

# Agenda Including Addeds

## Community Advisory Committee on Planning

11th Meeting of the Community Advisory Committee on Planning

October 11, 2023, 5:30 PM

Committee Room #5

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca).

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a. L. Dent, Heritage Planner	
b. L. Jackson, Old Oak Properties Inc.	

c. E. Sugden, Bright Past Heritage Consulting Inc.

5.3 Community Advisory Committee on Planning Budget Ask

5.4 Heritage Planners' Report

a. *(ADDED) Heritage Planners' Report*

599

6. **Adjournment**

# Community Advisory Committee on Planning Report

10th Meeting of the Community Advisory Committee on Planning  
September 13, 2023

Attendance                      PRESENT: S. Jory (Acting Chair), M. Ambrogio, M. Bloxam, J. Dent, J. Gard, J.M. Metrailler, M. Rice, S. Singh Dohil, M. Wallace, K. Waud, M. Whalley and M. Wojtak and J. Bunn (Committee Clerk)

ALSO PRESENT: S. Corman, L. Dent, K. Edwards, M. Greguol and K. Mitchener

The meeting was called to order at 5:30 PM.

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

M. Wallace discloses a pecuniary interest in clauses 3.5 and 5.1 of the 10th Report of the Community Advisory Committee on Planning, having to do with a Notice of Planning Application - Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 2331 Kilally Road and 1588 Clarke Road and a Demolition Request for the Heritage Listed Property Located at 1588 Clarke Road, by indicating that the applicants are members of the association that employs him.

## 2. Scheduled Items

None.

## 3. Consent

### 3.1 9th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 9th Report of the Community Advisory Committee on Planning, from the meeting held on August 9, 2023, was received.

### 3.2 Municipal Council Resolution - 9th Report of the Community Advisory Committee on Planning

That it BE NOTED that the Municipal Council resolution, from the meeting held on August 29, 2023, with respect to the 9th Report of the Community Advisory Committee on Planning, was received.

### 3.3 Public Meeting Notice - Zoning By-law Amendment - 1208 Fanshawe Park Road East

That it BE NOTED that the Public Meeting Notice, dated August 30, 2023, from N. Pasato, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 1208 Fanshawe Park Road East, and the Heritage Impact Assessment, dated February 2022, from AECOM Canada Ltd., were received.

### 3.4 Notice of Planning Application and Public Meeting - Official Plan and Zoning By-law Amendments - City-Wide - Increasing the Number of Additional Residential Units to Permit Four Units as-of-right

That the following actions be taken with respect to the Notice of Planning Application and Public Meeting, dated September 5, 2023, from B. Coveney, Planner, with respect to Official Plan and Zoning By-law Amendments related to Increasing the Number of Additional Residential Units to Permit Four Units as-of-right, City-Wide:

- a) the Planner BE ADVISED that that the Community Advisory Committee on Planning (CACP) is supportive of the Official Plan and Zoning By-law Amendments, recognizing that Accessory Dwelling Units (ADUs) are a form of gentle density that help improve housing supply while maintaining the character of heritage neighbourhoods;
- b) the Planner BE ADVISED that the CACP recommends that definition of height in the Zoning By-Law for accessory buildings serving as ADUs be made more flexible as to not disincentivize any particular architectural roof styles (especially gable and hip roofs) versus flat roofs; and,
- c) the comments of the CACP, herein, BE FORWARDED to the Planner on the ADU file and to the Planning and Environment Committee in advance of their scheduled public participation meeting and to the appropriate Planner for ReThink Zoning;

it being noted that the above-noted Notice of Planning Application and Public Meeting was received.

3.5 Notice of Planning Application - Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 2331 Kilally Road and 1588 Clarke Road

That it BE NOTED that the Notice of Planning Application, dated September 6, 2023, from L. Mottram, Senior Planner, with respect to a Notice of Planning Application related to Revisions to the Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the properties located at 2331 Kilally Road and 1588 Clarke Road, was received.

**4. Sub-Committees and Working Groups**

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on August 30, 2023, was received.

**5. Items for Discussion**

5.1 Demolition Request for the Heritage Listed Property Located at 1588 Clarke Road

That the following actions be taken with respect to the staff report, dated September 13, 2023, related to a Demolition Request for the Heritage Listed Property located at 1588 Clarke Road:

- a) it BE NOTED that the Community Advisory Committee on Planning (CACP) received the above-noted report and the CACP supports the staff recommendation; and,
- b) the above-noted staff report BE REFERRED to the Education Sub-Committee to consider options for a commemoration in the future development of the property.

5.2 Request to Remove the Property Located at 176 Piccadilly Street from the Register of Cultural Heritage Resources

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated September 13, 2023, with respect to a Request to Remove the Property located at 176 Piccadilly Street from the Register of Cultural Heritage Resources, and the CACP supports the staff recommendation.

### 5.3 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated September 13, 2023, was received.

## 6. Confidential

That the Community Advisory Committee on Planning convene In Closed Session for the purpose of considering the following:

### 6.1 Personal Matter/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2024 Mayor's New Year's Honour List.

The Community Advisory Committee on Planning convened In Closed Session from 6:46 PM to 6:54 PM.

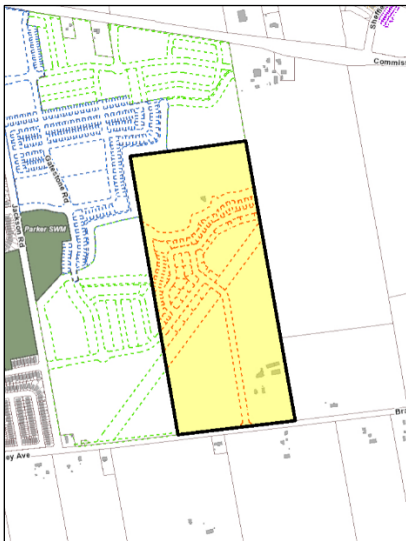
## 7. Adjournment

The meeting adjourned at 6:54 PM.

# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision

### 1944 Bradley Avenue



**File: 39T-23505**

**Applicant: Elite Bradley Developments Inc.**

#### What is Proposed?

Request for Draft Plan Approval to allow:

- A residential subdivision consisting of single detached dwellings, cluster townhouses, street townhouses, parkland, open space, and future development lands, served by three (3) public streets.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 2, 2023**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Planning and Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T-23503

[london.ca/planapps](https://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor:

Councillor Steven Hillier

shillier@london.ca

519-661-2489 ext. 4014

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](https://london.ca/planapps).

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 49 single detached residential lots (Lots 1-49); 23 street townhouse blocks with an estimated yield of 144 dwelling units (Blocks 50-72); one (1) cluster townhouse block with an estimated yield of 90 back-to-back dwelling units (Block 73); one (1) park block (Block 74); two (2) future development blocks (Block 75-76); two (2) hydro corridor blocks (Blocks 77-78); one (1) open space buffer block (Block 79); one (1) open space block (Block 80); two (2) 0.3 metre reserve blocks (Blocks 81-82); served by three new streets (Streets A, B, & C). (please refer to attached draft plan)

## Requested Zoning By-law Amendment

Application to amend the zoning by-law will be made at a future date.

A Focused Environmental Impact Study - 1944 Bradley Avenue (EIS) report prepared by Palmer TM, dated July 24, 2023, was submitted with the application for draft plan of subdivision. The EIS report is available on the City of London's website and by contacting the City's Planner listed on the first page of this notice.

## Planning Policies

The subject parcel straddles the Urban Growth Boundary (UGB) shown on Map 1 – Place Types in The London Plan. The northerly portion of the parcel inside the UGB is within the “Neighbourhoods” and “Green Space” Place Types. The Neighbourhoods Place Type permits a range of housing types including single detached, semi-detached, duplex, triplex, and townhouse dwellings. Permitted uses within the Green Space Place Type are dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected. Permitted uses may include district, city-wide and regional parks; private green spaces such as cemeteries and private golf courses; and agriculture, woodlot management and urban gardens.

The southerly portion of the parcel outside the UGB is within the Farmland Place Type permitting agricultural uses, including the principal farm residence, secondary farm dwelling units that may be required for the farm operation, and associated on-farm buildings and structures that support the farm operation, such as barns, silos, drive sheds, and manure storage facilities. Residential uses on existing lots of record, agricultural-related commercial and industrial uses, secondary farm occupations and on-farm diversified uses, ancillary retail for on-farm grown and/or produced goods, green space, conservation areas, and natural resource extraction may also be permitted subject to the policies of The London Plan.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision on land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision-making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca/participating-in-the-planning-process) page at [london.ca](https://london.ca).

### See More Information

You can review additional information and material about this application by:

- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps).
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning and Development staff's recommendation to the City of London Approval Authority. Planning

considerations usually include such matters as land use, development intensity, and form of development.

## What Are Your Legal Rights?

### Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning and Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [plandev@london.ca](mailto:plandev@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

### Right to Appeal to the Local Planning Appeal Tribunal

If a specified person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the specified person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

If a specified person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

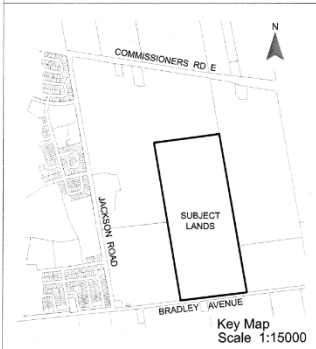
### Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, if one is held, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting, if any, may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.**



# Requested Draft Plan of Subdivision



**DEVELOPMENT STATISTICS:**

Land Use	Lots/Blocks	Units	Area
Single Detached Residential	Lots 1-49	49 units	2,246 ha
Street Townhouses	Blks 50-72	144 units	2,748 ha
Condo Townhouse Block	Blk 73		1,862 ha
GreenSpace Connector	Blk 74		0,232 ha
Future Development	Blk 75,76		17,635 ha
Hydro Easement	Blk 77,78		2,518 ha
30 m Buffer	Blk 79		1,909 ha
Environmental Protection Area	Blk 80		9,449 ha
0.3m Reserves	Blk 81,82		0,001 ha
Roads			3,517 ha
<b>TOTAL</b>		<b>193 units</b>	<b>42,117 ha</b>

**ADDITIONAL INFORMATION:**  
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to February 09, 2023.  
 a), b), e), f), g), & j) - on plan.  
 c) - on key plan  
 d) - see statistics  
 h) - piped municipal water supply  
 i) - silty clay and gravel  
 k) - piped communal sewage disposal  
 l) - easements as in instruments

**OWNER'S CERTIFICATE:**  
 I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

*Ronald Belloni*  
 Date: 8/18/2023

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

*RA*  
 Date: 09/16/2023

**DRAFT PLAN OF SUBDIVISION**  
 PART 1 PLAN OF SOUTH HALF OF LOT 11 CONCESSION 1  
 GEOGRAPHIC TOWNSHIP OF WESTMINSTER CITY OF LONDON COUNTY OF MIDDLESEX

SCALE  
 0 25 50 75 100m

**WESTON CONSULTING**

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**REVISIONS LIST**

Date	Description
21 FEB 2023	First Draft

Drawing Number: **D1**

File Number: 10574  
 Drawn By: SM  
 Planner: MC  
 Scale: see scale bar  
 CAD: 10574draft plans/D1.dgn

The above image represents the applicant's proposal as submitted and may change.

# FINAL REPORT:

## Heritage Impact Assessment

### 1944 Bradley Avenue, London, Ontario



**LHC Heritage  
Planning &  
Archaeology Inc.**

Kingston | Toronto  
Ottawa | Huntsville

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K7L 1G8

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E-mail: [info@lhcheritage.com](mailto:info@lhcheritage.com)

17 August 2023

Project # LHC0338



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L7N 3T2

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## **RIGHT OF USE**

The information, recommendations and opinions expressed in this report are for the sole benefit of the 'Client'. Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings, and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Client and approved users (including municipal review and approval bodies as well as any appeal bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client and approved users.

## **REPORT LIMITATIONS**

The qualifications of the heritage consultants who authored this report are provided in Appendix A: Qualifications. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this HIA.

## EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained in October 2022 by Elite Developments (**the “Client”**) to undertake a Heritage Impact Assessment (**HIA**) for 1944 Bradley Avenue (**the “Property”**) in the City of London (**the “City”**), Ontario. This Property is listed as a non-designated property on the City of London’s *Register of Cultural Heritage Resources* under Section 27 Part IV of the *Ontario Heritage Act (OHA)*.

The Property is split by the urban growth boundary for the City. The Client is proposing a draft plan of subdivision for the northern portion of the parcel –inside the urban growth boundary—that will include single detached houses, townhouses and back-to-back townhouses. The southern portion of the Property –where the complex of agricultural buildings is located—will be retained for future development.

This HIA was requested by the City of London as part of the draft plan of subdivision application and was prepared to evaluate the Property for cultural heritage value or interest (**CHVI**), assess impacts to potential cultural heritage resources, and to outline heritage planning constraints for the proposed development. This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit*.

The HIA resulted in the following findings:

- In LHC’s professional opinion, the Property **does not meet** any of the criteria from *O. Reg. 9/06*. Furthermore, no evidence was found that suggests the fields and complex of farm buildings are historically significant. Since the Property does not demonstrate significant CHVI no adverse impacts from proposed development have been identified. Given that no impacts were identified, alternatives and mitigation measures were not explored.
- In LHC’s professional opinion the proposed development will not have an adverse impact on adjacent cultural heritage resources. The two listed properties near the proposed development are a sufficient distance away that there will be no direct or indirect adverse impacts.

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## 1.0 INTRODUCTION TO THE PROPERTY

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in October 2022 by Elite Developments (**the “Client”**) to undertake a Heritage Impact Assessment (HIA) for 1944 Bradley Avenue (**the “Property”**) in the City of London (**the “City”**), Ontario (Figure 1 and Figure 2). This Property is listed as a non-designated property on the City of London’s *Register of Cultural Heritage Resources* under Section 27 Part IV of the *Ontario Heritage Act (OHA)*.

The Property is split by the urban growth boundary for the City. The Client is proposing a draft plan of subdivision for the northern portion of the parcel –inside the urban growth boundary—that will include single detached houses, townhouses and back-to-back townhouses. The southern portion of the Property –where the complex of agricultural buildings is located—will be retained for future development.

This HIA was requested by the City of London as part of the draft plan of subdivision application and was prepared to evaluate the Property for cultural heritage value or interest (CHVI), assess impacts to potential cultural heritage resources, and to outline heritage planning constraints for the proposed development. This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit*.

### 1.1 Property Location

The Property is located on the north side of Bradley Avenue between Jackson Road and Old Victoria Road in the City of London, Ontario (Figure 1).

### 1.2 Property Description

The Property is a rectangular lot approximately 42.4 hectares in size (Figure 2). The Property is agricultural and is largely composed of fields. It includes a complex of a one-and-a-half storey brick residence, two barns, two storage sheds, and two outbuildings on the southern portion of the property and two sugar shacks on the northern portion. The Property is accessed from a driveway located immediately west of the residence that extends from Bradley Avenue to the two sugar shacks located on the northern portion of the parcel. The driveway also forms a loop around the central barn.

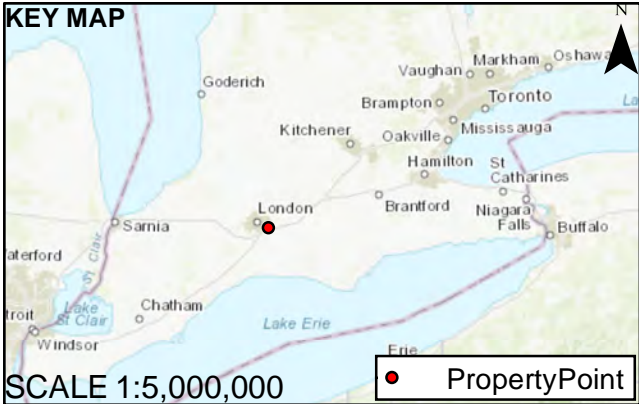
### **1.3 Property Owner**

The property owner is Elite Developments of 102-3410 South Service Road, Burlington, ON.

### **1.4 Property Heritage Status**

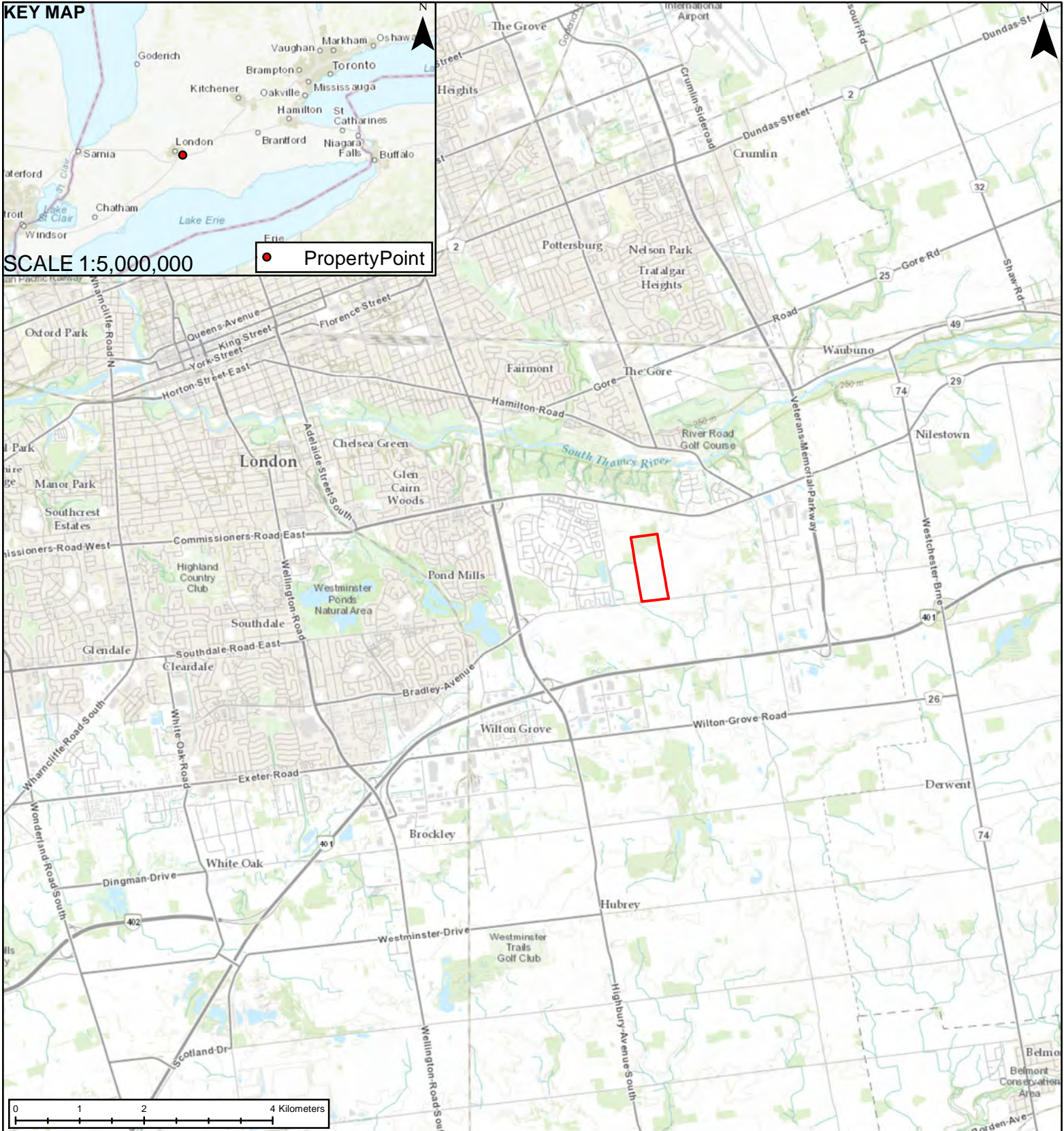
The Property is listed as a non-designated property on the City of London's *Register of Cultural Heritage Resources* under Section 27 Part IV of the *Ontario Heritage Act (OHA)*.

**KEY MAP**



SCALE 1:5,000,000

● PropertyPoint



**Legend**

 Property

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community  
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**TITLE**

**Location Plan**

**CLIENT**

Elite Developments

**PROJECT**

Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

PROJECT NO. LHC0338

YYYY-MM-DD 2022-11-04

PREPARED LHC

DESIGNED JG

FIGURE # 1





**Legend**

Property

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**

1. Service Layer Credits: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
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TITLE  
**Site Plan**

CLIENT  
 Elite Developments

PROJECT  
 Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

PROJECT NO. LHC0338

YYYY-MM-DD 2022-11-04

PREPARED LHC

DESIGNED JG

FIGURE # 2



## 2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit*.<sup>1</sup> Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary;
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis; and,
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Information Sheet #5, Heritage Impact Assessments and Conservation Plans. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.<sup>2</sup> Descriptions of the buildings follows the Canadian Inventory of Historic Building's recording form format.

### 2.1 Legislative/Policy Review

The HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

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<sup>1</sup> Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 3; MCM, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 18.

<sup>2</sup> MCM, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit.



## 2.2 Historic Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Western University Library;
- London Public Library;
- National Air Photo Library;
- Library and Archives Canada;
- Ancestry; and,
- OnLand.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

## 2.3 Site Visit

A site visit to the Property was conducted by Intermediate Cultural Heritage Specialist Colin Yu on 7 November 2022. The objective of the site visit was to document and gain an understanding of the Property and its surrounding context. The site visit included documentation of the surrounding area and exterior views of the structures. Photographs were taken inside some of the agricultural buildings.

## 2.4 Impact Assessment

The MCM's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*<sup>3</sup> outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

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<sup>3</sup> MCM, "Heritage Impact Assessments and Conservation Plans, Info Sheet #5," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*, 2005 (Queen's Printer for Ontario, 2006)

- a) **Destruction** of any part of any significant heritage attribute or features;
- b) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- c) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- d) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- e) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- f) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- g) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest in Section 8.0.

## 3.0 POLICY FRAMEWORK

### 3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the Provincial Policy Statement (*PPS*) and the *OHA*. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

#### 3.1.1 The Planning Act, R.S.O. 1990, c.P.13

*The Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 July 2022. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.<sup>4</sup>

Under Section 1 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].<sup>5</sup>

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

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<sup>4</sup> Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," last modified December 2, 2021, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

<sup>5</sup> Province of Ontario, "Planning Act," Part I S.5.

### 3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6. The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.<sup>6</sup>

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been 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.

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<sup>6</sup> Province of Ontario, "Provincial Policy Statement," last modified May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 2

- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.<sup>7</sup>

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.<sup>8</sup>

An HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

### 3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *Act* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing the *Ontario Heritage Act* is administered by the Minister—Ministry—of Citizenship and Multiculturalism (MCM).<sup>9</sup>

The *OHA* (consolidated on 1 January 2023) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give

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<sup>7</sup> Province of Ontario, “Provincial Policy Statement,” 29.

<sup>8</sup> Province of Ontario, “Provincial Policy Statement,” 51.

<sup>9</sup> Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.<sup>10</sup>

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.<sup>11</sup> Regulations under the *OHA* set minimum standards for the evaluation of heritage resources in the province.

*O.Reg. 9/06*—as amended by *O. Reg. 569/22*—identifies the criteria for determining cultural heritage value or interest under Part IV, Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest. The regulation outlines nine criteria, of which two must be met to designate a property under Section 29 of the *OHA*:

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

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<sup>10</sup> Province of Ontario, “Ontario Heritage Act, R.S.O. 1990, c. O.18,” last modified October 19, 2021, <https://www.ontario.ca/laws/statute/90o18>.

<sup>11</sup> Province of Ontario, “Ontario Heritage Act.”

9. The property has contextual value because it is a landmark.<sup>12</sup>

If a property has been determined to meet two or more of the above criteria, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur.

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one of the above criteria. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

Under Section 27(3), a property owner must not demolish or remove a building or structure from a property listed on a municipal heritage register unless they give council at least 60 days notice in writing. Under Section 27(5), council may require plans and other information to be submitted with this notice which may include an HIA.

#### **3.1.4 Provincial Planning Context Summary**

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require an HIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

## **3.2 Local Planning Context**

### **3.2.1 City of London Official Plan (2016)**

The City of London Official Plan, known as *The London Plan (the “Plan”)* was approved by City Council on 23 June 2016, approved by the Minister of Municipal Affairs and Housing on 28

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<sup>12</sup> Province of Ontario, “O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18,” as amended by Ontario Regulation 569/22, 2022.

December 2016, and was consolidated on 25 May 2022. The *Plan* guides the infrastructure, growth, and development to 2035.<sup>13</sup>

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined by the Cultural Heritage Section and various other sections of the *Plan*. Policies most relevant to the Property and proposal have been included in Table 1 below.

Table 1: The London Plan Relevant Policies<sup>14</sup>

Policy	Policy Text
<p><b>554</b></p> <p><b>What Are We Trying to Achieve?</b></p>	<p>In all of the planning and development we do, and the initiatives we take as a municipality we will:</p> <ol style="list-style-type: none"> <li>1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.</li> <li>2. Conserve London’s cultural heritage resources so they can be passed on to our future generations.</li> <li>3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.</li> </ol>
<p><b>565</b></p> <p><b>Design</b></p>	<p>New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development, redevelopment, and civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and</p>

<sup>13</sup> City of London, “The London Plan”, accessed 21 October 2022, <https://london.ca/sites/default/files/2022-08/2%20-%20Our%20Challenge%20-%20The%20London%20Plan%20-%20July%202022%20AODA.pdf>.

<sup>14</sup> City of London, “The London Plan - City Building Policies,” accessed 21 October 2022, <https://london.ca/sites/default/files/2022-08/5%20-%20City%20Building%20Policies%20-%20The%20London%20Plan%20-%20July%202022%20AODA.pdf>.



Policy	Policy Text
	mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.
<b>567</b>  <b>Design</b>	In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.
<b>569</b>  <b>Design</b>	Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.
<b>573</b>  <b>Identification of Cultural Heritage Resources - Individual Heritage Properties</b>	<p>City Council will consider one or more of the following criteria in the identification and designation of individual properties of cultural heritage value or interest:</p> <ol style="list-style-type: none"> <li>1. The property has design or physical value because it: <ol style="list-style-type: none"> <li>a. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method.</li> <li>b. Displays a high degree of craftsmanship or artistic merit.</li> <li>c. Demonstrates a high degree of technical or scientific achievement.</li> </ol> </li> <li>2. The property has historic value or associative value because it:</li> </ol>

Policy	Policy Text
	<p>a. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p> <p>b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p>c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>3. The property has contextual value because it:</p> <p>a. Is important in defining, maintaining, or supporting the character of an area.</p> <p>b. Is physically, functionally, visually, or historically linked to its surroundings.</p> <p>c. Is a landmark.</p>
<p><b>582</b></p> <p><b>Identification of Cultural Heritage Resources – Archaeological Resources</b></p>	<p>In the event that unexpected archaeological resources, human remains or cemeteries are identified or encountered during assessment, development, or site alteration, all work must immediately cease and the site must be secured. The appropriate provincial and municipal authorities must be notified. Required provisions under the Funeral, Burial and Cremation Services Act, the Ontario Heritage Act, and other applicable protocols and policies must be followed. Where there are First Nation burials, they will be addressed in consultation with the relevant First Nations communities. Licensed archaeologists may be required to assess and/ or monitor the property and recommend conservation strategies. The City may prepare a protocol to address these matters to ensure that the appropriate measures are taken in</p>

Policy	Policy Text
	the event that human remains or unexpected archaeological resources are discovered.
<b>586</b>  <b>Specific Policies for the Protection, Conservation, And Stewardship of Cultural Heritage Resources – Individual Heritage Properties</b>	The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.
<b>590</b>  <b>Specific Policies for the Protection, Conservation, And Stewardship of Cultural Heritage Resources – Individual Heritage Properties</b>	Where a property has been identified on the Register and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for its consideration of a request for demolition or removal.
<b>591</b>  <b>Specific Policies for the Protection, Conservation, And Stewardship of Cultural Heritage Resources – Individual Heritage Properties</b>	Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

The London Plan defines adjacent, in relation to heritage properties, as:

sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites

upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

### **3.2.2 Local Planning Context Summary**

The City considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *OP* policies, the City has committed to identifying and conserving cultural heritage resources.

City policy requires and HIA for development on and adjacent to listed cultural heritage properties. This HIA is intended to address these requirements.

## 4.0 RESEARCH AND ANALYSIS

### 4.1 Geological Context

The Laurentide Ice Sheet, which had covered much of central and eastern North America including the Great Lakes area started to recede north around 14,500 years ago. As the Ice Sheet retreated around 12,500 years ago, a lake –known as Glacial Lake Whittlesey—formed over what is now Southwestern Ontario and Lake Erie.<sup>15</sup> This lake drained north and west into what is now Lake Michigan and the Mississippi River. An early Lake Erie was formed around 11,000 years ago when Lake Algonquin (which would become Lakes Michigan and Huron) began to drain south through the St. Clair and Detroit River areas to Lake Erie and on through the Niagara River to Lake Iroquois (now Lake Ontario). By approximately 9,500 years ago, Lake Algonquin started to drain to the east through a northern outlet –through a North Bay outlet along the modern Mattawa and Ottawa Rivers. The connection of the Upper Great Lakes to Lake Erie was lost. This change along with uplifting ground led to a smaller Lake Erie.<sup>16</sup> The outflow from the Upper Great Lakes through the North Bay outlet uplifted and began to close around 6,000 years ago and water once again flowed through the St. Clair River/Detroit River into Lake Erie.<sup>17</sup> Water levels continued to rise and fall above and below modern lake levels until generally reaching at modern levels above sea level around 3,000 years ago.<sup>18</sup>

### 4.2 Early Indigenous History

#### 4.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.<sup>19</sup> During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.<sup>20</sup> The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small

<sup>15</sup> Michigan State University, “Glacial Lakes in Michigan,” accessed 5 May 2022 <https://project.geo.msu.edu/geogmich/glacial.html>.

<sup>16</sup> Michigan State University, “Glacial Lakes in Michigan.”

<sup>17</sup> Pengelly, James W., Keith J. Tinkler, William G. Parkins & Francine M. McCarthy, “12600 years of lake level changes, changing sills, ephemeral lakes and Niagara Gorge erosion in the Niagara Peninsula and Eastern Lake Erie basin,” *Journal of Paleolimnology*, 17 (1997): 397, accessed 21 November 2022, DOI: 10.1023/A:1007946401036.

<sup>18</sup> Pengelly *et al*, “12600 years of lake level changes, changing sills, ephemeral lakes and Niagara Gorge Erosion in the Niagara Peninsula and Eastern Lake Erie Basin,” 398.

<sup>19</sup> Christopher Ellis and D. Brian Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

<sup>20</sup> EMCWTF, “Chapter 3: The First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002), <http://www.trca.on.ca/dotAsset/37523.pdf>.

groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.<sup>21</sup>

#### 4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.<sup>22</sup>

#### 4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).<sup>23</sup> The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.<sup>24</sup> During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).<sup>25</sup> The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America –organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas,

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<sup>21</sup> EMCWFT, “Chapter 3: The First Nations.”

<sup>22</sup> EMCWFT, “Chapter 3: The First Nations.”

<sup>23</sup> EMCWFT, “Chapter 3: The First Nations.”

<sup>24</sup> EMCWFT, “Chapter 3: The First Nations.”

<sup>25</sup> EMCWFT, “Chapter 3: The First Nations.”

Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attawandaron).<sup>26</sup>

### 4.3 Seventeenth- and Eighteenth-Century Historic Context

While there may have been the appearance of European goods originating from the Basque fishing activities in the 16<sup>th</sup> century off the coast of Labrador it was not until the beginning of the 17<sup>th</sup> century that permanent European settlements were established in Northeastern North America resulting in rapid changes in Indigenous populations influenced by trade, warfare, and disease. The Huron/Wyandot who, by the mid-17<sup>th</sup> century, had occupied areas around Lake Simcoe and along the south end of Georgian Bay, were dispersed by the Iroquois from south of Lake Ontario. The Attawandaron (Neutral), at the west end of Lake Ontario, were similarly displaced by 1650 and the St. Lawrence Iroquois, encountered by Cartier at Hochelaga (Montreal), were dispersed by the time of Champlain's arrival to the region at the beginning of the 17<sup>th</sup> century.<sup>27</sup>

European powers claimed control of much of North America in the 18<sup>th</sup> century. The Treaty of Paris concluding the Seven Years War (1756-1763) transferred control of New France to Great Britain. The *British Royal Proclamation* (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.<sup>28</sup> In 1774, British Parliament passed the *Quebec Act* extending the boundaries into what is now Ontario south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States.<sup>29</sup> Loyalists to the British who left the United States following the American Revolution (1775-1783) put pressure on the British administration in the remaining British North American colonies to open

<sup>26</sup> Six Nations Elected Council, "About," *Six Nations of the Grand River*, accessed March 5, 2022, <https://www.sixnations.ca/about>; University of Waterloo, "Land acknowledgment," *Faculty Association*, accessed March 5, 2022, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, "History," accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

<sup>27</sup> Mississaugas of the Credit First Nation, "Community Profile," accessed 5 March 2022, <http://mncfn.ca/about-mncfn/community-profile/#:~:text=Origin%3A,the%20years%201634%20and%201635.%E2%80%9D.>; Mississaugas of Scugog Island First Nation, "Origin & History," accessed 18 March 2022, <https://www.scugogfirstnaton.com/Public/Origin-and-History>.

<sup>28</sup> Randall White, *Ontario 1610-1985 a political and economic history* (Toronto: Dundurn Press Limited., 1985), 51.

<sup>29</sup> Archives of Ontario, "The Changing Shape of Ontario, The Evolution of Ontario's Boundaries 1774-1912," accessed 18 February 2022, <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>.

land for more settlement. The Crown rushed to purchase land and signed Treaties with local Indigenous nations.

In 1790, the Treaty 2 area or the McKee Purchase was signed.<sup>30</sup> The Treaty was negotiated by Alexander McKee and representatives of the Potawatomi, Huron-Wendat, Chippewa, and Ottawa. The Treaty covered a large area of land between the Thames River and Lake Erie; from current day Windsor to London.<sup>31</sup> The map included below illustrates the land “Purchased the 19<sup>th</sup> of May 1790”, all of the land included in Treaty 2 is shaded yellow (Figure 3).<sup>32</sup> The City of London is located within the boundaries of multiple land treaty areas; however, the Property is located within the area of the McKee Purchase.<sup>33</sup>

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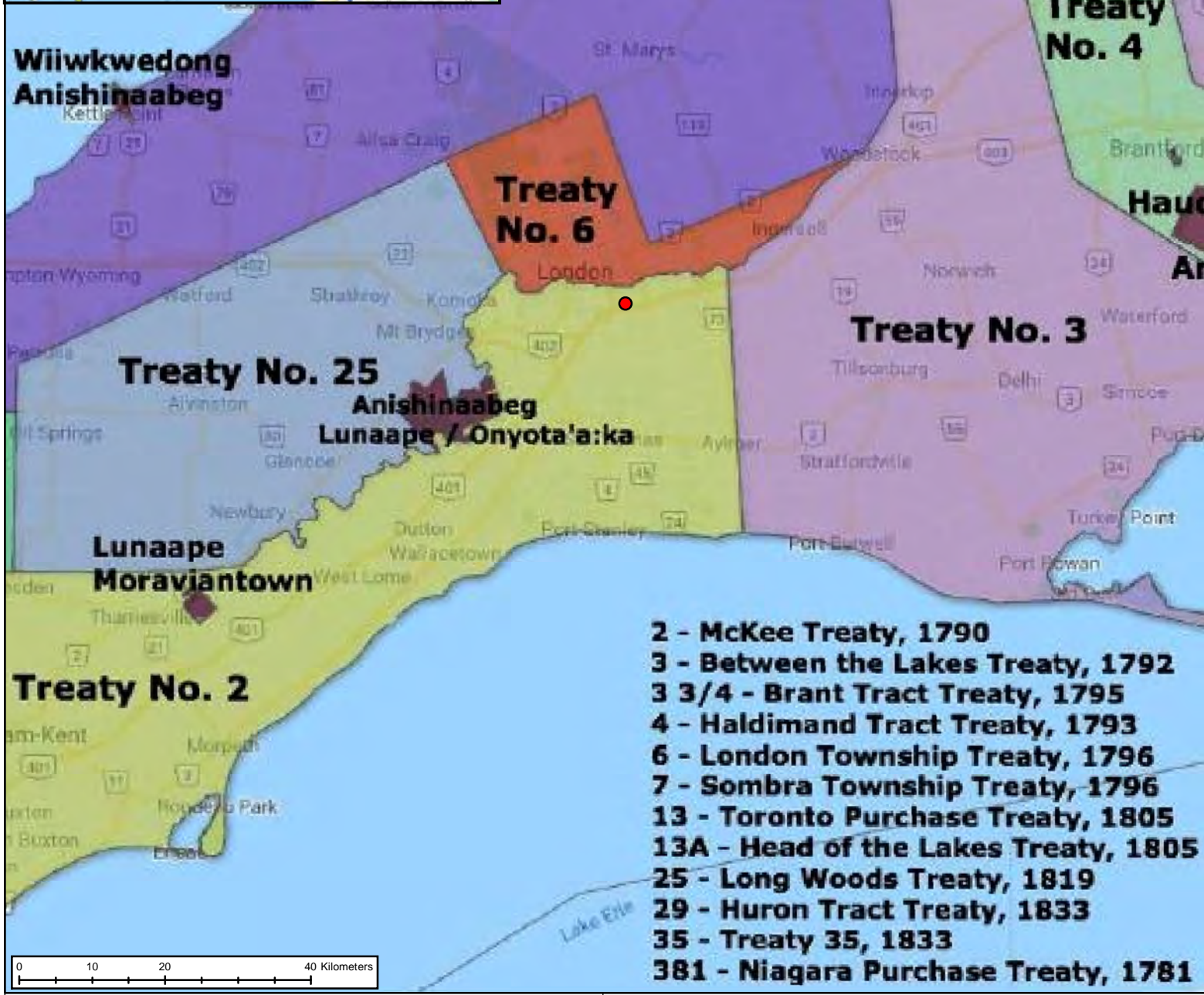
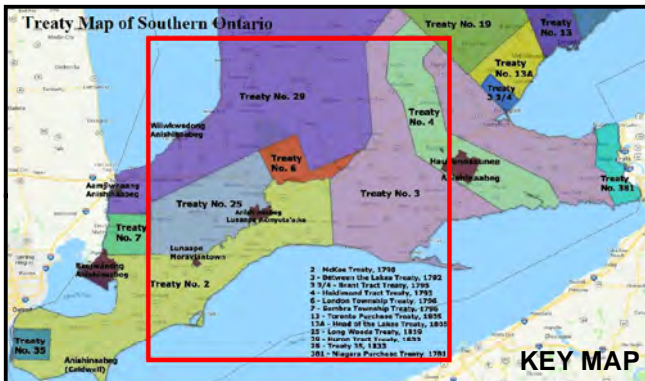
<sup>30</sup> Government of Ontario, “Map of Ontario treaties and reserves,” last modified 13 January 2022, accessed 1 June 2022, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

<sup>31</sup> Brett Forester, “A band without land’ no more: After 230-year fight,” *National News*, last modified 27 November 2020, <https://www.aptnnews.ca/national-news/a-band-without-land-no-more-after-230-year-fight-caldwell-first-nation-secures-reserve/#:~:text='A%20band%20without%20land'%20no,Caldwell%20First%20Nation%20secures%20reserve&text=One%20of%20the%20few%20First,year%20fight%20for%20a%20homeland>.

<sup>32</sup> Brett Forester, “A band without land’ no more: After 230-year fight.”

<sup>33</sup> City of London, “City of London Land Acknowledgement,” last modified 8 June 2022, accessed 21 October 2022, <https://london.ca/city-london-land-acknowledgement>.





**Legend**

- Property, Approximate Location on Treaty Map of Southern Ontario

**NOTE(S)** 1. All locations are approximate.  
**REFERENCE(S)**  
 1. D'Arcy, Steve, "Treaty Map of Southern Ontario", (<https://activehistory.ca/2020/06/so-long-dundas-a-colonization-to-decolonization-road/>; accessed December 6, 2022), 2018.  
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<b>TITLE</b> Property on Treaty Map of Southern Ontario	
<b>CLIENT</b> Elite Developments	
<b>PROJECT</b> Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario	
<b>CONSULTANT</b>	PROJECT NO. LHC0338 202212-06
	YYYY-MM-DD 202212-06
	PREPARED LHC
	DESIGNED JG
FIGURE #	3

## 4.4 Middlesex County

In the 1790s, the area now known as Middlesex County was mostly woodland with some areas of natural prairie that was inhabited by the First Nations and traversed by fur traders.<sup>34</sup> Settlement began after Lieutenant Governor John Graves Simcoe travelled through the area in 1793 on his way to Detroit, camping at the forks of the Thames River and proposing the area as Upper Canada's capital.<sup>35</sup> The first settlers to the area were British Loyalists fleeing the United States following American Independence. They settled in Delaware Township and later established Delaware Village.<sup>36</sup>

Middlesex County did not become the capital of Upper Canada as John Graves Simcoe intended. Instead, Toronto (known as York at the time) became the capital and the London District was established in 1796 through an Act of the Parliament of Upper Canada. The London District was a large administrative area comprising modern day Middlesex, Oxford, Norfolk, Elgin, Huron, Perth, and Bruce counties. In 1845, the District was restricted to only Middlesex County, including the Townships of London, Westminster, Dorchester, Delaware, Yarmouth, Southwold, Dunwich, Aldborough. The Townships of Yarmouth, Southwold, Dunwich, and Aldborough separated to become Elgin County in 1853.<sup>37</sup> Several boundary adjustments due to annexations, amalgamations, and separations have occurred in Middlesex County over the years with the last boundary adjustment occurring in 1995 when the Province passed the *Savings and Restructuring Act*. This Act reduced in the number of municipal townships and amalgamated them into larger municipalities. It also moved land into the City. This divided the fifteen historic townships of Middlesex County into eight municipalities.<sup>38</sup>

## 4.5 City of London

London was established as a District Town in 1826. At that time, it was determined that the Village of Vittoria - which had previously served as the District Town for the area - was too remote from the surrounding villages. The destruction of the courthouse in Vittoria due to fire

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<sup>34</sup> History of the County of Middlesex County: From the Earliest Time to the Present; Containing An Authentic Account of Many Important Matters Relating to the Settlement, Progress and General History of the County; and Including a Department Devoted to the Preservation of Personal and Private Records, etc. (Toronto: W.A. & C.L. Goodspeed, 1889), accessed 21 October 2022, <https://www.canadiana.ca/view/oocihm.05642/6,11>; Illustrated Historical Atlas of the County of Middlesex, Ontario (Toronto: H.R. Page & Co., 1878), accessed 21 October 2022, <https://www.loc.gov/resource/g3463mm.gla00061/?sp=5&r=-0.068,0.416,1.035,0.414,0>.

<sup>35</sup> *Illustrated Historical Atlas of Middlesex*, 3.; Middlesex County, "History of Middlesex County," accessed 21 October 2022, <http://m.middlesex.ca/living-here/history-middlesex-county>.

<sup>36</sup> *Illustrated Historical Atlas of Middlesex*, 3.

<sup>37</sup> Middlesex County, "History of Middlesex County."

<sup>38</sup> Middlesex County, "History of Middlesex County."

spurred this decision resulting in the provincial statute establishing London that came into force on 30 January 1826. The construction of the Old Court House soon followed. Gradually, district officials moved to London and brought with them merchants and hostel keepers. By 1834, the population had grown to 1000 people. In 1836, Lieutenant-Governor Sir Francis Bond Head created a new parliamentary riding for London, separating it from Middlesex County. That same year, a garrison was stationed in London, and soldiers, their families and people supporting the garrison moved the area. As a result of this increase, London was established as a Town in 1840. With the introduction of a railway and various industries, London continued to expand and was incorporated as a city in 1854. The garrison remained in London until 1869.<sup>39</sup>

## 4.6 Property History

The Property is located on Lot 11 Concession 1. Historically, the Property was located in Westminster Township, a municipality that was surrounded by London to the north, North Dorchester to the east, Yarmouth (Elgin County) to the south, and Delaware to the west.<sup>40</sup>

In the early 19<sup>th</sup> century, many people were connected to lots on Concession 1, including:

- Joseph Black (1828);
- Archibald Burtch (1818);
- John Davy (1819);
- John Doyle (1920);
- John Estell (1825);
- Barnabus Flanagan (1836);
- Joseph Flanagan (1820);
- Delia Fowler (1825);

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<sup>39</sup> Tourism London, "A Brief History of London, Ontario," last modified 23 August 2022, accessed 10 November 2022, <https://www.londontourism.ca/best-of-london/a-brief-history-of-london-ontario>.; Encyclopedia Britannica, "London, Ontario, Canada," last modified 17 January 2020, accessed 10 November 2022, <https://www.britannica.com/place/London-Ontario>.; C.F.J. Whebell and Herman Goodden, "London," *The Canadian Encyclopedia*, last modified 6 July 2015, accessed 10 November 2022, <https://www.thecanadianencyclopedia.ca/en/article/london>.

<sup>40</sup> Whebell & Goodden, "London."

- Thomas Fowler (1832);
- William Fowler (1825);
- Elliott Grieve (1826);
- Ezra Griffith (1818);
- Edward Hicks (1824);
- Joseph House (1823);
- Timothy Kilbourn (1818);
- Fleman Landan (1835);
- William Libby (1821, 1839);
- Elizabeth Liger (1819);
- James McNames (1819);
- Peter McNames (1820);
- Charles Montague (1840);
- John Mare (1840);
- James Nixon (1830);
- Donald Nixon (1821);
- George Norton (1825);
- William Norton (1836);
- Joseph O'Dell (1818, 1825, 1843);
- Henry Shenick (1819);
- Jacobus Shenick (1819);

- John Shenick (1819);
- Thomas Somnar (1828, 1840);
- Richard Tanks (1827, 1828);
- Edward Temple (1819); and
- Frederick Temple (1822).<sup>41</sup>

According to the Municipal Heritage Register, the residence was constructed in 1840 and was the first structure on the Property. Sources have not been able to confirm the exact construction date. The residence's vernacular style also makes it challenging to estimate a construction date. An 1877 topographic map indicates that a structure was present on the property in the approximate location of the current residence. It is likely the residence was constructed in the early to mid 19<sup>th</sup> century. It is possible that the construction of the residence pre-dated the Crown patent which was granted to James Rae for the lot legally described as Lot 11 Concession 1 by one year (1841).<sup>42</sup> Rae was the final party to have been issued a land patent along Concession 1.

Records of the Property's ownership and occupancy change frequently during the latter half of the 19<sup>th</sup> century. Thirteen years after the Crown patent was issued for Lot 11 Concession 1, the Property was recorded on assessment rolls as being owned by James Rae (1805-1861).<sup>43</sup> Three years later, in 1856-1857, the Directory for the Town of Westminster identified that Andrew Rae inhabited Lot 11 Concession 1.<sup>44</sup> In 1866, land registry records indicate that the Property was granted to William Rae (1939-1918) through a release of legacy. The land registry records for this Property begin in 1866. It is understood that land registry records exist for this Property before 1866.

The 1878 J.S. Randall map indicates that William Rae owned the Property, and that the Property had been developed. A building, located in the approximate location of the residence, is observed (Figure 4). In 1882, the south half of Lot 11 was granted to William Rae through a

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<sup>41</sup> City of London, "Original Land Patents of Middlesex Co."

<sup>42</sup> City of London, "Original Land Patents of Middlesex Co.," *London Public Library* (n.d.), accessed 24 November 2022.

<sup>43</sup> City of London, "Abstract of Assessment Roll, London, 1854," *London Public Library*, accessed 24 November 2022.

<sup>44</sup> Vernon's Directories, "Vernon's London City Directory, 1856-1857," *London Public Library*, accessed 24 November 2022.

quit claim deed from his brother, Thomas (1846-1912).<sup>45</sup> At the time of sale and throughout William Rae's ownership, no additional development occurred on the Property. Topographic maps from 1913 (surveyed 1908) and 1919 (surveyed 1913) continued to display the presence of only one building (Figure 5).

In 1919, the south half of Lot 11 was granted to William's sons James (1870-1945) and John (1873-1928) through a quit claim deed from their mother, Marion (1835-1926), and the rest of their family. Four years later, Stewart Currie, who was one of the heirs of William Rae, granted another portion of the south half of Lot 11 to James and John Rae.<sup>46</sup>

As with previous maps of the Property, those from 1924, 1929, and 1934 continue to show only one building. It should be noted that each of these maps were revisions of the 1913 survey and some inaccuracy is possible. Additional structures could have been constructed on the Property during this timeframe but were not reflected on the maps themselves.

the Rae family owned the Property until 1945. The family also owned Lot 9 Concession 5 – owned by Andrew Rae—and Lot 6 Concession 2—owned by William Rae.<sup>47</sup>

In 1945, the Property was granted to Jules (1887-1984) and Martha (1891-1871) Vanhie by the executors of James Rae's will. This transaction was quickly followed by a quit claim from James Rae's family to relinquish their claim to the land. Fifteen years later, Jules Vanhie granted the property to his son Daniel (1925-2007).<sup>48</sup> The Vanhie family lived on the Property until 2013. For a more detailed ownership history, see Appendix C and Appendix D.

By 1950, several additional structures had been added to the Property including the barn and four outbuildings. By 1955, two additional outbuildings had been constructed. In 1967 a large storage shed was built to the northeast of the barn.

Alterations and additions to the Property continued throughout the latter half of the 20<sup>th</sup> century. By 1998, the Property comprised ten individual structures, including the residence and barn and its respective outbuildings and storage sheds, as well as two sugar shacks located in

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<sup>45</sup> A quit claim deed is a document that relinquishes a person's claim to a property preventing them from later claiming interest in the property. These are generally used to transfer property in non-sale situations. For more information, please visit <https://www.investopedia.com/terms/q/quitclaimdeed.asp>.

<sup>46</sup> Land Registry Ontario, Middlesex County (33), "Westminster, Book 10: Concession 1; Lot 1 to 16," accessed 17 November 2022, <https://www.onland.ca/ui/33/books/57928/viewer/52038035?page=104>, 104.; Family Search, "William Rae," accessed 25 November 2022, <https://ancestors.familysearch.org/en/KZYD-GMC/william-rae-1839-1918>.

<sup>47</sup> <sup>47</sup> City of London, "Abstract of Assessment Roll, London, 1854."

<sup>48</sup> LRO 33, "Westminster, Book 10," 104.; Elaine Putnam, "Canadian Obits 1943-2011," accessed 25 November 2022, <https://sites.rootsweb.com/~inbr/Obituaries/Canadian%20Obits.pdf>.

the wooded area towards the Property's northern boundary. In 2002, a new storage shed was constructed to the east of the barn and to the south of the extant storage shed that was located to the northeast of the barn. In 2007, three grain silos were erected to the northwest of the barn. In 2015, the first storage shed, located to the northeast of the barn, received an addition. For a full recount of the Property's morphology refer to Table 2.

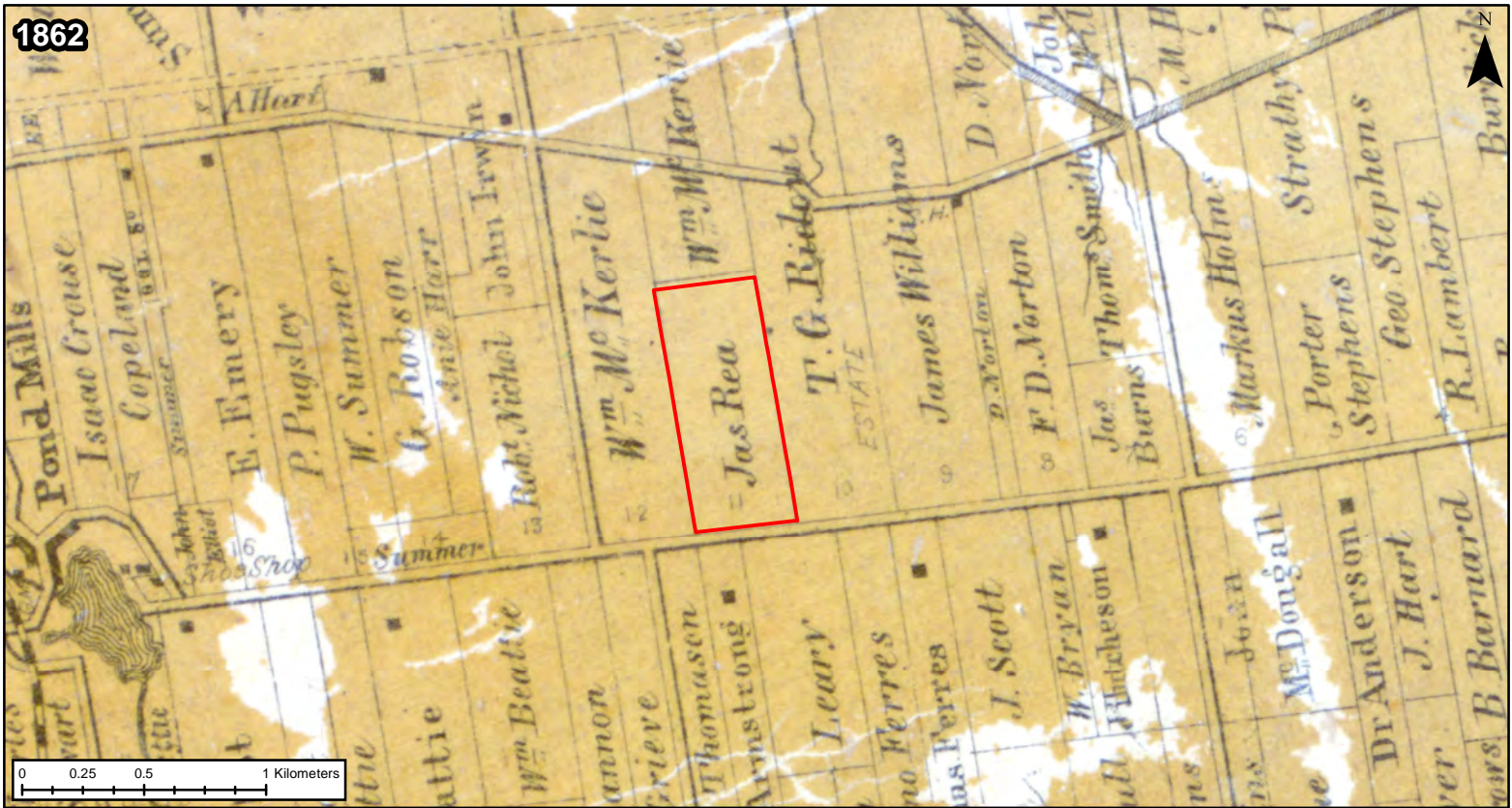
Both the Rae and Vanhie families were farming families. James Rae and his wife Janet had eight sons and a daughter. Five of their sons moved to the United States settling in Nebraska, Oregon, and Montana.<sup>49</sup> The Vanhie family owned and operated Raevan Farms on this Property. The farm was open year-round and offered apples, pumpkins, sweet corn, maple syrup, and honey.<sup>50</sup>

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<sup>49</sup> Find a Grave, "James Rae," accessed 25 November 2022, [https://www.findagrave.com/memorial/73535581/james-rae?\\_gl=1\\*1uknzjz\\*\\_ga\\*MTI1NzE0NDQxNy4xNjU3NzUwMzIx\\*\\_ga\\_4QT8FMEX30\\*MTY2OTQxMzQ2NS41LjEuMTY2OTQxMzU0Ni42MC4wLjA](https://www.findagrave.com/memorial/73535581/james-rae?_gl=1*1uknzjz*_ga*MTI1NzE0NDQxNy4xNjU3NzUwMzIx*_ga_4QT8FMEX30*MTY2OTQxMzQ2NS41LjEuMTY2OTQxMzU0Ni42MC4wLjA).

<sup>50</sup> Grown in Middlesex, "Raevan Farms," accessed 25 November 2022, <https://growninmiddlesex.ca/listing/raevan-farms/>.

1862



1878



**Legend**

Property

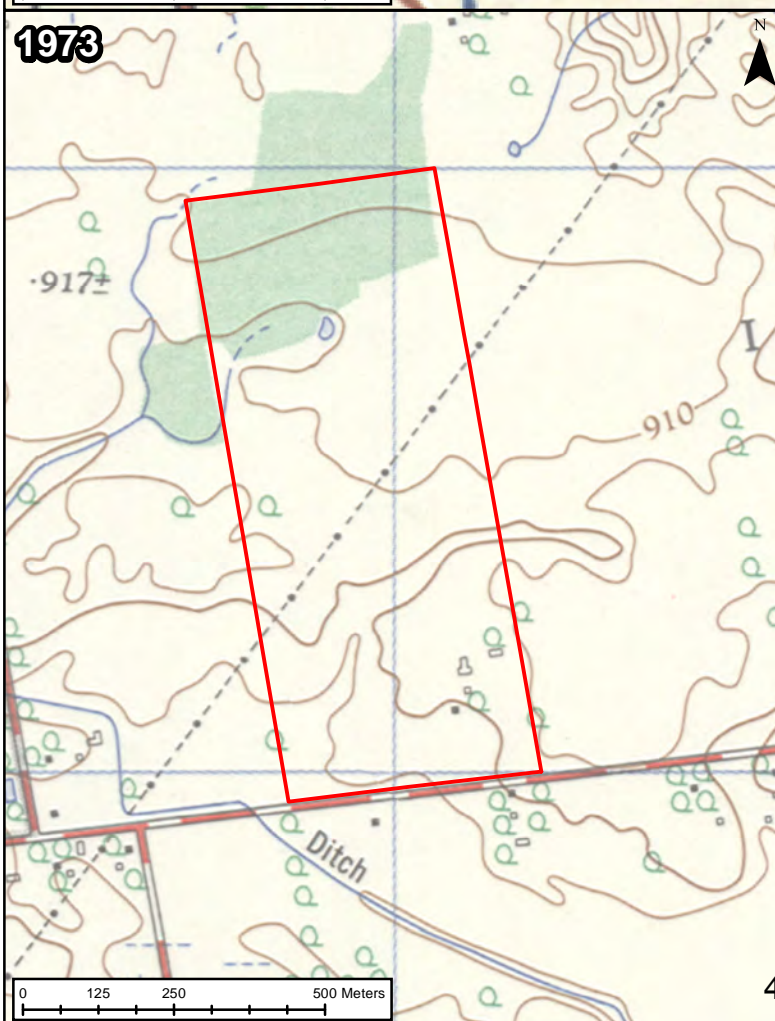
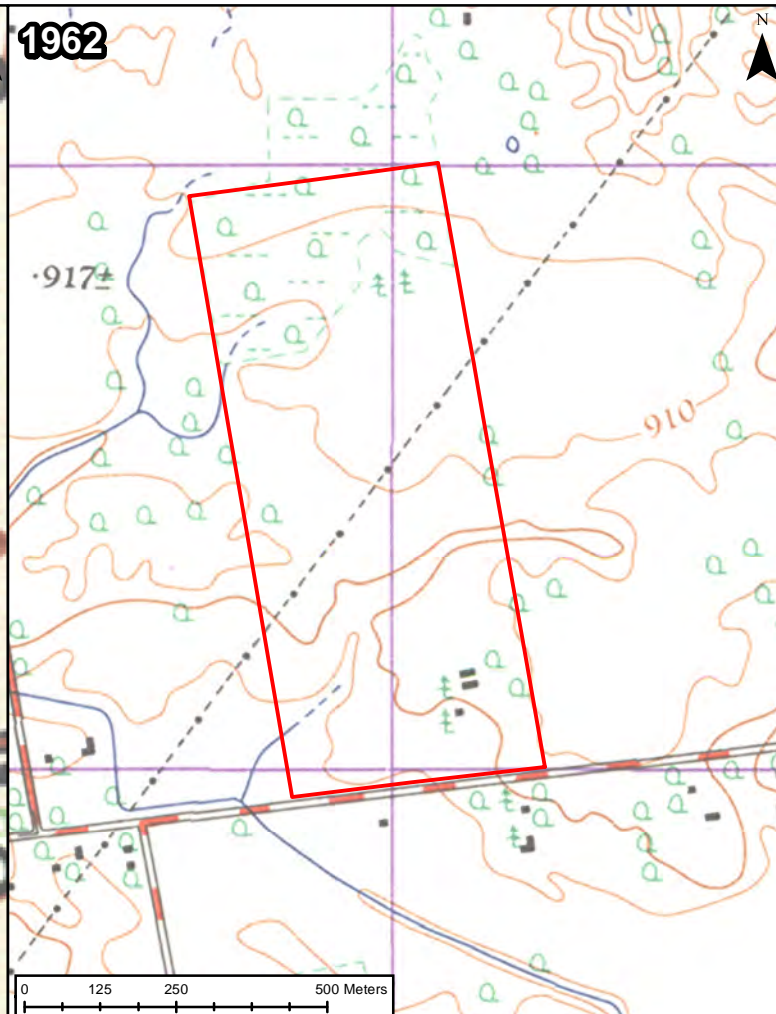
**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**

1. Geo R. & G.M. Tremaine, "Tremaines' Map of the County of Middlesex, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>; accessed December 5, 2022), scale 1:47,520, Toronto: Geo R. & G.M. Tremaine, 1862.  
 2. Randall, J.S., "Map of the Township of Westminister", In: H.R. Page & Co., "Illustrated Historical Atlas of the County of Middlesex Ont.", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>; accessed December 5, 2022), scale 1:47,520, Toronto: H.R. Page & Co., 1878.  
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<b>TITLE</b> Property on 1862 and 1878 Historic Maps	
<b>CLIENT</b> Elite Developments	
<b>PROJECT</b> Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario	<b>PROJECT NO.</b> LHC0338
<b>CONSULTANT</b>	YYYY-MM-DD 2022-12-05
	PREPARED LHC
	DESIGNED JG
	FIGURE # 4





**Legend**

Property

**TITLE**  
Property on 1913, 1962, and 1973 Topographic Maps

**CLIENT**  
Elite Developments

**PROJECT**  
Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

**PROJECT NO.** LHC0338

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**

1. Geographical Section, General Staff, No. 2197, "Ontario, St. Thomas Sheet", (<http://geo1.scholarsportal.info/#/discovery/show>: accessed December 5, 2022), provided by Ontario Council of University Libraries, sheet 40 I/14, scale 1:63,360, Ottawa: Department of Militia and Defence, 1913.
2. Army Survey Establishment, R.C.E., "Pond Mills, Middlesex County, Ontario", ([http://geo1.scholarsportal.info/#/details/\\_uri=@=847590539&\\_add=true](http://geo1.scholarsportal.info/#/details/_uri=@=847590539&_add=true): accessed December 5, 2022), provided by Ontario Council of University Libraries, sheet 40 I/14g, edition 2, scale 1:25,000, Ottawa: Department of Energy, Mines, and Resources, 1962.
3. Department of Energy, Mines, and Resources, Surveys and Mapping Branch, "Pond Mills, Middlesex County, Ontario", ([http://geo1.scholarsportal.info/#/details/\\_uri=@=847590539&\\_add=true](http://geo1.scholarsportal.info/#/details/_uri=@=847590539&_add=true): accessed December 5, 2022), provided by Ontario Council of University Libraries, sheet 40 I/14g, edition 3, scale 1:25,000, Ottawa: Department of Energy, Mines, and Resources, 1973.

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YYYY-MM-DD	2022-12-05
PREPARED	LHC
DESIGNED	JG
FIGURE #	5

#### 4.6.1 Property Morphology

The morphological evolution of the Property is presented in Table 2 below. Corresponding maps and aerial photographs that indicate change on the Property are displayed in Figure 4 through Figure 6.

Table 2: Morphology of the Property

Year (Medium)	Discussion (Figure #)
<b>1840</b>	It is believed that the main residence was built on the Property.
<b>1878 (Historic Map)</b>	One building is present on the Property and is located in the approximate location of the existing residence. (Figure 4)
<b>1950 (Aerial Photograph)</b>	<p>The property includes six structures, including (Figure 6):</p> <ul style="list-style-type: none"> <li>• the residence;</li> <li>• the barn;</li> <li>• a small outbuilding located to the north of the barn’s northeast corner;</li> <li>• a large outbuilding located to the south of the barn’s southeast elevation;</li> <li>• an outbuilding located to the south of the large outbuilding’s southeast corner; and,</li> <li>• an outbuilding located to the south of the large outbuilding’s southwest corner.</li> </ul>
<b>1962 (Topographic Map)</b>	The map shows three structures on the Property, including what is most likely the residence, barn, and large outbuilding to the south of the barn’s southeast elevation. (Figure 5)
<b>1967 (Aerial Photograph)</b>	Four of six buildings that appeared on the 1955 aerial photograph remain including the residence, barn, the small outbuilding to the

Year (Medium)	Discussion (Figure #)
	<p>north of the barn's northeast corner, and the large outbuilding to the south of the barn's southeast corner.</p> <p>A new outbuilding located to the east of the barn and one adjacent to the south of the barn's southwest corner were added. In addition, a large storage shed was built to the northeast of the barn. (Figure 6)</p>
<b>1973 (Topographic Map)</b>	<p>The map shows four structures on the Property, including what is most likely the residence, barn, large outbuilding to the south of the barn's southeast elevation, and a storage shed to the northeast of the barn. An addition appears to have been added to the eastern half of the barn's north elevation. (Figure 5)</p>
<b>1998 (Aerial Photograph)</b>	<p>By 1998, a new building to the east of the residence had been built, the outbuilding located to the south of the barn's southeast corner had received an addition, and a second storage shed to the south of the extant storage shed had been built.</p> <p>This is also the first year that the two sugar shacks located in the wooded area towards the northern Property boundary are visible. (Figure 6)</p>
<b>2002 (Aerial Photograph)</b>	<p>The second storage shed, located to the south of the first storage shed and adjacent to the east elevation of the barn, was replaced. (Figure 6)</p>
<b>2007 (Aerial Photograph)</b>	<p>A row of three silos was added to the northwest of the barn. (Figure 6)</p>

Year (Medium)	Discussion (Figure #)
2012 (Aerial Photograph)	The small outbuilding located to the south of the barn's southwest corner was demolished. (Figure 6)
2014 (Aerial Photograph)	The outbuilding located to the south of the barn's southeast corner is partially demolished. (Figure 6)
2015 (Aerial Photograph)	The first storage shed located to the northeast of the barn is given an addition. (Figure 6)
2022 (Aerial Photograph)	The remainder of the outbuilding located to the south of the barn's southeast corner is demolished. (Figure 6)



**Legend**

Property

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**TITLE**  
 Property on 1950, 1967, 1998, 2002, 2007, 2012, 2014, 2015, and 2022 Aerial Photographs

**CLIENT**  
 Elite Developments

**PROJECT**  
 Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

PROJECT NO. LHC0338

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**

1. Western University, "London Air Photo Collection, 1950", ([https://www.lib.uwo.ca/madgic/projects/ldn\\_airphotos/1950/Line19\\_155.tif](https://www.lib.uwo.ca/madgic/projects/ldn_airphotos/1950/Line19_155.tif); accessed December 5, 2022), roll 1413-19, photo 155, scale 1:12,000, n.a.: Lockwood Survey Corp., 1950.
2. Western University, "London Air Photo Collection, 1967", ([https://www.lib.uwo.ca/madgic/projects/ldn\\_airphotos/1967/1967-Line%208-181.tif](https://www.lib.uwo.ca/madgic/projects/ldn_airphotos/1967/1967-Line%208-181.tif); accessed December 5, 2022), line 8, photo 181, scale 1:12,000, n.a.: Lockwood Survey Corp., 1967.
3. City of London, "Aerial 1998", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
4. City of London, "Aerial 2002", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
5. City of London, "Aerial 2007", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
6. City of London, "Aerial 2012", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
7. City of London, "Aerial 2014", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
8. City of London, "Aerial 2015", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
9. City of London, "Aerial 2022", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.

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<b>LHC</b>	PREPARED	LHC	YYYY-MM-DD	2022-12-05
	DESIGNED	JG	FIGURE #	<b>6</b>

## 5.0 EXISTING CONDITIONS

### 5.1 Surrounding Context

The Property is in Southwestern Ontario in the City of London. It is in a rural part of the City southeast of the main urban area. It is approximately 1.2 km south of the south shore of the South Thames River and approximately 8.5 km southeast of downtown London and the fork of the Thames River.

The topography of the surrounding area is relatively flat with farm fields surrounding many of the residential properties. Local vegetation includes a mix of deciduous and coniferous trees, landscaped residential properties, and patches of dense tree cover consisting of both deciduous and coniferous varieties of trees (Photo 1 to Photo 3).

The Property is bounded by Bradley Avenue to the south and residential / agricultural properties to the north, east and west. Bradley Avenue is a municipally maintained arterial road connecting the residential and agricultural properties along Bradley Avenue with the Veterans Memorial Parkway, Highbury Avenue South, and Highway 401. Bradley Avenue near the Property is a two-lane road flanked by gravel shoulders and shallow grass covered ditches. The road has telephone poles on the south side (Photo 1 to Photo 3).

The surrounding area is primarily comprised of rural residential and agricultural properties with some commercial properties. Residential properties are generally one to one-and-a-half storeys in height with setbacks ranging from approximately 19 meters (m) to approximately 40 m (Photo 2, Photo 4, and Photo 5). Agricultural properties generally consist of a residence of one to one-and-a-half storeys and setbacks of the same range surrounded by farm fields and ancillary buildings (Photo 6). Commercial properties are primarily operated from its associated residence with ancillary buildings in the rear to support the commercial use. Commercial properties generally consist of a residence of one to one-and-a-half storeys in height with setbacks ranging from approximately 31 m to approximately 36 m. Accessory buildings are generally large one storey constructions (Photo 7). Building materials primarily consist of brick and wood with some contemporary materials like vinyl siding and metal sheeting (Photo 8 to Photo 15). Generally, residential structures in the area are vernacular. Some incorporate Ontario Cottage, Georgian, and Victorian architectural elements.



Photo 1: View east along Bradley Avenue from the Property's driveway



Photo 2: View west along Bradley Avenue from the Property's driveway



Photo 3: View west along Bradley Avenue from the Property



Photo 4: View south of 1963 Bradley Avenue from the Property



Photo 5: View south of 1913 Bradley Avenue from the Property





Photo 6: View of 2090 Bradley Avenue<sup>51</sup>



Photo 7: View of 2055 Bradley Avenue<sup>52</sup>

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<sup>51</sup> Google Streetview, July 2018

<sup>52</sup> Google Streetview, July 2018

## 5.2 Adjacent Heritage Properties

Table 3 presents adjacent heritage properties along Bradley Avenue. All adjacent properties are listed under Part IV Section 27 of the *OHA*.

Table 3: Adjacent Heritage Properties<sup>53</sup>

Address	Heritage Recognition	Notes	Image
<b>1871 Bradley Avenue</b>	Listed	Constructed c. 1850; Ontario farmhouse	 <p>(Google Streetview, July 2018)</p>
<b>2017 Bradley Avenue</b>	Listed	1850; Georgian	 <p>(Google Streetview, July 2018)</p>

<sup>53</sup> City of London, "London City Map," accessed 11 November 2022, <https://london.maps.arcgis.com/apps/webappviewer/index.html?id=0187f8a72f204edcbc95d595f31b5117>

## 5.3 The Property

### 5.3.1 Property Landscape

The Property is situated on an approximately 42.4-ha rectangular lot. The residence is located on the west side of the Property along a narrow gravel driveway. The driveway traverses in a north-south direction and begins at Bradley Avenue and terminates at the wooded lot in the rear of the Property. The driveway is flanked by agricultural fields and extends east encompassing several barns and outbuildings. The area comprising the farm complex is bordered by mature trees with active farm fields on the other side of the tree line (Figure 1).

### 5.3.2 Residence

The residence is a one-and-a-half-storey detached building with a cruciform floor plan. The main house is rectangular with an enclosed front porch and a rear wing. It is constructed with red and buff brick laid in a common bond pattern on a fieldstone foundation. The house has a one-storey wooden rear addition and one-storey enclosed front porch (Photo 8 to Photo 15). The enclosed porch is located on the south elevation and clad in an insulbrick-type cladding with a poured concrete base and wood planks covering the southwest and southeast corners (Photo 8, Photo 9, and Photo 15).

The residence has a medium pitch, side gabled roof with asphalt shingles and projecting eaves (Photo 10). It has a plain wood fascia that supports metal rain gutters. The house has a side left brick and concrete block chimney on the east elevation (Photo 13). The rear addition has a medium pitch, front gabled standing seam metal roof and projecting eaves (Photo 11 and Photo 12). The front porch has a standing seam metal shed style roof with overhanging eaves (Photo 8 and Photo 9).

The front door of the residence is a single contemporary wood door with a glass and metal storm door on the east elevation of the southern lean-to (Photo 8). The residence also has a single contemporary wooden door with a glass and metal storm door on the east elevation of the rear addition (Photo 12).

Windows are found on all elevations and vary in size, material, and configuration. The south elevation (front) of the residence has a vinyl single pane over a sliding window with a buff brick voussoir and a vinyl clad lug sill on the east side of the lean-to and a wooden twelve-over-eight sash window with a buff brick voussoir and a cut stone lug sill on the west side of the lean-to. The lean-to comprises a single pane wooden window with a false muntin and a wooden lug sill

on the west elevation and two single pane wooden windows with false muntin and wooden lug sills on the south elevation (Photo 9).

The west elevation features two vinyl one-over-one double hung sash windows with buff brick voussoirs and painted concrete lug sills on the first storey, two vinyl one-over-one double hung sash windows with painted wooden lintels and painted concrete lug sills on the half storey, and a single pane fixed window with a painted concrete lintel on the north side of the basement level. Half of the buff brick voussoir on the north elevation window of the first storey is filled in with concrete (Photo 10).

The north elevation of the main section of the residence has a vinyl one-over-one double hung sash window with a red brick voussoir that is mostly filled in with concrete (where the bricks dislodged) and a concrete lug sill immediately west of the rear addition, and a wood twelve-over-eight double hung sash window with a red brick radiating voussoir and a cut stone lug sill immediately east of the rear addition. The rear addition is comprised of a boarded-up window with a wood lug sill on the west elevation, a large single door without a handle on the north elevation, a boarded up window on the north side of the east elevation, and a single door entrance on the south side of the east elevation (Photo 11 and Photo 12).

The east elevation of the residence has a wooden nine-over-six double hung sash window with false muntin and mullions, a buff brick voussoir, and a painted concrete lug sill on the south side of the first storey and a vinyl one-over-one sash window with a wooden lintel and a painted concrete lug sill on the north side of the second storey. (Photo 13).

The house is representative of a vernacular farmhouse. The *Canadian Farmer*, in 1864 stated that the farmhouse “requires to be adapted to the location, as it is impracticable to make the natural scenery subservient to the architectural composition.”<sup>54</sup> Characteristic features of a farmhouse include: “extended space on the ground, to afford room for all the in-door occupations of agricultural life, which will always give the farm-house breadth rather than height; a certain rustic plainness, which denotes a class more occupied with the practical and useful than the elegant arts of life; a substantial and solid construction, which denotes abundance of materials to build with, rather than money to expend in workmanship.”<sup>55</sup> The

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<sup>54</sup> “Rural Architecture: Suburban Villa or Farmhouse,” *The Canadian Farmer* (Toronto, Upper Canada), May 16, 1864, accessed from [https://www.canadiana.ca/view/oocihm.8\\_04206\\_9/2?r=0&s=1](https://www.canadiana.ca/view/oocihm.8_04206_9/2?r=0&s=1).

<sup>55</sup> Andrew Jackson Downing, *The Architecture of Country Houses* (Ottawa: Algrove Publishing Limited, 2002 reprint), 138.

house exhibits the extended space of the ground floor, rustic plainness, and solid construction of a farmhouse.



Photo 8: View northwest of southeast elevation of residence



Photo 9: View north of the western half of the south elevation



Photo 10: View east of the west elevation



Photo 11: View southeast of the rear wing, back and side walls of the house



Photo 12: View southwest of the back wall and rear wing of the house



Photo 13: View of the east elevation



Photo 14: Detailed view of the field stone foundation



Photo 15: Detailed view of the insulbrick type cladding on the enclosed front porch area on the south elevation



### 5.3.3 Barn 1

Barn 1, located northeast of the residence and in the centre of the driveway circle, is a bank barn with a rectangular plan, a one-storey lean-to addition on the west elevation, a one-storey lean-to addition on the north elevation, and a one-storey addition on the east elevation. The barn has a partial above ground level basement with concrete block foundation walls and the north elevation lean-to has a full above ground level basement with poured concrete foundation walls (Photo 16 to Photo 19).

The barn is a mortise and tenon wood frame construction clad in vertical barn boards and sheet metal siding (Photo 16 and Photo 17). The west elevation lean-to is a concrete block construction (Photo 17), the north elevation lean-to is a wood frame construction clad in sheet metal siding (Photo 18), and the east elevation addition is a wood frame construction clad in horizontally ridged sheet metal siding (Photo 19). The barn includes a side gabled roof clad in standing seam metal roofing with projecting verges while the lean-to additions have shed roofs clad in metal sheeting with projecting verges (Photo 16 to Photo 19).

The lower level of the barn has four flat-headed, single sash, fixed windows with false muntins and mullions to divide it into six panes, plain wood trim and two louvred ventilation mechanisms fitted into flat-headed window openings with plain wood trim around the window opening. These windows and window openings are located in the concrete block foundation on the south elevation (Photo 16). The west elevation addition has a single flat-headed, two-over-two fixed wood window with plain wood trim (Photo 17). The north elevation addition contains two flat-headed, single sash, six paned, wood pivoting windows with wood lug sills on the west side (Photo 18). The addition on the east side of the barn has a flat-headed, single sash, single pane, fixed window with plain wood trim on its south side and a flat-headed, two-over-one, single sash window with plain wood trim on its east elevation (Photo 19).

The main entrance to the barn is located on the north elevation and is a flat-headed, double leaved, vertical board set of sliding barn doors (Photo 18). This entrance leads into the first floor of the barn (Photo 20 and Photo 21). There is also a central, flat-headed, single leaf, vertical board entrance into the foundation on the south elevation and a large flat-headed garage door entrance on the west elevation (Photo 16 and Photo 17). The south elevation of the west lean-to has a flat-headed, single leaf, door entrance with plain flat trim offset to the west side (Photo 16). The only exterior entrance into the north elevation lean-to is the flat-headed opening on the east elevation. This leads into the basement storage area (Photo 22).

Barn architecture, like farmhouse architecture, tends to be vernacular in nature. Banked barns were an innovation in barn construction that was brought to North America by German and Swiss settlers. In the mountainous regions of Germany and Switzerland, “it was customary to build the barn into a hillside, with entrances at several levels, the main doors being accessed by a ramp.”<sup>56</sup> Generally, “heavy timbers formed the framework of these two-storey barns, in which the livestock was housed at ground level, with the threshing floor and hayloft above.”<sup>57</sup> The main doors, also known as drive doors, “were either level with the hilltop, or reached by a wide earthen ramp.”<sup>58</sup> Similarly, Peter Ennals describes this kind of barn as a “Central Ontario barn” with the following features:

*This barn is distinguished by its large size, usually about 40-50 feet in width and 60-100 feet in length. It is a wooden structure placed upon a stone foundation wall about 10 feet in height, and can have either a gable or a gambrel roof. Thus there are two storeys - a lower stable area and an upper space which combines crop storage, implement storage, and working space. Access to the ground floor is provided by doorways leading to the farmyard, and entry to the upper level is by means of an earthen ramp leading to a large door in the long side. This type of barn is frequently called a bank barn in southern Ontario. The barn is often set into a slope so that direct entry into the upper level can be obtained from the top of the slope. (Where no slope was available, an earth ramp was created which gave entry to the upper level.)<sup>59</sup>*

#### 5.3.4 Barn 2

The second barn, located northeast of the main barn, is a vernacular one-storey, rectangular plan, wood frame construction clad in metal sheeting. It has a side gable roof clad in metal sheeting with flush eaves. It does not have a foundation, nor does it have any windows. The east side of the south elevation contains a large opening supported by wood posts (Photo 23 to Photo 25).

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<sup>56</sup> Robin Langley Sommer, *The Ultimate Book of Historic Barns* (Rowayton, CT, USA: Saraband Inc., 2000), 49.

<sup>57</sup> Sommer, *The Ultimate Book of Historic Barns*, 49.

<sup>58</sup> Sommer, *The Ultimate Book of Historic Barns*, 50.

<sup>59</sup> Peter M. Ennals, “Nineteenth-Century Barns in Southern Ontario,” *Canadian Geographer* XVI(3), 256.



Photo 16: View of the south elevation



Photo 17: View of the west elevation



Photo 18: View of the north elevation



Photo 19: View of the southeast elevation



Photo 20: View east of interior



Photo 21: View west of interior



Photo 22: View of the interior of the addition on the north elevation



Photo 23: View of the north elevation



Photo 24: View of the east elevation



Photo 25: View of the south elevation

### 5.3.5 Storage Shed 1

Storage shed 1, located east of the main barn, is a one-storey hoop barn made of a metal frame covered in a fabric membrane. It has a large entrance on the west elevation. Black square tubing is used for the frame of the structure with metal sheeting covering the bottom half of the walls on the north and south elevations. The roof is a structural fabric membrane that is sewn onto the metal tubing skeleton just above the metal sheeting clad half walls. The east and west elevations are clad in a separate piece of the same fabric membrane (Photo 26 and Photo 27).



Photo 26: View of the south and west elevations



Photo 27: View of the north and east elevations



### 5.3.6 Storage Shed 2

Storage shed 2, located northeast of the main barn, is similar to storage shed 1 in that it is a one-storey hoop barn construction primarily made of metal and fabric. Black square tubing is used for the main frame of the structure with wood posts as the frame for the half walls. The half walls, located on the north and south elevations, are clad in metal sheeting. The roof is a structural fabric membrane that is sewn onto the metal tubing skeleton just above the metal sheeting clad half walls. The east elevation abuts the adjacent secondary barn and is clad in a separate piece of the same fabric membrane. The west elevation is entirely open (Photo 28 and Photo 29).



Photo 28: View of the south elevations



Photo 29: View of the east elevation and the interior

### 5.3.7 Outbuilding 1

The first outbuilding, located immediately north of the main barn, is a single detached, one-storey, rectangular plan, wood frame building. It is clad in vertical boards and is on a poured concrete foundation. It has a front gable roof clad in metal sheeting with flush eaves and projecting verges (Photo 30 to Photo 33). The wall boards appear to be fastened to the building by large staples (Photo 34). There is a single flat-headed and boarded up window on the west elevation (Photo 32). In the foundation, there are three flat-headed window openings, one on each of the east, west, and north elevations. Through the foundation openings, the unhewn log beams forming the base of the outbuilding are visible as are the algae lines indicating that the foundation is prone to collecting stagnant water (Photo 30 to Photo 33).

The building has a flat-headed, single leaf, vertical board door offset to the west side on the south elevation. This door is inset and has plain wood trim (Photo 32). The other entrance is a central, flat-headed, single leaf, vertical board door that is flush with the north elevation (Photo 30).



Photo 30: View of the north elevation



Photo 31: View of the northeast elevation



Photo 32: View of the southwest elevation



Photo 33: Detail view of the interior of the foundation



Photo 34: Detailed view of fasteners

### 5.3.8 Outbuilding 2

The second outbuilding, located east of the residence, is a single detached, one-storey, rectangular plan construction with a poured concrete foundation. It is a wood frame construction clad in horizontal metal sheeting. The building has a front gable roof clad in metal sheeting with projecting eaves (Photo 35 and Photo 36). The windows on the building are fixed panes in vertically oriented rectangular openings. They have wood frames with plain wood trim.



Photo 35: View of the northeast elevation



Photo 36: View of the east elevation

### 5.3.9 Sugar Shack 1

The main sugar shack, located in the woodlot and northwest of the farm complex, is a single detached, one-storey, L-shaped building with a north side wing and a poured concrete foundation. The building has a wooden frame and is clad in vertical wood boards. It has a shallow pitch side gable roof clad in metal sheeting with projecting eaves and two single chimneys offset to the north side. The north wing also has a wood frame with vertical board cladding on the top half of the north elevation; however, the remainder of the elevations are open. The wing has a saltbox roof clad in metal sheeting with projecting eaves on the east and west elevations and flush eaves on the north and south elevations (Photo 37 and Photo 40).

The south elevation has one flat-headed window with plain wood trim that is boarded up. There are no other windows on the building (Photo 38). The main entrance is a flat-headed, single leaf, vertical board, sliding door offset to the north side of the east elevation (Photo 37). The wing is open and can be easily accessed from any elevation except for the north elevation, which has vertical board siding on the top half (Photo 40). Immediately southeast of the sugar shack is a small, detached shed. (Photo 41).



Photo 37: View of east elevation



Photo 38: View of the south elevation



Photo 39: View of the west elevation





Photo 40: View of the north elevation



Photo 41: View of a small wood structure and equipment southeast of Sugar Shack 1

### 5.3.10 Sugar Shack 2

The second sugar shack, located in the woodlot and northeast of the first sugar shack, is a partially collapsed single detached, one-storey building. The foundation is not known. It has a wood frame clad in metal sheeting and a side gable roof clad in metal sheeting. The east elevation features two flat-headed, fixed windows with plain wood trim. The north elevation is open and supported by unhewn log posts. Located to the southwest are two single-detached, one-storey, rectangular plan structures with a wood frame and vertical or horizontal board siding. These buildings are connected to the northern section with a metal sheeting clad shed roof (Photo 42 and Photo 43).



Photo 42: View of the west elevation



Photo 43: View of the north elevation



Photo 44: View of the east elevation



Photo 45: View of the southeast elevation



Photo 46: View of the south elevation



Photo 47: Detailed view of supports and metal sheeting

## 6.0 EVALUATION

### 6.1 Ontario Regulation O. Reg. 9/06 Evaluation

The Property was evaluated against *O. Reg. 9/06* under the *OHA* using research and analysis presented in Section 4.0 and 5.0 of this HIA.

Table 4: Ontario Regulation 9/06 Evaluation for 1944 Bradley Avenue

Criteria	Criteria Met	Justification
<p><b>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</b></p>	N	<p>The buildings on the Property are not rare, unique, representative, or early examples of a style, type, expression, material, or construction method. The residence is an example of a vernacular farmhouse with some features consistent with an Ontario Cottage style building. These are common. The residence has also been significantly modified with poorly executed front and rear additions.</p> <p>The main barn is an example of a bank barn construction. However, this building has also been significantly modified and is a common style of barn.</p> <p>The complex itself has had significant changes with the addition and replacement of structures to fill farming needs. It is not a rare, unique, representative or early style of farm complex for the area.</p>
<p><b>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</b></p>	N	<p>There is no evidence to suggest that the buildings were constructed with a high degree of craftsmanship or artistic merit. The buildings are generally plain and simple with some decorative elements present on the residence. The buildings are consistent with standard vernacular buildings from the time.</p>

Criteria	Criteria Met	Justification
<p><b>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</b></p>	N	<p>The Property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the buildings were constructed with a higher degree of technical or scientific achievement than a standard building at the time.</p>
<p><b>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</b></p>	N	<p>The Property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community. The Property is directly associated with two local farming families. However, there is no evidence that suggests either family made significant contributions to the local community.</p> <p>As described in Section 4.6, when the Rae family moved to the United States, they were prominent members of that community. However, this is not significant to the London area.</p>
<p><b>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</b></p>	N	<p>The Property does not yield or have potential to yield information that contributes to an understanding of a community or culture. The history of 19<sup>th</sup> and 20<sup>th</sup> century farms in the area is well documented and understood. Therefore, there is no evidence to suggest that the Property meets this criterion.</p>
<p><b>6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an</b></p>	N	<p>The residence, barns, shed, outbuildings, and sugar shacks do not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. There is no evidence to suggest that the buildings on this</p>

Criteria	Criteria Met	Justification
<b>architect, artist, builder, designer or theorist who is significant to a community.</b>		Property were or reflect the work of an architect, artist, designer, or theorist. The builder is unknown.
<b>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</b>	N	<p>The Property is not important in defining, maintaining, or supporting the character of the area. The surrounding area is generally rural and agricultural with a mix of residential and commercial properties. The character is typically rural near the edge of an urban area. No evidence was found that suggests this area has significant heritage character.</p> <p>Furthermore, a line of trees on either side of the driveway along the southern elevations of the residence and one of the outbuildings obscures most of the buildings from view until the observer is in-line with the trees, making it difficult for the Property to define, maintain, or support the character of the area.</p>
<b>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</b>	N	The Property is not physically, functionally, visually, or historically linked to its surroundings. No evidence was found that finds this property has any significant links to its surroundings.
<b>9. The property has contextual value because it is a landmark.</b>	N	The house is not a landmark, which is a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous. <sup>60</sup> The deep

<sup>60</sup> MCM, Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process. Sept 1, 2014.



Criteria	Criteria Met	Justification
		setback of the buildings on the Property separates them from the roadway. In addition, the line of trees on either side of the driveway along the southern elevations of the residence and one of the outbuildings obscures most of the buildings from view until the observer is in-line with the trees, making it difficult for the Property to serve as a landmark.

**6.1.1 Summary**

In LHC’s professional opinion, the Property does not meet any of the criteria from *O. Reg. 569/22*.

## 7.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The client plans to develop the northern portion of the Property as a residential subdivision. The residential subdivision will have 283 units in 47 single detached dwellings, 146 street townhouses, and 90 condo townhouses (see Figure 7 and Appendix E, Draft Plan of Subdivision). The woodlot located on the northern portion of the Property will be retained with a buffer between it and the subdivision. Based on the development concept, it is unclear if the sugar shacks will be retained. The southern portion of the Property which includes the farm complex will to be retained and allocated for future development (Figure 7). However, the southern half of the Property is currently outside of the urban growth boundary.

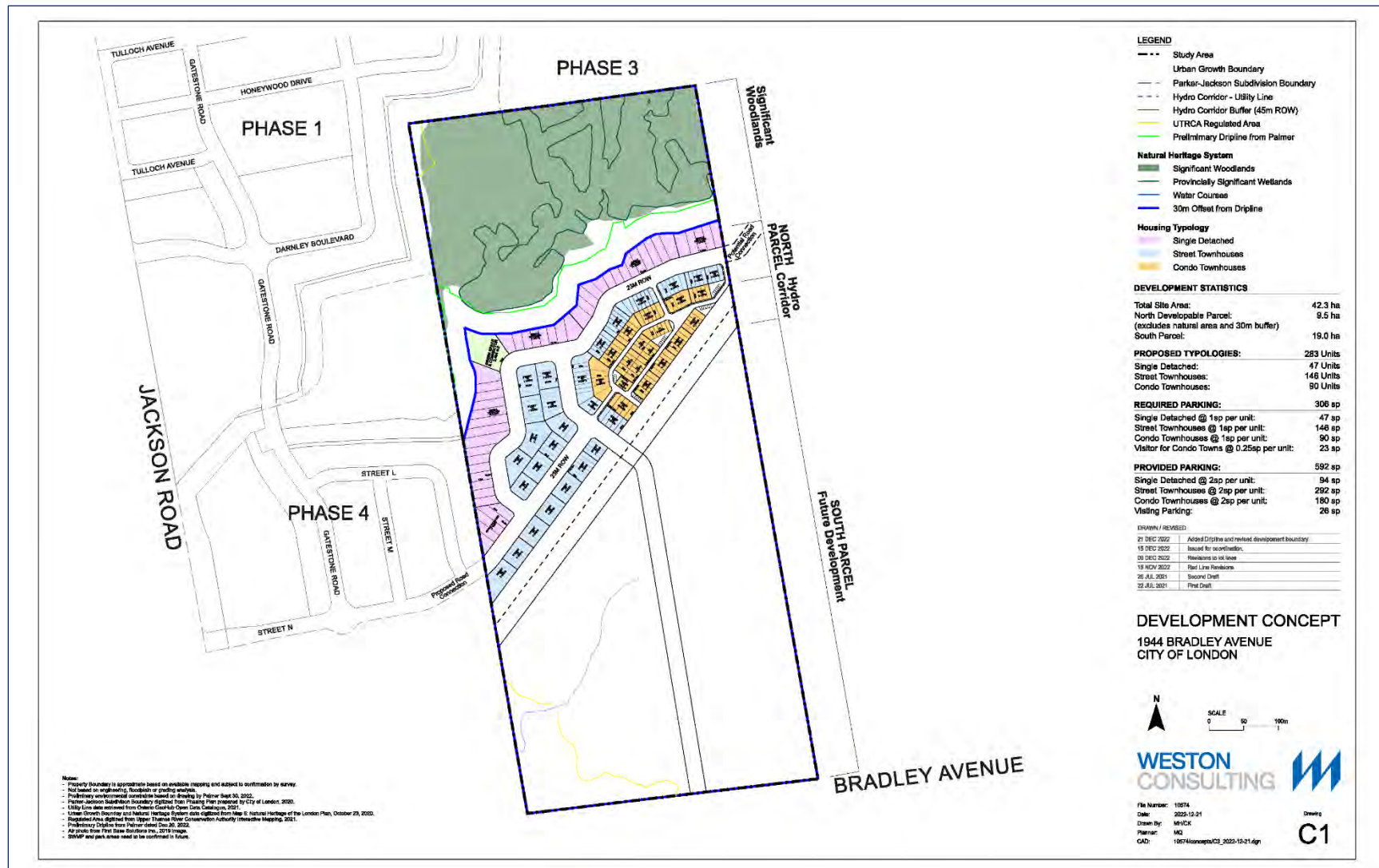


Figure 7: Development Concept for 1944 Bradley Avenue

## 8.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The MTCS's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration.

The impacts include:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The Property, does not meet any of the criteria from *O. Reg. 9/06*. It does not have heritage attributes and therefore there will be no adverse impacts to potential cultural heritage values associated with the Property. Furthermore, the proposed project will be separated from the farm complex on the property by fields and the urban growth boundary which will provide a buffer from potential adverse impacts.

As described in Section 5.2, two adjacent properties are listed on the City's *Register of Cultural Heritage Resources*. Table 5 addresses potential impacts to these adjacent heritage properties.

## 8.1 Potential Impacts to Adjacent Properties

Table 5: Impact assessment of adjacent properties

Cultural Heritage Resource	Impacts (Yes/No)	Discussion
<b>1871 Bradley Avenue</b>	No	1871 Bradley Avenue is south of Bradley Avenue and is outside of the urban growth boundary. The proposed project will be on the northern half of the Property and north of the urban growth boundary. Construction of and the existence of the proposed subdivision is not expected to destroy, alter or have indirect impacts on 1871 Bradley Avenue. The proposed project is over 250 m from 1871 Bradley Avenue and over 500 m from potential built heritage resources on that property. There is sufficient distance between the proposed project and this listed property to mitigate potential impacts.
<b>2017 Bradley Avenue</b>	No	2017 Bradley Avenue is south of Bradley Avenue and is outside of the urban growth boundary. The proposed project will be on the northern half of the Property and north of the urban growth boundary. Construction of and the existence of the proposed subdivision is not expected to destroy, alter or have indirect impacts on 2017 Bradley Avenue. The proposed project is over 800 m from 2017 Bradley Avenue. There is sufficient distance between the proposed project and this listed property to mitigate potential impacts.

## 8.2 Summary of Potential Impacts

Since the Property does not demonstrate significant CHVI no adverse impacts from proposed development have been identified. Furthermore, the proposed development project is inside the urban growth boundary while potential built and cultural heritage resources on adjacent properties are outside of the urban growth boundary. No adverse impacts from the proposed project have been identified for adjacent potential cultural heritage resources.

## 9.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained in October 2022 by the Client to undertake an HIA for the Property. This Property is listed as a non-designated property on the City of London's *Register of Cultural Heritage Resources* under Section 27 Part IV of the *OHA*).

The Property is split by the urban growth boundary for the City. The Client is proposing a draft plan of subdivision for the northern portion of the parcel –inside the urban growth boundary— that will include single detached houses, townhouses and back-to-back townhouses. The southern portion of the Property –where the complex of agricultural buildings is located—will remain rural and be retained for future development.

In LHC's professional opinion, the Property **does not meet** any of the criteria from *O. Reg. 9/06*. Furthermore, no evidence was found that suggests the fields and complex of farm buildings are historically significant. Since the Property does not demonstrate significant CHVI no adverse impacts from proposed development have been identified. Given that no impacts were identified, alternatives and mitigation measures were not explored.

In LHC's professional opinion the proposed development will not have an adverse impact on adjacent cultural heritage resources. The two listed properties near the proposed development are a sufficient distance away that there will be no direct or indirect adverse impacts.

## SIGNATURES

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



Christienne Uchiyama, MA, CAHP  
Principal, Manager Heritage  
Consulting Services



Benjamin Holthof, M.Pl., M.M.A., CAHP,  
RPP Senior Heritage Planner



## 10.0 REFERENCES

### 10.1 Policy and Legislation Resources

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## APPENDIX A: QUALIFICATIONS

### Christienne Uchiyama, MA CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on

municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum collections management, policy development, exhibit development and public interpretation. He has written museum strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

#### **Lisa Coles, MPI – Heritage Planner**

Lisa Coles is a Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor. Lisa is also an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member with the Ontario Professional Planning Institute (OPPI). Lisa has over five years of heritage sector experience through various positions in museums and public sector heritage planning. She is excited to have the opportunity to work in all aspects of the heritage field and to build on her previous experience as part of the LHC team.

#### **Ben Daub, B.AT (Hons), MPL – Heritage Planner**

Ben Daub joined LHC in May 2022 as a junior heritage planner as he worked towards completing his master's degree in urban planning at the University of Waterloo. In addition to his now completed master's degree, Ben also holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College. Through his education, Ben has gained a detailed understanding of the built environment at a range of geographic- and site-based scales. Professionally, Ben has gained experience working in the heritage planning domain over his time with LHC where he has written heritage impact

assessments, cultural heritage evaluation reports, and official plan amendments. In addition, Ben has previous experience working in real estate development and facility management. Ben is also a Student Member of the Canadian Association of Heritage Professionals (CAHP) and a Candidate Member with the Ontario Professional Planning Institute (OPPI). In academic settings, Ben has also held various research and teaching assistant positions, enabling him to hone his research capacities.

### **Colin Yu, MA, CAHP – Cultural Heritage Specialist and Archaeologist**

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and a member of the Board of Directors of the Ontario Association of Heritage Professionals.

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

### **Jordan Greene, BA (Hons) – Mapping Technician**

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science (GIS) and a Certificate in Urban Planning Studies from Queen's University. Jordan joined the LHC team shortly after graduating and during her time at the firm has contributed to over 100 technical studies. Jordan has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to project mapping Jordan has also begun to develop interactive maps and tools that will contribute to LHC's internal data management. She has also



taken on the role of Health and Safety representative for the firm. Between graduation and beginning work with LHC her GIS experience allowed her the opportunity to briefly volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Jordan is excited to continue her work with LHC to further develop her GIS skills and learn more about the fields of heritage and archaeology.

## APPENDIX B: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), the Middlesex County Official Plan (**MCOP**) and *The London Plan* (**OP**).

**Adjacent Lands** means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

**Adjacent Lands** means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource (**OP**).

**Alter** means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (**OHA**).

**Archaeological Resources** include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act* (**PPS**).

**Area of Archaeological Potential** means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (**PPS**).

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

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning

authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

**Conservation of Cultural Heritage Resources** means actions or processes that are aimed at safeguarding the heritage attributes of a cultural heritage resource so that it retains its cultural heritage value or interest and extends its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes (*OP*).

**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 (*PPS*).

**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 Aboriginal Community. The area may involve features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association. Such a cultural heritage landscape is valued by Londoners and is of significance to an understanding of the histories of a people or place (*OP*).

**Cultural Heritage Resource** means a human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage (*OP*).

**Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act (*MCOP*).

**Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

**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) (*PPS*).

**Heritage Attributes** means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux") (*OHA*).

**Property** means real property and includes all buildings and structures thereon (*OHA*).

**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 (*PPS*).

**Redevelopment** means the creation of new units, uses or lots on previously developed land in existing settlements, including brownfield sites (*MCOP*).

**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 (*PPS*).

## APPENDIX C: LAND REGISTRY RECORDS FOR THE PROPERTY

Table 6: Land Registry and Title Search Records for 1944 Bradley Avenue<sup>61</sup>

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
<b>5050</b>	Release of Legacy	1 December 1866	8 December 1866	Elizabeth Heggie	William Rae		
<b>12977</b>	Q.C. Deed	14 June 1882	17 June 1882	Thomas Rae et al	William Rae		S ½
<b>28370</b>	Q.C. Deed	24 January 1919	22 February 1919	Marion Rae, widow; Janet B. Farris, widow; Lilian I. Little et al	James and John B. Rae	7000.00 2000.00 666.66	S ½ & lands in Dorchester
<b>30918</b>	Q.C. Deed	1 March 1923	15 March 1923	Stewart Currie, bachelor	James & John B. Rae	407.78	S ½, Grantor one of the heirs of late William Rae Intestate. See 5231GR
<b>33035</b>	Mortgage	21 January 1927	22 January 1927	James McIntyre, unmarried	Joseph Thomas Baker	1000.00	Lot 11
<b>33306</b>	Q.C. Deed	18 May 1927	20 June 1927	Joseph Thomas Baker	George B. Laidlaw	1.00	Lot 11
<b>38501</b>	Oil & Gas Lease	22 Sept 1937	12 May 1939	James Rae	Dominion Natural Gas Co. Ltd.		S ½

<sup>61</sup> Land Registry Ontario, Middlesex County (33), Westminster, Book 10: Concession 1; Lot 1 to 16, accessed 17 November 2022, <https://www.onland.ca/ui/33/books/57928/viewer/52038035?page=104>.

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
41369	Oil & Gas Lease	7 September 1943	30 September 1943	James Rae	Union Gas Co.		S ½
41526	Surrender of 38501	25 November 1942	13 December 1943	Dominion Natural Gas Co. Ltd.	James Rae		
43821	Grant	21 September 1945	23 May 1946	Lillie Little et al, Ex'ors of James Rae	Jules Tobias & Martha Vanhie	7000.00	S ½. Jointly.
43822	Q.C. Deed	15 November 1945	23 May 1946	Lillie Little in own capacity et al; Geo. B. & Helen Laidlaw	Jules T. & Martha Vanhie	1.00	S ½
48980	By-Law	15 December 1949	28 December 1949	Twp. Of Westminster re: Subdivision Control			Lot
53488	Easement	13 March 1952	2 April 1952	Jules T. & Martha Vanhie	H.E.P.C	327.60	Pt.
119427	By-law 59-21	6 April 1959	23 April 1959	Subdivision Control			
128155	Agmt. For R of Way	29 October 1959	16 November 1959	Jules T. & Martha Vanhie	Union Gas Co.	1.00	S 50' of lot
131297	Grant	27 Jan1960	5 Feb 1960	Jules T. Vanhie	Daniel C. Vanhie	13,000.00	S ½
131298	Mortgage	4 Feb 1960	5 Feb1960	Daniel O. Vanhie et ux	Jules T. & Martha Vanhie	13,000.00	S ½. Jointly.; Discharged by 807128

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
195932	By-Law 64-3	3 February 1964	3 April 1954	Subdivision Control			
229806GR	Cert. for Leg.	23 February 1961	25 February 1961	Re : estate of Jules. T. Vanhie			Discharged by 807128
804637	Mortgage		20 June 1988	Daniel Oscar Vanhie	Toronto Dominion Bank	120,000.00	S ½ of lot

## APPENDIX D: CITY DIRECTORY RECORDS

Table 7: London / Westminster City Directory Research

Directory <sup>62</sup>	Year	Text
	1856-1857	<ul style="list-style-type: none"> <li>Andrew Rae, Lot 11 Concession 1</li> </ul>
	1868	<ul style="list-style-type: none"> <li>William Rae, Lot 11 Concession 1</li> <li>Robert Rae, Lot 11 Concession 1</li> </ul>
<b>C.H. Mackintosh &amp; Co's The City of London and County of Middlesex Directory</b>	1871-1872	<ul style="list-style-type: none"> <li>William Rae, Lot 11 Concession 1</li> </ul>
<b>Irwin &amp; Co's City of London and County of Middlesex Gazetteer and Directory</b>	1874-1875	<ul style="list-style-type: none"> <li>William Rae, Lot 11 Concession 1, freeholder</li> </ul>
<b>McAlpine's London City and County of Middlesex Directory</b>	1875	<ul style="list-style-type: none"> <li>William Rae, Lot 11 Concession 1</li> </ul>
<b>London Publishing Company's City of London and County of Middlesex Directory</b>	1883	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
<b>R.L. Polk &amp; Co's The London City and Middlesex County Directory</b>	1884	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
<b>R. Hills &amp; Co's The London City and Middlesex County Directory</b>	1886	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
<b>R.L. Polk &amp; Co's The London City and Middlesex County Directory</b>	1887	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>

<sup>62</sup> Library and Archives Canada, "Available Editions in PDF Format," accessed 18 November 2022, <https://www.bac-lac.gc.ca/eng/discover/directories-collection/Pages/directories-collection-available-editions.aspx#e.>; Canadiana. "City of London Directories." Accessed 17 November 2022. <https://www.canadiana.ca/search/general/2?dt=&q0.0=city&q1.0=of&q2.0=London&df=&collection=serials&q3.0=directories.>



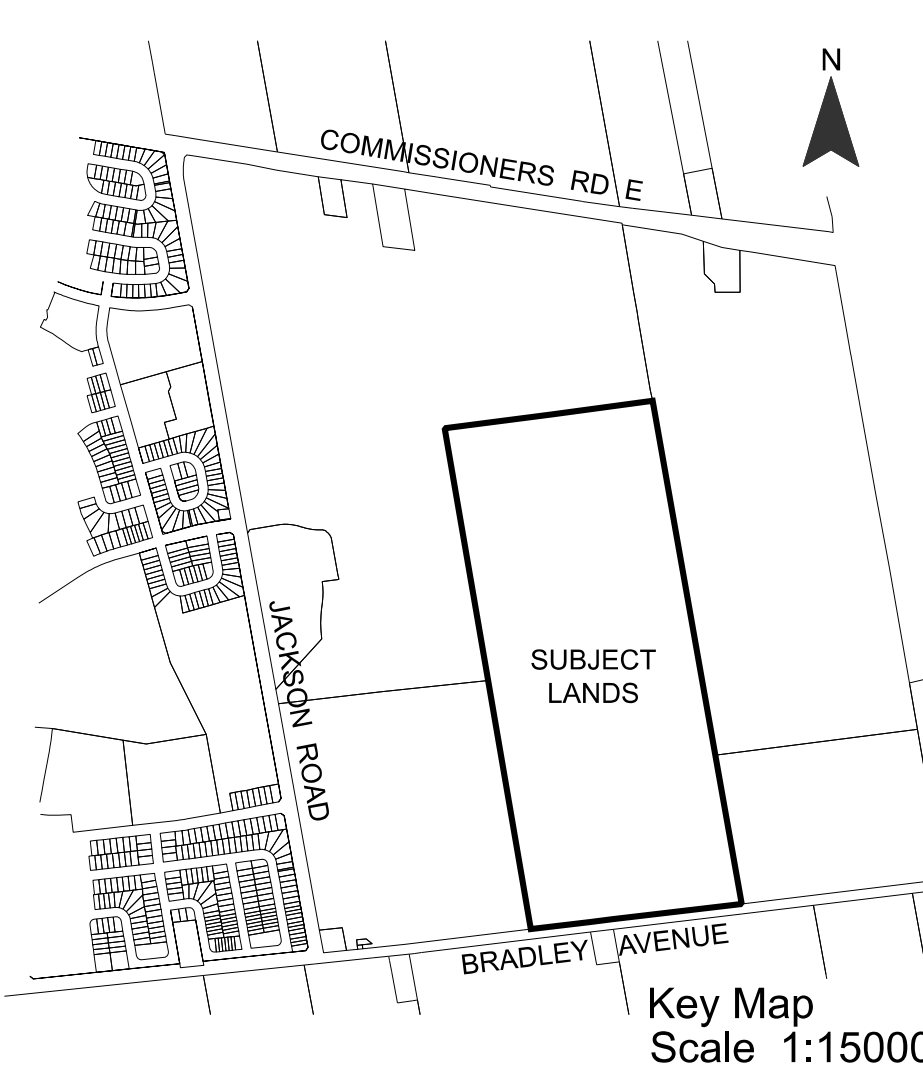
Directory <sup>62</sup>	Year	Text
R.L. Polk & Co's The London City and Middlesex County Directory	1888-1889	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
R.L. Polk & Co's The London City and Middlesex County Directory	1890	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, owner, Lot 11 Concession 1</li> </ul>
Might's Directory Co's The London City and Middlesex County Directory	1891	<ul style="list-style-type: none"> <li>William Rae, Pond Mills</li> </ul>
Might's Directory Co's The London City and Middlesex County Directory	1892	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
Might Directory Co's The London City and Middlesex County Directory	1893	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
Might Directory Co's The London City and Middlesex County Directory	1894	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
Might Directory Co's The London City and Middlesex County Directory	1895	<ul style="list-style-type: none"> <li>William Rae, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
Foster's London City and Middlesex County Directory	1896-1897	<ul style="list-style-type: none"> <li>William Ray, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
Foster's London City and Middlesex County Directory	1897-1898	<ul style="list-style-type: none"> <li>William Ray, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
Foster's London City and Middlesex County Directory	1898-1899	<ul style="list-style-type: none"> <li>William Ray, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
Foster's London City and Middlesex County Directory	1900	<ul style="list-style-type: none"> <li>William Ray, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>

Directory <sup>62</sup>	Year	Text
<b>Foster's London City and Middlesex County Directory</b>	1901	<ul style="list-style-type: none"> <li>William Ray, Pond Mills, freeholder, Lot 11 Concession 1</li> </ul>
<b>Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1915</b>	1915	<ul style="list-style-type: none"> <li>William Rae, h e s Francis, cor Forward av, L W</li> </ul>
<b>Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1916</b>	1916	<ul style="list-style-type: none"> <li>William Rae, h e s Francis, cor Forward av, L W</li> </ul>
<b>Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1922</b>	1922	<ul style="list-style-type: none"> <li>William Rae, h e s Francis</li> </ul>
<b>Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1981</b>	1981	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1982	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1983	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1984	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1985	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1986	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>

Directory <sup>62</sup>	Year	Text
	1987	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1988	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1989	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1990	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1991	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1992	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1993	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1994	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1995	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1996	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1997	<ul style="list-style-type: none"> <li>1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).</li> </ul>
	1998	<ul style="list-style-type: none"> <li>D. Vanhie</li> </ul>
	1999	<ul style="list-style-type: none"> <li>D. Vanhie</li> </ul>

Directory <sup>62</sup>	Year	Text
	2000	• D. Vanhie
	2001	• D. Vanhie
	2002	• D. Vanhie
	2003	• D. Vanhie
	2004	• D. Vanhie
	2005	• D. Vanhie
	2006	• D. Vanhie • C. Vanhie
	2007	• Vanhie • C. Vanhie
	2008	• Vanhie • C. Vanhie
	2009	• Vanhie • C. Vanhie
	2010	• Vanhie • C. Vanhie
	2011	• Vanhie • C. Vanhie
	2012	• Vanhie • C. Vanhie
	2013	• Vanhie • C. Vanhie

## APPENDIX E: DRAFT PLAN OF SUBDIVISION



**DEVELOPMENT STATISTICS:**

Land Use	Lots/Blocks	Units	Area
Single Detached Residential	Lots 1-49	49 units	2,246 ha
Street Townhouses	Blks 50-72	144 units	2,748 ha
Condo Townhouse Block	Blk 73		1,862 ha
Greenspace Connector	Blk 74		0,232 ha
Future Development	Blk 75,76		17,635 ha
Hydro Easement	Blk 77,78		2,518 ha
30 m Buffer	Blk 79		1,909 ha
Environmental Protection Area	Blk 80		9,449 ha
0.3m Reserves	Blk 81,82		0,001 ha
Roads			3,517 ha
<b>TOTAL</b>		<b>193 units</b>	<b>42,117 ha</b>

**ADDITIONAL INFORMATION:**  
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to February 09, 2023.  
 a), b), e), f), g), & j) - on plan.  
 c) - on key plan  
 d) - see statistics  
 h) - piped municipal water supply  
 i) - silty clay and gravel  
 k) - piped communal sewage disposal  
 l) - easements as in instruments

**OWNER'S CERTIFICATE:**  
 I authorize Weston Consulting Group Inc. to prepare and submit this plan for approval.

Date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: \_\_\_\_\_

ELITE BRADLEY DEVELOPMENTS INC.  
 SAM SAKHI  
 102-3419 SOUTH SERVICE ROAD  
 BURLINGTON, ONTARIO L7N 3T2  
 PHONE: (289) 816-1024 EMAIL: s.sakhi@elitetdgroup.com

A.T. MCCLAREN LIMITED  
 LEGAL AND ENGINEERING SURVEYS  
 69 JOHN STREET SOUTH SUITE 230  
 HAMILTON, ONTARIO L8N 2B9  
 PHONE: (905) 527-8559 FAX: (905) 527-0032

**DRAFT PLAN OF SUBDIVISION**  
 PART 1, PLAN OF  
 SOUTH HALF OF LOT 11  
 CONCESSION 1  
 GEOGRAPHIC  
 TOWNSHIP OF WESTMINSTER  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

**SCALE**  
 0 25 50 75 100m

**WESTON CONSULTING**

Vaughan:  
 201 Millway Ave, Suite 19  
 Vaughan, Ontario L4K 5K8  
 T. 905.738.8080 F. 905.738.6637

Toronto:  
 268 Berkeley St.  
 Toronto, Ontario M5A 2X5  
 T. 416.640.9917 F. 905.738.6637

**REVISIONS LIST**

21 FEB 2023	First Draft
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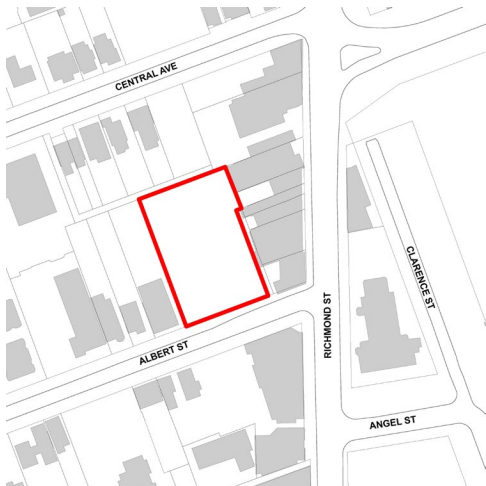
File Number: 10574  
 Drawn By: SM  
 Planner: MQ  
 Scale: see scale bar  
 CAD: 10574/draft plans/D1.dgn

Drawing Number: **D1**

# NOTICE OF REVISED PLANNING APPLICATION

## Zoning By-Law Amendment

### 200 Albert Street



**File: Z-9561**

**Applicant: 200 Albert London Incorporated**

#### What is Proposed?

Zoning amendment to allow:

- A 16 storey (revised), 325-unit (revised) residential apartment building with 121 underground parking spaces (revised)

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 3, 2023**

Nancy Pasato

[npasato@london.ca](mailto:npasato@london.ca)

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9561

[london.ca/planapps](https://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor:

David Ferreira

[dferreira@london.ca](mailto:dferreira@london.ca)

519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential R10/Office Conversion/Temporary (R10-3\*H24/OC7/T-70) Zone to a Residential R10 Special Provision (R10-3(\_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Residential R10/Office Conversion/Temporary (R10-3\*H24/OC7/T-70) Zone

**Permitted Uses:** R10-3 - apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities; OC7 - business service establishments, dwelling units, medical/dental offices, offices, personal service establishments, restaurants, eat-in, studios, financial institutions; T-70 – a commercial surface parking lot is permitted for a temporary period not exceeding three (3) years from the date of the passing (extended May 25, 2021).

**Residential Density:** 250 units per hectare

**Height:** 24 metres (approx. 8 storeys)

### Requested Zoning

**Zone:** Residential R10 Special Provision (R10-3(\_)) Zone

**Permitted Uses:** apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

**Special Provision(s):** a minimum front yard setback of 3.0 metres, whereas 10.0 metres is required (REVISED); a minimum east and west interior side yard setback of 3.0 metres, whereas 17.4 metres is required (REVISED); a minimum rear yard setback of 8.0 metres, whereas 17.4 metres is required (REVISED); a maximum density of 926 units per hectare, whereas 250 units per hectare are permitted (REVISED).

**Residential Density:** 926 units per hectare REVISED

**Height:** 56 metres (16 storeys) REVISED

The City may also consider the use of holding provisions related to urban design and servicing, and additional special provisions related to setbacks, coverage, height, and parking.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Rapid Transit Corridor Place permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

### See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.



## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

### **Right to Appeal to the Ontario Land Tribunal**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

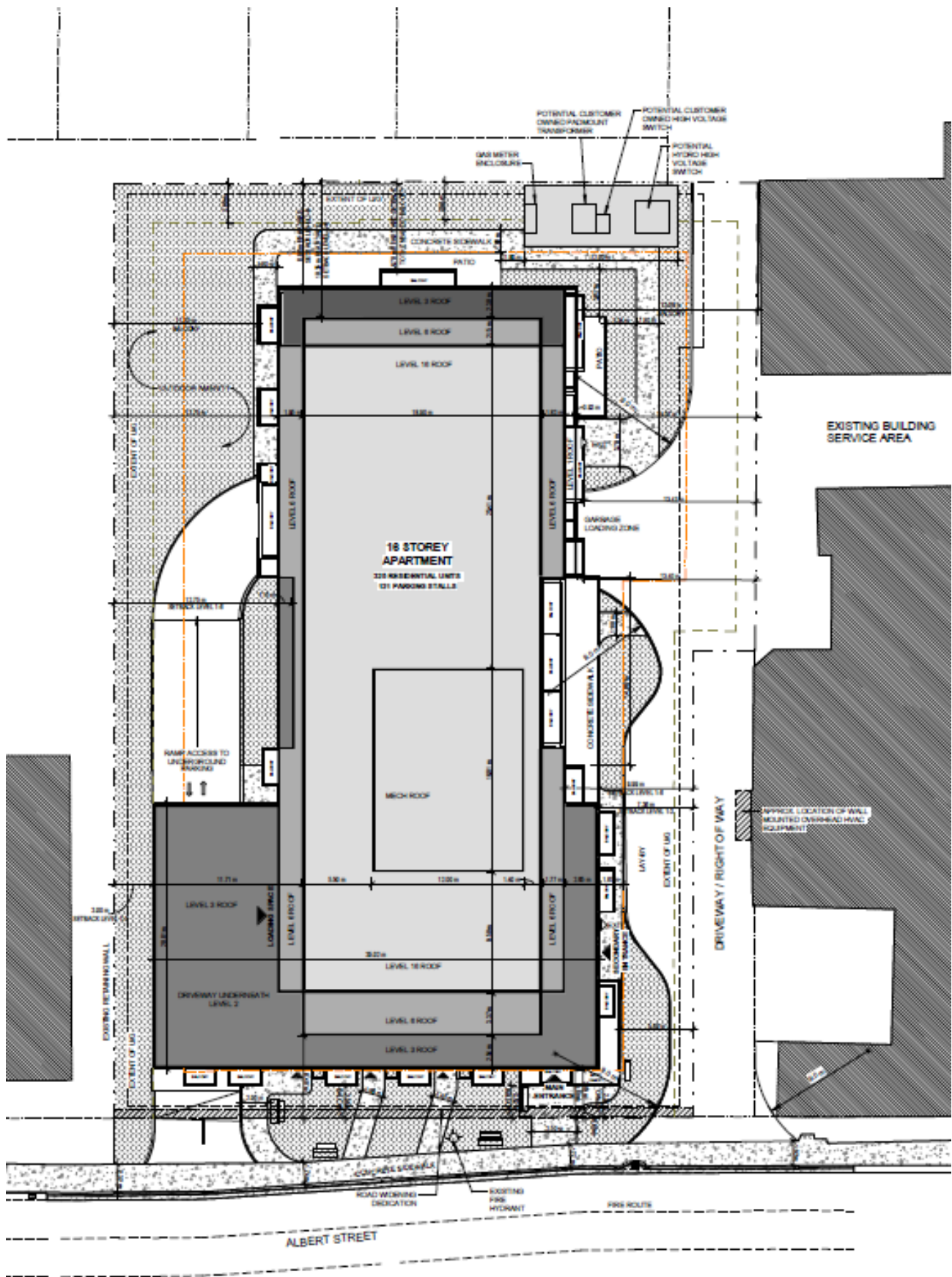
### **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

### **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.

# Site Concept



The above image represents the applicant's proposal as submitted and may change.

# Building Renderings



Rendering of building looking north from Albert Street



Rendering of building looking southeast from Central Avenue

The above images represent the applicant's proposal as submitted and may change.



## Cultural Heritage Impact Assessment, 200 Albert Street, London Ontario

Project number: 2022-0015

Report Type: Original

Report Date: 9 August 2022

Proponents: IN8 Developments Inc.

Address: 620 Davenport Road, Waterloo, ON N2V 2C2

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Appendix D – Development Mapping

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Appendix E – Renderings

Appendix F – Shadow Study

## 1. Executive Summary

---

Parslow Heritage Consultancy, Inc. (PHC) was retained by IN8 Developments (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the Subject Property located at 200 Albert Street, London Ontario. 200 Albert Street is currently a municipal parking lot and is not included on the City of London's *Register of Cultural Heritage Resources*. The Proponent is proposing to redevelop the Subject Property into 12-storey residential apartment tower, composed of a 9-storey tower above a pedestrian scale 3-storey podium. City of London Planning Staff requested that potential impacts of the proposed development be considered on the adjacent listed properties: 179-181 Albert Street, 186 Albert Street, 202 Albert Street, 185 Central Avenue, 191 Central Avenue, 565-569 Richmond Street, 571-575 Richmond Street, 579 Richmond Street, 581-583 Richmond Street, and 595 Richmond Street.

The purpose of this CHIA is to review the relevant historical documents, evaluate potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation options. In order to evaluate the CHVI of the property and recommend mitigation and conservation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06, the *Planning Act* (1990), and the City of London's *Official Plan* (2021) were applied.

A site visit was conducted on 29 April 2022 to document the Project Area, adjacent heritage properties and surrounding landscape.

Evaluation of proposed development finds that there will be negligible impacts to the heritage of adjacent structures and no impact to heritage resources at 200 Albert Street.

To mitigate potential impacts of the proposed development the following recommendations are made:

1. The property be subject to a vibration assessment prior to the commencement of construction to establish a "zone of influence" and a vibration monitoring and control system and policy be developed and implemented to ensure levels remain below the accepted threshold during all construction activities, to ensure there are no indirect impacts to adjacent structures. Vibration monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
2. The property limits of 200 Albert Street should be clearly delineated on all construction documents and formal no-go instructions in terms of leaving 200 Albert Street should be issued to all site personnel.
3. 200 Albert Street be subject to archaeological assessment as the property may contain archaeological remains that could contribute to an understanding of a community or culture
4. Re-development of the property employ designs and finishes that are supportive and complementary to the surrounding heritage of the area and be mindful of the considerations the City of London is undertaking with respect to future consideration of a neighborhood HCD. Heritage inspired design details should focus on the exterior finishes of the podium with the aim of retaining a pedestrian scale in the area. Potential ways of achieving this include the incorporation of: yellow brick, integration of heritage inspired divided light



windows, incorporation of elliptical and round headed windows and the use an historic colour pallet. The aim of integration of heritage elements into the podium should not be to recreate heritage but to complement and enhance the heritage attributes of the surrounding area.

## 2. Personnel

---

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Jamie Lemon, M.A	Project Management
Wilson West, Ph.D., CAHP	Heritage Specialist, Report Review
Renee Hendricks, M.A.	Researcher

### Acknowledgements

Paul Rygielski	IN8 Developments Inc.
Ethan Liebster	SRM Architects Ltd.

### 3. Introduction

---

Parslow Heritage Consultancy, Inc. (PHC) was retained by IN8 Developments (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the Subject Property located at 200 Albert Street, London Ontario. 200 Albert Street is currently a municipal parking lot and is not included on the City of London *Register of Cultural Heritage Resources*. The Proponent is proposing to redevelop the Project Area into 12-storey residential apartment tower, composed of a 9-storey tower above a pedestrian scale 3-storey podium. City of London Planning Staff requested that potential impacts of the proposed development be considered on the adjacent listed properties: 179-181 Albert Street, 186 Albert Street, 202 Albert Street, 185 Central Avenue, 191 Central Avenue, 565-569 Richmond Street, 571-575 Richmond Street, 579 Richmond Street, 581-583 Richmond Street, and 595 Richmond Street.

The purpose of this CHIA is to review the relevant historical documents, evaluate potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation options. In order to evaluate the CHVI of the property and recommend mitigation and conservation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06, the *Planning Act* (1990), and the City of London's *Official Plan* (2021) were applied.

A site visit was conducted on 29 April 2022 to document the Project Area, adjacent heritage properties and surrounding landscape.

Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera and the collection of field notes and measured drawings. The assessment strategy was derived from the National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada 1980), *Well-Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram 2003), the *Guide to Field Documentation* (HABS 2011), and *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010).

200 Albert Street is located in the North Talbot Street neighborhood of London. The North Talbot Street area contains a mix of 'Victorian' and 'High-rise' architecture. 200 Albert Street is currently a municipal parking, as such there are currently no structures located on the property.

#### 3.1 Development Contact Information

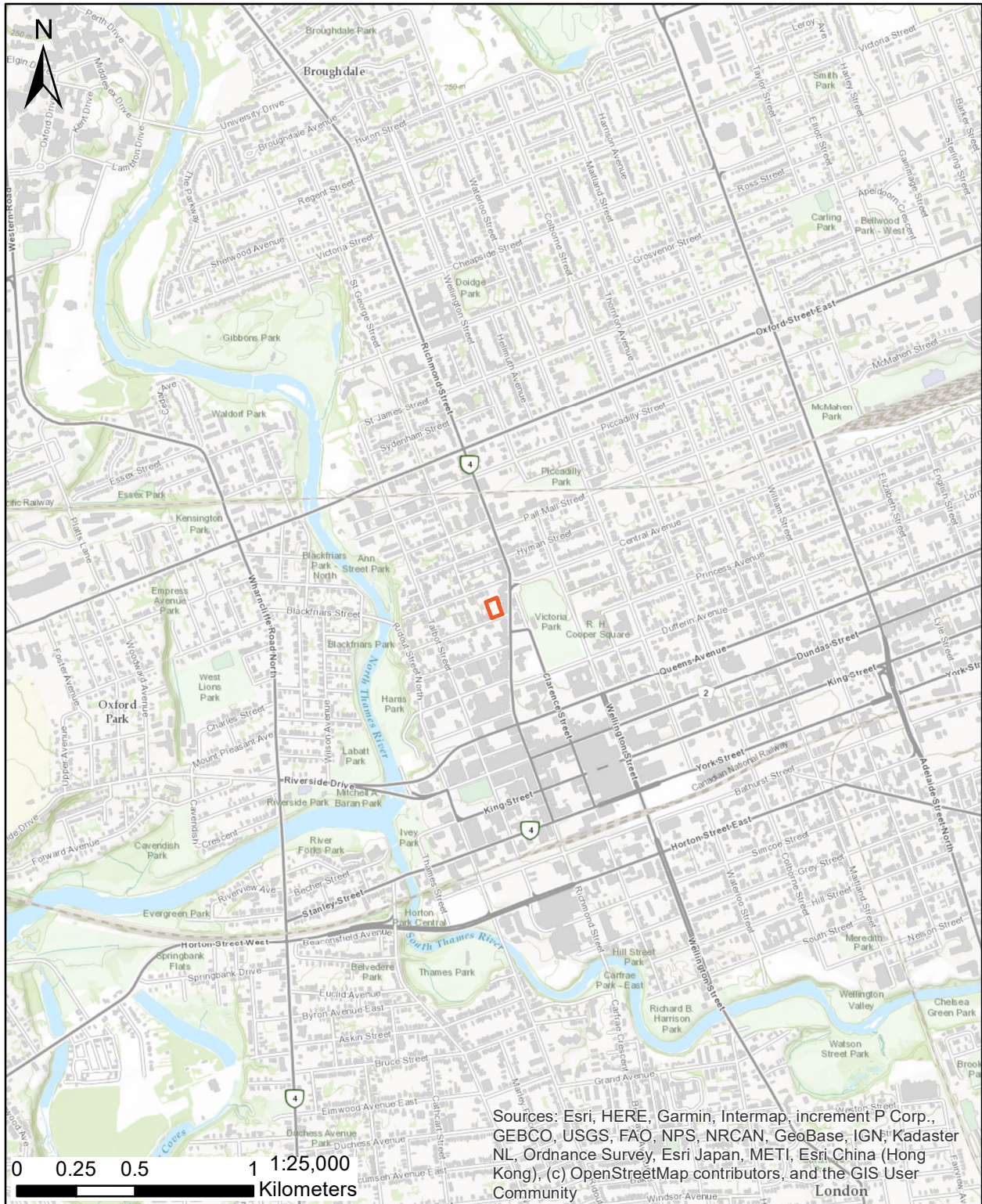
**Name:** Paul Rygielski

**Company Name:** IN8 Developments Inc.


**Address:** 620 Davenport Road, Waterloo, ON N2V 2C2

**Email:** [paul@spectrac.ca](mailto:paul@spectrac.ca)

# Map 1: Topographic Representation of Study Area

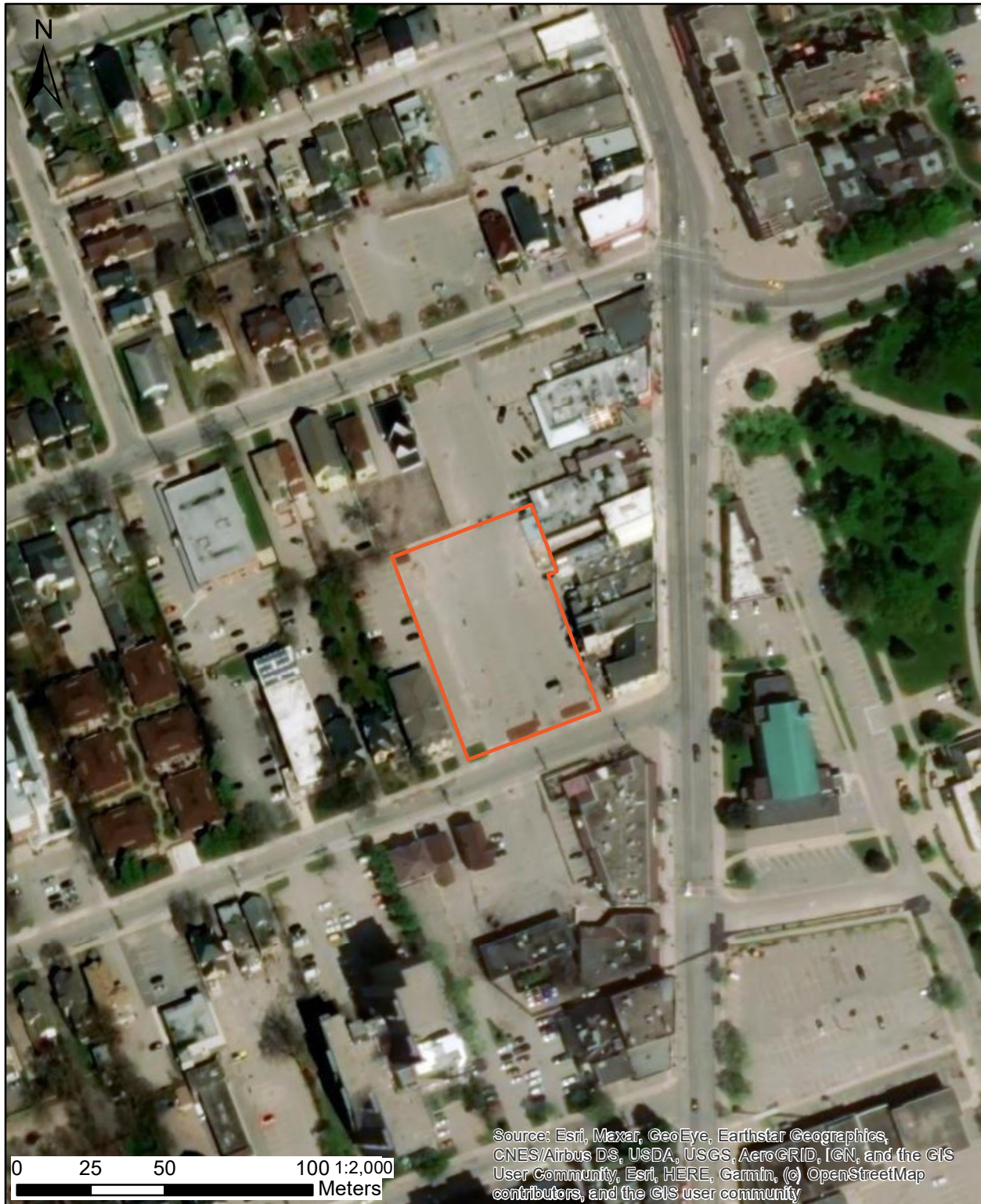


## Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario


**Legend**  
 Study Area



## Map 2: Modern Aerial Representation of Study Area



### Legend

 Study Area

## Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario



# Map 3: Adjacent Heritage Properties & Districts



## Cultural Heritage Impact Assessment 202 Albert Street, London, Ontario

### Legend

-  Study Area
-  Heritage Properties
-  West Woodfield Heritage Conservation District (2008)



## 4. Legislative and Policy Framework

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The following reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of London. This CHIA has been prepared to meet the terms of reference set forth by the *City of London*, the OHA, the *Planning Act* and the *Provincial Policy Statement (2020)*.

### 4.1 Provincial Legislation and Policy

#### 4.1.1 Ontario Heritage Act (OHA)

**Non-designated properties (listed properties) are addressed under Part IV, Section 27 of the OHA.**

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2019, c. 9, Sched. 11, s. 6.

##### **Contents of register**

(2) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

(a) a legal description of the property;

(b) the name and address of the owner; and

(c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2019, c. 9, Sched. 11, s. 6.

##### **Same**

(3) In addition to the property listed in the register under subsection (2), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2019, c. 9, Sched. 11, s. 6.

##### **Consultation**

(4) If the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (3) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2019, c. 9, Sched. 11, s. 6.

##### **Restriction on demolition, etc.**

(9) If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's

intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2019, c. 9, Sched. 11, s. 6.

#### Same

(10) Subsection (9) applies only if the property is included in the register under subsection (3) before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property. 2019, c. 9, Sched. 11, s. 6.

#### Same

(11) The notice required by subsection (9) shall be accompanied by such plans and shall set out such information as the council may require. 2019, c. 9, Sched. 11, s. 6.

#### Extracts

(12) The clerk of a municipality shall issue extracts from the Register referred to in subsection (1) to any person on payment of the fee set by the municipality by-law. 2019, c. 9, Sched. 11, s. 6.

#### Designated properties are addressed under Part IV, Section 29 of the OHA.

Section 29 of the OHA addresses designation of properties by municipalities and sets the criteria by which heritage value or interest is addressed.

Cultural Heritage Value or Interest is addressed by the OHA under O. Reg. 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under Section 29 of the OHA if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. 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.
2. 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.
3. 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.

#### 4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

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

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

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

#### 4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

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

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

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

## 4.2 Municipal Policy Framework

The City of London *Official Plan* (City of London 2021) states that new development on or adjacent to heritage properties will require a heritage impact assessment. The London Plan identifies adjacent as:

*Adjacent when considering potential impacts on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right of way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes, or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.*

Policy 152 outlines the importance of urban regeneration in the City, which includes the protection of built and cultural heritage resources while “facilitating intensification within [the City’s] urban neighbourhoods, where it is deemed to be appropriate and in a form that fits well within the existing neighbourhood” (Policy 152, 8). Policy 554 reinforces the importance of the protection and conservation of built and heritage resources within the City. As part of this initiative the City states in Policy 586, that,

*The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.*

The City of London does not have dedicated Terms of Reference by which to undertake a CHIA and as such relies on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Info Sheet #5, which includes the following tasks:

- Historical research, site analysis and evaluation;
- Identification of the significance and heritage attributes of the cultural heritage resource;
- Description of the proposed development or site alteration;
- Measurement of development or site alteration impact;
- Consideration of alternatives, mitigation and conservation methods;

- Implementation and monitoring; and
- Summary statement and conservation recommendations.

Additionally, cultural heritage evaluations for the adjacent listed heritage properties to the subject property were requested by the City, with respect to this HIA (Personal communication, Laura Dent, 19 April 2022). Cultural heritage evaluations for adjacent property prepared by PHC are provided in Appendix B. Cultural heritage evaluations prepared as part of the Heritage Inventory – North Talbot, London, Ontario (2020) are provided in Appendix C.

The Subject Property is located in the North Talbot area, which was identified in *Heritage Places 2.0* as an area with significant heritage resources and a prime candidate for future heritage conservation district study.

## 5. Background Research and Analysis

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### 5.1 County of Middlesex

The County of Middlesex was originally known as Suffolk County and was created in 1792. In 1793, Lieutenant Governor John Graves Simcoe camped at the forks of the river and proposed the site of London as the capital of Upper Canada, renaming the watercourse “The Thames” after the famous river in England. However, the capital was instead established at York (Toronto), and in 1798 the London District was created by an Act of the Parliament of Upper Canada. It was a huge area of land, covering the modern counties of Middlesex, Oxford, Norfolk, Elgin, Huron, Perth, and Bruce Counties.

The earliest settlers were United Empire Loyalists (UELs) named Jasper Crow and Ethan Allan, who fled the United States and settled in Delaware Township. They were followed shortly after by the Springers and the Woodhulls (Goodspeed & Goodspeed 1889). The first town meeting was held in 1800. The early years in the county were peaceful, but there were some incursions up the Thames River by American soldiers during the War of 1812. However, major battles were largely fought elsewhere (Goodspeed & Goodspeed 1889).

1821 marked the first of several township additions to Middlesex County, when the townships of Moza, Ekfrid, Caradoc, and Lobo were added from Huron County. Adelaide Township, also from Huron, was added in 1835 and both Bayham and Malahide Townships were added from Norfolk County in 1837. The population of Middlesex County was only 9,838 as late as 1827, as the Canada Company owned most of the land in southwestern Ontario. By 1829 the company had already sent settlers to six of the 17 townships in Middlesex County, not just farmers, but also artisans and other trade workers to create permanent, thriving communities of individuals loyal to the British government. However, sympathies towards a style of government similar to that of the United States attracted like-minded settlers throughout the 1830s, many of whom supported William Lyon Mackenzie in the Rebellion of 1837 (Simner 2010).

In 1845, the London District was reorganized to only include Middlesex (London, Westminster, Dorchester, and Delaware Townships) and Elgin (Yarmouth, Southwold, Dunwich, and Aldborough Townships) Counties (Middlesex County n.d.). Williams Township was added to Middlesex County from Huron County the same year, which was later split into East and West Williams in 1860. Elgin County and its associated townships separated from Middlesex in 1853, but in 1865 Biddulph and McGillivray Townships were added to Middlesex County, also from Huron County.

The first county road system was established in 1853 and reorganized in 1908 (Middlesex County n.d.). There were other roads through the county during this time, but they were often in poor condition and not maintained by any sort of organization. The London and Port Sarnia Railway Company was incorporated in 1853, the same year as the Great Western Railway passed through Middlesex County. An act to incorporate the Grand Trunk Railroad was passed in 1852, but it wasn't until 1882 that the Great Western and Grand Trunk Railways were fused with a depot in Strathroy (Goodspeed & Goodspeed 1888). Other railway lines were also established in Middlesex County throughout the last half of the 19th century, such as the London & Lake Huron Railroad Co.

(1857), The London, Huron, and Bruce Railroad (1875), the Michigan Central Railroad Co. (1886), and the Canadian Pacific Railroad (1887).

Middlesex County was an important destination for Black slaves that escaped the southern United States via the Underground Railroad, and many small communities sprang up along the Thames River (Goodspeed & Goodspeed 1888). In fact, the Black population of London was approximately 350 in 1850, many of whom were tradesmen engaged in commercial enterprises. John Brown, the American abolitionist, passed through London in 1858 on his way to Chatham, where he and his confederates organized their provisional constitution and planned the raid on Harper's Ferry.

Another reorganization of Middlesex County took place between 1973 and 1975, with further amalgamation of townships occurring between 1998 and 2001. C

## 5.2 Township of London

London Township was bounded on the north by McGillivray and Biddulph Townships, on the east by Nissouri and Dorchester Townships, on the west by Lobo Township, and on the south by Westminster Township, with the Thames River as the dividing line on the west, near the City of London (Goodspeed & Goodspeed 1888). The first record in London Township was in 1819 when township officers were elected under the order of Colonel Talbot. However, there were settlers in the township much earlier, as surveys were completed by Colonel Mahlon Burwell beginning in 1810 and lasting to 1818. There were births and marriages recorded in 1817, and in 1818 approximately 60 Irishmen settled in the township, starting a trend of Irish settlement in the area.

In 1842, the population of the township, including the rapidly developing Town of London was almost 4,000, and industries included three gristmills and six sawmills (Smith 1846). By 1850, the population had reached 6,000, and by 1858 the township was considered completely settled (Department of Agriculture 1880, Smith 1850). Rapid growth in the later part of the 19th century was spurred in part by the advent of the railways; both the Great Western and the Grand Trunk ran through London Township. Other important settlements included Birr, Elginfield, Denfield, Ilderton, Vanneck, and Kensington. London Township was amalgamated in 1998 with the townships of Delaware and Lobo to form the Township of Middlesex Centre, a separate entity from the nearby City of London. However, Middlesex Centre is considered part of the London Metropolitan Area.

## 5.3 City of London

The first European settlement within what would become the City of London occurred around 1801 to 1804 by Peter Hagerman, although the area has been archaeologically demonstrated to be the site of several Attawandaron, Odawa, and Ojibwe villages (i.e. the Lawson site, Baketigweyaang). The London Township treaty signed between the Crown and Ojibwe peoples ceded the original town site, originally called "Escunnisepe," to the British, who called this area "The Forks". The settlement was named "London" by John Graves Simcoe, as he desired this area to be the capital of Upper Canada, which was instead established at York (Toronto). The town was originally part of the Talbot Settlement, named for Colonel Thomas Talbot, who oversaw the first surveys and administration of the colonial government in southwestern Ontario. Talbot's approach to attracting settlers, which began around 1803, was generally passive. Many of the earliest settlers were UELs from the United States, especially Quakers. The Canada Company, founded in

1826, was a corporate rival of Talbot and made more aggressive overtures to attract settlers to the London area (Simner 2010).

The City of London was chosen to be the capital and county seat of Middlesex County in 1825. Although it is now a separate municipality, London still serves as the county's seat (Middlesex County n.d.). The courthouse in Vittoria, near Long Point, had been destroyed by fire in the early 19th century and a permanent courthouse structure with a jail was built at the forks of the Thames. The chosen architect, John Ewart, completed a Gothic Revival building in 1829. As a result, this spurred settlement towards the new town site. Peter McGregor, Patrick McManus, Charles Henry, and Abram Carroll were some of the earliest entrepreneurs in the new city in 1826, as the area had been sparsely settled previously (Goodspeed & Goodspeed 1888). The city was officially surveyed in 1826, and in 1827 33 families resided within its limits.

London's first newspaper was started in 1831, the first newspaper west of Hamilton (Goodspeed & Goodspeed 1888). Despite the more favourable sentiment in Middlesex County towards the Reform Party, the Town of London had strong Tory support during the Rebellion of 1837. A military garrison was stationed in London in 1838, with their barracks located near Mark Lane (Richmond Street) and Market Street (Albert Street) according to historic mapping. A fire destroyed much of London in 1845, as the city was largely constructed of wood frame buildings at that time. Approximately 30 hectares of land, or 1/5 of London (150 buildings) burned, including the town's only fire engine. Despite the conflagration, in 1846 the population of the town was 3,500.

The first railway arrived in 1853, and eventually both the Great Western and the Grand Trunk Railway Companies had depots within the city. London separated from Middlesex County in 1855 to form a separate municipal entity. London East, an industrial centre, was added to the City of London in 1885, and London South joined the City of London in 1890. London West, formerly known as Petersville, did not vote to join London until 1897, mostly due to heavy and repeated flooding in the area. A sulfur spring was discovered in the 1860s at the forks of the Thames, which led to the establishment of a resort for wealthy Ontarians to "take the waters", until it was replaced by a textile factory at the turn of the 20th century.

There was much oil exploration in the London area from 1862 to 1865, but ultimately overproduction caused the market to dwindle as prices decreased. By 1869, the city had a population of approximately 18,000, and major industries included tanneries, foundries, four flour mills, the Labatt and Carling breweries, along with other trades such as confectionary making and carriage manufacturing. Real estate speculation also increased during the latter part of the 19th century. The first iron bridge in London, the Blackfriar's Bridge, opened over the Thames in 1875, replacing a series of wooden structures that provided the city's only northern route over the river. The bridge remains open to pedestrians and cyclists, and vehicular traffic resumed in 2018 after being prohibited for years.

Park space became important to Londoners at the end of the 19th century, part of a wider pattern surrounding the Victorian ideals regarding outdoor space. Victoria Park was created out of the old barrack grounds in 1874, and the former Agricultural Exhibition grounds were also converted into a park during the same decade (Goodspeed & Goodspeed 1888). Despite the barracks being sold in

the 1860s, the London area remains militarily important, as several regiments such as the First Hussars and the 4<sup>th</sup> Battalion RCR were stationed nearby.

In 1961 the City of London grew further, adding the communities of Broughdale, Masonville, Westmount, Oakridge, Pond Mills, and White Oaks, which doubled the City’s territorial footprint. In 1993 almost the entire township of Westminster was also classified as part of the city (Middlesex County n.d.).

## 5.4 North Talbot Neighbourhood

The neighbourhood of North Talbot is located northwest of London’s downtown, with the western edge following the banks of the Thames River. The neighbourhood is bounded on the north by Oxford Street East, on the east by Richmond Street, and on the south by Dufferin Street. The area consists of Victorian residences, many of which have been subdivided into apartments or turned into commercial properties, and high-rise apartments catering mostly to students. The area is popular with students due to the proliferation of housing, its location near Western University, and access to public transportation. The area is also known for its shops and restaurants that line Richmond Street.

North Talbot was an early site of settlement, as the Blackfriar’s Bridge spans the Thames River on the western side of the neighbourhood, funneling traffic onto Talbot Street, which runs through the area. The north end of the neighbourhood hosted the Kent and Carling Breweries, along with many mill sites located along Carling Creek and the shore of Thames River. In fact, Mill Street was named for those industries. The south and west ends of the neighbourhood were the sites where the city’s wealthy entrepreneurs and industry barons built their mansions, although many have since been demolished as London’s downtown core continued to expand outward during the late 19th and early 20th centuries. In addition, there were other numerous small industries hearkening back to London’s economic heyday beginning in the 1870s that employed numerous individuals that lived in the neighbourhood’s environs. There are some remaining Georgian residences, such as Banker’s Row and Eldon House, along with other Victorian houses. Some of the side streets also possess early 20th century construction in Queen Anne and Georgian Revival styles.

## 5.5 Property History

The Subject Property consists of three city lots: Lot 11, Lot 12, and Lot 13.

**Table 1: Lot 11 Land Registry Abstract Data**

Inst.	Date	Grantor	Grantee	Comments
-----	24 Oct 1831	Crown	John Kent	Patent, All Lots 11, 12, & 13 North of Market (Albert) Street
2769	14 June 1832	John Kent et ux	Thomas & Robert Parker	B&S, Lots 11, 12, & 13

3043	3 Dec 1835	Thomas Parker	Robert Parker	Partition, Lots 11 & 12
3546	20 Mar 1837	Robert Parker	John E. Ritchie	B&S, Lots 11, 12, & 13
5020	21 Nov 1854	Edmund Ritchie et ux	James Corbett	B&S, Lot 11
5021	27 Nov 1854	James Corbett	Robinson Orr	B&S, Lot 11
780	2 Mar 1860	James Corbett	Robinson Orr	Foreclosure, Lot 11
1036	1 Aug 1860	James Corbett	James Shanly	Power of Attorney, Lot 11
1315	1 Feb 1861	James Shanly	James Corbett	Revoke POW, Lot 11
1316	2 Feb 1861	James Corbett	James Shanly	B&S, Lot 11
5621	12 Jan 1869	James Shanly	Thomas Hiscox	B&S, Lot 11
2152	20 Oct 1888	George J. Hiscox	Elizabeth A. Hodgins	Deed of Partition, Lot 11
13849	3 Aug 1909	George T. Hiscox	Matthew J.T. McGrath & Edward J. Broderick	Grant, Lot 11
GR17579	30 Oct 1962	Estate of Edward J. Broderick (dec.), Catherine Broderick died Apr 1922		Certificate, Lot 11
GR17580	30 Oct 1962	Estate of Matthew J.T. McGrath, died Jun 1940		Certificate, Lot 11
106289	30 Oct 1962	John B. Broderick	Lewis Bakeries Ltd	Grant, Lot 11 (see GR 17579, GR 17580)
398689	29 Sep 1995	Lewis Bakeries Ltd	[Missing]	Transfer, Lots 11, 12, & 13
398692	29 Sep 1995	1142052 Ontario Ltd	Lewis Bakeries Ltd	Application of Owner Name Change
422639	15 May 1996	Lewis Bakeries Inc	Coxworth Family Holdings	Transfer, Lots 11, 12, & 13
548721	10 Dec 1998	Coxworth Family Holdings Ltd	1319745 Ontario Inc	Transfer, Lots 11, 12, & 13
11930	12 May 1999	Corporation of the City of London	-----	By-Law to permit 1319745 Ontario Inc. to use/maintain an encroachment on Albert St.



The following data provides a summary of census data related to Lot 11:

- ▶ **1871 Canada Census:**
  - ▶ Thomas Hiscox, age 59, Ontario-born Anglican gentleman
  - ▶ Wife Ann Hiscox, age 49
  - ▶ Son George, age 23, Methodist livery-stable worker
  - ▶ Employees/lodgers Henry Baker (35, stable attendant) and Betsy Gagan (24, domestic servant)
- ▶ **1881 Canada Census:**
  - ▶ Thomas Hiscox, age 66, retired
  - ▶ Wife Ann Hiscox, age 59
  - ▶ Son George T. Hiscox, age 30, livery stable keeper
    - Wife Sarah Hiscox, age 25
    - Children Ella May (3) and George Thomas (1)
- ▶ **1891 Canada Census:**
  - ▶ George Hiscox, age 42, gentleman
  - ▶ Wife Sarah Hiscox, age 40
  - ▶ Children Ella (13), Frederick (7), and Sadie (5)
  - ▶ Employees/lodgers Emma Armstrong (24) and James Webber (17)
  - ▶ Hiscox family lived in a 2-storey, 9 room brick house
- ▶ **1901 Canada Census:**
  - ▶ George T. Hiscox, age 51, widower living on income
  - ▶ Children Frederick (16), Sarah (14), and Harriet (8)
  - ▶ Live-in servant Anne Baker, age 22
- ▶ **1911 Canada Census:**
  - ▶ Uriah Bateman, age 45, Ontario born doctor
  - ▶ Wife Annie Bateman, age 42
  - ▶ Children Alda (16) and Fulton (15)
  - ▶ Address of residence is 192 Albert Street, possibly renting
    - Edward Broderick, the registered landowner according to the deed abstracts, lived at 548 ½ Richmond Street.
- ▶ **1921 Canada Census:**
  - ▶ William Burdick, age 36, Ontario born labourer
    - Wife Vanessa Burdick, age 33
    - Daughter Eleanor, age 12, student
  - ▶ Vaughan Holland, age 24, Ontario born dry grocer salesman
    - Wife Irene Holland, age 24
    - Both Burdick and Holland rent a brick 6 room house

- ▶ Registered landowner Edward J. Broderick lived at 188 Albert Street in a wooden 6 room house.

**Table 2: Lot 12 Land Registry Abstract Data**

Inst.	Date	Grantor	Grantee	Comments
-----	24 Oct 1831	Crown	John Kent	Patent, All Lots 11, 12, & 13 North of Market (Albert) Street
2769	14 June 1832	John Kent et ux	Thomas & Robert Parker	B&S, Lots 11, 12, & 13
3043	3 Dec 1835	Thomas Parker	Robert Parker	Partition, Lots 11 & 12
3546	20 Mar 1837	Robert Parker	John E. Ritchie	B&S, Lots 11, 12, & 13
5900	31 Jul 1841	John E. Ritchie	Barnabas Molloy	B&S, Lot 12
148	31 Oct 1847	James Hamilton, pltf	John Wilson	Deed Poll, Lot 12
428	29 Dec 1848	Barnabas Molloy	John Wilson	B&S, Lot 12
786	4 Apr 1850	John Wilson et ux	John Brown	B&S, Lot 12
3419	8 Sep 1853	John Brown et ux	Robinson Orr	B&S, Lot 12
1707	24 Mar 1862	Elizabeth M. Parke et al	Robinson Orr	Foreclosure, Lot 12
1880	28 Sep 1862	E. Parke, William Elliot et al	Hugh Stevenson	B&S, Lot 12
18548	25 Oct 1880	H. Stevenson	Margaret Stevenson et al	Probate, All Lot 12 & 13
22147	7 Feb 1885	Exrs of Hugh Stevenson Estate	Hugh Stevenson	B&S, Lot 12
870	[Illegible] 1886	Hugh Stevenson	J.M. Stevenson	B&S, Lot 12
1173	10 [Ill.] 1886	J.M. Stevenson	James Grant	B&S, Lot 12
39614	17 Feb 1947	London Western Trust, exr of Alfred Grant (dec.), Maria Grant, Emily Grant	Harry Lewis	Grant, Lot 12 N 55'
87120	4 Mar 1959	Harry Lewis, exr of Angelica B. Lewis (dec.) & Elaine B. Coxworth (personally)	Lewis Bakeries, Ltd	Transfer, Lot 12 (55'), Lot 13 (N 110' front & W 40' front ROW)
398689	29 Sep 1995	Lewis Bakeries Ltd	[Missing]	Transfer, Lots 11, 12, & 13

398692	29 Sep 1995	1142052 Ontario Ltd	Lewis Bakeries Inc	Application of Owner Name Change
422639	15 May 1996	Lewis Bakeries Inc	Coxworth Family Holdings Ltd	Transfer, Lots 11, 12, & 13
548721	10 Dec 1998	Coxworth Family Holdings Ltd	1319745 Ontario Inc.	Transfer, Lots 11, 12, & 13
11930	12 May 1999	Corporation of the City of London	-----	By-Law to permit 1319745 Ontario Inc. to use/maintain an encroachment on Albert St.

The following data provides a summary of census data related to Lot 12:

- ▶ **1842 Canada Census:**
  - ▶ Hugh Stevenson/Stephenson, innkeeper
- ▶ **1871 Canada Census:**
  - ▶ Hugh Stevenson, age 72, Scottish born gentleman
  - ▶ Wife Margaret Stevenson, age 28
  - ▶ Son Hugh Allan, infant
  - ▶ Nephew Allan McConnell, age 16, apprentice blacksmith
  - ▶ Niece Mary McConnell, age 17
  - ▶ Live-in servant Hugh Stilson, age 14
- ▶ **1881 Canada Census:**
  - ▶ Margaret Stevenson, age 36, Scottish born widow
  - ▶ Children Hugh A. (10), William I. (8), Annie S. (4)
- ▶ **1891 Canada Census:**
  - ▶ James Grant, age 50, Irish born gardener
  - ▶ Wife Maria Grant, age 40
  - ▶ Children William (22, dry grocer's clerk), Emma (17), Alfred (12)
  - ▶ Lodger Abraham Phillips, age 27, bookkeeper
  - ▶ Grant family lived in a two-storey, 9 room wooden house
- ▶ **1901 Canada Census:**
  - ▶ James Grant, age 55, Irish born gardener
  - ▶ Wife Maria Grant, age 50
  - ▶ Children William (32, commercial traveller), Alfred (22, medical student), Emily (27)
  - ▶ Lodgers James Dean (38, city clerk) and Charles Roberts (24, grocer's clerk)
- ▶ **1911 Canada Census:**

- ▶ Maria Grant, age 60, Irish born widow living off income
- ▶ Daughter Emma, age 28, clerk
- ▶ Grant family lived at 194 Albert Street
- ▶ **1921 Canada Census:**
  - ▶ Maria Grant, age 70, Irish born widow
  - ▶ Daughter Emma, age 38, clerk
  - ▶ Lodgers Annie Adams (78, widow) and Esther Adams (36, railway invoice clerk)
  - ▶ Family lived at 194 Albert Street in an owned 6 or 8 room stone house

**Table 3: Lot 13 Land Registry Abstract Data**

Inst.	Date	Grantor	Grantee	Comments
-----	24 Oct 1831	Crown	John Kent	Patent, All Lots 11, 12, & 13 North of Market (Albert) Street
2769	14 June 1832	John Kent et ux	Thomas & Robert Parker	B&S, Lots 11, 12, & 13
3546	20 Mar 1837	Robert Parker	John E. Ritchie	B&S, Lots 11, 12, & 13
4886	29 Feb 1840	John E. Ritchie et ux	Hugh Stevenson	B&S, Lot 13
18548	25 Oct 1880	H. Stevenson	Margaret Stevenson et al	Probate, All Lot 12 & 13
1002	2 Aug 1886	Exrs of Hugh Stevenson	John L. Stevenson	B&S, Lot 13
1282	24 Feb 1887	John L. Stevenson	J.M. Stevenson	B&S, Lot 13
2854	10 Mar 1890	Ontario Investment Assoc.	Louis Risk	B&S, Lot 13 + ROW
4798	31 Oct 1894	Louis Risk et ux	Henry M. Graydon	B&S, part Lot 13 (other sold to Johanna Dean, Lot 13)
[Illeg.]	4 Nov 1894	Henry M. Graydon	Sarah Rider	B&S, part Lot 13
27169	29 Apr 1926	Robert Reder, exr Sarah Reder (dec.), William E. Reder, Sarah F. Reder, William Ruth, Darius & Robert Reder (infants)	George F. Dean, Charles Dean, and Robert Dean, as "Dean Company"	Grant, ROW on N 10' and 10' ROW, as in #4211-2R (Lot 13)
27306	24 Jun 1926	Henry M. Graydon	George F. Dean, Charles Dean, Robert Dean	Grant, Lot 13 S 130' w/ 10' ROW

29557	17 Jul 1929	Lola N.M. Dean, exr of Robert Dean	George Dean	Grant, as in #27306
29920	10 Feb 1930	[Illegible] P. Dean, George Dean, Christina Dean	George Dean	Grant, Lot 13 S 130', 10' ROW to Richmond St., as heirs of Chas. Dean
3?707	31 May 1944	Canada Trust Co., exrs of Sophia Dean	William H. & Hazel G. English	[Illegible], Lot 13 ROW E 10' of S 160'9½"
41346	17 Sep 1948	Florence I. Dean	William H. & Hazel G. English	Grant, Lot 13 ROW (R. Dean died 1927)
87120	4 Mar 1959	Harry Lewis, exr of Angelica B. Lewis (dec) & Elaine B. Coxworth (personally)	Lewis Bakeries Ltd	Transfer, Lot 12 (55'), Lot 13 (N 110' front & W 40' front ROW)
117584	31 Aug 1964	Re: Estate of William Henry English		Certificate, Lot 13 W.H. English died Jun 1961, lands in #41346
117848	9 Nov 1964	Hazel G. English, widow	Frank & Donna Judickas	Grant, Lot 13 ROW as joint tenants
139629	3 May 1968	Frank & Donna Judickas	Donna C. Judickas	Grant, Lot 13 ROW over E 10' of S 160'9½"
684740	28 Feb 1985	Donna Judickas	552942 Ontario Inc	Grant, Lot 13
33R-6661	3 Oct 1985	Reference Plan		R-Plan, Lot 13 parts 4 & 5
728299	12 Apr 1988	552942 Ontario Inc	Glen E. Wood	Grant, Lot 13 w/ ROW over parts 4 & 5
811233	17 Aug 1988	Glen E. Wood	Thornwood Holdings Inc	Grant, Lot 13 as in #728299
398689	29 Sep 1995	Lewis Bakeries Ltd	[Missing]	Transfer, Lots 11, 12, & 13
398692	29 Sep 1985	1142052 Ontario Ltd	Lewis Bakeries Inc	Application of Owner Name Change
422639	15 May 1996	Lewis Bakeries Inc	Coxworth Family Holdings Ltd	Transfer, Lots 11, 12, & 13
548721	10 Dec 1998	Coxworth Family Holdings Ltd	1319745 Ontario Inc	Transfer, Lots 11, 12, & 13

11930	12 May 1999	Corporation of the City of London	-----	By-Law to permit 1319745 Ontario Inc. to use/maintain an encroachment on Albert St.
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The following data provides a summary of census data related to Lot 13:

- ▶ **1842 Canada Census:**
  - ▶ Hugh Stevenson/Stephenson, innkeeper
- ▶ **1871 Canada Census:**
  - ▶ Hugh Stevenson, age 72, Scottish born gentleman
  - ▶ Wife Margaret Stevenson, age 28
  - ▶ Son Hugh Allan, infant
  - ▶ Nephew Allan McConnell, age 16, apprentice blacksmith
  - ▶ Niece Mary McConnell, age 17
  - ▶ Live-in servant Hugh Stilson, age 14
- ▶ **1881 Canada Census:**
  - ▶ Margaret Stevenson, age 36, Scottish born widow
  - ▶ Children Hugh A. (10), William I. (8), Annie S. (4)
- ▶ **1891 Canada Census:**
  - ▶ Louis Risk, age 41, US born hotel keeper
  - ▶ Wife Ellen Risk, age 33, Irish born
  - ▶ Risk family lived in a 2-storey, 12 room brick house
- ▶ **1901 Canada Census:**
  - ▶ William Rider, age 57, English born city detective
  - ▶ Wife Sarah Rider, age 54
  - ▶ Children Florence (23), Minnie (28, milliner), Robert (26, upholsterer), and William (20, grocer)
- ▶ **1911 Canada Census:**
  - ▶ William Rider, age 68, English born widower living off income
  - ▶ Daughter Sarah, age 32
  - ▶ Rider family lived at 200 Albert Street
- ▶ **1921 Canada Census:**
  - ▶ Florence Rider, age 42, Ontario born spinster living off income
  - ▶ Lodger William Garden, age 29, Ontario born insurance agent
    - Wife Mabel Garden, age 27, Ontario born
    - Children Isabel (4), William (2), and John (infant)
  - ▶ Rider owns a 2-storey wooden house at 200 Albert Street, Garden rents 5 rooms

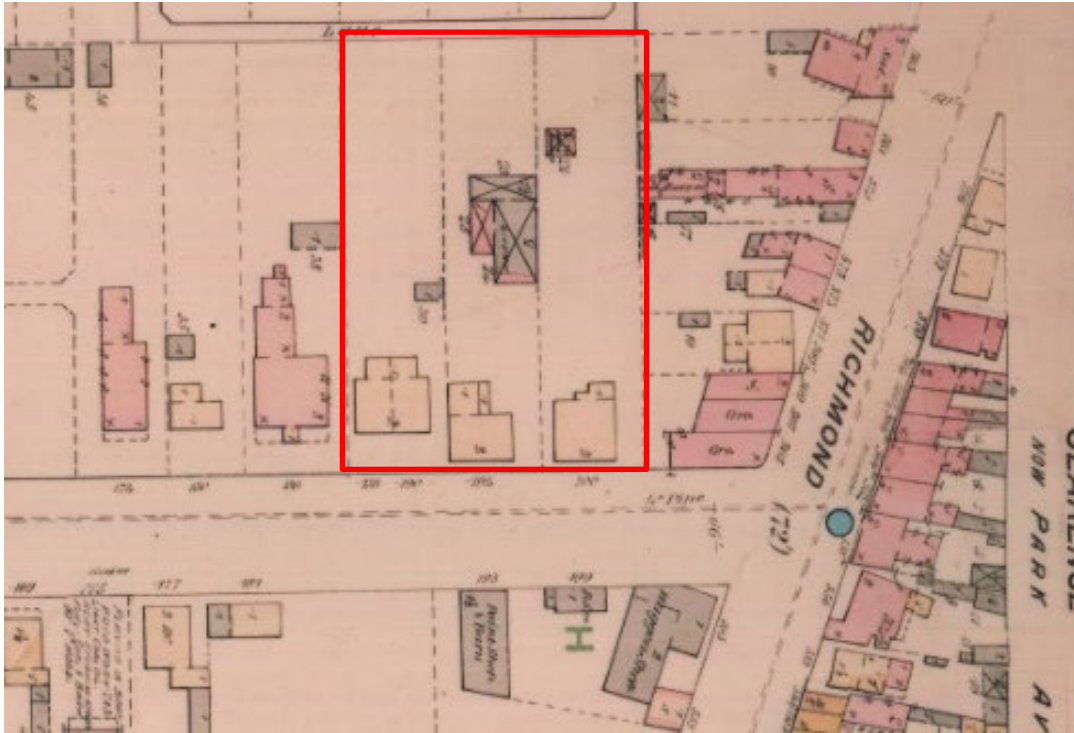


Figure 4: Portion of 1881 Fire Insurance Plan for the City of London, Subject Property is outlined in red (source: Western University)

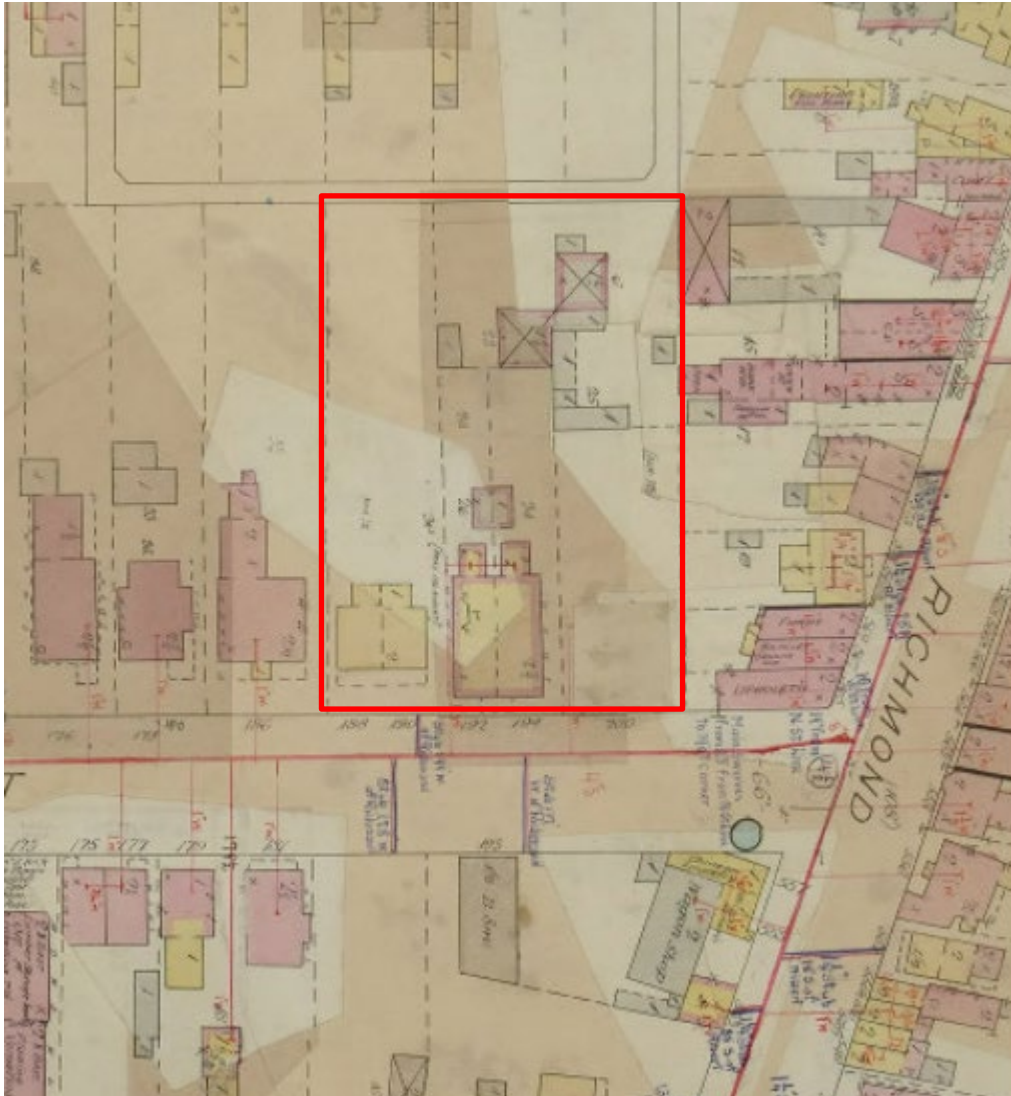


Figure 5: Portion of 1892 Fire Insurance Plan for the City of London, Subject Property is outlined in red (source: Western University)





Figure 6: Portion of 1922 Aerial Image depicting 200 Albert Street (red outline) Image on file at University Of Western Ontario.

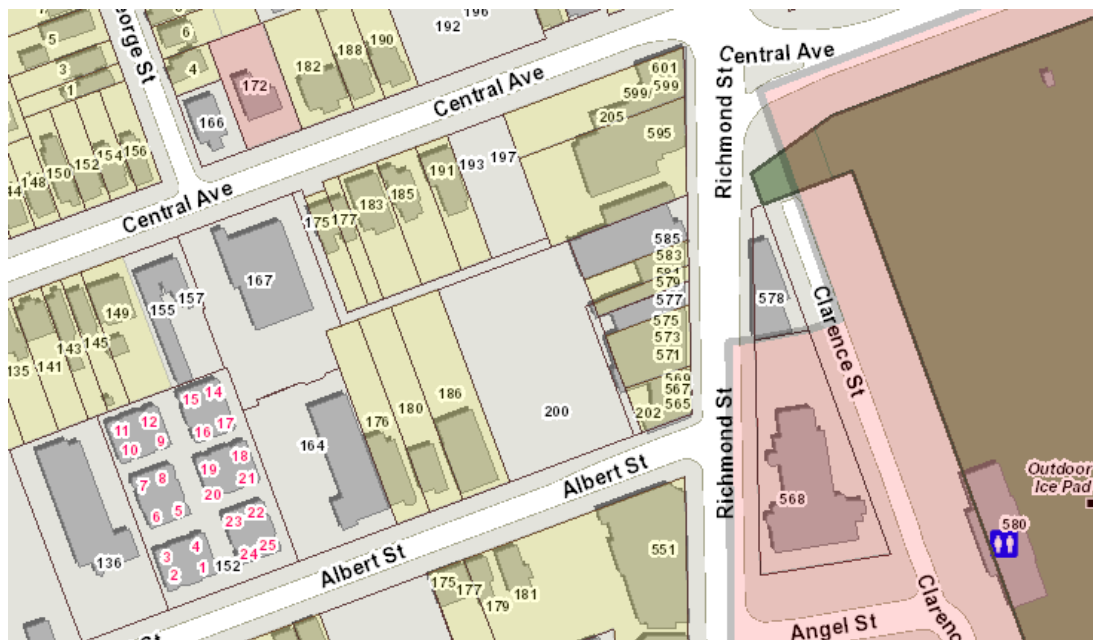


Figure 7: Portion of London City Map depicting heritage inventory and conservation districts, 200 Albert Street is located in center of image

## 6. Assessment of Existing Condition

### 6.1 Surrounding Landscape

200 Albert Street is located on the north side of Albert Street, west of Richmond Street. The area contains a mix of residential and commercial structures. The Subject Property is located west of Victoria Park, which is comprised of an open expanse of parkland in Downtown London. 200 Albert Street is adjacent to the Richmond Street corridor that runs north-south and serves as a major transportation corridor within the City of London; Richmond Street is dominated by commercial structures employing a mix of street level retail with upper storey residential. While 200 Albert Street is not included on the *Register of Cultural Heritage Resources*, the immediate area contains a high number of designated and listed properties.

The North Talbot Street neighborhood is surrounded to the west, south and east by established Heritage Conservation Districts (HCD's); City staff have indicated that the North Talbot Street neighborhood is a high priority area for future HCD study (Personal communication, Laura Dent, 19 April 2022).

200 Albert Street was previously developed and contained at least four freestanding structures of unknown design; three of these structures fronted Albert Street (Figures 4 to 6).

#### Documentation of Surrounding Area



**Figure 8: Looking east down Albert Street towards Richmond Street, red arrow indicates Subject Property, 186 Albert Street (blue arrow)**



Figure 9: Looking east down Central Avenue towards Richmond Street

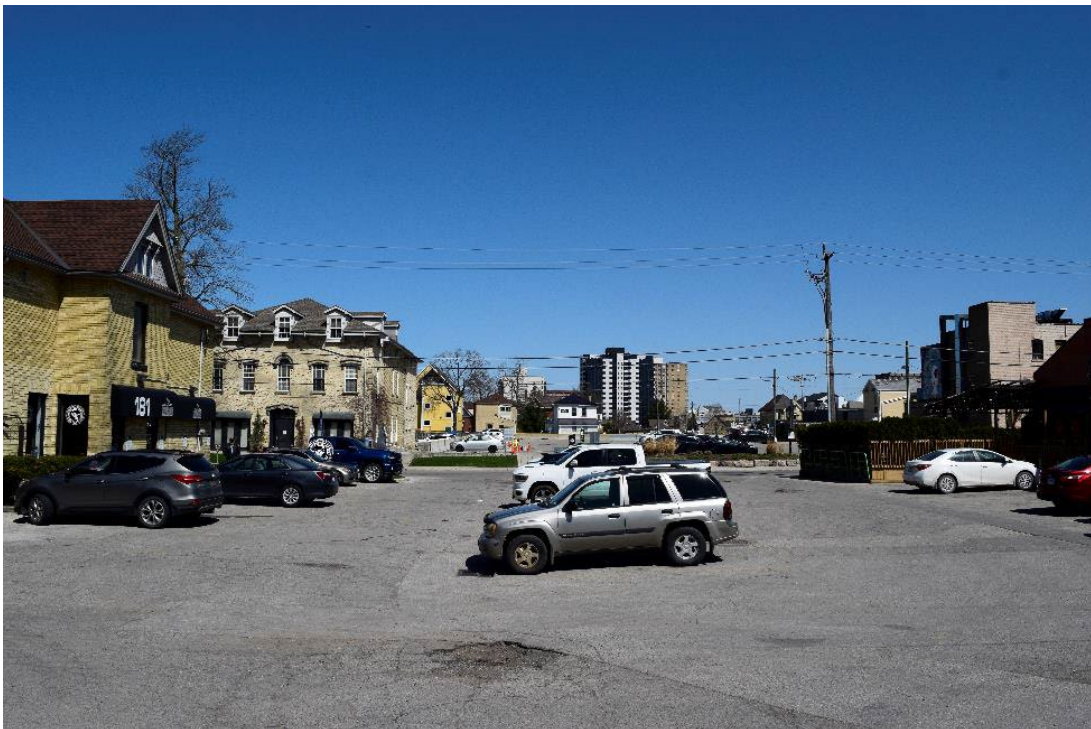


Figure 10: Looking north towards 200 Albert Street from 173 Albert Street



Figure 11: Looking south towards 200 Albert Street from 192 Central Avenue, 191 Central Avenue (blue arrow), 185 Central Avenue (purple arrow)



Figure 12: Looking west towards 200 Albert Street from western limit of Victoria Park, red arrow indicates location of 200 Albert Street, behind structures at 565-569 Richmond Street and 571-575 Richmond Street



Figure 13: Looking south down Richmond Street, Subject Property located behind structures, 565-569 Richmond Street (blue arrow), 571-575 Richmond Street (red arrow), 579 Richmond Street (green arrow), 581-583 Richmond Street (purple arrow)

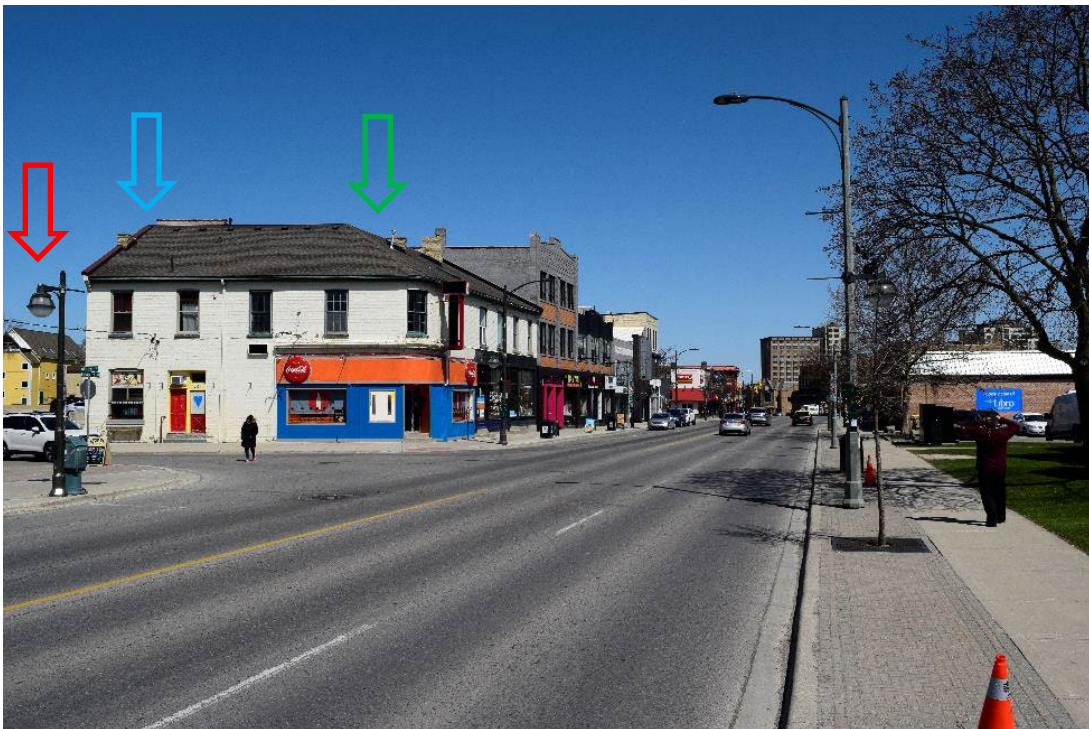


Figure 14: Looking north down Richmond Street, 200 Albert Street is on left of image (red arrow), 202 Albert Street (blue arrow), 565-569 Richmond Street (green arrow)



Figure 15: Richmond Street streetscape as seen from intersection of Richmond Street and Central Avenue, facing southwest, 565-569 Richmond Street (orange arrow), 571-575 Richmond Street (yellow arrow), 579 Richmond Street (purple arrow), 581-583 Richmond Street (green arrow), 595 Richmond Street (blue arrow)



Figure 16: Looking west into 200 Albert Street from southeast corner of property, 186 Albert Street (blue arrow), 179 and 181 Albert Street are on left of image (purple arrow)

Documentation of 200 Albert Street



Figure 17: Looking north from centre of 200 Albert Street



Figure 18: Looking east from centre of 200 Albert Street



Figure 19: Looking south from of 200 Albert Street





Figure 20: Looking southwest from centre of 200 Albert Street, 181 Albert Street (blue arrow), 179 Albert Street (green arrow), 186 Albert Street (purple arrow)



Figure 21: Looking northwest from centre of 200 Albert Street



Figure 22: East wall of 186 Albert Street as seen from 200 Albert Street



Figure 23: Composite image showing 360-degree view of 200 Albert Street, image taken from center of Subject Property, centre of image is south, right and left sides are north

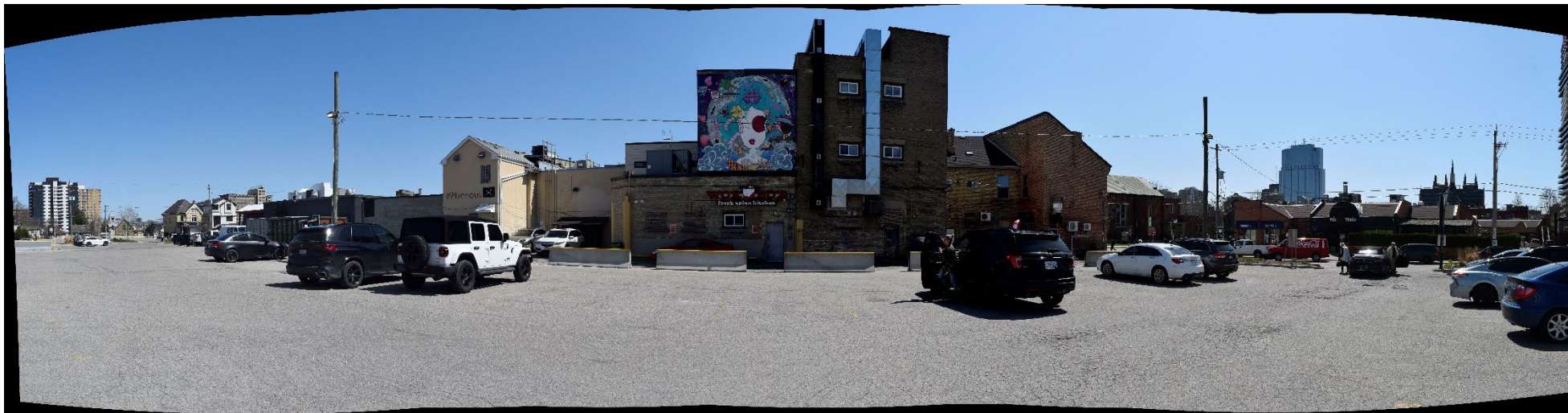


Figure 24: Composite image depicting the west (back) wall of Richmond Street structures, north is to the left, south is to the right

## 7. Evaluation of Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the CHVI of a property. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value, and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 200 Albert Street.

### 7.1 Regulation 9/06 Evaluation of 200 Albert Street London

**Table 4: Criteria for determining CHVI as per Ontario Regulation 9/06**

O.Reg 9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value of physical value because it,</b>		
I. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	N	Property is a vacant lot that is currently used as a municipal parking lot.
II. Displays a high degree of craftsmanship or artistic merit, or	N	No structures associated with property.
III. Demonstrates a high degree of technical or scientific achievement.	N	No structures associated with property.
<b>The property has historical value or associative value because it,</b>		
I. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	N	Historic research did not reveal any 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	Y	Property may contain archaeological remains that could yield information that would contribute to the understanding of a community or culture. Property should be subject to archaeological assessment.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	N/A
<b>The property has contextual value because it,</b>		
I. Is important in defining, maintaining, or supporting the character of an area	N	Vacant lot is not important in defining, maintaining, or supporting the character of an area.
II. Is physically, functionally, visually, or historically linked to its surroundings	N	N/A
III. Is a landmark	N	Property is not a landmark.

## 8. Draft Statement of Significance

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200 Albert Street has been identified to have CHVI based on the potential for the property to have historical or associate value based on the potential to yield information that could contribute to an understanding of a community or culture. The identified CHVI is derived from the fact the Subject Property may contain archaeological remains that could contribute to an understanding of a community or culture.

200 Albert Street should be subject to archaeological assessment in keeping with the *Standard and Guidelines for Consultant Archaeologists*, as stipulated by the MHSTCI.

Once archaeological concerns have been assessed and mitigated 200 Albert Street will no longer exhibit CHVI.

## 9. Description of Proposed Development

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The Proponent is proposing to redevelop 200 Albert Street into a 12-storey residential apartment tower, composed of a 9-storey tower above a pedestrian scale 3-storey podium.

The proposed development will be confined to 200 Albert Street and will not directly impact any of the surrounding properties.



Figure 25: Artistic rendering of proposed development

## 10. Impact of Development or Alteration on Heritage Resources

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In keeping with the guidelines of the MHSTCI *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, the following were reviewed to further assess any potential negative impacts on the property's CHVI arising from the proposed site re-development (MHSTCI 2006b):

**Removal** of any, or part of any significant heritage attributes or features:

- ▶ Proposed re-development will not result in the removal of any heritage attributes or features from 200 Albert Street.
- ▶ Proposed re-development will not result in the removal or modification of any existing structures from the property, nor will it require alteration to any adjacent structures.

**Alteration** that impacts the historic fabric and appearance:

- ▶ No heritage attributes are associated with the property.
- ▶ Proposed re-development will not alter the historic fabric or appearance of any adjacent listed properties.

**Shadow impacts** that alter the appearance and/or setting of a heritage attribute, or change in the viability of an associated natural feature or plantings, such as a garden:

- ▶ Proposed re-development will result in new shadows.
- ▶ Proposed re-development will not result in shadows that negatively impact heritage attributes of adjacent listed properties.

**Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Proposed re-development will not result in a change of relationship between the property or adjacent listed properties from their current context.
- ▶ Proposed re-development will not alter the relationship or orientation of the identified cultural heritage resources adjacent to 200 Albert Street.

**Direct or indirect obstruction** of significant view or vistas within, from, or of built and natural features:

- ▶ Proposed re-development will result in the obstruction of existing views or vistas, which exist as a result of 200 Albert Street currently having zero elevation.
- ▶ Property was previously developed and as such current views and vistas are not reflective of historic view and vistas.

**A change in land use** where the change in use negates the property's cultural heritage value:

- ▶ Potential CHVI was identified for 200 Albert Street (see below).
- ▶ It is not anticipated change in land use will negate potential CHVI of Subject Property.

**Land disturbances** such as a change in grade that alters soil and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources:

- ▶ Subject Property should be subject to archaeological assessment.
- ▶ No long-term changes in grade are projected for the Subject Property.



## 11. Recommendations

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The following recommendations are made for 200 Albert Street London Ontario:

1. The property be subject to a vibration assessment prior to the commencement of construction to establish a “zone of influence” and a vibration monitoring and control system and policy be developed and implemented to ensure levels remain below the accepted threshold during all construction activities, to ensure there are no indirect impacts to adjacent structures. Vibration monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
2. The property limits of 200 Albert Street should be clearly delineated on all construction documents and formal no-go instructions in terms of leaving 200 Albert Street should be issued to all site personnel.
3. 200 Albert Street be subject to archaeological assessment as the property may contain archaeological remains that could contribute to an understanding of a community or culture
4. Re-development of the property employ designs and finishes that are supportive and complementary to the surrounding heritage of the area and be mindful of the considerations the City of London is undertaking with respect to future consideration of a neighborhood HCD. Heritage inspired design details should focus on the exterior finishes of the podium with the aim of retaining a pedestrian scale in the area. Potential ways of achieving this include the incorporation of: yellow brick, integration of heritage inspired divided light windows, incorporation of elliptical and round headed windows and the use an historic colour pallet. The aim of integration of heritage elements into the podium should not be to recreate heritage but to complement and enhance the heritage attributes of the surrounding area.

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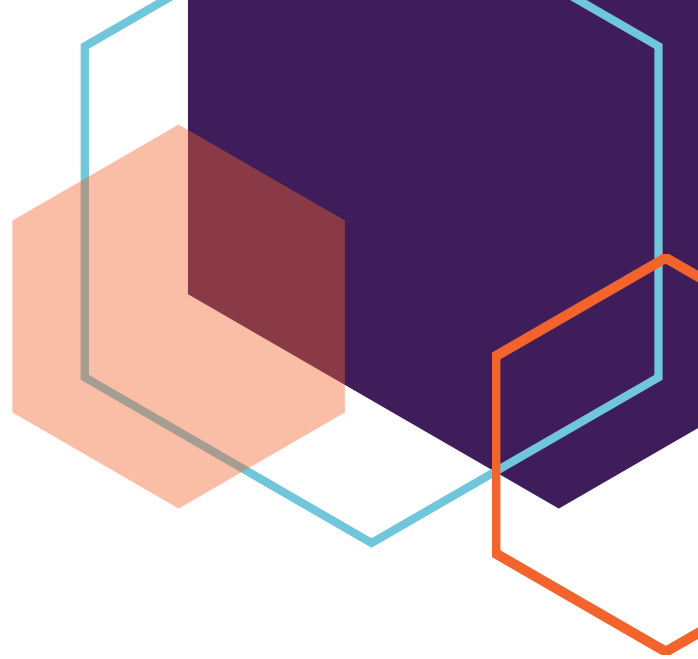
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# Appendix A

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**Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good**

**Standing:** Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

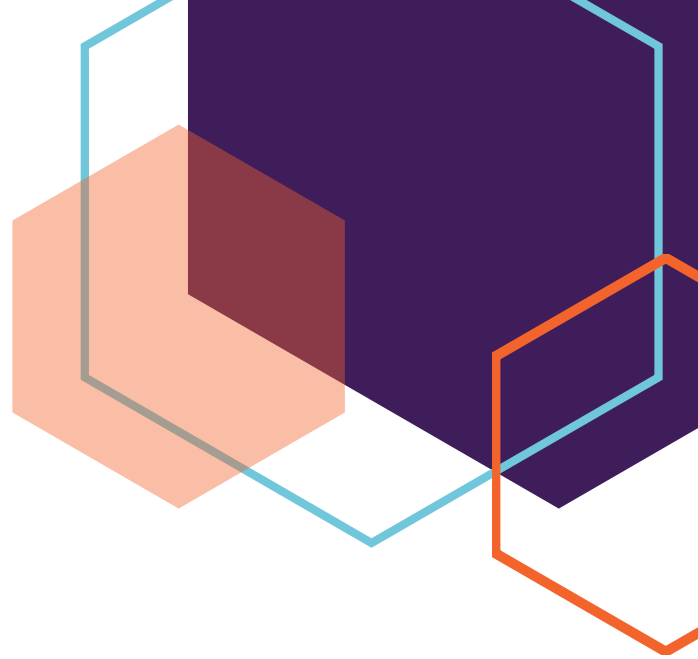
Dr. Parslow is also responsible for the overall quality assurance.

**Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good**

**Standing:** Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

# Appendix B





## 179 Albert Street



### DESCRIPTION

**Address:** 179 Albert Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick four square

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

### CONTEXT/COMMENTS

Structure has modified center gable dormer

### HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage feel of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 179 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Representative of early 20th century architecture and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, indicative of the period of construction. Modifications to the center dormer detract from the heritage aesthetic of the structure.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
<b>The property has historical value or associative value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
<b>The property has contextual value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the late 19th and early 20th century development of the neighborhood.
III. is a landmark.	N	Not observed.

## 181 Albert Street



### DESCRIPTION

**Address:** 181 Albert Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick vernacular Queen Anne revival style

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

### CONTEXT/COMMENTS

Converted residential structure

### HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 181 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Representative of early 20th century architecture, and contributes to the heritage style of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
<b>The property has historical value or associative value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
<b>The property has contextual value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the late 19th and early 20th century development of use of the neighborhood.
III. is a landmark.	N	Not observed.

## 186 Albert Street



### DESCRIPTION

**Address:** 186 Albert Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick Italianate style structure with two additions

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

### CONTEXT/COMMENTS

Front façade has been modified by large addition, original façade no longer visible

### HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 186 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Representative of early 20th century architecture, and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction, later front and rear additions detract from the Italianate style.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
<b>The property has historical value or associative value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
<b>The property has contextual value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the late 19th and early 20th century development of the neighborhood.
III. is a landmark.	N	Not observed.

## 202 Albert Street



### DESCRIPTION

**Address:** 202 Albert Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Brick commercial structure of Victorian style

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register, date of construction listed as 1881

### CONTEXT/COMMENTS

Fine overall condition

Connected to/same as 565-569 Richmond Street

### HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Visual anchor of corner of Albert Street and Richmond Street

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

### O.Reg.9/06 Table for 202 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Representative of 19th century architecture, and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
<b>The property has historical value or associative value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
<b>The property has contextual value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area, highly visible and serves to anchor the corner of Albert Street and Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development of the neighborhood.
III. is a landmark.	N	Not observed.



## 185 Central Avenue



### DESCRIPTION

**Address:** 185 Central Avenue

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Yellow brick four square

### HISTORICAL ASSOCIATION

Listed property on the City of London Heritage Register, construction date listed as 1881

### CONTEXT/COMMENTS

Single family detach residence converted for commercial use

### HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 185 Central Avenue

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of four square architecture indicative of late 19th and early 20th century and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed
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,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the historic character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development of the neighborhood.
III. is a landmark.	N	Not observed.

## 191 Central Avenue



### DESCRIPTION

**Address:** 191 Central Avenue

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Four square with aluminum siding

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

### CONTEXT/COMMENTS

Single family detach residence converted for commercial use

### HERITAGE VALUE

Listed property

Contributes to the streetscape and heritage character of the area

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 191 Central Avenue

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of four square architecture indicative of late 19th and early 20th century and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
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,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the historic character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development of the neighborhood.
III. is a landmark.	N	Not observed.

## 565-569 Richmond Street



### DESCRIPTION

**Address:** 565-569 Richmond Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Brick commercial structure

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register, date of construction listed as 1881

### CONTEXT/COMMENTS

Fine overall condition

Connected to/same as 202 Albert Street

### HERITAGE VALUE

Listed property

Contributes to the heritage streetscape and heritage character of the area

Visual anchor of corner of Albert Street and Richmond Street

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 565-569 Albert Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	N	Representative of 19th century architecture, and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed, structure is typical of the era of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
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,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Contributes to the heritage character of the area, highly visible and serves to anchor the corner of Albert Street and Richmond Street
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Contributes to the 19th century development and use of the neighborhood
III. is a landmark.	Y	Highly visible anchor of the corner of Albert Street and Richmond Street, it is prominent and memorable within the streetscape

## 571-575 Richmond Street



### DESCRIPTION

**Address:** 571-575 Richmond Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Edwardian style commercial structure

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register, date of construction listed as c.1915

### CONTEXT/COMMENTS

Mixed use commercial structure with ground floor commercial space and upper level residential units

### HERITAGE VALUE

Listed property

Visually prominent on Richmond Street (taller than surrounding structures)

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 571-575 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	Representative of early 20th century commercial development. Decorative brick work on upper level of front façade.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
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,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	Supportive of the historic streetscape of Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Representative of the 20th century growth of the area and is connected to the commercial development of the area.
III. is a landmark.	N	Not observed.



## 579 Richmond Street



### DESCRIPTION

**Address:** 579 Richmond Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Unknown, structure has been extensively modified, no heritage attributes visible

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

### CONTEXT/COMMENTS

Highly modified mix used commercial structure.

### HERITAGE VALUE

Listed property

Heritage value no longer evident due to extensive renovations.

## O.Reg.9/06 Table for 579 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	N	Heavily modified structure, no heritage attributes visible from street level.
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed.
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
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,	N	Not observed.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	N	Not observed.
II. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed.
III. is a landmark.	N	Not observed.

## 581-583 Richmond Street



### DESCRIPTION

**Address:** 581-583 Richmond Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Late 19th century commercial structure

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

Constructed c.1895

### CONTEXT/COMMENTS

Yellow brick commercial structure. Ground floor façade has been extensively modernized and no longer presents with any heritage attributes. Second and third storeys retain heritage character.

### HERITAGE VALUE

Listed property

Visually prominent on Richmond Street (taller than surrounding structures)

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 581-583 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Representative of late 19 <sup>th</sup> century commercial architecture and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	None observed
III. demonstrates a high degree of technical or scientific achievement.	N	None observed.
<b>The property has historical value or associative value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
<b>The property has contextual value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	Y	Supportive of the historic streetscape of Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Representative of the late 19th and early 20th century growth of the area and is connected to the commercial development of the area.
III. is a landmark.	N	Not observed.

## 595 Richmond Street



### DESCRIPTION

**Address:** 595 Richmond Street

**Recorded By:** Chris Lemon

**Date Recorded:** 29 April 2022

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Unknown, structure has been significantly altered

### HISTORICAL ASSOCIATION

Listed property on City of London Heritage Register

### CONTEXT/COMMENTS

Constructed c.1881

### HERITAGE VALUE

Listed property

Joe Kools brand is well known in local community and contributes to the Richmond Street streetscape

Is a candidate for designation as it meets O.Reg. 9/06 criteria, as shown on next page

O.Reg.9/06 Table for 595 Richmond Street

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Representative of the 19th century commercial architecture and contributes to the heritage character of the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	The exterior has been extensively modified and no longer reflects heritage features.
III. demonstrates a high degree of technical or scientific achievement.	N	None observed.
<b>The property has historical value or associative value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed at this time.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
<b>The property has contextual value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	Y	Supportive of the historic streetscape of Richmond Street.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Has a direct link with the 19th century commercial development of the area. Joe Kools is visually lined to Richmond Street.
III. is a landmark.	Y	Joe Kools is a locally significant landmark. Well known to local residents and within the university demographic.

# Appendix C

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## 179-181 Albert Street, 551 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1893-94 (179-181 Albert Street), 1984 (551 Richmond Street)

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb, Richmond Business District



**Property Description:** This property consists of a two-storey, buff brick former residence at 179 Albert Street, a two-storey, buff brick former residence at 181 Albert Street, and a single-storey commercial structure at 551 Richmond Street. The structure at 179 Albert Street has a hipped roof, a projecting central gable peak with shingle imbrication and millwork details, two fixed-pane windows over awning windows with lug sills at the upper storey and two at the ground storey, a side hall plan, and a front door with a stained glass transom. The structure at 180 Albert Street has a hipped roof, shingle imbrication and millwork details in the front gable, fixed-pane windows with segmental arches, brick voussoirs, and lug sills, a side hall plan, and a front door with a sidelight and a three-pane transom. Both of these former residences have been converted to commercial use. The structure at 551 Richmond Street has multiple units, runs for most of the block between Kent Street and Albert Street, and projecting pilasters divide the storefronts along Richmond.

**Property History:** The two former residential structures on the property were constructed in the 1890. 179 Albert Street first appears in the 1893 City Directory where it is listed as an unfinished house. The 1907 FIP shows that it was originally a single-storey structure, with the second storey being added before 1915. 181 Albert Street appears in the city directory the following year.

The property on which the commercial complex at 551 Richmond Street now stands was originally occupied by several 19th century shops and residences, including a wagon shop owned by John Turner between 1883 and 1894. The 1907 FIP also shows a Chinese laundry at 557 Richmond Street, which directories indicate was operated by C. Tung.

Aerial photos show that this entire block of Richmond Street was cleared in the 1950s and replaced with what appears to be an automotive service station. This in turn was demolished when the present commercial complex was built circa 1984.





	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The properties at 179 and 181 Albert Street are representative examples of late-19th-century residences, notable for their respective front gables with shingle imbrication and millwork details, and segmental arches with brick voussoirs over windows and doors. As a late-20th-century commercial structure of typical design and construction, the property at 551 Richmond does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As late-19th-century residences that have been converted to commercial use, the properties at 179 and 181 Albert Street reflect the transition between a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences and the commercial corridor of Richmond Street. As a late-20th-century commercial structure that differs in scale from its surroundings on an eclectic, historic commercial streetscape on Richmond Street, the property at 551 Richmond does not contribute to its context in a significant way.

**Sources:** MPAC; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 186 Albert Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1873

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists a two-storey, buff brick residence with Italianate influences. It has a symmetrical, five-bay primary façade featuring a central entryway with sidelights and a stained glass transom, decorative lintels over the windows, brick quoins, and multiple low gable dormer windows. The original portion of the structure, which was expanded substantially, can be seen at the centre of the eastern elevation, with brackets below the eaves. The property is located on the north side of Albert Street, west of Richmond Street.

**Property History:** This c.1873 residence was originally built for James Cowan, founder of Cowan Hardware who moved to 639 Talbot in 1888. The residence was then the historic home of longtime London barristers, Richard A. and Richard Q.C. Bayly of Bayly & Bayly (office at 404 Talbot). Richard A. lived at the property beginning prior to 1881 until 1897 when he moved to 571 Ridout. Richard Q.C. [K.C.] lived here until 1908-09. Around 1989 the structure was renovated with additions added at the front and rear. The five-bay façade and dormer windows were added at this time.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence with Italianate influences that was expanded substantially during the late 20th century. The original portion of the structure can be seen at the centre of the eastern elevation.
<b>Historical/Associative Value</b>	✓	This property is associated with barrister Richard Bayly.



<b>Contextual Value</b>	✓	As a late-19th-century residence that was expanded in 1989, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.; Lutman, John H., *The Historic Heart of London*, 1977.



## 185 Central Avenue

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1881

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-storey, buff brick residence with Italianate influences. It has a side hall plan, a front door with a single-pane transom and sidelights, a porch with a flat roof, segmentally arched, double-hung two-over-two windows with lug sills and brick voussoirs, and a low gabled roof. It is located on the south side of Central Avenue, west of Richmond Street.

**Property History:** Constructed in 1881, the first occupant of the house identified in City Directories is Archibald McPherson, who owned the Laing and McPherson dry goods along with George Laing. The store was located at the corner of Richmond and Dundas.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a late-19th century residence with Italianate influences, notable for its low gabled roof, front door with a transom, sidelights, and flat-roofed porch, and double-hung, two-over-two windows with lug sills and brick voussoirs.
<b>Historical/Associative Value</b>	✓	This property is associated with dry goods merchant Archibald McPherson.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 191 Central Avenue

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1884

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-storey former residential structure with a hipped roof with projecting eaves, horizontal siding, double-hung windows with exterior shutters and fabric awnings at the second storey, an enclosed wrap-around verandah with fabric awnings, and a side hall plan with a recessed front door. The property has been converted to commercial use, and a storefront now occupies the enclosed verandah. It is located on the south side of Central Avenue, west of Richmond Street.

**Property History:** Although the *Register of Cultural Heritage Resources* provides a construction date of 1881, the property is not listed in City Directories until 1884. James Reid is identified as the first occupant. On the 1907, 1915, and 1922 FIPs the structure is shown as a duplex, with the address numbers of 189 and 191. The 1887-1890 directories lists cigar manufacturer Hugh McKay at this address. McKay & Company was a major cigar manufacturing firm in 19th century London. Goodspeed's History of Middlesex County notes that at that time (1889) the company employed over 100 people and manufactured over 3.5 million cigars annually.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		This adaptively reused late-19th-century residence does not seem representative of a style or typology, and does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with Cigar manufacturer Hugh McKay.



<b>Contextual Value</b>	✓	As a former late-19th-century residence that has been converted to commercial use, located where a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences meets Richmond Street, the property reflects patterns of commercial development, contributing to an eclectic, historic commercial streetscape that continues around the corner on Richmond Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; A History of Middlesex County, Goodspeed, 1889.



## 200 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a surface parking lot, where the former structure was demolished in c.2005. It is located on the north side of Albert Street, west of Richmond Street.

**Property History:** This property originally contained a single-detached wood-frame house. Google Earth imagery indicated that this structure was demolished around 2005.

**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Google Earth.





## 179-181 Albert Street, 551 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1893-94 (179-181 Albert Street), 1984 (551 Richmond Street)

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb, Richmond Business District



**Property Description:** This property consists of a two-storey, buff brick former residence at 179 Albert Street, a two-storey, buff brick former residence at 181 Albert Street, and a single-storey commercial structure at 551 Richmond Street. The structure at 179 Albert Street has a hipped roof, a projecting central gable peak with shingle imbrication and millwork details, two fixed-pane windows over awning windows with lug sills at the upper storey and two at the ground storey, a side hall plan, and a front door with a stained glass transom. The structure at 180 Albert Street has a hipped roof, shingle imbrication and millwork details in the front gable, fixed-pane windows with segmental arches, brick voussoirs, and lug sills, a side hall plan, and a front door with a sidelight and a three-pane transom. Both of these former residences have been converted to commercial use. The structure at 551 Richmond Street has multiple units, runs for most of the block between Kent Street and Albert Street, and projecting pilasters divide the storefronts along Richmond.

**Property History:** The two former residential structures on the property were constructed in the 1890. 179 Albert Street first appears in the 1893 City Directory where it is listed as an unfinished house. The 1907 FIP shows that it was originally a single-storey structure, with the second storey being added before 1915. 181 Albert Street appears in the city directory the following year.

The property on which the commercial complex at 551 Richmond Street now stands was originally occupied by several 19th century shops and residences, including a wagon shop owned by John Turner between 1883 and 1894. The 1907 FIP also shows a Chinese laundry at 557 Richmond Street, which directories indicate was operated by C. Tung.

Aerial photos show that this entire block of Richmond Street was cleared in the 1950s and replaced with what appears to be an automotive service station. This in turn was demolished when the present commercial complex was built circa 1984.



	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The properties at 179 and 181 Albert Street are representative examples of late-19th-century residences, notable for their respective front gables with shingle imbrication and millwork details, and segmental arches with brick voussoirs over windows and doors. As a late-20th-century commercial structure of typical design and construction, the property at 551 Richmond does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As late-19th-century residences that have been converted to commercial use, the properties at 179 and 181 Albert Street reflect the transition between a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences and the commercial corridor of Richmond Street. As a late-20th-century commercial structure that differs in scale from its surroundings on an eclectic, historic commercial streetscape on Richmond Street, the property at 551 Richmond does not contribute to its context in a significant way.

**Sources:** MPAC; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 565-569 Richmond Street / 202 Albert Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** Located on the northwest corner of Richmond Street and Albert Street, this property consists of a two-storey, Victorian mixed-use property with a painted brick exterior and a rounded corner, where the primary entryway is located. A cornice detail follows the curve above the first storey, as does a corner window at the second floor. There are two secondary entries to the residential upper floors, including doors with transom windows, on the south façade, and a firewall and corbelled parapet on the west side of the structure.

**Property History:** Constructed in 1881, the properties comprising 565-569 Richmond Street were used for a variety of commercial purposes. Prior to 1884, only 567 Richmond Street is identified in City Directories so it is possible that the building was constructed as a single-unit and later divided into three units. John Horsman, a grocer is identified at 567 in 1881. Other tenants of the property included John Baker, a butcher who operated his shop at 565 from 1884 to 1890, and Mrs. Mary Talbot, a purveyor of Fancy Goods at 567 from 1895 to 1901. Prince Albert's diner, a neighbourhood landmark is located at number 565.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a Victorian-era commercial building, notable for its curved corner entry, including a curved window on the second storey and curved cornice lines, its pair of secondary entries on the south façade, and its corbelled parapet.
<b>Historical/Associative Value</b>	✓	The property houses a diner that has had a longstanding presence in the community.



<b>Contextual Value</b>	✓	Prominently situated and addressing the corner of Richmond Street and Albert Street, this late-19th-century commercial structure contributes to an eclectic, historic commercial streetscape along Richmond Street, where it is likely considered a landmark.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 571-575 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1916 - 1922 (571); Pre-1881 (575-573)

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of two adjoining structures: a two-storey, painted brick commercial structure with a three-bay main façade at 573-575 Richmond Street, and one three-storey, painted brick commercial structure with a two-bay main façade at 571 Richmond Street. Both structures have brick pilasters, brick parapets with Greek key details, modified windows, and modified ground-storey storefronts with tile cladding and recessed entries. The properties are located on the west side of Richmond Street, north of Albert Street.

**Property History:** During the 19th and early-20th centuries, 571 Richmond Street was historically numbered as 569 1/2-571 Richmond Street, and contained a pair of semi-detached wood frame residences. Between 1916 and 1922, these were demolished and replaced with the present three-storey brick structure, originally a warehouse for the Dunlop Tire and Rubber Company.

The structure at 575-573 was constructed sometime between 1926 and 1942, based on aerial photography and the 1926 Geodetic Survey of London.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	These structures are representative examples of early-20th-century commercial properties, notable for their brick pilasters and brick parapets with Greek key details.
<b>Historical/Associative Value</b>	✓	The property at 571 Richmond Street has historical associations with the Dunlop Tire and Rubber Company.



<b>Contextual Value</b>	✓	As modified early-20th-century commercial properties, these structures contribute to an eclectic, historic commercial streetscape along Richmond Street.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 579 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, brick commercial structure that has been altered with a modern façade with what appears to be metal cladding, which was modified again between 2015 and 2017. It is located on the west side of Richmond Street between Central Avenue and Albert Street.

**Property History:** This dates to before 1881. City Directories indicate that it was once occupied by Morgan’s Hotel. From 1886 onwards, the building was occupied by the Deans Brothers Bakers, and Mrs. Johnanna Dean, a Confectioner. Fire Insurance Plans indicate that the structure has been expanded several times, likely to suit the needs of the growing bakery business. At some point between 1915 and 1922, a separate bake-oven structure was constructed at the rear of the property. It appears from contemporary aerial photography that this has since been demolished.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		Heavily modified, the property does not appear to hold significant design/physical value. It is unclear to what degree the original features remain behind the recent façade.
<b>Historical/Associative Value</b>	✓	This property is associated with the Deans Brothers Bakery.



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<b>Contextual Value</b>		While the property is generally consistent in scale and massing with its neighbours, due to its modern façade, which completely obscures the building's earlier form, this property does not currently contribute to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.





## 581-583 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1895-1898

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a three-storey, mixed-use structure, with a modified store-front façade with two recessed entries at the ground floor, buff brick at the upper storeys, two oriel windows on the second storey, segmentally arched windows with brick voussoirs at the top storey, a flush brick cornice, and a flat roof. It is located on the west side of Richmond Street between Central Avenue and Albert Street.

**Property History:** The 1888 FIP shows that a single-storey brick structure was originally located on this property. City Directories indicate that this was likely a residence, as no businesses are identified in association with this address. Beginning in 1895, William Slater, a merchant tailor is listed at this address, and the current structure is shown on the 1907 FIP. In addition to William Slater’s shop, Samuel Grigg is listed as an upstairs resident, confirming that a two-storey structure was on the property at that time. Slater occupied the store until 1900, when it became a dressmaker’s shop. The 1922 City Directory lists the address as a Dominion grocery store.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a modified 19th-century commercial property that is typical in design and construction, this property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of the Richmond Street commercial streetscape during the 19th century.
<b>Contextual Value</b>	✓	As a modified 19th-century commercial property, it contributes to an eclectic, historic commercial streetscape along Richmond Street



**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Mighit and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 595 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, brick commercial structure with a flat roof, what appears to be a stucco façade at the second storey, and what appears to be the original wood storefront with a recessed entry at the first storey, which houses a restaurant. It is located on the west side of Richmond Street, south of Central Avenue.

**Property History:** The subject property dates to before 1881. Between 1881 and at least 1922 it was occupied by J.F. Hunt & Sons, a mattress and furniture manufacturer. Fire Insurance Plans indicate that the company operated a furniture store at the front of the building, with a workshop at the rear.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While this 19th-century commercial structure retains its historic wood storefront, it has otherwise evolved to the degree that it is not representative of a style or typology and does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with J.F. Hunt & Sons, a manufacturer of furniture and mattresses.
<b>Contextual Value</b>	✓	As a modified 19th-century commercial property that retains its historic storefront, it contributes to an eclectic, historic commercial streetscape along Richmond Street

**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory,



London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 205 Central Avenue, 599-601 Richmond Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of two structures at the southwest corner of Richmond Street and Central Avenue. On the north end is a two-storey, painted brick, mixed-use structure with a storefront at the ground level and residential use above. The storefront has a chamfered corner entry supported by a wood post, with two angled sidelights. Double-hung, six-over-six windows at the second storey on both the east and north façades have lug sills and red brick surrounds. A secondary entryway to the residential portion of the structure is located on the east elevation in a one-storey projecting vestibule with a Classically inspired door surround. To the south is a two-storey, buff brick commercial structure reflecting the Italianate style, with a wood cornice and brackets, twin three-bay wood storefronts, and one-over-two windows at the second storey with lug sills, segmental arches, and brick voussoirs. The storefront to the south has a recessed entry with two angled sidelights.

**Property History:** This property dates to before 1881, and was historically numbered as 599 and 599 1/2 Richmond Street. For much of the late 19th century, 599 was used as a grocery store by Albert Gibbling (or Gibling). 599 1/2 was occupied by a variety of tenants including a barbershop and fruit market.

	Potential CHV	Rationale
Design/Physical Value	✓	This property includes a representative example of a late-19th-century mixed-use building with a chamfered corner storefront, residential use on the upper storey with a separate access via an enclosed entry with a Classically inspired door surround, and double-hung six-over-six windows with lug sills and red brick surrounds. The property also includes a representative example of an Italianate-influenced commercial building, notable for its bracketed cornice, windows with lug sills and brick voussoirs, and wood storefronts.



<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.
<b>Contextual Value</b>	✓	This late-19th-century mixed-use building contributes to an eclectic, historic commercial streetscape along Richmond Street. Located on the corner of Richmond and Central Avenue, it reflects the transition between a historic residential neighbourhood and the commercial corridor of Richmond Street.

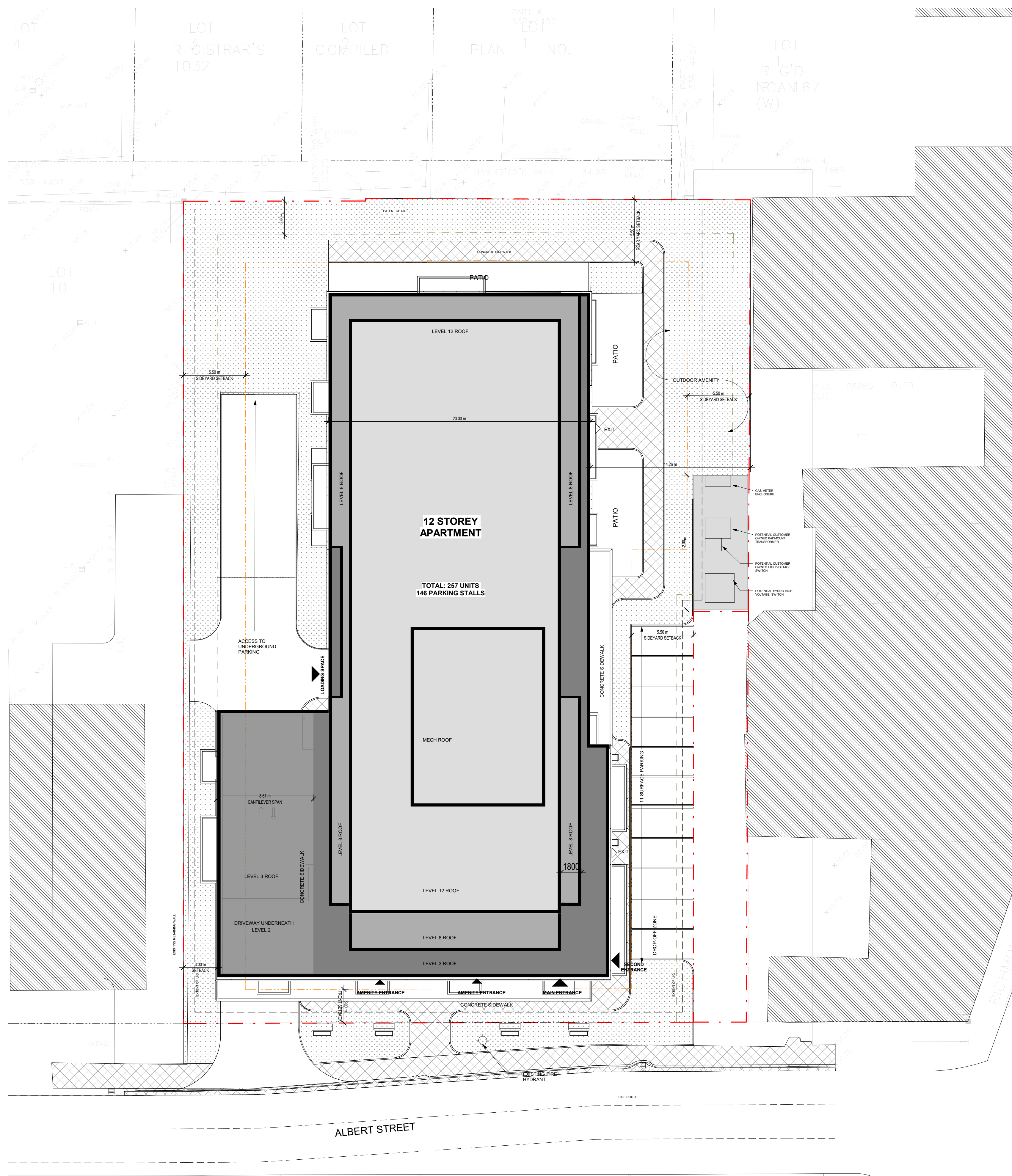
**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White’s London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster’s London City and Middlesex County Directory, 1900-1901; Vernon’s London City and Middlesex County Directory, 1908-1922.



# Appendix D

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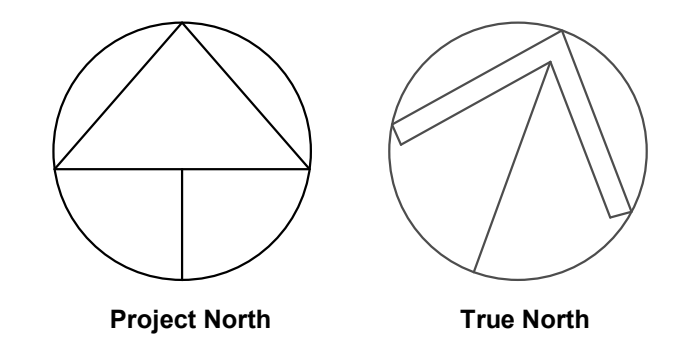
SITE DATA		
200 Albert Street, London, Ontario		
DATA	REQUIRED	PROVIDED
ZONING	R10-3 ZONING	
LOT AREA (m <sup>2</sup> )	5,508.3 (m <sup>2</sup> )	3,509.1(m <sup>2</sup> )
FRONT YARD (m)	7.5 (m)	3.0 (m)
INTERIOR SIDE YARD (m)	4.5 (m)	3.0 (m)
EXTERIOR SIDE YARD (m)	4.5 (m)	5.5 (m)
REAR YARD (m)	7.0 (m)	5.5 (m)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	732 (units/ha)	257 (units)
BUILDING AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	1,419.8(m <sup>2</sup> ) 15,283(SF)
GROSS FLOOR AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	14,965.9 (m <sup>2</sup> ) 161,092 (SF)
CONSTRUCTION FLOOR AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	21,187.7 (m <sup>2</sup> ) 228,063 (SF)
NUMBER OF STOREYS	---	12
BUILDING HEIGHT (m)	24 (m) MAX.	39 (m)
BUILDING HEIGHT & MCH FLOOR(m)		43.5 (m)
AMENITY AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	353 (m <sup>2</sup> )

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.0 / units	146 (0.57 / units)
BARRIER FREE PARKING	1 + 3% = 9	9 (INCLUDED)
VISITOR PARKING	0.X / units	XX
	<b>TOTAL</b>	<b>146</b>

UNITS DATA		
DATA	NUMBER	RATIO
1 BEDROOM	219	85.2%
2 BEDROOM	31	12.1%
3 BEDROOM	7	2.7%
<b>TOTAL</b>	<b>257</b>	

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	25 (%)	33 (%)
LANDSCAPE AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	1157.3 (m <sup>2</sup> )



- GENERAL NOTES**
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  - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
  - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
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  - THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW
No.	Date	Revision

Project No: 22049  
 Project Date:  
 Drawn by: EK  
 Checked by: MYV  
 Plot Date / Time: 2022-08-25 3:34:53 PM

200 ALBERT ST.

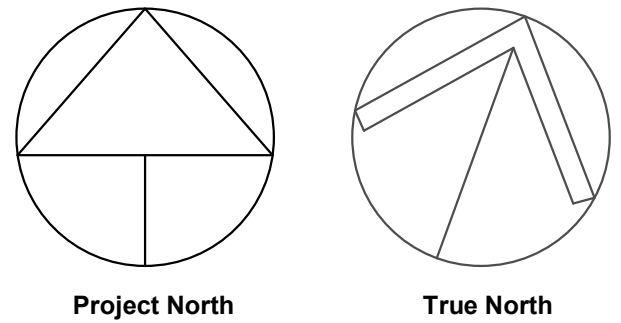
SITE PLAN

Drawing Scale: As indicated  
 Status:  
 Drawing No.:  
 Revision No.:  

 ARCHITECTS  
 LICENCE  
 7254  
**D1.1 - r2**

1 01 D1 SITE PLAN  
1:200





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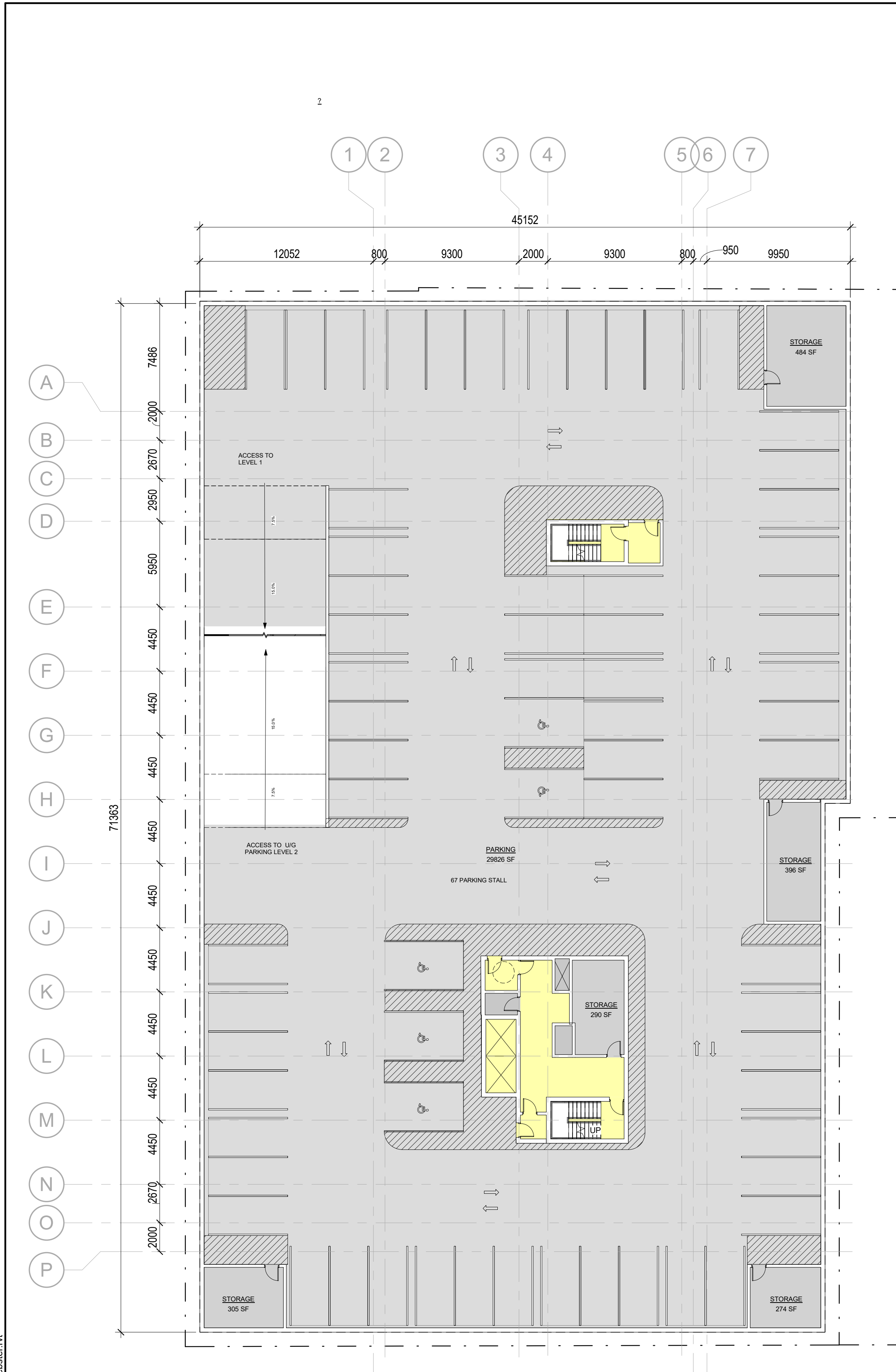
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1	2022-02-08	ISSUED FOR CLIENT REVIEW
No.	Date	Revision

	Project No.	22049
	Project Date	
	Drawn by	EK
	Checked by	MYV
	Plot Date / Time	2022-08-25 3:34:55 PM

200 ALBERT ST.

**LEVELS P1 & P2 FLOOR PLANS**

Drawing Scale: 1 : 200  
 Status: \_\_\_\_\_  
 Drawing No. \_\_\_\_\_ Revision No. \_\_\_\_\_  
**D2.1 - r2**

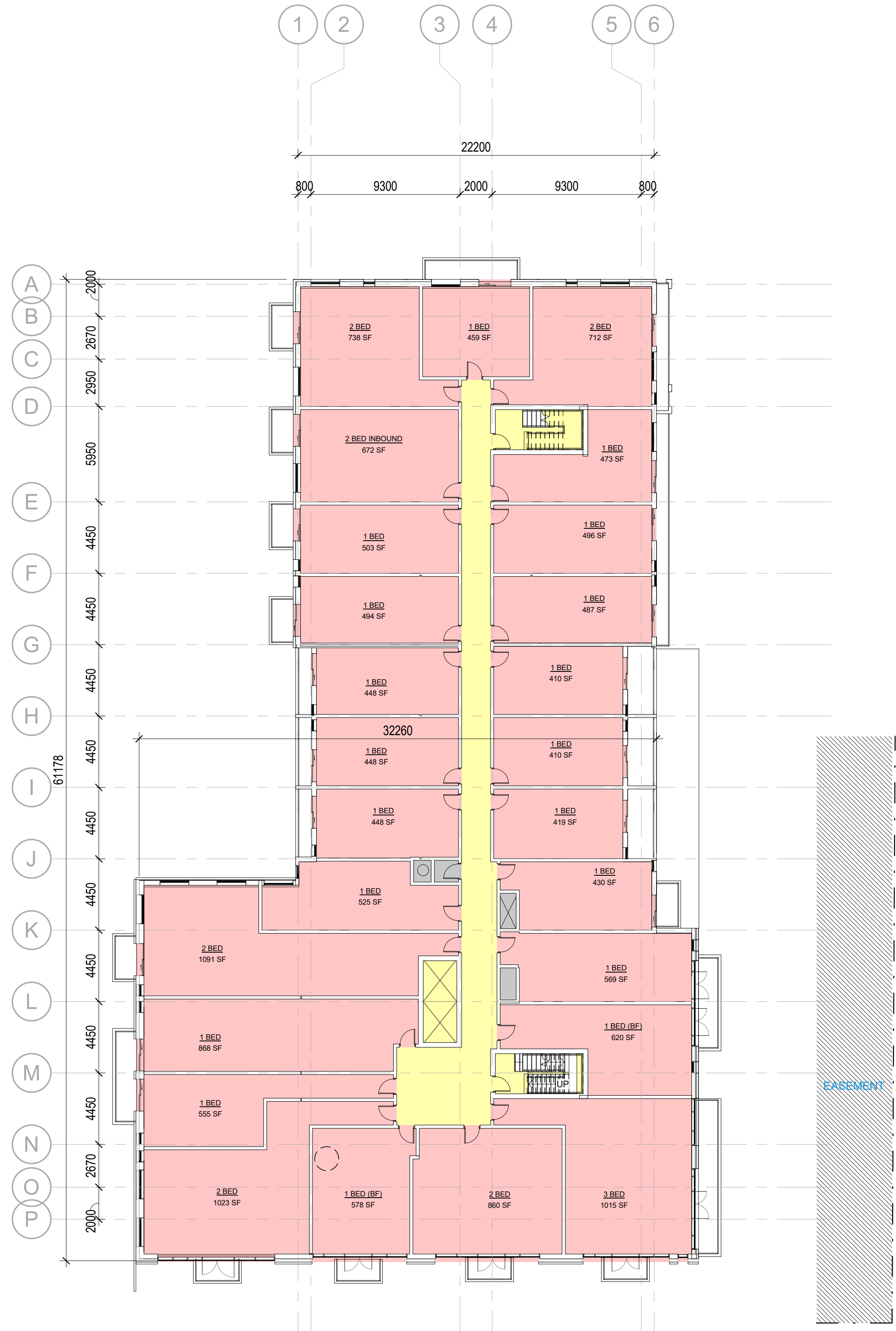


**2 UNDERGROUND PARKING -P1**  
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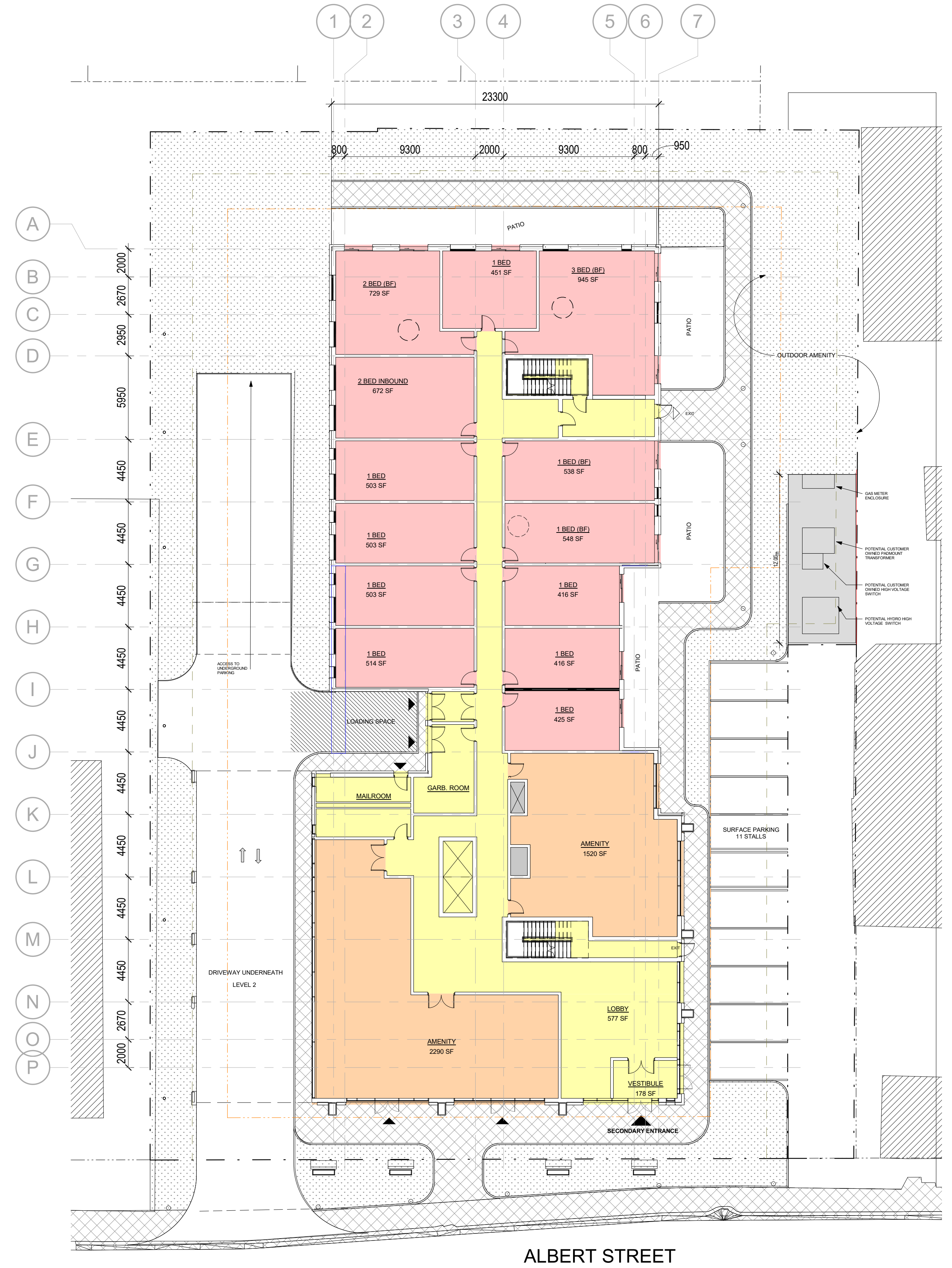


**1 UNDERGROUND PARKING -P2**  
1 : 200

C:\Users\elebster\Documents\22011\_200 Albert Street\_V13\_elebster.rvt



2 TYPICAL LEVEL 2 - 3  
1:200



1 LEVEL 1  
1:200 (REF. VIEW 2 / SHEET REF. D3.1)

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No.	Date	Revision
2	2022-08-25	ISSUED FOR ZONING BY-LAW AMENDMENT
1	2022-02-08	ISSUED FOR CLIENT REVIEW

**srm**  
ARCHITECTS INC.

Project No: 22049  
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Drawn by: EK  
Checked by: MYV  
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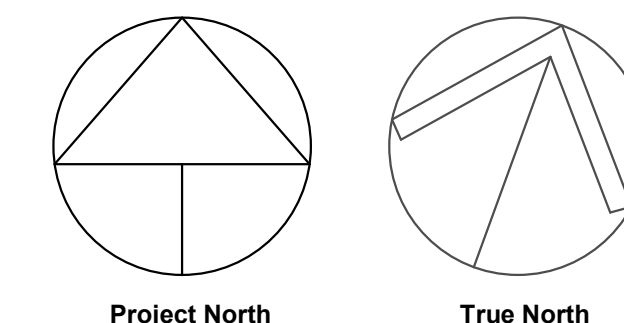
**200 ALBERT ST.**

**LEVELS 1 & 2-3 FLOOR PLANS**

ONTARIO ASSOCIATION OF ARCHITECTS  
JEFFREY ATCHISON  
LICENCE 7254

Drawing Scale: 1:200  
Status: \_\_\_\_\_  
Drawing No.: \_\_\_\_\_ Revision No.: \_\_\_\_\_

**D2.2 - r2**



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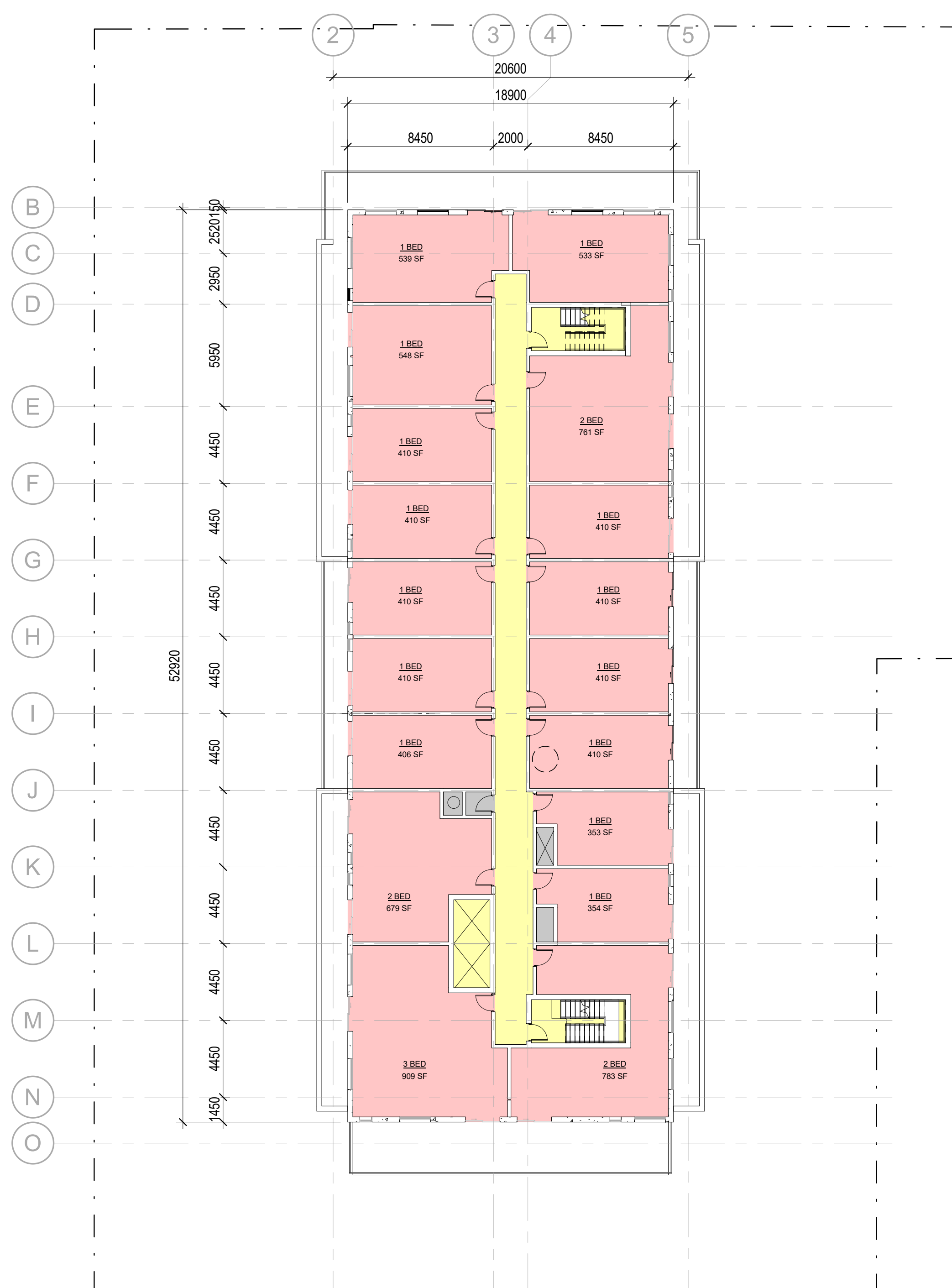
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1	2022-02-08	ISSUED FOR CLIENT REVIEW
No.	Date	Revision

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	Drawn by	EK
	Checked by	MYV
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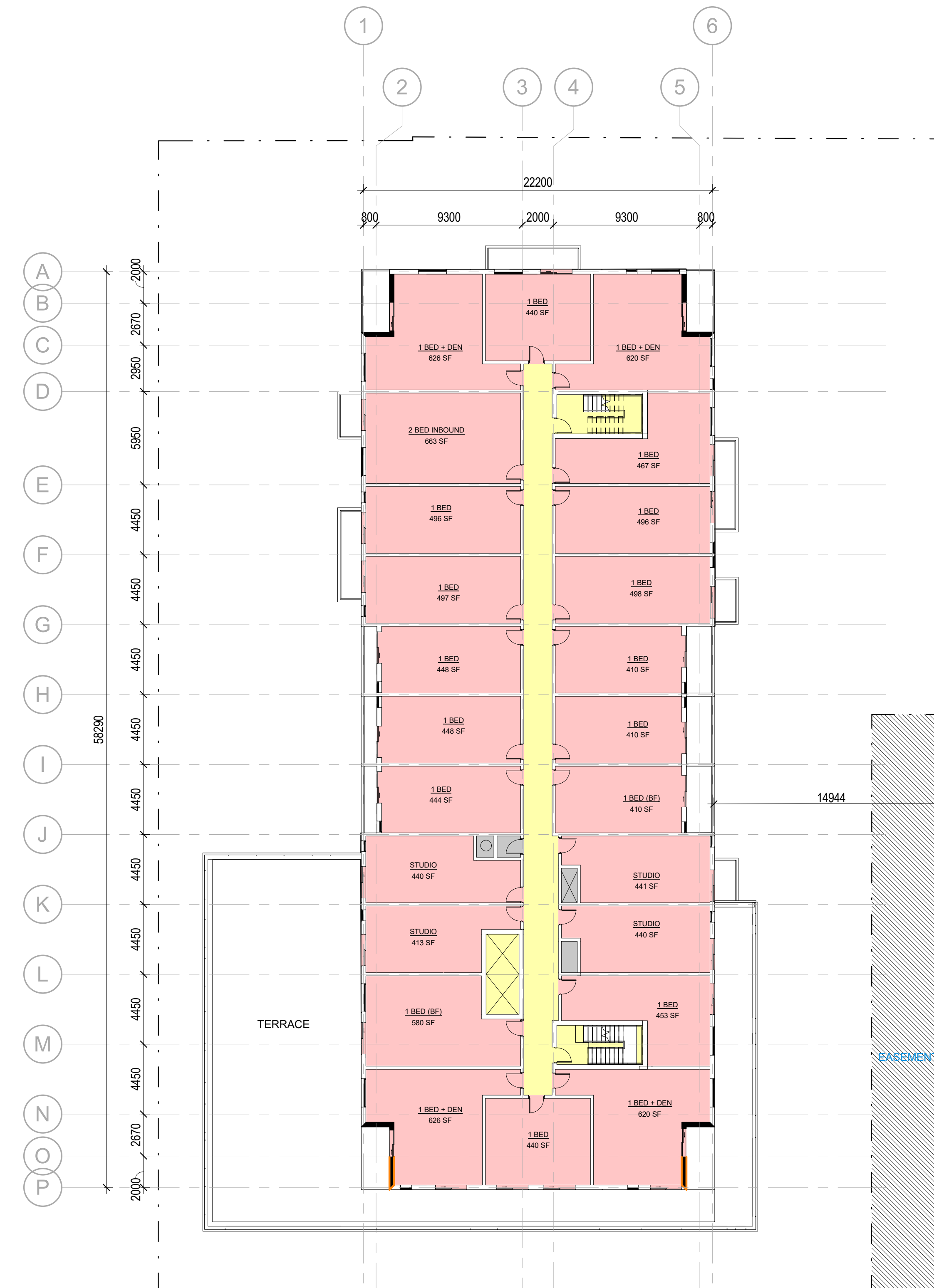
200 ALBERT ST.

**LEVEL 4-8 & 9-12 FLOOR PLAN**

Drawing Scale: 1:200  
 Status: \_\_\_\_\_  
 Drawing No. \_\_\_\_\_ Revision No. \_\_\_\_\_  
**D2.3 - r2**

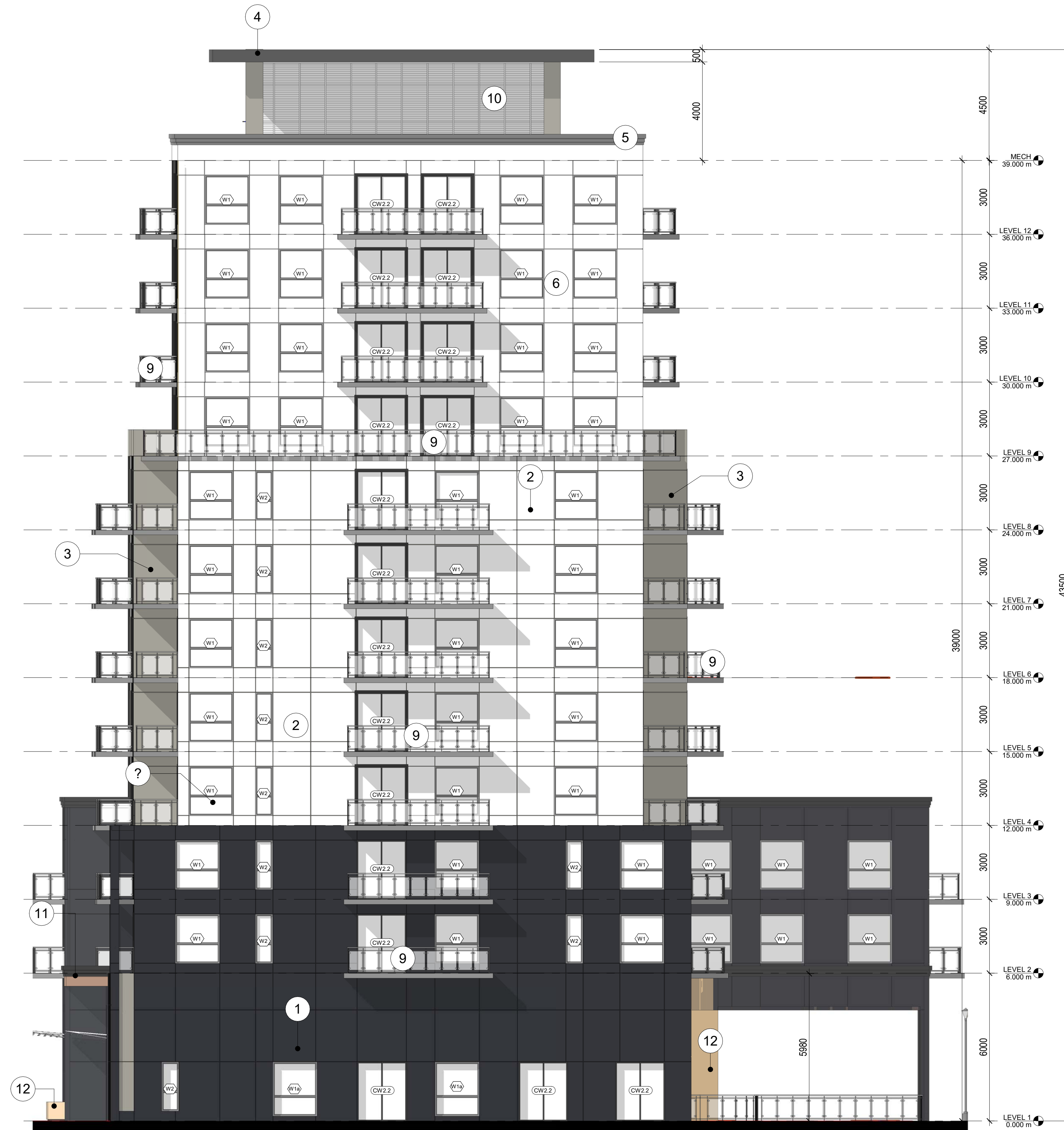


**1 01 D2 FLOOR PLAN - LEVEL 9-12**  
1:200



**2 01 D2 FLOOR PLAN - LEVEL 4-8**  
1:200

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**2 ELEVATION - NORTH**  
1:100

**GENERAL NOTES**

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10. METAL LOUVER
11. PREFINISHED METAL ALUMINIUM - WOOD TEXTURE
12. YELLOW BRICK

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1	2022-02-08	ISSUED FOR CLIENT REVIEW

Project No. 22049  
 Project Date  
 Drawn by MRS  
 Checked by MYV  
 Plot Date / Time: 2022-08-25 3:35:16 PM

**200 ALBERT ST.**

**NORTH ELEVATION**

ONTARIO ASSOCIATION OF ARCHITECTS  
 ARCHITECTS  
 JEFFREY ATCHISON  
 LICENCE 7254

Drawing Scale: As indicated  
 Status:  
 Drawing No. Revision No.

**D3.1 - r2**

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**1 ELEVATION - EAST**  
1:100

- GENERAL NOTES**
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**srm**  
ARCHITECTS INC.

Project No: 22049  
Project Date:  
Drawn by: MRS  
Checked by: MYV  
Plot Date / Time: 2022-08-25 3:35:35 PM

**200 ALBERT ST.**  
**EAST ELEVATION**

ONTARIO ASSOCIATION OF ARCHITECTS  
JEFFREY ATCHISON  
LICENCE 7254

Drawing Scale: As indicated  
Status:  
Drawing No.:  
Revision No.:  
**D3.2 - r2**

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**1** ELEVATION - WEST  
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**srm**  
ARCHITECTS INC.

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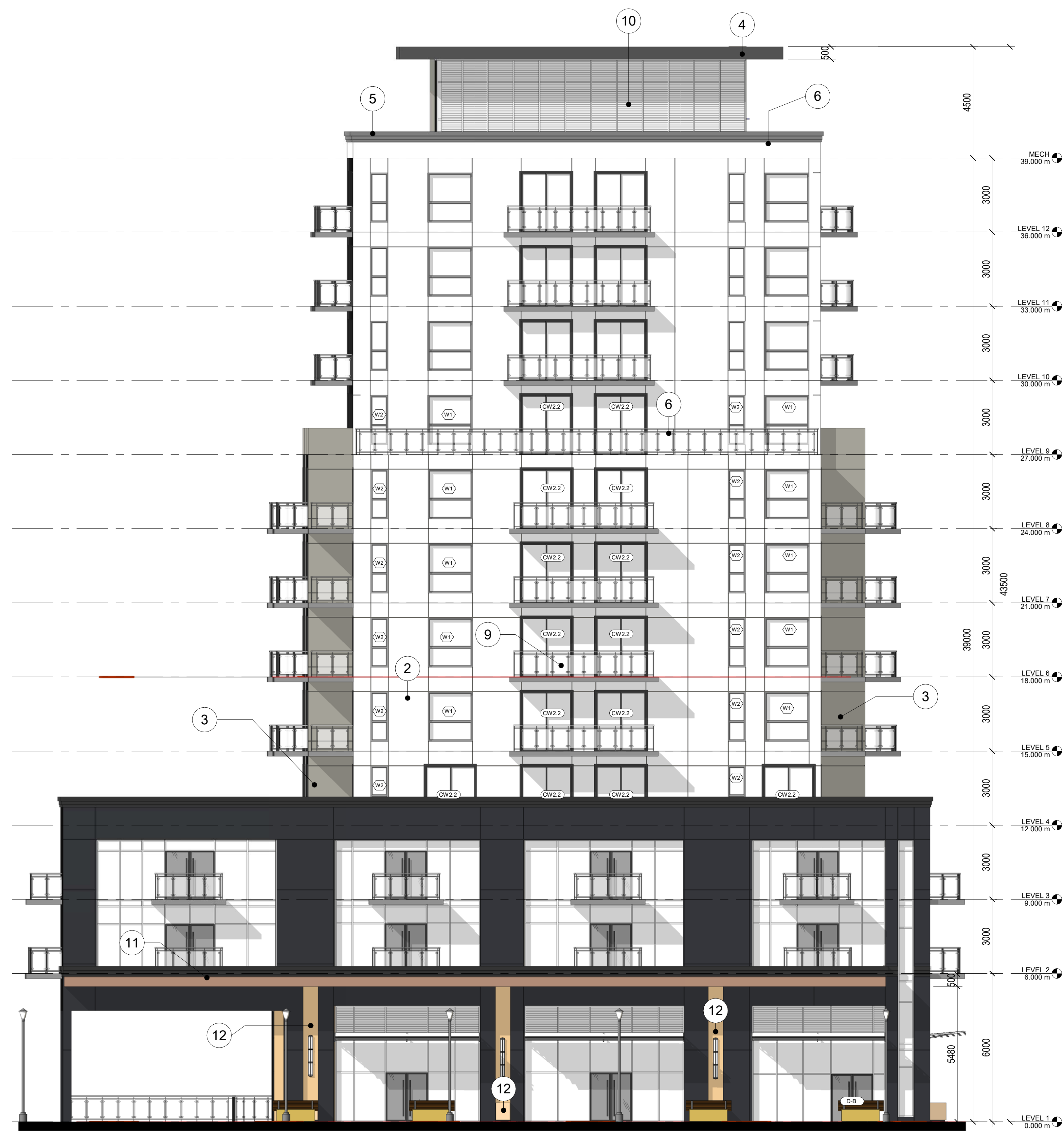
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WEST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS  
JEFFREY ATCHISON  
LICENCE 7254

Drawing Scale: As indicated  
Status:  
Drawing No.:  
Revision No.:  
**D3.3 - r2**

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**1** ELEVATION - SOUTH  
1:100

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 Checked by MYV  
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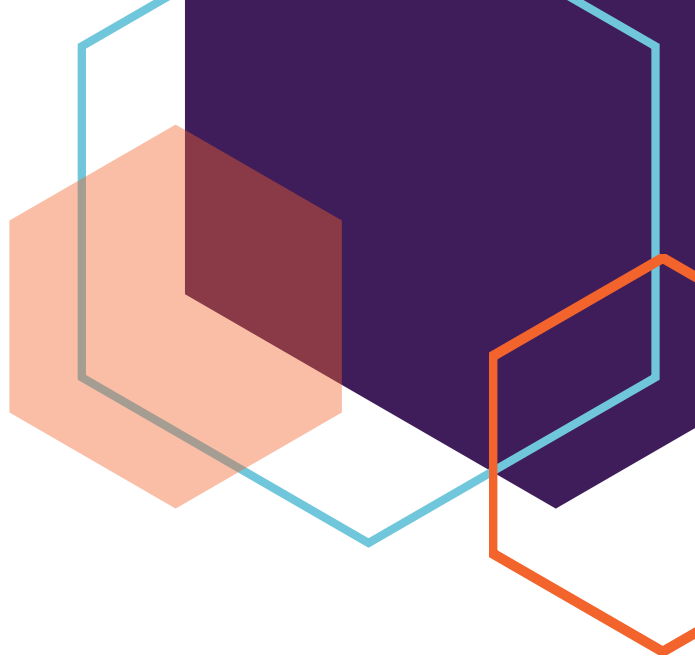


**200 ALBERT ST.**

**SOUTH ELEVATION**

Ontario Association of Architects  
 Drawing Scale: As indicated  
 Status  
 Drawing No. Revision No.  
**D3.4 - r2**

# Appendix E







**srm**  
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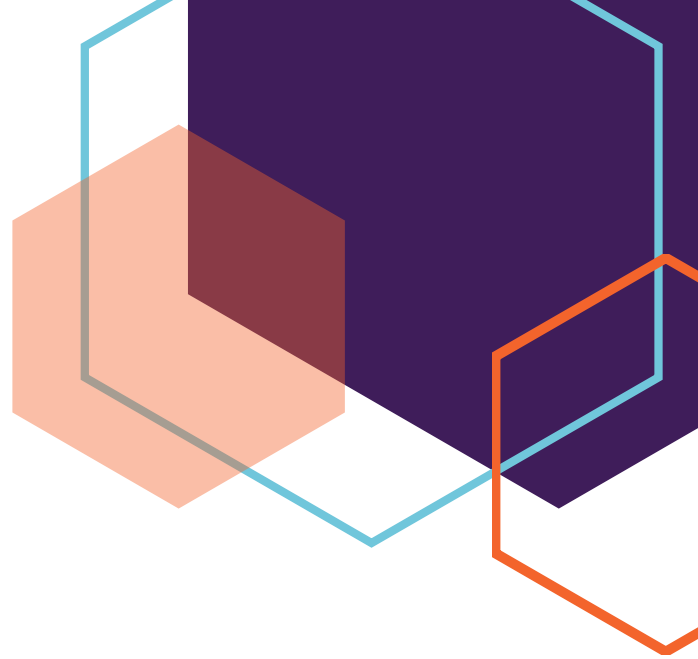


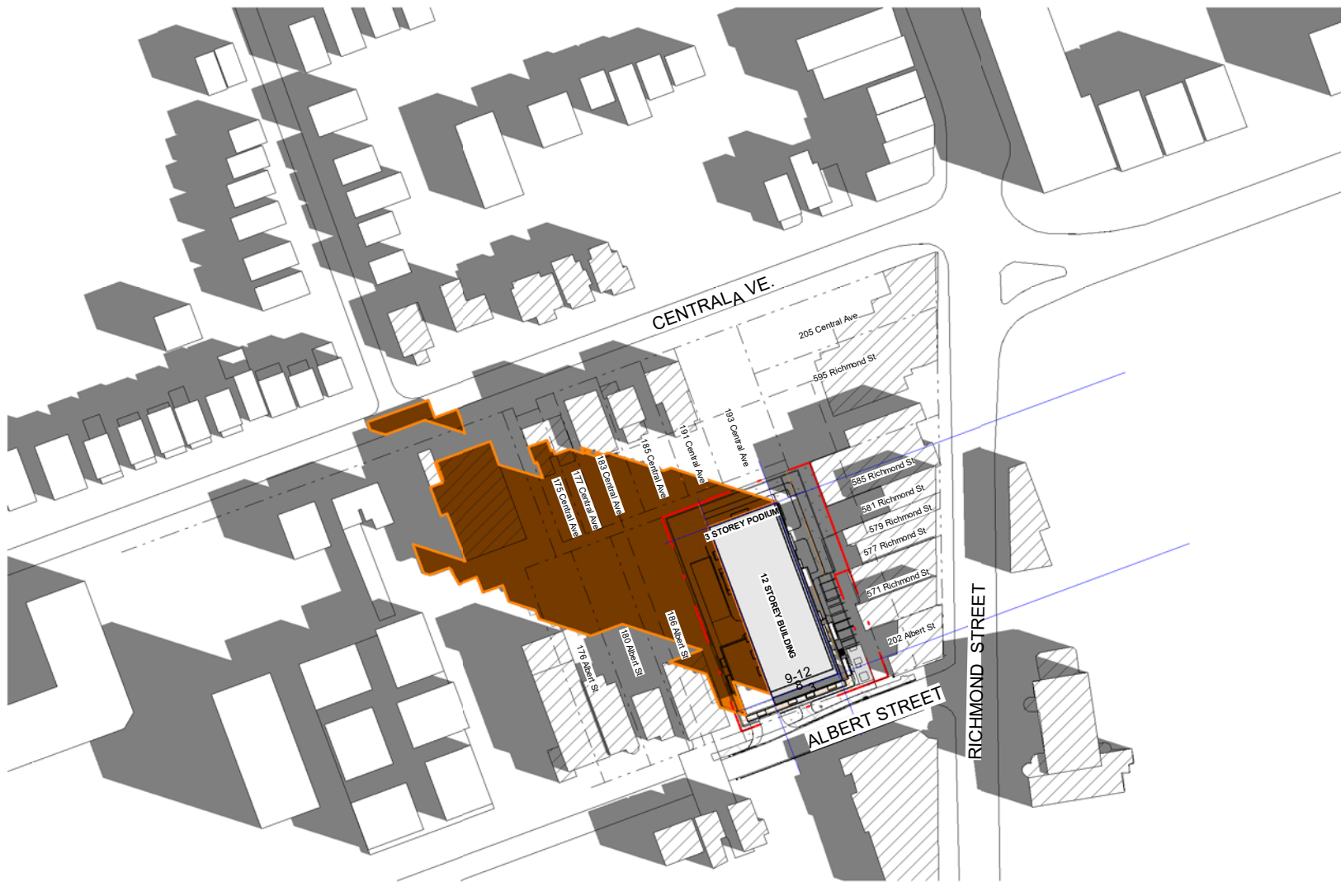




# Appendix F

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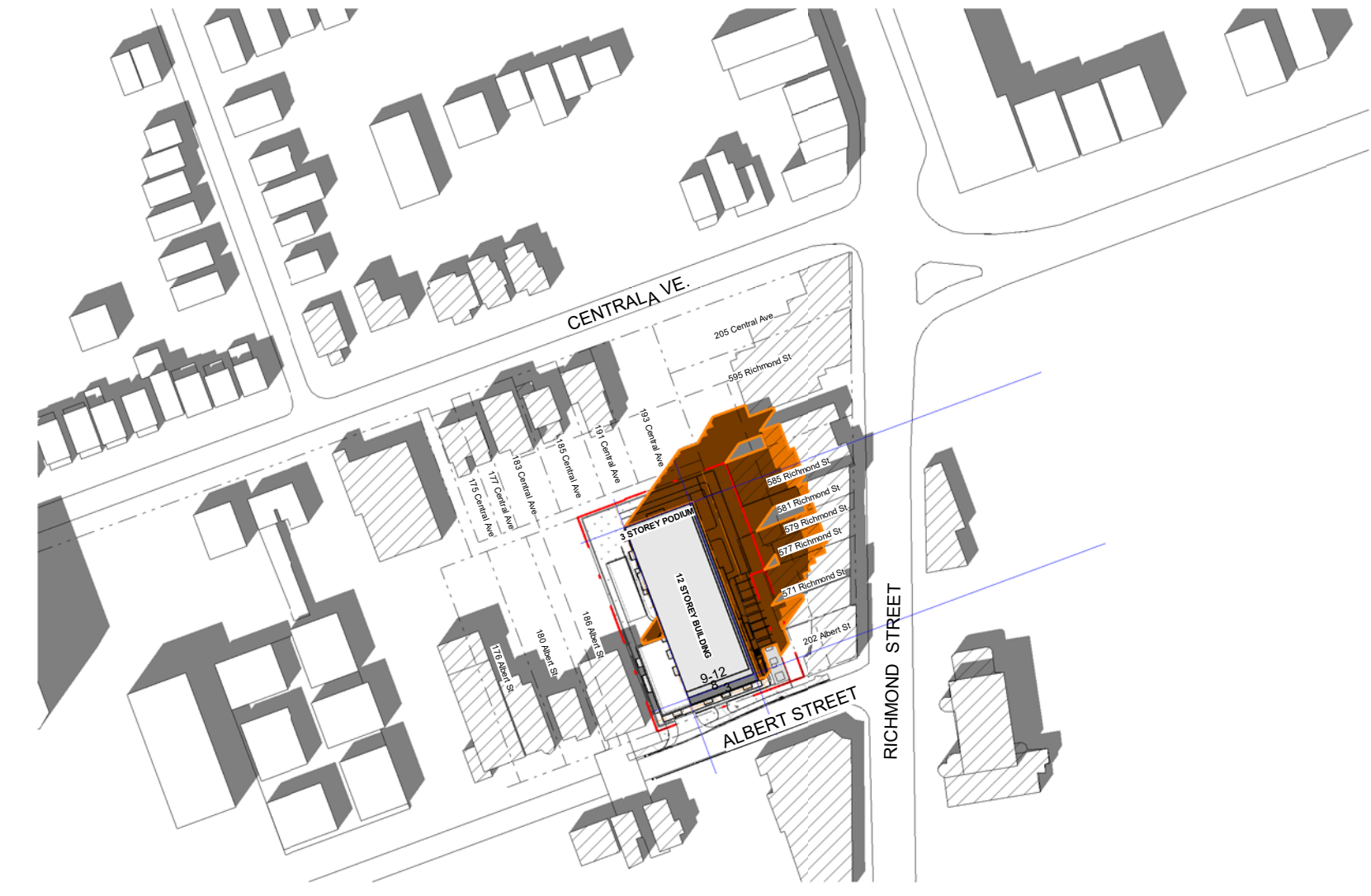




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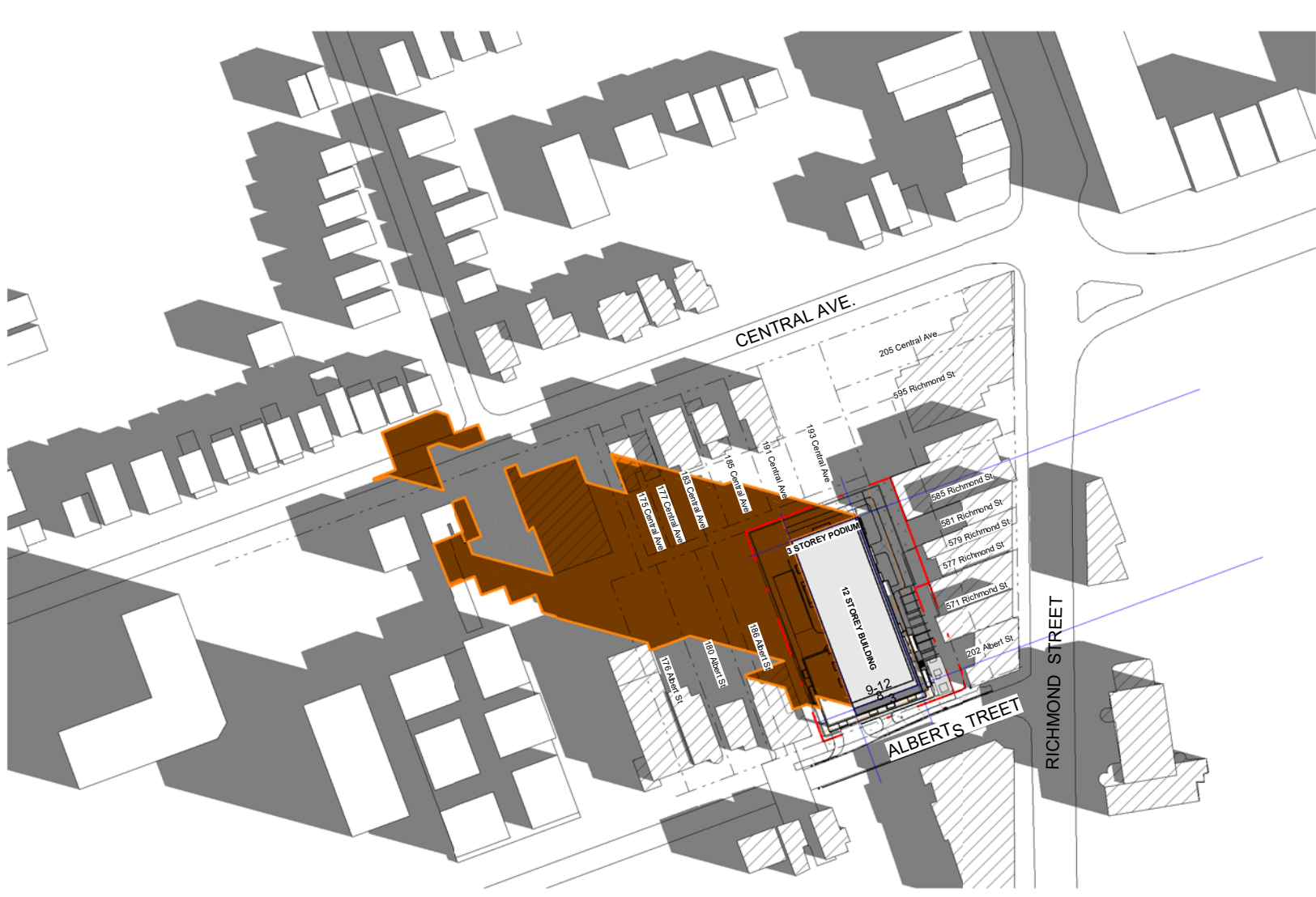
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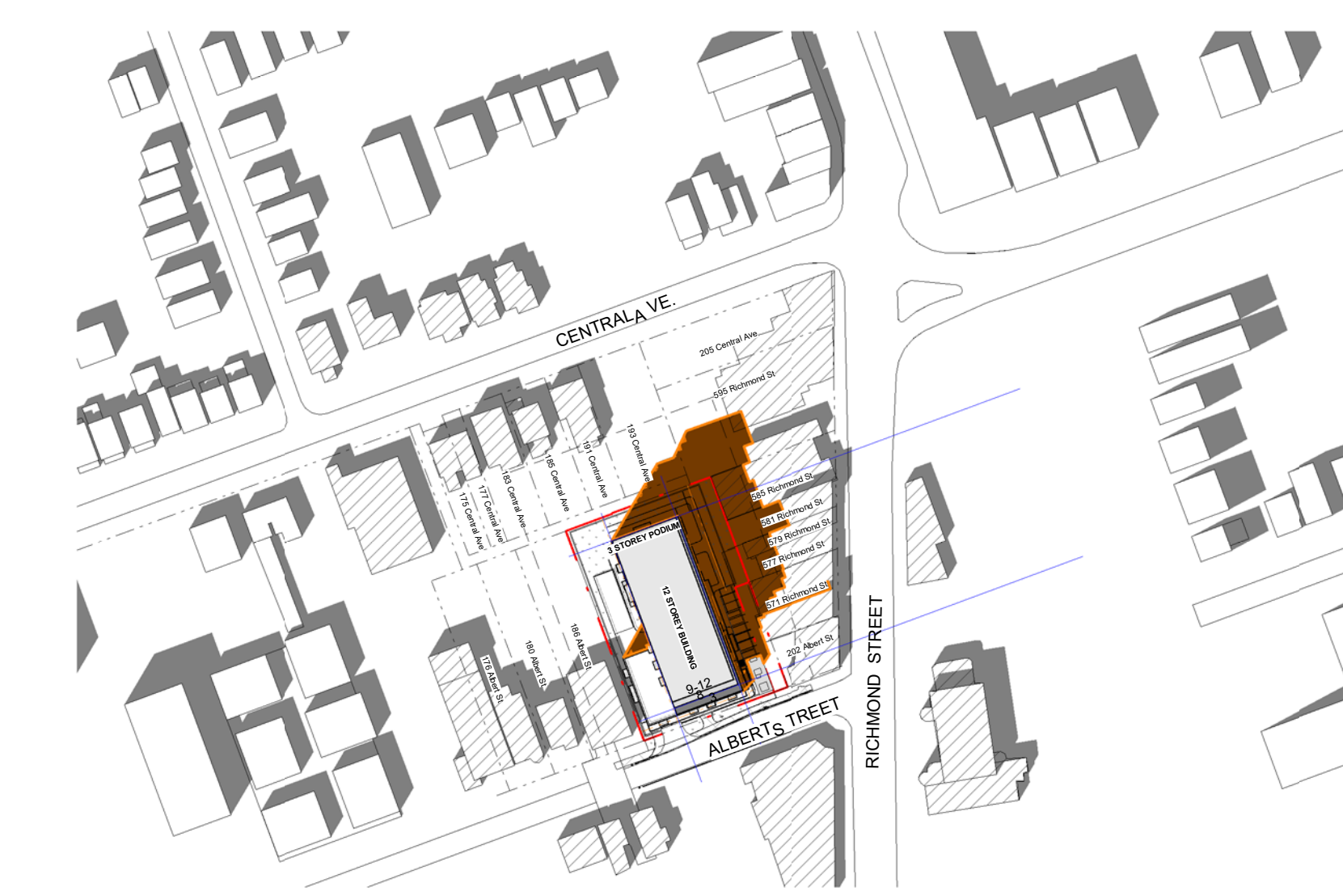
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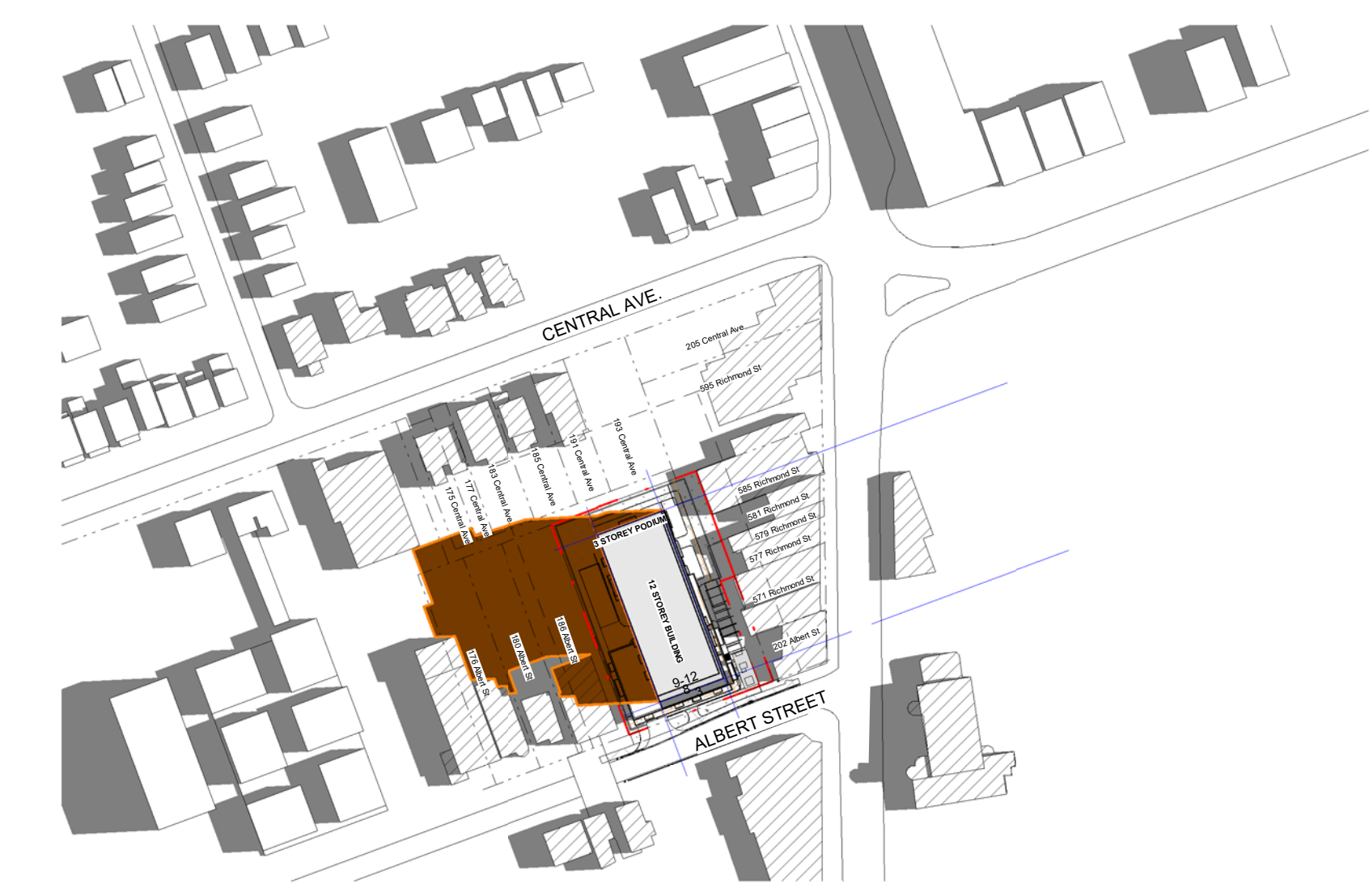
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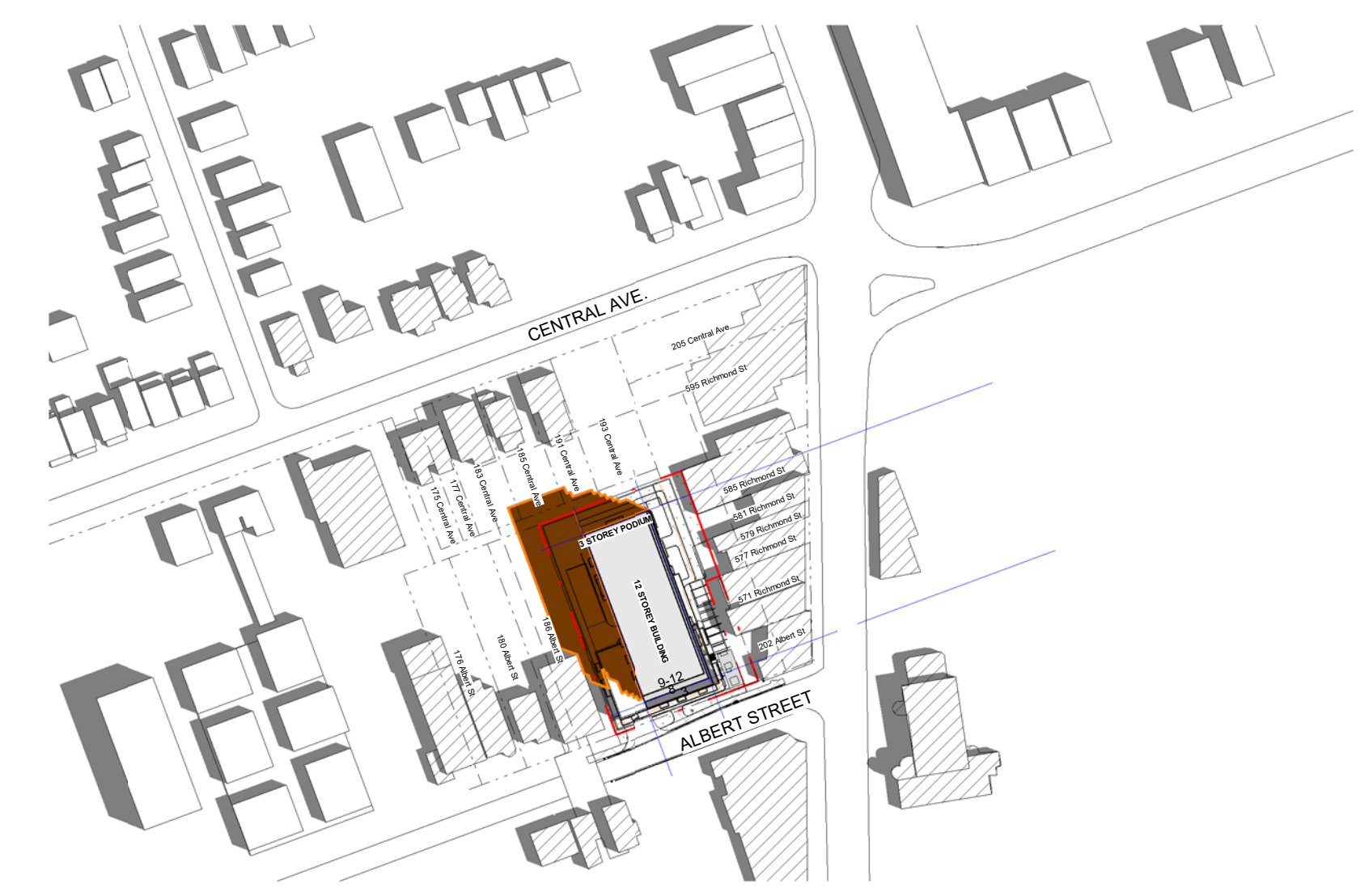
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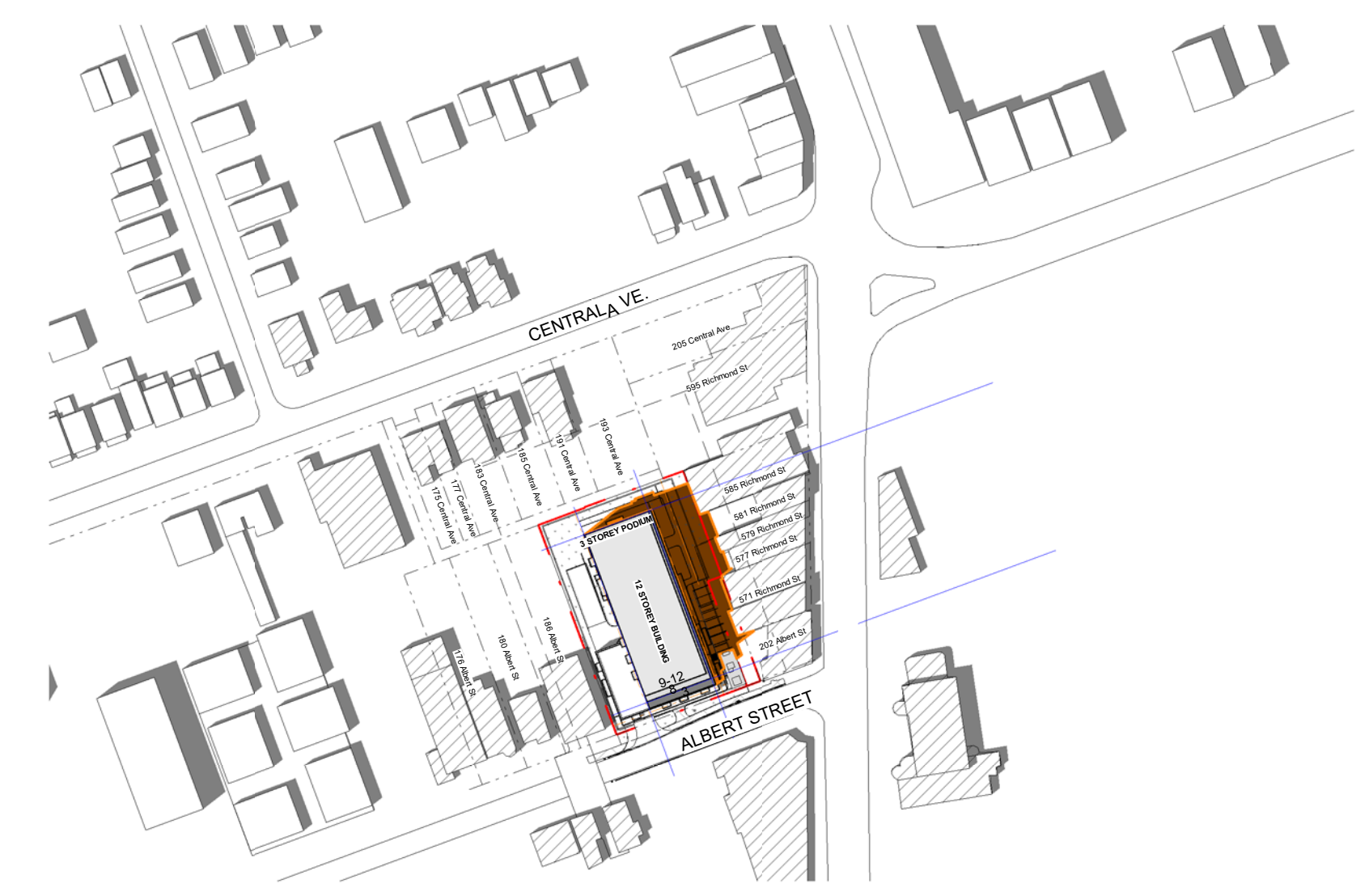
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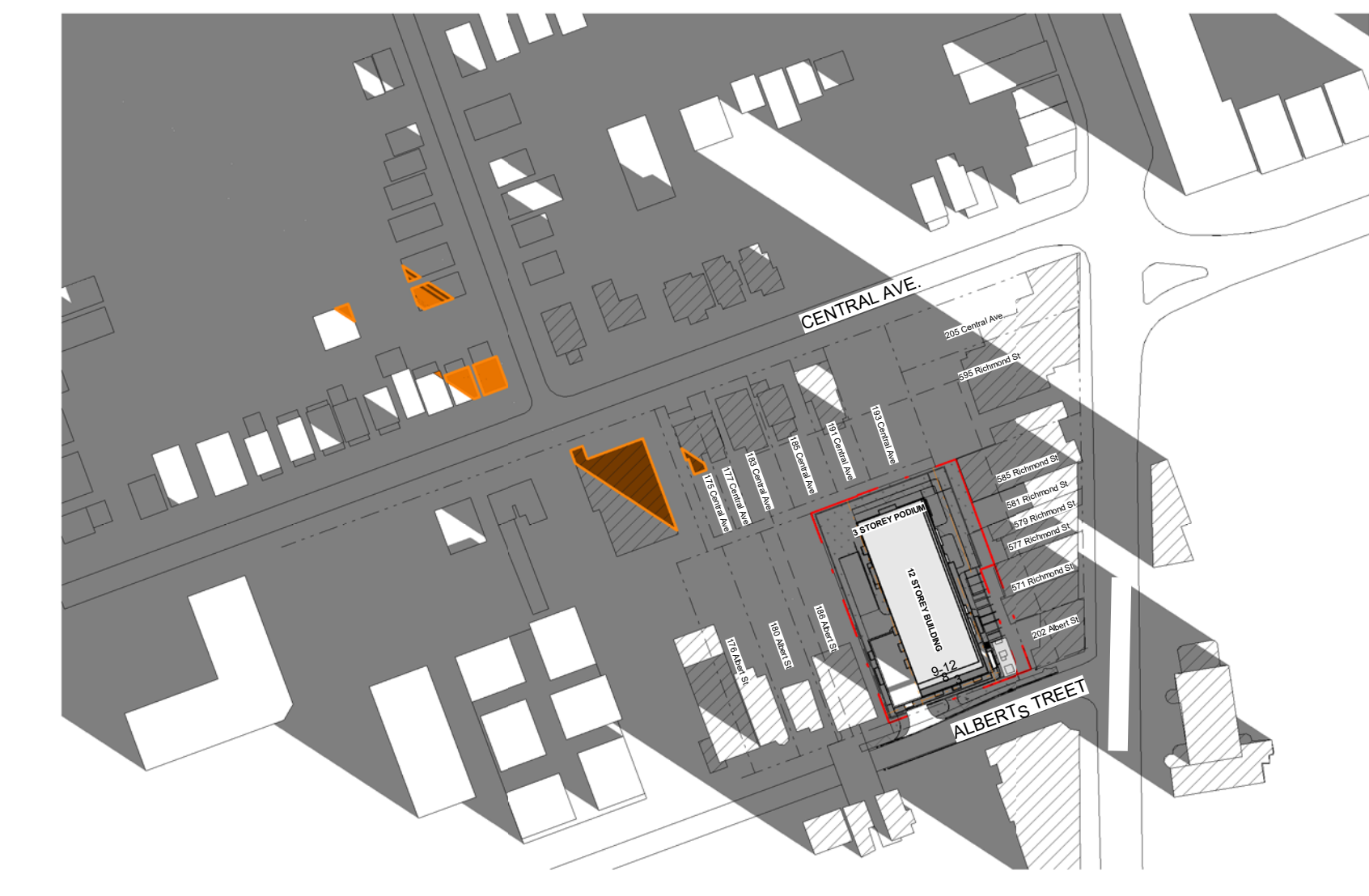
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3 JUNE 21 - 2.00 PM  
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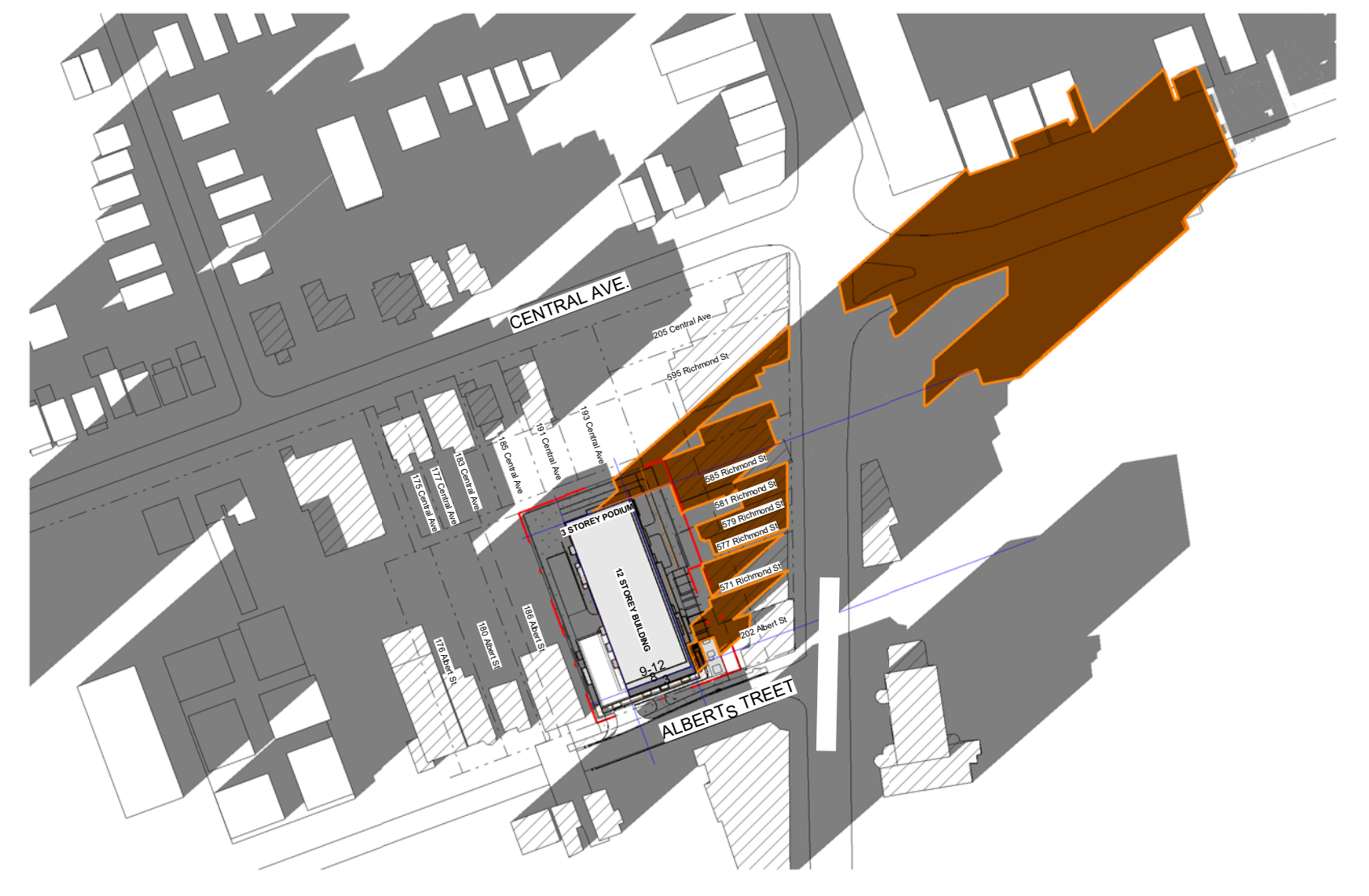
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6 DECEMBER 21 - 10.00 AM  
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7 DECEMBER 21 - 2.00 PM  
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8 DECEMBER 21 - 4.00 PM  
1:2000

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Email: [admin@phcgroup.ca](mailto:admin@phcgroup.ca)

Website: [www.phcgroup.ca](http://www.phcgroup.ca)

**Stewardship Sub-Committee  
Report**

September 27, 2023

Time: 6:30pm  
Location: Zoom

Attendance: M. Rice, B. Vasquez, M. Whalley, T. Regnier, M. Bloxam, P. Milner, K. Waud; L. Tinsley, L. Dent, M. Greguol (staff)

**Agenda Items**

**1. Request to Demolish the Heritage Listed Property at 7056 Pack Road**

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report (Bright Past, 2023) for the heritage listed property at 7056 Pack Road. Staff provided a verbal report noting that the property did not meet the minimum criteria for designation under the Ontario Heritage Act.

Motion: Based on the evaluation presented in the CHER, the Stewardship Sub-Committee does not oppose the demolition of the heritage listed property at 7056 Pack Road, noting that the Stewardship Sub-Committee encourages the owner to salvage the buff brick and/or beams from the farmhouse for potential re-use on or near the site.

Moved: K. Waud; Seconded: M. Whalley; Passed.

**2. Request to Demolish Regina Mundi Catholic College, on the Heritage Listed Property at 5200 Wellington Road South**

The Stewardship Sub-Committee reviewed the Heritage Impact Assessment (ERA, 2023) for Regina Mundi Catholic College on the heritage listed property at 5200 Wellington Road South. Staff provided a verbal report noting that the property did not meet the minimum criteria for designation under the Ontario Heritage Act.

Motion: The SSC recommends designation of the property under Part IV of the *Ontario Heritage Act* noting that the SSC is of the opinion that property meets Criteria 1 and Criteria 6 of Ontario Regulation 9/06. It being noted that the SSC feels that the cultural heritage value is associated with the chapel which is an outstanding example of mid-century modern ecclesiastical architecture.

Moved: B. Vazquez; Seconded: M. Bloxam, Passed.



## **Education Sub-Committee Report**

Thursday September 21, 2023

6:30pm

Location: Zoom

Present:

### **Agenda Items:**

#### **1. Historic Carling's Creek and Lake Horn**

The Education Sub-Committee reviewed draft text, maps, and graphics for the proposed Carling's Creek cultural heritage interpretive signage. The signage is proposed to be located at Piccadilly Park, the former location of Lake Horn.

The Education Sub-Committee provided comments on the direction and text for the draft cultural heritage interpretive signage.

#### **2. Blackfriars Mill and O'Brien's Mill**

The Education Sub-Committee received draft text and updated images including renderings of the former Blackfriars Mill and O'Brien's Mill signage.

The Education Sub-Committee provided comments on the direction and text of the draft text and working images for the proposed signage.

#### **3. Victoria Bridge**

The Education Sub-Committee reviewed a draft of the proposed cultural heritage interpretive signage for the Victoria Bridge.

The Education Sub-Committee supported the proposed cultural heritage interpretive signage, incorporating minor edits provided by the committee

#### **4. Engine 86**

The Education Sub-Committee reviewed draft text and graphics for proposed signage at Engine 86 in Queen's Park. The Education Sub-Committee provided comments and edits to be incorporated into a future draft of the proposed signed for Engine 86.

#### **5. John Counsell Gibbons Swimming Pool**

The Education Sub-Committee review draft signage for the John Counsell Gibbons Swimming Pool. The Education Sub-Committee supports the proposed signage incorporating the provided comments.

6. **1588 Clarke Road – Tackabury Family/The Grove**

The Education Sub-Committee had a discussion about potential strategies to commemorate the Tackabury Family and their contributions to The Grove and London Township. The Education Sub-Committee expressed a desire to commemorate the family/property beyond a plaque for signage. The sub-committee discussed the possibility of using open space/neighbourhood park, and opportunities to commemorate the family in a park. It being noted that the Education Sub-Committee wishes to continue discussing potential opportunities with Sifton.

7. **Kensall Park**

The Education Sub-Committee heard a verbal update about proposed signage to be located within Kensall Park.

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Community Advisory Committee on Planning

**From:** Kyle Gonyou, RPP, MCIP, CAHP Manager,  
Heritage and Urban Design

**Subject:** Demolition Request for the Regina Mundi Catholic College on  
the Heritage Listed Property at 5200 Wellington Road South,  
Ward 14

**Date:** Wednesday, October 11, 2023

## Recommendation

Approval of the demolition request for the Regina Mundi Catholic College on the heritage listed property at 5200 Wellington Road South is being recommended in response to a written request for demolition received by the City. Removal of the property from the Register of Cultural Heritage Resources is recommended. The property owner is encouraged to implement the conservation strategies identified in Section 8.2 of Appendix C.

## Executive Summary

The subject property at 5200 Wellington Road South, Regina Mundi Catholic College, is listed on the Register of Cultural Heritage Resources. A demolition request has been received for the subject property, which triggers a formal review process pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual.

A Heritage Impact Assessment (HIA) that was submitted with the demolition request included an evaluation of the property according to the criteria of Ontario Regulation 9/06. The evaluation determined that the property met one of the nine criteria for designation under Part IV of the *Ontario Heritage Act*. As a property must meet two or more of the evaluation criteria, the evaluation determined that the property does not warrant designation under the *Ontario Heritage Act*. Although the property does not meet the minimum criteria for designation, commemorative strategies have been identified within the Heritage Impact Assessment. Staff recommend that Municipal Council remove the subject property from the Register of Cultural Heritage Resources and allow the demolition to proceed. Staff also recommend that the property owner be encouraged to implement the conservation strategies identified in Section 8.2 of the Heritage Impact Assessment.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property at 5200 Wellington Road South is located on the east side of Wellington Road South between Westminster Drive and Scotland Drive (Appendix A). The property is located in the former Westminster Township, annexed by the City of London in 1993.

#### 1.2 Cultural Heritage Status

The property at 5200 Wellington Road South is a heritage listed property. The property was added to the Register of Cultural Heritage Resources in 2016.

#### 1.3 Description

The subject property at 5200 Wellington Road is located in South London, in the former Westminster Township, annexed into the City of London in 1993. The property remains in a rural its general context. The property is approximately 17 hectares (42 acres) in size and includes the Regina Mundi Catholic College secondary school building as well as a separate building that houses the headquarters for the London District Catholic

School Board on the same parcel. The property also includes internal road networks, surface parking lots, an outdoor running track, and athletic facilities.

Designed by the London firm of Watt and Tillman Architects, the building was originally constructed as a seminary in 1963. The Regina Mundi Catholic College building consists of a three-storey secondary school central school block with north and south Y-shaped additions. The exterior cladding is annotated within the original design drawings for the building as an alternating checkerboard pattern of precast insulated masonry panels and “random stone” with stone trim and copper flashing. The school building formerly included a prominent bell tower that extended above the front entry. The belltower was removed in 2011 due to concerns with its structural integrity.

The interiors of the school have been modified and re-built over time, including an extension renovation project in 1987 that resulted in the removal of the former residential facilities to accommodate an increase in classroom space.

The original portion of the building includes a chapel located on the first floor of the central wing. With an original capacity of 250 (including the use of its balcony area), the chapel is marked by a tapered column frame and a folded plate roof structure. Interior finishes of the chapel include painted glass windows featuring depictions of the seven sacraments of the Catholic Church. The painted glass is attributed to a Th. Lubbers, based in Montreal. The chapel also includes a memory wall displaying photographs of the former students and staff who passed away during their time at Regina Mundi Catholic College.

Further details related to the property and design of the Regina Mundi Catholic College can be found in Appendix C.

#### **1.4 History**

The Euro-Canadian history of the subject property first relates to the colonization of the London and surrounding areas under the efforts of Lieutenant-Governor John Graves Simcoe. Simcoe’s arrived at the Forks of the Thames with the intention establishing a new capital of Upper Canada. Though his intentions did come to fruition, European settlers began arriving in the early-19<sup>th</sup> century.

The subject property remained in agricultural use until the construction of the Regina Mundi Catholic College in 1963. The school was original established in 1962 by John C. Cody, then Bishop of the London Diocese, and Archbishop Sebastiano Baggio, apostolic delegate to Canada. Originally named the Regina Mundi Junior Seminary, the school was situated on a 110-acre plot of land and the school included 10 classrooms, a science room, a library, gymnasium, and a chapel.

The school was originally established to provide training for boys intending to enter the priesthood. However, by 1965 the admission policy was widened to offer educational services for boys with other career goals as well. Accordingly, the school was renamed to the Regina Mundi Catholic College, a residential Roman Catholic private secondary school.

By 1971, Regina Mundi began offering non-residential classes, but still operate as a private secondary school with tuition requirements. By 1983, the school became a co-educational secondary school of the London and Middlesex Catholic School Board, alleviating overcrowding concerns at other Catholic schools in the area. The school continued to mix fee-paying boarders with day students.

In 1987, Regina Mundi’s boarding school service ended. Later in the same year the expansion of the school was approved by the Ontario Ministry of Education. Shortly after, the additions to the school were completed to accommodate the increase in enrollment and to remove the former residential facilities in favour of increased classroom space.

In 2005, the London District Catholic School Board opened its new headquarters on the property, in a new building just north of the Regina Mundi Catholic College building.

For further details on the history and use of the property please see Appendix C.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*.

#### **2.1.1 Provincial Policy Statement**

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

#### **2.1.2 Ontario Heritage Act**

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all property that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add property that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed property is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACCP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) and/or Heritage Impact Assessment (HIA) is required for a demolition request for a building or structure on a heritage listed property.

Section 29, *Ontario Heritage Act* enables municipalities to designate property to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

##### **2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest**

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual property. These criteria are consistent with Policy 573\_ of *The London Plan*. These criteria are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value because it has direct associations with a

theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property is required to meet two or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

### **2.1.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572\_ and 573\_ of *The London Plan* enable the designation of individual property under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual property will be evaluated.

### **2.1.4 Register of Cultural Heritage Resources**

Municipal Council may include property on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." The property is not designated but is considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed property. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 5200 Wellington Road South is included on the Register of Cultural Heritage Resources as a heritage listed property.

## **3.0 Financial Impact/Considerations**

None

## 4.0 Key Issues and Considerations

### 4.1. Demolition Request

Written notice of intent to demolish the Regina Mundi College building at 5200 Wellington Road South, along with a Heritage Impact Assessment (HIA), was received as a complete application by the City on September 13, 2023. The subject property is owned by the London District Catholic School Board.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage-listed property within 60 days, or the request is deemed permitted. During this 60-day period, the Community Advisory Committee on Planning (CACP) is consulted, and pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 5200 Wellington Road South will expire on November 12, 2023.

#### 4.1.1 Heritage Impact Assessment (HIA)

A Heritage Impact Assessment (ERA, dated July 18, 2023) was submitted as a part of the demolition request for the heritage listed property at 5200 Wellington Road South. The HIA included historic research, site photographs, description, an evaluation of the property according to Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value of Interest), as well as an impact assessment and mitigation recommendations.

The evaluation of the property included within the HIA determined that the property met 1 of the 9 criteria (Table 1).

Table 1: Summary of Evaluation of the property at 5200 Wellington Street.

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

Based on the evaluation, one criterion was met:

- Criteria 6 – The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
  - *We believe that the subject property possesses historical/associative value due to its association with the locally-prominent firm of Watt & Tillman Architects. Since its genesis in 1908, the firm has designed and constructed a large body of work throughout the London region and beyond, and an evolved version of the firm continues to exist today. Regina Mundi College can be situated within Watt & Tillman’s broader oeuvre, with particularly strong stylistic and programmatic parallels to Mount St. Joseph Academy, constructed for the Sisters of St. Joseph in 1954. (ERA, p. 30).*

Building condition is not a criteria for heritage designation. The integrity of a resource is often considered when evaluating the potential cultural heritage value of a resource. Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (MTC, 2006).

With regards to heritage integrity, the HIA states:

*Evidence of the site’s reduced integrity includes:*

- *The removal of the original bell tower over the front entrance in 2011 due to safety concerns. The bell tower was the primary architectural focal point of the building’s front (west) elevation.*
- *A defective building envelope which has required interim protective measures to buffer the building occupants from falling exterior cladding and debris.*
- *Most of the pieces of glass in the decorative glass windows in the chapel have delaminated and are at risk of falling, due to the use of an experimental method of lamination.*
- *Later additions and alterations, including the expansion of the original convent/garage wing, construction of the second-storey library addition, conversion of the second storey and third-floor residential quarters to classroom spaces, and extensive interior alterations throughout. These alterations have taken place in tandem with a shift away from the school’s operating model as an intimate, residential Junior Seminary.*

The evaluation of the property concludes:

*In summary, the site meets one of the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 as a result of its historical/associative value but does not meet the two or more criteria under Ontario Regulation 9/06 that would make it eligible for designation under Part IV of the Act. This finding, along with the site’s reduced integrity, and the extent of widespread physical deterioration throughout the building, contributes to our assessment that the site should not be designated under Part IV of the Ontario Heritage Act, and that removal of the existing Regina Mundi College building is appropriately mitigated through the conservation strategy proposed in this HIA.*

Recognizing that the property meets one of the nine criteria, the property has some cultural heritage value but does not meet the minimum criteria for designation under Part IV of the Ontario Heritage Act. Section 8.2 of the Heritage Impact Assessment recognizes this, and has identified conservation strategies to “sustain the legacy” (ERA, 2023 p.46) of the 1963 school within the replacement school. The conservation strategies include:



- *Prior to the demolition, the building should be extensively documented to preserve a fulsome archival record of its existing condition, including detailed architectural plans and elevations of current conditions and photographic documentation.*
- *The preparation of a Heritage Interpretation Plan to identify strategies and implementation measures that will help commemorate the cultural heritage value of the site to the future occupants. The Interpretation Plan could be developed in consultation with the Regina Mundi community and result in material for display in the new school. The Interpretation Plan will provide detailed information regarding the location, content and format of interpretive materials to be used.*
- *A selection of salvaged elements should be incorporated to support the future commemoration and interpretation of the site. This could potentially include, but is not limited to: the red granite surround and inscription flanking the main entry; a representative example of painted glass panels from the chapel, and; exterior stone panels in sufficiently good condition to merit salvage.*
- *The use of a folded plate roof structure in the new school building designed to evoke the style and appearance of the original chapel. This box dormer motif could be used in a prominent common area of the new school.*
- *The installation of a heritage plaque or marker in a prominent location on the site to commemorate the original Regina Mundi College building and convey its historical significance. (ERA, 2023, p. 46).*

Staff agree with the evaluation of the property, and support and encourage the implementation of the conservation strategies through the Site Plan review process for the new school.

#### **4.3 Consultation**

As per Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties including the Architectural Conservancy Ontario – London Region Branch, and the London & Middlesex Historical Society. Notice was also published in *The Londoner*.

In accordance with Section 27(4) and Section 27(9), Ontario Heritage Act, consultation with the Community Advisory Committee on Planning (CACCP, the City's municipal heritage committee) is required.

## **Conclusion**

A written intention to demolish the Regina Mundi Catholic College on the heritage listed property at 5200 Wellington Road South was received by the City. Through a Heritage Impact Assessment, the property was evaluated according the criteria of Ontario Regulation 9/06 and was determined to meet one of the criteria. In order to be eligible for designation under Part IV the *Ontario Heritage Act*, a property must meet two or more of the criteria. Staff agree with the evaluation, conclusions, and recommendation of the Heritage Impact Assessment for the property at 5200 Wellington Road South. While the property does not meet the minimum criteria for designation under Part IV of the Ontario Heritage Act, staff encourage that the conservation strategies identified in Section 8.2 of Appendix C be implemented to commemorate the history and physical elements of the Regina Mundi Catholic College.

**Prepared by:** Michael Greguol, CAHP  
Heritage Planner

**Reviewed by:** Kyle Gonyou, RPP, MCIP, CAHP  
Manager, Heritage and Urban Design

### **Appendices**

Appendix A Property Location

Appendix B Images

Appendix C Heritage Impact Assessment (ERA, July 18, 2023)

### **Selected Sources**

Corporation of the City of London. 2023-2027 Strategic plan.

Corporation of the City of London. Property file.

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.

Corporation of the City of London. *The London Plan*. 2022 (consolidated).

Ministry of Culture. *Ontario heritage Toolkit: Heritage Property Evaluation*. 2006.

*Ontario Heritage Act*. 2023, c. 21, Sched. 6.

Westminster and Delaware Townships: Honouring Our Roots, Volume 1. 2006.

# Appendix A – Property Location

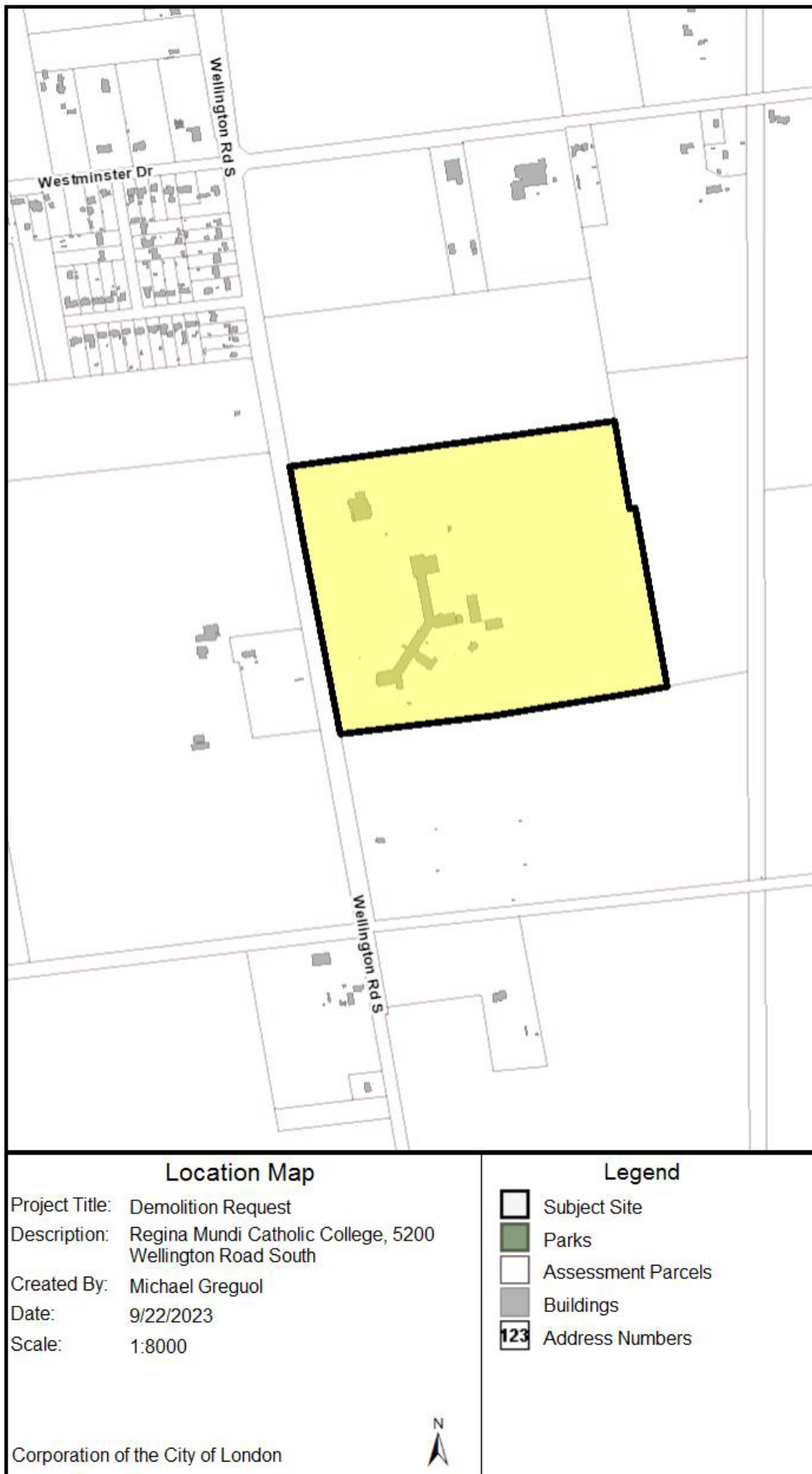


Figure 1: Location Map showing the location of the subject property at 5200 Wellington Road South.

**Appendix B – Images**



*Image 1: Photograph showing the west (front) façade of the Regina Mundi Catholic College at 5200 Wellington Road South.*



*Image 2: Photograph showing the west (front) façade of the Regina Mundi Catholic College at 5200 Wellington Road South.*



*Image 3: Photograph showing the cross located above the entry way to Regina Mundi Catholic College. The bell tower that was previously constructed above the front entry was removed in 2011 due to safety concerns.*



*Image 4: Photograph showing the rear of the Regina Mundi Catholic College, showing the exterior of the chapel.*



Image 5: Photograph showing stone exterior on the rear of the chapel at Regina Mundi Catholic College.



Image 6: Photograph showing stone exterior on the rear of the chapel at Regina Mundi Catholic College. Note the steel bracing observed on the exterior of the school is an interim protection measure.



Image 7: Photograph showing the exterior of the painted glass windows of the chapel.



Image 8: Exterior cladding of the Regina Mundi Catholic College showing "checkboard" pattern of precast masonry panels and "random stone" panels.



Image 9: Red granite surround with inscription around the front entry to the Regina Mundi Catholic College.



Image 10: Interior of the chapel in the Regina Mundi Catholic College. Note, the tapered columns around the perimeter of the chapel and the folded plate roof structure.





Image 11: Interior view of the painted glass windows located within the chapel at the Regina Mundi Catholic College.

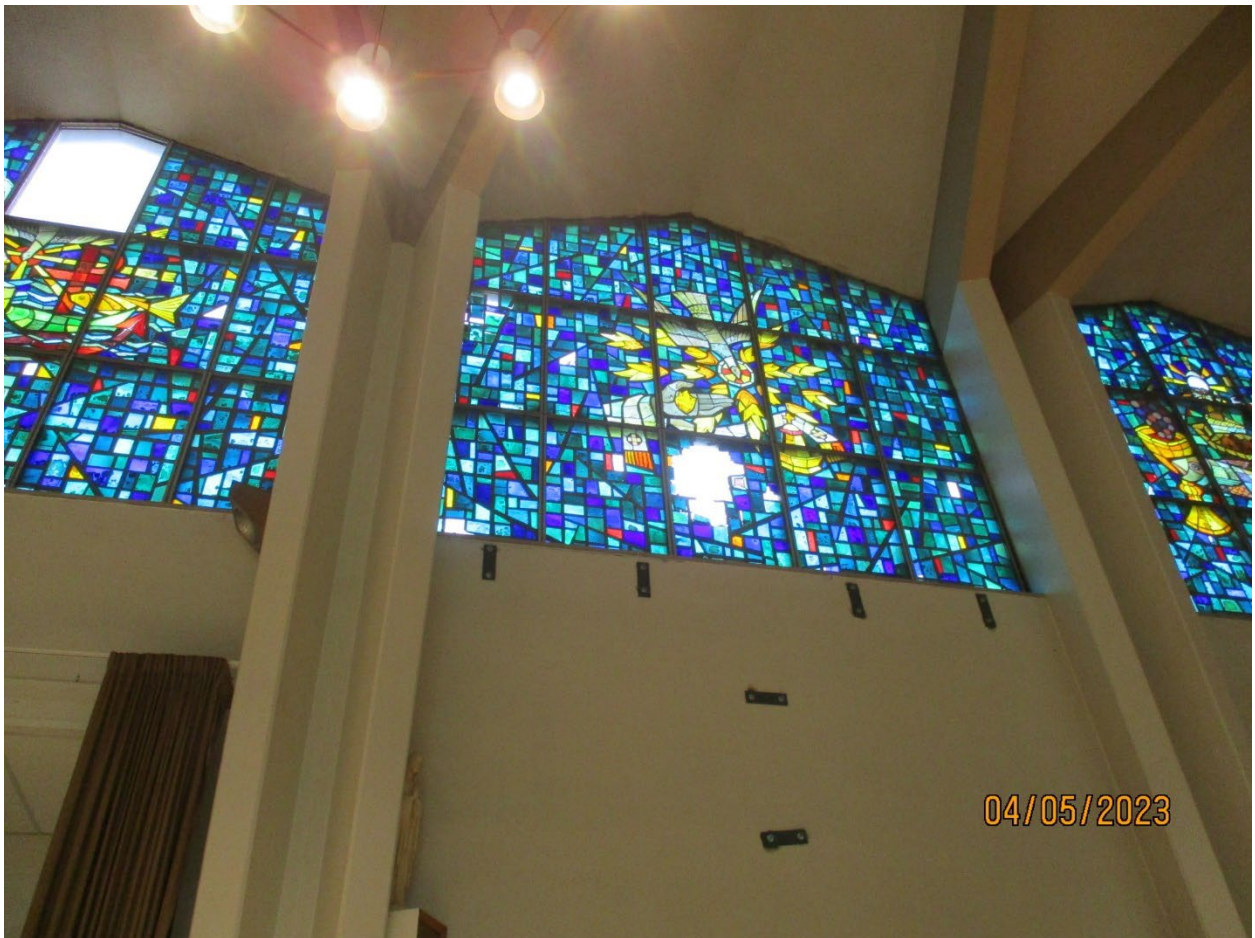


Image 12: Interior view of the painted glass windows located within the chapel at the Regina Mundi Catholic College. Note the white spaces within the painted glass shows the locations of damages and delamination observed on the glass.

## **Appendix C – Heritage Impact Assessment – ERA**

ERA, *Heritage Impact Assessment: Regina Mundi Catholic College* (July 18, 2023)  
[attached separately].

# REGINA MUNDI CATHOLIC COLLEGE

LONDON, ON | HERITAGE IMPACT ASSESSMENT  
AUGUST 15, 2018; REVISED JULY 18, 2023



Project # 18-034-02  
Prepared by AP/DE/CS/ZA

ERA

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Cover image: West elevation, Regina Mundi Catholic College (ERA, 2018).

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Appendix I: Regina Mundi College Building Renewal Study by Nicholson Sheffield Architects et al, dated September 25, 2013

Appendix II: Review of Exterior Masonry Cladding by Hastings & Aziz Ltd. Consulting Structural Engineers, dated December 9, 2014

Refer to the architectural package from Nicholson Sheffield Architects, dated [June 20, 2023](#).



Original main entry and bell tower (demolished) (London District Catholic School Board, year unknown).

# EXECUTIVE SUMMARY

## *Background*

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) for the redevelopment of 5250 Wellington Road South (the “site”). The site contains the Regina Mundi Catholic College, originally constructed in 1963 as the Regina Mundi Junior Seminary. This HIA is an update to a previous HIA dated August 15, 2018 and subsequent HIA Addendum Letter, dated October 30, 2018. Updates to the text of this report are in red.

## *Proposed Development*

The London Catholic District School Board intends to construct a new secondary school building on the site and then demolish the existing Regina Mundi Catholic College school building. The new school will be located on the portion of the site currently occupied by the main parking lot. Upon demolition, the footprint of the existing school building will be used for a parking lot, as well as landscaped open space.

## *Cultural Heritage Value*

On the recommendation of the London Advisory Committee on Heritage (“LACH”), the site was added to the City of London’s Register of Cultural Heritage Resources (formerly called the Inventory of Heritage Resources) on October 25, 2016. The site was originally listed as a “Priority 1” resource in the inventory, indicating the degree of change that should be allowed to a structure, however reference to Priority Listing classifications is no longer included in the in-force 2016 City of London Official Plan (replaced the repealed 1989 Official Plan on May 25, 2022) and subsequently are not included in the current Register of Cultural Heritage Resources.

ERA has evaluated the site using the criteria under Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) and found that although the site meets the Ontario Heritage Act (“OHA”) criteria related to the site’s association with the locally prominent firm of Watt & Tillmann Architects, it is not a candidate for designation under Part IV of the OHA. Bill 23, the More Homes Built Faster Act, went into effect on January 1, 2023, and amended the OHA to require that properties must meet two or more criteria under Ontario Regulation 9/06 to be eligible for designation under Part IV of the Act, whereas previously, properties were required to meet one or more criteria. Previously, the City of London Official Plan provided it’s own criteria for property designation, however the in-force Official Plan removes these additional criteria and now aligns with the criteria in Ontario Regulation 9/06.

As identified in this HIA, the heritage integrity of Regina Mundi College has been reduced by extensive physical deterioration of the building envelope, as documented in engineering studies and condition assessments, as well as later alterations such as the removal of the original bell tower element.

In light of the site having been found to meet only one criteria under Ontario Regulation 9/06, and its compromised integrity, the property is not a candidate for designation pursuant to the OHA. ERA recommends that the owner commit to the implementation of the Conservation Strategy as set out in this HIA, which provides for the commemoration and interpretation of the history of the site within the proposed development.

### Impacts

The proposed development requires the removal of an identified heritage resource that has been listed on [City of London's Register of Cultural Heritage Resources](#). The proposal will remove the 1963 Regina Mundi College in its entirety.

### Mitigation Strategies

The impact of the proposed development can be mitigated by several commemorative and interpretive measures recommended for inclusion in the replacement secondary school building. These measures include:

- Documentation of existing conditions prior to removal;
- Preparation of a Heritage Interpretation Plan to identify strategies and implementation measures to assist in commemorating the cultural heritage value and history of the site to future occupants. This plan could be prepared in consultation with the Regina Mundi community and result in materials to be displayed in the new school;
- Reinstatement into the proposed development of salvaged elements will include the red granite surround and inscription flanking the original main entry, a representative example of painted glass panels from the chapel, and exterior stone panels in sufficiently good condition to merit salvage;

- The use of a folded plate roof structure in the new school building designed to evoke the original chapel. This motif could be deployed in a prominent common area of the new school; and
- Installation of a heritage plaque or marker in a prominent location on the site to commemorate the original Regina Mundi College building.

A commitment by the owner to a Conservation Strategy that includes the aforementioned measures will help to mitigate the impact of removing the original Regina Mundi College building and to ensure that the site's cultural heritage value is appropriately commemorated.

### Conclusion

This HIA concludes that the proposed development for 5250 Wellington Street South, including the removal of the 1963 Regina Mundi College building and construction of a replacement secondary school incorporating the proposed mitigation measures, is justified and will not result in an unacceptable heritage impact.



# 1 INTRODUCTION

---

## 1.1 SCOPE OF THE REPORT

ERA Architects has been retained by Nicholson Sheffield Architects, on behalf of owner London Catholic District School Board, as the heritage architectural consultant to prepare this HIA for the redevelopment of 5250 Wellington Road South in the City of London. The redevelopment scope includes removal of the existing 1963 Regina Mundi College school building and the construction of a replacement secondary school building in a more northwesterly location on the site.

This Heritage Impact Assessment (“HIA”) describes the historical development and evolution of the site and the impact of the proposed development on the site’s identified heritage resource, namely the 1963 Regina Mundi College building, which is identified as a resource on the [City of London’s Register of Cultural Heritage Resources](#). This HIA is an update to a previous HIA dated August 15, 2018 and subsequent HIA Addendum Letter, dated October 30, 2018. Updates to the text of this report are in red.

The purpose of an HIA, as per the Ontario Heritage Toolkit published by the Ontario Ministry of Tourism, Culture & Sport, is to determine the impact of proposed development on heritage resources, conservation recommendations and mitigation measures.

Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn from, including: historical maps, atlases, aerial photographs, archival materials from the London Public Library, London Catholic District School Board and the University of Western Ontario, related consultants’ reports, and observations from a site visit.

## 1.2 PROJECT CONTACT

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### 1.3 SITE DESCRIPTION

The site is located at 5250 Wellington Road South, otherwise known as Part of Lot 15, Concession 5, Geographic Township of New Westminster, City of London, Middlesex County, Ontario. The site is approximately 17 hectares (42 acres) in size, and consists of the Regina Mundi Catholic Secondary School, as well as a separate building housing the headquarters of the London District Catholic School Board. The site contains two driveways off of Wellington Road South that provide access to an internal road network as well as surface parking lots. An outdoor running track and athletic facilities are located on the northeast part of the site.

To the east of the site is a provincially significant wetland that falls within the jurisdiction of the Upper Thames River Conservation and Kettle Creek Conservation Authorities. To the north and south of the site are large open fields. Across Wellington Road South, to the west, is a residential property with farm fields.

The site falls within an area of archaeological potential as determined by the City of London's Archaeological Master Plan. Stage 1 and 2 Archaeological Assessments (2018) for the site have been conducted by Timmins Martelle Heritage Consultants Inc.



Birds-eye view of the site and surrounding environs (Google Earth, 2018; annotation by ERA).

## 1.4 SITE PHOTOS

ERA conducted a site visit on March 14, 2018, accompanied by Nicholson Sheffield Architects. This section of the report includes interior and exterior photos of the 1963 Regina Mundi College building, as well as the later 1980s addition constructed to the north. For ease of reference, location keys are included on each page to provide the reader context for the location of each photo. All photos are by ERA.



Panoramic view of the front (west) elevation of the site (ERA, 2018).

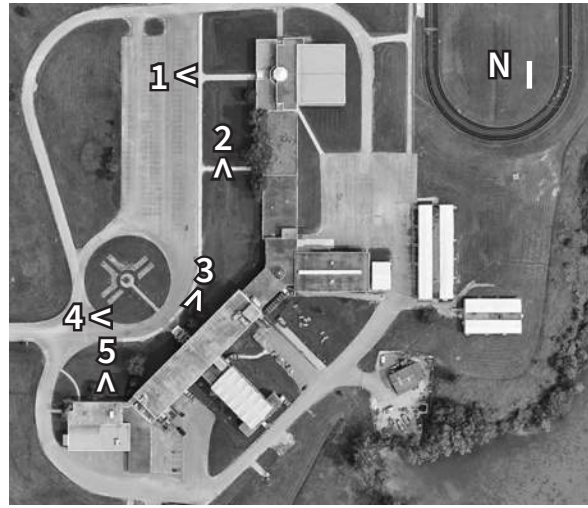


Panoramic view of the rear (east) elevation of the site, viewed from southeast (ERA, 2018).

*West (Front) Elevation*



1987 north gymnasium addition (ERA, 2018).



Looking south towards the school (ERA, 2018).



Main entrance and location of former bell tower (ERA, 2018).



Looking east towards the school (ERA, 2018).

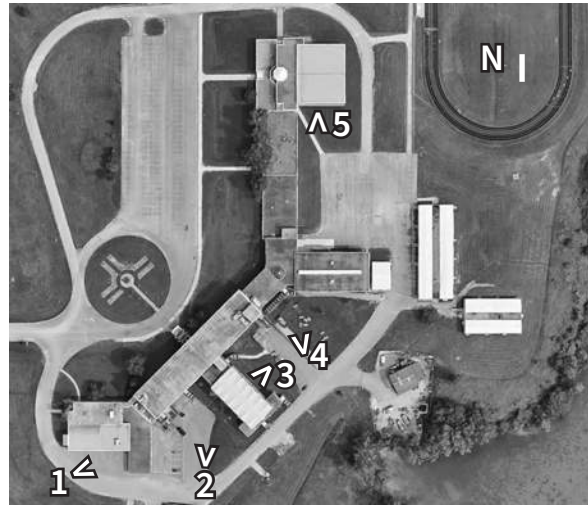


Looking south towards the original convent wing, now the technology wing (ERA, 2018).

*East (Rear) Elevation*



Looking northeast towards 1987 technology wing addition (ERA, 2018).



Looking north towards rear elevation of school and chapel (ERA, 2018).



Looking southwest towards northeast elevation of chapel (ERA, 2018).



Looking north towards rear elevation of school and "gym-torium" wing (ERA, 2018).

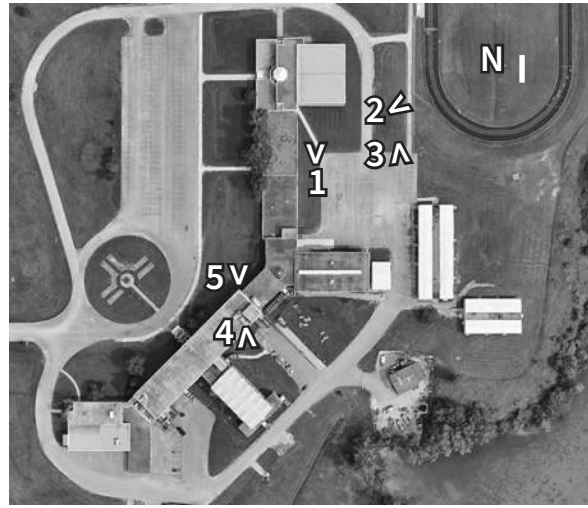


Looking south towards "gymtorium" wing (ERA, 2018).

*Additional Exterior Views*



Looking north towards 1987 gymnasium addition (ERA, 2018).



Looking northeast towards running track (ERA, 2018).



Looking south towards portable classrooms (ERA, 2018).



View out of second-floor window towards north elevation of the chapel (ERA, 2018).



View out of north window looking north across the property, LDCSB building in the background (ERA, 2018).

## Interior Views



Cafeteria, located in the basement level below the chapel (ERA, 2018).



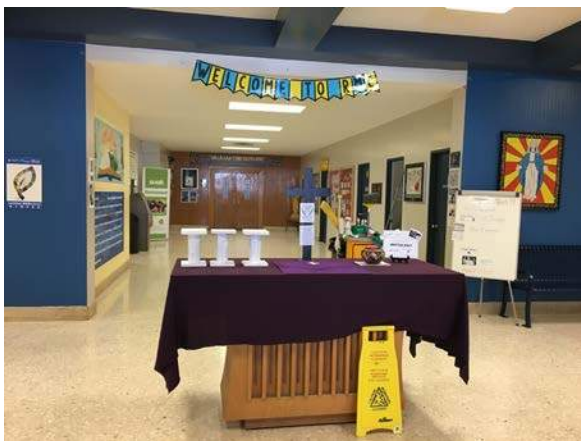
Workshop in the "technology wing" (ERA, 2018).



View of chapel, looking toward the chancel (ERA, 2018).



Reverse-view of chapel, showing nave and balcony (ERA, 2018).



Main school lobby on ground floor, doors to chapel beyond (ERA, 2018).



Typical interior hallway (ERA, 2018).

## 1.5 HERITAGE CONTEXT

At its meeting held October 25, 2016, London City Council listed the site on the City of London's Register of Cultural Heritage Resources (formerly called the Inventory of Heritage Resources), adopting the recommendation of the London Advisory Committee on Heritage ("LACH"). **The site was originally classified a "Priority 1" resource at the time of its listing in the inventory, however Priority classifications are no longer included in the current Register of Cultural Heritage Resources, therefore, the site is no longer a Priority 1 resource.**

The listing description for the site is as follows:

*Designed by: Watt and Tillman Architects  
1962-1963.*

*Regina Mundi Catholic College, which opened in 1963, operated as a Junior Seminary established by Bishop John Cody for the training of young men preparing for priesthood. Located on over 100 acres of land, the building cost \$2 million to construct and contained ten classrooms, a science room, library, gymnasium and chapel. There were also four student activity rooms. Dormitories and semi-private rooms for boarding were located on the upper two floors. A small convent on the site housed the nuns who assisted in the housekeeping duties within the building. The (former) bell tower, located at the peak of the front entrance, was deconstructed in 2011 due to safety concerns.*

*The school later became a boys boarding school and then in 1983 a co-ed secondary school within the former London and Middlesex Catholic School Board, now the London District Catholic School Board. Renovations and additions took place in 1988, and include a larger double gym, classrooms,*

*and a technology wing (within the central section of the original building). The plan of the building remains simple, and linear in design.*

*Regina Mundi Catholic College is now situated on a smaller parcel of land that includes a track, bus and vehicular parking, a pond and a forest to the east. The Catholic Education Centre (part of the London District Catholic School Board) is located to the north.*

*The Chapel, located at Regina Mundi Catholic College is situated on the first floor of the central wing of Regina Mundi Catholic College. Dedicated to the Blessed Virgin Mary, the Chapel is visible upon entrance into the original part of the building. Having a seating capacity for 250 people with a small balcony at the rear, the proportions and design of the space are balanced, and it is the largest chapel of the Catholic Secondary Schools in the London District. The structure of the space is marked by a tapered-column frame, evidence within the finished walls and ceiling of the space. The exterior of the Chapel is clad by stone (like the rest of the original school) with interior wood finishes and marble accents. Key features include the painted glass windows (featuring the seven sacraments of the Catholic Church) with marble stools located below the window frames. Two rooms flank the rear of the chapel, and originally housed the priests living quarters. These rooms are now used by the Chaplaincy Team. The Chapel also features a memory wall displaying photos of former students and staff members who passed away during their time at Regina Mundi Catholic College.*

*The chapel is considered to be of Mid-Century Modern design, and is believed to be of significant historical and spiritual value for its location, design, proportions and use of materials.*



## 2 HISTORICAL RESEARCH, SITE ANALYSIS & EVALUATION

---

### 2.1 SITE HISTORY

As summarized in the Stage 1 Archaeological Assessment prepared by Timmins Martelle Heritage Consultants for Regina Mundi College (2018), the area generally surrounding London was actively used for hunting and camping by Chippewa, Ottawa and Pottawatami people prior to the arrival of European settlers in the late 1700s. The first Indigenous populations to inhabit the London region arrived between 12,000 and 10,000 years ago, following the end of the last period of glaciation. At this time, the inhospitable local climate precluded the establishment of permanent settlements. Gradually, semi-permanent villages began to emerge in the region, approximately 1,000 years ago.

Europeans arrived in the area in the late 1700s. Lieutenant-Governor John Graves Simcoe visited the Thames River in 1793 and originally intended to establish the capital of Upper Canada in London. While Simcoe's vision never came to fruition, a wave of European settlers moved into the area in the 1800s.

The site is shown on the 1862 Tremaine's Map of the County of Middlesex, where it was located on Lot 15, Concession 5, split between two large properties owned by J. & G. Gould and Alex Kerr, as well as a third smaller property owned by John Munro. Wellington Road is depicted on the map on the west side of the property, with the London and Port Stanley Railway to the east (the rail corridor still exists today).

The site remained predominantly agricultural prior to the construction of the Regina Mundi Junior Seminary in 1963. A 1950 aerial

photograph shows the property as a vast expanse of open space, with a house, driveway and several outbuildings.

Regina Mundi Junior Seminary, a Catholic secondary school, was established by John C. Cody, then Bishop of the London Diocese. Archbishop Sebastiano Baggio, apostolic delegate to Canada, turned the first sod in May 1962, with Cody laying the cornerstone for the school on September 26, 1963.

At the time of construction, the school was situated on a 110-acre plot of land. The \$2-million school included 10 classrooms, a science room, a library, a gymnasium and a chapel. The chapel, dedicated to the Blessed Virgin Mary, contains painted-glass windows depicting the Church's seven sacraments, and also includes a Casavant pipe organ from Quebec.

Originally established to provide training for boys intending to enter the priesthood, the school's admission policy was widened in 1965 to provide education for boys with other career goals and aspirations. At this time, the school was renamed Regina Mundi College, and became a residential Roman Catholic private secondary school for southwestern Ontario boys, with an intended maximum enrollment of 200 students.

By 1968, amidst concerns about under-enrollment, London Reverend J.J. Donohue called for the closure of Regina Mundi, claiming that the boarding school had cost the diocese \$3,000,000 in five years (\$2.5 million in construction cost and an annual deficit of \$100,000). However, closure of the college was rejected by the local synod.

In 1971, Regina Mundi began offering a new program for non-resident classes. The tuition cost for day students was set at \$500-600, compared to the \$2,000 annual tuition for resident students.

Concerns about the financial sustainability of the college persisted, and in 1973, Reverend J.F. Hardy of London's St. Mary's Parish told the annual meeting of the diocesan council that the Regina Mundi was still a consistent money-loser. He complained "It is a rich man's school subsidized by the poor of the diocese, and none of the plans of the last six years have worked either to bring down the operating deficit or to increase enrolment" (London Free Press, May 14 1973).

In 1983, Regina Mundi College became a co-educational secondary school of the London and Middlesex Catholic School Board, who hoped to alleviate severe overcrowding at other Catholic schools in the county. The school continued to mix fee-paying boarders with day students from London and Middlesex County.

By 1987, increasing costs led administrators to end Regina Mundi's boarding school. Principal Bernard Rooney explained to the local

newspaper that "... to meet the expenses of every resident, we would have to charge about \$12,000 [tuition, per student]. The school charges about \$7,000 and families would not have been able to afford the increase" (London Free Press, April 11 1987).

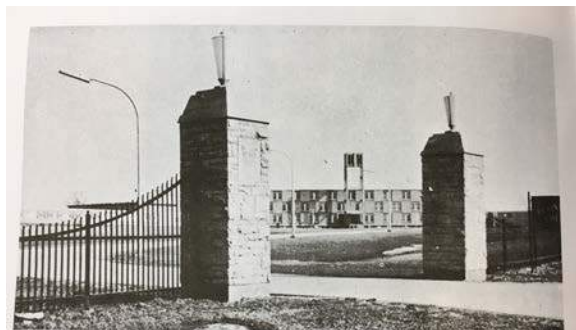
Later in 1987, an expansion of the school was approved by the provincial Ministry of Education. The enrolment cap was increased to 1,200 day students.

A December 29, 1990 article published in the London Free Press described the expanded facilities: "The former priests' residence has been converted to much-needed classroom space. A prayer room with decorative glass windows adjacent to the chapel houses a computer lab. In fact, apart from the walls, chapel and two science labs, the entire interior has been gutted, rebuilt and expanded under a \$7-million renovation project in 1987."

In 2005, the London Catholic Education Centre of the London District Catholic School Board opened its new headquarters on the property, to the north of Regina Mundi College.



Images from 1970 Regina Mundi yearbook "Sentinel".





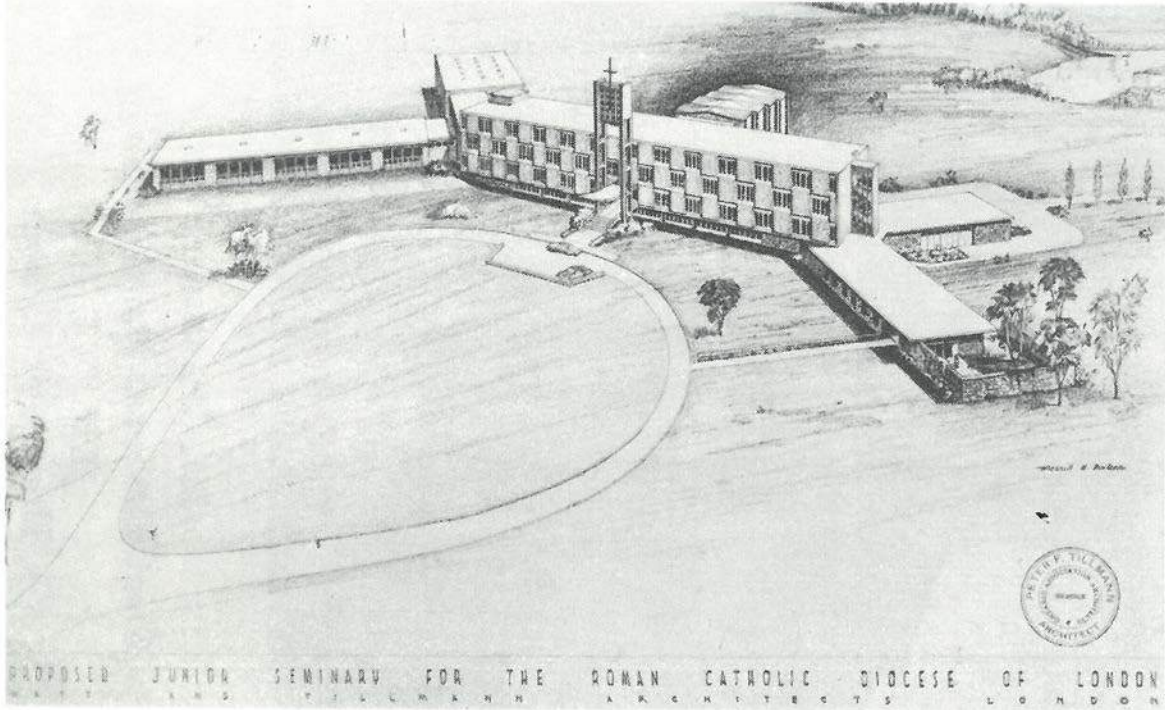
Left: Site (approximate location circled) as shown on the 1862 Tremaine's Map of the County of Middlesex. The site is bounded to the west by Wellington Road, and to the east by the London and Port Stanley Railway (From the holdings of Western Archives, Western University).



Below two: Aerial photographs of the site in 1950 (left image, prior to construction) and 1971 (right image, post-construction) (Western University Map & Data Centre).

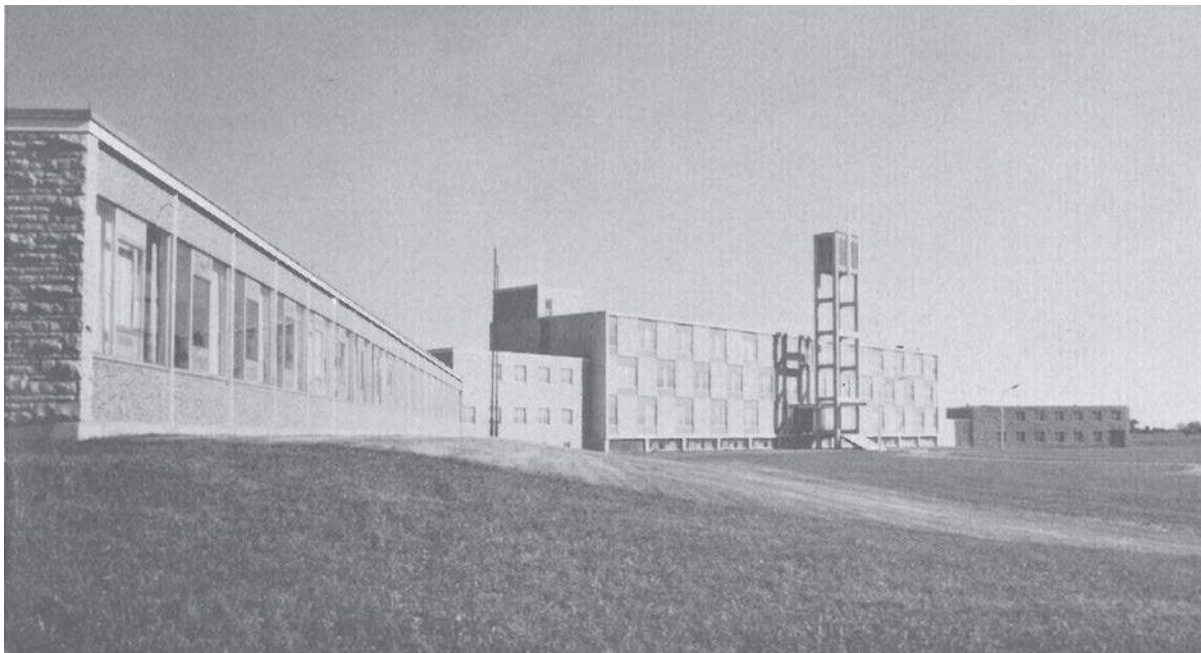






**ARCHITECT'S SKETCH  
REGINA MUNDI MINOR SEMINARY, LONDON, ONTARIO**

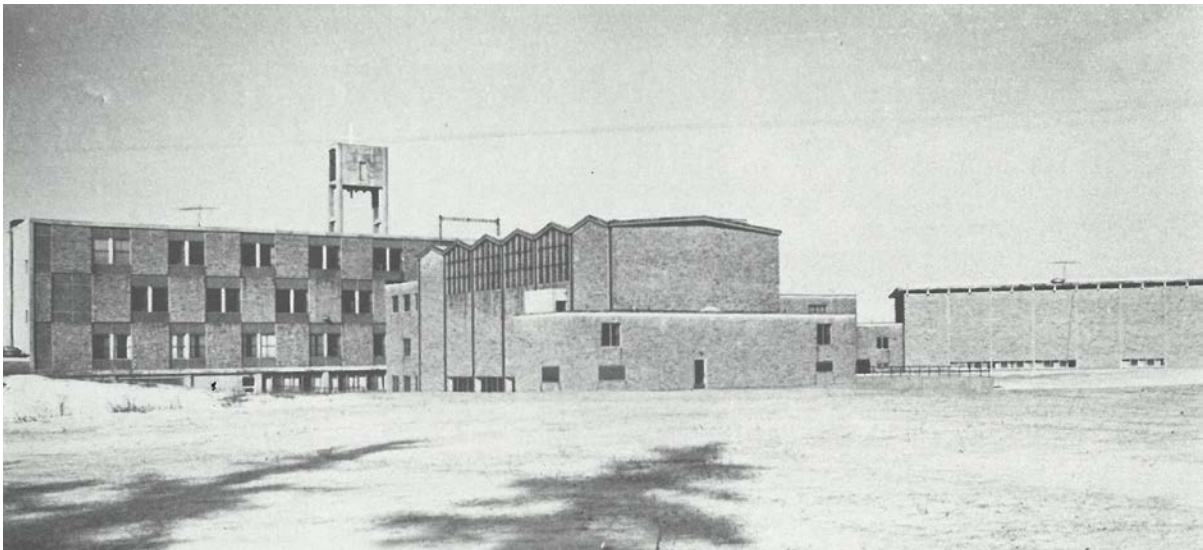
Original architectural rendering for the Regina Mundi Junior Seminary (Peter F. Tillmann, 1962).



Regina Mundi viewed from the north (London District Catholic School Board, year unknown).



Regina Mundi College viewed from Wellington (London District Catholic School Board, year unknown).



West view of the school and chapel from the 1972 student yearbook (The Sentinel, 1972).



View of the school and original driveway approach (London District Catholic School Board, year unknown).



Original main entry and bell tower (demolished) (London District Catholic School Board, year unknown).

## 2.2 DESIGN

Regina Mundi College, originally Regina Mundi Junior Seminary, opened in 1963 as a seminary for boys wishing to enter the priesthood. The original school consists of a central three-storey block, flanked to the north and south with Y-shaped wings.

The centre block housed administration and dormitories. In the basement were the study hall, kitchen and refectory. On the ground floor level, there were offices, a library, and priests' offices and bedrooms. The second and third floors contained student dormitories, as well as a prayer room leading to a balcony overlooking the chapel. The chapel extended in a southeasterly direction from the centre block.

The south Y-shaped wing contained a convent for nuns that resided on-site, as well as a garage and storage rooms. The north Y-shaped wing contained a student lounge and recreation room, athletic facilities and lockers, a "gymtorium," which serves the functions of both a gymnasium and auditorium, classrooms and activity rooms.

The original Watt & Tillmann architectural plans, dated August, 1962, contain notations describing the exterior cladding. Typical walls consist of an alternating checkerboard pattern of precast insulated masonry panels, and "random stone" as annotated in the 1962 elevation drawing, with stone trim and copper flashing. The typical original windows were aluminum. The construction methods used by the original builder were unconventional and directly contributed to deterioration of the building envelope described later in this report.

The original building featured a prominent bell tower that extended high above the centre block roof level and terminated in a crown wrapped in aluminum grilles and mounted with a large metal cross.

**The interiors of the school have been modified since the building's initial construction.** In 1987 the building interior was extensively gutted and rebuilt to remove all vestiges of the residential facilities and to significantly increase the amount of classroom and learning spaces. The former dormitories on the second and third floors, as well as basement common spaces, were converted to classrooms or ancillary spaces.

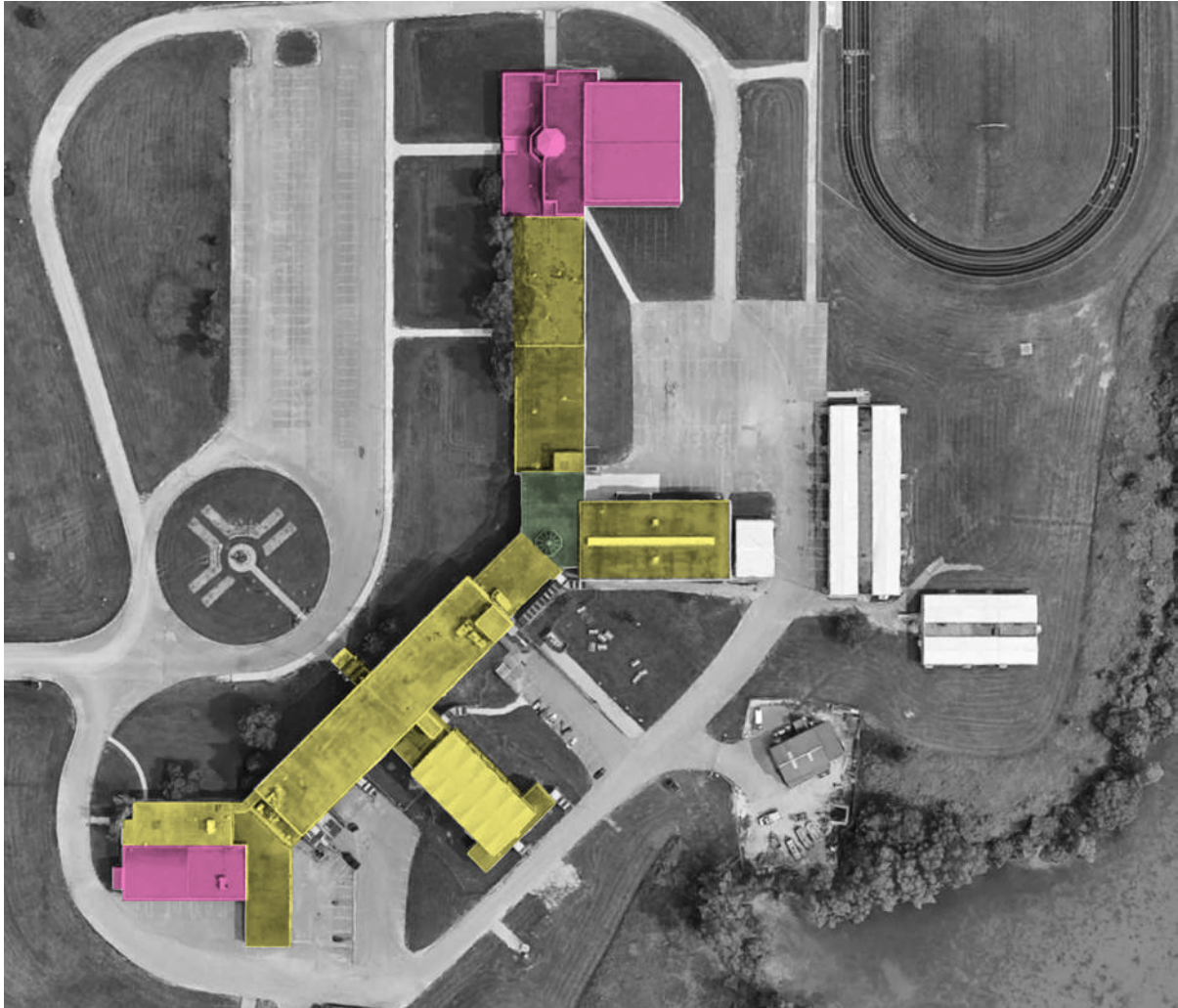
An addition was built to the south Y-shaped wing of the original school, which now became the "technology wing" and contained a machine shop and garages. To the north of the three-storey original centre block, a second-floor library was built. North of the original north Y-shaped wing new gymnasiums were added.

The original 1962 Watt & Tillmann site plan shows that the site was accessed by two driveways from Wellington Road South. The original vehicular circulation route has been altered, and the surface parking area expanded.

The original front bell tower was demolished in 2011 due to concerns regarding its structural soundness, after a large stone fell off the tower.

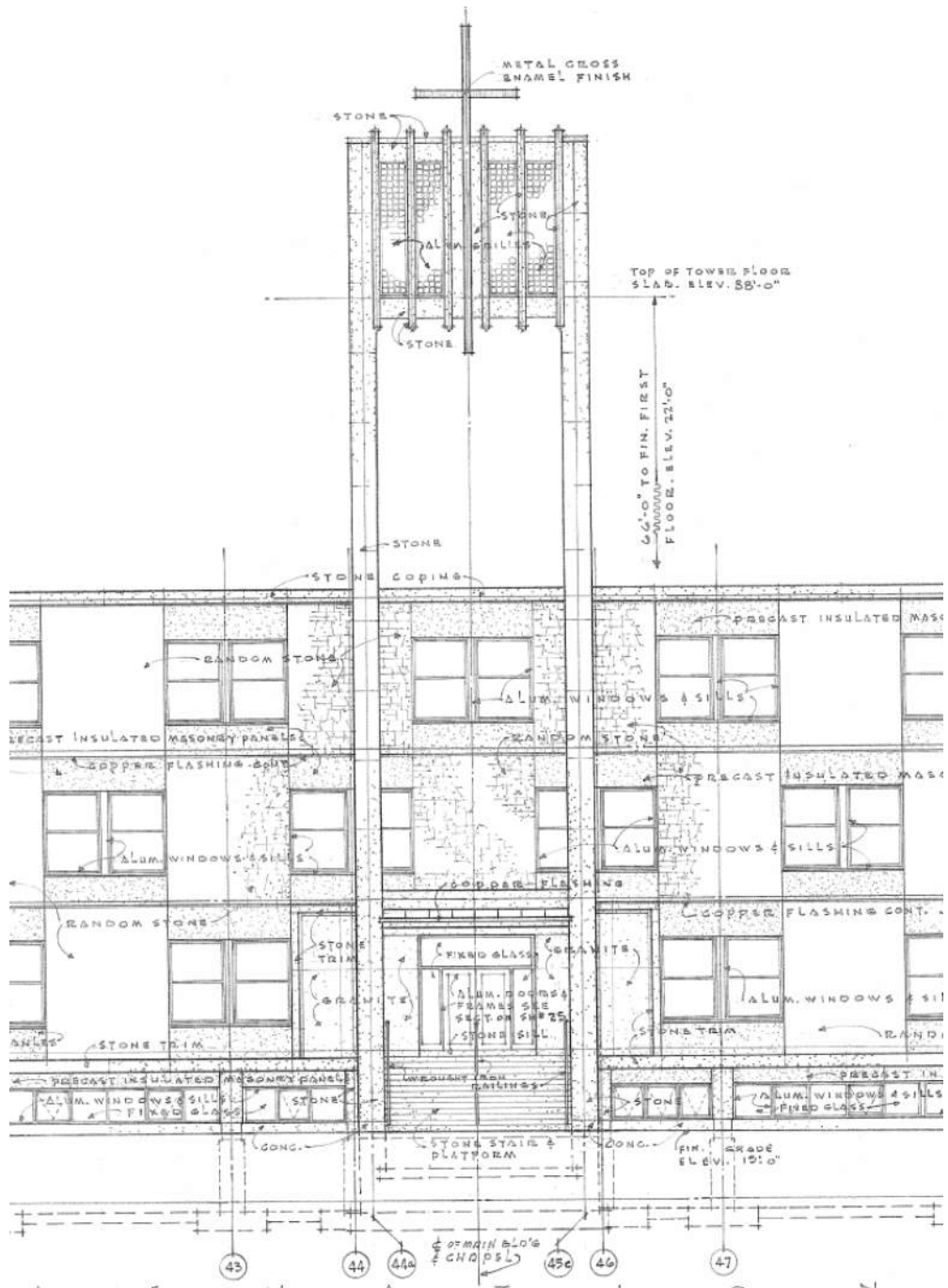


*Building Evolution*



- Original 1963 building
- 1987 addition
- 2<sup>nd</sup> storey library addition over original 1963 building

Note: Temporary structures and ancillary buildings within the site are outside the scope of this report.



Bell Tower from original architectural drawings (Watt & Tillmann, 1962).

## 2.3 ARCHITECTS

Regina Mundi College was designed in 1962 by London-based Watt & Tillmann Architects, a partnership between John Macleod Watt (1885-1965) and Peter Francis Tillmann (1921-2002). Watt & Tillmann is part of a lineage of architectural firms that began in 1908 and continues today through the successor firm of architects Tillmann Ruth Robinson.

J.M. Watt began his career apprenticing with London architect Herbert E. Matthew, after which he obtained experience in the United States working for the architectural offices of Shepley, Rutan and Coolidge, as well as Harry J. Riel. In 1908, Watt entered into partnership with D. Howard Crane to form Watt & Crane. The firm had offices in Detroit and Windsor until it was dissolved.

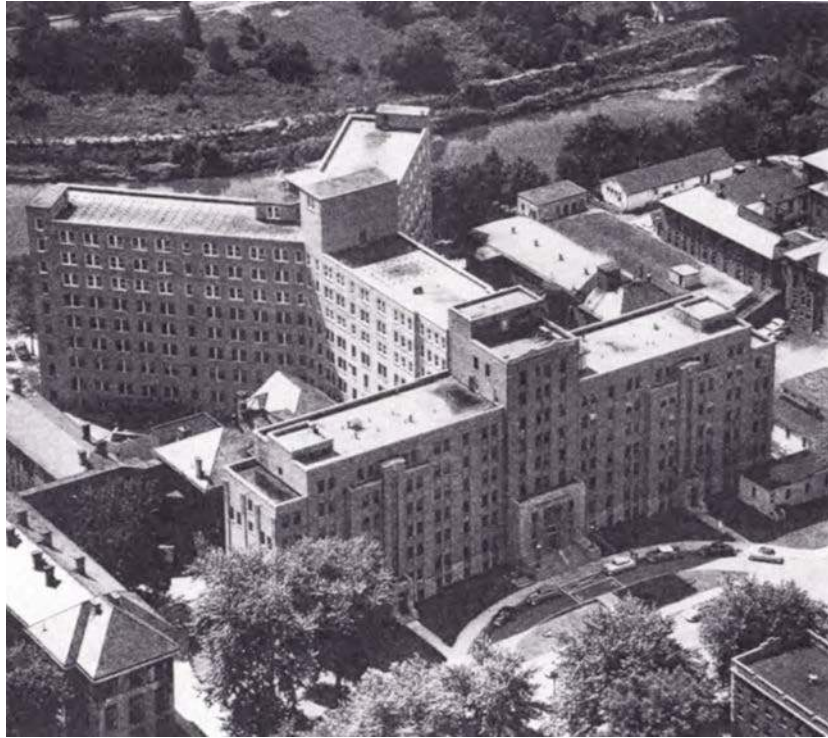
After the dissolution of Watt & Crane, Watt formed a new London-based partnership with Victor Blackwell. Watt & Blackwell designed numerous commercial, residential, institutional and ecclesiastical buildings in Southwest Ontario during a period between the 1910s and 1940s. In 1936, Watt & Blackwell, in association with O. Roy Moore, designed the Dominion Public Building, a prominent art deco landmark in downtown London, financed through the Public Works Construction Act of 1934.

By the late 1940s, Watt had entered into a new partnership with Peter Tillmann. The firm of Watt & Tillmann designed prolifically across the London region and beyond throughout the 1950s and 60s. Some of Watt & Tillmann's significant commissions included: Mount St. Joseph Academy for the Sisters of St. Joseph (1480-90 Richmond Street, London ON; 1954), the Crown Trust Building (200 Queens Avenue, London ON; 1957) and the Supertest Petroleum Company Office (245 Pall Mall Street, London ON; 1958). The firm is also credited with numerous additions and renovations to the Victoria Hospital and St. Joseph's Hospital, as well as a wide variety of commissions including schools, churches and chapels, private residences, factories, and even country clubs.

The firm evolved once again in the early 1970s when Peter Tillmann partnered with Wilfred (Wilf) Lamb to form Tillmann Lamb. Under this iteration, the firm is credited with the University Hospital (1972), a major expansion to the University of Western Ontario that combined teaching and research functions in a hospital setting.

During his career, Peter Tillmann served on the editorial board of the Royal Architectural Institute of Canada Journal, and was a representative of the Ontario Association of Architects to the RAIC.

The legacy of Watt & Tillmann continues today under the successor firm of architects Tillmann Ruth Robinson.



Victoria Hospital south wing addition (1954). Now demolished (Cultural Heritage Assessment for Buildings in the South Street Hospital Complex, Nancy Tausky Heritage Consultant, 2011).



Crown Trust Building (1957), 200 Queens Avenue, London. Robert Buist for Watt & Tillmann (ERA, 2018).



Mount St. Joseph Academy (1954), 1480-1490 Richmond Street, London. Watt & Tillmann. (Congregation of the Sisters of St. Joseph Archives).

This is a new section of the report to provide comparative analysis with similar buildings.

## 2.4 DESIGN CONTEXT

Post-war trends in the design of schools and churches influenced the development of Regina Mundi in the 1960s. The following provides some insights into the general design context at that time. It is worth bearing in mind that original construction of Regina Mundi was for the purpose of a seminary, which is different in nature as it provided dwelling spaces, and within a short period the building was adapted for a new use.

### *Modern School Design*

In the post-World War II era, ideological shifts in pedagogy influenced how educational institutions were designed in Europe and North America. A modernist vocabulary that envisioned transparency and functionalism was seen as an answer to maintaining democratic citizenship in a postwar culture. The postwar period was considered to hold tremendous potential for societal change and architects designing schools recognized the need for a new approach to educational design.

Throughout the 1960s, secondary schools were created or expanded to accommodate a growing student population as the country's population boomed and the development of planned suburban communities proliferated. Schools were being built at a rapid rate and their design was the foci of various issues in Canadian architectural publications throughout the 1960s.

### *Modern Church Design*

Examples of modern church design show a range of experimentation that was occurring in London, and the range of materials being used.

Church designs embraced Modernism in the post-World War II era. The period following World War II was an experimental period in ecclesiastical architecture in which expressions of massing and materials, the openness of form, the use of new building technology, and the abstraction of details and faith symbols were introduced to the design of places of worship. Churches designed in this period sought to be a part of the new modernist spirit of the postwar period. In November 1961, the Ontario Association of Architects held its first conference on church architecture. Issues raised by attending architects and delegates of religious communities included discussions on the theological aesthetics of interior spaces, the integration of original works of art with architectural design, and the need for collaboration between a congregation and the architect.

The move of congregations to newly established suburban developments following the Second World War provided architects with opportunities to experiment with new design concepts and building technologies in constructing new places of worship.

The following pages serve as a comparative analysis, which includes examples of Watt & Tillman's work on other buildings in the area, as well as examples of ecclesiastical buildings built in the same period.

The following provides an example with a further developed interior, more refined material palette and implementation of Watt & Tillman's work, also found in London.



Aerial photo of Mount St. Joseph (Congregation of the Sisters of St. Joseph in Canada Archives, 2014).



The chapel at Mount St. Joseph Academy (vircatholicus.blogspot.ca).

## MODERN CHURCHES IN LONDON REGION

### Mount St. Joseph (1486 Richmond Street North, London Ontario)

In 1954, the Mount St. Joseph Motherhouse and Novitiate was rebuilt for the Sisters of St. Joseph to the design of architects Watt & Tillman. Additional floors were added to the Novitiate wing in 1955. The Mount St. Joseph Academy moved to the building in 1958 and provided Catholic secondary school education for girls from across Canada and internationally. In 1968 a wing was opened as an infirmary and residence for senior sisters. The building was also used to house St. Joseph's School of Music, and as accommodation for guests from a nearby hospital. Interior elements include a chapel with marble

The following provides an example between the architect and an artist to further enhance the interior.



Interior photo of Philip Aziz artwork (Creative Commons).

### Lady Chapel at St. Peter's Basilica (196 Dufferin Avenue, London, Ontario)

In 1958, a new chapel known as the Lady Chapel was added to St. Peter's Cathedral Basilica, which was constructed between 1880 and 1885. The construction of the chapel along with two new towers was supervised by architect Peter F. Tillmann. The addition included stained glass windows and interior artwork by local London artist Philip Aziz.

## London Region

The London region includes various examples of educational institutions and religious buildings that experimented with a modernist vocabulary. Examples of modern ecclesiastical buildings in the London region are included on the following pages to illustrate the variety of experimentation during this period and level of design refinement found in the area.

The City's Significant London Modernist Buildings is a survey of building in constructed in this period in the London area. ERA reviewed the survey to find other ecclesiastical buildings in this era, some of which are included on the next pages. They indicate that there were various ways that built forms were developed, some with an emphasis on functionalism like the Unitarian Fellowship Hall, and others with design features to enhance the exteriors or interiors, like Mount Zion United Church.



Exterior (Forest City Modern).

### **Unitarian Fellowship Hall (29 Victoria Street, London, Ontario)**

The Unitarian Fellowship Hall was constructed in 1961 and designed by architect Philip Carter Johnson, a Massey Medal-winning architect. It was the first purpose-built hall for London's Unitarian community. The brick building features large windows.



Exterior (Forest City Modern).

### **Wortley Baptist Church (250 Commissioners Road East, London, Ontario)**

The Wortley Baptist Church was constructed in 1961 and 1976, designed by architect Harold L. Hicks and Victor Marsh. The building features a folded plate cantilever canopy.





**Church of the Transfiguration (33 Bromleigh Avenue, London, Ontario)**

The Church of the Transfiguration was constructed in 1962 and designed by architect Philip Carter Johnson, a Massey Medal-winning architect. The building is made of concrete, with repeating rows of small pierced windows in coloured glass. There are custom-made mosaic doors.



Top: Exterior, Bottom: Interior (Forest City Modern).



Exterior (Courtesy of Nicholson Sheffield Architects)



Interior (Mount St. Zion Church).

**Mount Zion United Church (417 Ridgewood Crescent, London, Ontario)**

Mount Zion United Church was constructed in 1963 and designed by architect David C. Stevens. The building features a faceted roof and geometric windows in the chapel. Construction materials include brick, stone, and concrete.

### 3 HERITAGE POLICY REVIEW

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The following were among the sources reviewed in preparing this HIA:

- Provincial Policy Statement (2020);
- The Ontario Heritage Act (R.S.O. 1990);
- City of London Official Plan (consolidated May 2022);
- City of London’s Register of Cultural Heritage Resources;
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The Ontario Ministry of Tourism, Culture and Sport’s Ontario Heritage Toolkit.

#### **Provincial Policy Statement (2020)**

The Provincial Policy Statement (“PPS”) provides the policy direction for matters relating to land use planning and development in Ontario. On May 1, 2020, the updated PPS 2020 came into effect. With respect to cultural heritage, PPS 2020 continues the approach within provincial policy statements to conserve significant built heritage resources and significant cultural heritage landscapes.

Section 1.7 includes Long-Term Economic Prosperity policies.

Policy 1.7.1 states:

Long-term economic prosperity should be supported by:

- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

Section 2.6 of the PPS contains policies addressing Cultural Heritage and Archaeology, the most relevant of which include:

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.

#### **The Ontario Heritage Act (R.S.O. 1990)**

The Ontario Heritage Act is the statutory legal foundation for heritage conservation in Ontario. Part IV, Section 29 of the OHA authorizes municipalities to enact by-laws to designate properties to protect and conserve their cultural heritage value.

Ontario Regulation 9/06 was passed under the Ontario Heritage Act to identify provincially-mandated Criteria for Determining Cultural Heritage Value or Interest.

**City of London Official Plan (consolidated May 2022)**

On May 25, 2022, the Ontario Land Tribunal (“OLT”) issued a decision repealing and replacing the 1989 Official Plan with the in-force 2016 Official Plan, bringing the policies of the City of London’s Official Plan into full force and effect.

The City of London Official Plan contains City Building policies, which include Cultural Heritage policies.

Policy 557 states:

In accordance with the Ontario Heritage Act, City Council, in consultation with the London Advisory Committee on Heritage (LACH), will prepare and maintain a Register listing properties of cultural heritage value or interest. The Register may also be known as The City of London Inventory of Heritage Resources. In addition to identifying properties designated under the Ontario Heritage Act, the Register may include properties that are not designated but that Council believes to be of cultural heritage value or interest.

Policy 565 states:

New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development, redevelopment, and civic works and projects on,

and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

Policy 573 states:

City Council will consider one or more of the following criteria in the identification and designation of individual properties of cultural heritage value or interest:

1. The property has design or physical value because it:
  - a. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method.
  - b. Displays a high degree of craftsmanship or artistic merit.
  - c. Demonstrates a high degree of technical or scientific achievement.
2. The property has historic value or associative value because it:
  - a. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
  - b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
  - c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

3. The property has contextual value because it:

- a. Is important in defining, maintaining, or supporting the character of an area.
- b. Is physically, functionally, visually, or historically linked to its surroundings.
- c. Is a landmark.

### ***City of London's Register of Cultural Heritage Resources***

The City of London's Register of Cultural Heritage Resources is a list of properties deemed to satisfy certain qualifying criteria with respect to architecture, history and/or context.

For any building or structure listed on the inventory, the following information is identified:

- Year built (if known)
- Predominant architectural style of building
- By-law number to show Designation under the Ontario Heritage Act, if applicable.

Under the provisions of the Ontario Heritage Act, listed properties cannot be demolished for at least 60 days following a written request for demolition from the owner.

### ***Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada***

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, along with international charters and agreements, establish the guiding principles for the conservation of built heritage resources in Canada.

### ***Ontario Heritage Toolkit***

The Ontario Heritage Toolkit is a series of guides for municipal councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners and others, designed to help them understand the heritage conservation process in Ontario.

## 4 ASSESSMENT OF CULTURAL HERITAGE VALUE

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This section of the report includes one cultural heritage value assessment of the site. The assessment provides an evaluation of the site's cultural heritage value through the lens of Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest.

The section concludes with an analysis of the site's integrity.

### 4.1 O. REG. 9/06

Ontario Regulation 9/06, passed under the *Ontario Heritage Act* ("OHA"), R.S.O. 1990, c. O.18, identifies the criteria for determining cultural heritage value or interest for the purpose of designation under Part IV, Section 29 of the OHA.

Bill 23, the *More Homes Built Faster Act*, went into effect on January 1, 2023, and amends the OHA to require that properties must meet two or more criteria under Ontario Regulation 9/06 to be eligible for designation under Part IV of the Act, whereas previously, properties were required to meet one or more criteria.

The analysis presented in this section indicates that the site meets one of the nine criteria under O. Reg. 9/06.

#### *Design/Physical Value*

We do not believe that the subject property possesses design/physical value. The existing school has a functional, utilitarian institutional form, consistent with many contemporaneous schools constructed throughout Ontario in the later mid-century era. The building has been altered; the school's prominent front bell tower was dismantled and removed in 2011 due to safety concerns. **The building is not rare**

**or unique; as illustrated in Section 2.4, there are a number of modern ecclesiastical buildings in the London region, including several with a similar overall layout. The building was originally designed as a seminary, and later adapted to be a school. The comparative analysis by ERA, working with the local architect who is familiar with the local context, examined examples of ecclesiastical building built in the same period. Based on the analysis in Section 2.4, the building is not a representative, unique or rare example of a mid-century modern ecclesiastical space in London as there are other examples of buildings of this type, including more intact examples, and there is not a consistency between these building types. The building is not an early example of a mid-century modern ecclesiastical space in London as similar buildings preceded it. Overall, the design of the building is insufficient to meet the criteria of a rare, unique, representative or early example of a style, type, expression, material or construction method.**

Despite the architect's use of a somewhat varied material palette, as well as distinctive architectural detailing in the chapel area, the school does not display a sufficiently high degree of craftsmanship or artistic merit to trigger this criterion. **As illustrated in Section 2.4, there are a number of mid-century modern ecclesiastical spaces in the London region with more refined designs and that illustrate a higher degree of craftsmanship. The site does not display a greater than normal quality as compared to other projects by Watt & Tillmann.**

The school does not demonstrate a high degree of scientific or technical achievement. **The construction methods used at the time of construction have not endured and have contributed to the building's deterioration.**

### *Historical/Associative Value*

We believe that the subject property possesses historical/associative value due to its association with the locally-prominent firm of Watt & Tillmann Architects. Since its genesis in 1908, the firm has designed and constructed a large body of work throughout the London region and beyond, and an evolved version of the firm continues to exist today. Regina Mundi College can be situated within Watt & Tillmann's broader oeuvre, with particularly strong stylistic and programmatic parallels to Mount St. Joseph Academy, constructed for the Sisters of St. Joseph in 1954.

The property does not have a sufficiently strong association to a theme, event, belief, person, activity, organization or institution that is significant to a community, in order to meet this criterion. Nor can it yield information that would contribute to an understanding of a community or culture.

The property's historical association with the Catholic Church and, later, the London District Catholic School Board, has been inconsistent. As a religious school, Regina Mundi lacks institutional longevity, having undergone a succession of major changes to its educational model since 1963 as a result of both internal factors (i.e. initial challenges meeting enrollment objectives, financial difficulties) and external forces (i.e. as a location to alleviate overcrowding elsewhere in the London Catholic school system).

Furthermore, while the school was originally designed as an intimate residential Junior Seminary, it no longer serves this purpose and has been adapted to function as a high-enrollment secondary school.

### *Contextual Value*

We do not believe that the subject property possesses contextual value. The surrounding environs of Regina Mundi remain largely undeveloped and predominantly agricultural. While the school is a significant presence in the local landscape by virtue of its anomalous size, it is not a landmark, it is not important in defining, maintaining or supporting the character of the area, and it is not physically, functionally, visually or historically linked to its surroundings.

In conclusion, the evaluation **does not meet two or more of the prescribed criteria under O. Reg. 9/06, and therefore the property is not a candidate for designation under the OHA.**

*Summary: Ontario Regulation 9/06 Evaluation*

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

## 4.2 INTEGRITY ANALYSIS

Although O. Reg. 9/06 does not consider the integrity of the resource, or its physical condition, the Ministry of Tourism, Culture & Sport provides commentary on pages 26-27 of the *Heritage Property Evaluation (2006)* document of the Ontario Heritage Toolkit:

*A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*

*Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.*

*Physical condition is another difficult consideration. Some cultural heritage properties are found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest. The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property.*

Evidence of the site's reduced integrity includes:

- The removal of the original bell tower over the front entrance in 2011 due to safety concerns. The bell tower was the primary architectural focal point of the building's front (west) elevation.
- A defective building envelope which has required interim protective measures to buffer the building occupants from falling exterior cladding and debris.
- Most of the pieces of glass in the decorative glass windows in the chapel have delaminated and are at risk of falling, due to the use of an experimental method of lamination.
- Later additions and alterations, including the expansion of the original convent/garage wing, construction of the second-storey library addition, conversion of the second and third-floor residential quarters to classroom spaces, and extensive interior alterations throughout. These alterations have taken place in tandem with a shift away from the school's original operating model as an intimate, residential Junior Seminary.

In summary, the site meets one of the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 as a result of its historical/associative value **but does not meet the two or more criteria under Ontario Regulation 9/06 that would make it eligible for designation under Part IV of the Act.** This finding, along with the site's reduced integrity, and the extent of widespread physical deterioration throughout the building, contributes to our assessment that the site should not be designated under Part IV of the Ontario Heritage Act, and that removal of the existing Regina Mundi College building is appropriately mitigated through the conservation strategy proposed in this HIA.



## 5 ASSESSMENT OF EXISTING CONDITION

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The condition of Regina Mundi College has been assessed on several previous occasions. ERA has reviewed several condition reports prepared for the site, including:

- Asbestos Product Survey by Exp Services Inc., dated June 30, 2012.
- Regina Mundi College Building Renewal Study by Nicholson Sheffield Architects Inc. et al, dated September 25, 2013.
- Review of Exterior Masonry Cladding by Hastings & Aziz Ltd. Consulting Structural Engineers, dated December 9, 2014.

ERA visited the site on March 14, 2018 with Nicholson Sheffield Architects in order to review the interior and exterior areas of the school. We documented our visit with interior and exterior photographs as well as field notes.

This section provides an overview of the findings of previous condition assessments, supplemented with photos from ERA.

*Asbestos Product Survey by Exp Services Inc., dated June 30, 2012*

An investigation of asbestos-containing materials at Regina Mundi College was carried out by Exp Services. During this investigation, the surveyor inspected the building for construction materials found within or forming part of the building envelope suspected of containing asbestos. Samples of suspected asbestos-containing materials were sent to an independent National Voluntary Laboratory Accreditation Program-accredited laboratory.

Key findings of this investigation are summarized as follows:

- Textured ceiling finish containing 1.3% chrysotile asbestos is present as a ceiling finish in various locations throughout the school. All textured ceiling finish observed is in good condition.
- A tar coating has been applied over fiberglass insulation on several fittings throughout this facility. This tar coating contains approximately 1.7% chrysotile asbestos. Tar is considered a non-friable asbestos requiring Type 1 procedures for disturbances.
- One variant of ceiling tile present in the building contains 1.8% amosite asbestos.
- Vinyl floor tiles assumed to contain asbestos are present in various locations within the facility.
- Asbestos cement board or “transite” is present as a wall finish in the confession booth in the chapel. Transite observed was in good condition.
- The presence of asbestos is possible in the following materials: material components or insulation within electrical switchgear, motors, lights, etc.; mechanical packings and pipe gaskets; plastic laboratory benches; moulded chair seats or other plastic products; fire door cores; window putty or caulking.

*Regina Mundi College Building Renewal Study by Nicholson Sheffield Architects Inc., dated September 25, 2013*

A study by Nicholson Sheffield Architects (“Regina Mundi College Building Renewal Study”), in tandem with several sub-consultants, was conducted in 2013 to inform the London District Catholic School Board’s Capital Plan. The study, which examined the architectural, mechanical and electrical building systems, provided information and associated costs on necessary improvements to Regina Mundi College to prolong the life of the building through refurbishment.

Key findings of this study are summarized as follows:

- Many Ontario Building Code standards are not met, including with regards to fire-rated separations and closures, building size and construction relative to occupancy, exits and egress, health requirements, and barrier-free accessibility.
- Mortar joints in the building’s original stone veneer have deteriorated over time allowing water penetration. There are locations where the stone may be in danger of falling from the building. This has occurred previously and is the reason that the original bell tower was removed. Mortar joints of the 1987 addition also show signs of deterioration due to the failure of caulked joints, and the lack of or failure of metal flashings.
- The majority of the building’s plumbing and fire protection systems, dating back to 1963 and now exceeding 50 years of age, require partial replacement or upgrade. Many of the building’s ventilation systems are in very poor condition, do not function adequately, and are marginal for occupational health and safety.

- The majority of the building’s electrical systems are in fairly good condition, with the exception of the fire alarm system.

The 2013 Building Renewal Study provided a summary of proposed costs related to refurbish Regina Mundi’s architectural, mechanical and electrical systems. The cost breakdown presented in the report is as follows:

Building Code Upgrades (including fire separation upgrades)	\$ 300,000
Removal of Designated Substances	\$ 400,000
Barrier Free Accessibility Improvements	\$ 250,000
Gymnasium Floor Replacement (1988 Addition)	\$ 150,000
Building Envelope Improvements	
• Replacement of Exterior Caulking	\$ 100,000
• Restoration of Exterior Stone	\$ 1,700,000
• Replacement of Roof V (at Chapel)	\$ 3,000
• Replace Library Skylight Glazing	\$ 20,000
• Replace Acrylic Dome Skylight on Roof US	\$ 3,000
• Remove existing Greenhouse from Gym roof and conversion to storage room	\$ 25,000
• Window & Door Replacement	\$ 500,000
Separate Greenhouse Structure	\$ 50,000
Technology Wing Improvements – demolish existing, design and build new facilities	\$ 2,800,000
Drama Classroom Addition & Improvements	\$ 400,000
Family Studies / Nutrition Classroom Renovations	\$ 150,000
Elevator Refurbishment	\$ 130,000
Demolition and Removal of Existing Portables	\$ 120,000
Fire Sprinkler System Installation	\$ 450,000
Mechanical Upgrades	\$ 4,500,000
Electrical Upgrades	\$ 1,770,000
Updated Asbestos Product Survey	\$ 4,500
Professional Consulting Fees for Renewal Project (6.1%)	\$ 850,000
Fees & Permits (1%)	\$ 140,000
Furniture & Equipment	\$ 250,000
Contingency	\$ 750,000
<b>Total</b>	<b>\$ 15,915,500</b>

Summary of proposed costs from Regina Mundi College Building Renewal Study (Nicholson Sheffield Architects et al, 2013).

*Review of Exterior Masonry Cladding by Hastings & Aziz Ltd. Consulting Structural Engineers, dated December 9, 2014*

Hastings & Aziz was retained subsequent to the Nicholson Sheffield 2013 Building Renewal Study to review the condition of the exterior masonry cladding.

Destructive testing was performed on the original Regina Mundi College building, involving the removal of limestone panels on the east and west elevations to assess the condition of the wall assembly behind.

The review found that ties connecting the stone veneer to the building structure are of a thin gauge, were corroded, had insufficient embedment into the stone veneer, and were spaced greater than the Ontario Building Code allows.

Without the required ties, the review found, the stone is in danger of falling to the ground and endangering the safety of the public below. Consequently, it was recommended that interim protective fencing be placed around the areas of primary concern. This fencing remains in place.

The reviewers were able to move one section of stone cladding, located at the southeast corner of the original three-storey block, laterally with their hand. This stone, which was bulging outward from the wall, has since been reinforced with a temporary steel bracing structure.

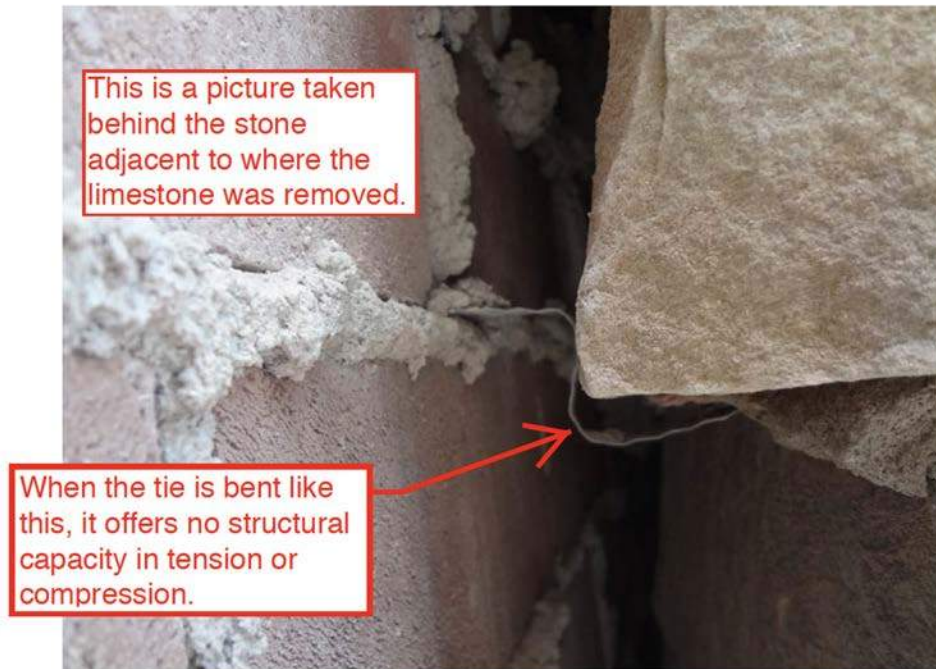
The review noted that to repair the defective ties, traditionally, stainless steel helical ties would be installed into the structural back-up to provide proper anchorage to the stone veneer. However, the structural back-up of the school was found to be insufficient to provide proper anchorage for the stone veneer.

The report gave two repair options. Option 1, a temporary solution designed to last 3-5 years, included the installation of a steel grillage to brace the stone veneer. A cost estimate of \$2.87-million was provided for this option.

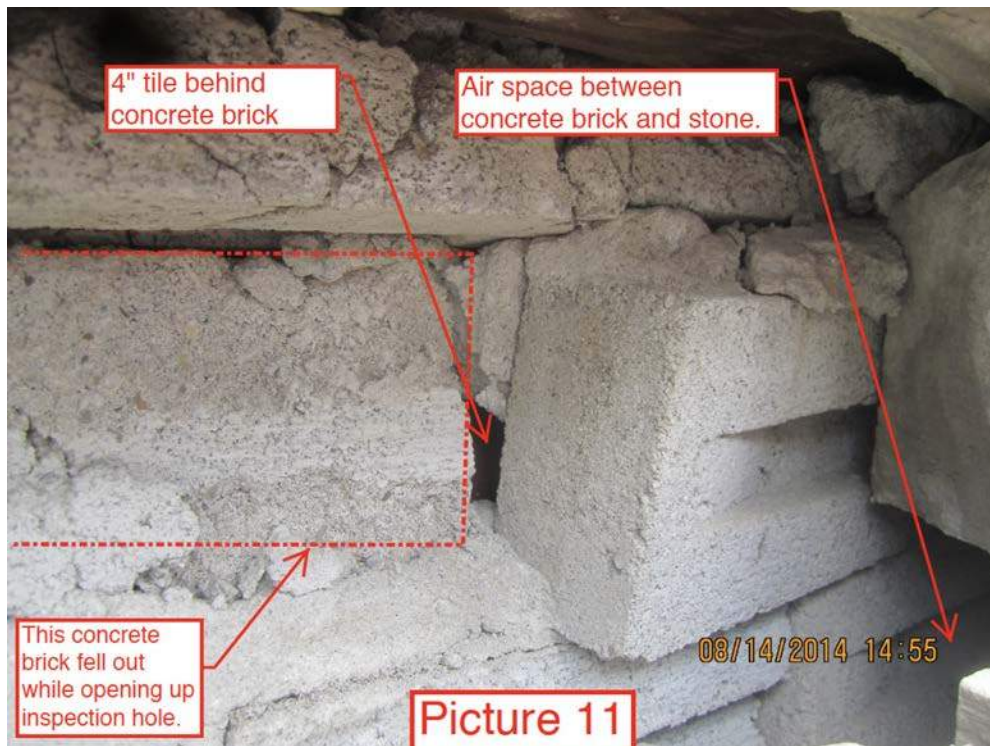
Option 2 would be to remove the concrete brick and clay tile and lay a proper concrete block wall to provide the adequate structural backup for the stone veneer. This would require a temporary bracing structure to support the stone veneer while the original concrete brick and speed tile are removed. Furthermore, all windows, mechanical and electrical systems in the wall would have to be removed and re-instated after the new block is placed. A cost estimate of between \$7-10 million dollars was provided for this option.



Photo of bulging limestone panel at southeast corner of three-storey block (Hastings & Aziz, 2014).



Picture 8



Picture 11

Above 2 photos: destructive investigation to assess condition of wall assembly behind stone panels (Hastings & Aziz, 2014).

*ERA Photos from March 14, 2018 site visit*



Mortar loss below window on original south Y-shaped block, west elevation (ERA, 2018).



Mortar loss on wall, original south Y-shaped block, west elevation (ERA, 2018).



Failed caulking between precast insulated masonry panels and aluminium cover plate, east elevation of north Y-shaped wing (ERA, 2018).



Wall cavity exposed due to gap between precast insulated masonry panels and aluminium cover plate, east elevation of north Y-shaped wing (ERA, 2018).



Dislodged stone on pier, at east elevation of Technology Wing (ERA, 2018).



Scaffolding installed over door at east elevation, beside the “gymnasium” (ERA, 2018).



Staining and mortar loss on north chapel elevation (ERA, 2018).



Steel bracing for loose panel, east elevation. Scaffolding installed over maintenance door and garage (ERA, 2018).



Scaffolding installed over door at north chapel elevation (ERA, 2018).

## 6 DESCRIPTION OF PROPOSED DEVELOPMENT

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The proposed development includes the removal of the 1963 Regina Mundi College building in its entirety after construction is complete for a replacement secondary school building in a more northwesterly location on the site.

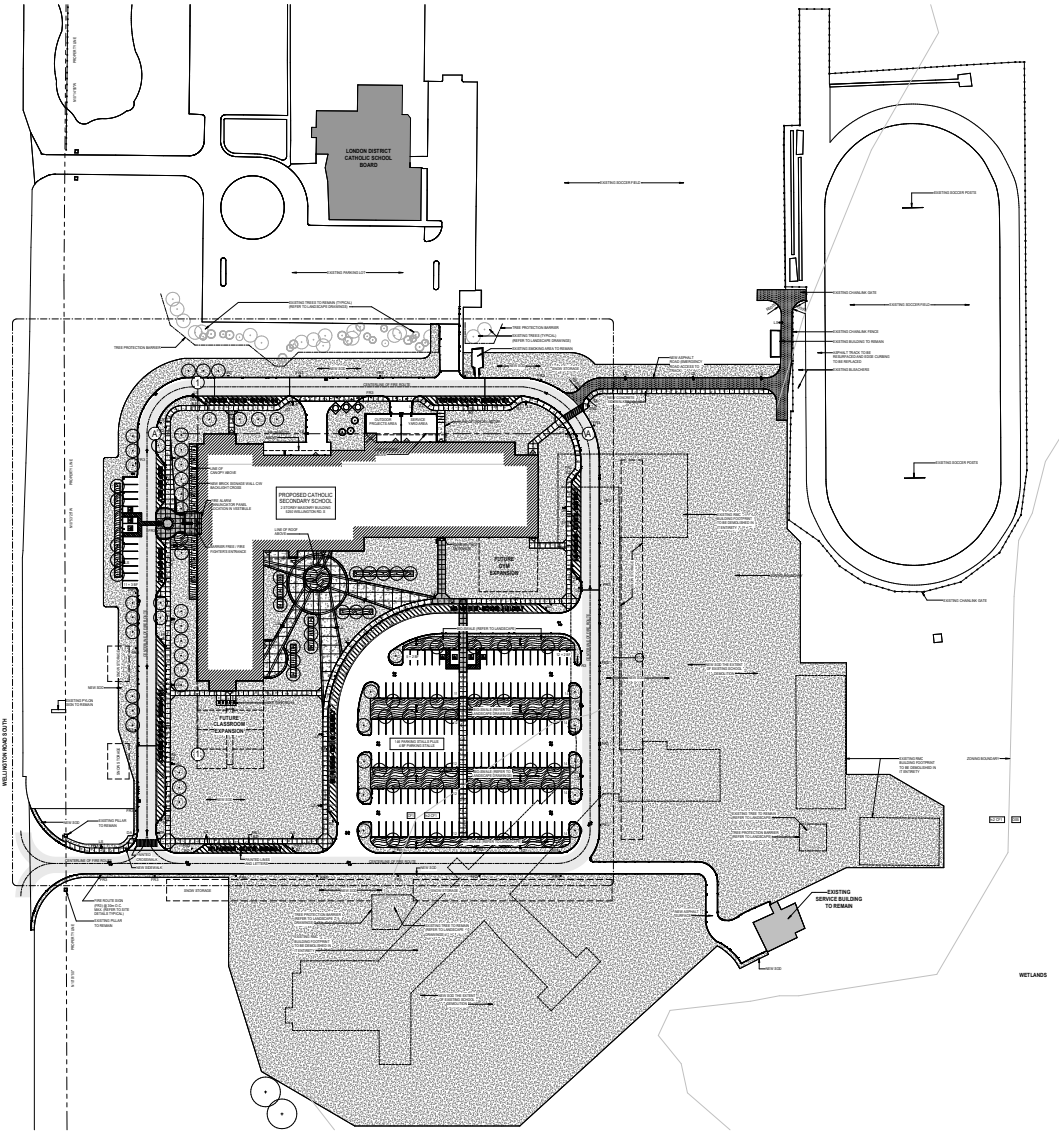
A surface parking lot will be located southeast of the new school building. Landscape improvements and bio-retention swales will be incorporated into the proposed site plan.

An existing roadway will be maintained and will loop around the new building, providing access to loading and servicing facilities located on the north side of the building. This roadway will connect to the existing London District Catholic School Board parking lot to the north. The outdoor athletic track and related facilities will be maintained in their existing location and resurfaced.

The proposed replacement school building is L-shaped in plan, and two floors in height. The building has been designed in a contemporary institutional style and will be clad with brick masonry and glazing.

The siting of the proposed replacement school and the surface parking area allows for an increased amount of landscaped open area on the property, as well as an increased setback from the adjacent provincially significant wetland.

The existing London District Catholic School Board headquarters building will remain and is outside the scope of the Regina Mundi redevelopment.



Proposed site plan overlaid with existing Regina Mundi College building footprint (Nicholson Sheffield Architects, 2023).

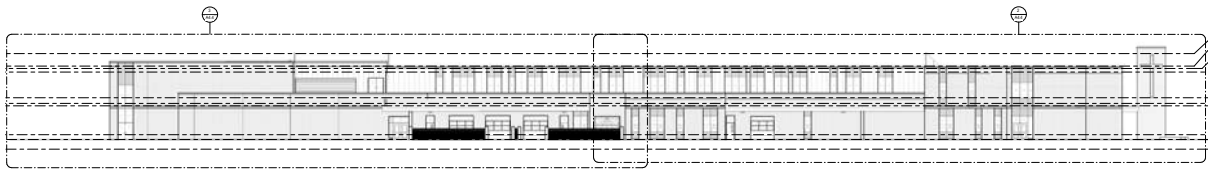




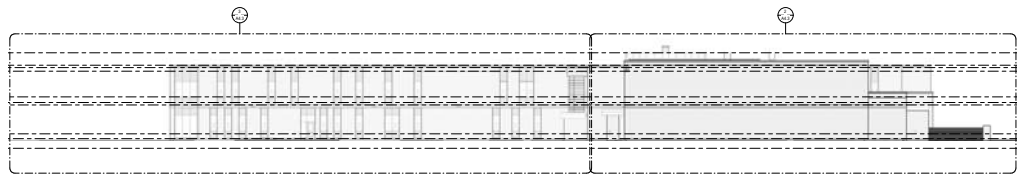
West view of main entry to proposed development (Nicholson Sheffield Architects, 2023).



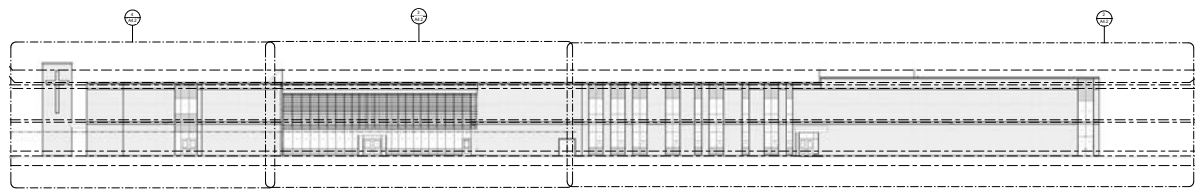
View of proposed development from south-east courtyard (Nicholson Sheffield Architects, 2023).



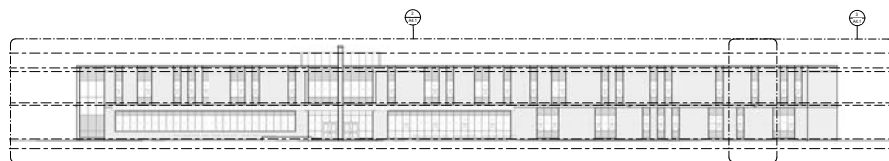
Proposed north elevation (Nicholson Sheffield Architects,2023).



Proposed east elevation (Nicholson Sheffield Architects,2023).



Proposed south elevation (Nicholson Sheffield Architects,2023).



Proposed west elevation (Nicholson Sheffield Architects,2023).

## 7 MEASUREMENT OF DEVELOPMENT IMPACT

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### 7.1 DEVELOPMENT IMPACTS

This HIA has identified that the site meets one of the Provincially-defined criteria for determining cultural heritage value or interest, as a result of the site's association with the firm of Watt & Tillmann Architects. **As a result of Bill 23 coming into effect in January 2023, properties must meet two or more criteria to be eligible for designation under Part IV of the Act. The evaluation does not meet two or more of the prescribed criteria under O. Reg. 9/06, and therefore the property is not a candidate for designation under the OHA.**

The 1963 Regina Mundi College building is proposed to be removed in its entirety, with the exception of certain salvaged materials that will be integrated into the new building fabric to facilitate site commemoration and heritage interpretation.

This section reviews the impacts of the proposed development, using the various negative impacts listed in Infosheet #5 (Heritage Impact Assessments and Conservation Plans) for the Cultural Heritage and Archaeology Policies issued pursuant to Section 2.6 of the 2005 Provincial Policy Statement.

<i>Potential Impact</i>	<i>Comments</i>
(1) <b>Destruction</b> of any, or part of any, significant heritage attributes or features;	The proposed development will remove the original 1963 Regina Mundi College building in its entirety.
(2) <b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance;	The proposed development does not contemplate alteration to the 1963 Regina Mundi College building - full removal is proposed, with the exception of salvaged materials that will be integrated into the new building fabric in a commemorative capacity.
(3) <b>Shadows</b> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	The proposal is to remove the 1963 Regina Mundi College building, thus the question of shadowing is moot. Notwithstanding, the proposed replacement school is a low-rise building that will not result in significant shadowing.
(4) <b>Isolation</b> of a heritage attribute from its surrounding environment, context or a significant relationship;	The proposed development will remove the original 1963 Regina Mundi College building in its entirety.
(5) <b>Direct or indirect obstruction</b> of significant views or vistas within, from, or of built and natural features;	The proposed replacement school will open up new views across the property hitherto obstructed by the 1963 Regina Mundi College building, thus enhancing appreciation of the site's natural heritage features such as the woodland and provincially significant wetland areas.
(6) <b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and	No change in land use is proposed.
(7) <b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	There will be no significant land disturbances as a result of the proposed development, with the exception of some re-grading on the north side of the new school to facilitate access to the loading and servicing entries.

## 8 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION METHODS

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### 8.1 CONSIDERED ALTERNATIVES

#### *Full Retention and Rehabilitation*

A study by Nicholson Sheffield Architects (“Regina Mundi College Building Renewal Study”), in tandem with several sub-consultants, was conducted in 2013 to inform the London District Catholic School Board’s Capital Plan. The study provided information and associated costs on necessary improvements to Regina Mundi College to prolong the life of the building through refurbishment.

The 2013 study assessed all of the building’s architectural, mechanical and electrical systems and concluded that a full building renewal would be cost prohibitive with an estimated cost of \$16 million.

#### *Partial Retention*

City of London staff have expressed interest in the retention of the chapel element of the 1963 Regina Mundi College building. While the chapel itself is more architecturally refined than the remainder of the school and contains some interesting design elements, it is not viable to retain the chapel as a standalone element.

The chapel is physically integrated with Regina Mundi College, and relies on building systems currently supplied by facilities located elsewhere in the school. Retention of the chapel would require new systems to be constructed and installed to service the chapel.

Retention of just the chapel alone would require a new exterior west wall to be constructed, where the chapel currently connects to the east side of the school. In accordance with heritage conservation principles, the new wall would need to

be distinguishable as a contemporary intervention, as a conjectural design to make the wall appear original would not constitute good heritage planning.

Furthermore, if the chapel were to be retained as a standalone building, this would result in a heritage attribute being divorced from its original context, being a part of a broader private boarding school that was purpose-built for boys intending to enter the priesthood. Isolation of a heritage attribute is a negative heritage impact that is discouraged under the Ontario Heritage Toolkit.

Another issue associated with partial retention of the chapel is defining a use. The chapel is a distinctive building form and use that may not be suitable for adaptation if it were to be isolated on the site. **The chapel is also located west of a Provincially Significant Wetland.**

**Retention of the chapel as a standalone element would require the construction of new building systems, in addition to a new west wall where the chapel is currently attached to the school.**

#### *Summary*

In light of the foregoing, in addition to the other factors identified in this HIA, neither full retention and rehabilitation nor partial retention of the chapel area were selected as these were not determined to be viable options for the school moving forward.

## 8.2 MITIGATION RECOMMENDATIONS AND CONSERVATION STRATEGY

The proposed development will result in heritage impacts related to the removal of the original Regina Mundi College building. This HIA identifies and recommends that the owner commit to a conservation strategy comprised of several measures to mitigate the impact of the proposed development. In totality, these mitigation measures will conserve the cultural heritage value of the site.

The recommended conservation strategy and mitigation measures include:

- Prior to demolition, the building should be extensively documented to preserve a fulsome archival record of its existing condition, including detailed architectural plans and elevations of current conditions and photographic documentation.
- The preparation of a Heritage Interpretation Plan to identify strategies and implementation measures that will help commemorate the cultural heritage value of the site to the future occupants. The Interpretation Plan could be developed in consultation with the Regina Mundi community and result in material for display in the new school. The Interpretation Plan will provide detailed information regarding the location, content and format of interpretive materials to be used.
- A selection of salvaged elements should be incorporated to support the future commemoration and interpretation of the site. This could potentially include, but is not limited to: the red granite surround and inscription flanking the main entry; a representative example of painted glass panels from

the chapel, and; exterior stone panels in sufficiently good condition to merit salvage. Photos of these elements are included on the following pages.

- The use of a folded plate roof structure in the new school building designed to evoke the style and appearance of the original chapel. This box dormer motif could be used in a prominent common area of the new school.
- The installation of a heritage plaque or marker in a prominent location on the site to commemorate the original Regina Mundi College building and convey its historical significance.

Taken together, these measures constitute an appropriate conservation strategy to accompany the proposed development and to mitigate the impact of removing the original Regina Mundi College building. **The conservation of certain physical elements, as well as the documentation and the preparation of an interpretation plan will sustain the legacy of the 1963 school within the replacement school.**

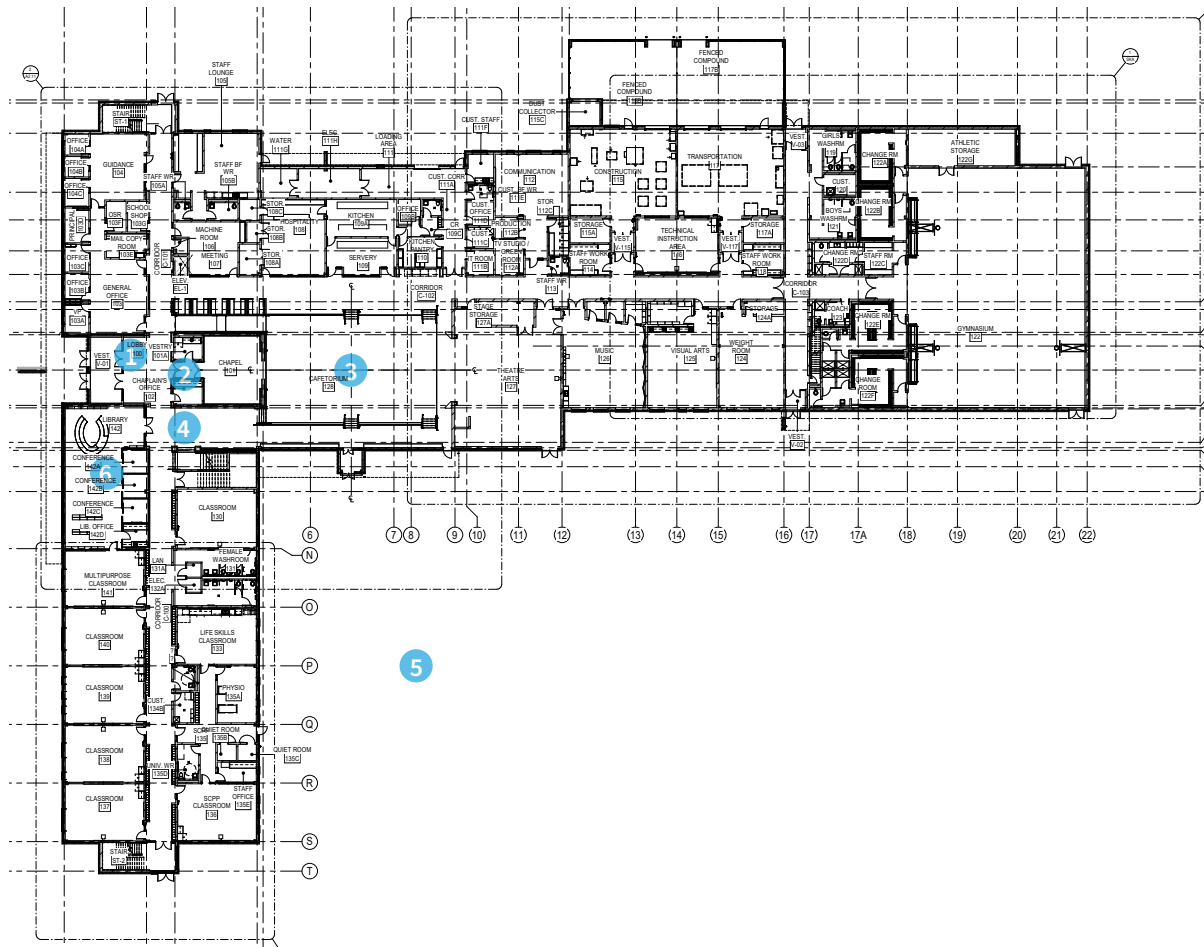
**A table that itemizes the attributes as outlined in the listing description and includes the proposed impacts and mitigation measures is included on the following page.**

Assessment of Impact and Mitigation - Itemized Heritage Attributes Identified in Listing Description

Attribute	Impact
<p><i>The Chapel, located at RMCC is situated on the first floor of the central wing. Dedicated to the Blessed Virgin Mary, the Chapel is visible upon entrance into the original part of the building. Having a seating capacity for 250 people with a small balcony at the rear, the proportions and design of the space are balanced, and it is the largest chapel of the Catholic Secondary Schools in the London District.</i></p>	<p><b>Removal.</b> The chapel is proposed to be removed along with the rest of the 1963 school building.</p> <p><b>Mitigation:</b> A new chapel space will be provided in the replacement school, providing continuity of this use. The new chapel space is in approximately the same location of, and has the same relationship to the school entry as, the existing RMC chapel.</p>
<p><i>The structure of the space is marked by a tapered-column frame, evident within the finished walls and ceilings of the space.</i></p>	<p><b>Removal and re-creation.</b> The structure of the space, marked by a tapered-column frame, is proposed to be removed.</p> <p><b>Mitigation:</b> The folded plate roof structure as a design motif will be recreated in the Commons area of the replacement school, which the chapel will face, and can open onto.</p>
<p><i>The exterior of the Chapel is clad in stone (like the rest of the original school) with interior wood finishes and marble accents.</i></p>	<p><b>Removal.</b> The exterior stone cladding, and interior wood finishes and marble accents, are proposed to be removed. As noted in structural assessments the exterior stone cladding on the chapel is in defective condition and has been surrounded by a protective buffer zone for years. The interior wood and marble finishes are relatively unremarkable and do not contribute strongly to the character of the space.</p> <p><b>Mitigation:</b> Interpretation of interior finishes in the new school chapel and Commons areas.</p>
<p><i>Key features include the painted glass windows (featuring the seven sacraments of the Catholic Church) with marble stools located below the window frames.</i></p>	<p><b>Removal and reinstatement of representative examples.</b></p> <p><b>Mitigation:</b> Within the chapel there are eight large painted glass windows, each made up of fifteen smaller panels. In the side-altar, there are two painted glass windows, each made up of three smaller panels. The painted glass windows are in poor to defective condition as the experimental fabrication method, used by artist Theo Lubbers in 1963, has failed and individual pieces of glass have begun to fall out of place.</p> <p>Recognizing the frail condition of the painted glass windows, a representative grouping of the windows will be repaired and stabilized in-situ, carefully removed, and re-instated in a prominent location of the new school. To the extent that they can be removed intact, a number of marble stools will be retained for salvage and reinstatement with windows.</p>
<p><i>Two rooms flank the rear of the chapel, and originally housed the priests living quarters.</i></p>	<p><b>Removal.</b> ERA has viewed these rooms and observed that they do not contain any significant elements.</p> <p><b>Mitigation:</b> None required.</p>
<p><i>The Chapel also features a memory wall displaying photos of former students and staff members who passed away during their time at RMCC.</i></p>	<p><b>Removal and reinstatement.</b></p> <p><b>Mitigation:</b> The memory wall will be relocated in an area of the new school near the lobby and chapel.</p>

## Conservation Measures and Locations for Reinstated Elements

The plan below includes the location of proposed salvaged components, photographs of the existing elements, and a table describing the proposed salvage and reinstatement approaches.



### Locations for Reinstated Elements / Conservation Measures

#	Element/Measure	Location
1	Red granite surround and inscription	Main entry / lobby area
2	Representative example of painted glass windows	Entrance to the chapel
3	Folded plate roof structure	Commons
4	Memory Wall	Lobby area or adjacent to chapel
5	Heritage Plaque or Marker	Inside school or on grounds
6	Site Documentation Heritage Interpretation Plan	Library

Proposed site plan (Nicholson Sheffield Architects, 2023; annotations by ERA).





Large stone panels cladding the ends of the three-storey building (ERA, 2018).



Red granite surround with inscription, flanking the front entry (ERA, 2018). Inscription reads:

VALEAM TIBI SERVIRE  
HOC SEMINARIUM  
B. MARIAE V. REGINA MUNDI  
DICATUM  
IOANNES C. CODY. VII. DIOC. LONDINENSIS E.  
CONDIDIT  
ATQUE HUNC LAPIDEM PRIMARIUM  
FESTO B.V.M. NATIVITATIS A. MDCCCCLXIII  
RITE LUSTRAVIT



Red granite surround flanking the front entry (ERA, 2018).



Painted glass windows in the side chapel (ERA, 2018).



Tapered columns and folded plate roof structure in the chapel (ERA, 2018).



Memory Wall, in the existing chapel (ERA, 2018).

<i>Conservation Component</i>	<i>Implementation Strategy</i>
(1) Red granite surround and inscription.	<p>Carefully remove individual granite panels and store in a safe location during construction. Once construction is complete, panels to be re-mounted in the lobby.</p> <p>The inscribed panel will be prioritized, as well as a number of additional units to be determined by the available wall area and/or other constraints of the new space.</p>
(2) Representative example of painted glass windows.	<p>Due to the number of painted glass windows in the chapel, as well as their varying states of repair, ERA recommends that a representative sampling of the windows be salvaged and re-instated in the new chapel.</p> <p>The windows selected for retention will be carefully removed, safely stored during construction, and re-instated in their new positions. The salvaged decorative glass panels from the existing school will be prominently located to each side of the chapel entrance, which will be off the main lobby entrance to the school. Back-lighting will be used to illuminate the re-instated windows panels.</p> <p>Marble stools, to the extent that they can be removed intact, will be re-instated below the re-instated painted glass windows.</p>
(3) Use of folded plate roof structure in the new school building.	<p>To evoke the structural form of the existing chapel, which reflects the modern design sensibilities of the 1963 RMC school, ceiling design referencing a folded plate roof structure will be constructed in the Commons area of the new school.</p> <p>This will be achieved using drywall bulkheads, and will provide visual continuity to the former chapel structure. Interior renderings of this treatment are included on the following page.</p>
(4) Incorporation of Memory Wall.	<p>The individual photographs that comprise the Memory Wall, in the existing chapel, will be removed, stored during construction, and displayed in the new school in a location near the front lobby or adjacent to the new chapel.</p>
(5) Installation of heritage plaque or marker.	<p>A heritage plaque or marker will be installed in a prominent area of the site, potentially containing a combination of photographs and textual information related to the history of the site and RMC.</p> <p>The content of the plaque can be determined at a later date, and could be developed in consultation with the RMC community. The plaque can be installed either inside of the new school or on the grounds.</p>
(6) Documentation of existing condition for archival purposes.	<p>Prior to demolition, the building should be documented to preserve a fulsome archival record of its existing condition, including detailed architectural plans and elevations of current conditions and photographic documentation.</p> <p>Site documentation should be filed with a local archives such as the London Public Library or Western University, and could also be retained on-site in the new school's library.</p>
(7) Preparation of a Heritage Interpretation Plan.	<p>A Heritage Interpretation Plan will be prepared to identify the above-noted strategies to help commemorate the history and cultural heritage value of the site to future occupants. The Interpretation Plan should contain subject matter related to Watt &amp; Tillmann Architects and their contribution to the City of London's architectural history.</p> <p>The Interpretation Plan should be developed in consultation with the RMC community and result in resources/materials to be displayed in the new school, e.g. in the school library.</p>



Interior renderings of the entrance of the chapel (Nicholson Sheffield Architects, 2023).



Interior rendering of the proposed Commons area (Nicholson Sheffield Architects, 2023).

## 9 CONCLUSION

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This HIA has considered the impact of the proposed development for 5250 Wellington Street South on Regina Mundi College, a building listed on the City of London's Register of Cultural Heritage Resources.

Evaluating the site under provincial criteria for identifying cultural heritage value or interest, we find that the site meets one of the criteria for designation under Part IV of the OHA by virtue of its association with the locally-prominent firm of Watt & Tillmann Architects, who contributed to mid-century architecture and design in the London Region, **and thus the property is not a candidate for designation.**

In light of extensive physical deterioration of the building envelope which poses an ongoing life safety risk, obsolete building systems and accessibility issues, later alterations such as the removal of the original bell tower element, and other factors identified in this HIA, we believe that removal of the resource is appropriate and justified.

The commitment of the owner to the conservation strategy contained in this HIA will mitigate the impact of removing the original Regina Mundi school in order to facilitate the construction of a replacement school building.

## 10 PROJECT PERSONNEL

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### ANDREW PRUSS

Andrew Pruss is a Principal with ERA. He has been involved in all aspects of architectural projects ranging from single-family residences and condominiums to institutional, commercial and hotel projects. He has previously been qualified by the Ontario Municipal Board, now continued as the Ontario Land Tribunal (the “OLT”), the Conservation Review Board, and the Toronto Local Appeal Body in the field of heritage planning and architecture.

### DAN EYLON

Dan Eylon is a Senior Associate and Planner at ERA. He is a registered and active member of the CAHP. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design.

### CLARA SHIPMAN

Clara Shipman is an Architect and Planner at ERA. She received her Master of Science in Planning from the University of Toronto after completing a Master of Architecture from McGill University. She is a candidate member of the OPPI.

### ZEINA AHMED

Zeina Ahmed is a Planner at ERA. She received her Master of Science in Planning from the University of Toronto and her undergraduate degree in Urban and Environmental Planning from the University of Virginia. She is a candidate member of the OPPI.

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## 12 APPENDICES

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*Appendix I: Regina Mundi College Building Renewal Study by Nicholson Sheffield Architects et al, dated September 25, 2013*

# REGINA MUNDI COLLEGE BUILDING RENEWAL STUDY

SEPTEMBER 25, 2013

NICHOLSON  
SHEFFIELD  
ARCHITECTS  
INC.





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## EXECUTIVE SUMMARY

Originally designed and constructed in 1962, Regina Mundi College (RMC) is one of the oldest secondary schools in the London District Catholic School Board's portfolio. The LDCSB has requested Nicholson Sheffield Architects Inc. (NSA) to prepare a report assessing the architectural, mechanical, and electrical systems at RMC to inform the Board's Capital Plan as it relates to improvements at RMC. This approach is consistent with Ministry objectives of providing a high standard of environment for students to learn.

A summary of the costs related to upgrades and refurbishment of RMC can be found at the end of this report.



## METHODOLOGY

NSA conducted several visual examinations of the building interior and exterior in September 2013. No invasive disassembly and testing were conducted during examinations. We were joined by Chorley + Bisset Ltd. Consulting Engineers, who conducted similar inspections of the building's mechanical and electrical systems.

# EXECUTIVE SUMMARY

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The following personnel were involved in the site visits:

Prime Consultant: Jim Sheffield of Nicholson Sheffield Architects Inc.

Mechanical Engineer: Derek Vakaras of Chorley + Bisset Ltd. Consulting Engineers

Electrical Engineer: Bob Gordon of Chorley + Bisset Ltd. Consulting Engineers

Additionally, NSA held discussions with Denis Sykora of North American Roof Management Systems regarding previous and scheduled roof replacement projects at RMC, David Cook of exp Services Inc. regarding removal of designated substances, and Bill Robertson of Roberston Restoration regarding the condition of the exterior stone masonry.

## LIMITATIONS

The information contained in this report is based, in part, on drawings and information provided by the London District Catholic School Board. We have relied on this documentation and information in providing the recommendations contained in this report.

The project and maintenance work identified in this report describe the work in general terms only. Individual work items will require more detailed documentation to fully establish the scope of work, in contract terms, prior to engaging contractors to execute the work.

The information and recommendations contained in this report reflect our best judgement based on observed conditions. We cannot guarantee that all building related problems have been encountered during preparation of the report, or that unreported building conditions will not develop after the report has been submitted. Use of the report content by a third party is the responsibility of such third party and we do not accept responsibility for damages resulting from third party use of the report.

The costs provided in this report are based on a general review of existing site conditions. The information used to determine costs are based on general assumptions and visual observations of existing conditions. Drawings and specifications were not provided to prepare a comprehensive costing. The actual quantities and associated costs may vary depending on the methods of repairs, design, site inspections during repairs and the time of year during which repairs are completed.

This report does not address structural issues.

This report presumes that regular ongoing maintenance would be continued by a responsible facility management team to sustain the life of the facility.

## INTRODUCTION

Nicholson Sheffield Architects Inc. (NSA) have been commissioned by John Kononiuk, Manager of Capital Projects for the London District Catholic School Board, to conduct a study of Regina Mundi College (RMC) looking at the architectural, mechanical, and electrical building systems together with the following objectives:

- Review of RMC as it relates to the Ontario Building Code
- Review of the existing fire alarm system
- Review of removal of asbestos containing materials in the school
- Review of replacement of existing parquet flooring in the 1988 Gymnasium
- Review of the Technology wing including a review of the Construction Technology dust collection system
- Review of the existing building elevator
- Review of the building mechanical systems (HVAC)
- Review of the existing Drama teaching space currently housed in a double portable
- Review of the exterior building envelope

## TERMS OF REFERENCE

Regina Mundi College is located at 5250 Wellington Road South in London. It was originally designed and constructed in 1962 as a Junior Seminary for the Roman Catholic Diocese of London. The original building housed both academic and dormitory spaces for students and faculty who resided at the facility. The Y-shaped south wings currently housing the technology classrooms appear to have been originally designed as a vehicle garage in the one-storey portion and a residence along with common spaces for sisters in the two-storey portion. The quarters containing the sister's living and sleeping accommodations also included a small chapel.

Two additions were built in 1988 – one expanding the technology wing of the school to the south and the other to the north, providing a new double gymnasium complete with storage, change rooms, and upper mezzanine containing a weight room and dance/aerobics room.

The intent of this report is to provide information and associated costs on necessary improvements to RMC that will provide an optimal learning environment for students, a safe working environment for staff, and to prolong the life of the building through refurbishment.



# HEALTH & LIFE SAFETY

---

## HEALTH & LIFE SAFETY

- The original ventilation and exhaust systems are nearing the end of their service life. They do not function adequately, are inefficient, and are marginal for occupant health and safety.
- Existing mechanical and electrical systems are not properly constructed (i.e. dampers) nor fire-stopped in all locations where they penetrate walls and floors required to have a fire-resistance rating.
- Fire rated separations throughout the building may not meet the current Ontario Building Code and would require upgrades as a result of changes to the buildings mechanical and electrical systems. During our visits to the school we looked above ceiling tiles in random locations to investigate the continuation of required fire separations. In a number of locations we found that the required fire separations are either not in place, not continuous, or have been compromised due to changes in the building over the years (i.e. addition of new services).
- There are several locations that do not have exit signage where required by the Ontario Building Code.
- The main floor ramp to the second floor of the technology wing does not comply with the Ontario Building Code
- There are hazardous building materials (asbestos) within the existing school that should be removed as part of the building renewal.
- There appears to be inadequate storage in the chemistry prep room. A review of the existing chemicals, acids, solvents, etc. in this space should be conducted to determine if these are being storage in a safe and compliant manner.
- Fire route signage is inadequate and does not comply with the City of London by-laws.
- The mortar joints in the building's stone veneer (1962) have deteriorated over time allowing water to enter. There are locations where stone may be in danger of falling from the building. We are advised that this occurred previously and was one of the main reasons that the original bell tower was removed.
- Guardrails throughout the school on both the interior and exterior of the building do not comply with the Ontario Building Code.

## ONTARIO BUILDING CODE ANALYSIS

This report takes into consideration the requirements of the Ontario Building Code, 2006 Edition, as they relate to the existing building. It is worth noting that a new version of the Ontario Building Code (2012) will come into effect on January 1, 2014.

The extent of renewal and enhancements at RMC will cause this project to be categorized as a major renovation as outlined in Part 11 of the Ontario Building Code. This means that existing areas of the building subject to major renovation will be required to comply with other parts of the Building Code. This work will include upgrades such as the installation of an automatic sprinkler system, upgrades to fire separations, and barrier-free accessibility compliance.

### **Fire Separations and Closures**

Existing walls, partitions and floor assemblies will need to be upgraded as new building systems are installed or because they have been removed over time from various installations without being restored.

### **Building Size and Construction Relative to Occupancy**

The area of the existing building is approximately 165,000 ft<sup>2</sup>. The current Ontario Building Code classification in Part 3 would have the school designated under Article 3.2.2.24 requiring non-combustible construction, sprinklers, and 1-hour fire separations for floors, mezzanines, and loadbearing walls, columns and arches.

### **Exits and Means of Egress**

Our site investigations have uncovered a number of issues with respect to existing exits and means of egress such as concerns with existing ramps to the technology wing of the school, door swings at exits, etc. The timing and scope of this report do not allow us to cover all aspects. We therefore recommend that a more detailed analysis be conducted once the preparation of the project renewal and enhancements are underway to fully understand the areas that are impacted.

### **Health Requirements**

The existing school has adequate quantities of plumbing fixtures based on current and project enrollment. The washrooms are, however, dated and require upgrades.

### **Barrier-free Accessibility**

There are numerous areas at RMC that are not compliant with the Ontario Building Code. The original school was designed and constructed before Ontario had a building code. The 1988 additions and renovations have made some improvements, there remain many areas that need to be addressed to bring the school into compliance not only with the Ontario Building Code, but to ensure that it meets the Accessibility for Ontarians with Disabilities Act (2005).

# SAFETY ISSUES

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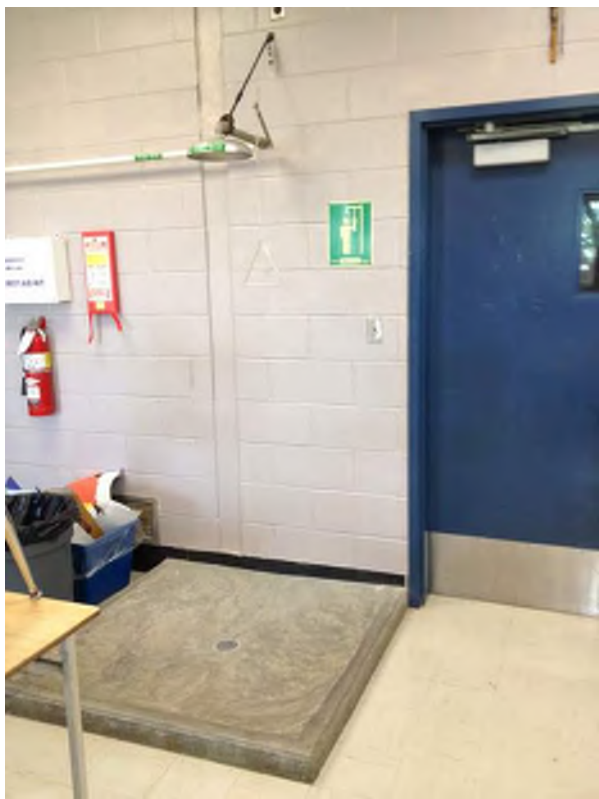
Drain culvert in grass



Drain culvert in grass



Drain pipe at west elevation



Deluge Shower - Science Classroom



Acid Storage Cabinet - Science Prep Room



Flammable Storage Cabinet - Science Prep Room



Chemical Storage - Science Prep Room

# BUILDING CODE ISSUES



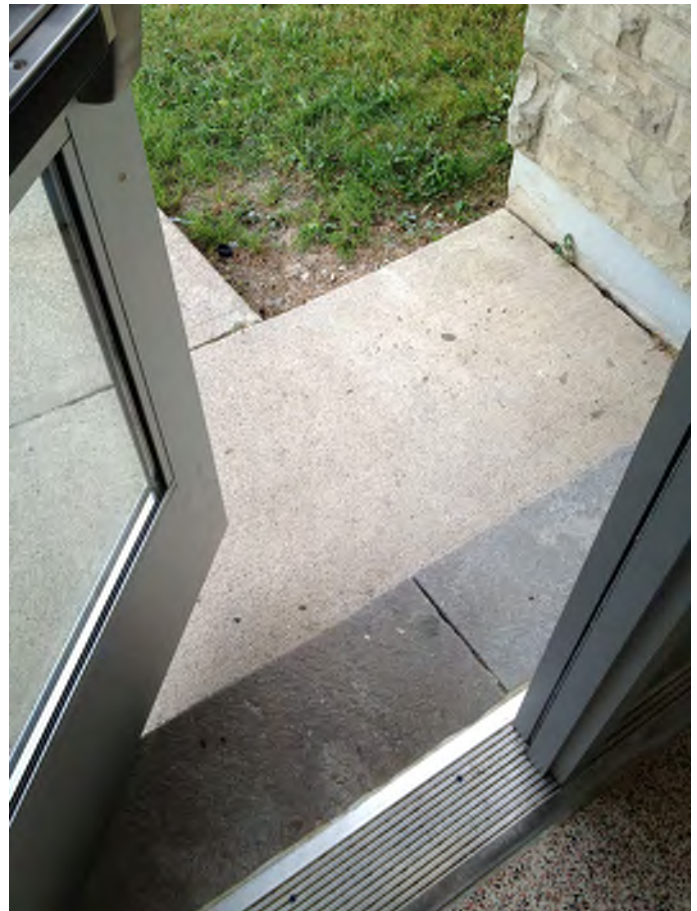
Exit P at southwest corner of technology wing does not meet current building code and does not provide barrier-free access



Entrance door from barrier-free parking spaces - concrete sidewalk had settled - does not meet current building code



Construction and Installation of wood frames in chapel providing access to sanctuary do not meet current building code requirements for accessibility

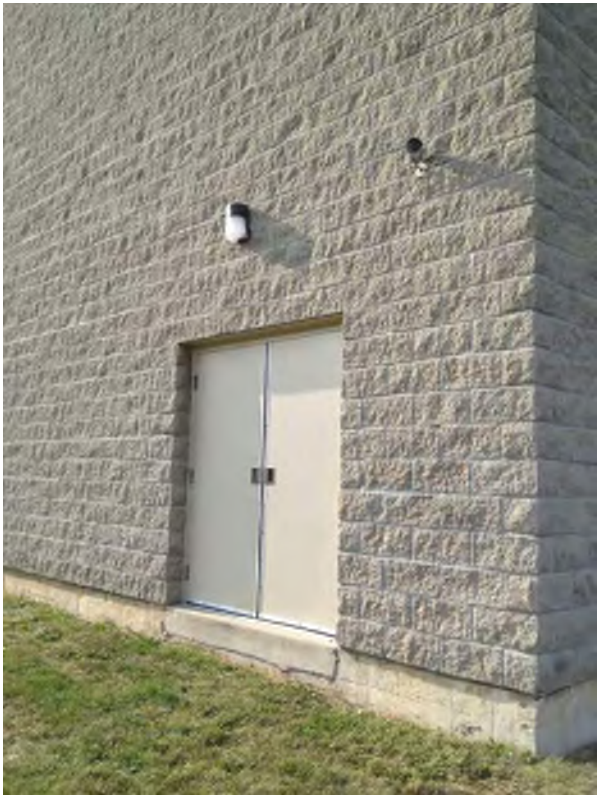


Door Theshold

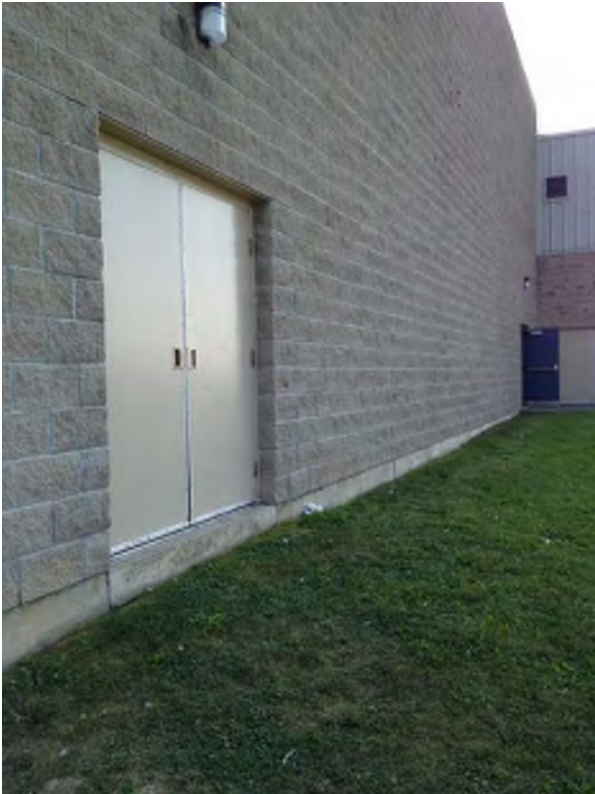
# BUILDING CODE ISSUES



Damaged Sidewalk at Tech Wing Exit



Step clearance at door - 1988 Gymnasium



Step clearance at door - 1988 Gymnasium



Wood ramp at chapel sanctuary

# BUILDING CODE ISSUES



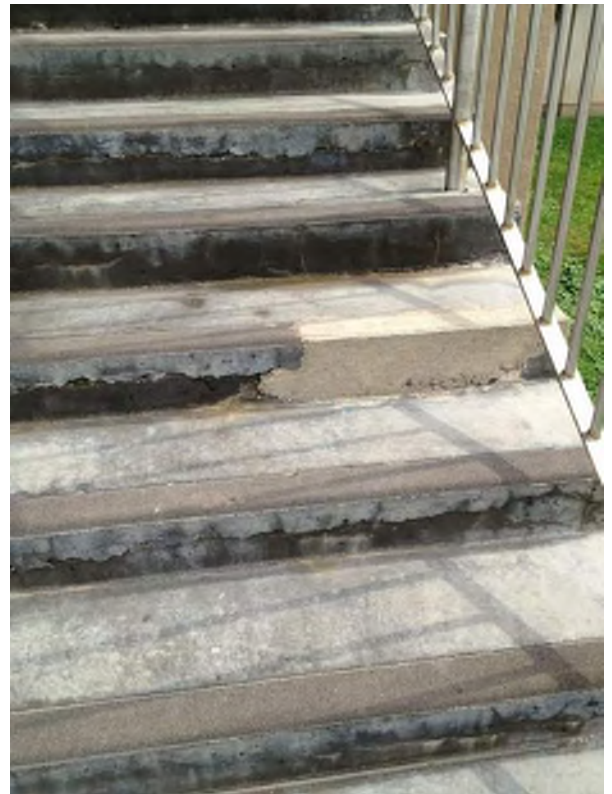
Existing front entry stairs and sidewalks have been replaced in the last decade, yet show signs of damage and wear. Intermediate handrail spacing does not comply with current building code



Front entry exterior stairs



Cracked sidewalk at front entry exterior stairs



Front entry exterior stairs

# BUILDING CODE ISSUES



Door swinging over ramp



Fire exit sign missing in cafeteria



Ramp on main floor to tech wing



Ramp on main floor to tech wing



# BUILDING CODE ISSUES



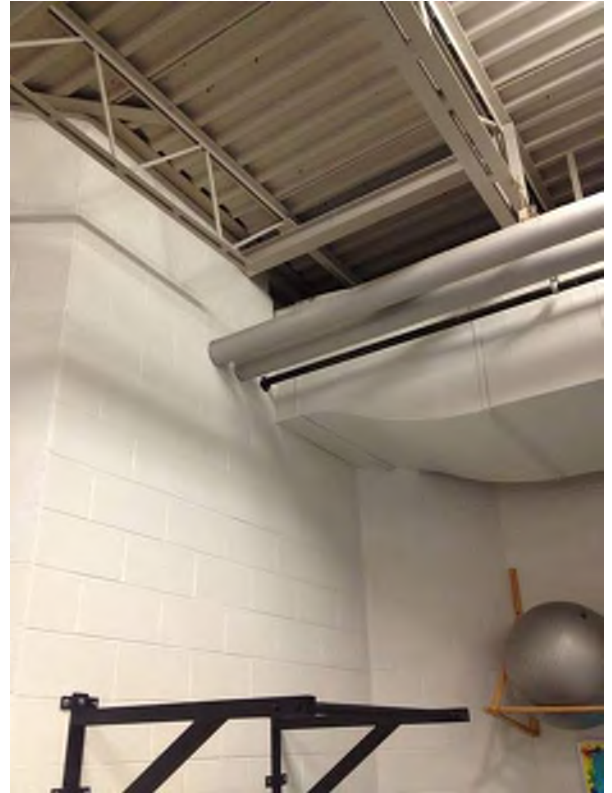
Firestopping missing at pipe penetration.



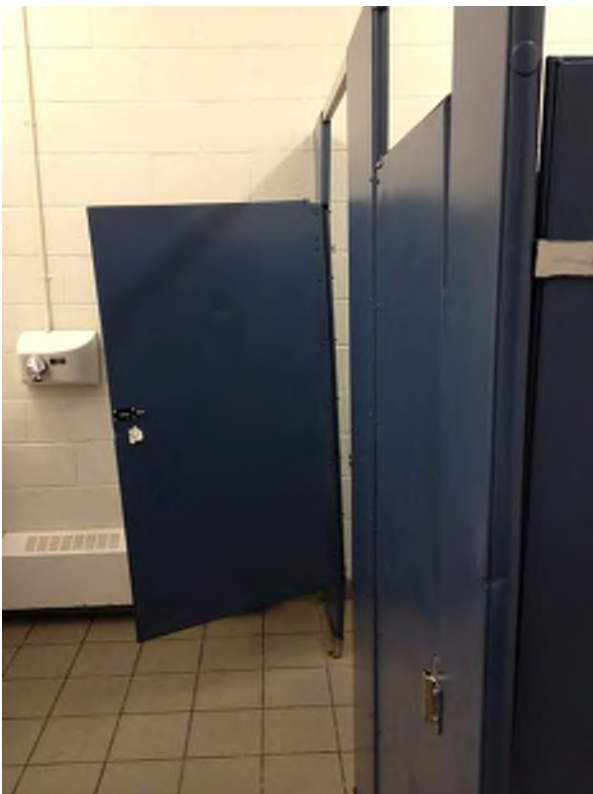
Firestopping missing at pipe penetration.



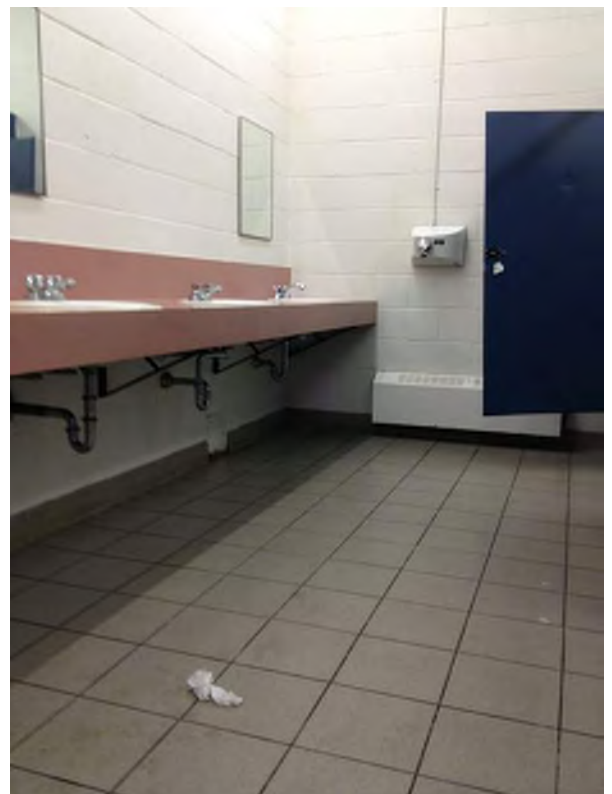
Duct penetration at fire-rated floor not firestopped; damper missing



Firestopping missing and fire separation incomplete.



Toilet Partitions beginning to deteriorate



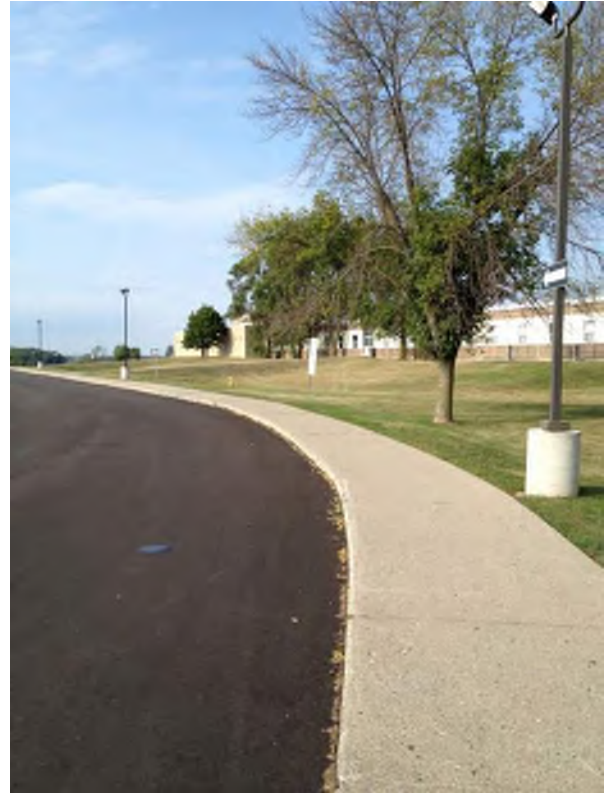
Washroom Vanity not compliant with barrier-free requirements.

# BUILDING CODE ISSUES

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Hole in fire separation



Front fire route signage missing



Fire exit sign missing from rear exit



Fire separation at elevator machine room





## HAZARDOUS MATERIALS

An Asbestos Product Survey was conducted by exp Services Inc. dated June 30, 2012. A full copy of this report is contained in Appendix B. The conclusions of the survey are presented in Appendix B of this report.

The report has not conducted extensive testing of all materials but instead notes to the reader that they should “assume asbestos-containing materials” are present in the room-by-room Asbestos Status Report. The report also notes that no sprayed fireproofing was encountered during the survey of this site. However, when we visited the school the entire ceiling of the main boiler room was found to have a spray applied material, which we presume to be fireproofing. The room-by-room notes for this space however note this material as “non-asbestos fireproofing”.



Boiler Room Ceiling

It is our recommendation that an updated asbestos product report be undertaken for renewal of RMC that includes a detailed investigation including visible and concealed conditions to reveal all materials containing asbestos. This work should include some destructive testing to fully understand the extent of asbestos containing materials present in the existing building. The costs associated with the investigation and preparation of this report are noted in the cost summary found at the end of this document.

# ASBESTOS

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## ASBESTOS

Asbestos containing materials are found throughout RMC in various building materials including, but not necessarily limited to floor tile, sheet vinyl flooring, mechanical insulation, textured plaster, wall and ceiling tiles.



Existing confessional in chapel showing asbestos containing tile.



Existing asbestos containing flooring in chapel.

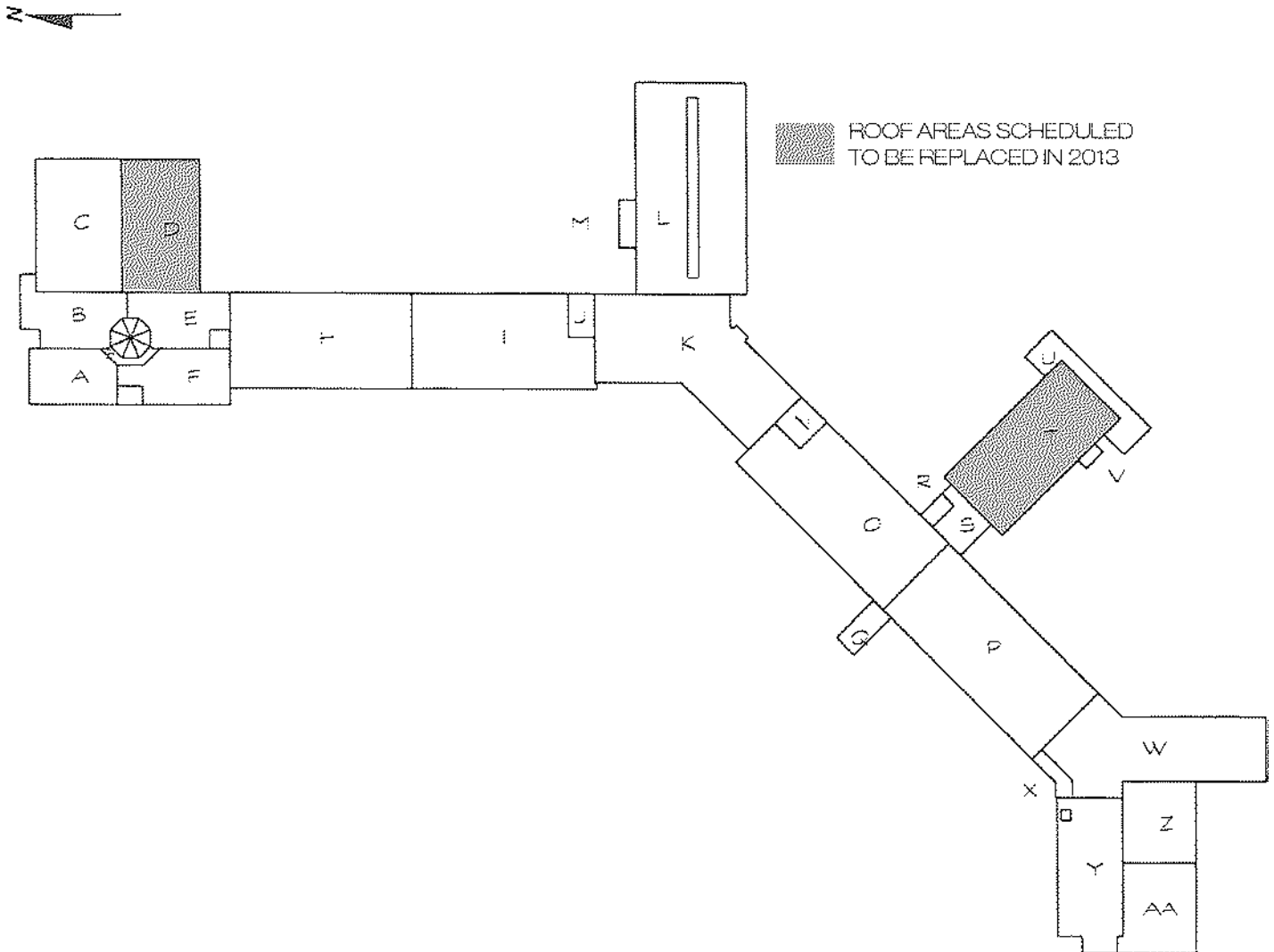






## ROOFING

The LDCSB has engaged the services of North American Roof Management Systems Ltd. (NARM) to monitor all roofs within their system. In discussion with Denis Sykora of NARM we have been informed that all roofs at RMC have been replaced except for Roof V located above the side altar of the chapel sanctuary. We are informed that replacement of Roof D (part of 1988 Gym addition) and Roof T (Chapel) are scheduled to be replaced this fall (2013).



# ROOFING

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There is considerable debris on Roof area H from adjacent trees that is not being maintained. Failure to remove this material on a semi-annual or annual basis reduces the life expectancy of the roofing material.



Overhanging trees at Roof H



Overhanging trees at Roof H



Debris at overhanging trees on Roof H



Debris at overhanging trees on Roof H



Debris at overhanging trees on Roof H



Debris at overhanging trees on Roof H



# METAL FLASHING AND ROOFING



Metal flashing over ductwork above gymnasium beginning to rust - finish has deteriorated



Metal roof over north gymnasium showing rusting



Metal roof over north gymnasium showing rusting

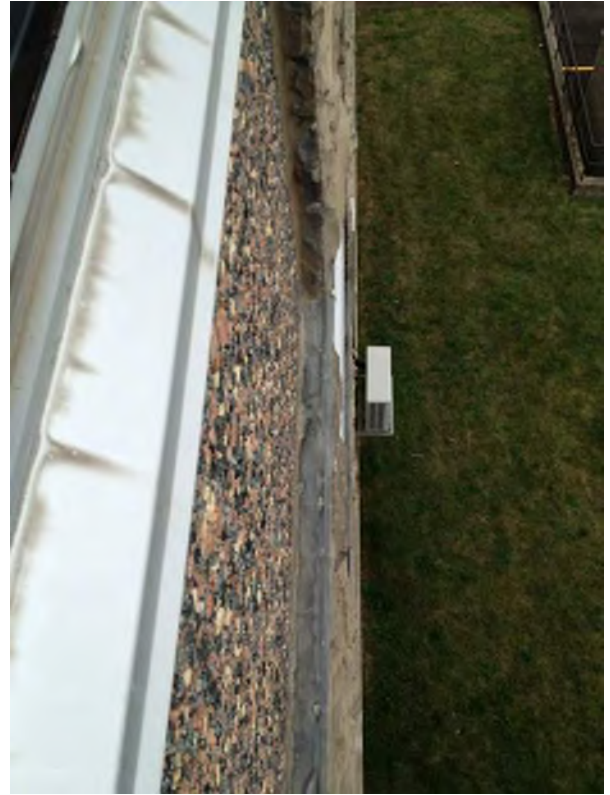


Sloped roof over exit without snow guards

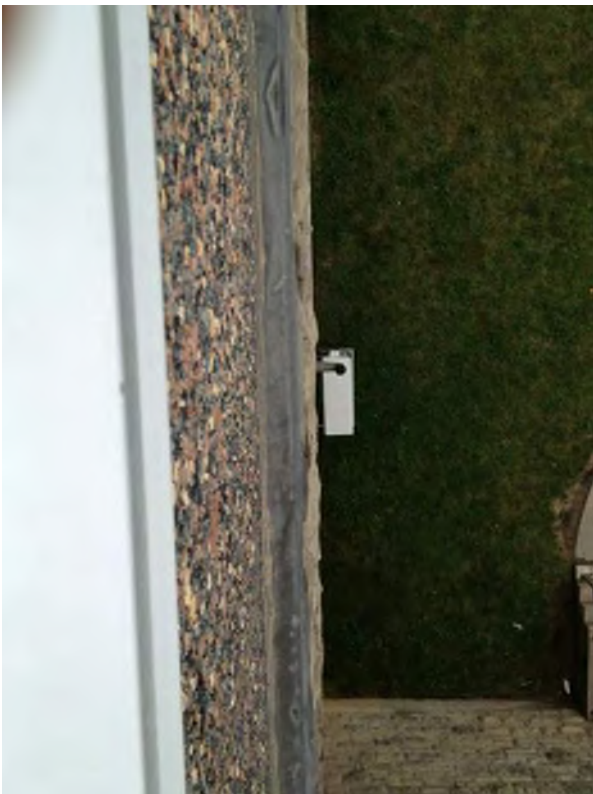
# METAL FLASHING AND ROOFING



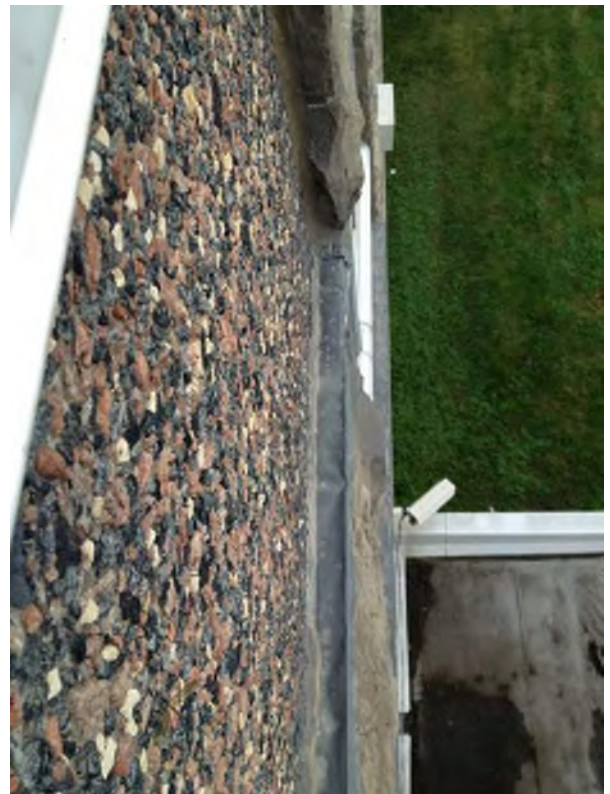
Exterior metal sill at precast panel - joints have failed and does not project past stone below causing staining and water to deteriorate mortar joints



Exterior metal sill at precast panel - joints have failed and does not project past stone below causing staining and water to deteriorate mortar joints



Exterior metal sill at precast panel - joints have failed and does not project past stone below causing staining and water to deteriorate mortar joints



Exterior metal sill at precast panel - joints have failed and does not project past stone below causing staining and water to deteriorate mortar joints

# METAL FLASHING AND ROOFING



Exterior metal sill at precast panel - joints have failed and does not project past stone below causing staining and water to deteriorate mortar joints



Exterior metal sill at precast panel - joints have failed and does not project past stone below causing staining and water to deteriorate mortar joints



Metal flashing and sill missing from bottom of louvre



Damage to concrete block masonry from missing metal flashing and sill.





## ROOF ACCESS LADDERS

There are several ladders located on the exterior of the building that provide access from the various roof levels. These ladders do not appear to meet the legislative requirements for fixed access ladders required by the Ontario Ministry of Labour. They should be either removed and replaced or revised as part of the renewal project at RMC. There should also be precast concrete pavers over rigid insulation at the top and bottom of all roof access ladders and adjacent to any rooftop mechanical equipment for personnel to stand on while performing maintenance.



Roof Ladder at 1988 addition - height of bottom rung exceeds dimensions as per M.O.L. requirements; precast pavers over rigid insulation should be added.

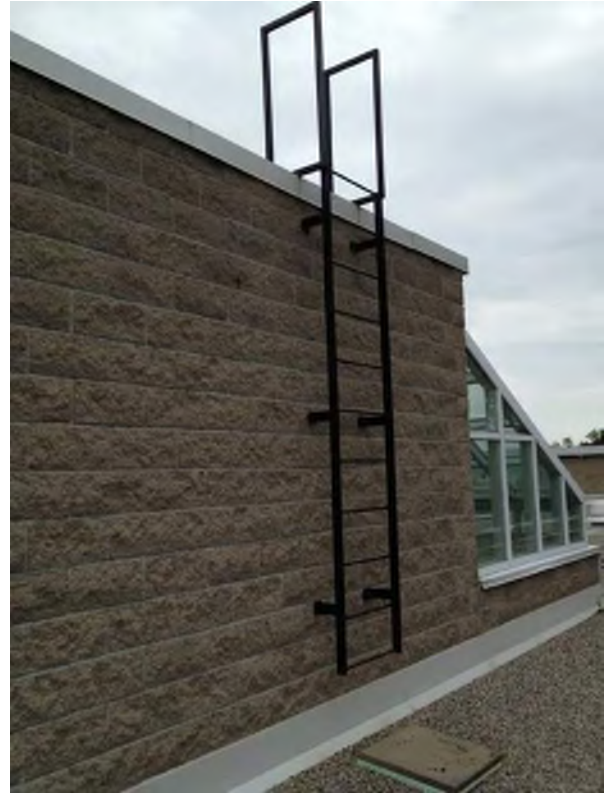


Wood platform access stair does not comply with M.O.L. requirements and is a safety hazard.

# ROOF ACCESS LADDERS



Roof ladder does not provide required clearance from wall.



Roof Ladder at 1988 addition - height of bottom rung too high above lower roof.



Roof Ladder at 1988 addition - height of bottom rung too high above lower roof.



Roof Ladder at 1988 addition - height of bottom rung too high above lower roof.





**EXTERIOR TREES**

The proximity of the existing trees to the building also presents a climbing point for access to the roof by unwanted guests. Furthermore, they have grown to a size that their location adjacent to the existing foundations may be reason for concern of damage to the existing building from the tree roots. We recommend that all trees adjacent to the building be removed and replaced with trees located well away so that when they reach maturity they will not pose a hazard to the building.

There are some trees that appear to have disease and as a result have limbs that are falling off, which presents a hazard to any staff or students that may be walking below. We recommend that a tree assessment be included as part of the project to renew the facility at RMC to remove those trees that present a hazard.



Fallen tree branch - Safety hazard



Tree at South Tech Wing beginning to deteriorate causing safety hazard to students

# EXTERIOR TREES

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Tree at West Elevation too close to building and branches beginning to decay and fall.



Tree at West Elevation Exit too close to building.



Tree showing signs of rot at West Elevation - danger of limb falling.



Trees at West Elevation too close to building.



Tree in close proximity to West building wall and notch susceptible to water intrusion and rot.



Trees at West elevation of 1988 addition - if not maintained properly will cause similar issues to those of the original building.





## SKYLIGHTS AND GREENHOUSE

There are several skylights and a small greenhouse on the various roofs at RMC. The largest of the skylights is located above the Library Resource Centre, which formed part of the work performed in 1988. This skylight is now approaching 25 years in age and several of the insulated glass units have failed. It is our recommendation that all glazing units be replaced with newer, high performing insulated glass units.



Overall image of library skylight exterior

# SKYLIGHTS AND GREENHOUSE



Library skylight exterior



Library skylight exterior



Library skylight exterior



Library skylight exterior

# SKYLIGHTS AND GREENHOUSE



Library skylight interior showing failed glass units.



Library skylight interior showing failed glass units.



Library skylight interior showing failed glass units.

# SKYLIGHTS AND GREENHOUSE

---

## SKYLIGHTS AND GREENHOUSE

There is 1 acrylic dome skylight located on roof 'U' that appears to be part of the original construction of the school based on our review of the original architectural drawings and the condition of the skylight itself. The skylight does not have an insulated curb. We recommend replacement of this skylight with a new acrylic dome skylight complete with insulated curbs.



Acrylic Dome Skylight Interior

## SKYLIGHTS AND GREENHOUSE

There is a small greenhouse structure accessible from the second floor mezzanine adjacent to the weight room / exercise area. It is unclear from our site visit that this space is being utilized. The greenhouse itself has poor ventilation and several of the glass units are either broken or have failed. Access to this room is difficult because it is only accessible by stairs and cutting through the weight room. We recommend converting this space to a storage room for the athletic department associated with the weight room and exercise area. If it is deemed that a greenhouse is required for science and horticulture / green technology programs, we recommend that a separate, stand-alone structure be built at an appropriate location to serve these programs. This is consistent with what is being done at other secondary schools in Ontario and our region in particular.



Overall exterior greenhouse structure



Greenhouse showing damaged and failed glazing units.

# SKYLIGHTS AND GREENHOUSE

---



Greenhouse interior showing damaged and failed glazing units



Greenhouse interface with adjacent wall.



Greenhouse interior showing damaged and failed glazing units



Greenhouse sill provides inadequate slope to shed water onto roof below.







## EXTERIOR CAULKING

The application of sealant at critical locations in the building envelope is extremely important to the successful functioning of the wall envelope. Caulking is usually the first element to fail, lasting from one to 15 years. Sealant is usually applied at critical flashings at expansion joints, around window and door openings, and all types of wall penetrations. Failure of caulked joints permits moisture penetration directly into the building envelope that could result in detrimental and costly deterioration and damage to the building. The following photographs showing caulked joints (or lack thereof) are not intended to show every location but instead to illustrate the need for complete removal and replacement of all exterior sealant in the building envelope to help prolong the life of the building.



Caulked corner west elevation



Caulked expansion joint at 1988 addition

# EXTERIOR CAULKING

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Caulked expansion joint at tech wing addition



Caulked expansion joint at tech wing addition - base

# EXTERIOR CAULKING



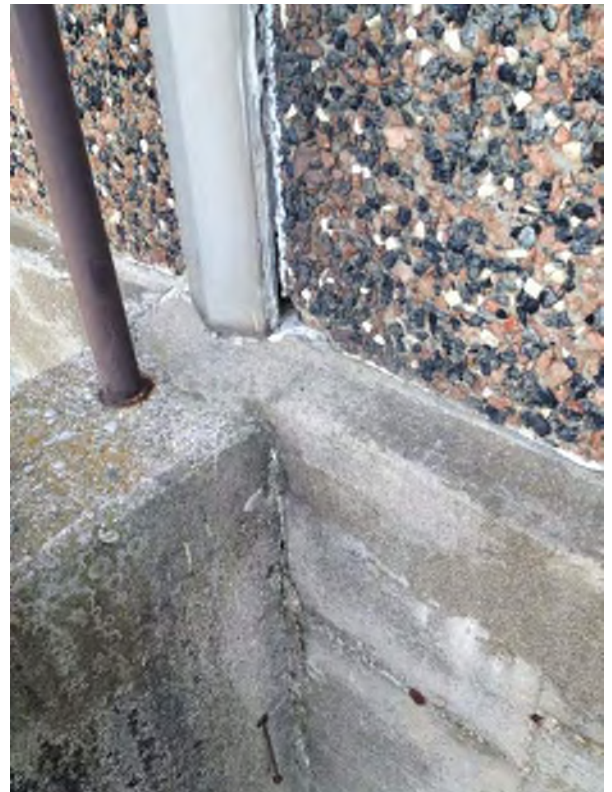
Caulked joint failure on East Elevation



Caulked joint failure on East Elevation. Note projecting steel bars below present safety hazard.



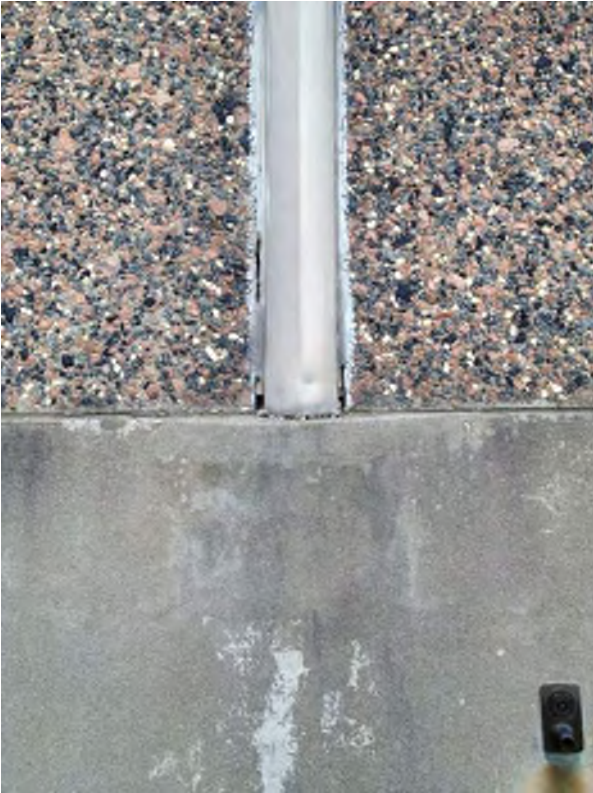
Caulked joint failure on East Elevation



Caulked joint failure on East Elevation and corner of panel has deteriorated.

# EXTERIOR CAULKING

---



Caulked joint failure on East Elevation.



Caulked joint failure at Tech Wing entry.



Caulked joint failure on West Elevation.



Caulked joint failure on West Elevation.

# EXTERIOR CAULKING



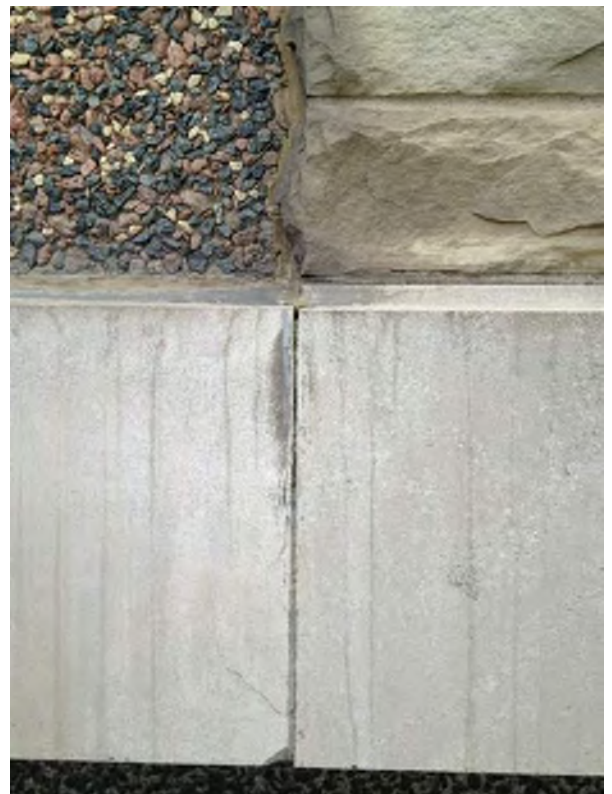
Caulked joint failure on West Elevation - large gap present.



Caulked joint failure on West Elevation



Caulked joint failure on windows on 1988 addition



Caulked joint failure, mortar deteriorating from stone sill requires repair.

# EXTERIOR CAULKING



Caulking joint missing at conduit penetration



Caulking missing at precast panels - East Elevation



Caulking missing at precast panels - East Elevation



Caulking deteriorated at smooth stone panel - investigation required to view condition of anchors.

# EXTERIOR CAULKING



Exit door missing caulking in Tech Wing - large gap allows moisture at penetration.



Upper caulking joint at Gymnasium - North Elevation



Window jamb and sill caulking - Tech Wing - sills should have end dams.



Caulking joint at Gymnasium Wall - South Elevation

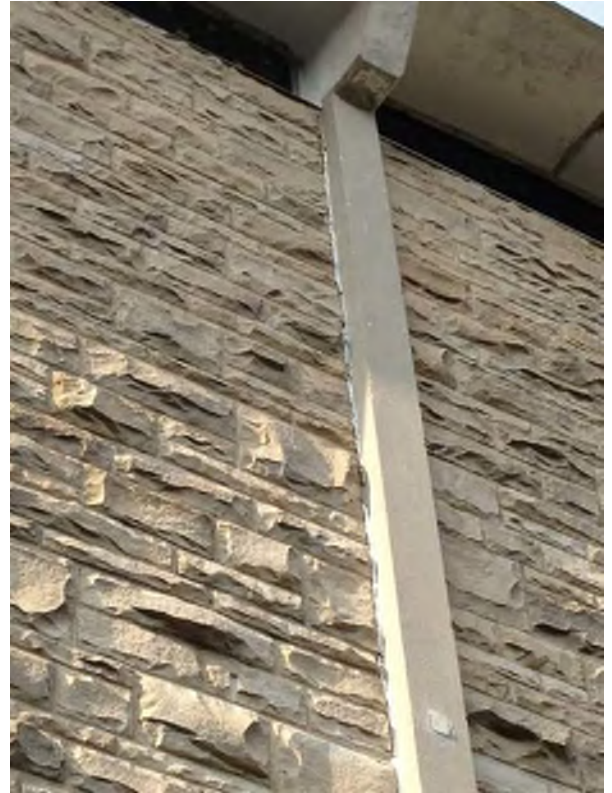


# EXTERIOR CAULKING

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Caulked joint at Gymnasium wall - South Elevation



Caulked joint at Gymnasium wall - South Elevation



Caulked joint at Gymnasium wall window head - South Elevation.  
Note deterioration of mortar joints





## EXTERIOR BUILDING STONE

The original building constructed in 1962 is clad with both smooth and rough-faced exterior building stone together with precast insulated exposed aggregate panels. Two separate additions in 1988 to the technology wing and a new gymnasium utilized an artificial stone masonry and concrete block for the exterior finish.

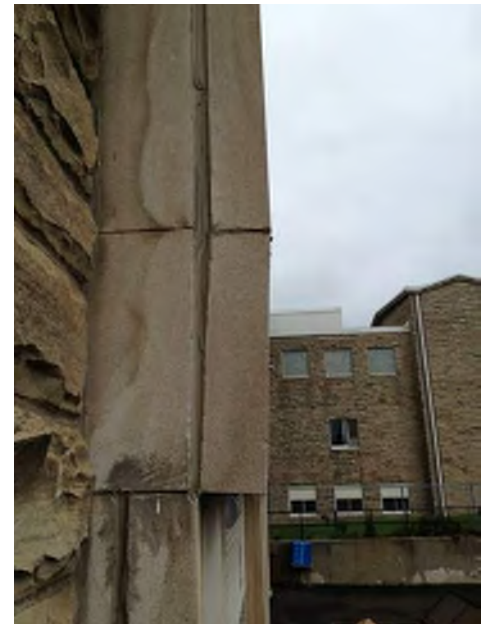
The mortar joints of the original 1962 building stone (both smooth and rough faced) have been in a state of disrepair for some time, allowing water to enter. There is visible evidence of mortar joints that have developed significant cracking and/or have failed altogether as shown in photographs contained herein. The intrusion of water has caused significant damage to existing mortar joints in numerous locations, which cause concern that in some locations, the building stone may be in danger of dislodging and falling. There is also cause for concern that existing anchorage devices for the stone cladding may have become corroded due to the water penetration. We recommend that further investigation of the existing building stone be conducted immediately to determine the extent of the damage, but perhaps more importantly, to ensure the safety of the occupants. This investigation will include destructive testing to determine the condition of the building envelope and anchorage devices. The stone has also become dirty over time with weathering, which causes the stone to retain moisture. All of the building stone should all be cleaned in conjunction with repair and restoration (repointing) of the mortar joints.

The condition of the insulated precast panels should also be investigated for damage due to failed caulking as outlined in the previous section.

The mortar joints of the 1988 addition also appear to be showing signs of wear that will continue to deteriorate for a structure that is only half the age of the original building. There are several locations where cracking of mortar joints has occurred and staining of the exterior stone or concrete block has occurred due to the failure of caulked joints, lack of metal flashing, or failure of metal flashings. The use of concrete block as an exterior building veneer, although economical, is not suitable for buildings with a long life expectancy due to their porosity and ability to absorb moisture. There are areas of the 1988 addition that have significant damage from moisture. We recommend that the existing concrete block on the 1988 addition (located at the double gymnasium) be removed and replaced with a more suitable, long lasting clay brick or natural stone. The investigation of alternatives can be explored to suit the budget and schedule as part of the renewal project.



Fallen Stone



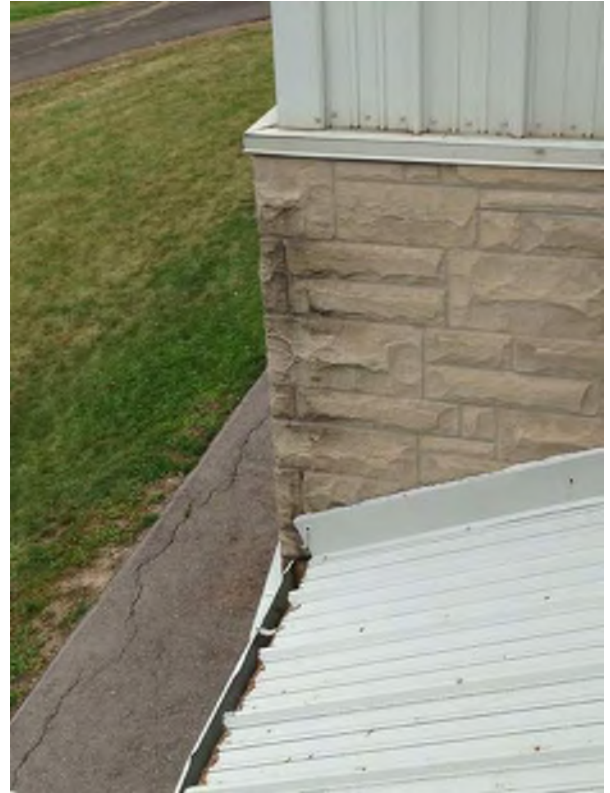
Loose smooth stone panels above Tech Wing exit and deteriorated mortar joints.

# EXTERIOR BUILDING STONE

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Staining from flashing on concrete block at gymnasium (1988 addition)



Stone veneer stained from water and mortar joints beginning to fail.



Horizontal sills at panels do not project past rough failed stone causing staining and weathering of stone and mortar joints.



Deteriorated mortar joints and rusting steel lintel at window head.

# EXTERIOR BUILDING STONE



Exterior stone at Elevator Machine Room - mortar joints beginning to crack and deteriorate.



Loose hose connection box at stone - 1988 addition



Rusting exterior window lintel and cracked mortar joints.



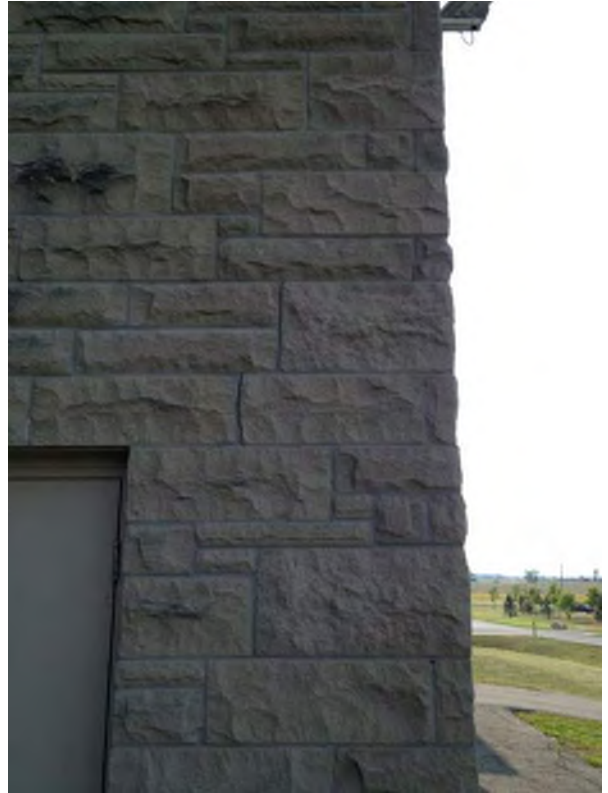
Loose hose connection box at stone - 1988 addition

# EXTERIOR BUILDING STONE

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Exterior stone at Elevator Machine Room - weathered and showing signs of cracking to mortar joints.



Cracked mortar joints - East Elevation - 1988 addition

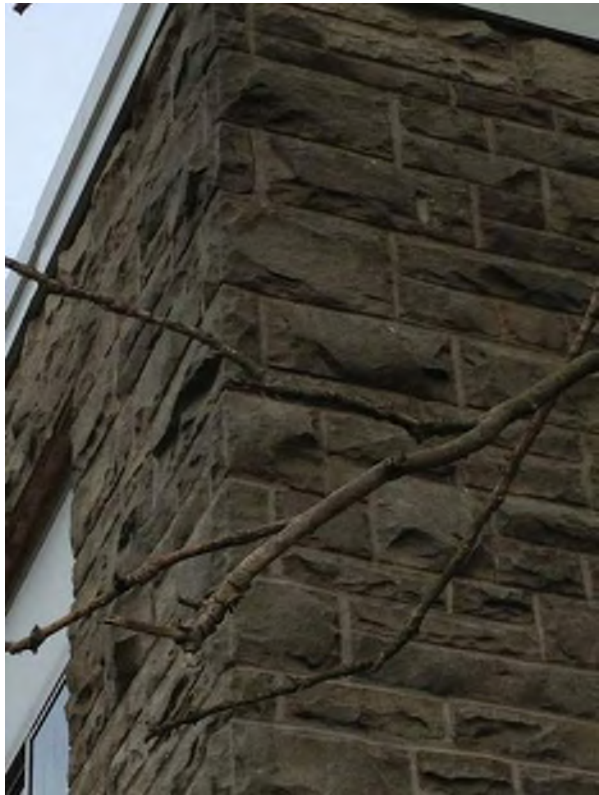


Cracked mortar joints at Tech Wing.

# EXTERIOR BUILDING STONE



Loose mortar joints below window sill on second floor Tech Wing from water penetration.



Loose and cracked mortar joints - Tech Wing second floor



Cracked mortar joints at SW corner of Tech Wing exit.



Cracked mortar joints - Gymnasium East elevation

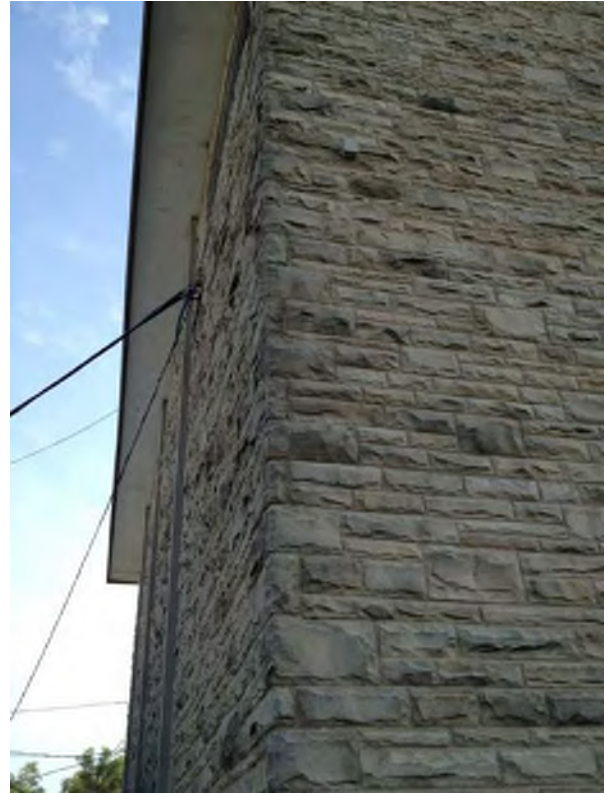


# EXTERIOR BUILDING STONE

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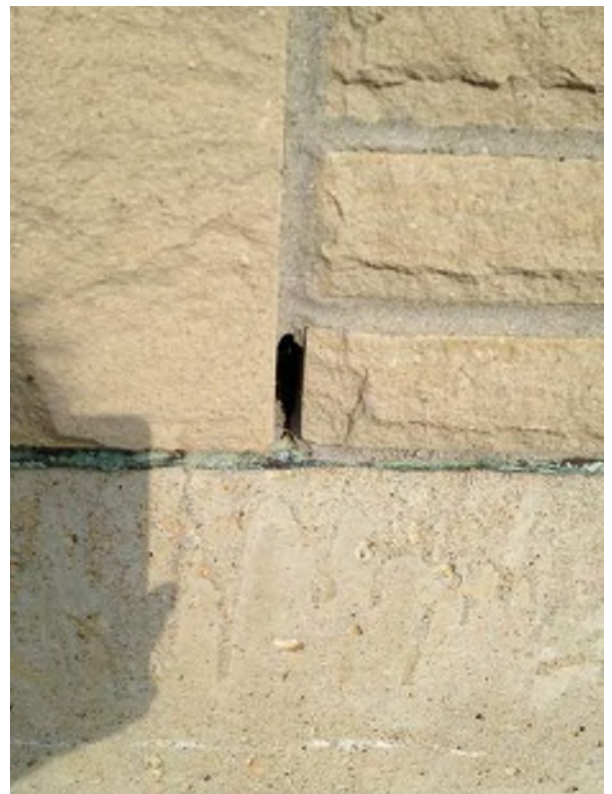
Deteriorated mortar joints below window sill in Tech Wing.



Deteriorated mortar joints - Gymnasium East Elevation



Deteriorated mortar joints and loose stones at West Elevation.



Missing brick vents - 1988 addition

# EXTERIOR BUILDING STONE



Deteriorated mortar joints below window sill on West Elevation.



Deteriorated mortar joints below window sill on West Elevation.



Deteriorated mortar joints below window sill on West Elevation.



Deteriorated mortar joints below window sill on West Elevation.

# EXTERIOR BUILDING STONE

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Deteriorated mortar joints below window sill on West Elevation.



Deteriorated mortar joints below window sill on West Elevation.



Deteriorated mortar joints below window sill on West Elevation.



Deteriorated mortar joints on rusting steel lintel at West Elevation.

# EXTERIOR BUILDING STONE



Deteriorated mortar joints below window sill on West Elevation.



Deteriorated mortar joints on West Elevation.



Missing metal sill and flashing at louvre on 1988 addition have caused moisture penetration damaging mortar joints and masonry veneer and growth of moss.

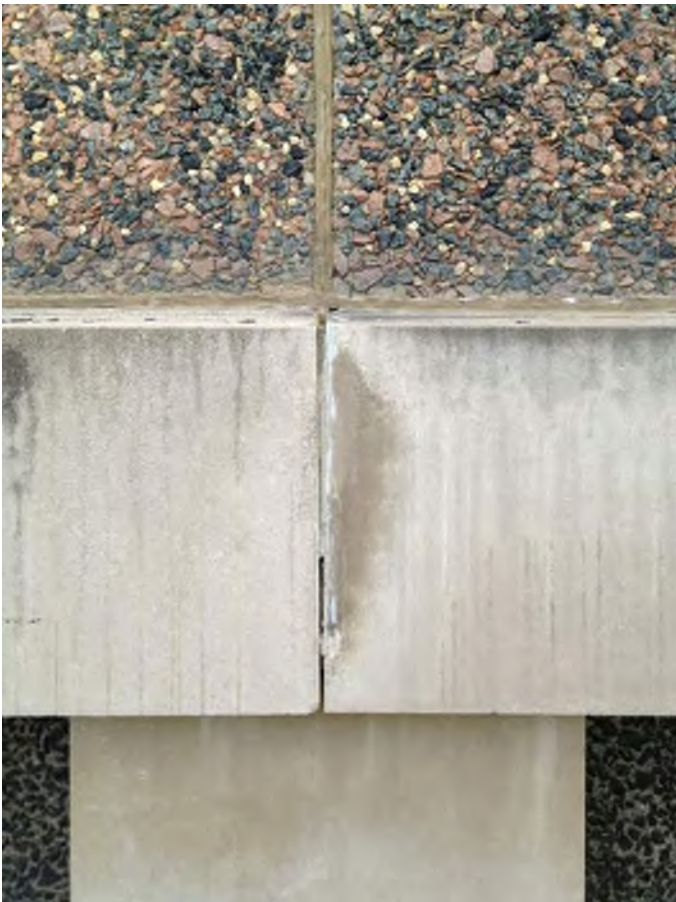


Moss growing on concrete block - 1988 addition

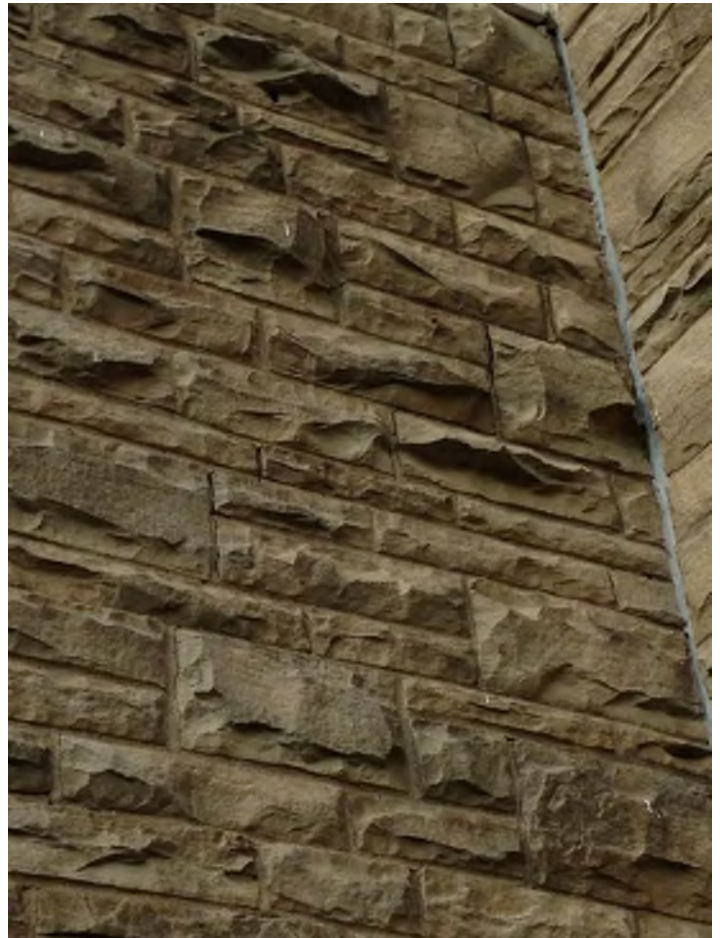
# EXTERIOR BUILDING STONE



Partial West Elevation - area of deteriorated mortar joints below all window sills.



Deteriorated mortar joints on smooth stone sill. Moisture may have compromised anchors.



Deteriorated mortar joints - West Elevation

# EXTERIOR BUILDING STONE



Staining on stone from metal flashing joint above - 1988 addition



Deteriorated mortar joints on South wall of Chapel.



Deteriorated mortar joints at upper corner of 1988 Gymnasium addition.



Weathering and deterioration of joints in smooth stone panels on North Elevation.

# EXTERIOR BUILDING STONE



Deteriorated mortar joints at louvre - East upper wall of Gymnasium.



Deteriorated mortar joints at upper stone - Tech Wing



Water damage at eave causing deterioration of mortar joints and staining of stone veneer - 1988 addition



Water damage at eave causing deterioration of mortar joints and staining of stone veneer - 1988 addition

# EXTERIOR BUILDING STONE



Deteriorated mortar joints at South Elevation



Water damage at soffit - East Elevation 1988 addition



Water damage below soffit - North Elevation 1988 addition



Water damage at concrete block - Upper North Gymnasium Elevation



# EXTERIOR BUILDING STONE



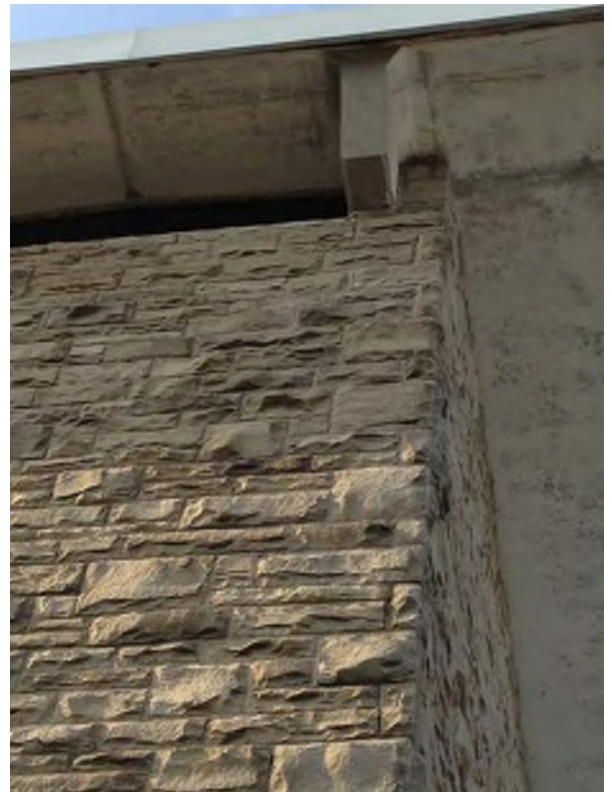
Water damage at concrete block causing deterioration of mortar joints - North Gymnasium Elevation



Water Stain from flashing - North Elevation 1988 addition



Deteriorated mortar joints - Southeast corner of Gymnasium

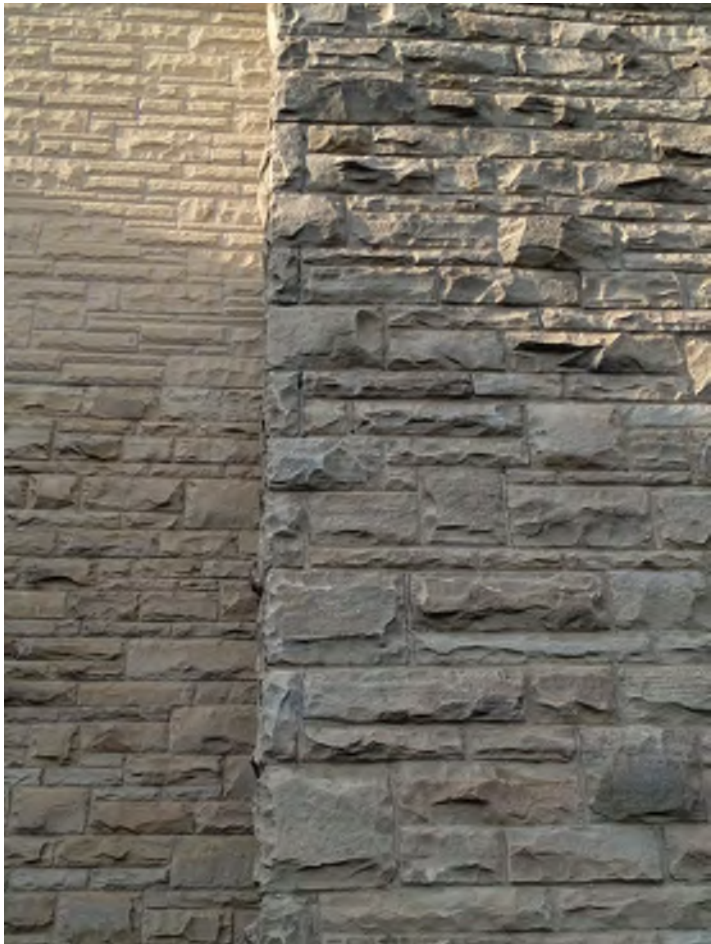


Deteriorated mortar joints - Southeast corner of Gymnasium (Upper)

# EXTERIOR BUILDING STONE



Damage to stone of South Elevation of Gymnasium from moisture at penetration.



Deteriorated mortar joints - Southwest corner of Gymnasium



## GYMNASIUM FLOORING

In 1988 an addition was designed and constructed at RMC that included a double gymnasium together with associated change rooms, storage, and upper mezzanine. The gymnasium flooring installed as part of this project is a parquet-type wood floor applied directly over the concrete slab that lacks the bounce and spring action desirable for a secondary school athletic floor. We recommend complete removal and replacement of the existing wood flooring with new resilient engineered wood flooring that meets or exceeds DIN certification standards for athletic flooring. The height of the new flooring above the existing concrete slab will require the removal of portions of flooring from adjacent spaces and installation of a tapered floor topping sloped up to meet the new wood gym flooring level. It is expected that existing doors and frames in the gym may also require some alterations to suit the new floor.



Gymnasium interior entrance - replacement of wood floor in Gymnasium with new will require alterations to door frames along with tapering flooring leading into Gymnasium.



# TECHNOLOGY DEPARTMENT CLASSROOMS

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## TECHNOLOGY DEPARTMENT CLASSROOMS

Many secondary schools in the London region have undergone major renovations to their technology teaching spaces over the last several years. The rationale behind this may be in part due to aging facilities and the introduction of new or emerging technologies (i.e. Green Technology). The technology department at RMC was designed and constructed as part of the 1988 renovations and additions to the school. The original dormitory spaces together with the existing garage were renovated and added to becoming the technology department for RMC. Now almost 25-years later, these teaching areas lack the space and facilities found in recently renovated or newly construction secondary schools. Additionally there are numerous building code issues in these teaching spaces.

The technology department currently includes the following classrooms:

- Manufacturing Technology
- Transportation Technology
- Construction Technology
- Technological Design & Fabrication Room
- Communications Technology

The floor areas of the Manufacturing Technology and Transportation Technology classrooms are undersized when compared to the Ministry of Education's suggested room areas found in their facility space template. There is no direct access to the Manufacturing Technology classroom from a corridor. Instead, one must travel through the teaching space of the Transportation Technology area to gain access to this room.

The development of the technology department as part of the 1988 additions and renovations has it segregated from the remainder of the school. Access to the technology classrooms is down a long, narrow corridor on the ground floor and by a non-compliant ramp followed by narrow corridor on the first floor. This is further exacerbated by the fact that the technology area contains no washroom facilities for students and staff who currently must travel back into the main part of the school.

We recommend that the Technology Classrooms at RMC be redeveloped – they have been poorly developed, have low ceilings, access is problematic, and the layouts are inefficient use of the space. The redevelopment of the Technology Classrooms should be give consideration to the types of programs that will be offered (i.e. newer technologies) and look at options for how this can be accomplished. A study of the options may include major renovations and addition or complete demolition and replacement of the Technology Classrooms with new state-of-the-art teaching spaces. The latter option could eliminate the segregation that currently exists, provide better access from the remainder of the school (i.e. elimination of the ramps), and provide washroom facilities for this area of the school.

# TECHNOLOGY DEPARTMENT CLASSROOMS



Construction Technology Classroom Equipment appears crowded - safe clearances required.



Construction Technology Classroom



Construction Technology Classroom vinyl tile floor is slippery so strips have been added at equipment



Construction Technology Classroom



Construction Technology Classroom

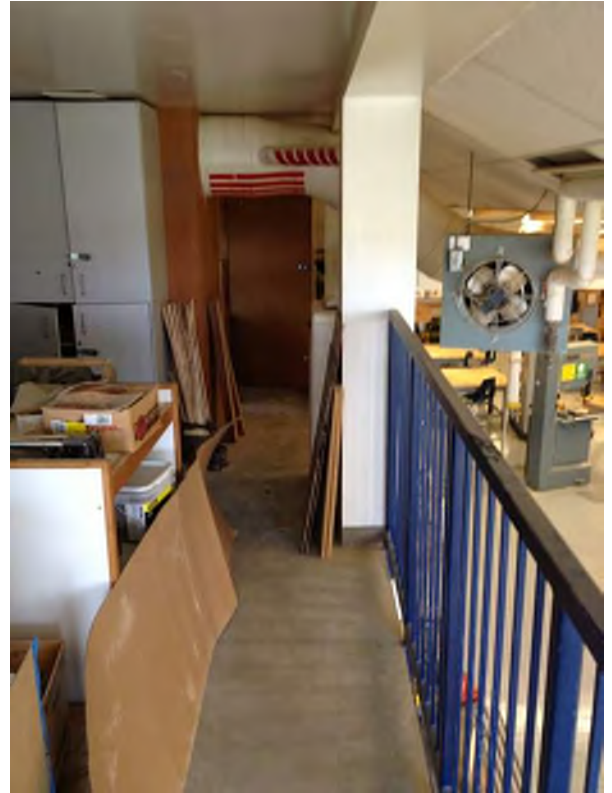


Construction Technology Classroom

# TECHNOLOGY DEPARTMENT CLASSROOMS



Construction Technology Classroom upper Mezzanine with low head clearance at ductwork



Construction Technology Classroom upper Mezzanine



Construction Technology Classroom handwash sink.



Construction Technology Classroom upper Mezzanine - Stairs are non-compliant because they are wood (combustible) construction.

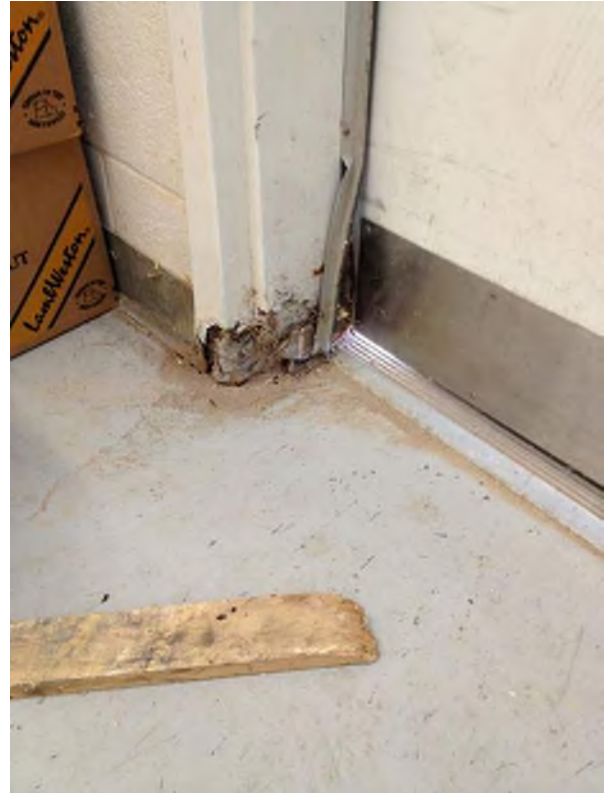


# TECHNOLOGY DEPARTMENT CLASSROOMS

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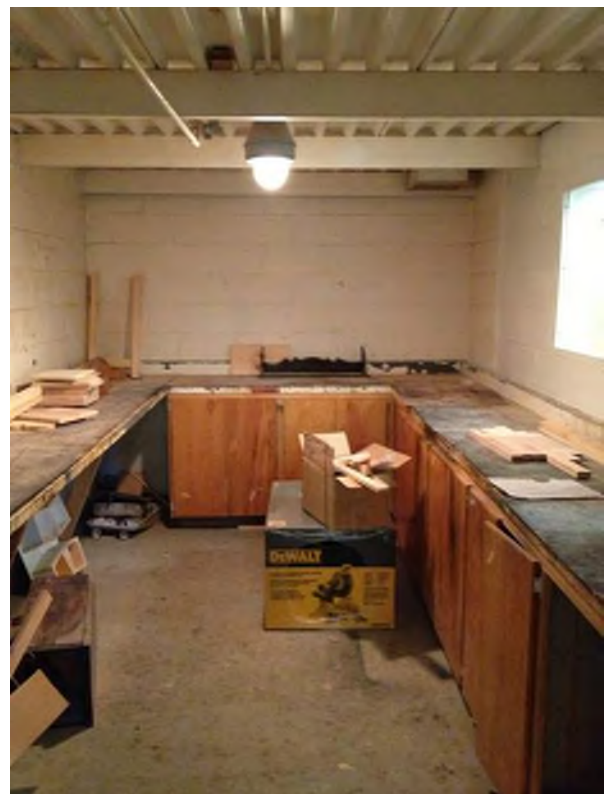
Staff persons kitchen tucked below stairs



Bottom of door frame rusting/rotting



Panel saw located in path to exit

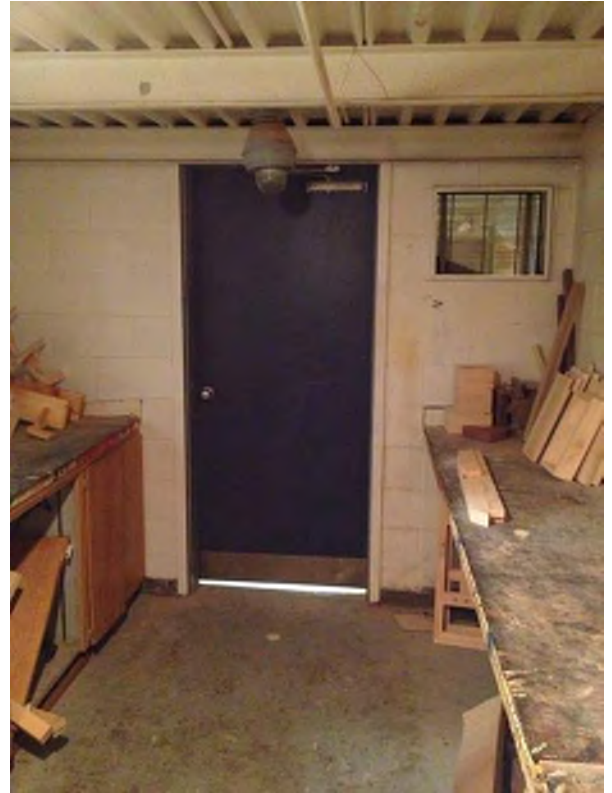


Construction Technology Classroom finishing shop

# TECHNOLOGY DEPARTMENT CLASSROOMS



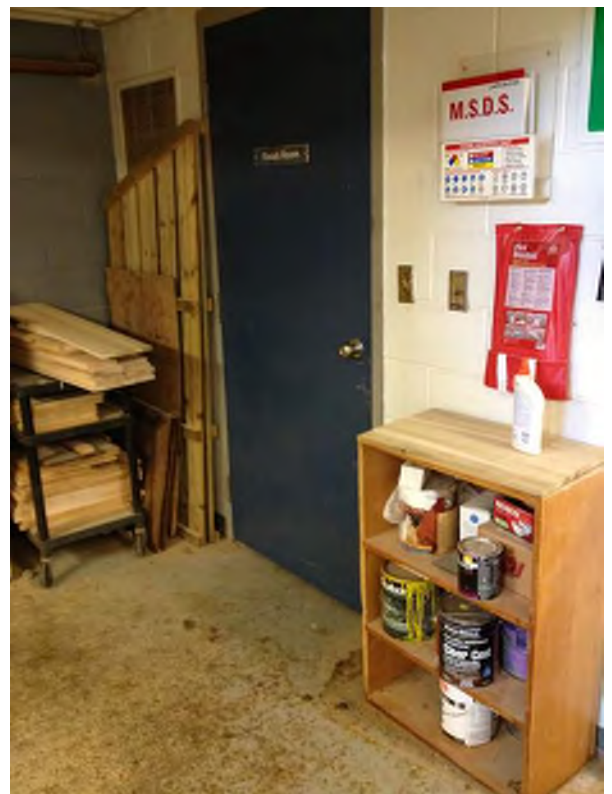
Construction Technology Classroom Finishing Room exhaust vent.



Construction Technology Classroom Finishing Room - entry doors and transfer grill,



Construction Technology Classroom Finishing Room - entry doors and transfer grill,



Construction Technology Classroom at Finishing Room - improper storage of combustible materials.

# TECHNOLOGY DEPARTMENT CLASSROOMS



Dust collector enclosure



Dust collector enclosure



Dust collector enclosure access.



Dust collector interior

# TECHNOLOGY DEPARTMENT CLASSROOMS

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Dust collector enclosure roof - combustible roof construction - not compliant.



Dust collector enclosure

# TECHNOLOGY DEPARTMENT CLASSROOMS



Portable air conditioner



Fabrication Room showing portable air conditioner exhausting into room.



Overall view of Construction Technology Classroom

# TECHNOLOGY DEPARTMENT CLASSROOMS



Manufacturing Technology Classroom



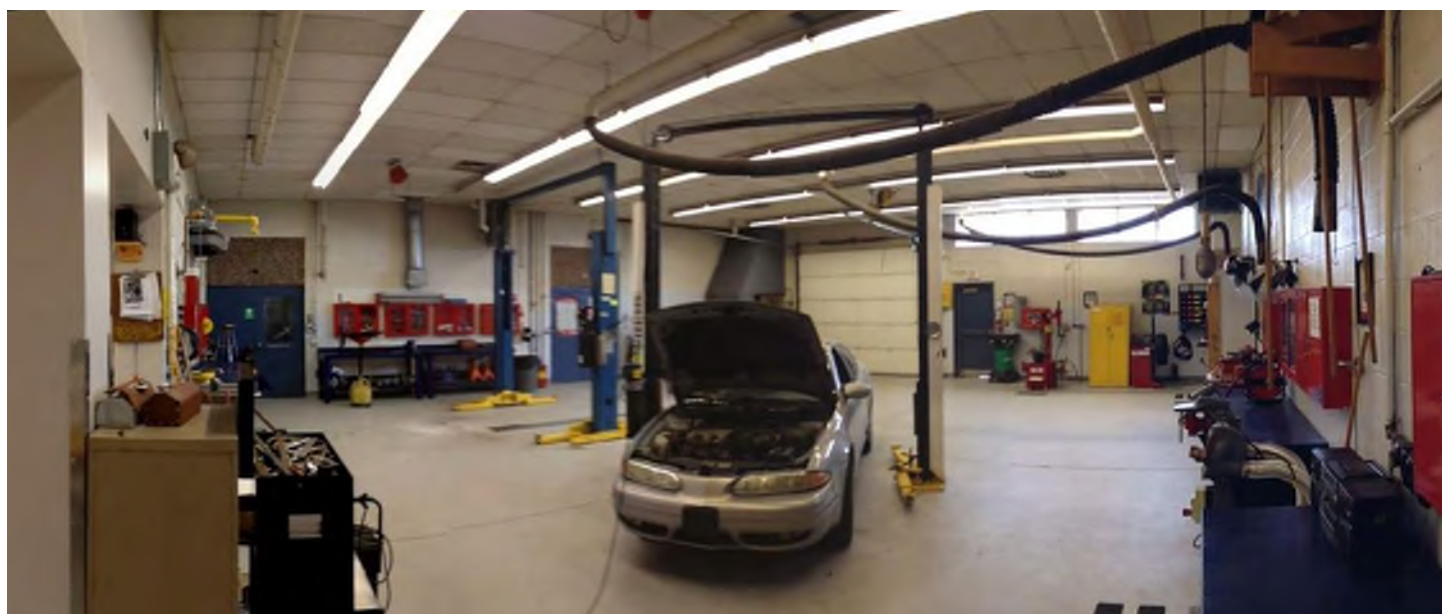
Manufacturing Technology Classroom - work tables not suitable for type of work being conducted; vinyl floor could be slippery

# TECHNOLOGY DEPARTMENT CLASSROOMS

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Transportation Technology Classroom view towards classroom space



Transportation Technology Classroom view towards exterior wall. Note only one overhead door for two vehicles.

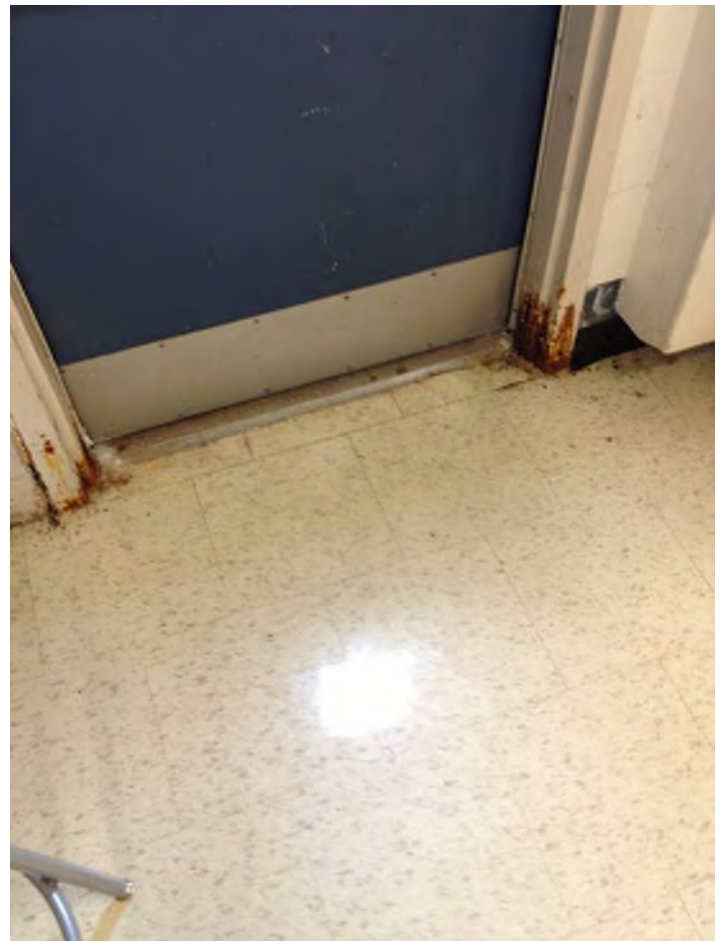
# TECHNOLOGY DEPARTMENT CLASSROOMS



Manufacturing Technology Shop overall view



Fabrication Room - equipment located too close to egress door from adjacent teaching space.



Manufacturing Technology Shop exterior door frame rotting/rusting.



# TECHNOLOGY DEPARTMENT CLASSROOMS

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Technological Design Classroom



Technological Design Classroom

# EXISTING FAMILY STUDIES / NUTRITION CLASSROOM

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## EXISTING FAMILY STUDIES / NUTRITION CLASSROOM

The existing food preparation area of the family studies / nutrition classroom is showing signs of wear. Ranges have been added to the ends of the base cabinets at some point since the 1988 renovation. The location of these ranges in the aisle way reduces the safe passage of students. Furthermore, their location relative to each of the U-shaped food preparation areas presents a concern for safe exiting if there were to be a hazard at one of the ranges. No overhead exhaust or ventilation has been added to accommodate these ranges. We recommend renovations to the existing food preparation teaching space including removal and replacement of all existing millwork and finishes along with a reorganization of the layout to provide a safe and efficient teaching environment.



Family Studies / Nutrition Classroom food preparation area - note addition of ranges into aisle between cabinets and access to each space.



# DRAMA DEPARTMENT CLASSROOMS

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## DRAMA DEPARTMENT CLASSROOMS

RMC has two separate teaching spaces as part of their drama department (Theatre Arts). The first of these is located on the lower ground floor level in Block B and the second located in a double portable.



Existing Drama Classroom housed in double portable.

# DRAMA DEPARTMENT CLASSROOMS

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Existing Lower Drama Classroom



Existing Lower Drama Classroom

# DRAMA DEPARTMENT CLASSROOMS

## DRAMA DEPARTMENT CLASSROOMS

The existing drama classroom located in the lower ground floor of Block B has a low ceiling, which is neither ideal for this type of teaching space nor consistent with those found in other secondary schools. The use of a double portable is also not suitable for this type of teaching space. We recommend removal of the portables temporarily housing part of the drama program following the design and construction of a permanent addition to the existing drama classroom. This work is likely to involve partial reorganization of the existing drama classroom

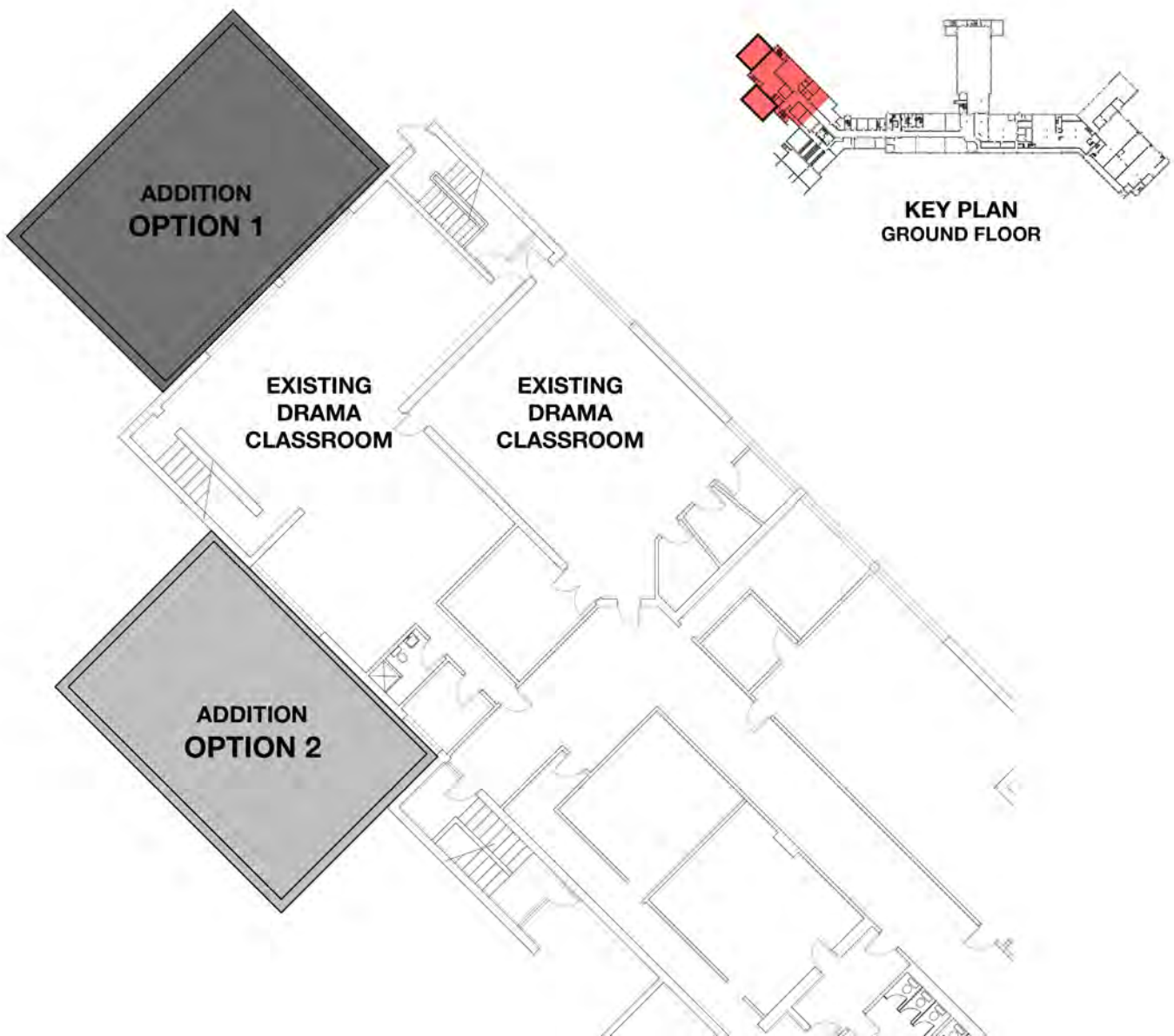


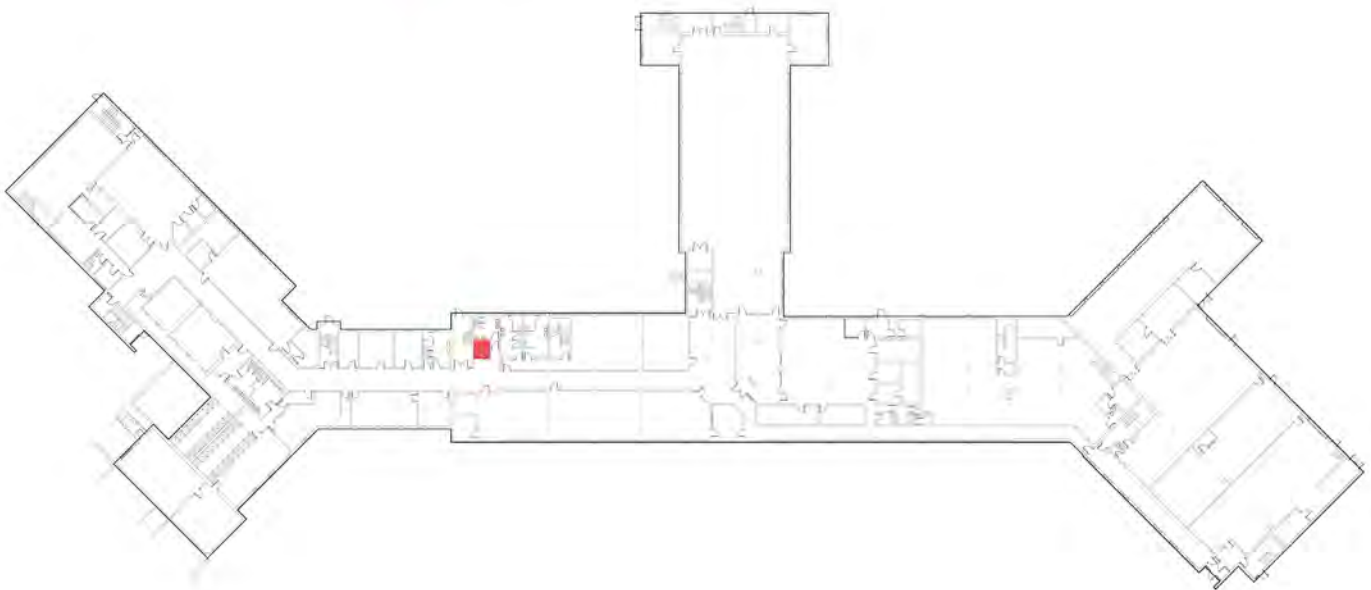
Figure B - Drama Classroom addition options



## ELEVATOR

RMC has one elevator that was part of the original 1962 construction. It appears that no significant upgrades have been performed to the elevator and a recent flood has caused damage to the elevator. The elevator should be modernized including new controllers, new machines, refurbishment of the door operator and associated equipment, new wiring, new fixtures, and new cab finishes. We recommend that this work form part of the renewal project at RMC.

■ LOCATION OF ELEVATOR



**GROUND FLOOR PLAN**



# ELEVATOR

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Elevator interior cab panel



Elevator interior



Elevator at Lower Floor



Elevator Machine Room Equipment







## INTRODUCTION

Chorley + Bisset Ltd was retained by Nicholson Sheffield Architects to review the mechanical systems at Regina Mundi Catholic College at 5250 Wellington Road South in London.

This report is intended to provide guidance in renewal of the mechanical systems at this facility, and suggestions for addressing the code compliance, equipment condition, operational and comfort issues we encountered during our visits to the building. Preliminary budgets accompany the suggested modifications presented.

This report presents only the results of our brief review of the facility. The scope of the report was limited by the time made available to us. It does not include observations or data on actual system performance from the facility Owner.

This report is not intended to present the results of a comprehensive audit and inspection of all piping, equipment and systems in the facility. As an example, concealed systems, piping, ductwork and equipment located within walls, below floors or above ceiling spaces, etc, were not accessible for review. This report is also not intended to provide a performance guarantee that existing systems, piping, ductwork or equipment is fully operational, or will remain fully operational for the anticipated lifetime of the building.

The mechanical systems reviewed were:

- Plumbing Systems including sanitary and storm drainage, domestic cold and hot water, science classrooms, technology shops, natural gas, plumbing fixtures
- Fire Protection Systems including standpipe, kitchen (building is not sprinklered)
- Hydronic Heating Systems including perimeter radiation and boiler plants
- Ventilation and Cooling Systems including air handling systems, technology shops, chapel, gymnasium, miscellaneous exhaust fans and central cooling
- Automated Controls

# MECHANICAL

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## EXECUTIVE SUMMARY

We found the majority of the building's plumbing and fire protection systems date back to 1962 and now exceed 50 years of age. Many of these systems require partial replacement or upgrade.

Many of the building ventilation systems were also installed in 1962 and are generally in very poor condition and due for replacement. A major renovation project in 1988 saw upgrade of many of those systems, but air conditioning was not provided. Many portable air conditioners are installed throughout the building. Although some of the 1988 central air systems are still in good working condition, not all are suited to the addition of cooling.

We recommend significant mechanical upgrades for the building, and suggest the following preliminary budgets for the work:

Plumbing Upgrades:	\$ 550,000
Fire Protection Upgrades:	\$ 200,000
Heating Upgrades:	\$ 300,000
Ventilation and Cooling Upgrades:	\$2,600,000
Automatic Controls Upgrades:	\$ 400,000
Contingency	\$ 450,000
Total	\$4,500,000

## PLUMBING SYSTEMS

The majority of the building's plumbing systems date back to its original 1962 construction. These systems are now 50 years of age, and increasing issues with piping leakage, blockage and deterioration can be expected in the future.

### Sanitary Drainage System

#### Description

The 1962 sanitary drainage system serves Blocks B, C and D, and drains both the upper floor and the lowest level by gravity to a sanitary sump pit located below an exit stair at the intersection of Blocks C and D. The main to the sump pit is 8" size. From the sump pit, sewage was directed to an on site sewage treatment facility.

The sewage treatment facility was abandoned at some point within the last ten years. In 2012, the sanitary sump pit was infilled with concrete and the main was redirected to a new sump chamber located outside of the building. The new sump chamber includes two Flygt premium quality 3 hp submersible pumps that move wastewater to a below grade holding tank on the property. A second sump chamber with a second pair of Flygt submersible pumps directs the wastewater to the City forcemain on Wellington St.

The condition of the sanitary drainage piping within the building is not known. If there is a history of frequent blockages, or if there are plans to increase the occupancy load of the building, then a camera inspection of the piping mains should be undertaken. This was beyond the scope of the current report.

We noted there are two grease interceptors recessed in to the floor in the Kitchen. The interceptors appear to date back to the original construction. They are likely of galvanized steel construction, and susceptible to corrosion. We suggest they be opened, completely cleaned and the interior be visually inspected for deterioration and wear. It is likely that their condition is poor and they are due for replacement.

## **Recommended Upgrades and Allowance**

We suggest the project budget include an allowance for camera inspection of the existing sanitary drainage system and replacement of the two grease interceptors in the Kitchen.

Allowance for Sanitary Drainage System Upgrades: \$50,000

## **Storm Drainage System**

### **Description**

The 1962 storm drainage system serves Blocks B, C and D. It includes an 8" and 12" outlet leaving the South face of Block B and a 6" and 8" outlet leaving the South face of Block C. A 6" outlet leaves the East face of Block D. Stormwater for the site is routed to the pond East of the building.

## **Recommended Upgrades and Allowance**

The condition of the storm drainage piping within the building is not known. However, we do not recommend any further action unless there are performance issues with the systems that we have not been informed of.

We noted the insulation has deteriorated and fallen off much of the horizontal stormwater piping which runs through the Block D Ground Floor Mechanical Room (Boiler Room). We suggest reinsulation of this piping.

Allowance for Storm Drainage System Upgrades: \$5,000

## **Domestic Cold Water System**

### **Description**

The 1962 construction included a well system with booster pumps, softeners, and a very large surge tank to provide domestic water for the building. In 2006, the facility was changed over to the municipal system. A 6" service enters the building in the Block D Ground Floor Mechanical Room (Boiler Room) connected to the municipal line on Wellington St. Two 4" DCVA backflow preventers installed in parallel provide domestic water for the building, and a third 4" DCVA backflow preventer serves the Fire Protection Standpipe System.

The line pressure from the municipal system appears to be in the range of 35 psig upstream of the backflow preventers. This is not adequate to serve the building. The new water service was connected to the existing domestic water booster pumps. There are two pumps, one 5 hp and one 15hp. They are operated to charge the existing very large domestic water surge tank to 70

# MECHANICAL

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psig. Water is supplied to the building from this tank, which is pressurized with air at 50 psig. Once the water pressure drops to 50 psig, one of the booster pumps is started again to recharge the tank.

Construction details of the 1962 surge tank are not available to us, however, we suspect the materials the tank is constructed of would not comply with current OBC requirements for domestic water systems. We expect that after 50 years the tank is susceptible to leakage and suggest it is due for replacement. The tank is insulated with a canvas jacket and there is evidence of leakage and mold on the insulation. The tank is also much larger than required for this application, and has been since the building was switched over to municipal water.

The booster pumps are corroded and appear to be original. The smaller pump is an Armstrong 4280 series, size 3x1.5x6, designed to provide 100 USgpm at 35 psi. The larger pump is a split coupled base mounted pump with a 15 hp motor. Although there are two pumps for redundancy, both look susceptible to failure in the near future.

We also noted a few different piping materials used in this system, some of which are not permitted by OBC. Coated PVC piping has been used likely for repair at the booster pump inlet. The piping is combustible and not approved for use in this type of building. A small amount of galvanized steel piping was used upstream of the backflow preventer for the standpipe system. This is also not compliant.

Various curbs and corroded drains in this area of the Block D Ground Floor Mechanical Room (Boiler Room) remain in place even though the equipment has since been removed. These are redundant and in some cases trip hazards.

## Recommended Upgrades and Allowance

We suggest installation of a new, modern booster pump set which includes three stainless steel vertical multistage pumps with variable speed drives and a much smaller, vertical surge tank. The new system would be suitable for domestic water, take up much less space, increase reliability and reduce energy use. Noncompliant piping materials should be removed and replaced as part of this work.

Redundant housekeeping pads and curbs should be hammered out and removed along with the deteriorated housekeeping pads for the old surge tank and booster pumps. The floor should then be repaired and epoxy painted to match existing.

Allowance for Domestic Cold Water System Upgrades:      \$150,000

## Domestic Hot Water System

### Description

The entire facility is served by the 1962 domestic hot water system. The system includes hot water recirculation, and the piping mains run through the Ground Floor Corridor ceiling spaces.

The domestic hot water heating plant is located in the Block D Ground Floor Mechanical Room (Boiler Room). It consists of a Weil McLain Model EGH-115 natural gas fired, atmospheric type boiler of 500 mbh input capacity and a Triangle Tube Model "Phase III" insulated, indirect fired, 120 US gallon domestic hot water heater/storage tank. We were unable to determine the installation

date, but the storage heater and the installation appear to be approximately 25 years old. The boiler may have been replaced since then.

The boiler combustion efficiency was measured at 85% earlier this year, however that doesn't include energy continually wasted through warm air traveling through the gas vent when the system is idle. We expect the actual operating efficiency of the unit is 65% to 70%.

The domestic water heat/storage tank is a unique product. It consists of a small stainless steel inner tank with a thermostat, and a larger stainless steel outer tank which is filled with the warmer boiler water. It appears to us that the limited heat exchange surface area and the limited storage volume of this arrangement would lead to a relatively slow response to changes in load. Either the facility demand is smaller than we would expect, or the hot water supply temperature would dip under peak load conditions.

The recirculation pump is an Armstrong Astro 250SS. The pump is relatively small for the size of the system. It appears the pump operates continuously.

### **Recommended Upgrades and Allowance**

We suggest replacement of the domestic hot water heating plant with a more common and more efficient type of system. We also noted the boiler gas vent did not appear to meet current codes, and replacement of the system would address that issue as well. If the system is to remain, the vent may need replacement.

We suggest replacement of the recirculation pump and the addition of an aquastat or BAS control to shut off the pump when it isn't needed.

We noted much of the domestic hot water piping in the room is not insulated. We suggest it be insulated.

Allowance for Domestic Hot Water System Upgrades:           \$40,000

### **Science Classroom Plumbing Systems**

#### **Description**

On the First Floor of Block B, there are six science classrooms which include teacher and student sinks and natural gas outlets. Classrooms 114 and 116 were renovated in 2001. We found no deficiencies in those classrooms. We found a number of non-compliance issues with current Code requirements in the remaining four classrooms and prep rooms.

Generally, all of the sanitary drainage systems for these classrooms and prep rooms use blue, acid resistant, coated pvc piping for drainage and vent piping. This material is combustible and is not approved under the OBC for use in buildings that are not completely sprinklered. It is not clear if this piping dates back to the 1962 installation (those drawings note the use of polyethylene piping, which would also not be compliant) or if the piping was installed later. Classrooms 114 and 116 are equipped with glass piping, which is the only approved material for this application in unsprinklered buildings.

We noted only one of these four classrooms included an emergency shutoff valve for the natural gas service.



# MECHANICAL

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We noted there is a master emergency gas shutoff valve for the science classrooms located in the Ground Floor Block B Mechanical Room. We are not sure if this valve is still in service, but it appears to be. This valve may remain, but the signage should be changed as this is not an appropriate location for an emergency shutoff valve. Removal of the valve should be considered.

None of the classrooms are equipped with barrier free student workstations.

## Recommended Upgrades and Allowance

We suggest the blue coated pvc drainage and vent piping, where not concealed within block walls, be replaced with glass piping. A dilution tank system should be added to serve these classrooms. The system could be added to the Ground Floor Block B Mechanical Room.

An emergency shutoff valve is required by the Gas Code in each room with gas outlets installed. We suggest these be added.

Classroom 124 is equipped with an emergency shower and below it is a raised concrete sump with a floor drain. We suggest the concrete sump be removed as it is not necessary, and is a trip hazard.

Generally we saw little access to emergency showers in the Science Classrooms. We suggest the locations be reviewed and showers be added as appropriate.

Generally, we saw faucet mounted eyewashes installed in the Science Classrooms. We also saw a hose type eyewash in one location. Those devices are no longer approved and should be replaced with bowl mounted eyewashes installed at the Teacher's desk.

Common, non-potable cold and hot water systems should be added to serve the science classrooms, as currently only Classrooms 114 and 116 are equipped with backflow protection. A small domestic hot water heater will be required for this system and could be electric. The backflow preventers and heater can be located in the Ground Floor Block B Mechanical Room.

A barrier free student workstation should be added to each Classroom.

Allowance for Science Classroom Plumbing System Upgrades:       \$150,000



Science Room - Deluge Shower

## Technology Shop Plumbing Systems

### Description

Block D Technology Shops include Manufacturing, Transportation, Design and Construction.

Generally, we found the eyewash and emergency shower provisions in these shops to be inadequate. There did not appear to be sufficient fixtures, and the fixtures there were not provided with adequately sized piping to achieve the required flow rates.

Generally we found the service sinks in these rooms to be in poor condition, or inadequately sized.

We found plastic piping which is combustible and not approved for installation in a non-combustible building.

## Recommended Upgrades and Allowance

We suggest a review of the area and provision of eyewash and emergency shower units as required. We suggest the addition of backflow prevention as required to meet current code, and replacement of the plastic piping. We suggest new service sinks be added to the Shops.

The condition of the oil interceptor in the Transportation Technology Shop should be reviewed and the unit should be replaced if it is corroded or leaky.

Allowance for Technology Classroom Plumbing System Upgrades: \$40,000

## Natural Gas System

### Description

The natural gas meter for the building is located on the North Face of Block D. A 5 psi service runs in to the Boiler Room, where a single pressure reducing valve lowers the pressure supplied to the boiler plant and domestic hot water heating plant. The natural gas system serves various rooftop units, the science classrooms and other loads in the building.

## Recommended Upgrades and Allowance

We have no recommended changes or upgrades for the Natural Gas system.

Allowance for Natural Gas System Upgrades: \$0

## Plumbing Fixtures

### Description

We did not review all of the plumbing fixtures in the building. Some of the fixtures remain original to the 1962 construction, while some have been updated to lower flow fixtures complying with the standards of the 1990s. We noted at least a couple of washrooms in Block C have been completely updated with low flow fixtures. Other than those washrooms though, we generally found lavatory faucets which weren't electronic and didn't include metering, allowing the water to be left on.

## Recommended Upgrades and Allowance

Generally, all fixtures in the building should be reviewed in detail, and metering faucets installed in all public areas. All of the 1962 plumbing fixtures should be replaced, and some of the 1990s fixtures should also be replaced.

Allowance for Plumbing Fixture Upgrades: \$115,000

## FIRE PROTECTION SYSTEMS

The building is equipped with a fire protection standpipe system which includes a fire pump. The

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building is also equipped with fire extinguishers, but is not equipped with automatic sprinklers.

## **Fire Protection Standpipe System**

### **Description**

The 1962 standpipe system serves the entire building. The original drawings show a 4" standpipe with 2-1/2" branches for individual cabinets. A fire pump is used to boost the pressure of the system. The fire pump is an Armstrong Model 4380 vertical in line pump with a 10 hp motor, size 3x3x6, designed to provide 200 USgpm at 50 psi boost. The inlet pressure at the fire pump was less than 30 psig at the time of our visit. With the fire pump operating at design flows, a pressure of 80 psig can be expected at the pump outlet. The system is currently set to maintain a 100 psig static pressure.

For a building of larger than 40,000 sf that is not sprinklered, OBC currently requires a 2-1/2" hose connection at each cabinet for fire department use, in addition to the existing 1-1/2" hose connections. OBC also requires a fire protection standpipe system designed to provide a total of 500 USgpm at the two most remote fire hose cabinets, and a residual pressure of 65 psi at the highest cabinet. The installed fire pump cannot provide this required water supply.

The fire pump is required to meet NFPA 20. NFPA 20 currently requires the fire pump be installed in a dedicated fire rated room with direct access to outdoors. The fire pump is currently installed in the Block D Ground Floor Mechanical Room (Boiler Room) rather than in a dedicated room. NFPA 20 also requires the fire pump be supplied with emergency power. Currently it is fed from normal power.

It appears the fire hose cabinet coverage may not meet OBC travel distance requirements in some areas of the building.

### **Recommended Upgrades and Allowance**

We recommend a review of the fire hose cabinet travel distances and the addition of new cabinets where required. We recommend replacement of the fire pump with a unit designed to meet current OBC requirements. A dedicated fire rated room should be constructed within the Boiler Room to house the new fire pump. Emergency power and a transfer switch should be provided. Fire hose cabinets and assemblies throughout the facility should be replaced and reworked to provide 2-1/2" hose connections. There are between 15 and 20 cabinets in the building. In some areas, pipe sizes may need to be increased in order to meet OBC flow rate requirements.

Allowance for Fire Protection Standpipe Upgrades: \$200,000

## **Kitchen Grease Exhaust Hood Fire Suppression System**

### **Description**

The Kitchen on the Ground Floor of Block C has a large island style canopy exhaust hood over the cooking equipment. The hood is equipped with an automatic fire suppression system.

## Recommended Upgrades and Allowance

We saw no issues with the fire suppression system. The system testing tags appeared to be up to date.

Allowance for Kitchen Fire Suppression System Upgrades: \$0

## HEATING SYSTEMS

The building is served by two hydronic boiler plants: a boiler plant located in a small mezzanine mechanical room in Block A serves only Block A, and the main boiler plant in the Ground Floor Block D Mechanical Room serves the rest of the building.

### Block D Boiler Plant

#### Description

This plant was replaced in 2006. It now includes two natural gas fired DeDietrich GT-411 sectional cast iron boilers, non-condensing, 2560 mbh input each, with Weishaupt G5 low NOx power burners. The boilers themselves are in nearly new condition and we saw no deficiencies. We note the two boilers are vented together in to a common chimney and each boiler vent is equipped with a power burner. This type of installation is not as trouble free as separately vented boilers, but we have not been made aware of any issues with the current installation.

The primary circulating pumps were replaced with the boilers in 2006, and we saw no issues with those units. However, the main secondary circulating pumps were not replaced at that time. They appear to be original, dating back to the 1962 construction. Circulating pumps CP-1 and CP-2 are very heavily corroded and we were unable to determine the make of the pumps. They are 4x3 split coupled base mounted pumps with 7.5 hp standard efficiency motors and appear to have been designed for 200 USgpm at 35 ft head. We note that failure of either of these pumps would diminish the plant capacity by half, leaving the facility at risk of insufficient heating capacity.

Various other small circulating pumps in the ½ hp to 1 hp range are heavily corroded and appear to be original, due for replacement. These pumps serve individual zones. The valves and piping are all heavily corroded and this portion of the plant should be replaced in its entirety. There appears to be opportunity here for energy and maintenance savings through consolidation and reduction in the number of circulating pumps.

There is a hot water to hot water shell and tube heat exchanger and makeup pump assembly from 1962 that appears to have been intended to operate as a glycol system for air handling unit heating. It wasn't clear if this was in operation or not.

#### Recommended Upgrades and Allowance

The secondary circulating pumps, CP-1 and CP-2, and their accessories, should be replaced immediately. The small circulating pumps should be reworked and consolidated to a smaller number of pumps. All associated piping and valves should be replaced. The glycol makeup system for air handling unit heating should be replaced.

There is a large, abandoned expansion tank suspended from the structure above that should be removed.

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The work in this Mechanical Room should also include insulation of uninsulated piping and replacement of damaged or moldy insulation.

Allowance for Block D Boiler Plant Upgrades: \$250,000

## Block A Boiler Plant

### Description

This plant was replaced in 2010. It now includes two Patterson Kelley Mach 750 natural gas fired, aluminum condensing boilers. The plant is in new condition and we saw no deficiencies.

### Recommended Upgrades and Allowance

We have no recommended changes or upgrades for the Block A Boiler Plant.

Allowance for Block A Boiler Plant Upgrades: \$0

## Hydronic Heating System

### Description

The building is equipped with hydronic perimeter radiation throughout, installed in 1962. We do not know the condition of the 50 year old piping system, but it would not be unusual for this system to continue to operate in a satisfactory manner for many more years.

We did note that in some areas the vestibule force flow heaters or perimeter radiation units were heavily corroded, but for the most part the heaters looked to be in acceptable physical condition. Any renewal project at the facility should include steam cleaning of the existing radiation, and a new coat of paint.

These units are nearly all provided with pneumatic control valves, which will be discussed in the Automatic Controls section at the end of this report.

### Recommended Upgrades and Allowance

We suggest an allowance be included for replacement of corroded vestibule force flow heaters and perimeter radiation units.

Allowance for Hydronic Heating Upgrades: \$50,000

## VENTILATION AND COOLING SYSTEMS

The building is provided with ventilation and cooling through a number of indoor air handling systems and also a few rooftop air handling systems. None of the central systems in the building are equipped with mechanical cooling or refrigeration systems, and so provide cooling only when it is cold outside.

Many of the central air handling units were installed in 1988. However, some of the original 1962 air systems remain and those are generally in poor condition.

Since the building is not air conditioned, many of the rooms in the building have portable air conditioners. A central cooling solution for each area would allow reduced energy use through increased efficiency and even control of temperatures throughout the building (not all of the rooms have portable air conditioners).

## **Block A Cooling and Ventilation System No. 1**

### **Description**

Air Handling Unit No. 1 serves the First Floor of Block A and is located in the South Mezzanine Mechanical Room. It is an indoor, constant volume, Engineered Air LM series unit with a 3 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for the Change Rooms, Storage and Office spaces. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 6,000 cfm of supply air.

The unit was installed in 1988 when Block A was constructed. It is served by an inline return fan suspended from the structure above. The unit and the return fan appear to be in good working condition. We noted the supply fan was not equipped with a belt guard.

### **Recommended Upgrades and Allowance**

Cooling should be added to this area. The addition of dx cooling with a remote condensing unit to serve this system would not serve this purpose as the areas served include both interior and perimeter spaces and multiple zones of temperature control will be required. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. The existing supply ductwork would be externally insulated and reused.

With this approach, a small energy recovery ventilation unit will also be required. That unit would replace Air Handling Unit No. 1 and be located within the existing Mezzanine Mechanical Room. The existing supply ductwork could then be reused to provide ventilation air to the heat pumps. That ductwork will not need to be insulated.

A belt guard should be added to the supply fan.

The existing supply and return duct penetrations between the Mechanical Room and the Exit Stair/Vestibule below are not equipped with fire dampers. Current OBC requirements would not allow installation of this ductwork within the Vestibule below. We suggest a fire rated ceiling be constructed in the Vestibule below, so that the ductwork may remain.

Allowance for Block A Cooling and Ventilation System No. 1 Upgrades:           \$120,000

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## Block A Cooling and Ventilation System No. 2

### Description

Air Handling Unit No. 2 serves the double Gymnasia and Mezzanine of Block A and is located in the Centre Mezzanine Mechanical Room. It is an indoor, constant volume, Engineered Air LM series unit with a 7.5 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for the Gymnasia, and Mezzanine Weight Room and Aerobics spaces. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 20,000 cfm of supply air.

The unit was installed in 1988 when Block A was constructed. It is served by an inline return fan suspended from the structure above. The unit and the return fan appear to be in good working condition. We noted the supply fan was not equipped with a belt guard.

A natural gas fired humidification system was added to serve Air Handling Unit 2 in 1997, to prevent issues with the wood floor in the Gymnasium.

### Recommended Upgrades and Allowance

This unit serves essentially a single zone as the two Gymnasia and the Mezzanine rooms are all open to one another as one large space. Because only one zone is served, a single zone of temperature control from the air handling unit should be adequate to maintain good temperature control. A DX cooling coil should be added to the air handling system, with a rooftop condensing unit. There is inadequate physical space within the Mechanical Room for a new coil and so two coils will need to be installed in the supply ductwork over the Mezzanine. Some of the ductwork will need to be externally insulated.

The humidifier gas vent material may not meet current Code requirements and should be reviewed and replaced if required.

A belt guard should be added to the supply fan.

Demand control ventilation should be added for the Gymnasia, using CO2 sensors.

Allowance for Block A Cooling and Ventilation System No. 2 Upgrades:           \$80,000

## Block B Cooling and Ventilation System No. 3

### Description

Air Handling Unit No. 3 serves the North facing and Interior rooms of the Ground Floor of the East Wing of Block B, as well as rooms on the Ground Floor of the South Wing of Block B. It is located in the Ground Floor Block B Mechanical Room. It is an indoor, constant volume, Engineered Air LM series unit with a 3 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for various rooms including Change Rooms and Custodial spaces. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 6,000 cfm of supply air.

The unit was installed in 1988. It is served by an inline return fan suspended from the structure above. The unit and the return fan appear to be in good working condition. We noted the supply fan was not equipped with a belt guard.

## Recommended Upgrades and Allowance

Cooling should be added to this area. The addition of dx cooling with a remote condensing unit to serve this system would not serve this purpose as the areas served include both interior and perimeter spaces and multiple zones of temperature control will be required. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. The existing supply ductwork would be externally insulated and reused.

With this approach, a small energy recovery ventilation unit will also be required. That unit would replace Air Handling Units No. 3 as well as the two other units located in the Ground Floor Block B Mechanical Room. The existing supply ductwork could then be reused to provide ventilation air to the heat pumps. That ductwork will not need to be insulated.

A belt guard should be added to the supply fan.

Allowance for Block B Cooling and Ventilation System No. 3 Upgrades:           \$120,000

## Block B Cooling and Ventilation System No. HV-3

### Description

Air Handling Unit No. HV-3 serves the First Floor of the North Wing of Block B. It is located in the Ground Floor Block B Mechanical Room. It is an indoor, constant volume, Canadian Blower series unit with a 3 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for the Science Classrooms and Prep Rooms. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 8,000 cfm of supply air.

The unit was installed in 1962. It is served by an inline return fan suspended from the structure above. The unit and the return fan are corroded and in poor condition. They are due for replacement.

We generally found ventilation levels to be poor in the Science Classrooms. We suspect the air volumes provided are far lower than shown on the 1988 Renovation drawings when the system was rebalanced. The supply grilles are generally much too small to provide the air volumes indicated without excessive noise, and we observed very little noise with the system.

The return grilles in the Science Classrooms are original and are heavily corroded. The supply grilles are much too small.

The exhaust systems appeared to be ineffective, and some did not operate when switched on. Strong odours were observed in a number of rooms.



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## Recommended Upgrades and Allowance

Cooling should be added to this area. The addition of dx cooling with a remote condensing unit to serve this system would not serve this purpose as multiple zones of temperature control will be required. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. New supply ductwork would be provided within each classroom, generally exposed to view below the ceiling. The existing supply and return grilles would be removed and the wall openings patched. The exhaust ductwork located in the Crawlspace below this floor would be abandoned or removed.

With this approach, the new energy recovery ventilation unit cited under the Block B Cooling and Ventilation System No. 3 would also serve this Wing of the Building. The existing supply ductwork could then be reused to provide ventilation air to the heat pumps. That ductwork will not need to be insulated.

Air from the Science Classrooms will be recirculated within the classrooms, but will no longer be recirculated from one classroom to another, or from the Prep Rooms to the classrooms.

The exhaust systems for the Science Classrooms and Prep Rooms will be replaced.

Allowance for Block B Cooling and Ventilation System No. HV-3 Upgrades: \$150,000

## Block B Cooling and Ventilation System No. HV-4

### Description

Air Handling Unit No. HV-4 serves the remaining rooms on the Ground Floor of the East Wing of Block B that aren't served by Unit No. 3. It is located in the Ground Floor Block B Mechanical Room. It is an indoor, constant volume, Canadian Blower series unit with a 3 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for Theatre Arts and its associated Rehearsal and Change Room spaces, as well as Music and Arts. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 3,500 cfm of supply air.

The unit was installed in 1962. It is served by an inline return fan suspended from the structure above. The unit and the return fan are corroded and in poor condition. They are due for replacement.

## Recommended Upgrades and Allowance

Cooling should be added to this area. The addition of dx cooling with a remote condensing unit to serve this system would not serve this purpose as multiple zones of temperature control will be required. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. The existing supply ductwork would be externally insulated and reused where possible.

With this approach, the new energy recovery ventilation unit cited under the Block B Cooling and Ventilation System No. 3 would also serve this Wing of the Building. The existing supply ductwork

could then be reused to provide ventilation air to the heat pumps. That ductwork will not need to be insulated.

Allowance for Block B Cooling and Ventilation System No. HV-4 Upgrades: \$70,000

## **Block B Cooling and Ventilation System No. 11**

### **Description**

Rooftop Air Handling Unit No. 11 serves the Library and adjacent rooms on the Second Floor of Block B. It is located on the roof above one of the Seminar Rooms. It is a constant volume, Engineered Air DJ series unit with a 7.5 hp supply fan, natural gas fired heating, dx cooling, filters and economizer dampers. It was designed to provide 9,000 cfm of supply air. Heating capacity of the unit is 360 mbh input. Cooling capacity is a nominal 21 tons.

The unit was installed in 1988 and is now 25 years old, which is in excess of the expected service life of rooftop packaged HVAC units. The unit is heavily corroded and due for replacement.

### **Recommended Upgrades and Allowance**

We suggest replacement of this rooftop unit with a similar unit. Structural upgrades may be required in order to accommodate OBC changes regarding roof loading. A roof curb adapter will likely allow reuse of the existing roof curb without additional roofing work.

This system will be controlled to maintain temperatures in the Library. The small Seminar Rooms and Work Room will require the addition of zone terminal units for temperature control.

Allowance for Block B Cooling and Ventilation System No. 11 Upgrades: \$120,000

## **Block B Gymnasium Cooling and Ventilation System**

### **Description**

We were unable to access the Mezzanine Mechanical Room which houses the Block B Gymnasium Air Handling Unit. This unit was installed in 1962 and provides cooling and ventilation air for the Gymnasium. It is an indoor, constant volume, Canadian Blower series unit with a supply fan, hot water heating coil, filters and economizer dampers. It will provide cooling only when it is cool outside. It was designed to provide 14,000 cfm of supply air.

Based on the vintage of the unit and the condition of the other indoor 1962 air handling systems, we expect the unit is corroded and in poor condition. The system is due for replacement.

### **Recommended Upgrades and Allowance**

Cooling should be added to this area. The mechanical room is small, and accessible only by a ladder and roof hatch. A replacement indoor air handling unit with cooling coil is not likely to physically fit within the room. We suggest installation of either a vertical water source heat pump with economizer dampers, a packaged rooftop HVAC unit located on the roof over the stage, or a replacement indoor unit with DX cooling coil and condensing unit located on the roof over the stage. The optimal solution would be determined at the project design stage. The existing supply

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ductwork is concealed above a drywall ceiling and is unlikely to be insulated and suitable for reuse. New ductwork would be installed, exposed to view within the Gymnasium.

Allowance for Block B Cooling and Ventilation System No. HV-4 Upgrades: \$150,000

## **Block C Cooling and Ventilation System No. 4**

### **Description**

Air Handling Unit No. 4 serves the Ground Floor of Block C and the North Wing of the First Floor of Block C. It is located in the Ground Floor Block D Mechanical Room (Boiler Room). It is an indoor, constant volume, Engineered Air LM series unit with a 10 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for various rooms including Food Services, Family Studies, Staff Dining, Staff Lounge and the Office area. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 12,500 cfm of supply air.

The unit was installed in 1988. It is served by an inline return fan suspended from the structure above. The unit and the return fan appear to be in good working condition. We noted the supply fan was not equipped with a belt guard.

### **Recommended Upgrades and Allowance**

Cooling should be added to this area. The addition of dx cooling with a remote condensing unit to serve this system would not serve this purpose as the areas served include both interior and perimeter spaces and multiple zones of temperature control will be required. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. The existing supply ductwork would be externally insulated and reused.

With this approach, a small energy recovery ventilation unit will also be required. That unit would replace Air Handling Unit No. 4 and would be located within the existing Boiler Room. The existing supply ductwork could then be reused to provide ventilation air to the heat pumps. That ductwork will not need to be insulated.

A belt guard should be added to the supply fan.

Allowance for Block C Cooling and Ventilation System No. 4 Upgrades: \$240,000

## **Block C Cooling and Ventilation System No. 6**

### **Description**

Rooftop Air Handling Unit No. 6 serves the Second Floor of Block C. It is located at the North end of the roof over the Third Floor. It is a constant volume, Engineered Air DJ series unit with a 7.5 hp supply fan, natural gas fired heating, filters, economizer dampers and return fan. It provides ventilation for the Second Floor classrooms. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 9,500 cfm of supply air. The heating capacity is 450 mbh input.

The unit was installed in 1988. The unit is heavily corroded and due for replacement.

## Recommended Upgrades and Allowance

Cooling should be added to this area. Replacement of this unit with another packaged rooftop unit would not serve this purpose as the areas served will require multiple zones of temperature control. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. The existing supply ductwork would be externally insulated and reused.

With this approach, a small energy recovery ventilation unit will also be required. That unit would replace Air Handling Units No. 6 and 7 and would be located on the Third Floor Roof. The existing supply ductwork could then be reused to provide ventilation air to the heat pumps. That ductwork will not need to be insulated.

Allowance for Block C Cooling and Ventilation System No. 6 Upgrades:           \$200,000

## Block C Cooling and Ventilation System No. 7

### Description

Rooftop Air Handling Unit No. 7 serves the Third Floor of Block C. It is located at the North end of the roof over the Third Floor. It is a constant volume, Engineered Air DJ series unit with a 7.5 hp supply fan, natural gas fired heating, filters, economizer dampers and return fan. It provides ventilation for the Third Floor classrooms. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 8,500 cfm of supply air. The heating capacity is 450 mbh input.

The unit was installed in 1988. The unit is heavily corroded and due for replacement.

## Recommended Upgrades and Allowance

Cooling should be added to this area. Replacement of this unit with another packaged rooftop unit would not serve this purpose as the areas served will require multiple zones of temperature control. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. The existing supply ductwork would be externally insulated and reused.

With this approach, a small energy recovery ventilation unit will also be required. That unit would replace Air Handling Units No. 6 and 7 and would be located on the Third Floor Roof. The existing supply ductwork could then be reused to provide ventilation air to the heat pumps. That ductwork will not need to be insulated.

Allowance for Block C Cooling and Ventilation System No. 7 Upgrades:           \$180,000

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## **Block C Chapel Cooling and Ventilation System HV-7**

### **Description**

Air Handling Unit No. HV-7 serves the First Floor Chapel in Block C. The unit is located in the North Ground Floor Block C Mechanical Room adjacent to the Cafeteria. It is an indoor, constant volume, Canadian Blower series unit with a 5 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for the Chapel. It will provide cooling only when it is cool outside. It was designed to provide 7,500 cfm of supply air.

The unit was installed in 1962. It is served by an inline return fan suspended from the structure above. The unit and the return fan are corroded and in poor condition. They are due for replacement.

### **Recommended Upgrades and Allowance**

Cooling should be added to the Chapel. We suggest installation of either a vertical water source heat pump with economizer dampers, or a replacement indoor air handling unit with DX cooling coil and condensing unit located outside on grade. The optimal solution would be determined at the project design stage. The existing supply ductwork is concealed above drywall ceilings and is unlikely to be insulated and suitable for reuse. The ceilings will need to be removed and the ductwork may need to be replaced as well as insulated.

Allowance for Block C Chapel Cooling and Ventilation System No. HV-7 Upgrades:  
\$100,000

## **Block C Cafeteria Cooling and Ventilation System HV-8**

### **Description**

Air Handling Unit No. HV-8 serves the Ground Floor Cafeteria in Block C. The unit is located in the South Ground Floor Block C Mechanical Room adjacent to the Cafeteria. It is an indoor, constant volume, Canadian Blower series unit with a 2 hp supply fan, hot water heating coil, filters and economizer dampers. It provides ventilation for the Cafeteria. It will provide cooling only when it is cool outside. It was designed to provide 3,500 cfm of supply air.

The unit was installed in 1962. It is served by an inline return fan suspended from the structure above. The unit and the return fan are corroded and in poor condition. They are due for replacement.

### **Recommended Upgrades and Allowance**

Cooling should be added to the Cafeteria. We suggest installation of either a vertical water source heat pump with economizer dampers, or a replacement indoor air handling unit with DX cooling coil and condensing unit located outside on grade. The optimal solution would be determined at the project design stage. The existing supply ductwork is concealed above drywall ceilings and is unlikely to be insulated and suitable for reuse. The ceilings will need to be removed and the ductwork may need to be replaced as well as insulated.

Allowance for Block C Cafeteria Cooling and Ventilation System No. HV-8 Upgrades:  
\$100,000

## **Block C Cooling and Ventilation System No. 10**

### **Description**

Air Handling Unit No. 10 provides makeup air for the Kitchen located on the Ground Floor of Block C. The unit is located in the Ground Floor Block D Mechanical Room (Boiler Room). It is an indoor, constant volume, Engineered Air LM series unit with a 5 hp supply fan, glycol hot water heating coil and filters. It will provide cooling for the Kitchen only when it is cool outside. It was designed to provide 11,000 cfm of supply air.

The unit was installed in 1988. It is served by an inline return fan suspended from the structure above. The unit and the return fan appear to be in good working condition. We noted the supply fan was not equipped with a belt guard.

The Kitchen is equipped with a very large island style canopy exhaust hood. The hood appears to be an NFPA 96 compliant grease hood, although we could find no documentation on it. The grease exhaust system, however, is not compliant with NFPA 96. NFPA 96 requires carbon steel or stainless steel ductwork with continuously welded joints, and specific separation distances from combustible or semi-combustible materials. The existing ductwork is galvanized steel with flanged joints, and the required clearances are not maintained.

The exhaust fan for the grease hood is located on the roof of Block C, above the Third Floor. The fan installation is not compliant with NFPA 96, and the fan is due for replacement. It is likely that a taller exhaust stack will be required for the exhaust, to avoid reentrainment of odours in the building.

We found some of the smaller rooms adjacent to the Kitchen to be quite hot. These rooms contained larger refrigerators or freezers with large cooling loads, but no cooling in the rooms.

### **Recommended Upgrades and Allowance**

This unit serves a single room and so a single zone of temperature control from the air handling unit should be adequate to maintain good temperature control. A DX cooling coil should be added to the air handling system, with a rooftop condensing unit. There is inadequate physical space within the air handling unit for a new coil and so the unit will need to be modified. The existing supply ductwork will need to be externally insulated.

A new grease exhaust system and fan should be provided that is compliant with NFPA 96 requirements.

Cooling should be provided for all of the storage rooms adjacent to the Kitchen which contain significant heat sources. Outdoor condensing units should be considered for the refrigerators and freezers where possible.

A belt guard should be added to the supply fan.

Allowance for Block C Cooling and Ventilation System No. 10 Upgrades:  
\$250,000

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## **Block C Cooling and Ventilation System No. HV-1**

### **Description**

Rooftop Air Handling Unit No. HV1 serves the South Wing of the First Floor of Block C. It is located on the roof over the Ground Floor between Blocks C and D, and the ductwork enters the building through the wall directly in to the First Floor Corridor of the Block C South Wing. It is a constant volume, Engineered Air DJ series unit with a 3 hp supply fan, natural gas fired heating, filters, economizer dampers and return fan. It provides ventilation for the First Floor South Wing classrooms. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 6,000 cfm of supply air. The heating capacity is 400 mbh input.

The unit was installed in 1988. The unit is heavily corroded and due for replacement.

### **Recommended Upgrades and Allowance**

Cooling should be added to this area. Replacement of this unit with another packaged rooftop unit would not serve this purpose as the areas served will require multiple zones of temperature control. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room or in the ceiling space outside the room. The existing supply ductwork would be externally insulated and reused.

With this approach, ventilation air would be provided from the new energy recovery ventilation unit cited in the section on Block C Cooling and Ventilation System No. 4. New supply ductwork to this area will be required, in order to provide ventilation air to the heat pumps. Much of that ductwork can be routed through the Block D Mechanical Room below the area.

Allowance for Block C Cooling and Ventilation System No. HV-1 Upgrades: \$120,000

## **Block D Cooling and Ventilation System No. 8**

### **Description**

Air Handling Unit No. 8 serves the East (two storey high) side of the First Floor Block D Transportation, Design and Construction Technology Shops. The unit is located on the Block D roof above Transportation Technology. It is a constant volume, Engineered Air DJ series unit with a 1.5 hp supply fan, natural gas fired heating, filters, economizer dampers and return fan. It provides ventilation for the Shops. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 2,500 cfm of supply air. The heating capacity is 200 mbh input.

The unit was installed in 1988. The unit is heavily corroded and due for replacement.

## **Block D Cooling and Ventilation System No. 8**

### **Recommended Upgrades and Allowance**

Cooling is often not provided for Technical Shops. Typically these rooms are equipped with large overhead doors which are opened seasonally for cooling and ventilation. If cooling is not required

for this area, we recommend replacement of the unit with two new rooftops unit equipped with natural gas heating and with provisions for future dx cooling. Each unit should be equipped with the heating capacity required in order to provide makeup air for the shop it serves. One unit will serve the Transportation Technology Shop and the other the Construction Technology Shop. The shop exhaust systems are reviewed below.

Allowance for Block D Cooling and Ventilation System No. 8 Upgrades:           \$100,000

## **Block D Cooling and Ventilation System No. 9**

### **Description**

Air Handling Unit No. 9 serves three classrooms on the Second Floor of Block D, as well as the single storey portions of the Transportation, Design and Construction Technology Shops on the West side of the First Floor. The unit is located on the West side of the Block D roof above the Transportation Classroom. It is a constant volume, Engineered Air DJ series unit with a 1.5 hp supply fan, natural gas fired heating, filters, economizer dampers and return fan. It provides ventilation for the Shops. It will provide cooling for these spaces only when it is cool outside. It was designed to provide 2,500 cfm of supply air. The heating capacity is 200 mbh input.

The unit was installed in 1988. The unit is heavily corroded and due for replacement.

### **Recommended Upgrades and Allowance**

Cooling should be added to this area. Replacement of this unit with another packaged rooftop unit would not serve this purpose as the areas served will require multiple zones of temperature control. We suggest the addition of a water source heat pump system to cool this area. Each room would be provided with a horizontal heat pump located either within the room. The existing supply ductwork would be externally insulated and reused where possible.

With this approach, ventilation air would be provided from the new energy recovery ventilation unit cited in the section on Block C Cooling and Ventilation System No. 4. New supply ductwork to this area will be required, in order to provide ventilation air to the heat pumps. Much of that ductwork can be routed through the Block D Mechanical Room below the area.

The First Floor West side portions of the Transportation, Design and Construction Technology Shops would no longer be served by this system.

Allowance for Block D Cooling and Ventilation System No. 9 Upgrades:           \$60,000

## **Construction Technology Ventilation System**

### **Description**

The Construction Technology shop includes approximately 10 major woodworking equipment items which require dust collection. They are currently served by a baghouse style dust collector located outside, adjacent to the building in a block wall enclosure. The unit was installed in 1988, and is a recirculating style unit. We were unable to access the enclosure to check whether the unit was equipped with a blowback damper and explosion vents. We are confident the unit will



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not meet current code requirements with respect to explosion vents, or with respect to current Code requirements (spark arrest and suppression) for recirculating style dust collectors.

## Recommended Upgrades and Allowance

The dust collection system, including the dust collector, should be replaced. We do not recommend recirculating type systems as they will recirculate the finest and potentially most harmful dust particles back to the room. We recommend instead an exhaust only type system without recirculation. Makeup air would be provided as described in Block D Cooling and Ventilation System No. 8 above.

The router table and panel saw should be connected to the new dust collection system, and provisions should be added for dust capture during hand sanding operations.

We note the "Finishing Room" should not be used for staining or painting operations as the room does not meet Ontario Fire Code requirements for these type of operations.

Allowance for Construction Technology Ventilation System Upgrades: \$80,000

## Transportation Technology Ventilation System

### Description

The Transportation Technology Shop includes three snorkels to capture tailpipe fumes, connected to a small exhaust fan, EF-10 located on the roof above the Shop. The originally specified tailpipe clamps have been removed and we suspect the system is currently used for removal of fumes from welding and grinding. The system capacity is very small and it would be largely ineffective at doing so.

The Shop is not equipped with carbon monoxide detection as is required by current code.

The welding area does not appear to be equipped with fume or dust collection.

The grinders in the Shop and in the adjacent Manufacturing Technology room (formerly a garage) are not equipped with dust collection.

## Recommended Upgrades and Allowance

Fume and dust collection systems should be added to serve any welding stations and all grinders. Makeup air would be provided as described in Block D Cooling and Ventilation System No. 8 above.

Carbon monoxide detection, interlocked with general exhaust systems, should be added.

Allowance for Transportation Technology Ventilation System Upgrades: \$80,000

## Miscellaneous Exhaust Systems

### Description

Various rooftop exhaust fans serve the building. Many are now 50 years old and due for replacement.

### Recommended Upgrades and Allowance

We recommend an allowance for replacement of approximately 10 rooftop exhaust fans that are now more than 50 years old.

Allowance for Exhaust Fan Replacements:                      \$30,000

## Central Cooling Systems

### Description

The building is not equipped with a central cooling system such as a chiller and cooling tower, or a fluid cooler.

### Recommended Upgrades and Allowance

We have recommended the installation of water source heat pumps for all areas of the building where multiple zone temperature control is required, as well as for large single zones where the existing central air handling system is due for replacement.

Heat rejection for the water source heat pump system will require installation of a closed circuit fluid cooler. The cooler will ideally be located indoors, in a new mechanical room on the East side of the building, with the cooler exhaust a reasonable distance away from any nearby air intakes.

Allowance for Central Cooling System Upgrades:                      \$250,000

## AUTOMATIC CONTROL SYSTEMS

### Description

The building is equipped with a TA Canada Building Control System (BCS). However, not all of the mechanical equipment in the building is controlled by the system. We found many systems fully operating during our visit, when the rooms served were, and could be expected to be, unoccupied.

### Recommended Upgrades and Allowance

Nearly all of the hydronic heating system controls in the building are pneumatic. In many areas, new water source heat pump systems will replace the hydronic heating systems. Where the heating systems are to remain, controls should be upgraded to electric control valves controlled

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by the BCS.

All new equipment should be fully controlled by the BCS. Existing central equipment that is not fully controlled should be modified so that it is fully controlled.

Allowance for Automatic Control System Upgrades: \$400,000







## INTRODUCTION

Chorley + Bisset Ltd was retained by Nicholson Sheffield Architects to review the electrical systems at Regina Mundi Catholic College at 5250 Wellington Road South in London.

This report is intended to provide guidance in renewal of the electrical systems at this facility, and suggestions for addressing the code compliance, equipment condition and other issues we encountered during our visits to the building. Preliminary budgets accompany the suggested modifications presented.

This report presents only the results of our brief review of the facility. The scope of the report was limited by the time made available to us. It does not include observations or data on actual system performance from the facility Owner.

This report is not intended to present the results of a comprehensive audit and inspection of all equipment and systems in the facility. As an example, concealed systems, conduit, wiring and equipment located within walls, below floors or above ceiling spaces, etc, were not accessible for review. This report is also not intended to provide a performance guarantee that existing systems or equipment is fully operational, or will remain fully operational for the anticipated lifetime of the building.

The electrical systems reviewed were:

- Electrical service and distribution
- Electrical devices and wiring
- Lighting

# ELECTRICAL

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- Emergency and Exit Lighting
- Fire Alarm
- CCTV
- Access Control
- Cable TV (CATV)
- Voice / Data System
- Clock System
- PA / Intercom
- Gymnasium / Theatre / Chapel Sound and Lighting System
- Lightning Protection

## EXECUTIVE SUMMARY

The majority of the electrical systems are in fairly good condition with the exception of the fire alarm system. Below is a list of recommended upgrades and preliminary budgets for the work:

Replace Electrical Panels:	\$ 25,000
Add wiring for Mechanical Upgrades	\$ 750,000
Replace Underground Feeders:	\$ 35,000
Remove and reinstall ceiling devices	\$ 300,000
Replace Lighting Fixtures:	\$ 30,000
Add Additional Flood Lighting:	\$ 3,000
Add Emergency Lights:	\$ 1,000
New Fire Alarm System:	\$ 450,000
Add Lightning Protection to Additions:	\$ 15,000
Contingency	\$ 161,000
Total	\$1,770,000

Note that when all the ceilings are removed, it may be advisable to replace all of the light fixtures at that time. The associated cost for replacement of the lighting fixtures is \$1,150,000 including contingency.

## ELECTRICAL SERVICE AND DISTRIBUTION

### Main Electrical Service

#### Description

The main electrical service was installed in 2008 and is a 1600 amp, 600 / 347 volt service. The 600 volt power is distributed to some mechanical loads and also powers two 225 kVA transformers which distributes power at 208/120 volt to the lighting and receptacles.

The main Electrical Room is located in the basement adjacent to the Boiler Room in the centre South Wing. The utility transformer is located approximately 20 ft. outside behind the school from the Electrical Room. The utility transformer is 500 kVA and is fed underground from a pole at the road near the South end of the property. The main service is in good condition and parts are still readily available. The peak load on the service appears to be approximately 305 amps so there is sufficient capacity for additional loads such as air conditioning or an Addition.

## Recommended Upgrades and Allowance

No upgrades are required for the main service.

## Panelboards

### Description

Some of the panelboards throughout the facility have been replaced with new in areas that have been renovated but there are still approximately 15 panelboards that need to be retrofitted. As well, the distribution panel for the Kitchen needs to be replaced with new. Some of the shop panels are controlled by contactors as required but some of these panels should also be retrofitted. The mechanical equipment is connected to individual disconnects and starters or contactors. In some cases, these should be replaced and grouped into a motor control centre for maintenance purposes.

## Recommended Upgrades and Allowance

We recommend that the older panels be replaced with new panels. Approximately 15 panels need to be replaced.

Allowance to replace electrical panels: \$25,000  
Wiring for Mechanical System Upgrades

### Description

Mechanical systems are recommended to be upgraded and although power is available connection these units will be required

## Recommended Upgrades and Allowance

Allowance to provide wiring to new mechanical equipment: \$750,000

## ELECTRICAL DEVICES AND WIRING

### Description

In areas that have been renovated, the electrical devices (switches and receptacles) are acceptable and can remain. In the areas which are original, consideration should be given to replacing the switches and receptacles as they have outlived their useful life. Ground fault receptacles should be replaced with new as the typical life of a ground fault receptacle is in the range of 5 years. The wiring in the ceiling spaces was not reviewed but there is some wiring that is run underfloor and due to the age of the building does not contain a ground wire. This wiring is mostly within the kitchen area, although there are a few panel feeders that are also run underground. We would suggest that these feeders be replaced with a feeder that includes ground wire as the conduit is being used for ground and underground conduits eventually have a poor grounding connection. The electrical devices can probably wait until a renovation is completed and at that time they would be all replaced.

As part of the asbestos removal, all ceiling devices will need to be removed and reinstalled.



# ELECTRICAL

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## Recommended Upgrades and Allowance

Allowance for new underground feeders to kitchen equipment and panelboards:  
\$35,000

Allowance for removal and reinstallation of ceiling devices for asbestos removal:  
\$300,000

## LIGHTING

### Interior Lighting

#### Description

The interior fluorescent light fixtures have all been retrofitted with T8 lamps. The lighting levels appear to be adequate throughout.

The kitchen light fixtures should be replaced as they are showing signs of rust and the lens type is not cleanable. The kitchen has 1' x 4' surface mounted fluorescent lights. The lighting level in the kitchen, however, is adequate for a food preparation area. Typical lighting in the classrooms is 2' x 4' lay-in fixtures. The lighting fixtures in the corridors are typically 1' x 4' fluorescent recessed light fixtures. The stairwells also have surface mounted light fixtures. The old Gymnasium has four lamp fluorescent fixtures with wire guards. The lighting fixtures in the North Gymnasium are also four lamp fluorescent fixtures with wire guards. There are also incandescent can lights controlled by dimmers in the North Gymnasium. The Weight Room has surface mounted fluorescent lights with a wrap around type lens. There are Computer Rooms on the Third Floor which have 1/2" x 1/2" silver egg crate lenses. These lenses are very inefficient and should be replaced. Cafeteria lights are also showing signs of deterioration. The Chapel has incandescent lamps that should be replaced with dimmable LED A-19 type lamps for energy savings. LED lamps are now available in warm white colour similar to incandescent lamps.

## Recommended Upgrades and Allowance

There are a few incandescent light fixtures in storage rooms and rooms adjacent to the kitchen should be replaced with an LED type light fixture. Kitchen light fixtures should be replaced with new fixtures complete with cleanable lens. Computer Room and Cafeteria lights should be replaced. Chapel lamps should be replaced, fixtures to remain.

Allowance to replace light fixtures: \$30,000

### Outside Lighting

#### Description

Parking Lots are lit with LED pole lights. The poles appear to be in good condition. Each exit / entrance has high pressure sodium or metal halide lights controlled by photocells. There is a limited amount of outside lighting around the portables at the rear. Lighting levels appear to be adequate with the exception of the area around the portables. The area around outside behind the auto shop overhead doors could use additional outside lighting.

## Recommended Upgrades and Allowance

Add flood light by portable and at auto shop doors: \$3,000

## EXIT AND EMERGENCY LIGHTING

### Description

The exit lighting throughout the facility is LED type. The emergency lighting is battery packs with remote 9 watt Tungsten lamps. The stairwell behind the Chapel is missing an emergency light and the far North stairwell has a broken double remote head.

## Recommended Upgrades and Allowance

The emergency lighting should be checked for operation and any units not working properly should be replaced. The broken unit should be replaced and an emergency remote head should be added in the stair behind the Chapel.

Allowance to replace units indicated above: \$1,000

## FIRE ALARM

### Description

The existing fire alarm system is an Edwards 6500 Series which was manufactured in the 1980's and discontinued around 1990. It is very difficult to obtain parts for the headend equipment for the system. The existing bells are series wired type and cannot be properly monitored. As well, the FIRE ALARM – continued

wiring is not compatible with new horn / strobes or bells. The existing initiating devices (detectors and pull stations) are hard wire type without the ability to see status of individual devices. The main fire alarm panel is located just outside of the main Electrical Room. The battery cabinet for the fire alarm panel is located inside the Electrical Room. There are not any strobes throughout the facility which is a current requirement of the Ontario Building Code. There are no smoke detectors in any of the corridors or stairwells. The building has adequate coverage provided by heat detectors except for a few storage rooms and janitors rooms. There are approximately 20 zones and 14 supervisory zones for the standpipe system. There is a LED type annunciator at the main entrance of the school. A new system would have smoke detectors in the corridors and stairwells, utilize horn / strobes for signal devices and be fully addressable. Wiring would also be provided for elevator recall so that it is ready for a future elevator upgrade. The proposed new fire alarm panel can be located in the same location as the existing.

# ELECTRICAL

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## Recommended Upgrades and Allowance

We recommend that a new fire alarm system be provided complete with new horn / strobes and addressable initiating devices throughout. Horn/ strobes would be located throughout all corridors and stairwells as well as in the Data Room. 24 hour rated batteries would be provided and the fire alarm would be monitored by a remote off-site ULC approved monitoring site.

Allowance for new fire alarm system:           \$450,000

## CLOSED CIRCUIT TV (CCTV)

### Description

A new CCTV system was installed in 2007 and provides full coverage across the facility. The existing system is an analog system with a digital video recorder and multiple camera display for live unit playback while recording. The system appears to provide adequate coverage. The system should be reviewed with the Owner and assess any areas that may not have adequate coverage.

## Recommended Upgrades and Allowance

No upgrades are anticipated.

## ACCESS CONTROL

### Description

There is an existing DSC security system within the facility. The system consists of door contacts on the perimeter and motion sensors throughout the facility. The access control system appears to provide adequate coverage across the facility.

## Recommended Upgrades and Allowance

No upgrades are recommended at this time.

## **CABLE TV (CATV)**

### **Description**

There is a large satellite dish outside the facility but does not appear to be in use. There is also a small satellite dish that is wired but it did not appear that the small satellite dish provides distribution throughout the facility.

### **Recommended Upgrades and Allowance**

No upgrades are recommended at this time.

## **VOICE / DATA SYSTEM**

### **Description**

There is a data room in the central wing which serves as the central distribution point for the CAT 5e data cabling. There are numerous computer classrooms in the centre wing on the upper floors which are wired with CAT 5e cabling. The main incoming cabling to the facility is fibre optic cables from the London District Catholic School Board head office located on the same property. We were unable to gain access to the main data room so have not reviewed the equipment or equipment status.

### **Recommended Upgrades and Allowance**

No upgrades appear to be required at this time except as required to suit any proposed renovations.

## **CLOCK SYSTEM**

### **Description**

The clocks throughout the facility are all battery powered with 120 volt.

### **Recommended Upgrades and Allowance**

No upgrades are recommended at this time.

## **PA / INTERCOM SYSTEM**

### **Description**

There is a Telecor PA/Intercom system which provides paging and intercom throughout the facility. This system was installed in the last couple of years and appears to provide adequate coverage.

# ELECTRICAL

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## Recommended Upgrades and Allowance

No upgrades are recommended at this time.

## GYMNASIUM / THEATRE / CHAPEL SOUND AND LIGHTING SYSTEMS

### Description

The original Gymnasium has a stage lighting system which consists of approximately 15 spotlights in front of the Stage and approximately 20 spotlights and floodlights over the Stage. The light fixtures are a combination of incandescent and LED type light fixtures. There is a small sound system on Stage with a 6 channel mixer, VCR and amplifiers. There is also a lighting control board and a sound control board in the Control Room at the back of the Gymnasium. The lighting control board is an Elation Scene Setting 48 channel controller and the sound control board is a Yamaha MG 32.

The new Gymnasium at the North end of the school has a Control Room adjacent to the upper floor Library with three 12 channel dimming units. The lighting is installed when required with temporary cables. The lighting control board is a Colortran Innovator 24/48 which has a maximum capacity of 48 lighting control channels.

The Theatre Room has both a small lighting control system and an audio system. There is a small booth adjacent to the Theatre Room with a lighting control board and a sound control mixer.

The Chapel has a GE low voltage relay lighting control system and a public address system. The public address system is a 6 channel Bogen complete with equalizer.

## Recommended Upgrades and Allowance

We have not interviewed staff with respect to the capabilities or deficiencies of these systems, therefore, at this time there are no upgrades considered.

## LIGHTNING PROTECTION

### Description

The original building centre section has adequate lightning protection on all roof sections. The South Addition and the North Gymnasium Addition do not have lightning protection.

## Recommended Upgrades and Allowance

Lightning protection should be added to the North and South Additions.

Allowance to add lightning protection to the North and South Additions : \$15,000





## SUMMARY OF PROPOSED COSTS

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Building Code Upgrades (including fire separation upgrades)	\$ 300,000
Removal of Designated Substances	\$ 400,000
Barrier Free Accessibility Improvements	\$ 250,000
Gymnasium Floor Replacement (1988 Addition)	\$ 150,000
Building Envelope Improvements	
• Replacement of Exterior Caulking	\$ 100,000
• Restoration of Exterior Stone	\$ 1,700,000
• Replacement of Roof V (at Chapel)	\$ 3,000
• Replace Library Skylight Glazing	\$ 20,000
• Replace Acrylic Dome Skylight on Roof U	\$ 3,000
• Remove existing Greenhouse from Gym roof and conversion to storage room	\$ 25,000
• Window & Door Replacement	\$ 500,000
Separate Greenhouse Structure	\$ 50,000
Technology Wing Improvements – demolish existing, design and build new facilities	\$ 2,800,000
Drama Classroom Addition & Improvements	\$ 400,000
Family Studies / Nutrition Classroom Renovations	\$ 150,000
Elevator Refurbishment	\$ 130,000
Demolition and Removal of Existing Portables	\$ 120,000
Fire Sprinkler System Installation	\$ 450,000
Mechanical Ugrades	\$ 4,500,000
Electrical Upgrades	\$ 1,770,000
Updated Asbestos Product Survey	\$ 4,500
Professional Consulting Fees for Renewal Project (6.1%)	\$ 850,000
Fees & Permits (1%)	\$ 140,000
Furniture & Equipment	\$ 250,000
Contingency	\$ 750,000
<b>Total</b>	<b>\$ 15,915,500</b>





# APPENDIX A

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## EXISTING FLOOR PLANS

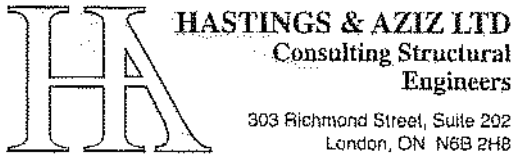


# **APPENDIX B**

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## **ASBESTOS PRODUCT SURVEY BY EXP SERVICES INC.**

*Appendix II: Review of Exterior Masonry Cladding by Hastings & Aziz Ltd. Consulting Structural Engineers, dated December 9, 2014*



December 9, 2014

Mr. John Koniuk  
Manager of Capital Projects & Maintenance  
London District Catholic School Board  
5200 Wellington Road South,  
London, ON N6E 3X8

**Re: Review of Exterior Masonry Cladding  
Regina Mundi Catholic College, London**  
Our File #9007

Dear Mr. Koniuk,

As requested, attached is our report on the review of the exterior masonry cladding at Regina Mundi Catholic College in London. This report states our findings from our investigation that commenced in the summer of 2014. The end of the report states our recommendations for corrective measures that are required immediately.

If you have any questions or require any additional information, please do not hesitate to call.

Yours truly,  
**Hastings and Aziz Limited**

Paul Shapton, P. Eng.

- Encl. - Report on 'Review of Exterior Stone Veneer'  
- Pictures 1 to 11  
- Sketches SK1 & SK2  
- Drawings S1 & S2  
- Abbott Budget Quotation for Grillage Work  
- Abbott Invoice for Fencing

## **Review of Exterior Stone Veneer** **Regina Mundi Catholic School, London**

### **Investigation**

As requested, we have reviewed the condition of the exterior masonry cladding at the above school. The request is a result of a 'Renewal Study' report prepared by Nicholson Sheffield Architects Inc. in September, 2013. The report stated due to the deterioration of the mortar joints allowing water to penetrate, a further investigation is recommended to determine the condition of the anchorage devices for the exterior stone cladding.

From our walk-around visual inspection performed on July 25, 2014, the most severe deterioration was noticed around the chapel area of the original 1962 building. See the attached site plan for location. We noticed movement in the lower limestone panels at the corners of the original building on the east side, as shown on attached pictures 1 and 2. In addition, we saw severe deterioration of the mortar joints of the rough stone veneer of the same original building, as shown in attached pictures 3 & 4.

With the aid of Abbott Construction, the limestone panels were removed on the east side. See site plan for locations. Several of the Z-ties holding the panels in place were found to be either broken or missing, as shown in pictures 5 & 6. For this reason, the limestone panels with the similar detail on the west elevation were removed as well. A metal flashing will be installed to protect the building from the elements.

Inspection holes were made on the south side of the chapel. The stone cladding was tied to the backup with thin gauge residential brick ties as shown in picture 7. These were corroded and only penetrated into the stone by an inch. The Ontario Building Code stipulates they should be embedded into the stone veneer at least two inches. In addition, the spacing of the anchors we found were at a greater spacing than allowed by the code.

A similar tie on the east wall was visible where the smooth limestone was removed. See picture 8. The tie was not corroded, however, it was bent in a loop, which provides no structural capacity in tension or compression.

With our closer inspection with a manlift, we found one section of stone cladding that we were able to move laterally with our hand. This indicates the ties supporting the stone cladding are either completely corroded or inadequate to provide any lateral resistance. Without the required ties, **the stone is in danger of falling to the ground**, endangering the safety of the public below. Due to the nearness of school starting, it was decided to install a fence around the areas of primary concern. See attached pictures 9, 10, and sketch SK1 showing the extent of the fencing and scaffolding installed.

Inspection holes were made in the south wall of the original gymnasium. Only one brick tie was found in an area of 3' x 4', which exceeds the maximum 16" x 24" spacing specified in the building code. Corrosion had commenced on the tie, but was not as severe as found in the other areas of the building. There are no signs of deterioration in the mortar joints of the stone veneer. At this time, it was decided not to install a fence around the north and south ends of the 1962 addition, nor the north addition.

## **Findings**

The ties connecting the stone veneer are of a **thin gauge, corroded, had insufficient embedment** into the stone veneer, and were **spaced greater than the code allows**. Traditionally, to repair this, stainless steel helical ties are installed into the structural back-up to provide proper anchorage to the stone veneer. Unfortunately, the structural back-up at this school was found to be 2 rows of concrete brick laid on its edge along with 4" clay tile. See picture 11. The attached sketch SK2 was copied from the original drawings. It indicates the stone veneer with 4" brick and 4" tile. However, as mentioned above, 2 rows of concrete brick were laid on its edge in lieu of the 4" brick. There is an air space between the concrete brick and stone. This is not acceptable as a structural backup, and for this reason we are unable to provide proper anchorage for the stone veneer.

One repair option is to construct a steel grillage on the outside of the stone veneer to provide adequate support to the stone veneer. See drawings S1 & S2 for preliminary details. It should be noted this option is only a temporary solution designed to last 3 to 5 years. Abbott Construction prepared a budget of \$2,685,000.00, to perform the work shown on these drawings. In addition to the construction costs, we estimate the consultant fees to be approximately \$185,000.00, for a total cost of **\$2,870,000.00**. HST is not included in these budget prices.



A second option would be to remove the concrete brick and clay tile and lay a proper concrete block wall to provide the adequate structural backup for the stone veneer. The stainless steel helical ties can be inserted between this new concrete block and the stone veneer to provide the required support. Before the original concrete brick and speed tile can be removed, the stone veneer will have to be temporarily supported in a similar fashion to the steel grillage shown in the first option. In addition, all of the windows, mechanical and electrical services buried in the wall will have to be removed and re-instated after the new block is placed. It is difficult to access the cost for this work due to the unknown mechanical and electrical systems in the wall, however, we estimate it will be in the **7 to 10 million dollar range**. We estimate a construction time of 20 months to complete this work. It would require the students vacating the construction area and most likely relocating to another school while the construction work is completed. It is our opinion the cost of this option is not feasible considering the age of the school.

### **Recommendations**

As previously stated, we have not installed a fence around all of the school. At this time, for the areas at the north and south ends of the school, it is our opinion with no deterioration noticed on the stone veneer, the stone veneer remains in a safe condition. However, a program is to be set up to monitor its condition on a regular basis, starting with every 6 months in the spring and fall of 2015.

The two options previously stated above range between **7 to 10 million dollars for permanent repair of replacing the masonry exterior walls** or **2.87 million dollars for the 3-5 year temporary fix**. Both of these options are expensive, especially when considered with the other items listed in the original Nicholson Sheffield report and the possible short life span of the school.

A third option is to leave the fence in place and to perform semi-annual inspections to regularly monitor the condition of the stone veneer. However, as previously stated, we found one section of **stone veneer we were able to move with our hands**. In addition, there are areas where the mortar has fully disintegrated, leaving loose stones **in danger of falling** and easy intrusion of water, which will **accelerate and expand the area of deterioration**. These areas will require immediate attention.

The section of stone veneer we were able to move by hand is located at the south end of the south-east elevation over the entrance to the mechanical room. See elevation 3 on the attached drawing S1. It is an area of approximately 11' wide by 13' high. We recommend installing the

There is an area approximately 6' high by 50' long on the south side of the chapel under the windows where the mortar joints have deteriorated. See attached elevation 2 on drawing S1 for location. The mortar joints, including the sealant used in a past repair, are to be removed and pointed with new mortar.

The costs to complete the above work is estimated to be **\$56,000.00**, plus HST. This will include the engineering to provide design, drawings and field review to complete this work. As previously stated, **this work is to be completed in the near future.**

The rental charges for the fencing and scaffolding is \$8,100.00 per 4 week period. These charges are based on a one year term. See attached invoice from Abbott Construction. An allowance of \$500.00 should be provided to have the contractor monitor the fencing and scaffolding every three months to ensure it remains in satisfactory condition. The cost of the fence and its maintenance along with the semi-annual monitoring will be approximately **\$119,000.00 per year**, plus HST.

With this option, it should be noted additional repairs and costs may arise from the semi-annual inspections. It may be deemed necessary to install more fencing or perform additional repairs.



Mortar joint has widened and has been caulked.

Limestone has moved out.

Picture 1

Limestone panel has moved outwards.



Mortar joint has widened. Mortar has fallen out allowing water to penetrate in behind.

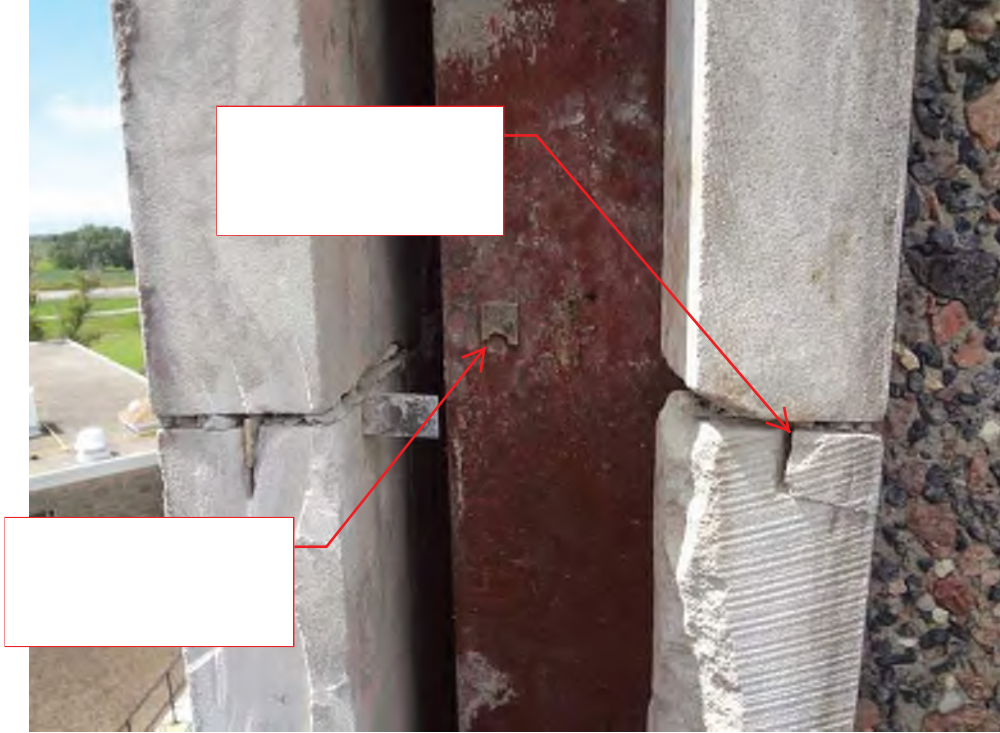
Picture 2



Picture 3



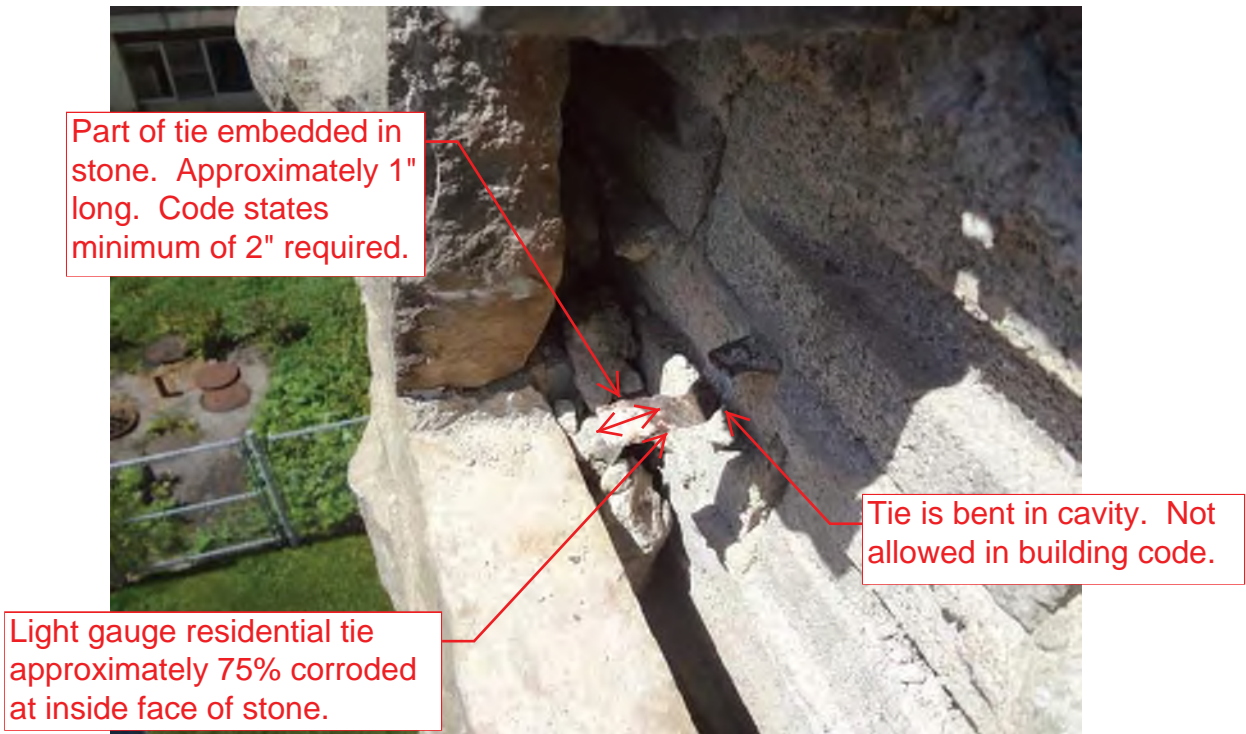
Picture 4



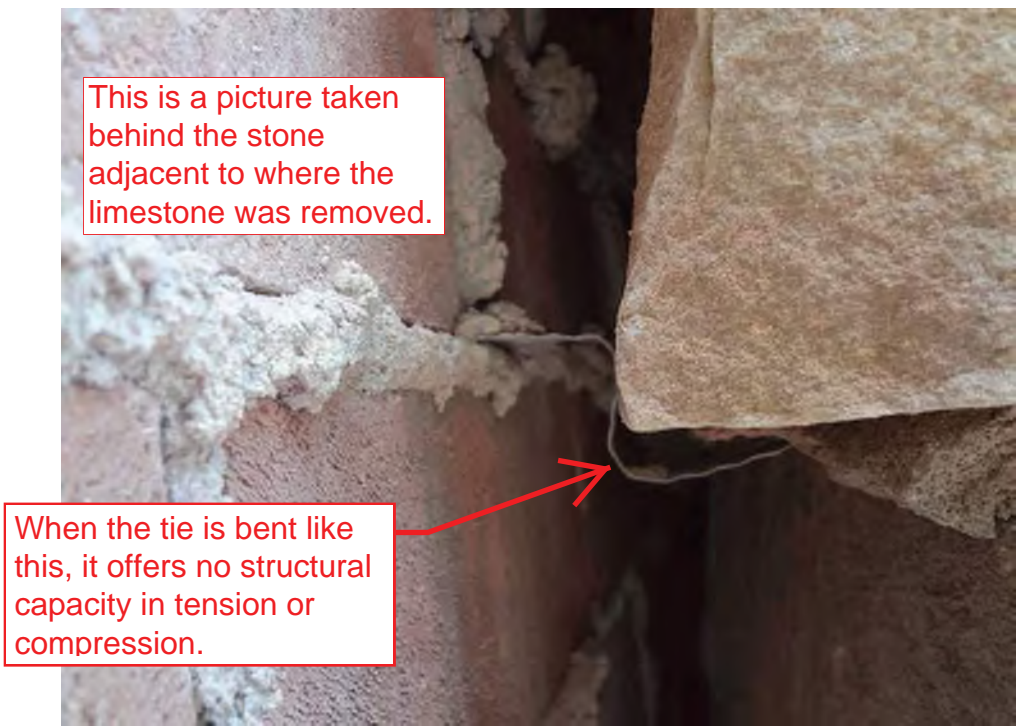
Picture 5



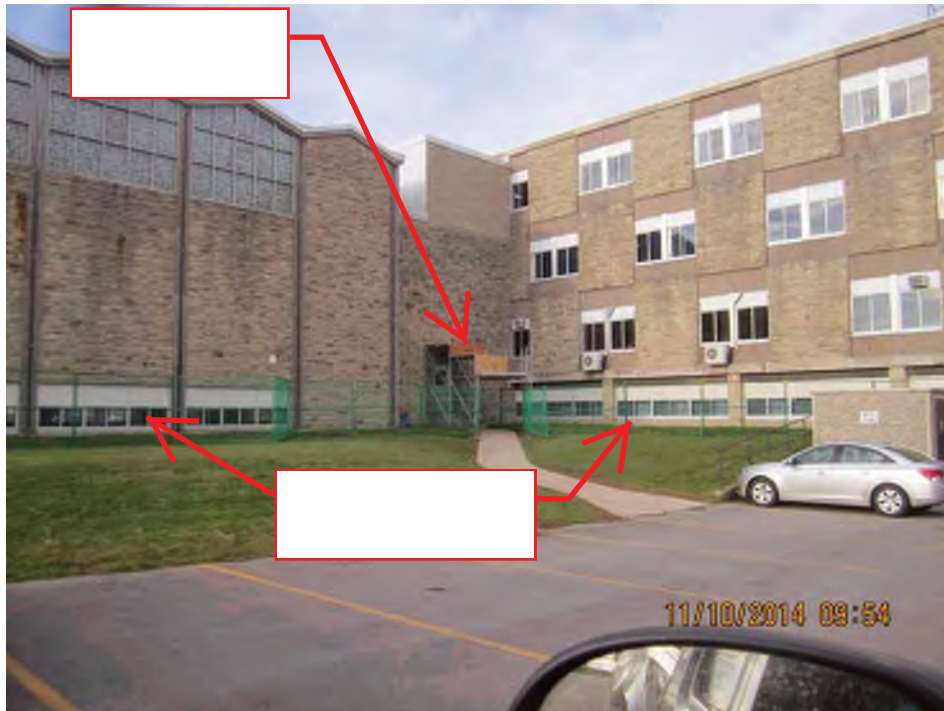
Picture 6



Picture 7



Picture 8



Picture 9



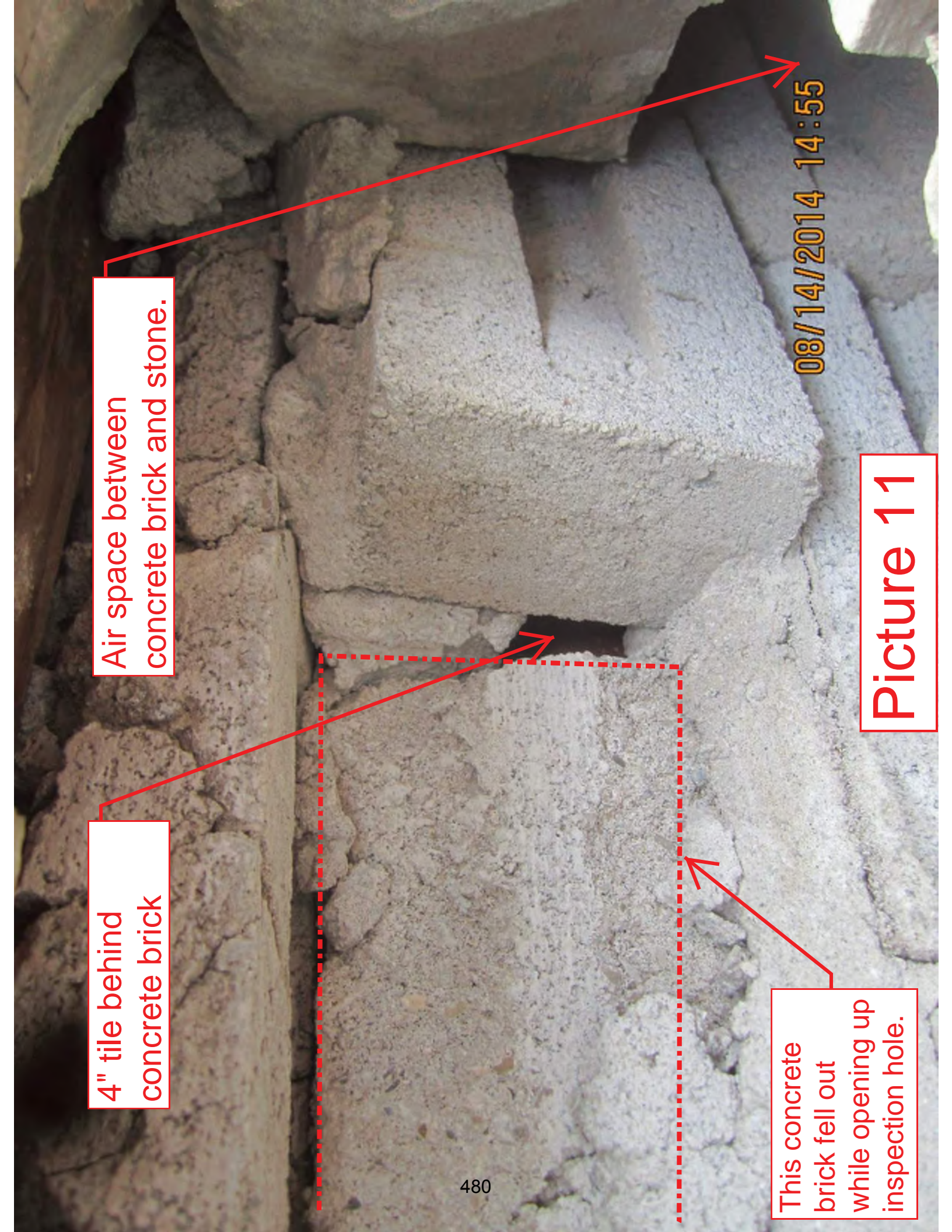
Air space between  
concrete brick and stone.

4" tile behind  
concrete brick

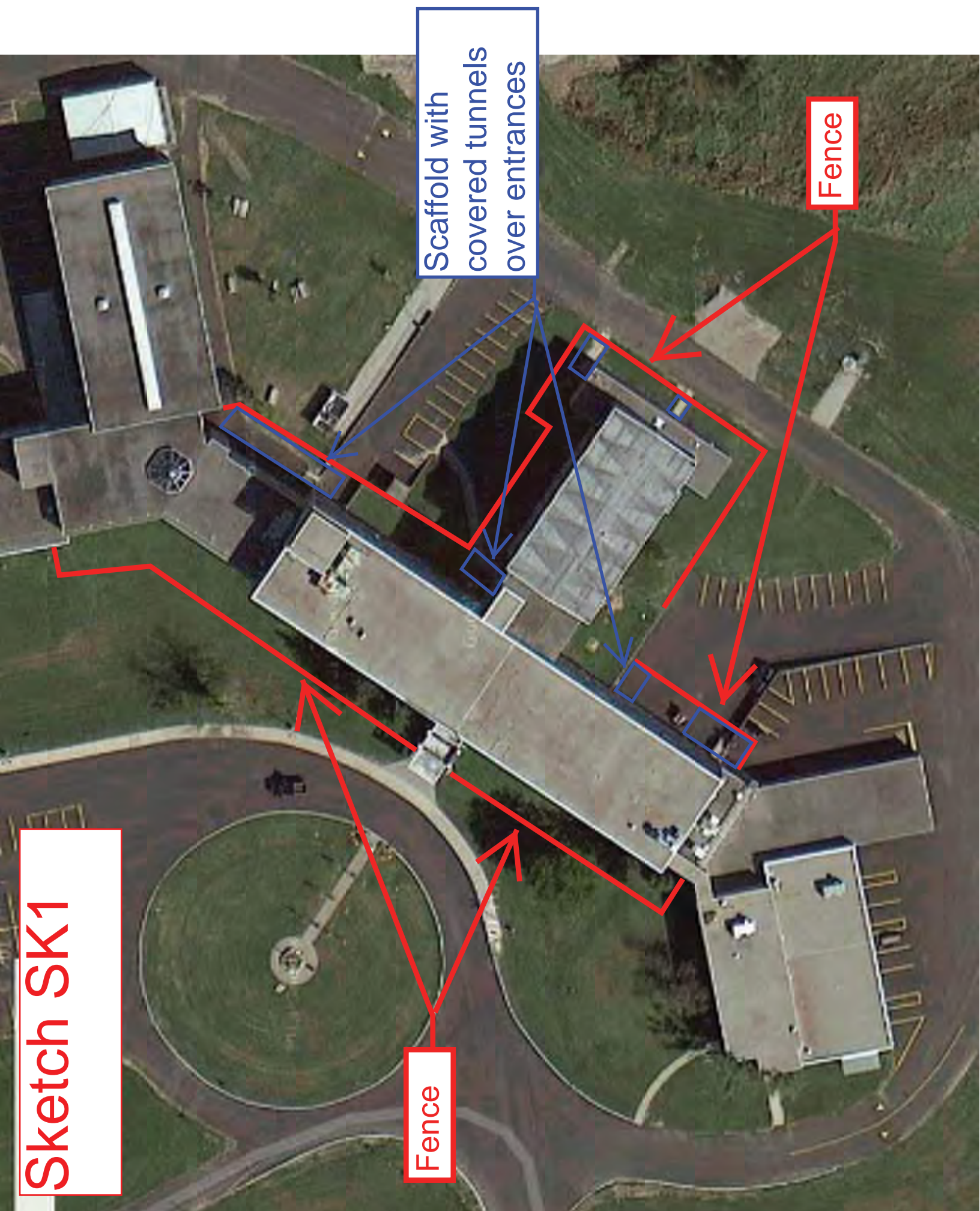
08/14/2014 14:55

Picture 11

This concrete  
brick fell out  
while opening up  
inspection hole.







Scaffold with covered tunnels over entrances

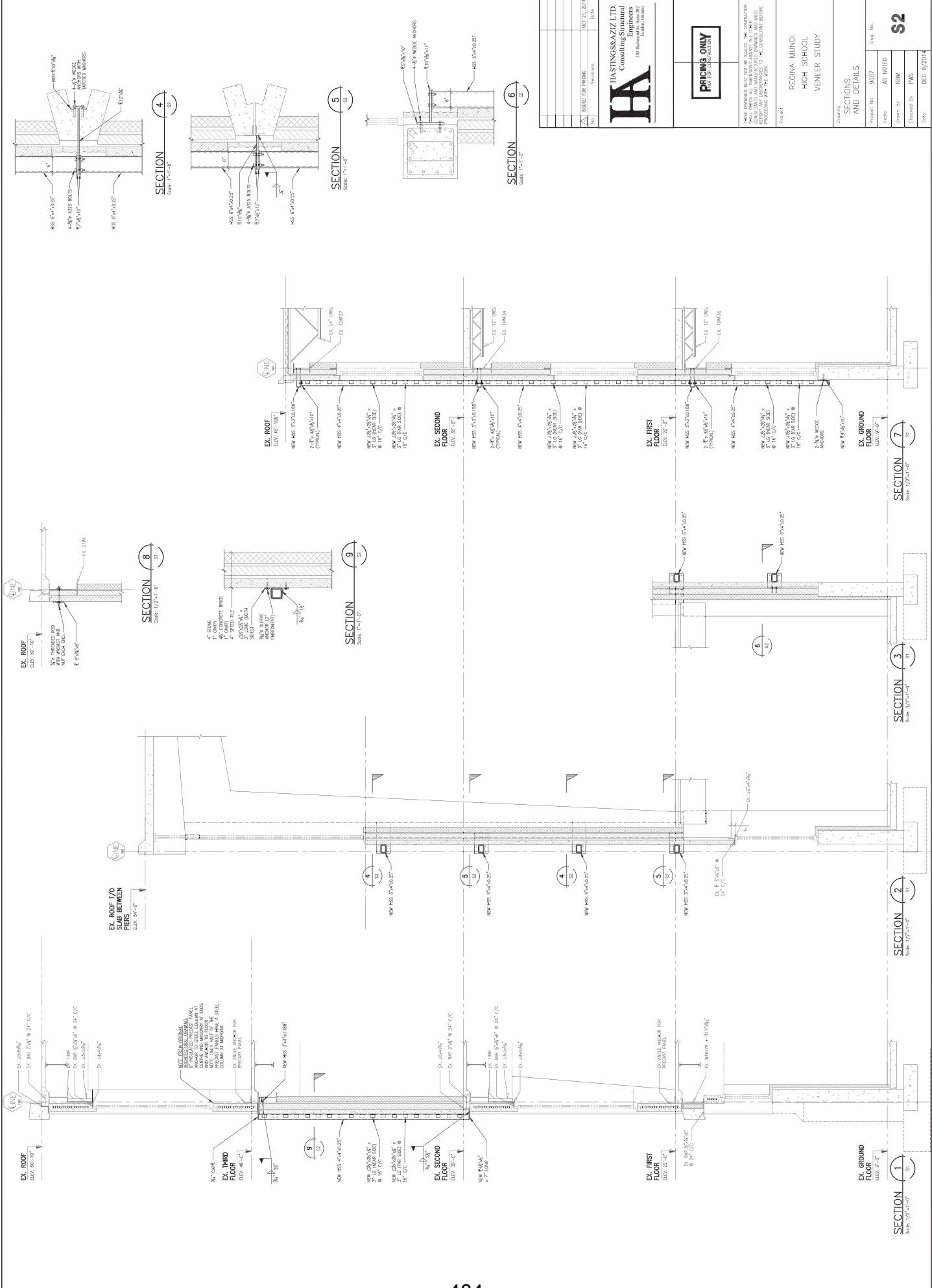
Fence

Sketch SK1

Fence







Rev.	Issued For	Date
1	ISSUED FOR PERMS	02/21/2014

**HASTINGS & AZIZ LTD.**  
 Consulting Engineers  
 100 Richmond St. Suite 202  
 Toronto, Ontario

**PRICING ONLY**  
 NOT FOR ESTIMATION

PLEASE FORWARD QUEST NOT BE SOLVED BY THE CONTRACTOR TO THE CONSULTING ENGINEER. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS TO THE CANADIAN BUILDING CODES AND ANY OTHER APPLICABLE CODES. THE CONSULTANT BEHINDS THE DESIGN OF THIS PROJECT.

Project: REGINA MUNDI HIGH SCHOOL VENEER STUDY

Drawn By:	AS NOTED
Checked By:	REW
Date:	PMS
Project No.:	9027
Sheet No.:	S2



611 Industrial Road • London, ON • N5V 1V2  
T: 519.453.0290 • F: 519.453.8111

## Budget Quotation 14-1412

November 5, 2014

Paul Shapton, P.Eng  
Hastings & Aziz Ltd  
202-303 Richmond St.,  
London, ON N6B 2H8

### Re: LDCSB - Regina Mundi College

We are pleased to provide a budget quotation for temporary support of the exterior structural walls of various areas of Regina Mundi College as outlined in drawings S1 and S2, dated October 2, 2014 as provided by your office.

The scope of work included in this budget includes:

Initial and ongoing investigations are being performed under your direction to determine a more accurate assessment of the ability to effectively complete the outlined repairs.

- Supply preprimed steel grillage including all support brackets, anchors and bolts as outlined.
- Access areas of exterior work using man lifts as necessary.
- Temporarily remove existing limestone and stucco façade materials to access internal steel structural members.
- Field weld steel grillage supports to existing structural steel and touch up paint areas as required.
- Reinstall and restore limestone and stucco façade at openings for installation of grillage as required.
- Install steel grillage to prepositioned supports and anchor grillage brackets to limestone as required.
- Install anchors for precast limestone panels.
- Provide general field welding as required.
- Install non-shrink grout packing and/ or steel shims between grillage members and existing limestone façade.
- Restore interior ceiling tiles and localized drywall patches at various ceiling locations including spot painting of repaired areas as required.
- Provision has been included for minor areas of Type 1 only asbestos investigation or abatement if required.
- Make interior repairs to concrete columns within the chapel only.
- Reset limestone, tuck-point masonry joints and install building sealant at random locations within the areas of the building as outlined in drawings and as may be required to stabilize the exterior masonry façade of the building.
- Provide general site remediation including installation of topsoil, minor regarding and hydro-spray seeding of the immediate areas of work.
- Liaise with Hastings & Aziz Ltd for ongoing investigations, and control of temporary protection currently in use on the site.

**OUR BUDGET ESTIMATE**

**\$2,685,000.00 + HST**



611 Industrial Road • London, ON • N5V 1V2  
T: 519.453.0290 • F: 519.453.8111

## Budget Quotation 14-1412

LDCSB - Regina Mundi College  
November 5, 2014  
Page 2

### Terms

- **NOTE: This is strictly a BUDGET ONLY quotation and exact pricing must be determined after investigations, engineering, drawings and specifications have been completed.**
- **NOTE: Due to the extent of deterioration of the building façade in specific areas of the building, urgent repairs may require immediate remediation at the direction of Hastings & Aziz Ltd.**
- Steel grillage work and anchoring may be completed during winter months.
- All masonry work is subject to weather conditions.
- Various entrances to building will require temporary closure during repair procedures.
- Noisy work can be completed before and/or after school hours.
- HST is extra.
- Payment terms will be negotiated prior to signing an official contract for work.

We look forward to working with you on this project.

Kind regards,

*John W. Thomas*



# Invoice

Date	Invoice #
10/29/2014	10101

Invoice To:

Hastings & Aziz  
 Consulting Structural Engineers  
 303 Richmond Street Suite 202  
 London, Ontario N6B 2H8  
 Canada

GST/HST No.	P.O. No.	TERMS	PROJECT NAME
102751328		upon receipt	Regina Mundi -

JOB DESCRIPTION	TOTALS
-----------------	--------

RE: LDCSB - REGINA MUNDI SECONDARY SCHOOL  
 EMERGENCY ENCLOSURE AND OVERHEAD PROTECTION  
 MONTHLY BILLING - AUG 27- SEPT 25

Monthly rental charge for 6' barrier fencing to surround sections of school as per recommendation from Engineer  
 Monthly rental charges for scaffolding for overhead protection a various exit doors as per recommendations from Engineer  
 MONTHLY RENTAL - for 28 day period. 8,096.95

NOTE:

- Based on 28 day rental agreement
- Rental is set up on a 1 year rental term, any change to this term will result in additional rental charges.
- Additional charges for dismantle and cartage will apply when project is demobilized

<b>Subtotal</b>	CAD 8,096.95
<b>GST/HST</b>	CAD 1,052.60
<b>Total</b>	CAD 9,149.55

A DIVISION OF JWT HOLDINGS INC.

611 Industrial Road, London, Ontario N5V 1V2 (519) 453-0290 FAX: (519) 453-8111  
 email: accounts@487-abbottconstruction.ca

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Community Advisory Committee on Planning  
**From:** Kyle Gonyou, RPP, MCIP, CACP  
Manager, Heritage and Urban Design  
**Subject:** Demolition Request for Heritage Listed Property at 7056 Pack Road, Ward 9  
**Date:** Wednesday, October 11, 2023

## Recommendation

Approval of the demolition request for the heritage listed property at 7056 Pack Road is being recommended in response to a written request for demolition received by the City. Removal of the property from the *Register of Cultural Heritage Resources* is recommended.

## Executive Summary

The property at 7056 Pack Road is listed on the City of London's *Register of Cultural Heritage Resources*. A demolition request has been received for the property, which triggers a formal review process pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual. A Cultural Heritage Evaluation Report (CHER) was submitted with this request and determined that the property does not meet the criteria of *Ontario Regulation 9/06* and does not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions and recommendations of the CHER. Staff recommend that Municipal Council remove the property from the *Register of Cultural Heritage Resources* and allow the demolition to proceed.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property at 7056 Pack Road is located on the north side of Pack Road, just west of Colonel Talbot Road, at the intersection of Pack Road and Colonel Talbot Road (Appendix A). The property is located in the former Westminster Township that was annexed by the City of London in 1993.

#### 1.2 Cultural Heritage Status

The property at 7056 Pack Road is a heritage listed property. The property was first listed in 1993 as being of potential cultural heritage value or interest and appeared in the City's *Inventory of Heritage Resources* (1998) which added properties as part of the City's annexation of this area. The *Inventory of Heritage Resources* was adopted in 2007 as the Register pursuant to Section 27, *Ontario Heritage Act*.

#### 1.3 Description

The property at 7056 Pack Road is agricultural in character and is approximately 5.7 acres (2.3 hectares) in size (Appendix A). There are two entrances to the property from Pack Road. The primary driveway leads up to a looped drive on the west side of the house on the property, where an added garage is accessed; the secondary driveway is to the east of the house, downside of a small embankment. The house on the property is positioned along the western edge of the property. There is a metal shed located at the east side of the house. The remainder of the property is agricultural fields that are fallow.

The house at 7056 Pack Road consists of a 1 ½ storey, vernacular farmhouse, with an L-shaped plan, constructed with buff brick and stone foundation. The construction of house is estimated to be circa 1878 and exhibits influences of the Gothic Revival style.



The footprint of the farmhouse consists of two portions forming the L-shaped plan; the main portion to the east measures approximately 7m x 10.6m (23ft x 35ft); the “wing” portion extending to the west measures approximately 6.7m x 7.3m (22ft x 24ft). [See Appendix C, p5, Figure 4 – Footprint Sketch]. A more recent addition including a garage has been constructed on the north side of the house. As well, a small semi-enclosed entrance area extends across the east elevation. These additions obscure some of the exterior features of the north and east elevations at the first-floor level.

The east elevation of the main portion of house is symmetrical and features three bays with a centre doorway opening with a small gable positioned above and a large arched window opening below the gable. The arched opening contains a double row of brick voussoirs. The south elevation of the main portion of the house faces Pack Road and features a prominent bay window. The treatment of the “wing” portion of the south elevation is similar to the east elevation, being symmetrical and featuring three bays with a centre doorway opening with a small gable positioned above. A smaller arched window opening is located below the gable, and once again, the arched opening contains a double row of brick voussoirs. The west elevation features the gabled end of “wing” portion of the house. What is visible of the north elevation of the main portion of the house features the gabled end of the roof and is symmetrically composed. The garage addition obscures the “wing” portion of the north elevation. Most all window openings throughout consist of shallow-arch openings with brick voussoirs and windows have been replaced with vinyl windows.

From images supplied by the property owner, the basement appears to be at least partially excavated with walls constructed of fieldstone.

The interior layout of the house has been altered due to its more recent conversion from its original single-family use into two separate rental units (Bright Past, p14).

#### **1.4 Property History**

The Euro-Canadian history of the property at 7056 Pack Road begins with land records for Lot 76, West Talbot Road, in the former Westminster Township. In 1821, a Crown patent was granted to John Van Emery for an 80.9-hectare (200-acre) piece of land comprising Lot 76, West Talbot Road (on the west side of what is now known as Colonel Talbot Road). The property was then sold to Jacob Peer in 1822. In 1831 and 1835, Jacob Peer sold two parcels from Lot 76, totaling 31 acres, to Jesse Cornell. Jesse Cornell Sr. (1796-1881) was an early pioneer in Westminster Township. The history, origins, and early presence of the Cornell family in Westminster Township have been written about in *Delaware and Westminster Townships* (2006). The house at 7056 Pack Road was most likely built by Jesse Harmon Cornell, Jesse Cornell’s son, and can be seen on the Map of the Township of Westminster in the 1878 *Illustrated Historical Atlas of the County of Middlesex, Ont.*; the location of the house on the map is consistent with the approximate location of the current house on the property (Bright Past, p41). Subsequent owners of the property at 7056 Pack Road also include James Herbert Cornell and Forra Delous Cornell, the grandson and great-grandson of Jesse Cornell Sr.

Through connections to Jesse Cornell Sr., the property at 7056 Pack Road has associations with the Cornell family who were significant to the early settlement in Westminster Township. The Cornell family is also historically associated with the nearby heritage listed property at 3087 Colonel Talbot Road. For further details on the history of the property and Cornell family, please see Appendix C.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan*.

### **2.1.1 Provincial Policy Statement**

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

### **2.1.2 Ontario Heritage Act**

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all property that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add property that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed property is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is required for a demolition request for a building or structure on a heritage listed property.

Section 29, *Ontario Heritage Act* enables municipalities to designate property to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

#### **2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest**

*Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*, establishes criteria for determining the cultural heritage value or interest of individual property. These criteria are consistent with Policy 573\_ of *The London Plan*. These criteria are:

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

A property is required to meet two or more of the abovementioned criteria to merit

protection under Section 29 of the *Ontario Heritage Act*.

### **2.1.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our city's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572\_ and 573\_ of *The London Plan* enable the designation of individual property under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual property will be evaluated.

### **2.1.4 Register of Cultural Heritage Resources**

Municipal Council may include property on the *Register of Cultural Heritage Resources* that it "believes to be of cultural heritage value or interest." The property is not designated but is considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed property. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 7056 Pack Road is included on the Register of Cultural Heritage Resources as a heritage listed property.

## **3.0 Financial Impact/Considerations**

None

## **4.0 Key Issues and Considerations**

### **4.1. Demolition Request**

Written notice of intent to demolish the built resource at 7056 Pack Road, along with a Cultural Heritage Evaluation Report (CHER, Bright Past, August 2023), was received as a complete application by the City on September 18, 2023 (Appendix C).

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage-listed property within 60 days, or the request is deemed permitted. During this 60-day period, the Community Advisory Committee on Planning (CACP) is consulted, and pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 7056 Pack Road expires on November 17, 2023.

Staff undertook site visits of the property on June 28, 2023, and September 26, 2023. Only the exterior of the built resource and grounds of the property were viewed.

### **4.2. Evaluation**

A CHER was submitted as part of the demolition request for the heritage listed property at 7056 Pack Road. The CHER included historical research, site photographs, description, an evaluation of the property according to Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest), as well as recommendations from the heritage consultant.

The evaluation of the property determined that it met one of the nine criteria (Table 1).

Table 1: Summary of evaluation of the property at 7056 Pack Road.

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

For the full evaluation, please see Appendix C.

Regarding criterion 4, the CHER found,

*The property has associative value because it has direct association with the Cornell family who were early settlers in the area, and significant to the community for their settlement, family, and related activities. Therefore, the property does meet this criterion.*

A property must meet two or more criteria of Ontario Regulation 9/06 to be eligible for designation under the *Ontario Heritage Act*. The evaluation of the property at 7056 Pack Road found that it only met one of the criteria. The CHER does not recommend designation of the property at 7056 Pack Road under the *Ontario Heritage Act*.

Regarding the historical/associative value of the Cornell family, as noted by the CHER, the legacy or early settlement of the Cornell family may be better represented by other properties, such as the nearby heritage listed property at 3087 Colonel Talbot Road (which was the location of Jesse Cornell's original patent).

Staff have reviewed and agree with the conclusions and recommendations of the CHER that the property at 7056 Pack Road does not meet the minimum criteria for designation. As a result, designation of the property under the *Ontario Heritage Act* is not recommended.

#### 4.3 Consultation

Per Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties

including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

In accordance with Section 27(4) and Section 27(9), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACAP, the City's municipal heritage committee) is required.

## Conclusion

A request to demolish the heritage listed property at 7056 Pack Road was received by the City. A Cultural Heritage Evaluation Report (Bright Past, 2023) was submitted with this request and determined that the property does not meet the criteria of *Ontario Regulation 9/06* and does not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions and recommendations of the CHER. Staff recommend that Municipal Council remove the property from the *Register of Cultural Heritage Resources* and allow the demolition to proceed.

**Prepared by:** Laura E. Dent, M.Arch, PhD, MCIP, RPP  
Heritage Planner

**Reviewed by:** Kyle Gonyou, RPP, MCIP, CAHP  
Manager, Heritage and Urban Design

### Appendices

Appendix A Property Location  
Appendix B Images  
Appendix C Cultural Heritage Evaluation Report (August 2023)

### Sources

Bright Past Heritage Consulting Inc. (2023, August, updated). Cultural Heritage Evaluation Report – 7056 Pack Road, City of London.

Corporation of the City of London. n.d. City of London Strategic Plan 2023-2027. London, ON.

Corporation of the City of London. n.d. Property Files: 7056 Pack Road.

Corporation of the City of London. (2016, consolidated 2022, May 25). *The London Plan*. London, ON.

Corporation of the City of London. (2022, December 9). *Register of Cultural Heritage Resources*. London, ON.

Grainger, J. (2006). *Delaware and Westminster Townships Volume Two: Together in History*. Ontario: Westminster Historical Society.

\_\_\_\_\_. Map of the Township of Westminster. *Illustrated Historical Atlas of the County of Middlesex, Ontario*. Toronto: H.R. Page & Co., 1878. Retrieved September 29, 2023.

<https://digital.library.mcgill.ca/countyatlas/Images/Maps/TownshipMaps/mid-m-westminster.jpg>

London Advisory Committee on Heritage and the Department of Planning and Development (1998). *Inventory of Heritage Resources*. London, ON: Corporation of the City of London.

London Advisory Committee on Heritage and the Department of Planning and Development (2006). *Inventory of Heritage Resources*. London, ON: Corporation of the City of London.

Ministry of Municipal Affairs and Housing. (2020). *Provincial Policy Statement, 2020*. Ontario: Queen's Printer for Ontario.

*Ontario Heritage Act*, (last amendment 2022, c. 21, Sched. 6.). Retrieved from e-Laws website <https://www.ontario.ca/laws/statute/90o18>

# Appendix A – Property Location

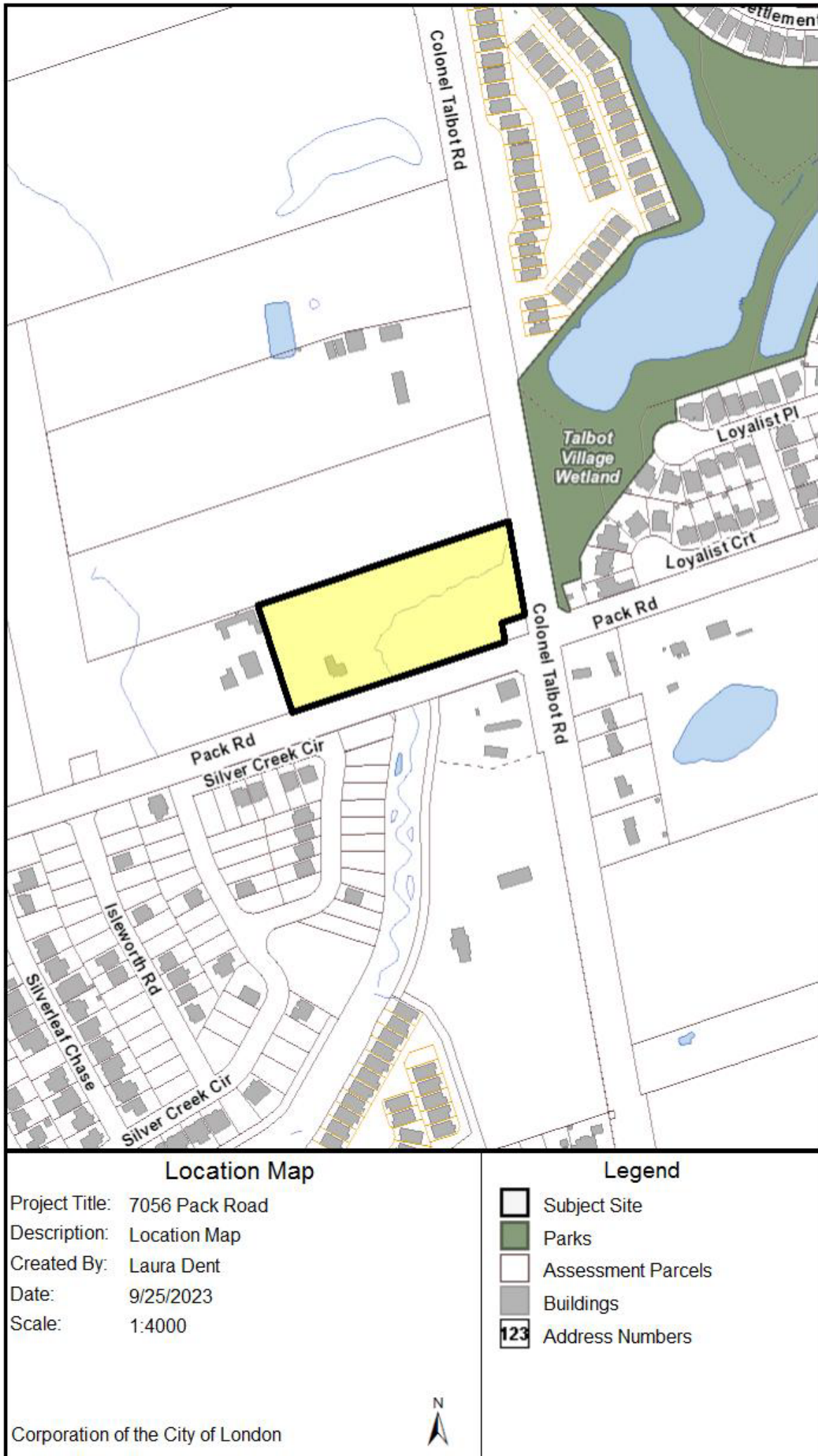
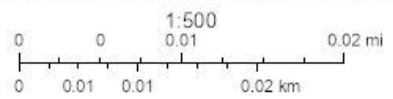


Figure 1: Property Location Map showing the location of the subject property at 7056 Pack Road.

# Corporate City Map



9/26/2023, 1:50:22 PM



Corporation of the City of London | Produced For: Environmental & Engineering Services – Transportation Planning & Design | Produced by: Environmental & Engineering Services - Geomatics | The Corporation of the City of London

Figure 2: Property Map showing an aerial view of the building on the subject property at 7056 Pack Road.

## Appendix B – Images



*Image 1: Photograph of house, west and south facing elevations (L. Dent, September 26, 2023).*



*Image 2: Photograph of west facing elevation of house with addition (L. Dent, September 26, 2023).*





*Image 3: Photograph of north facing elevation of house with projecting addition (L. Dent, September 26, 2023).*



*Image 4: Photograph of north facing elevation of house, close-up without projecting addition-see small addition facing east (L. Dent, September 26, 2023).*



*Image 5: Photograph of east facing elevation of house with peaked gable over entrance (L. Dent, September 26, 2023).*



*Image 6: Photograph of south facing elevation, gabled end of house with bay window (L. Dent, September 26, 2023).*



*Image 7: Photograph of south facing elevation at the intersection of wing with peaked gable over entrance and gabled end with bay window (L. Dent, September 26, 2023).*



*Image 8: Photograph of south facing peaked gable with double row of voussoirs over window (L. Dent, September 26, 2023)*

## **Appendix C – Cultural Heritage Evaluation Report (CHER)**

Bright Past Heritage Consulting Inc. (2023, August, updated). Cultural Heritage Evaluation Report – 7056 Pack Road, City of London.

*attached separately.*



# BRIGHT PAST

August 2023  
(Updated)

## Cultural Heritage Evaluation Report

7056 Pack Road  
City of London

Prepared for Old Oak Properties Inc.

# Acknowledgements

## Land Acknowledgement

As descendants of settlers to Canada, one of our goals is to inspire others to take action to support Indigenous communities. One of the ways we can help achieve this is through creating a meaningful and intentional land acknowledgement. Therefore, we acknowledge that the subject site and the City of London is in the traditional territories of the Attawandaron, Anishinaabeg, Haudenosaunee, and Lunaapeewak peoples. It is now home to many diverse First Nations, Inuit and Metis people including the Chippewas of the Thames First Nation, Oneida Nation of the Thames, and Munsee Delaware Nation. The territory in the area which includes the subject site is governed by two treaties. The first is the Dish With One Spoon Wampum Belt Covenant, made between the Anishinaabe and the Haudenosaunee. The second is Treaty 2, or the McKee Purchase, which was signed on May 19, 1790. Though not encompassing the subject site, the City of London is also covered by Treaty 6, or the London Township Purchase, which was signed on September 7, 1796.

We are all treaty people. Many of us have come here as settlers, immigrants, and newcomers in this generation or our generations past. We would also like to acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.

## Research Assistance

We would like to thank the research assistance and support from members of the local London community who provided information relating to the history of the property, specifically the London Public Library (Central Branch), and the City of London heritage planning staff.

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**Appendix A - Comprehensive Set of Images of Subject Site and House**



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# 1

## Introduction

# 1.0 Introduction

Bright Past Heritage Consulting Inc. (“Bright Past”) was retained by Old Oak Properties Inc. to prepare a Cultural Heritage Evaluation Report (“CHER”) with respect to the property municipally addressed as 7056 Pack Road, in the City of London, Ontario (“subject site”).

The subject site is near the western edge of the City of London within the Talbot Planning District. Geographically, the subject site is located just outside of the western edge of the City of London’s Urban Growth Boundary. The parcel is located on the north side of Pack Road, east of Dingman Creek, west of Colonel Talbot Road, and generally at the northwest corner of the intersection of Pack Road and Colonel Talbot Road, and north of the gas station / commercial plaza at 3425 Colonel Talbot Road.

The subject site is a listed, non-designated property on the City of London’s Heritage Register (the “Register”) having been identified as having potential cultural heritage value or interest.

The listing of a property on the Register does not impose the same legal protections as a “designation” under section 29 of the Ontario Heritage Act. However, a listing is still relevant as owners are required to give written notice of their intent to demolish or remove a building from a listed property.

The purpose of this CHER is to assist in determining whether the subject site has cultural heritage value or interest. It will help in considering if any significant attributes may exist on the site and whether a designation under Part IV of the Ontario Heritage Act should be considered.

The following includes primary and secondary research, records of visual inspection, and an evaluation using the prescribed criteria in Ontario Regulation 9/06.

This CHER helps ensure that an understanding of potential cultural heritage value or interest is made without regard to pre-determined or desired outcomes. A clear understanding of a resource’s heritage value or interest can both ensure its long-term conservation, as well as identify opportunities for flexibility and change early in the planning process. The conclusions of the CHER summarize our research and evaluation undertaken for the site, and recommendations related to conservation.



# 2

## Site & Surroundings

# 2.0 Site & Surroundings

## 2.1 Subject site

The subject site is near the western edge of the City of London within the Talbot Planning District. Geographically, the subject site is located just outside of the western edge of the City of London’s Urban Growth Boundary.

The parcel at 7056 Pack Road is located at the northwest corner of Pack Road and Colonel Talbot Road, on the north side of Pack Road, north and east of Silver Creek Circle, and west of Colonel Talbot Road (see **Figure 1: Location Map of Subject Site** and **Figure 2: Context Map of Subject Site**).

Figure 1 - Location Map of Subject Site



Figure 2 - Context Map of Subject Site



### 2.1.1 The Property

The parcel at 7056 Pack Road has an area of approximately 2.3 hectares (5.7 acres) with a frontage of approximately 85 metres along Colonel Talbot Road and 202 metres along Pack Road, and a depth of approximately 237 metres measured back from Colonel Talbot Road. The parcel at 7056 Pack Road is legally described as:

*Part of Lot 76, Concession West of Talbot Road, Part 1, Plan 33R-17326, Geographic Township of Westminster; City of London.*

The subject site has a generally rectangular shape, except for the southeastern corner, which has been severed to create a separate parcel. The subject site currently has a 1.5-storey single-detached brick residential dwelling, with some newer additions including a bump out serving as a mudroom on the east elevation and a garage attached to the north elevation. There is also a small garden shed situated east of the main house.

Access to the subject site is available from two points along Pack Road, with one linear driveway to the east used for one of two rental units in the house and the main access looping back just west of the house for the other rental unit.

The topography of the subject site undulates, with the flattest area generally located where the house is. The remainder of the subject site slopes gradually downwards towards Colonel Talbot Road to the northeast. Approximately two-thirds of the site appears to be naturalized, featuring a watercourse flowing diagonally just east of the secondary driveway. The southwest corner of the subject site contains all the development, including the house, driveway, and a grass-covered side yard. The site visit took place in August 2022, and online mapping was used for further assessment. Some immature and mature trees surround the house on all sides (see **Figure 3: Subject Site Context - 7056 Pack Road**).

*Figure 3 - Subject Site Context, 7056 Pack Road*



A comprehensive set of photos of the subject site is attached as Appendix A.

### **2.1.2 Architectural Description**

The property at 7056 Pack Road features a 1.5-storey single-detached yellow brick house with an L-shaped floorplan and a gabled roof with steeply peaked dormers at the front and east sides. The roof is brown in colour, but during the site visit was under repair. It includes a 1-storey mudroom addition on the east façade and a 1-storey garage as a rear addition on the north side. There is also a small garden shed to the east of the house.



The main house appears to be constructed on a fieldstone foundation, with some areas covered or parged with concrete. According to the owner, the interior has been converted into two separate rental dwelling units, one on the ground floor and basement with access from the front main entrance, and the other on the upper level with access from the added mudroom on the east side. The south (front) and west elevations features trees or shrubs that are slightly overgrown abutting the house. The outline of the existing structure is illustrated below:

Figure 4 - Footprint Sketch

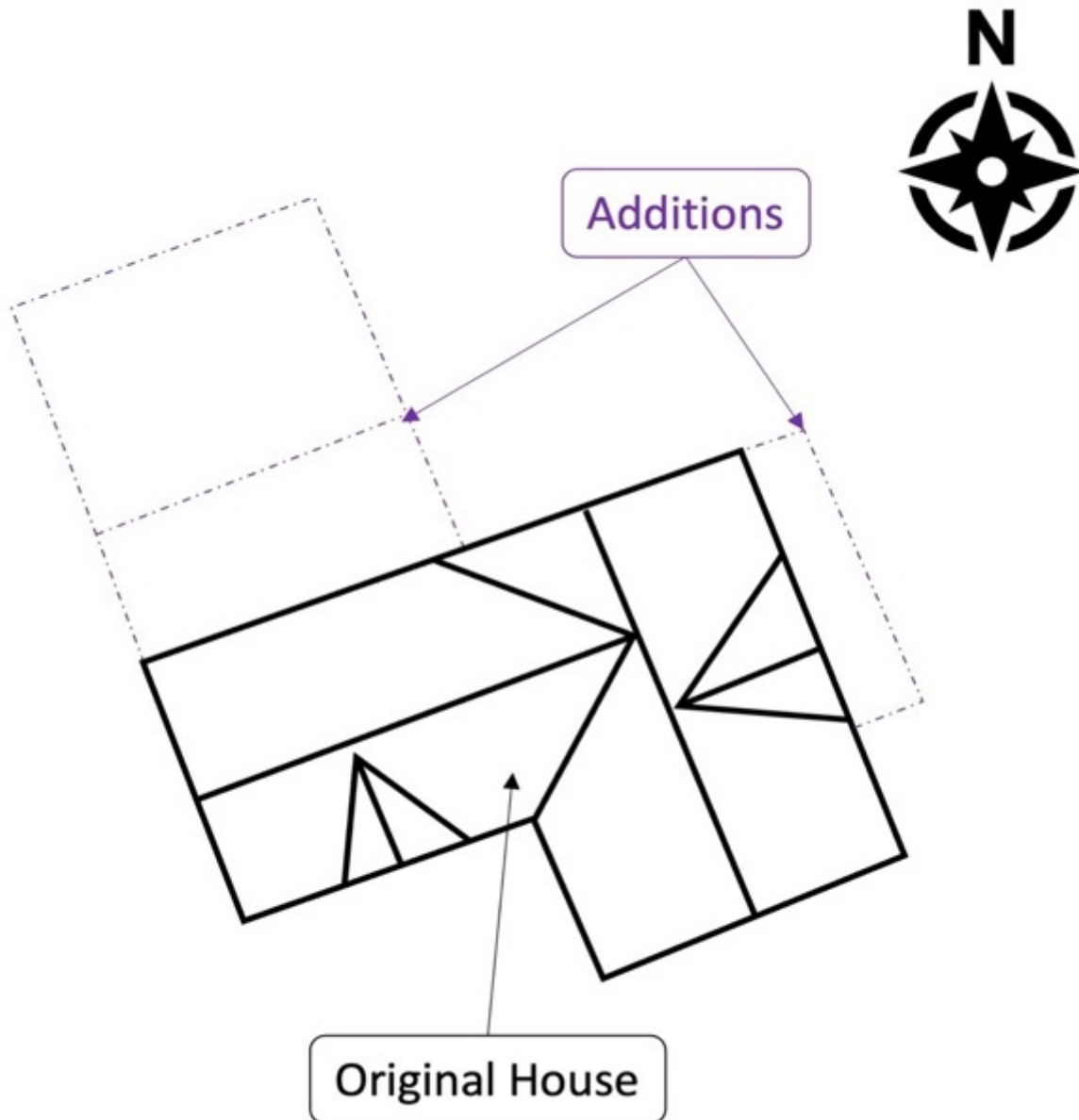
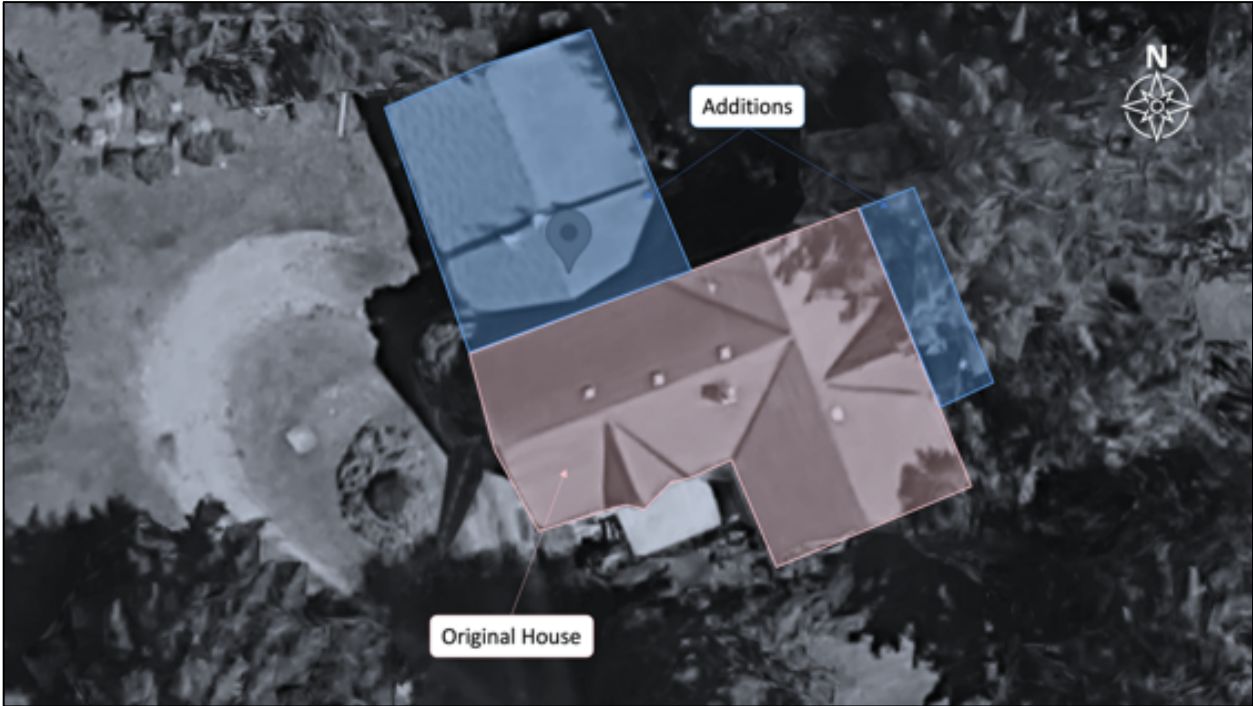


Figure 5 - Visual of Additions



Source: Google Maps, 2023

Aerial Photo of House at 7056 Pack Road



Source: Google Maps, 2023

### **2.1.2.1 South Elevation (Front Façade)**

#### South Elevation (Front Façade) Overall



*Source: Original Image*

The south elevation (front façade) of the house at 7056 Pack Road consists of two sections: a front gable section and a side gable section both of which are made of yellow brick. The front gable section is positioned closest to the road and features a large offset bay window with three bays each with segmental arches. Each of the windows (central and flankers) are one-over-one rectangular vinyl inserts retrofit into their openings, and there is a shingled roof covering the bay.

The upper level of the front gable section has two windows with slightly projecting wood sills (about 4 inches thick) and segmental arches, designed in a two-over-two vertical form, and they have been retrofitted into their openings with modern rectangular vinyl inserts.

Notably, the front gable portion incorporates a component from the Heating, Ventilation, and Air Conditioning (“HVAC”) system retrofitted into the façade between the upper level windows. On the right side of this front gable section, there is a window that includes an in-window Air Conditioning (“AC”) unit. On the lower level near the eastern corner of the house, a satellite dish has been mounted. At the ground level there is a basement window with a segmental arched opening, again retrofit with a modern rectangular window insert.

Moving to the side gable section of the front façade, it features a tall one-over-one rectangular vinyl window, retrofitted into an opening that has a segmental arch with brick voussoirs and a tin-or steel-covered sill. This section also serves as the main entrance for the ground-level rental unit, elevated four steps from the ground by a concrete stoop and sheltered by a vinyl, tin, or steel awning, creating a small verandah, which is an addition according to the owner.

Additionally, the side gable section exhibits a tall and slim window opening on the upper level with a tin-or steel-covered sill and a round arched top. A one-over-one rectangular vinyl window has been retrofitted behind the arched brick opening. Above this round arched window, there is a steeply pitched dormer facing the street.

Overall, the roof pitch is moderate, except for the steeply pitched dormer. Positioned generally near the confluence of the L-shaped sections of the house, a chimney completes the roofline. The yellow brick exterior generally appears uniform in size and construction and consistent in colour.

Some damage is evident in the bricks and mortar, particularly above the window openings, to the roof of the bay window, and in several small sections of the wall.

### ***2.1.2.2 East Elevation (Side Façade)***

#### East Elevation (Side Façade) Overall



*Source: Original Image*

The east elevation (side façade) of the house at 7056 Pack Road features a generally square layout with two window openings. One window has been covered up, leaving a

single window on the ground level, situated just to the left of the 1-storey mudroom addition with wood siding, which is offset towards the north. Like many other windows on the house, this remaining window has a slightly projecting wood sill, approximately 4 inches thick, and a segmental arch with brick voussoirs. It has been retrofitted with a one-over-one rectangular vinyl insert.

Notably, there is some damage to the brick and mortar above the brick voussoirs of the main floor window. Overall, the yellow brick exterior generally appears uniform in size and construction and consistent in colour with the south elevation of the house.

On the upper level, a steeply pitched dormer with slightly projecting eaves can be observed. Below this dormer is a long, slender window opening that appears to be covered with cedar shakes. The window opening features a round arch that shows signs of brick and mortar damage.

Regarding the foundation on this side, it has been repaired with or parged over with concrete.

A walkway extends along this side of the house, leading to a raised entrance that is four steps high. This raised entrance provides access through the 1-storey wood addition, which appears to serve as a mudroom. The mudroom features a single entrance door and three large rectangular windows. However, only one of these windows seems to be functional, with a single slider design.

There is also a door to the rear of the mudroom (north side), but there are no steps projecting from it, suggesting that the door is not commonly or ever used. It is evident that the mudroom addition is a newer addition to the original structure as seen in its concrete block foundation versus the field stone foundation of the house and is a different material than the house itself (brick). This small addition provides access for the second rental unit, which occupies the upper level.

### 2.1.2.3 North Elevation (Rear Façade)

#### North Elevation (Rear Façade) Overall



Source: Original Image

#### North Elevation (Rear Façade) Garage



Source: Original Image

North Elevation (Rear Façade)



*Source: Original Image*

The north elevation (rear façade) of the house at 7056 Pack Road presents some notable changes, including a different brick color and the presence of a 1-storey garage addition. Unlike the south (front) and east sides, this main exterior wall does not have any bends or corners and is the longest portion of the “L-Plan” featuring two sections - a

front gable and a side gable. The front gable section showcases four windows, two on each level, with a similar design. The upper windows are slightly slimmer than their lower counterparts and all have segmental arches, mildly protruding sills about 4 inches thick, and rectangular vinyl inserts in a one-over-one format (either single or double hung). The rear of the front gable section also includes a basement window with a modern rectangular insert and a segmental arched top.

Along this façade, the fieldstone foundation is present before being interrupted by the garage addition.

Interestingly, the brick color on the rear differs from the yellow found on the front and east sides. The rear brickwork displays a polychromatic style with various hues of red and yellow and some brown. Typically, the north façade of buildings, especially rural ones, are better preserved from weather compared to the south façade due to differing exposure to elements. However, in this case, it is evident that different brick colors were intentionally used on the rear façade rather than a result of sun bleaching, because on the west elevation (discussed below) the change in brick is quite evident with a noticeable transition line in the brick.

A brick house may exhibit two different brick colors for various reasons. These include phased construction, where different sections were built at different times using materials available at the time; additions or expansions to accommodate growing families or changing needs; repairs or restoration work that involved using different bricks; brick sourcing, where locally available materials from various regions or quarries were used; or weathering and fading, although we do not believe weathering to be the case here.

The side gable section of the rear is mostly covered by the garage addition, which appears to be constructed of light timber with wood siding. Several windows of varying sizes and styles, some fixed and others operable, adorn each side of the garage. Most of these windows appear to be wood rather than vinyl, with one window on the rear closed off with plywood. The garage's white-painted wood siding is in need of repair, as it shows signs of flaking off.

Notably, the garage addition is not consistent in height, with a slightly raised portion connecting to the main house and a slightly lowered portion, dropping down by about a foot approximately 8 feet out from the house. The garage roof has a mild to moderate slope, and it is connected to the house nearest to the west edge, with tin or steel flashing present at the points of connection.



**2.1.2.4 West Elevation (Side Façade)**

West Elevation Overall



Source: Original Image

West Elevation with Polychromatic Brickwork



Source: Original Image

The west elevation (side façade) of 7056 Pack Road is the side gable to the front elevation of the house. This part of the house boasts several windows, including a small rectangular window with wood framing on the ground floor level, featuring a single pane vinyl insert (potentially fixed or casement). It also houses the primary garage functions, such as the main entrance, garage doors, and windows. The upper portion of the brickwork displays the same polychrome style, showcasing various hues of red and yellow, similar to the rear façade. Yet, on the lower portion, the yellow brickwork from the front and east sides continues over, and the two brick styles can be seen just below the upper level windows.

The features of this side elevation include hydro meters for the two rental units and evidence of a removed brick chimney, with a remnant portion still projecting from the side, just above the upper level windows towards the roof peak. Notably, there is a rectangular entranceway that has been covered up with plywood and painted brown, no longer serving as a functioning access point.

The upper level windows resemble the other windows on the house's upper level, designed with a long and rectangular shape. They have slightly projecting sills, about 4 inches thick, with tin or steel covers and segmental arches featuring brick voussoirs. The windows are designed in a two-over-two vertical form and have been retrofitted with modern vinyl inserts into their openings.

Additionally, the white garage contains two more windows (one single pane and one one-over-one), a brown steel garage door, and a regular entry door with glass panel are present on this side elevation, providing practical and functional features to the property.

A full series of images of the subject site and house can be found in **Appendix A**.

#### ***2.1.2.5 Interior***

The interior of the house on the subject site has been converted into two separate rental units with distinct private entrances and represents a change from the original single-family function of the house.

The top-floor unit is accessed through its own private entrance via the east (side) mudroom addition. The ground-floor unit is access via the main entrance on the south (front) elevation and includes access to the basement. Images of the inside of the house were provided by the owners, as an interior site visit was not permitted. Captions are general.

The following pages provides some images of the interior of the house showing the ground floor rental unit and basement. The photos were provided by Old Oak Properties Inc.

Living Area



Source: Old Oak Properties Inc.

Living Area



Source: Old Oak Properties Inc.

Bedroom



Source: Old Oak Properties Inc.

Kitchen



Source: Old Oak Properties Inc.

Bedroom



Source: Old Oak Properties Inc.

Bathroom



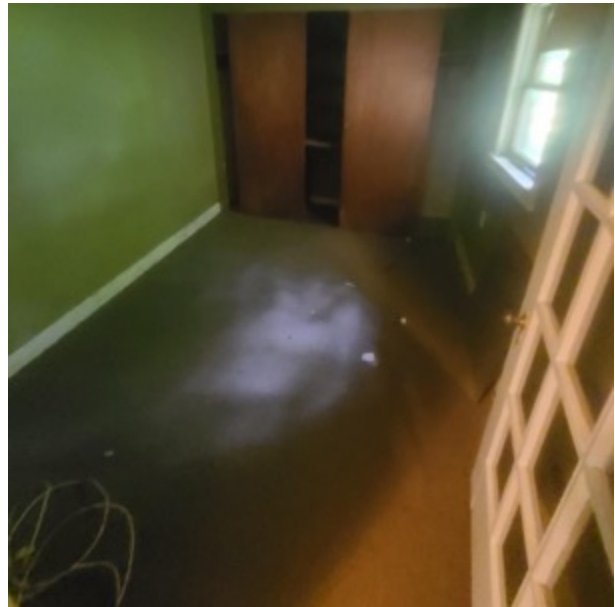
Source: Old Oak Properties Inc.

Laundry Room



Source: Old Oak Properties Inc.

Bedroom



Source: Old Oak Properties Inc.

Front Entrance



Source: Old Oak Properties Inc.

Stairs to Basement



Source: Old Oak Properties Inc.

Basement



Source: Old Oak Properties Inc.

Basement



Source: Old Oak Properties Inc.

### **2.1.2.6 Detached Accessory Structure**

Located to the east side of the house is a small steel garden shed. The accessory structure is made of brown and white steel.

Garden Shed (East of Main House)



Source: Original Image

## 2.2 Adjacent & Surrounding Context

The subject site is in the Talbot Planning District (see **Figure 6: Neighbourhood Map**) of the City. This is an area in the western portion of the City of London that was previously located within the geographic Township of Westminster; the area includes the interface between urban and rural lands. The site is located just west and north of the current Urban Growth Boundary (“UGB”) which includes lands on the south side of Pack Road and the east side of Colonel Talbot Road (see **Figure 7: Urban Growth Boundary Map**).

Figure 6 - Neighbourhood Map

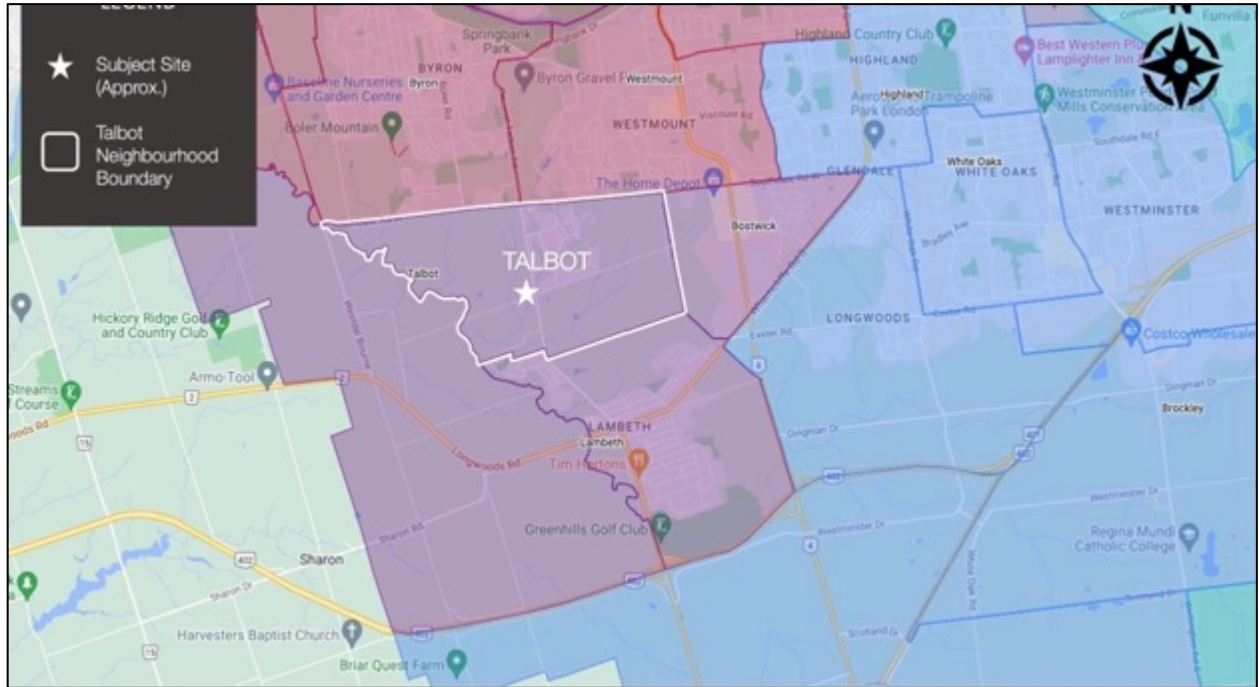
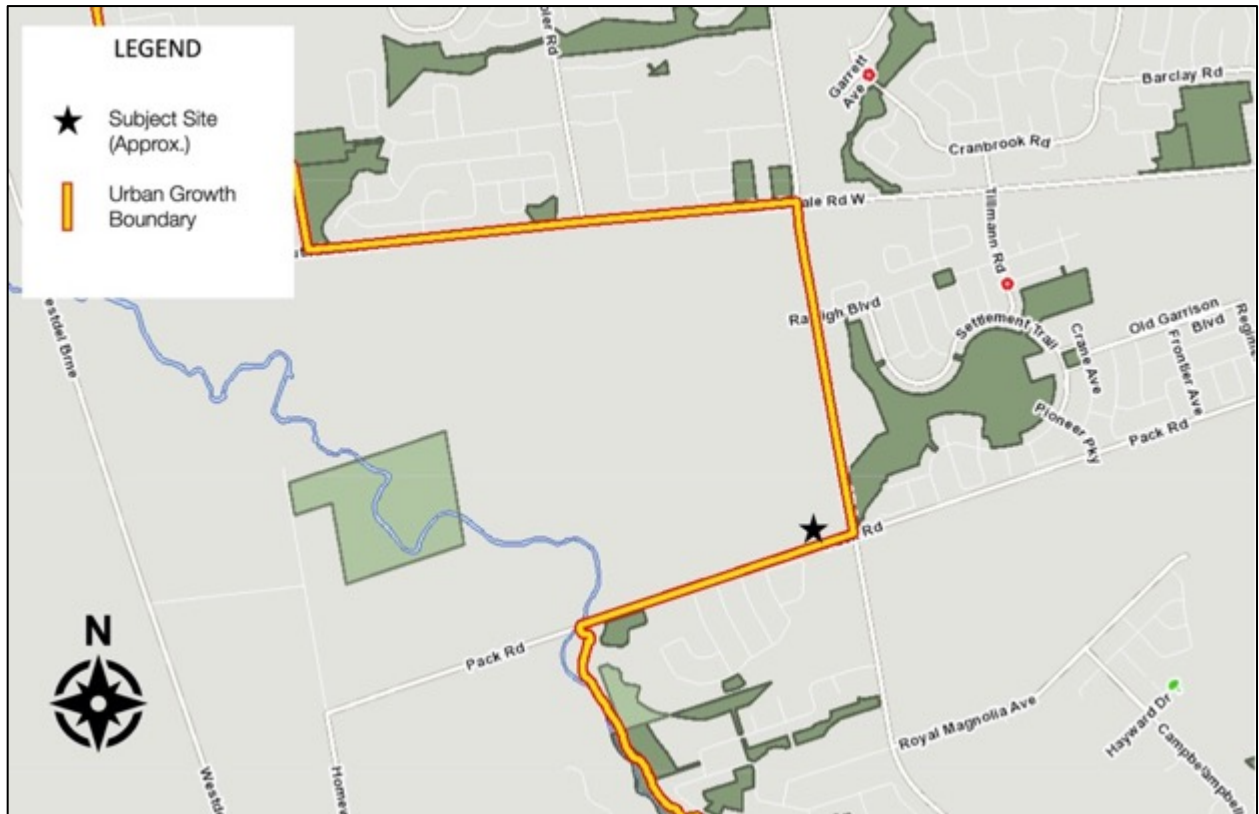


Figure 7 - Urban Growth Boundary Map



The west side of Colonel Talbot Road and the north side of Pack Road is generally comprised of rural and agricultural lands, with active agricultural operations, wooded areas, some wetland areas, rural residential lots, farmhouses, and farm-related structures (i.e., barns, silos, livestock facilities, etc.).

The east side of Colonel Talbot Road and the south side of Pack Road is comprised of more urban and intensified land uses including a range and mix of uses and densities and emerging residential development.

The following describes the adjacent land uses in greater detail and their relationship to the subject site.

The subject site is situated amidst a diverse range of surroundings. To the north, it neighbours rural and agricultural lands. Heading east, the immediate vicinity is characterized by a fully developed residential subdivision comprised of single-detached dwellings, forming the southern aspect of the "Talbot Village" development. Further eastward lies the "Talbot Village Wetland." To the south, is the commencement of the City's Urban Growth Boundary, and the underway "Silverleaf Estates" subdivision, notable for its sizeable lots and emphasis on large single-detached residences. Notably, a small retail-commercial plaza is located at the southeast corner of Pack Road and Colonel Talbot Road, encompassing a variety of amenities. To the immediate west, is the building that held "Pack Road Country Meats," a butcher and farm-deli. Progressing further to the west reveals additional agricultural, rural, and wooded areas, and eventually Dingman Creek and beyond that, Homewood Lane.

**North:**

3D Aerial View at Subject Site looking North



Source: Google, 2023 (Date of Satellite Imagery Unknown)



Lands North of Subject Site



Source: Original Photo

**East:**

Street View at Subject Site along Pack Road looking East



Source: Google, 2023

Lands East of Subject Site



Source: Original Photo

Commercial Plaza East of Subject Site (View from Subject Site)



Source: Original Photo

**South:**

Lands South of Subject Site



Source: Original Photo

Lands South of Site looking Southwest along Pack Road



Source: Original Photo

**West:**

3D Aerial Photo from Subject Site looking West



Source: Google, 2023 (Date of Satellite Imagery Unknown)

Pack Road Country Meats West of Subject Site (now Demolished)



Source: Original Photo

Street View along Pack Road looking West (Pack Road Country Meats demolished)



Source: Google, 2023

## 2.3 Heritage Context

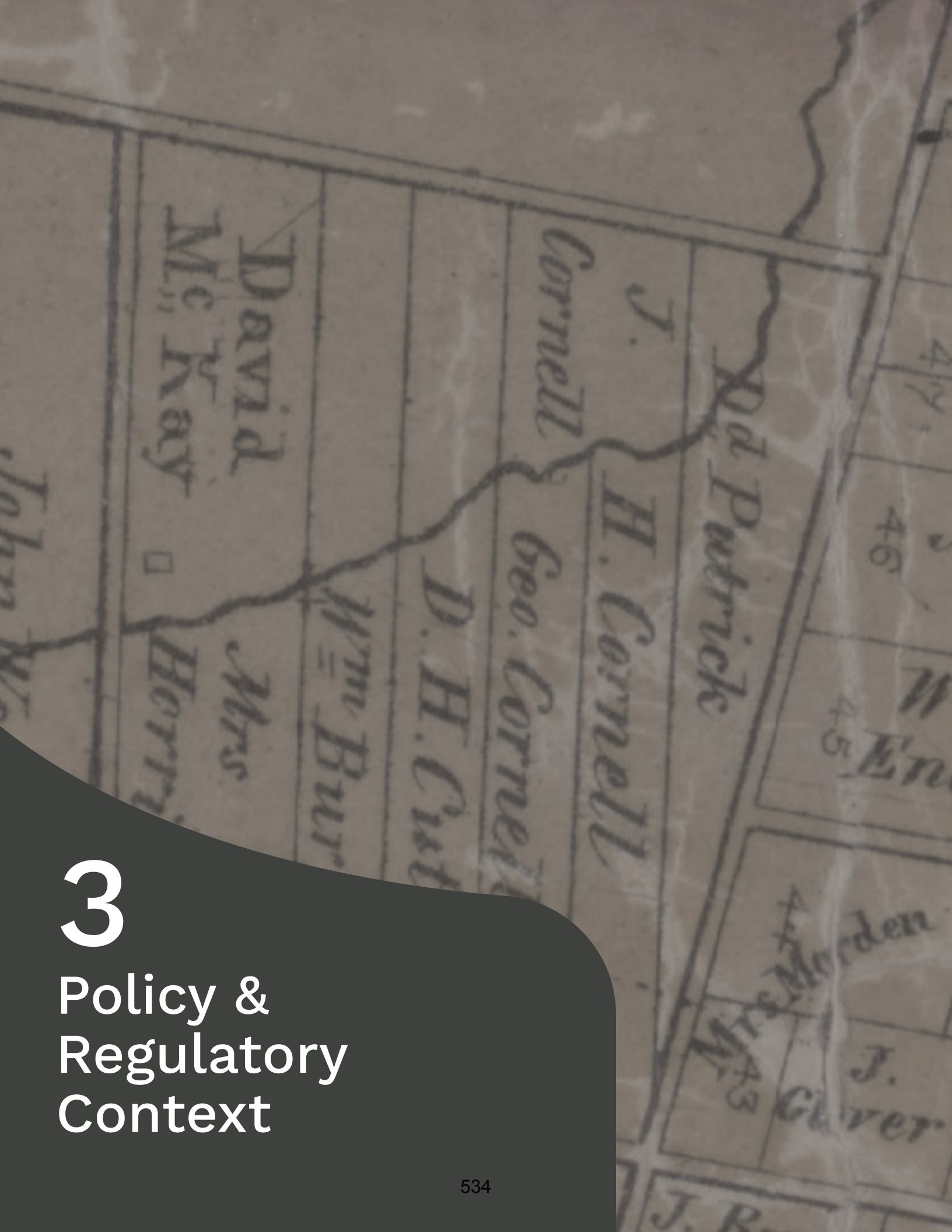
The following is based on the City of London's Register of Cultural Heritage Resources ("the Register") and available online interactive mapping.

Based on the Register, the subject site is a listed, non-designated property of potential cultural heritage value or interest on the City's Register.

Based on the City's Register and mapping, the subject site is not located within a heritage conservation district under Part V of the Ontario Heritage Act, R.S.O. 1990, c. O.18 ("OHA"), nor is it a part of an identified or protected cultural heritage landscape or significant view or vista. The subject site is also not a Provincial Heritage Property under Part III.1 of the OHA, nor is it a National Historic Site.

Based on the Register and mapping, the subject site is not located adjacent to any other listed or designated heritage properties on the Register. Adjacent is defined in the London Plan (i.e., London's Official Plan) as:

*[...] sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes, or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.*



# 3

## Policy & Regulatory Context

## 3.0 Policy & Regulatory Context

### 3.1 Planning Act

The Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Planning Act includes several sections that speak to matters relating to cultural heritage, including those matters of provincial interest in Section 2, which among other matters, states that:

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

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

In order to refine the matters of provincial interest described in Section 2 of the Planning Act, the Minister of Municipal Affairs and Housing, or the Minister together with any other minister of the Crown, issues policy statements on matters relating to municipal planning that are of provincial interest. In this regard, the in-force 2020 Provincial Policy Statement was prepared, which sets the rules for land use planning in Ontario.

### 3.2 Provincial Policy Statement

The 2020 Provincial Policy Statement (“PPS”) includes policies about managing growth, using, and managing natural resources, protecting the environment, public health, and safety, and provides policy direction on matters of provincial interest including the wise use and management of cultural heritage resources.

Section 2.6 of the PPS provides specific policy direction with respect to cultural heritage and archaeology. Specifically, Policy 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The intent of this CHER is to evaluate the subject site to determine if it has cultural heritage value or interest which would warrant consideration for a designation.

### 3.3 Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c. O.18 (the “Heritage Act”), is provincial legislation that sets out the ground rules specifically for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, was amended in 2005 to strengthen and improve heritage protection in Ontario, amended again in recent years through Bill 108 July 2021 and again in November 2022 through Bill 23.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22.

Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022.

Under Bill 23, “listing” a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Furthermore, to “designate” a property under Part IV of the Heritage Act (i.e., an individual designation), properties must now meet two or more of the nine prescribed criteria set out in O. Reg. 9/06. These criteria are as follows:

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



### 3.3 Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit (“OHTK”) is a series of guides designed to help understand the heritage conservation process in Ontario. The OHTK guides explain the steps to undertake the identification and conservation of heritage properties using the Ontario Heritage Act. They also describe roles community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage.

Following recent amendments to the Heritage Act, the OHTK was updated to assist users understand the changes. Some changes to the Heritage Act came into effect as O. Reg. 385/21 on July 1, 2021, but the OHTK drafts dated May 2021 were never finalized. Notwithstanding, the May 2021 draft of the OHTK are still posted on the Environmental Registry of Ontario (ERO # 019-2770), and as such, are helpful in understanding the revisions being considered by the Province.

The original OHTK consist of five documents. The documents entitled “Heritage Property Evaluation”, and “Designating Heritage Properties” being the most applicable to this CHER. The “Heritage Property Evaluation” document is a guide to listing, researching, and evaluating cultural heritage properties. The “Designating Heritage Properties” document is a guide to municipal designation of individual properties under the Ontario Heritage Act.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest. Under O. Reg 9/06, a property may be designated under Section 29 of the Heritage Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest. However, O. Reg 9/06 does not consider matters that relate to the heritage integrity of building or structures.

In this regard, Section 5.3 of the OHTK document “Heritage Property Evaluation” provides that a heritage property does not need to be in original condition, since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

Accordingly, buildings that have been irreversibly altered without consideration for design, may not be worthy of long-term protection. When surviving features no longer represent the design, the integrity has been lost. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, warrants an assessment of integrity. If a building has an association with a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest, but the challenge comes with defining the specific type of association.

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the

integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Section 5 of the May 2021 Draft OHTK document “Designating Heritage Properties” provides draft guidance on conserving the heritage value of a designated property. While the subject site is not a designated property under the Heritage Act, the guidance provided in this section is still helpful, as it speaks to matters regarding the loss of heritage integrity.

Accordingly, if a property is noted as being important for its architectural design or original details, and that design has been irreparably changed, it loses its heritage value and its integrity. Likewise, if a property is designated for its association with a significant person or event, but the physical evidence from that period has disappeared, the property’s cultural heritage value is diminished. For example:

*What a difference it makes to see the symbols and hideaway places associated with the Underground Railroad in a building, compared with only the ability to say, “this happened here.”*

As well, the same consideration applies to contextual qualities. A building, structure or other feature that has lost its context, has lost an important part of its heritage value.



Hopedale

Byron

Lambeth

Scottsville

4

History & Context

# 4.0 History & Context

## 4.1 Middlesex County

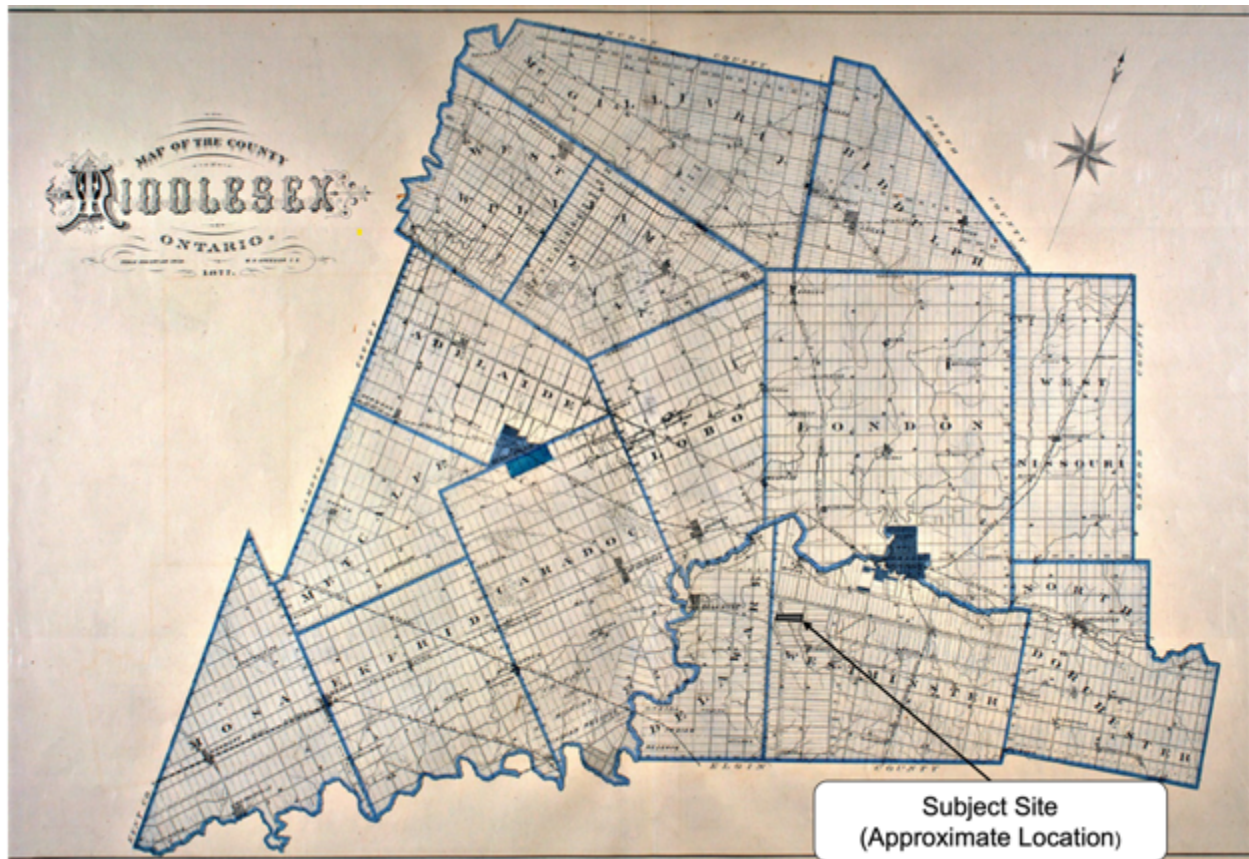
The subject site is situated in Middlesex County, which currently encompasses eight lower tier municipalities and the City of London (which operates independently from the County as its political seat). Middlesex County's origins trace back to around 1798 when the former Suffolk County was divided into three smaller divisions. The area that now constitutes Middlesex County was initially part of the Hesse District within the historic Province of Quebec in 1788 (H.R. Page & Co., 1878; and Grainger, 2006a, and Middlesex County, 2016).

With the establishment of the Province of Upper Canada in 1791 under British rule, the former Hesse District was renamed the Western District by 1792. Lieutenant-Governor John Graves Simcoe, the first Lieutenant Governor of Upper Canada, created Suffolk County in 1792, encompassing parts of present-day Middlesex, Elgin, and historic Kent Counties. Suffolk County included three townships (Delaware, Westminster, and most of North Dorchester) and Indigenous land (Goodspeed, 1879).

In 1793, Lieutenant-Governor Simcoe selected the forks of the Thames River as the future capital site of Upper Canada (London). In 1798, the Parliament of Upper Canada divided the Western District into smaller districts, including London, Delaware, Westminster, and North Dorchester, effectively dissolving Suffolk County. London Township was surveyed by Colonel Mahlon Burwell before the War of 1812 (H.R. Page & Co., 1878, and Miller, 1964).

By 1845, the London District was confined within Middlesex County, encompassing the Townships of London, Westminster, Dorchester, Delaware, and areas that now belong to Elgin County. Middlesex County underwent further changes over the years, expanding and separating from certain regions. In 1850, the London District separated from the County, and from 1851 onward, Middlesex County and the City of London progressed independently. By 1877, Middlesex County included the Townships of Adelaide, Biddulph, Caradoc, Delaware, Ekfrid, Lobo, London, McGillivray, Metcalfe, Mosa, Nissouri West, North Dorchester, Westminster, Williams East, and Williams West. (see **Figure 8: Middlesex County, 1877**).

Figure 8 - Middlesex County, 1877



Source: H.R. Page & Co., 1878

## 4.2 Westminister Township and Town of Westminister

Before it had a London address, the subject site was in the former Township of Westminister.

Westminister Township's history unfolds with its transformation from an Indigenous campsite to a flourishing region. Established in the early 19<sup>th</sup> century, this expansive area evolved into fertile fields and thriving dairy farms, marked by bountiful harvests and natural beauty (Grainger, 2006a).

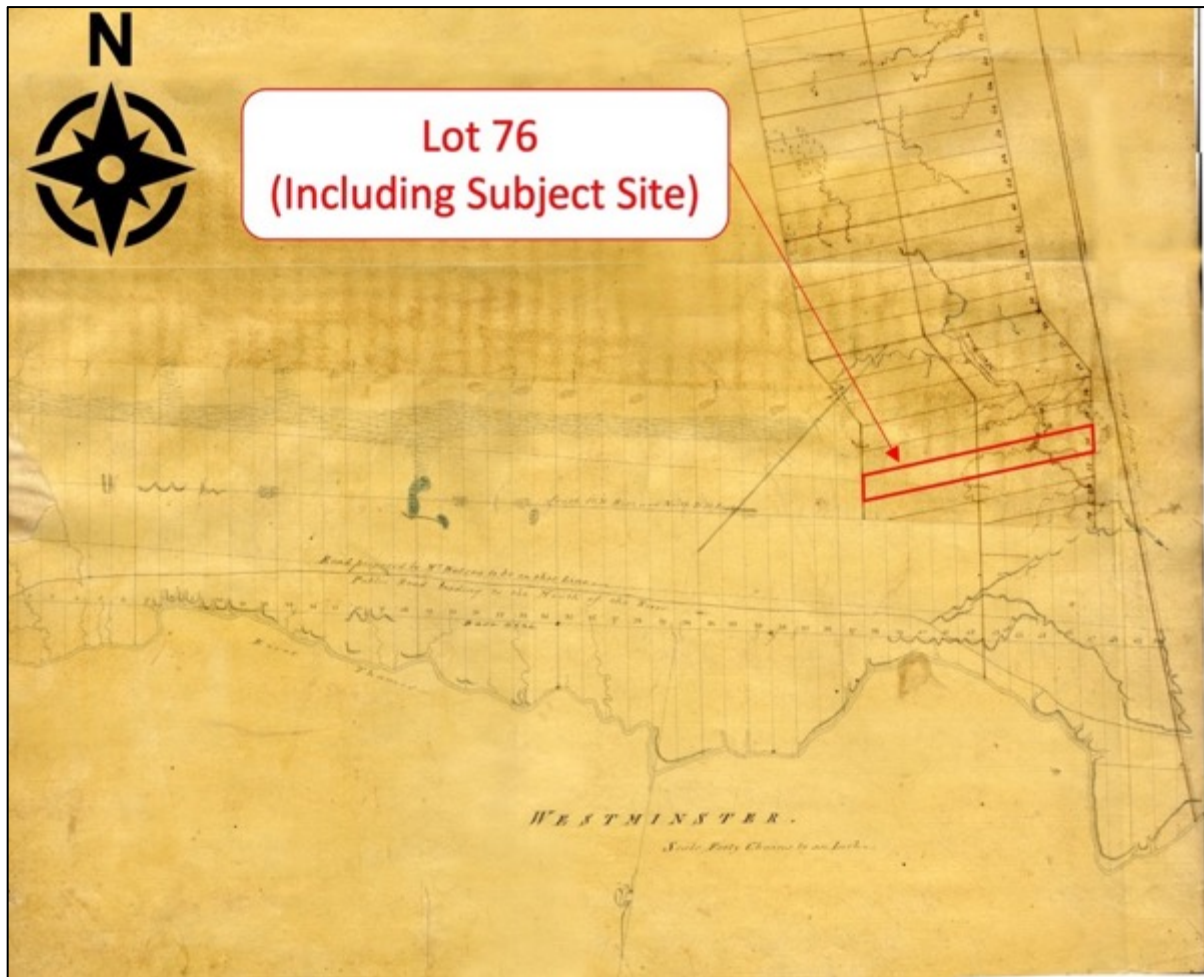
Westminister Township was one of the earliest townships in Middlesex County to be settled (H.R. Page & Co. 1878). Bordered by the Thames River, the historic Westminister was nestled between London, Elgin, and North Dorchester Townships (Grainger, 2006a p. 69). The survey of Westminister Township was divided into three separate segments carried out at different times. The initial segment was surveyed in 1809-10 by Simon Zelotes Watson and involved lots along Colonel Talbot Road, resembling the layout of lots along Quebec's St. Lawrence River (Grainger, 2006a p. 33-34). These lots were elongated and narrow, spanning 200 acres each, with the intention of safeguarding settlers by keeping them in close proximity.

Deputy Provincial Surveyor Watson, assisted by Deputy Surveyor Bostwick, executed the second survey in 1810. This phase encompassed conc. A, B, C1, and C2, mirroring the narrow and road-spanning lot configuration. Similarly, to Delaware Township, these lots were initially distributed in 100-acre portions among the first pioneers, ensuring settlers occupied both sides of the road (Grainger, 2006a p. 34).

The survey of Westminster Township was halted by the War of 1812. Following the war's conclusion, Deputy Surveyor Colonel Mahlon Burwell took over the balance of the survey. He covered the remaining area from C3 to C9 and established the Gore Concession between the NBTR lots and Delaware Township (Grainger, 2006a p. 34).

**Figure 9** below shows the approximate location of Lot 76, where the subject site exists on an early survey of Westminster Township, 1810; one of the pre-war of 1812 surveys.

*Figure 9 - Northern Boundaries of Westminster Township Survey, 1810*



Source: *Elgin County Archives, 1810*

Next to Delaware, Westminster Township is the oldest settled township in Middlesex County (H.R. Page and Co., 1878). According to H.R. Page and Co., (1878 p. vi), “early

settlers to the area included Jesse Cornwall, who took up and cleared a farm in North Talbot Road". What is interesting to note, is that the records for the Cornell family name have been recorded differently, or mis-recorded over the years, and included entries such as "Cornell", "Cornwall", and "Cromwell" depending on the historical book or map being referenced. However, at the time, it was common spelling mistakes or improper entries, and it is assumed that "Cornell" is the current proper spelling, as that is the way it is referred to today, as evidenced by the farm at 1029 Southdale Road West and in entries by Grainger (2006b).

Other early settlers included Mr. Hull, Calvin and Ethan Burch, Stephen Mathews, Abram Patrick, Andrew Beatty, William Jones and his sons, Hiram, James and John, Thomas, and Samuel Hunt, William Little and his sons, and John Routledge.

When the early settlers came, much of Westminster Township was undeveloped. Patents were issued on lands in Westminster as early as 1812 (H.R. Page and Co., 1878 p. vi) (see **Figure 10: Westminster Township, 1823**).

*Figure 10 - Westminster Township, 1823*



Source: Elgin County Archives, 1823

In the 19th and early 20th centuries, various villages and hamlets thrived in Westminster and Delaware. Villages like Byron, Kilworth, and Pond Mills were established due to water sources and milling industries. Lambeth, Littlewood, and Sharon grew at road intersections, while Glanworth and Belmont flourished due to their railroad connections. Despite promising starts, many communities declined due to factors such as railways favoring some villages over others, diminishing milling industry, and changes in economic activities like wagon making and blacksmithing.

The 20th century brought further decline as automobiles enabled residents to travel for goods and services, leading to hamlet disappearance. Rural mail delivery and closure of country post offices impacted general stores, often the last vestiges of bustling villages. Larger communities like Delaware and Belmont survived as bedroom communities, while Lambeth and Byron evolved into suburbs. Nonetheless, every village in Westminster and Delaware played a role in the township's history (Grainger, 2006a p. 128).

Perhaps one of the closest communities to the subject site, was Lambeth. Lambeth was situated at the crossroads of Colonel Talbot and Longwoods Roads, and was a prominent community eventually annexed by London (Grainger, 2006a p. 143). The village held various names over time like Wahoo, The Junction, Slab Town, Westminster, St. Andrews, and others. Indigenous trails converged at this spot pre-European settlement, eventually becoming North Talbot Road and Longwoods Road (Highway 2). Early settlers included John Dingman, Jeremiah Schram, and Abraham Patrick.

Over time, pressing factors drove population growth and a demand for expansion. Thus, from 1950 to 1961, the City of London embarked on substantial annexations, encompassing lands on all sides, including within Westminster Township. Most of the township, primarily rural, centered around the Lambeth community.

During the 1950s and 1960s, the City of London effectively expanded its territory, though the annexation process encountered challenges. The City's ambitions didn't align with Middlesex County's views, resulting in inter-municipal conflicts fueled by differing interpretations of growth-management policies and municipal infrastructure (Meligrana, 2000).

In 1988, the remaining Westminster Township lands formed the Town of Westminster, aiming to halt London's annexation efforts (Curtis, 1992). Nevertheless, by the early 1990s, London succeeded in further annexations, ultimately absorbing nearly all of Westminster Town by 1993, bringing the subject site under London's municipal jurisdiction.

### **4.3 History of the Subject site**

The post-Indigenous history of the settlement on the subject site traces back to the grant of a 200-acre Crown patent for the land to John Van Every (perhaps also “Van



Embry") in 1821. This historical narrative concludes with the sale of current-day 7056 Pack Road to the present owner by the Cornell family. The 200-acre parcel in question was documented on Pages 38 and 39 of Historical Book 3 of Westminster Township, specifically in the concession known as "West Side North Talbot Road."

Thus, the area that now carries the municipal address 7056 Pack Road was originally a part of Lot 76 on the western side of North Talbot Road. Colonel Talbot Road, named after Colonel Thomas Talbot, who served as personal secretary to John Graves Simcoe and founded the Talbot Settlement, played a significant role in the naming and development of the region.

In the year 1821, a Crown patent was granted for an 80.9-hectare (200-acre) piece of land comprising Lot 76, situated on the western side of Talbot Road, to an individual known as "John Van Every." The historical documentation of this original patent is inscribed in script, and the name variations include Van Enbry, Van Embry, or Van Emery (see Figure 11).

Figure 11 - Pages 38 and 39 of Historical Book 3 of Westminster Township

No. of Township	INSTRUMENT	DATE	CONVEYOR	GRANTEE	QUANTITY	AMOUNT OF MONEY PAID	REMARKS
	Patent	Sept 21 1821	The Crown	John Van Every	200 acres		all
391	18 and 1	Nov 5 1821	John Van Every	Jacob Peor	200 acres		
1825		July 25 1821	Jacob Peor	Jacob Peor	11a 1/2 perches		1/2
2433		June 25 1829	Jacob Peor	Jacob Peor	50 acres		1/2
3604		March 5 1835	Jacob Peor	Jacob Peor	20 "		1/2
3014		Feb 5 1835	Jacob Peor	Jacob Peor	119 "		1/2
3285		5 1807	Charles Keenan	William McRay	100 "		1/2
6415	Will	14 1863	William McRay	David Henry McRay	und. shld.		1/2
3321	Marriage	Sept 74 1861	Henry F. McRay	William McRay	100 "	\$495.	1/2
3519	18 and 1	Feb 25 1859	Charles Keenan	Elizabeth Mervin	1a 5 rods		1/2
3618	Quit Claim	Oct 25 1861	W. H. McRay	Simon Annell	100 acres	\$2220.	
3629	Marriage	22 1861	Simon Annell	W. H. McRay	100 "		
3674	Quit of Marriage	June 25 1862	Simon Annell	James Annell	100 "		
3977	A. Beal & Co. Importers & Co. Distillers	Dec 15 1862	Simon Annell	Simon Annell	50 "		500 ft
4026	18 and 1	April 9 1863	Simon Annell	Simon Annell	50 "	\$275.	700 ft
4040	Marriage	16 1863	Simon Annell	Benjamin Woodhull	50 "	\$300.	100 ft
4111	Marriage	16 1863	Simon Annell	Benjamin Woodhull	50 "		

Source: OnLand, n.d.; and Leva, 2023

A map shown in Figure 12 includes two dates marked as 1843 or 1857 shows the lots and concessions for the Township and lists the owners of the patents for the lands that comprise the subject site and surrounding area. The map shows that the lot was owned by a person named "John Van Every" (see **Figure 12**). This early map is a Pre-Confederate Map of Westminster Township from about 1843 and shows the ownership of the 1821 original Crown patent. On the map, there is a handwritten entry which identifies the map as "Talbot Road, Vol 6, Page 297".

Figure 12 - Pre-Confederate Map of Westminster Township 1843



Source: Heritage Property Index, n.d.

Within a year, Lot 76 was transferred to Jacob Peer on August 12, 1822. It was Jacob Peer who initiated the division of the lot.

Subsequently, in both 1831 and 1835, Jacob Peer sold two parcels from Lot 76, totaling 31 acres, to Jesse Cornell. In the same vein, Mr. Peer conducted additional sales of the remaining sections of Lot 76 in 1835 and 1837, consisting of a 50-acre parcel and a 119-acre parcel, each conveyed through a bargain and sale arrangement to Charles Reeves, a common method of transferring property rights during that era.

In 1817, Jesse Cornell (sometimes recorded as Cornwell, Cornwall, or Cormwell) a New Yorker (originally from Sussex, England) and Private<sup>1</sup> who had served in the War of 1812 applied for an 80.9-hectare (200 acre) land grant in Westminster Township (Murray, 1987). According to Grainger (2006b), "his petition read that he was located by Col. Thomas Talbot in the year 1817 on a lot in the West Branch of the NTR in Westminster Twp. and that he prayed that he may be granted the said lot."

<sup>1</sup> A soldier of the lowest military rank.

Jesse was granted a Crown Patent for another lot north of the subject site at Lot 78 of the Concession West of Talbot Road in 1831 for a full 80.9-hectare (200 acre) parcel and signed by Sir John Colbourne (a British Army officer and former Lieutenant Governor of Upper Canada).

In 1831 and 1835 Jesse Cornell also purchased parts of Lot 76, though it is not entirely clear if the 11- and 20-acre portions he purchased were the same parcels that now contain the subject site at 7056 Pack Road. Based on the available mapping, it appears as though these original purchases could have been for land north of the subject site. Based on information found in Grainger 2006a and Murray 1984, there may have been additional lands purchased by Jesse, some of which, which eventually went to his children.

Through the settlement of Lot 78 to the north, and the other land purchases in the area, Jesse Cornell established himself and his family as early settlers of the area in Westminster Township. During the mid- to late 1800s, the Cornells were farmers, growing field crops and raising livestock, for their own use, or for sale (Murray, 1984). Jesse Cornell made his primary residence on Lot 78, where he had 10 children with his wife Rachel. His children's names were George Rymal (1817-1904), Mary (1819-1819), Sarah Templer, Elizabeth "Betsy", Gabriel, Harmon "Jesse", William, Eleanor "Ellen" F., Jacob Ryman, and Joseph W. Cornell.

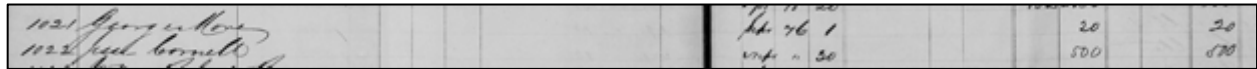
In 1843, one of Jesse Cornell's children, Elizabeth "Betsy" married a person named George W. Moore. They are said to have lived on Lot 76 (Grainger, 2006b), but the exact location is not clear. According to Grainger (2006b p. 360), little is known of George Moore other than that he was a farm labourer, but together Betsy Cornell and George Moore had seven children, one of them being Lydia Jane. Grainger (2006b p. 360) describes the house where Lydia Jane was probably born in as being "George Cornell's house, which once stood on the northwest corner of Pack Road and Colonel Talbot Road North". The reference suggesting that there was ownership by a member of the (i.e., George Cornell) who had a house somewhere on the northwest corner of Pack Road and Colonel Talbot Road North, which had been removed.

According to Grainger (2006b p. 455) when Betsy Cornell and George Moore married in 1843, they first lived in Sheffield before moving to Westminster on Pack Road (Lot 76 WTR). Generally, it is said that the Moore family lived on the northwest corner of Pack Road and Colonel Talbot Road North, behind Gary and Wayne Cornell's abattoir.

The Westminster Historical Book 9 provides the majority of the land transfers for Lot 76 during the Registry Act system period before record keeping switched to the Land Titles Act system. There are no records of ownership of land by George Moore, but there are records of ownership via an "Elizabeth Moore" in 1871 through a conveyance from a John W. Reeves and then via a deed in 1972. Ostensibly, this Elizabeth Moore, could be the Betsy Cornell that married into the Moore family. The records are not perfect,

however, an assessment roll record from 1859 appears to show a George Moore in ownership of 1 acres of land on the south part of Lot 76 (see Figure 13).

Figure 13- Assessment Roll for the Township of Westminster, 1859



1021	George Moore	Lot 76	1	20	20
1022	Jed. Bennett	Lot 76	30	500	170

Source: Familysearch.org, 1859

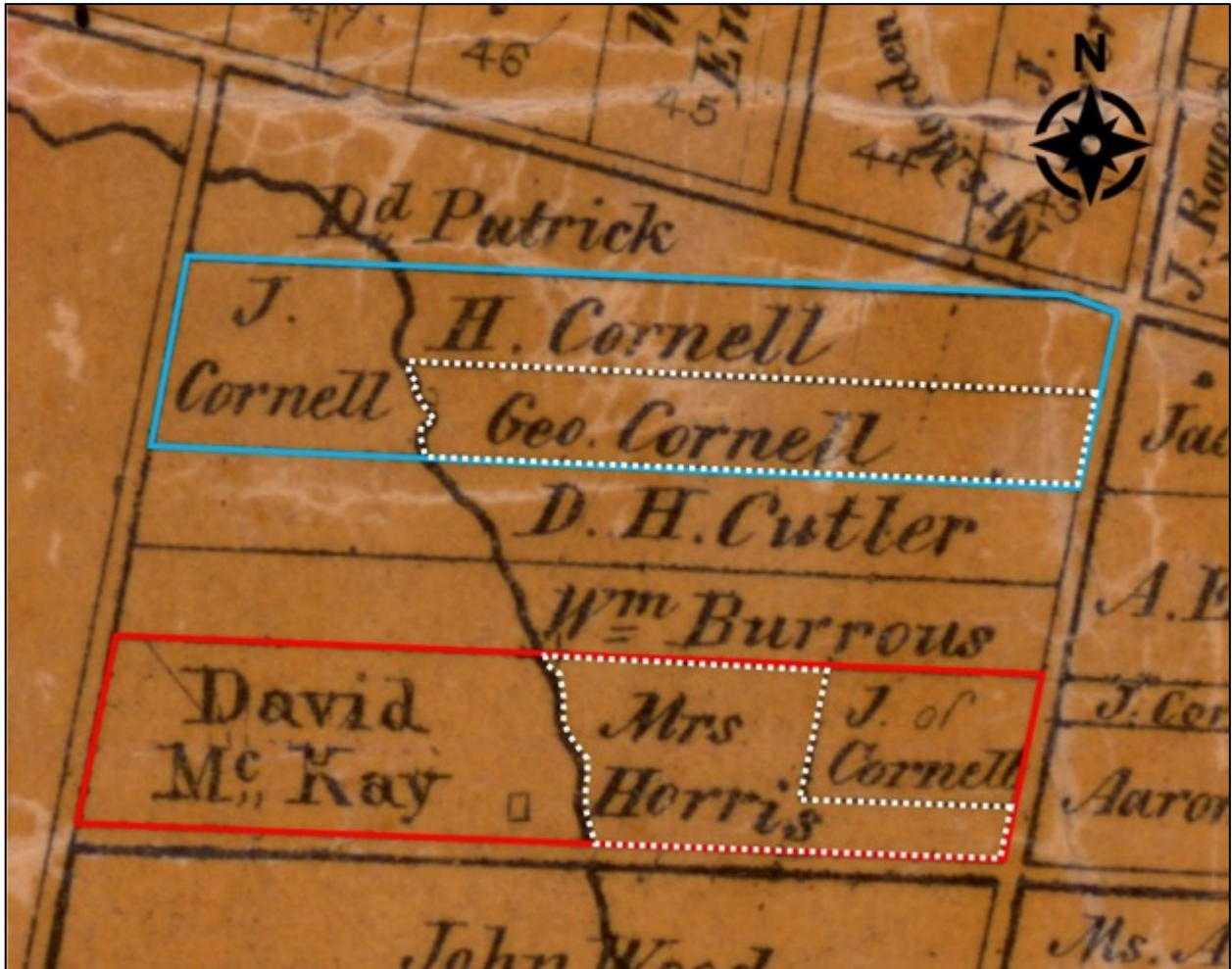
It is after this point where the association of Lot 76 with the Moore family starts to dwindle in the records.

In 1853 one of Jesse Cornell's sons, Jesse Harmon Cornell, married Clement Kilbourne. Together, Jesse Harmon Cornell and Clement Kilbourne had four children: John Horace (1854-1928), Jesse Harmon (1855-1915), James Herbert (1858-1921) and Mary Alfretta (1860- 1953). Based on Westminster Historical Book 9, there appears to have been a transfer of ownership from someone with the last name Harris (potentially Sally or Sarah and Edward Harris) to Jesse Harmon Cornell in 1873 and then another transfer from Jesse Cornell to Jesse Harmon Cornell. In Century Farms of Westminster Township (Murray 1987 p.26) writes of Jesse Harmon Cornell's concerns for the physical and financial wellbeing of his family upon his passing, having willed his son James Herbert Cornell, 62 acres from Lot 76.

By 1862, Lot 76 had been divided, with the portion of Lot 76 now housing 7056 Pack Road with the name "Mrs. Horris or Harris" indicated (see **Figure 14: Tremaine Map of Middlesex County, 1862**). Mrs. Horris (Harris) was never a name that appears in the chain of title for Lot 76, though there was a someone with the last name Harris (potentially Sally or Sarah and Edward Harris) who had a Quit Claim to Jesse Harmon Cornell in 1873, as described above.

A Quit Claim is a document used to sell or relinquish all or part interest in a parcel of land where a transfer could not be acceptable; also called a release. According to the assessment roll for the Township of Westminster for 1869, a Sally or Sarah Harris is listed as the owner of portions of Lot 76 (see Figure 15).

Figure 14 - Tremaine Map of Middlesex County, 1862



Source: Heritage Property Index, n.d.

Figure 15 - Assessment Roll for the Township of Westminster, 1869

ASSESSMENT ROLL FOR THE TOWNSHIP OF Westminster FOR 1869										
No.	NAME OF TENANT OR OWNER, &c.	ACRES	VALUATION	TAXES	RENTS	PERSONAL PROPERTY				TOTAL
						WAGGONS	CARRIAGES	STOCK	TOOLS	
620	Simon Cornell	"	44	44						44
	"	"	7	7						7
621	Haron Cornell	"	75	75						75
622	George Moore	Labour	57	57						57
623	Amoson & Woodchuck	Farm	26	26						26
624	Jacob K. Cornell	"	57	57						57
625	Joseph Cornell	"	75	75						75
626	Wm Burrous	"	15	15						15

Source: Familysearch.org (1869)

By 1867, the parcel boundaries within Lot 76 remained unchanged, and the name associated with the parcel was still Mrs. Horris or Harris (see **Figure 16: Middlesex County, 1867**). It is noted that the digital interpretation of the 1867 Middlesex County Map states the name “Harris” rather than Horris as it is written. Again, the mapping and the chain of title historical records during this time are not perfectly aligned.

Figure 16 - Middlesex County, 1867



Source: Heritage Property Index, n.d.

By 1878, the parcel fabric had been altered a little more for Lot 76, with the severance of Mrs. Horris’ or Harris’ parcel creating a new smaller corner lot at the intersection of Colonel Talbot Road and Pack Road along with new ownership (see **Figure 17: Westminster Township, 1878**). On the Westminster Township Map, 1878, the new corner lot that now houses 7056 Pack Road is shown as being owned by “H.C.,” which could refer to “Herbert Cornell” or “Harmon Cornell”. Though based on the chain, this is likely to have been Jesse Harmon Cornell, one of Jesse Cornell’s sons. A house can

also be seen on the 1878 map consistent with the approximate location of the house that exists today.

Figure 17 - Westminster Township, 1878



Source: H.R. Page & Co., 1878.

In 1884, James Herbert Cornell (grandson of Jesse Cornell and son of Harmon and Clement Cornell) married a person named Elizabeth “Lizzie” Griffith. Together, Herbert and Elizabeth farmed on Lot 76 and had 10 children (Grainger, 2006b), one of which was named Forra Delous Cornell, their son.

In 1921 James Herbert Cornell passed away and his land holdings were transferred to his wife Elizabeth “Lizzie” (Griffith) Cornell and estate, which included some of their children, including Forra Delous. In 1931, the parcel that is today comprised of Lot 76, was granted to Forra Delous, who owned the subject site until his death in 1969, whereby it was then transferred to his estate.

Forra married a person named Eletta Thomson in 1912, and then began a meat business in the early 1940s, ostensibly out of the building to the west of and adjacent the subject site. Forra Delous Cornell was the son of James Herbert Cornell, grandson of Harmon Cornell, and great grandson of Jesse Cornell. Forra's meat business operated just west of the subject site for some time under the name of Cornell Meats (later Pack Road Country Meats, now in process of being demolished). With the help of his sons, they served customers in the Lambeth area and delivered meat door-to-door. The business was eventually managed by Forra's grandsons Wayne and Gary Cornell (Grainger, 2006b).

The family tree of the Cornell family, based on entries from Grainger (2006b) is as follows, down to Forra Delous Cornell.

- Jesse & Rachel Cornell
  - Jesse Harmon Cornell (1827-1887) à married Clement Kilbourne
    - James Herbert Cornell à married 1884 Elizabeth "Lizzie" Griffith
      - Forra Delous Cornell (see image below) à married Eletta Thomson

Forra Delous Cornell, Undated



*Source: Ancestry.com, n.d.*

In 2008, a severance of the subject site was approved via reference Plan 33R-17326, creating PART 1, which established the current parcel boundaries for the property. In 2016, the subject site was purchased by Old Oak Properties Inc (present owner) ending the association with the Cornell family.



## Chain of Title

The following table offers a timeline outlining the apparent ownership history of the subject site, utilizing information sourced from OnLand and Assessment Rolls, with research assistance completed by a full member of the Ontario Association of Professional Searchers of Records (Leva, 2023). It is essential to recognize that historical records can be difficult to locate and decipher, leading to potential gaps in data and variations in spelling due to differences in handwritten entries found in scanned historical volumes and assessment rolls. Nevertheless, this table provides a general representation of a succession of ownership based on the accessible information, with the most accurate information showing between present day as far back as 1931, which was based on information entered through the Land Titles Act system digitally. The pink highlight shows the first break of the chain upon the severance of the original Lot 76 and following the initial break (between 1837 and 1873) it is difficult to confirm exactly who owned which portions of the original lot until around 1873, when the Ontario Registry records became a little more clear. It is also important to note that this table does not encompass the Indigenous land rights or historical ownership predating settlement, as these records are largely undocumented.

*Table 1 - Chain of Title*

Dates	Name
1821	Crown
1821 - 1822	John Van Every
1822 - 1831/37	Jacob Peer (Break of Lot 76 into 4)
1831 & 1835	Jesse Cornell (31 Acres)
1835/37 - 1861	Charles Reeves (169 Acres)
(1859) 1861	Elizabeth & George Moore
1859	George Moore
1869	Sarah (Sally) and Edward Harris
1873	Jesse Harmon Cornell (from Harris family)
1885	George Moore
1883 - 1931	James Herbert Cornell
1921	James Herbert Cornell (Dies)
1921	Elizabeth "Lizzie" Cornell (Widow) and Estate of James H. Cornell
1931	Nathan H. Cornell, Melvin R. Cornell, and Forra D. Cornell
1931	Elizabeth "Lizzie" Cornell (Widow), Rheta Tyler, Annas Parsons, Ruby Campbell, Opal Norton
1931 - 1969	Forra D. Cornell (Great Grandson of Jesse Cornell)
1969 - 2009	Margaret Howard & The Estate of Forra D. Cornell
2009	Margaret Howard (Deleted)

2009	Gary M. Cornell, Elaine M Cornell, Karen J. Cornell, & Wayne D. Cornell
2016	Gary M. Cornell (Deleted)
2009 - 2016	Elaine M Cornell, Karen J. Cornell, & Wayne D. Cornell
2016 - Present	Old Oak Properties Inc.

The ownership records for the subject site become somewhat less distinct between 1837 to 1873 for the specific parcel that includes the subject site, particularly when considering the division of Lot 76 and the transfers after Charles Reeves. Historical maps and assessment rolls contribute to shedding light on this matter.

One certainty remains: Forra Delous Cornell, a prominent and enduring owner of the subject site, is unequivocally linked to the lineage of Jesse Cornell as his great-grandson. This lineage spans across a minimum of four generations, reflecting the enduring legacy of the Cornell family history.

The chronicle of the Cornell family is characterized by a lineage deeply rooted in farming, marked by agricultural innovation and active engagement within the community. Over time, this legacy shifted from wholesale production to incorporating aspects of retail and evolving agricultural methods.

The subsequent illustrations showcase topographic maps of the subject site, featuring an approximate placement of a dwelling on each map. Notably, these maps play a crucial role in enhancing our comprehension of the historical presence of a house on the subject site, situated approximately where it stands today.

The progression of these topographic maps spans from 1913 to 1973, effectively capturing the existence of the house on the subject site throughout this period. The 1948 map indicates some expansion in the surrounding area, and as we advance through the years, the topographic representations visually capture the incremental development of the vicinity.

It is worth mentioning that the red square depicted on the earlier maps, as far back as 1913, signifies the presence of a "Stone or Brick House," ostensibly confirming that the house on site today has existed since at least 1913. Though the 1878 map above shows a structure earlier.

Figure 18 - Topographic Map, 1913



Source: Department of Militia and Defence, 1913

Figure 19 - Topographic Map, 1919



Source: Department of Militia and Defence, 1919

Figure 20 - Topographic Map, 1924



Source: Department of National Defence, 1924

Figure 21 - Topographic Map, 1929



Source: Department of National Defence, 1929

Figure 22 - Topographic Map, 1934



Source: Department of National Defence, 1934

Figure 23 - Topographic Map, 1938



Source: Department of National Defence, 1938

Figure 24 - Topographic Map, 1941



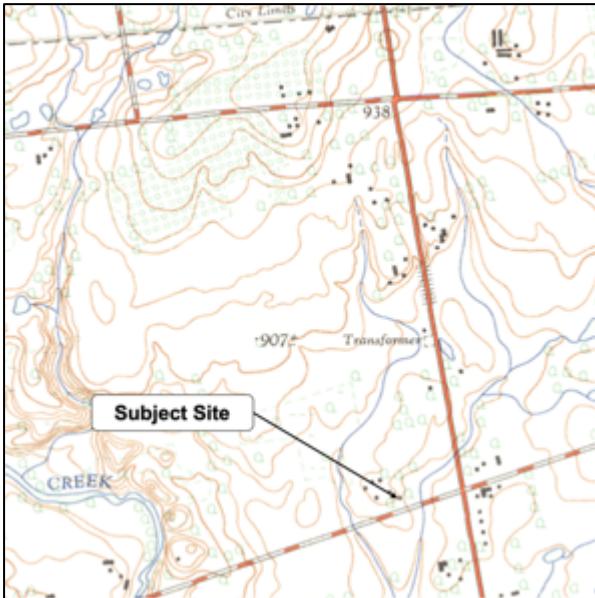
Source: Department of National Defence, 1941

Figure 25 - Topographic Map, 1948



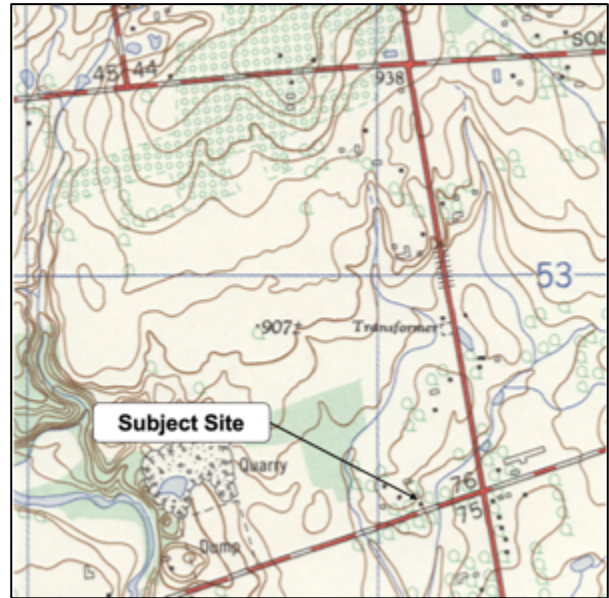
Source: Department of National Defence, 1948

Figure 26 - Topographic Map, 1962



Source: Department of Energy, Mines and Resources, 1961

Figure 27 - Topographic Map, 1973



Source: Department of Energy, Mines and Resources, 1973

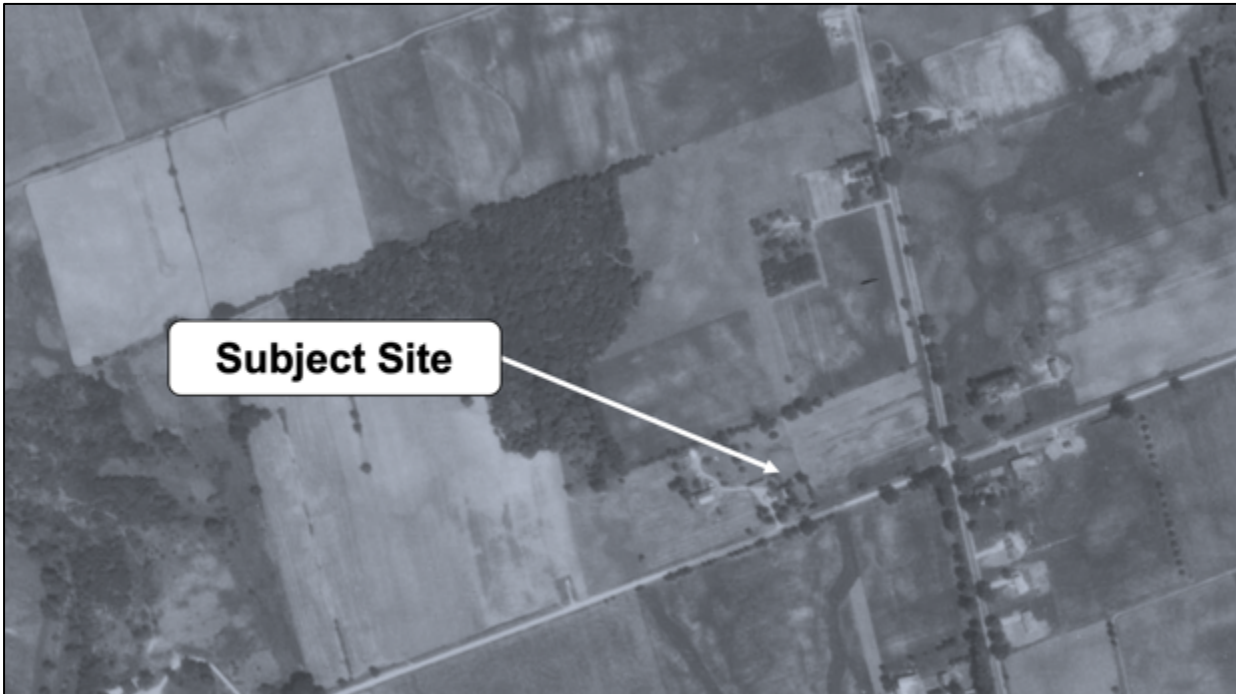
Air photos can provide a more fulsome understanding of the evolution of the subject site as it relates to the dwelling. In this regard, a collection of air photos has been provided below which shows the subject site from 1942 to 2011 (the more recent 2023 air photos were already provided above in Section 2.1 of this report). Based on the records available, there is no known architect responsible for the construction of the house on the subject site.

Figure 28 - 1942 Air Photo



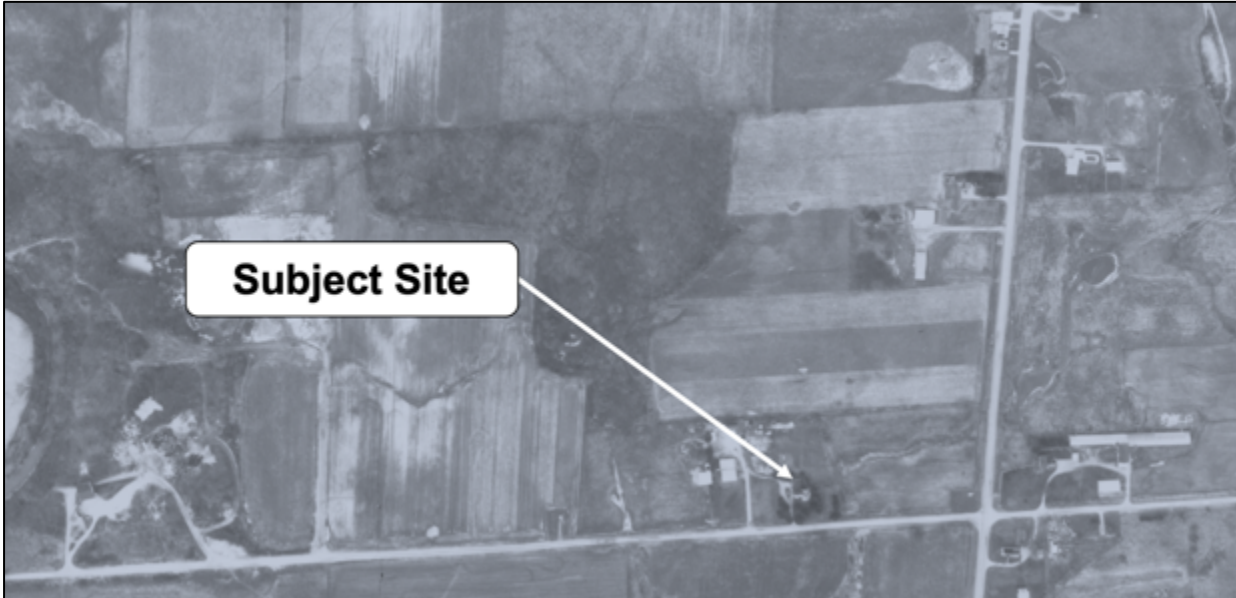
Source: Western University, n.d., a

Figure 29 - 1955 Air Photo



Source: Western University, n.d., b

Figure 30 - 1967 Air Photo



Source: Western University, n.d., c

Figure 31 - 2011 Air Photo

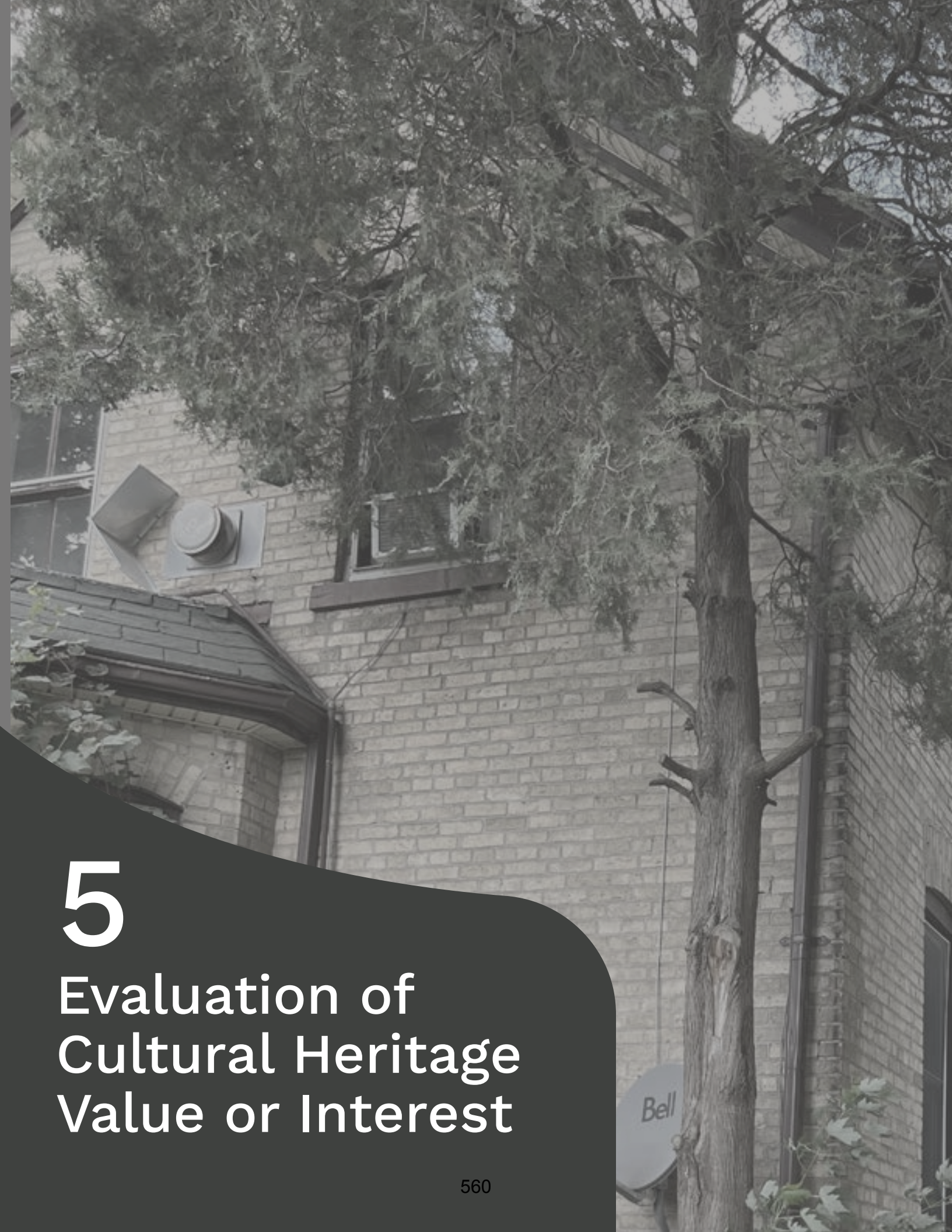


Source: Google Earth, 2011

#### 4.4 Estimated Date of Construction of House

According to the 1878 Map of Westminster Township (see Figure 15 above), there is a house indicated on Lot 76 that appears to be consistent with the location of the house on the subject site today. The earlier 1843 Pre-Confederate Map of Westminster Township and the 1862 Tremaine Map do not display any houses on Lot 76.

By utilizing the 1878 Map, an approximation of around 1878 seems to provide the most reasonable estimate for the construction date of the house located at 7056 Pack Road. Drawing from the available records, familial histories associated with those who resided on the specified site, and the aforementioned maps, it is projected that the house was likely built as early as 1878.



# 5

## Evaluation of Cultural Heritage Value or Interest



# 5.0 Evaluation of Cultural Heritage Value or Interest

## 5.1 Primer

The following section provides an evaluation of the remaining potential cultural heritage value of the subject site as per O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act, R.S.O. 1990, c. O.18.

O. Reg. 9/06 is the legislated criteria for determining cultural heritage value or interest and is related to design and/or physical values, historical and/or associative value, and contextual values as follows.

## 5.2 Evaluation Criteria

The criteria for determining Cultural Heritage Value or Interest (“CHVI”) under O. Reg 9/06 is as follows:

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

8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

### **5.3 Evaluation Against Ontario Regulation 9/06**

It is noted that the subject site is already identified as a property of CHVI due to their “listed” status within the City of London’s Register. The purpose of this evaluation is to determine what, if any, specific CHVI exists on the subject site and to assist in deciding on whether a designation is appropriate if two or more of the above criteria are met.

#### **5.3.1 Design / Physical Value**

In our opinion, the house at 7056 Pack Road is a yellow brick vernacular farmhouse that exhibits some stylistic influences the Gothic Revival style.

According to Blumenson (1990), the Gothic Revival style was popular between 1830 and 1900 and drew inspiration from medieval Gothic design. It is generally characterized by its use of pointed arches, steeply pitched gable roofs, ornate bargeboards, and stained glass windows. Gothic Revival buildings evoke a sense of verticality and elegance. Commonly found in churches, mansions, and farmhouses, this architectural movement aimed to recreate the romanticized aesthetics of the medieval past, emphasizing intricate craftsmanship and a picturesque appearance. The style's popularity between the 19th and early 20th centuries led to the creation of numerous buildings during this time period.

Exemplary Gothic Revival buildings commonly feature board-and-batten siding, decorative finials, intricate decorative trim or tracery, ornate gable boards / bargeboards / vergeboarding, pointed arches for windows and doorways, quoining (often made of brick or wood), stained glass windows with pointed-arch openings, steeply pitched gable roofs, towers and turrets, as well as verandas or porches adorned with decorative railings.

The house at 7056 Pack Road features some stylistic influences of the Gothic Revival style, which is demonstrated in elements like the steeply peaked dormers on the front and east side of the roof. The front gable section of the south (front) façade features a large offset bay window with segmented arches, characteristic of the Gothic Revival style. The upper-level windows on this section have segmental arches and slightly projecting sills, reflecting the stylistic elements of the era.

However, while these Gothic Revival influences are present, the house is not an exemplary version of this style. Many of the common Gothic Revival features are missing, including decorative finials, intricate decorative trim or tracery, ornate gable boards / bargeboards / vergeboarding, pointed arches for windows and doorways, quoining, stained glass windows with pointed-arch openings, towers and turrets.

The overall architectural character of the house leans more towards a vernacular farmhouse style, with the 1.5-storey single-detached layout, L-shaped floorplan, and yellow brick construction. The incorporation of a 1-storey mudroom addition and a 1-storey garage on the north side further supports the Vernacular Farmhouse classification. The use of yellow brick and the general simplicity of the exterior are characteristic of the Vernacular style, which often prioritizes practicality and functionality over-elaborate ornamentation.

Vernacular architecture tends to encompass local design traits and utilizes readily available building materials, representing prevailing trends and practices of a specific era, but not necessarily a specific style. It refers to traditional styles that have been passed down through generations, responding to the local climate, culture, and available resources. These buildings adapt to weather conditions, utilize natural ventilation, and exhibit variations across regions due to influences from traditions, beliefs, and social customs.

While the house exhibits Gothic Revival influences in some aspects of its design, it is the combination of these influences with the practical and straightforward characteristics of vernacular houses that makes it better described as a Vernacular Farmhouse with Gothic Revival Stylistic Influences.

Furthermore, brick houses were common in Ontario during the mid to late 1800s. This period witnessed a notable transition in architectural preferences and construction materials. While earlier structures were often built using locally available wood, the mid to late 1800s saw a shift towards using brick as a primary building material.

Overall, the house at 7056 Pack Road is best described as a Vernacular Farmhouse with Gothic Revival stylistic influences, combining practicality and simplicity with some elements reminiscent of the Gothic Revival era.

Overall, in our opinion, the farmhouse is not a rare, unique, or representative example of a style, type, expression, material, or construction method. It is one example of a Vernacular Farmhouse with Gothic Revival stylistic influences in London. It does not display a high degree of craftsmanship or artistic merit; nor demonstrates a high degree of technical or scientific achievement.

### **5.3.1.1 Comparative Analysis**



A comprehensive comparative analysis was conducted to establish a foundational understanding of similar properties in the City of London that share common features. The sample selection process prioritized buildings with similarities in age, style (particularly the "L-shaped" or "T-shaped" floor plan), typology, and materials, including the use of yellow brick façades. The aim of this analysis was to determine whether the structure on the subject site qualifies as a rare, unique, or early example of a particular style, type, expression, material, or construction method, as described in O. Reg. 9/06.

For this purpose, various comparative examples were drawn from listed properties and those designated under Part IV and Part V within the City of London Register as updated December 9, 2022. It is also noted that five properties on the list were sampled by City staff but are not yet posted on the City's Register available online. Residential buildings were the focus, predominantly featuring vernacular architecture, along with some examples of Gothic Revival and Ontario Farmhouse styles.

In total, 31 comparable properties were identified, out of which 6 are currently designated (protected) properties under Part IV or V of the Ontario Heritage Act. It's important to note that these 31 properties do not encompass all available options but are intended to be a representative sample of similar building typologies (see Table 1 for the complete comparison). The subject site, located at 7056 Pack Road, is included as entry #32 in Table 1 for reference alongside the other identified properties.

Table 2 - Comparative Analysis




#	Address	Heritage Status	Street / 3D View	Air View	Age as per Register	Material	Style as per Register
1	1094 Glanworth Dr	Not Listed on Dec 9, 2022 Register			Unknown  (Built between 1862 and 1913, as per 1862 Tremaine Map and 1913 Topo map)	White Vinyl or Wood Siding as of Oct 2022	L-Plan Footprint
2	1205 Gainsborough Rd	Listed			1900	Appears to be Yellow Brick as of 2023	T- Plan Footprint, Vernacular







3	1324 Adelaide St N	Listed			1880	Yellow Brick as of Nov 2022	L-Plan Footprint, Victorian
4	1340 Dingman Rd	Listed			1865	Appears to be White as of 2023, but actual colour material unconfirmed, as house too far from public ROW	T-Plan Footprint, Vernacular
5	1589 Fanshawe Park Rd E	Listed			1865	Grey-Green Stucco as of Oct 2022, likely over brick	L-Plan Footprint, Gothic Revival






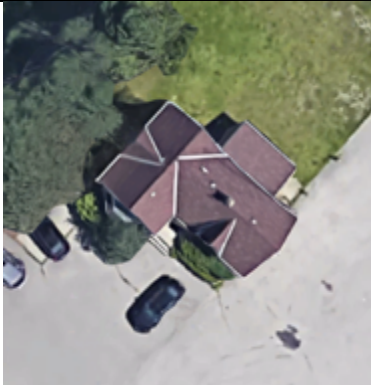
6	1712 Westminster Dr	Listed			1880	Yellow Brick as Jul 2019	T-Plan Footprint, Ontario Farmhouse
7	1896 Sunningdale Rd E	Listed			1895	Yellow Brick with Green Painted Gables Possibly made of Wood Shakes	L-Plan Footprint with Addition, Victorian
8	1950 Sunningdale Rd W	Listed			1865	Red Brick (likely veneer) and White Vinyl Siding, likely frame structure	(Slight) L- Plan Footprint, Gothic Revival



9	1965 Sunningdale Rd W	Listed			1875	Yellow Brick as of Jun 2021	T-Plan Footprint with Additions, Style Unconfirmed
10	2 Carrothers Ave	Designated Part V (L.S.P.- 3437-179)			1860	Weathered Brown Brick as of Dec 2022 with vergeboarding	Generally Rectangular Footprint, Gothic Revival
11	2221 Trafalgar St	Not Listed on Dec 9, 2022 Register			Unknown  (Built prior to 1862, as per 1862 Tremaine Map)	Yellow Brick as of Dec 2022	Generally, L- Plan Footprint, Style Unconfirmed






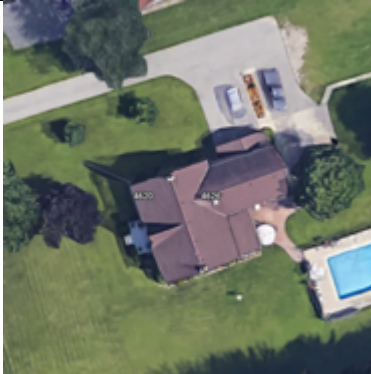



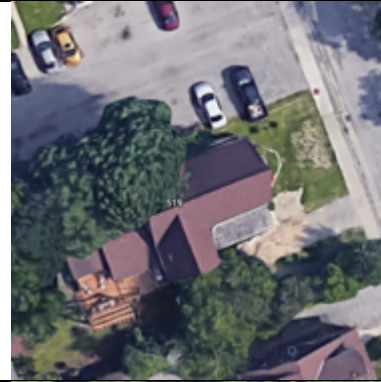




12	248 Hyman St	Designated Part V (L.S.P.-3400-254)			1887	Yellow Brick as of Oct 2022	T-Plan with Addition, Gothic Revival
13	283 Gideon Dr	Listed			1880	Yellow Brick as of Aug 2021	T-Plan Footprint with Addition, Ontario Farmhouse
14	3050 Trafalgar St	Designated Part IV (L.S.P.-3241-561)			1870	Appears to be Yellow Brick, Distance from Public ROW too great to confirm	T-Plan Footprint with Additions, Gothic Revival

15	309 Gideon Dr	Not Listed on Dec 9, 2022 Register			Unknown  (Built between 1862 and 1913, as per 1862 Tremaine Map and 1913 Topo map)	Yellow Brick as of Jul 2023	T-Plan Footprint with Addition, Style Unconfirmed
16	3146 Westminster Dr	Listed			1875	Yellow Brick as Nov 2022	L-Plan Footprint with Addition, Vernacular
17	335 Wharcliffe Rd N	Listed			1887	Beige or Yellow Painted Stucco (likely over Brick) as of Oct 2022	L-Plan Footprint with Additions, Queen Anne

18	35 Elmwood Ave E	Designated Part IV & V (L.S.P.- 3337-216 & L.S.P.- 3439-321)			1880	Yellow Brick as of Dec 2022 (By-law says "London White Brick")	By-law says, "cross gabled roof", with Addition, Gothic Revival
19	3583 Westminster Dr	Listed			1865	Cream or Light-Yellow Wood or Vinyl Siding (Potential Frame Structure) as of Nov 2022	L-Plan Footprint with Additions, Vernacular
20	3836 Colonel Talbot Rd	Listed			1875	Yellow Brick as of Nov 2022	L-Plan Footprint with Addition, Vernacular

21	4267 Manning Dr	Listed			1865	Appears to be Yellow Brick as of Jun 2021	T-Plan Footprint, Gothic Revival
22	4379 Colonel Talbot Rd	Listed			1870	Yellow Brick with White Wood / Vinyl-Sided Addition, Ivy in Front as of Nov 2022	L-Plan Footprint, Style Unconfirmed
23	4492 Colonel Talbot Rd	Listed			1860	Yellow Brick as of Nov 2022	L-Plan Footprint with Addition, Ontario Farmhouse

24	4509 Colonel Talbot Rd	Listed			1870	White Painted Brick with Stone Quoins as of Nov 2022	T-Plan Footprint with possible Addition, Ontario Farmhouse
25	4570 Westminster Dr	Not Listed on Dec 9, 2022 Register			Unknown (Built prior to 1862, as per 1862 Tremaine Map)	Beige Wood Siding as of Aug 2021	L-Plan Footprint with Additions, Style Unconfirmed
26	4626 Colonel Talbot Rd	Listed			1870	Yellow Brick as of Jul 2023	L-Plan Footprint with Addition, Ontario Farmhouse

27	519 Maitland St	Designated Part IV & V (L.S.P.- 313-986 & L.S.P.- 3400-254)			1874	Yellow Brick as of Oct 2022	L-Plan Footprint with Addition, Gothic Revival
28	5612 Highbury Ave S	Listed			1870	Yellow Brick as of Sep 2018 Google	T-Plan Footprint with Additions, Gothic Revival
29	772 Crumlin Sideroad	Not Listed on Dec 9, 2022 Register			(Built after 1862, as per 1862 Tremaine Map)	Yellow Brick with White Vinyl or Wood Siding on Addition as of Nov 2022	L-Plan Footprint with Additions, Style Unconfirmed

30	85 Albion St	Designated Part IV & V (L.S.P.- 3185-132 & L.S.P.- 3437-179)			1886 (1880 in By-law)	Yellow Brick (White Brick in By-law) with White Vergeboarding as of Dec 2022	Symmetrical Three-Bay Façade With Centre Gable, Gothic Revival
31	9071 Longwoods Rd	Listed			1890	Yellow Brick with White Painted Gables (potentially of Wood Shake with bargeboard) as of Nov 2022	L-Plan Footprint with Additions, Queen Anne
32	7056 Pack Rd (Subject Site)	Listed			1875	Generally Yellow Brick as of Aug 2023	L-Plan Footprint with Addition, Vernacular

Of these examples:

- 22 are built of or clad in yellow brick (or appear to be yellow brick based on the best available image at the time), not including the subject site.
- 16 feature an “L-shaped” footprint, with most having additions, and one features a very slight “L-Plan” (1950 Sunningdale Rd W), not including the subject site.
- 5 are Vernacular Farmhouses.
- 8 are Gothic Revival styles.
- The dates of construction range from as early as 1860 to as late as 1900, with several dates unconfirmed.
- The 6 designated properties are all Gothic Revival style built between 1860 – 1880 and are protected under the OHA, and of those 6 protected examples 4 have “L-shaped” footprints, and all but one is constructed of yellow brick.
- Yellow brick is a prevalent material in the sampled properties.

The comparative analysis indicates that the house located at 7056 Pack Road is not one of the earliest examples of a Vernacular Farmhouse in London featuring an L-shaped footprint. The house's size and massing are not unique, and its L-shaped floor plan, along with the gabled roof with steeply peaked dormers, aligns with the design of other similar farmhouses in London. Some of these comparable farmhouses are already protected under the Ontario Heritage Act (OHA) through Part IV or V designations, or both. Many of these examples showcase varied shades of yellow brick, similar to the house at 7056 Pack Road, including examples that do not appear to have been converted for rental dwellings.

Based on the foregoing, it is our opinion that the property and structures at 7056 Pack Road lack significant design or physical value. This is because they do not represent a rare, unique, representative, or early instance of a specific architectural style, type, expression, material, or construction method. There are other examples scattered throughout the City that were constructed earlier, feature yellow brick, and possess "T" or "L-shaped" footprints, some of which are currently safeguarded under the protection of the OHA.

### ***5.3.1.2 Discussion of Integrity***

The subject property retains a 1.5- storey yellow vernacular farmhouse with gothic revival stylistic influences. The building does appear to have been altered since its approximate construction in 1878 with two additions having altered the footprint of the building, and evidence of changes to the exterior and alterations to the interior, as described below:

- Unsympathetic addition to the rear (north) for a garage, and a sympathetic mudroom / entrance to the east side.
- The mudroom addition to the east had cracks in its cinder block foundation.
- Removal of a chimney on the west side of the original brick house.



- Conversion of the interior to accommodate two separate rental dwelling units with private entrances.
- The roof had apparent damage through shingle loss.
- There were several areas of brick-and-mortar damage.
- Several windows and one door openings have been covered up.
- Windows feature newer rectangular vinyl inserts, clearly differentiated from original opening, especially where original opening is arched.
- Materiality is varied between original structure and additions.
- Brickwork on the north (rear) and west (side) elevations does not match. West side shows blend of yellow brick and polychromatic brickwork.
- Entrance doors do not appear to be original.
- Entrance verandah is not original.

The two large steeply pitched dormers on the south (front) elevation and east (side) may be original and are consistent with the age, style and character of the building. The footprint has been slightly altered by the presence of additions, and the different brickwork present on the north (rear) and west (side) elevations could signify a change to the original structure. The window openings of the original house appear to be intact, though the windows themselves are not original, and the vinyl inserts do not always match the shape of the original window openings. The three wooden doors appear to be early or original and the covered porch entranceway also includes original or early features such as the wooden posts, railings and spindles. The property generally retains the integrity of its original built character, but with some noticeable changes, additions, and alterations which do represent a change to the original condition. While most of these changes can be expected of a house with an estimated date of construction circa 1878, the most notable change is the interior conversion of the house into two separate rental dwelling units. According to the OHTK, a heritage property does not need to be in original condition since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features continue to represent or support the heritage integrity of the property.

In our opinion, the surviving physical features generally maintain the original shell of the farmhouse, but the additions, changes, and alterations do result in noticeable change which takes away from the originality of the structure, especially when considering the interior unitization.

### **5.3.2 Historical / Associative Value**

The parcel at 7056 Pack Road has association with the Cornell family who were significant to the early settlement in Westminster Township. This connection is primarily through Jesse Harmon Cornell, James Herbert Cornell, and Forra Delous Cornell, who were the successive owners of the subject site. They were the son, grandson, and great-grandson of Jesse Cornell, respectively. However, many properties in the area were owned and/or farmed by the Cornells within Westminster Township over the years, and their legacy or early settlement may be better represented in 3087 Colonel Talbot

Road (which was the location of Jesse Cornell's original patent), and their other farm parcels at 1029-1035 Southdale Road West.

The ownership records for the subject site become somewhat less distinct during the mid- to late 1800s, particularly when considering the division of Lot 76, and it is not entirely clear if Jesse Cornell owned a part of what is now the subject site. Historical maps and assessment rolls contribute to shedding light on this matter. However, one certainty remains: Forra Delous Cornell, a prominent and enduring owner of the subject site, is unequivocally linked to the lineage of Jesse Cornell as his great-grandson. This lineage spans across a minimum of four generations, reflecting the enduring legacy of the Cornell family history.

Furthermore, the property does not yield information that contributes to an understanding of a community or culture. The building has not been associated with any notable communities, such as nearby Lambeth, or cultures and is not known to potentially yield information regarding its neighbourhood community context. The property was one of many farm lots in this area of Westminster Township and is generally not tied to any of the communities found within Westminster Township. Therefore, the property does not meet this criterion. Lastly, the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. The architect and builder of the house is unknown. Therefore, the property does not meet this criterion.

Overall, in our opinion, the property has associative value because it has direct associations with the Cornell family who were early settlers to the area, and significant to the community for their settlement, farming, and related activities.

### **5.3.3 Contextual Value**

The property at 7056 Pack Road is, in our opinion, not important in defining, maintaining, or supporting the character of the area. The parcel represents a fragment of a larger original land grant, and the farmhouse aligns with similar architectural styles of other farmhouses and residences in London, as evident from a comparative analysis. There are no communities, public plazas, or cultures that have developed around the subject site as a result of the subject site.

As well, today, given the evolving urban land uses just east and south of 7056 Pack Road, the parcel is now at the interface of the rural / urban interface. This interface represents a change in context for the subject site. Today, the parcel at 7056 Pack Road is situated at the juncture of rural land and the City's Urban Growth Boundary. Accordingly, urbanization has encroached on the rural setting of the subject site to the south and east and has changed the site's context. This shift has resulted in a partial disconnect from its historically rural surroundings, with the balance of the rural character remaining to the north.

Physically and visually, the subject site is one of many remnant farmhouses that were constructed near road intersections. Functionally, and historically, the subject site has been severed into a lot that is a fraction of its original size and the subject site no longer functions as a farm or farmhouse as it once did, but rather a converted 2-unit rental dwelling on a rural property.

Additionally, the property lacks the qualities of a landmark. The existing farmhouse's height doesn't notably surpass neighboring structures, and its visibility from the street is obscured by trees, and no significant viewpoints highlight the property as a noteworthy or distinctive entity.

In summary, our evaluation leads us to conclude that the property at 7056 Pack Road does not have contextual value.

### 5.3.4 Summary Evaluation Table

Criteria of O. Reg. 9/06	Yes / No	Comments
1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	No	The house at 7056 Pack Road is a yellow brick vernacular farmhouse that exhibits some stylistic influences the Gothic Revival style, but is not a rare, unique, representative, or early example of a specific style, type, expression, material, or construction method. Therefore, the property does not meet this criterion.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The house at 7056 Pack Road is a yellow brick vernacular farmhouse. Brick was typical for the mid- to late 1800s and there were many bricklayers familiar with this type of construction during this time. Therefore, the property does not meet this criterion.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The building does not reflect a high degree of technical or scientific achievement. Therefore, the property does not meet this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes	The property has associative value because it has direct associations with the Cornell family who were early settlers to the area, and significant to the community for their settlement, farming, and

		related activities. Therefore, the property does meet this criterion.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The building has not been associated with any notable communities, such as nearby Lambeth, or cultures and is not known to potentially yield information regarding its neighbourhood community context. Furthermore, the property was one of many farms in this area. Therefore, the property does not meet this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	The property does not demonstrate or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. The architect and builder of the house is unknown. Therefore, the property does not meet this criterion.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No	The property does not significantly contribute to the area's character. As well, there are no communities, plazas, cultures or other significant growth that have accord from or around the subject site as a result of the subject site. The farmhouse's architectural style aligns with others in London. In addition, the encroaching urbanization to the east and south place the site along the rural-urban interface, which has altered its original context. This shift disconnects it partially from its historical rural surroundings, with some of the rural character remaining to the north. Thus, the property doesn't meet this criterion.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	Physically and visually, the subject site is one of many remnant farmhouses that were constructed near road intersections. Functionally, and historically, the subject site has been severed into

		a lot that is a fraction of its original size and the subject site no longer functions as a farm or farmhouse, but rather a converted 2-unit rental dwelling. Therefore, the property does not meet this criterion.
9. The property has contextual value because it is a landmark.	No	The property lacks the qualities of a landmark. The existing farmhouse's height doesn't notably surpass neighboring structures, and its visibility from the street is obscured by trees, and no significant viewpoints highlight the property as a noteworthy or distinctive entity. Therefore, the property does not meet this criterion.

**5.4 Heritage Attributes**

In our opinion, there are no significant identified heritage attributes associated with the property at 7056 Pack Road.

**5.5 Recommendations**

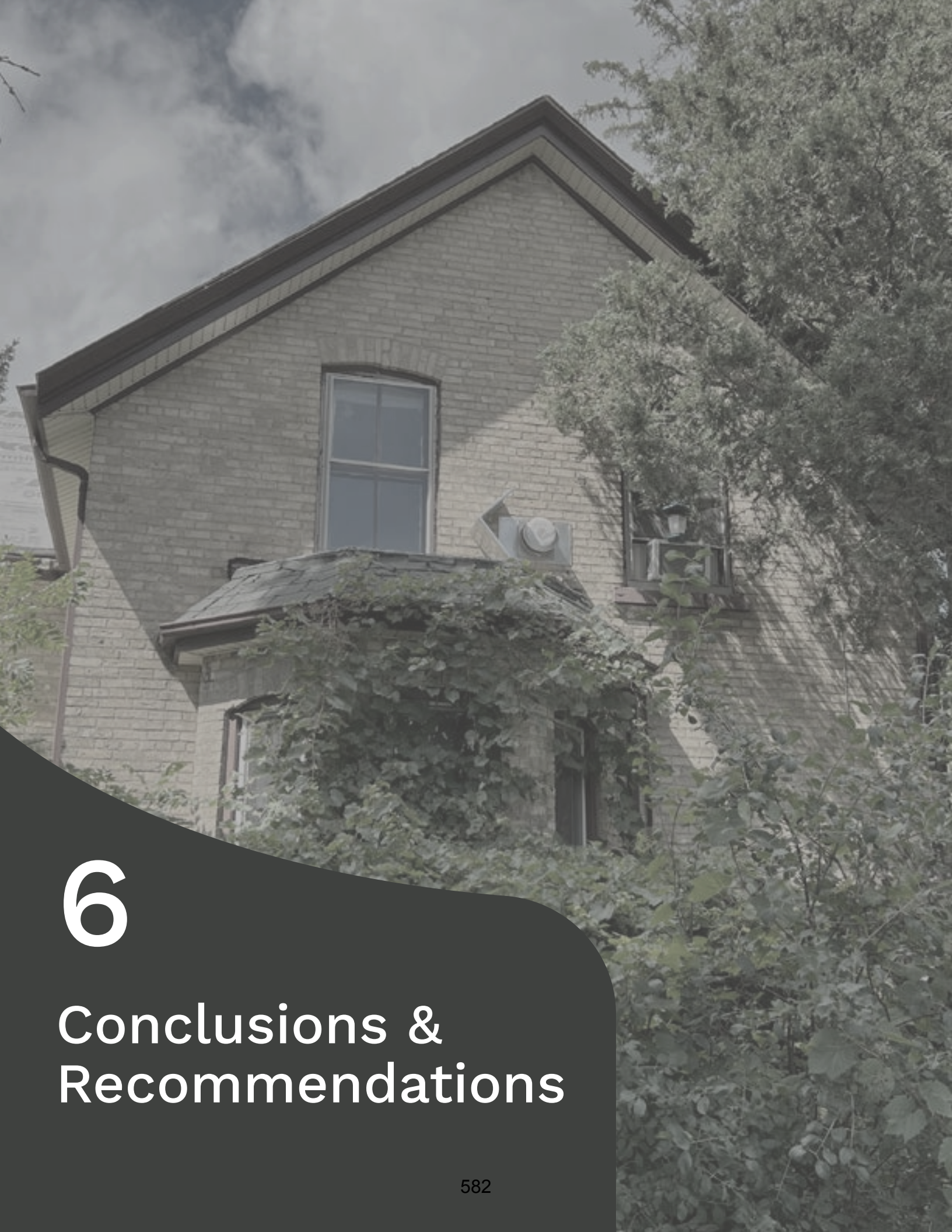
Under Bill 23, for Part IV Heritage Act designation, properties must meet at least two of the nine criteria in O. Reg. 9/06.

In our view, the subject site meets just one of these criteria and falls short on another. It holds associative value because it has direct associations with the Cornell family who were early settlers to the area, and significant to the community for their settlement, farming, and related activities.

Since the subject site meets only one of the nine criteria in O. Reg. 9/06 and have undergone several alterations and additions, we do not recommend considering 7056 Pack Road for designation under the Ontario Heritage Act.

Lastly, as the subject site does not meet the required criteria for designation, a "Draft Statement of Significance" is unnecessary.

Accordingly, we recommend removing the subject site from the Register.



# 6

## Conclusions & Recommendations

## 6.0 Conclusions & Recommendations

The subject site comprises a rural residential parcel situated at the rural-urban interface along the City of London's Urban Growth Boundary. The site is developed with a 1.5-storey single-detached yellow brick house with an L-shaped floorplan and a gabled roof with steeply peaked dormers at the front and east sides. It includes a 1-storey mudroom addition on the east façade and a 1-storey garage as a rear addition on the north side. There is also a small garden shed to the east of the house.

The house at 7056 Pack Road is best described as a Vernacular Farmhouse with Gothic Revival stylistic influences, built sometime in the late 1800s, with the best estimate for construction being 1878.

This Cultural Heritage Evaluation Review (CHER) has assessed the subject site as a listed, non-designated property on the City's Register for its potential cultural heritage value or interest. The evaluation followed heritage conservation best practices and the criteria outlined in O. Reg 9/06 under the Ontario Heritage Act (OHA).

The property at 7056 Pack Road constitutes a portion of the original farm at Lot 76, West of Talbot Road. The remaining lot area reflects typical subdivision over the years. The farmhouse and property no longer serve as a farm, having been converted into two rental dwelling units. This unitization serves as one of the most significant alterations to the structure from its original condition.

In our assessment, the remnant farmhouse lacks rarity, uniqueness, representativeness, or early exemplification of a style, type, expression, material, or construction method. It also lacks a notable level of craftsmanship, artistic merit, or significant technical or scientific achievement.

Although some Gothic Revival stylistic influences are present, the house is not an exemplary version of this style. The house lacks many common elements of the Gothic Revival style, such as decorative finials, ornate trim, or pointed arches, among others. The combination of these influences with vernacular traits categorizes the structure as a Vernacular Farmhouse with Gothic Revival Stylistic Influences.

Comparable earlier yellow brick "T" or "L-shaped" structures exist in the City, some of which, are already protected by a designation under the OHA. As well, the farmhouse on-site has undergone various alterations, including unsympathetic additions, removed chimney, brick damage, and mismatched brickwork. Original windows were replaced with distinct vinyl inserts that do not always match the shape of the original openings, and entrance elements are not original. Notably, the conversion into two rental units is the most significant. Despite the alterations, the farmhouse's original shell persists, but the additions and alterations diminish its originality, especially concerning interior changes.

However, we find the property possesses associative value due to its direct connections with the Cornell family, early settlers of Westminster Township, who hold significance in the community for their settlement, farming, and related endeavors.

In terms of contextual value, the property does not contribute significantly to defining, maintaining, or supporting the area's character. It lacks meaningful physical, functional, visual, or historical links to its surroundings and does not function as a landmark.

Ultimately, our evaluation indicates that the subject site fulfills one criterion while falling short on another as outlined in O. Reg. 9/06. Given that the site meets only one of the nine criteria and has undergone various alterations and additions, we do not recommend considering 7056 Pack Road for designation under the Ontario Heritage Act. Lastly, as the subject site does not meet the necessary criteria for designation, creating a "Draft Statement of Significance" is unnecessary. Thus, we suggest removing the subject site from the Register.

Respectfully submitted,  
**Bright Past Heritage Consulting Inc.**

A handwritten signature in black ink, appearing to read "Evan Sugden". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Evan M. Sugden, HBASc, MA, CAHP, RPP, MCIP**  
President | Heritage Planner





# 7

## Resources

Bright Past  
Heritage Consulting Inc.

## 7.0 Resources

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## **Appendix A:**

### **Comprehensive Set of Images of Subject Site and House**



**58. 7056 Pack Rd West Elevation.HEIC**



**71. 7056 Pack Rd Southwest Elevation.HEIC**



**70. 7056 Pack Rd South (Front) Elevation 1.HEIC**



**67. 7056 Pack Rd Looking Northeast.HEIC**



**55. 7056 Pack Rd South (Front) Elevation.HEIC**



**75. 7056 Pack Rd North Facing Panoramic Front Yard.HEIC**



**119. Subdivision Development looking Southwest along Pack Rd.HEIC**



**118. Subdivision Development looking South from 7056 Pack Rd.HEIC**



**116. Commercial Uses at Corner of Pack Rd and Colonel Talbot Rd Southeast.HEIC**



115. Urban Boundary South of Pack Rd looking East along Pack Rd from 7056 Pack Rd.HEIC



86. 7056 Pack Rd Front Facade Bay Window & Mud Room Addition.HEIC



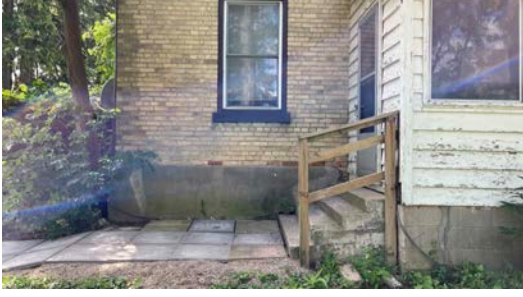
78. 7056 Pack Rd East Side Mud Room Addition.HEIC



93. 7056 Pack Rd Stone Foundation.HEIC



81. 7056 Pack Rd Front Bay Window.HEIC



79. 7056 Pack Rd East Facade Mud Room Addition & Concrete Foundation Work.HEIC



56. 7056 Pack Rd East Elevation.HEIC



80. 7056 Pack Rd East Facade Boarded Over Window Opening.HEIC



85. 7056 Pack Rd Cracked Cinder Block Mudroom Foundation.HEIC

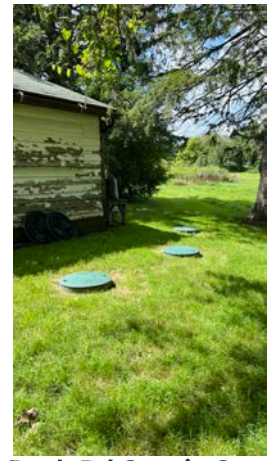




91. 7056 Pack Rd North Facade Materiality Transition.HEIC



94. 7056 Pack Rd Mudroom Connection New vs. Old.HEIC



69. 7056 Pack Rd Septic System Components.HEIC



61. 7056 Pack Rd Rear and Side Yards looking Northeast.HEIC



90. 7056 Pack Rd North Elevation.HEIC



59. 7056 Pack Rd Rear Addition (Garage).HEIC



57. 7056 Pack Rd North Elevation.HEIC



62. 7056 Pack Rd Rear and Side Yards looking Southwest.HEIC



64. 7056 Pack Rd Side Yard looking West.HEIC



**68. 7056 Pack Rd Rear Yard looking North 1.HEIC**



**113. Lands North of 7056 Pack Rd.HEIC**



**60. 7056 Pack Rd Rear and Side Yards looking East.HEIC**



**63. 7056 Pack Rd Side Yard looking East.HEIC**



**76. 7056 Pack Rd Northwest Elevation.HEIC**



**121. Pack Road Country Meats at 7086 Pack Rd West of 7056 Pack Rd.HEIC**



**122. Pack Road Country Meats.HEIC**



**87. 7056 Pack Rd Garage Addition.HEIC**



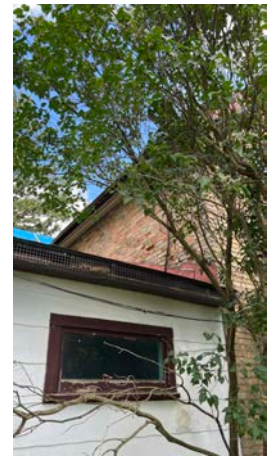
**72. 7056 Pack Rd West Elevation.HEIC**



73. 7056 Pack Rd West Elevation Chimney Removal and Re-Bricking.HEIC



77. 7056 Pack Rd Front Stoop.HEIC



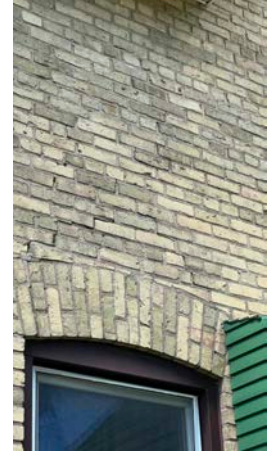
88. 7056 Pack Rd Garage Connection.HEIC



74. 7056 Pack Rd West Entrance (Unused).HEIC



95. 7056 Pack Rd Mortar Damage 1.HEIC



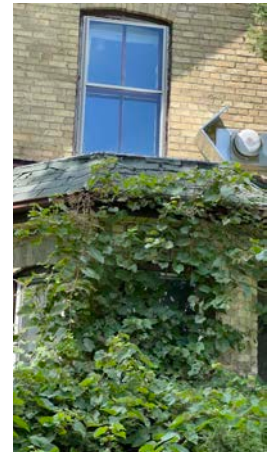
96. 7056 Pack Rd Mortar Damage 2.HEIC



92. 7056 Pack Rd Peaked Dormer and Arched Window Opening.HEIC



84. 7056 Pack Rd Brick Damage.HEIC



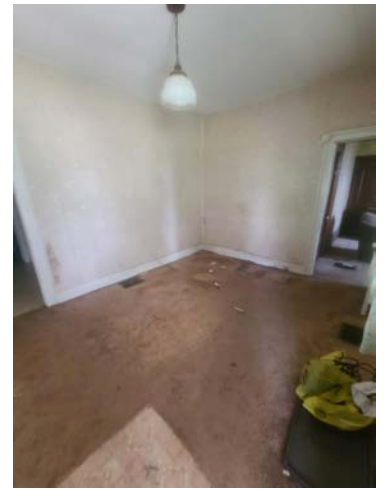
82. 7056 Pack Rd Bay Window Roof Damage.HEIC



65. 7056 Pack Rd Primary Driveway.HEIC



123. Urban and Rural Interface looking West from 7056 Pack Rd.HEIC



124 - Living Area.jpg



125 - Living Area.jpg



126 - Bedroom.jpg



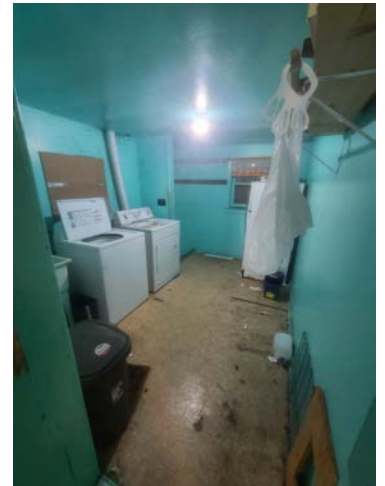
127 - Kitchen.jpg



128 - Bedroom.jpg



129 - Bathroom.jpg



130 - Laundry Room.jpg



131 - Bedroom.jpg



132 - Entrance.jpg



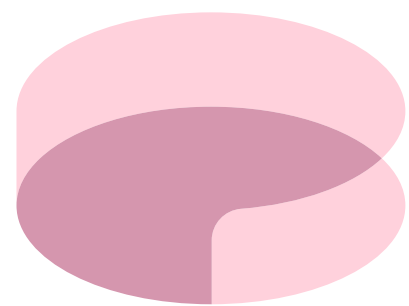
133 - Stairs to Basement.jpg



134 - Basement.jpg



135 - Basement.jpg



BRIGHT  
PAST

Heritage Consulting Inc.

## Heritage Planners' Report to CACP: October 11, 2023

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 94 Bruce Street (WV-OS HCD) – Replacement of non-original windows & front door; reconstruction of non-original front porch
  - b) 169 Wortley Road (WV-OS HCD) – New porch railing
  - c) 141 Duchess Avenue (WV-OS HCD) – Construction of exterior stair to upper-level unit
  - d) 527 Princess Avenue (EW HCD) – Turret roof slate and gutter replacement with new slate and copper
  - e) 226 Dundas Street (DNTN HCD) – New backlit channel letter signage on south elevation storefront
  - f) 255 Queens Avenue (DNTN HCD) – North entrance modernization and construction of new exterior canopy
  - g) 802 Waterloo Street (BH HCD) – Non-original window replacement
  - h) 148 York Street (DNTN HCD) – New backlit channel letter signage on south and west elevations
  - i) 140 Wortley Road (WV-OS HCD) – New non-illuminated projecting signage on west elevation
  - j) 122 Wharncliffe Road South (WV-OS HCD) – Masonry repairs and replacement of storefront windows and door due to vehicle impact
  - k) 189 Dundas Street, Unit A (DNTN HCD) – New backlit channel letter signage on north elevation storefront
  - l) 316 Grosvenor Street (BH HCD) – Non-original window replacement

## Upcoming Heritage Events

- London Heritage Awards
  - Nominations open September 15<sup>th</sup> to November 30<sup>th</sup>, 2023
  - <http://londonheritageawards.ca/nominate/>
- 2023 Urban Design Awards
  - Thursday October 19, 2023, 7:00pm-9:00pm
  - Tickets on sale now; \$10 General Admission, \$5 Student Ticket
  - <https://www.eventbrite.ca/e/2023-urban-design-awards-tickets-699241779987>