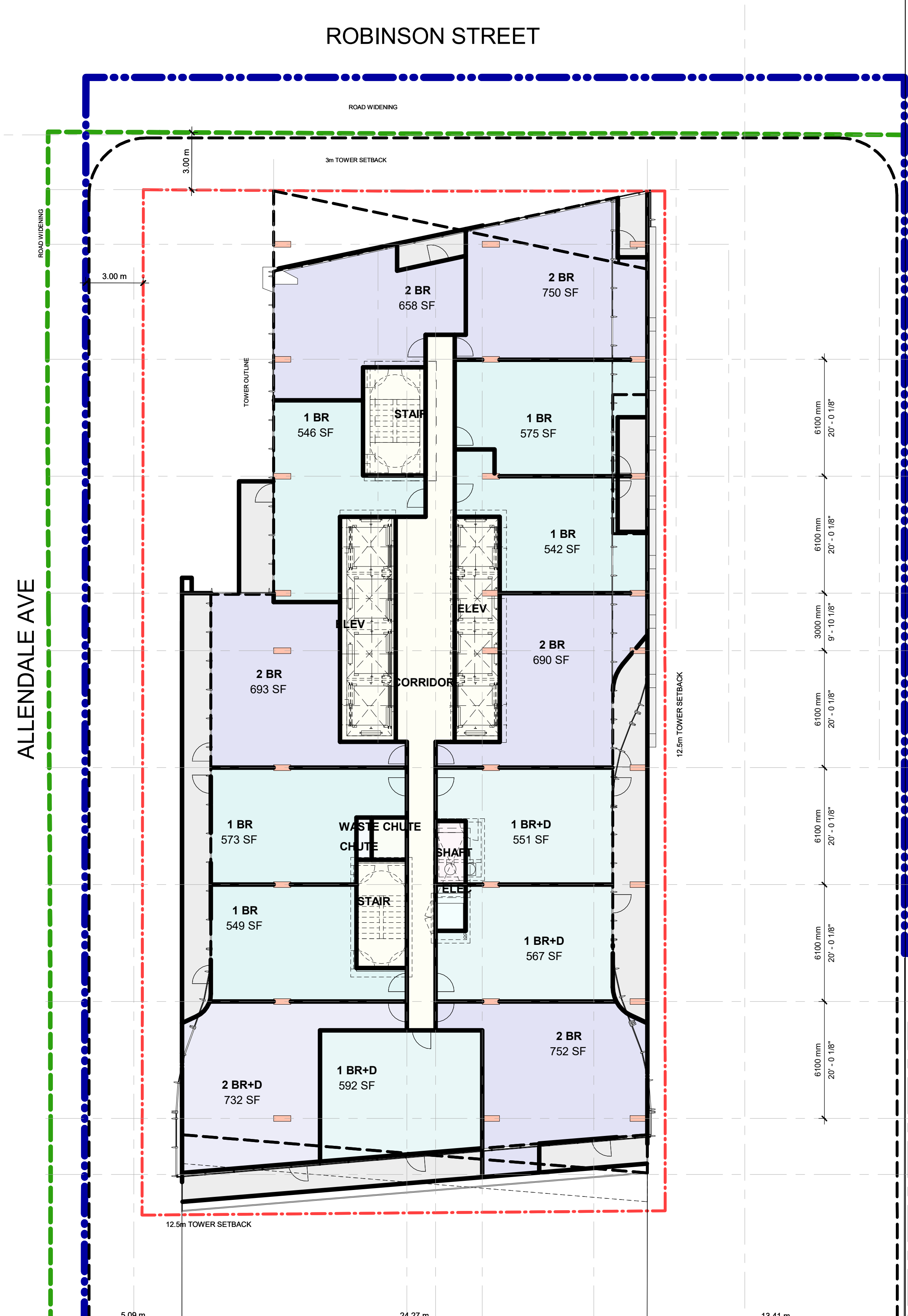


**NIAGARA 77 - CONDO**  
ROBINSON STREET, NIAGARA FALLS

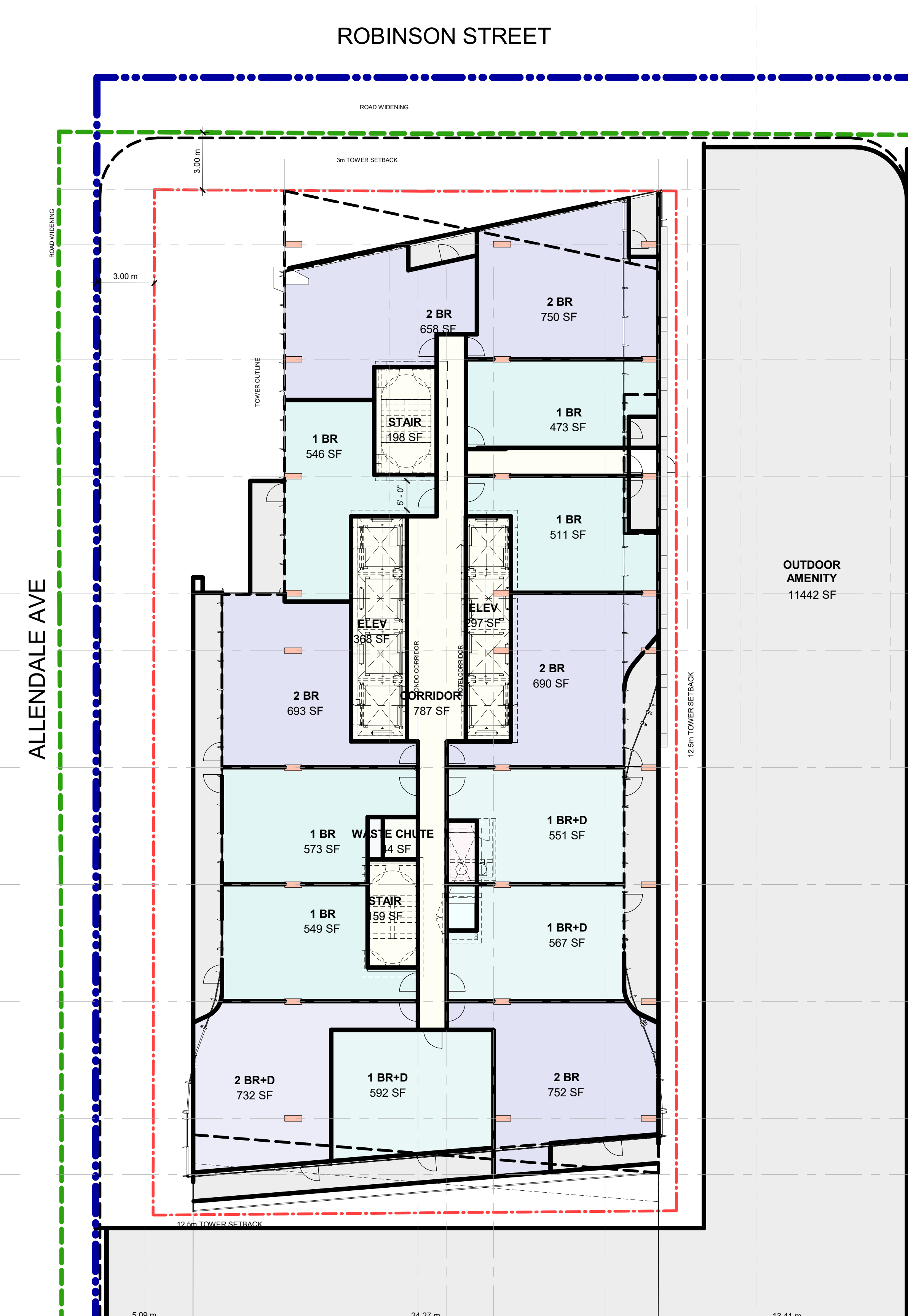
SHEET NAME  
**LEVELS 7-39**

START DATE: JAN 2022  
DRAWN BY: ME  
CHECKED BY: SM  
SCALE: As indicated  
PROJECT NO.: 121034

DRAWING  
**A.103**



**2 LVL 8 - 39TH**  
A.103 1 : 150



**1 LVL 7TH**  
A.103 1 : 150

**PARKING SCHEDULE - OCCUPANCY**

Level	COUNT
UG P6	8
UG P5.5	35
UG P5	38
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
	713

**CONDO UNITS**

Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3739 SF	17
	600740 SF	962
Grand total:	962	600740 SF

C:\Users\manu\Documents\121034 - Niagara 77 - 2022.dwg - smauripd.rvt 4/2/2022 4:38:13 PM

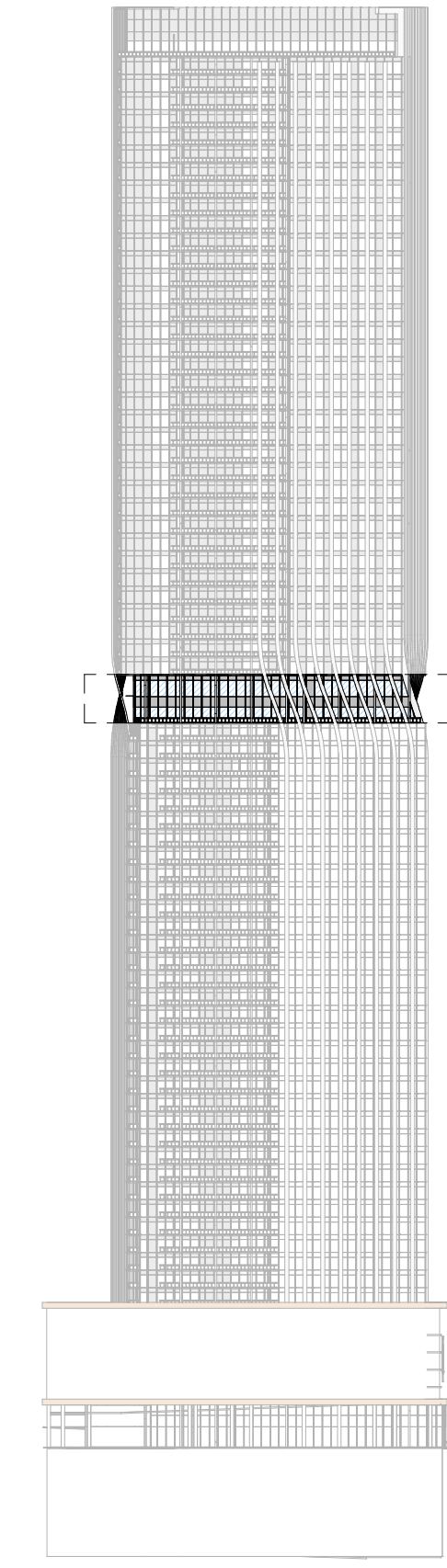
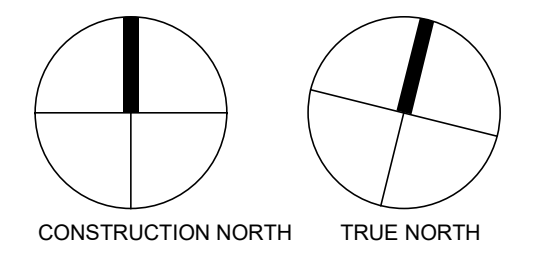


NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022

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**NIAGARA 77 - CONDO**

ROBINSON STREET,  
NIAGARA FALLS

SHEET NAME

LVL 40 & 41

START DATE: JAN 2022

DRAWN BY: ME

CHECKED BY: SM

SCALE: As indicated

PROJECT NO.: 121034

DRAWING

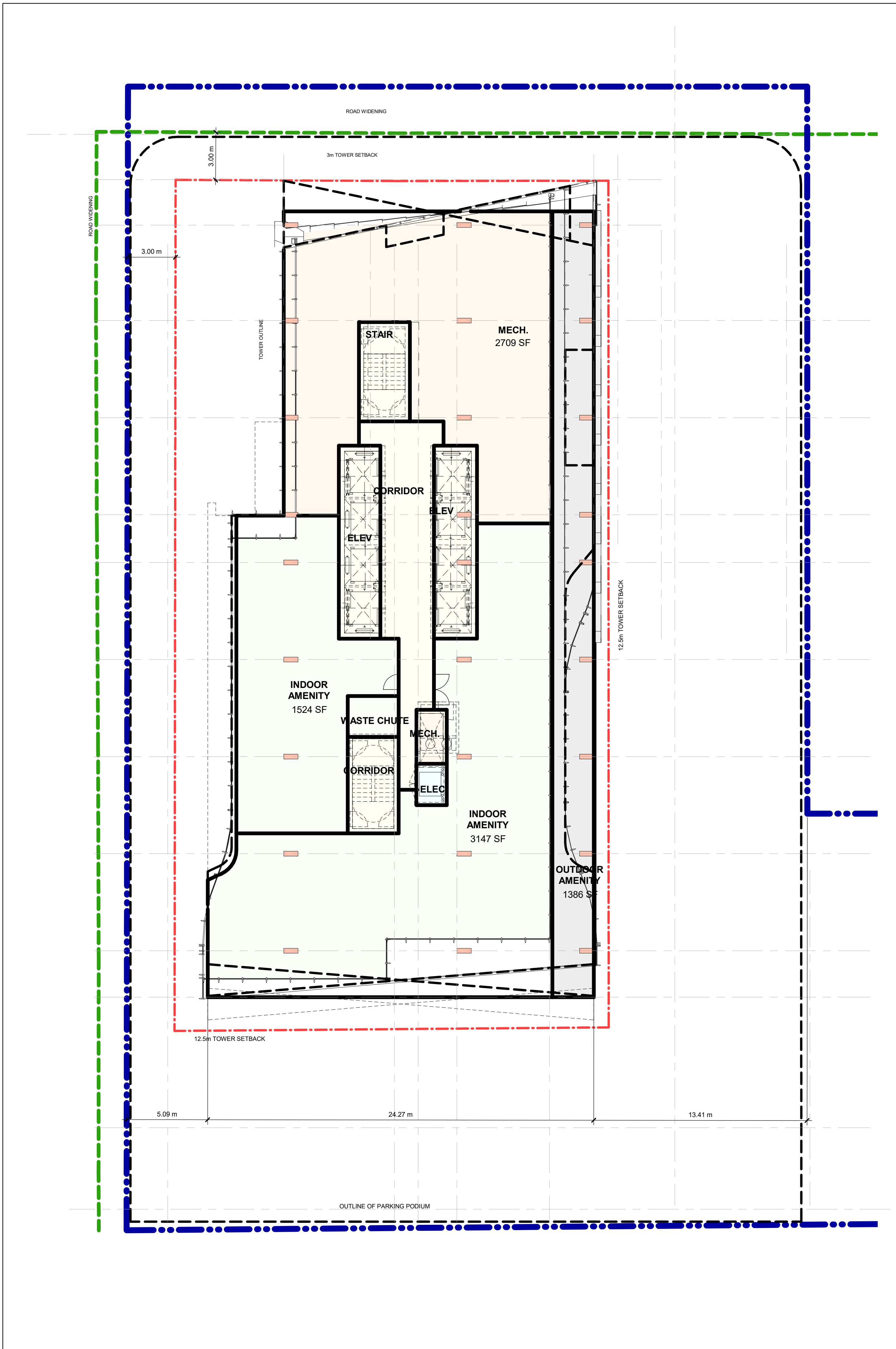
**A.104**

**PARKING SCHEDULE - OCCUPANCY**

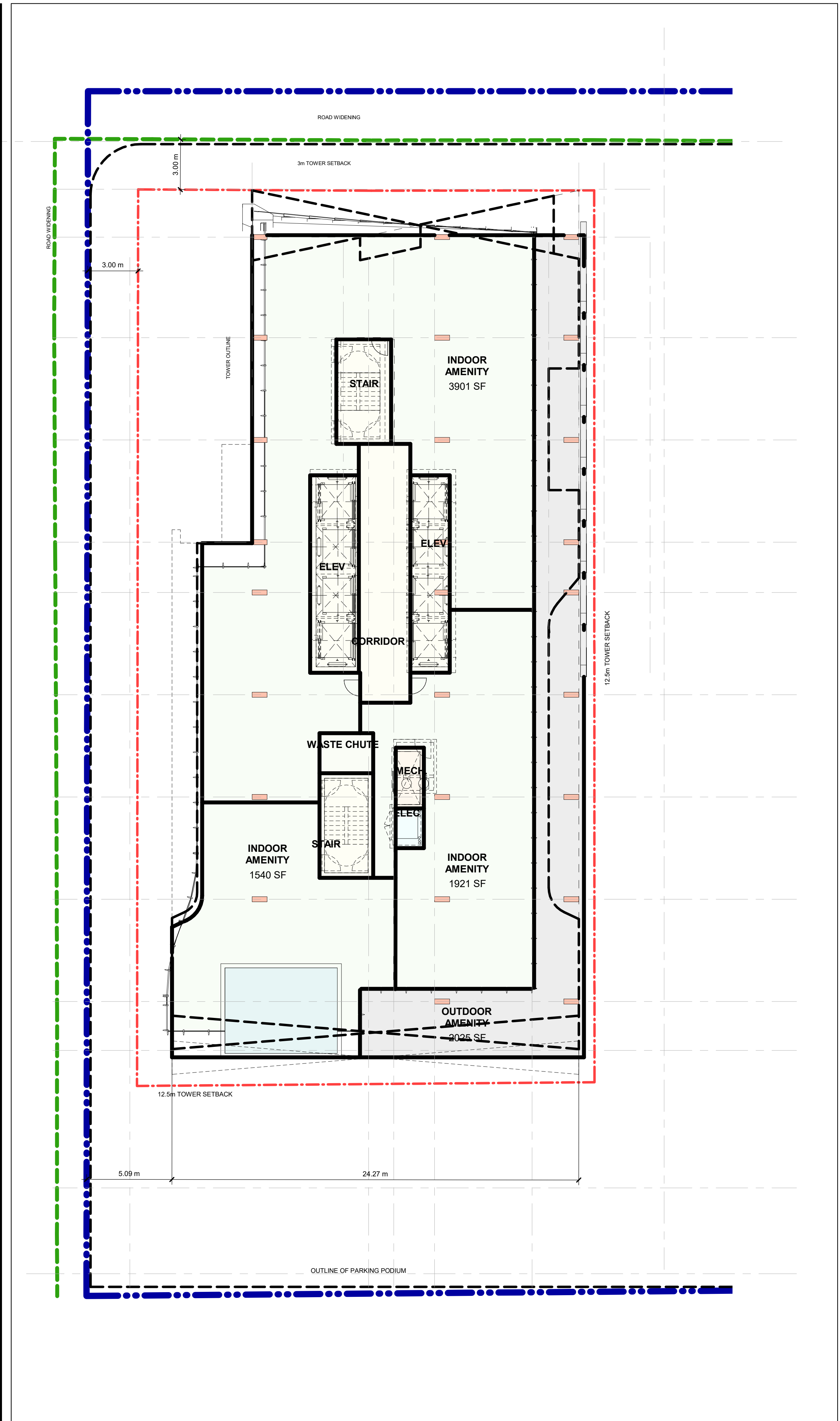
Level	COUNT
UG P6	8
UG P5.5	35
UG P5	38
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
	713

**CONDO UNITS**

Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3739 SF	7
	600740 SF	962
Grand total:	600740 SF	962



1 LVL 40  
A.104 1:150



2 LVL 41  
A.104 1:150

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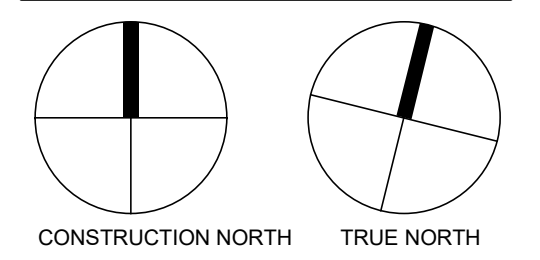


NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022

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**NIAGARA 77 - CONDO**

ROBINSON STREET,  
NIAGARA FALLS

SHEET NAME

**LVL 42-77**

START DATE **JAN 2022**

DRAWN BY **ME**

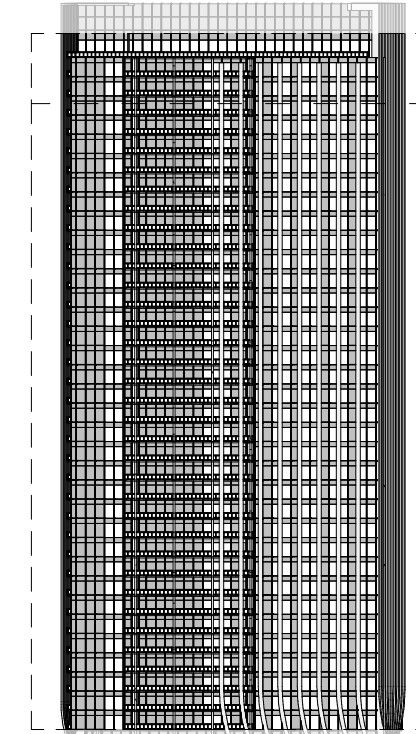
CHECKED BY **SM**

SCALE **As indicated**

PROJECT NO. **121034**

DRAWING

**A.105**

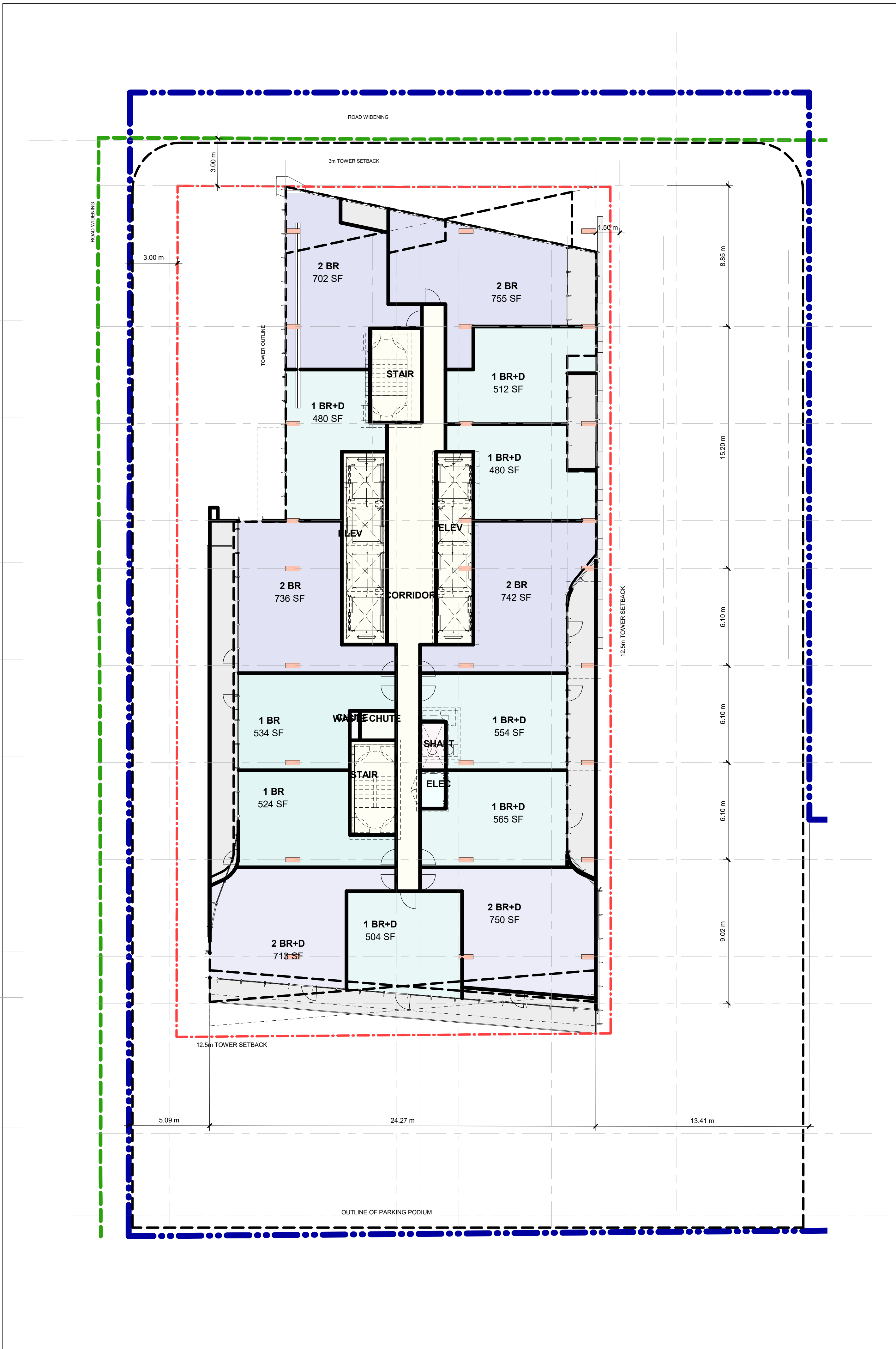


**PARKING SCHEDULE - OCCUPANCY**

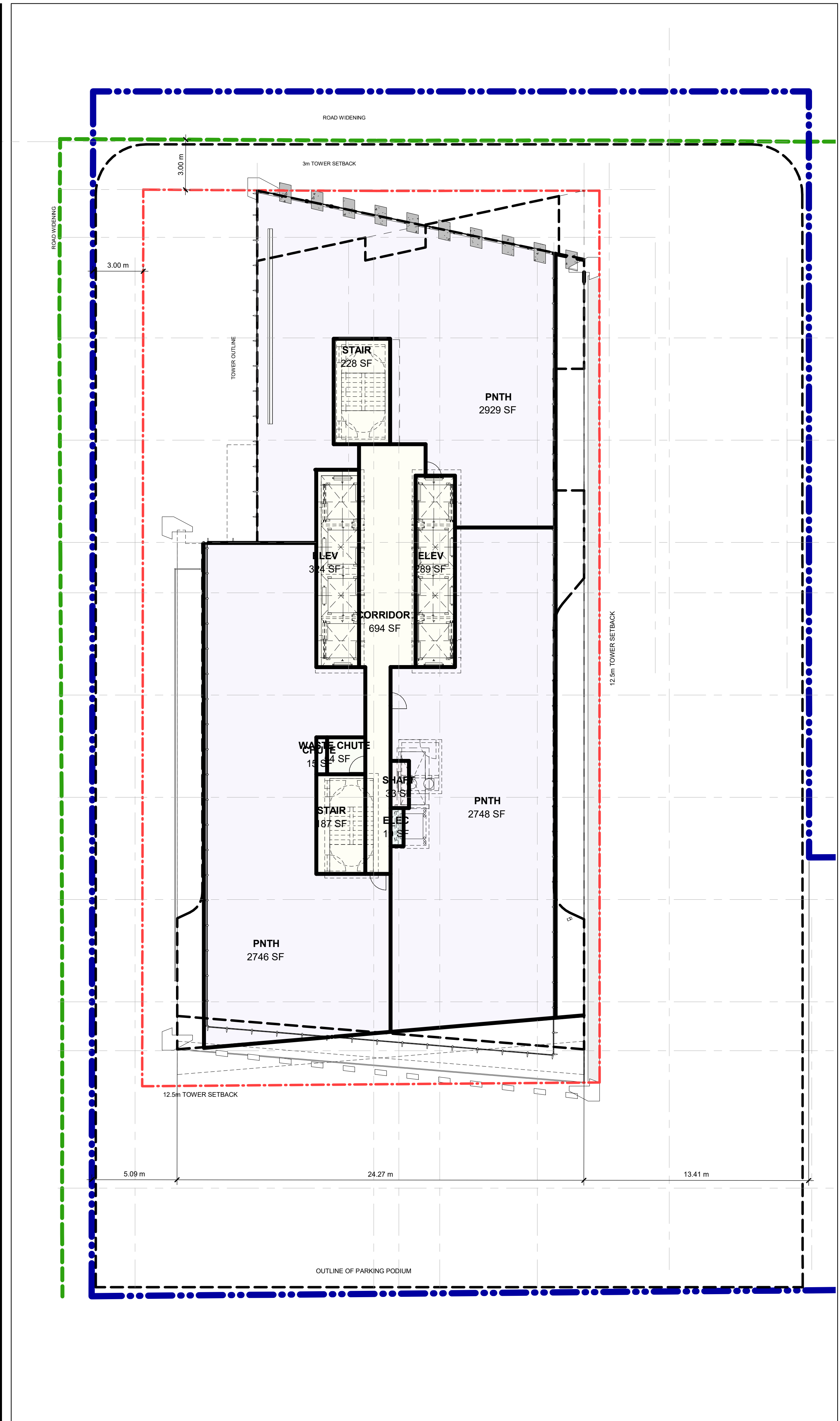
Level	COUNT
UG P6	8
UG P5.5	35
UG P5	38
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
	713

**CONDO UNITS**

Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3739 SF	7
	600740 SF	962
Grand total:	600740 SF	962



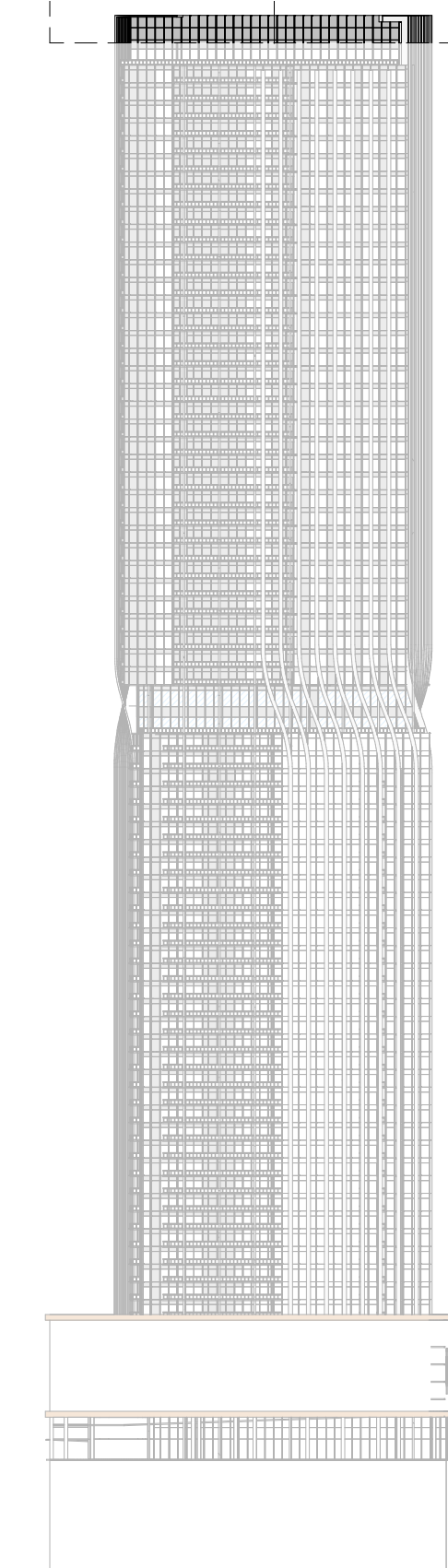
1 LVL 43-76  
A.105 1 : 150



2 LVL 77  
A.105 1 : 150

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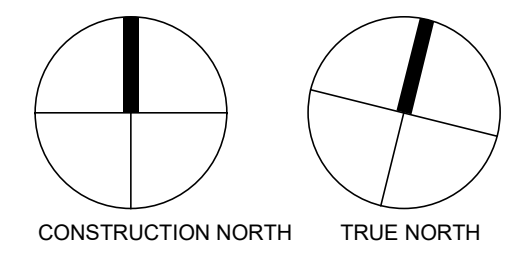
NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022



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**NIAGARA 77 - CONDO**

ROBINSON STREET,  
NIAGARA FALLS

SHEET NAME

**LVL ROOF TOP**

START DATE **JAN 2022**

DRAWN BY **ME**

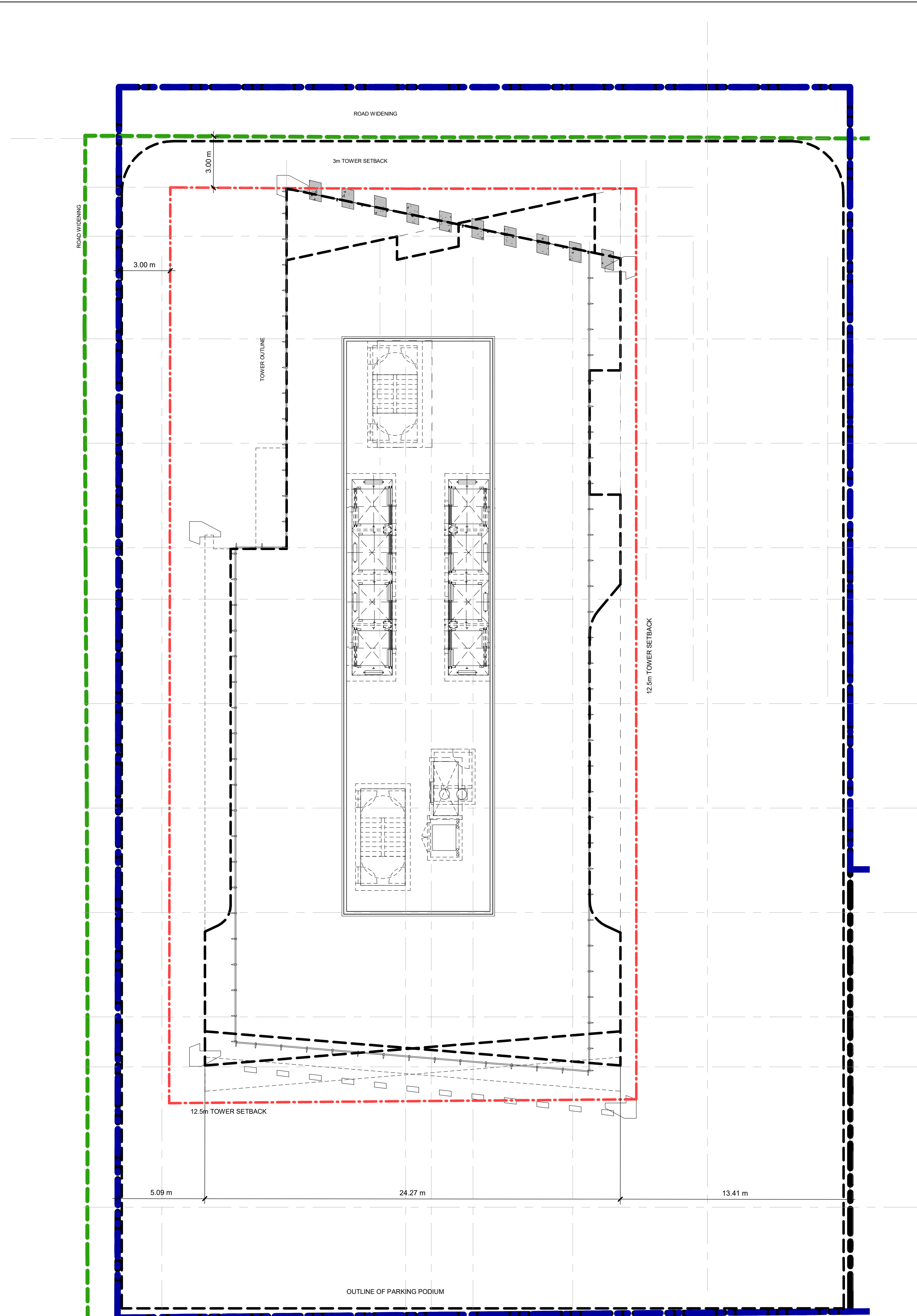
CHECKED BY **SM**

SCALE **As indicated**

PROJECT NO. **121034**

DRAWING

**A.106**



PARKING SCHEDULE - OCCUPANCY		
Level	COUNT	
UG P6	8	
UG P5.5	35	
UG P5	38	
UG P4.5	35	
UG P4	38	
UG P3.5	35	
UG P3	38	
UG P2.5	35	
UG P2	38	
UG P1.5	35	
UG P1	38	
UG P0.5	22	
LVL 2	40	
LVL 2.5	21	
LVL 3	38	
LVL 3.5	35	
LVL 4	38	
LVL 4.5	35	
LVL 5	38	
LVL 5.5	35	
LVL 6	38	
	713	

CONDO UNITS		
Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3789 SF	7
	600740 SF	962
Grand total:	600740 SF	962

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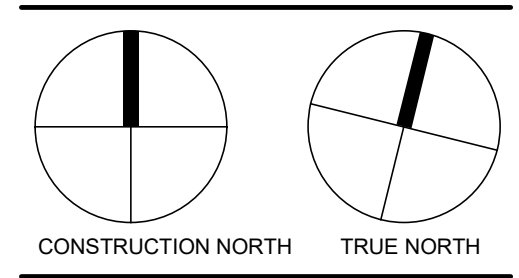


NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022

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## NIAGARA 77 - CONDO

ROBINSON STREET,  
NIAGARA FALLS

SHEET NAME

## EXTERIOR ELEVATION I

START DATE: JAN 2022

DRAWN BY: Author

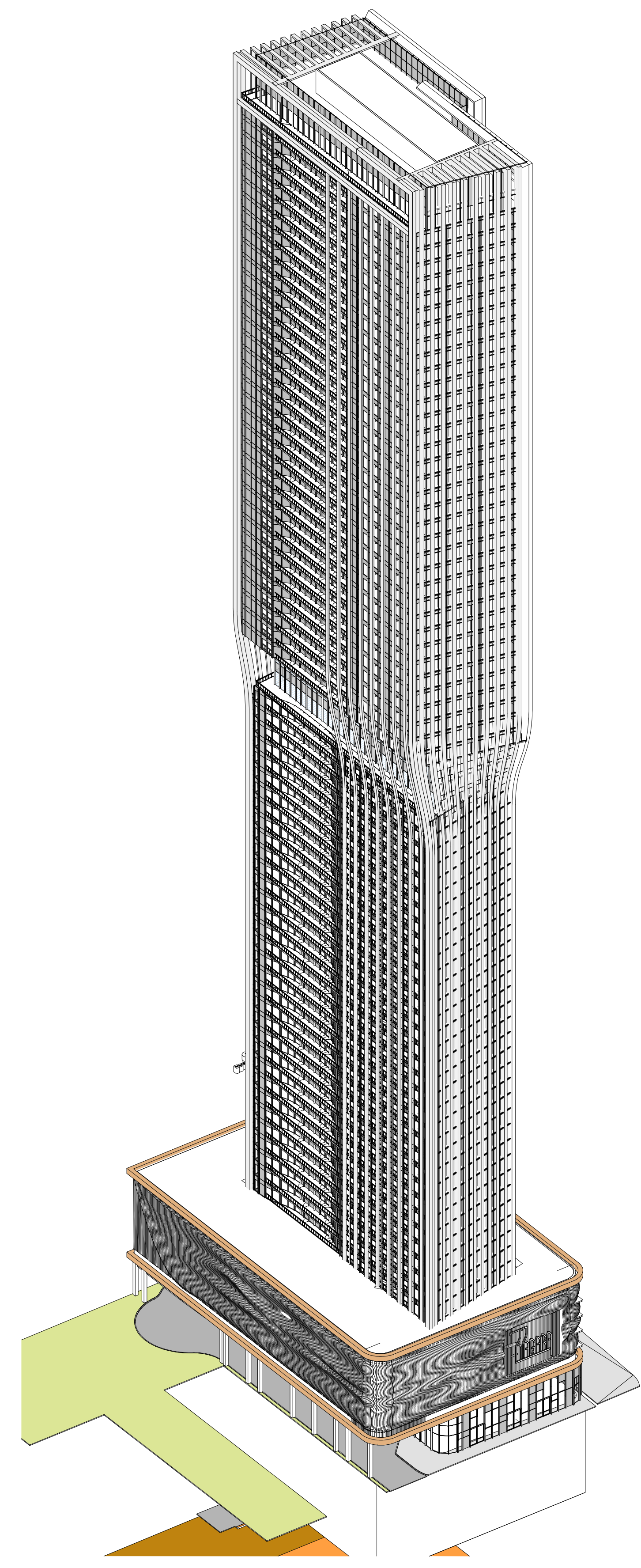
CHECKED BY: Checker

SCALE: 1 : 500

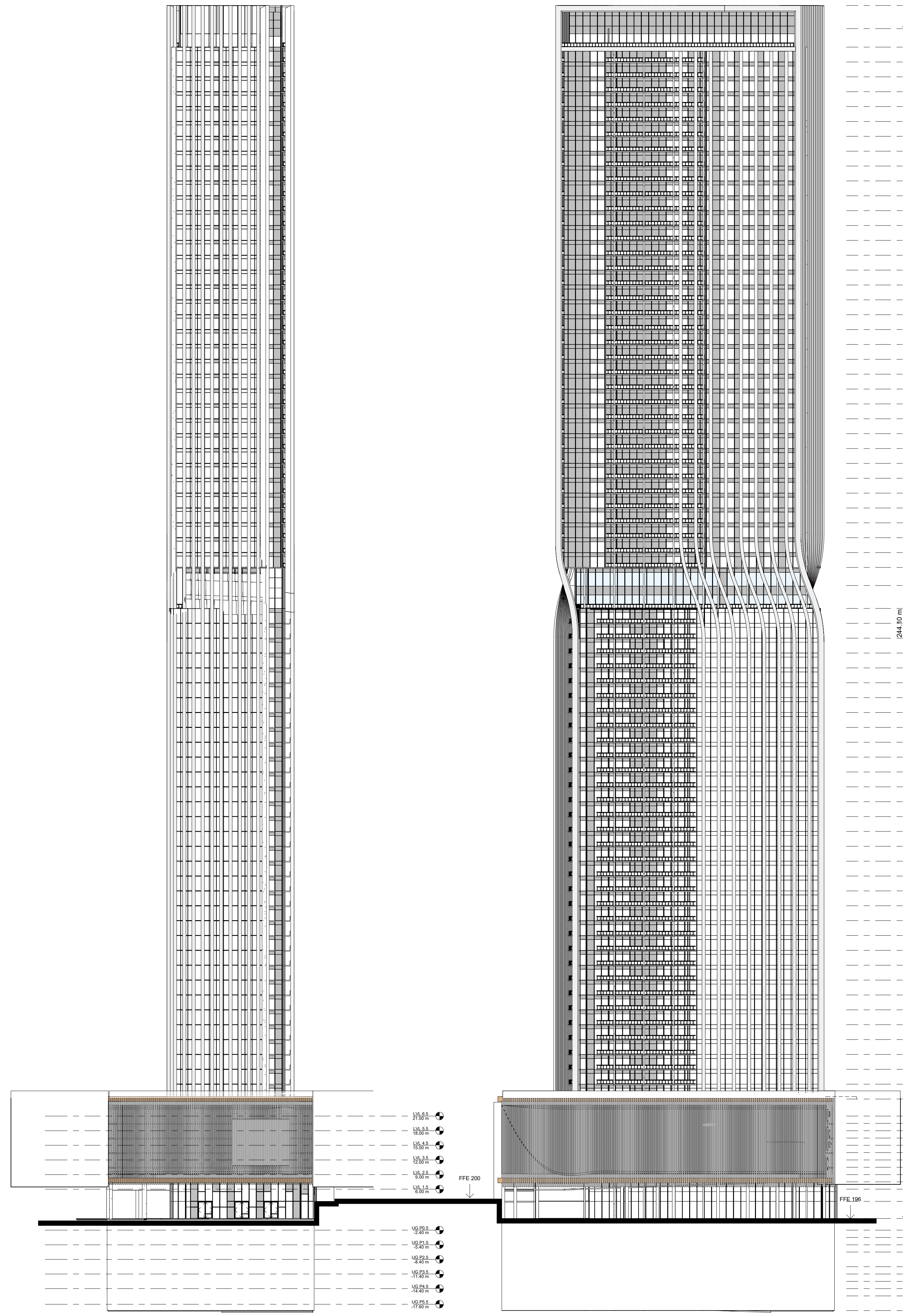
PROJECT NO.: 121034

DRAWING

# A.201



5 MASSING - NW  
A.201



2 NORTH ELEVATION (ROBINSON)  
A.201 1 : 500

1 EAST ELEVATION (STANLEY)  
A.201 1 : 500

CONDO UNITS		
Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3789 SF	7
Grand total:	600740 SF	962

PARKING SCHEDULE - OCCUPANCY	
Level	COUNT
UG P6	8
UG P5.5	35
UG P5	38
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
	713

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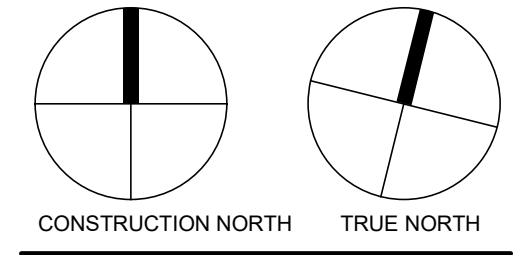


NO.	ISSUED	DATE
1	REZONING	APRIL 2 2022

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**NIAGARA 77 - CONDO**

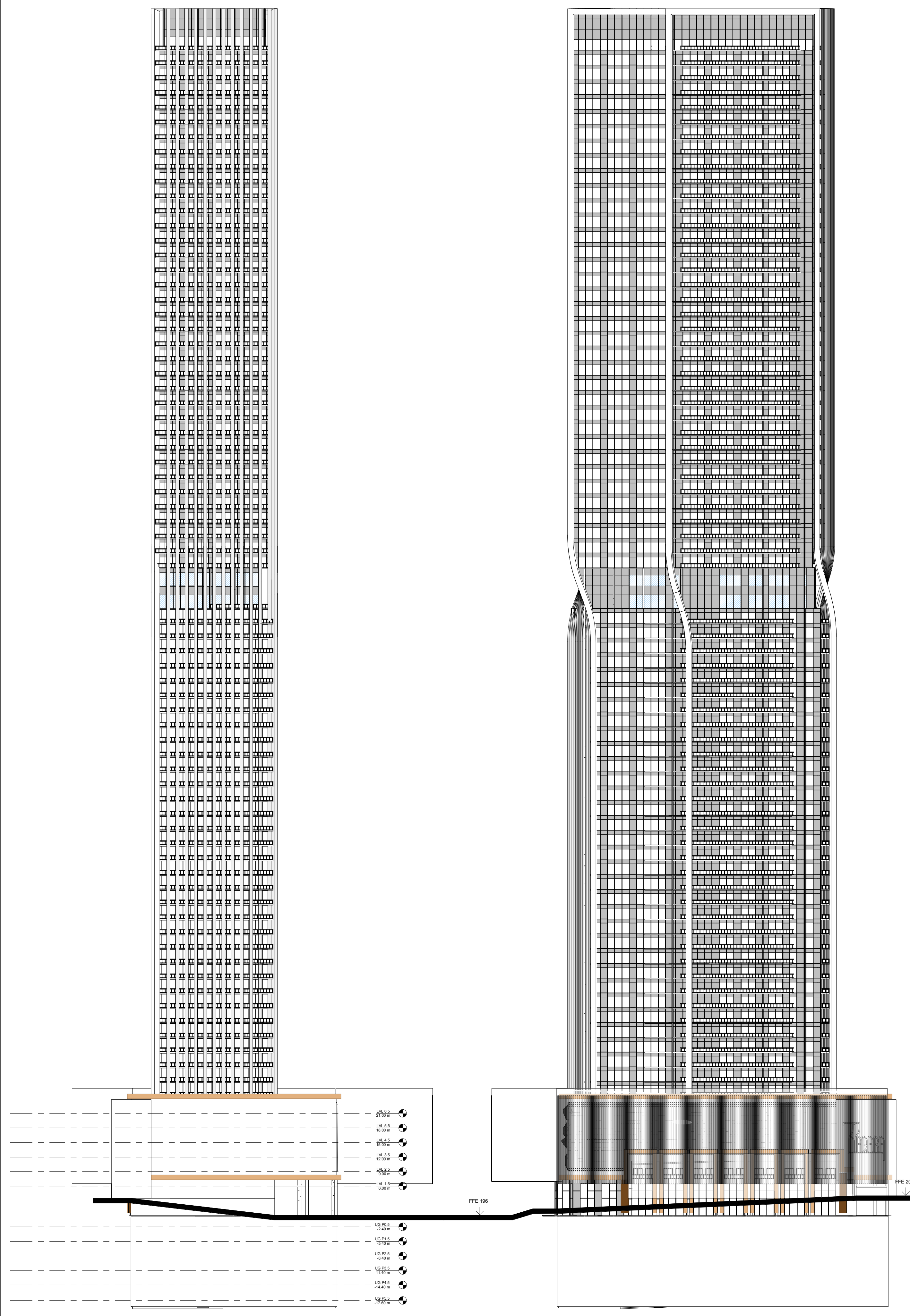
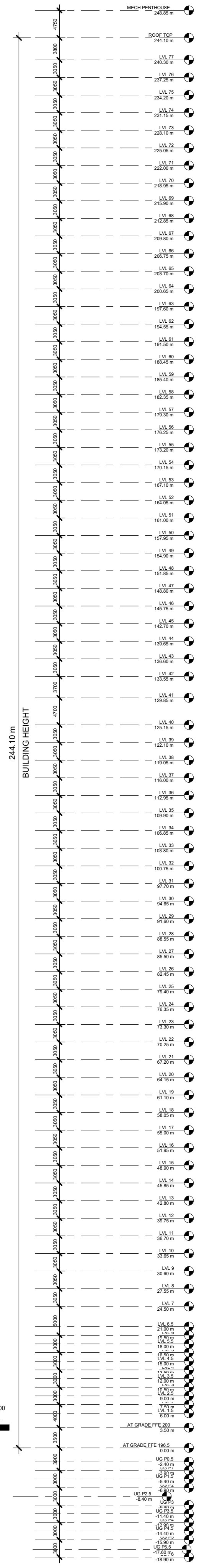
ROBINSON STREET, NIAGARA FALLS

SHEET NAME

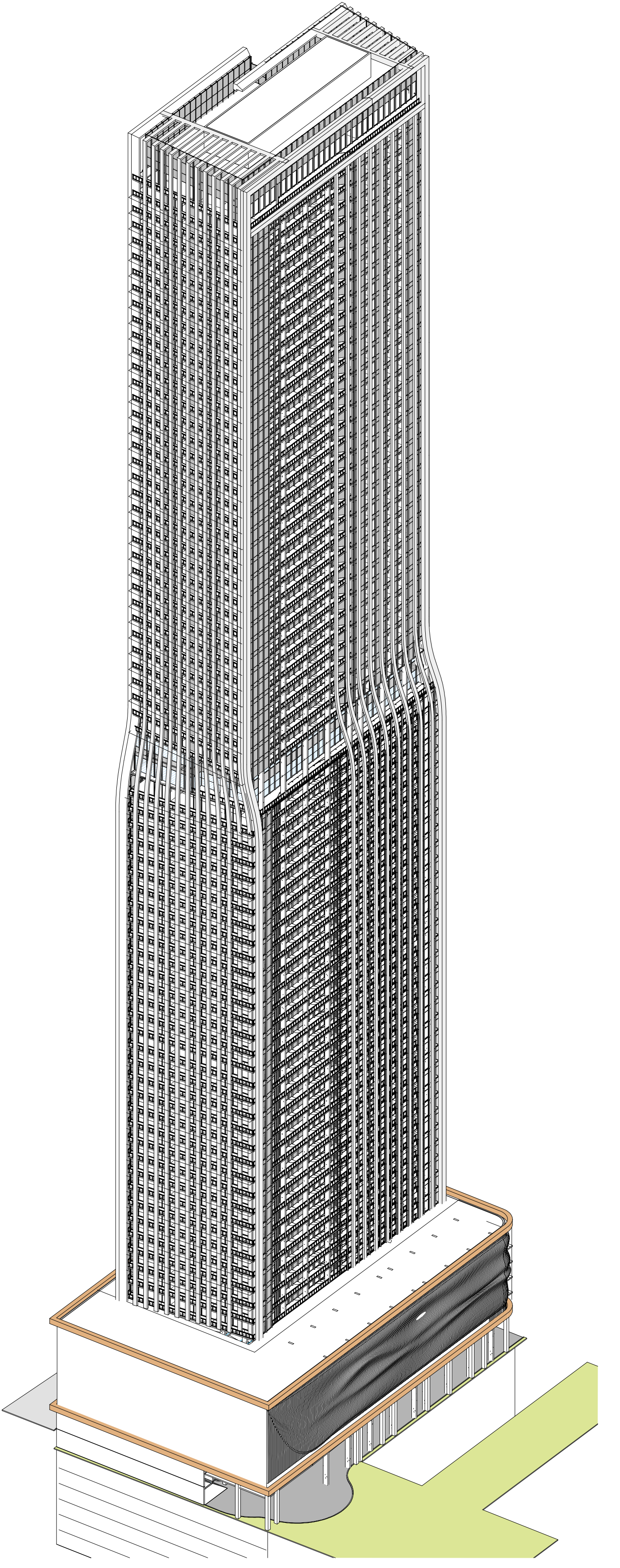
**EXTERIOR ELEVATION II**

START DATE	JAN 2022
DRAWN BY	ME
CHECKED BY	SM
SCALE	1 : 500
PROJECT NO.	121034

DRAWING  
**A.202**



**2 SOUTH ELEVATION**  
A.202 1 : 500



**3 MASSING - SE**  
A.202

**1 WEST ELEVATION (ALLENDALE)**  
A.202 1 : 500

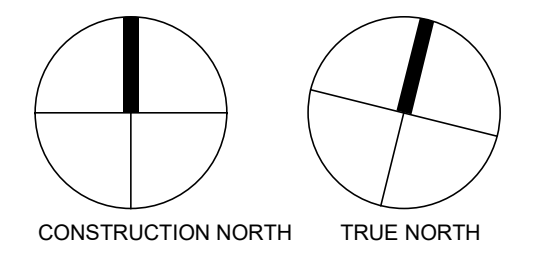


NO.	ISSUED	DATE
1	REVISION	APRIL 2 2022

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**NIAGARA 77 - CONDO**

ROBINSON STREET,  
NIAGARA FALLS

SHEET NAME

**BUILDING SECTION**

START DATE: JAN 2022

DRAWN BY: ME

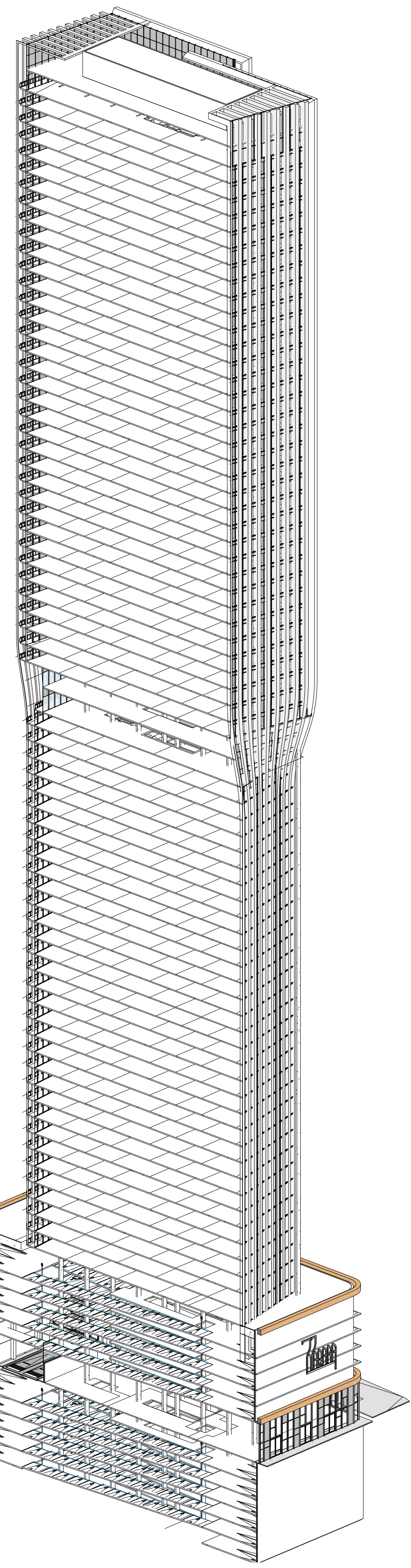
CHECKED BY: SM

SCALE: 1 : 500

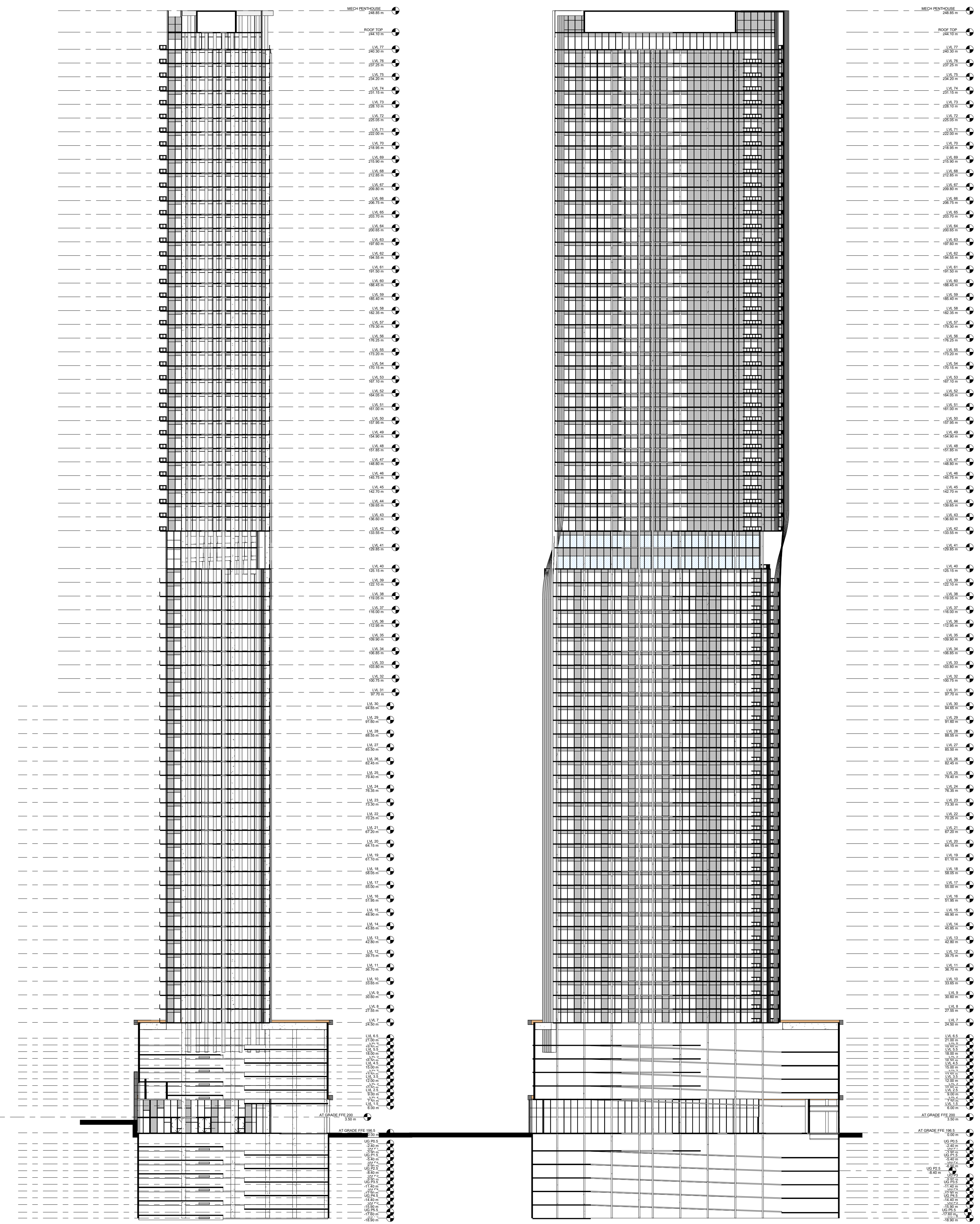
PROJECT NO.: 121034

DRAWING

**A.301**



1 MASSING - NW SECTION  
A.301



2 BUILDING SEC A-A  
A.301 1 : 500

3 BUILDING SEC B-B  
A.301 1 : 500

CONDO UNITS		
Name	Area	Count
CONDO		
1 BR	128794 SF	235
1 BR+D	164749 SF	309
2 BR	219650 SF	305
2 BR+D	75335 SF	103
PNTH	8423 SF	3
TH	3789 SF	7
	600740 SF	962
Grand total:	962	600740 SF

PARKING SCHEDULE - OCCUPANCY	
Level	COUNT
UG P6	8
UG P5.5	35
UG P5	38
UG P4.5	35
UG P4	38
UG P3.5	35
UG P3	38
UG P2.5	35
UG P2	38
UG P1.5	35
UG P1	38
UG P0.5	22
LVL 2	40
LVL 2.5	21
LVL 3	38
LVL 3.5	35
LVL 4	38
LVL 4.5	35
LVL 5	38
LVL 5.5	35
LVL 6	38
	713

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# **Appendix C: Assessor Qualifications**



## **ASSESSOR QUALIFICATIONS**

### **Heidy Schopf, MES, CAHP – Built Heritage and Cultural Landscape Team Lead**

Ms. Schopf is a Senior Cultural Heritage Specialist at Wood and has worked in the field of Cultural Resource Management since 2007. She is a Professional Member of CAHP. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, heritage documentation reports (photographic and 3D/LiDAR), cultural heritage evaluations, strategic conservation plans, HCD studies and plans, heritage feasibility studies, and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed. Ms. Schopf has completed hundreds of cultural heritage projects under a variety of processes, including: Environmental Assessment Act, Planning Act, Ontario Heritage Act, Transit Project Assessment Process, Renewable Energy Approval, and Ontario Energy Board.

### **Henry Cary, Ph.D., CAHP, RPA – Senior Cultural Heritage Specialist and Staff Archaeologist:**

Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a Professional Archaeology Licence (P327) issued by the Ontario MHSTCI, is MTO RAQs certified in Archaeology/Heritage and is a member of the Canadian Association of Heritage Professionals (CAHP) and Register of Professional Archaeologists (RPA). His education includes a B.A. in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, a MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Currently, Henry also holds academic positions as Adjunct Professor of Anthropology at Saint Mary's University and lecturer in Visual & Material Culture at Mount Allison University.

### **Luke Fischer, MA, CAHP – Cultural Heritage Specialist**

Mr. Fischer is a Cultural Heritage Specialist and Senior Archaeologist at Wood who has worked in the Cultural Resource Management field since 2002. He is a professional member of the Canadian Association of Heritage Professionals (CAHP). Mr. Fischer has successfully authored and managed the production of cultural heritage deliverables including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Heritage Documentation Reports during his time at Wood. Mr. Fischer has experience applying municipal, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Mr. Fischer is familiar with completing cultural heritage projects under a variety of processes, including: Environmental Assessment Act, Planning Act, Ontario Heritage Act, and Transit Project Assessment Process. Mr. Fischer has extensive experience conducting Stage 1 to 4 archaeological assessments throughout Ontario. In addition to his experience in Ontario, Mr. Fischer has worked as an archaeologist on linear corridor studies in Alberta, British Columbia, and Illinois. Mr. Fischer is a member of the London Advisory Committee on Heritage and holds a professional archaeological license (P219).

## **Appendix D: Limitations**



## **Limitations**

1. The work performed in the preparation of the Cultural Heritage Evaluation Report (CHER) and the conclusions presented are subject to the following:
  - (a) The Standard Terms and Conditions which form a part of our Professional Services Contract;
  - (b) The Scope of Services;
  - (c) Time and Budgetary limitations as described in our Contract; and,
  - (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in the report are based, in part, on visual observations of the Study Area. Our conclusions cannot and are not extended to include those portions of the Study Area which were not reasonably available, in Wood Environment & Infrastructure's opinion, for direct observation.
4. The potential and protected cultural heritage resources encountered at the Study Area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
5. Services including a background study and fieldwork were performed. Wood Environment & Infrastructure's work, including archival studies and fieldwork, were completed in a professional manner and in accordance with the Ministry of Heritage, Sport, Tourism and Culture Industries' guidelines. It is possible that built heritage resources and cultural heritage landscape elements not visible from the public realm may be within, or adjacent to the Study Area.
6. The utilization of Wood Environment & Infrastructure's services during the implementation of any further cultural heritage work recommended will allow Wood Environment & Infrastructure to observe compliance with the conclusions and recommendations contained the CHRA. Wood Environment & Infrastructure's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
7. This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the report, is the sole responsibility of such third party. Wood Environment & Infrastructure accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
8. This report is not to be given over to any third-party other than a governmental entity, for any purpose whatsoever without the written permission of Wood Environment & Infrastructure, which shall not be unreasonably withheld.