Agenda
London Advisory Committee on Heritage

8th Meeting of the London Advisory Committee on Heritage

August 14, 2019, 5:30 PM

Committee Rooms #1 and #2

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Pages

1. Call to Order

1.1 Disclosures of Pecuniary Interest

2. Scheduled Items

2.1 5:30 PM Heritage Alteration Permit Application by D. Russell - 529 Princess Avenue, By-law No. L.S.P.-3104-15 — 3

a. K. Gonyou, Heritage Planner; and,

b. David Russell

2.2 5:45 PM Heritage Alteration Permit Application by T. Roppelt and C. Roes - 42 Albion Street, Blackfriars/Petersville Heritage Conservation District — 19

a. K. Gonyou, Heritage Planner; and,

b. Tyler Roppelt and Chase Roes

2.3 6:00 PM W. Kinghorn - Proposal to Bring the Ontario Heritage Conference to London in 2022 — 35

2.4 6:15 PM M. Knieriem, Planner II - Victoria Park Secondary Plan - Draft Secondary Plan — 36

2.5 6:30 PM C. Parker, Senior Planner - Revise Wording of the Existing h-18 Holding Provision (Archaeological Assessment) — 130

2.6 6:45 PM Heritage Planners' Orientation

3. Consent

3.1 7th Report of the London Advisory Committee on Heritage — 134

3.2 Municipal Council resolution from its meeting held on July 30, 2019, with respect to the 7th Report of the London Advisory Committee on Heritage — 139

3.3 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1-3 Bathurst Street and 269-281 Thames Street — 142

3.4 Notice of Project Completion - Long Term Water Storage - Municipal Class Environmental Assessment — 245

3.5 Ontario Heritage Conference 2019 - Summary Report - M. Whalley 247

3.6 CHO Newsletter - Summer 2019

(Note: Copies of the CHO Newsletter for Summer 2019 will be provided at the meeting.)

4. Sub-Committees and Working Groups

5. Items for Discussion

5.1 Amendment to Heritage Designating By-law for 660 Sunningdale Road East 249

5.2 Heritage Planners' Report

(Note: A copy of the Heritage Planners' Report will be available at the meeting.)

6. Adjournment

Next Meeting Date: September 11, 2019

Report to London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage
From: **John M. Fleming**
Managing Director, City Planning and City Planner
Subject: **Heritage Alteration Permit Application by D. Russell at 529 Princess Avenue, By-law No. L.S.P.-3104-15**
Meeting on: **Wednesday August 14, 2019**

Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act*, retroactive consent for the existing porch on the heritage designated property located at 529 Princess Avenue **BE GIVEN** subject to the following terms and conditions:

a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the Heritage Alteration Permit prior to issuance of the Building Permit;
b) All exposed wood be painted; and,
c) The Heritage Alteration Permit be displayed in a location visible from the street under the work is completed.

Executive Summary

Unapproved alterations to the porch of the heritage designated property at 529 Princess Avenue was made in autumn 2016. Subsequently, the property owner made a Heritage Alteration Permit application (HAP18-014-L), proposing a replacement porch which was approved with terms and conditions by Municipal Council at its meeting on July 12, 2018. The property owner did not agree with the terms and conditions imposed on the Heritage Alteration Permit approval, specifically the elimination of the turret detail of the proposed porch. Consequently, the property owner has made this Heritage Alteration Permit application seeking retroactive consent for the existing porch.

Analysis

1.0 Background

1.1 Property Location

The property at 529 Princess Avenue is located on the southwest corner of Princess Avenue and William Street (Appendix A).

1.2 Cultural Heritage Status

The property at 529 Princess Avenue was designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3104-15 on December 6, 1990 (Appendix C).

While geographically located within the limits of the East Woodfield Heritage Conservation District, the property at 529 Princess Avenue is not designated pursuant to Part V of the *Ontario Heritage Act*. At the time of the designation of the East Woodfield Heritage Conservation District in 1993 the *Ontario Heritage Act* did not allow for "double designated" properties. The *Ontario Heritage Act* has since been amended in 2005 to allow for "double designated" properties, however individually designated properties within the East Woodfield Heritage Conservation District and the Bishop Hellmuth Heritage Conservation District, continue to be excluded from those Heritage Conservation District designations respectively.

1.3 Description

The existing building at 529 Princess Avenue is an excellent example of Italianate architecture (Appendix B). It is a two-and-a-half storey, buff brick, side hall plan, Italianate residential dwelling. The building was constructed in 1880 as the home of Dr. John Salter (1802-1881). Subsequently, the property was owned by the Fraser family, including Harrison Fraser who left Park Farm (120 Meadowlily Road) to the City.

The heritage designating by-law includes a description of the "architectural reasons" for the property's designation, including both interior and exterior heritage attributes (see Appendix B). Regarding the exterior, By-law No. L.S.P.-3104-15, states,

> *The original portion of the house is in an Italianate style with a side hall plan. There is a centre Gothic gable with a decorative bargeboard over a projecting central bay. The house features a frieze and paired bracket, detailed stone keystones and attractive double doors and attractive chimney. All shutters are original and still functional. The slate shingles on the roof are from Scotland. A significant renovation around 1900 resulted in a substantial addition to the back of the building. This latter addition imitates many Italianate features of the earlier house. The presence of two large Queen Anne Gable indicates its later period.*

1.4 Previous Reports

May 9, 2018. Report to the London Advisory Committee on Heritage. Heritage Alteration Permit application, David Russell, 529 Princess Avenue – By-law No. L.S.P.-3104-15.

June 13, 2018. Municipal Council resolution. Resolet 3.1-10-PEC.

2.0 Legislative and Policy Framework

2.1 *Provincial Policy Statement*

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

The *Provincial Policy Statement* (2014) defines "conserved" as: "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 maintained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments."

2.2 *Ontario Heritage Act*

Pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Alteration Permit is required for any alteration that is likely to affect any of the property's heritage attributes. Section 33(1), *Ontario Heritage Act* states,

> *No owner of property designated under section 29 shall alter the property or permit the alteration of the property If the alteration is likely to affect the properyt's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29(6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and received consent in writing to the alteration.*

Within 90 days of receipt of a Heritage Alteration Permit application and following consultation with the London Advisory Committee on Heritage (LACH), Municipal Council shall,

a) Consent to the application;
b) Consent to the application on terms and conditions; or,
c) Refuse the application (Section 33(4), *Ontario Heritage Act*).

2.3 *The London Plan*

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources.

Policy 587_ *Where a property of cultural heritage value or interest is designated under Part IV of the* Ontario Heritage Act*, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the* Ontario Heritage Act*.*

Policy 589_ *A property owner may apply to alter the cultural heritage attributes of a property designated under the* Ontario Heritage Act*. The City may, pursuant to the* Act*, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the municipality may delegate approvals for such permits to an authority.*

3.0 Heritage Alteration Permit Application

Unapproved alterations to the porch of the heritage designated property at 529 Princess Avenue were undertaken in the fall of 2016.

A Heritage Alteration Permit application (HAP18-014-L) was made by the property owner and received on March 12, 2018, seeking approvals for a new porch which included a turret feature. While staff recommended that consent be given for the Heritage Alteration Permit application with terms and condition, the London Advisory Committee on Heritage (LACH) did not accept staff's recommendation. Instead, the turret was eliminated in the recommendation of the LACH which was accepted and approved by Municipal Council at its meeting on June 12, 2018 (Appendix D). While the property owner did not appeal the terms and conditions imposed by Municipal Council on the Heritage Alteration Permit to the Conservation Review Board, per Section 33(6) of the *Ontario Heritage Act*, the property owner has indicated he has no intent of constructing the porch to which consent was given with terms and conditions.

This Heritage Alteration Permit application (HAP19-055-L) was submitted by the property owner and received on July 22, 2019. The property owner has applied for a Heritage Alteration Permit to (Appendix E):

- Retain the existing wood porch.

Per Section 33(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on October 20, 2019.

4.0 Analysis

Alterations to the porch are likely to affect the subject property's heritage attributes, thus requiring Heritage Alteration Permit approval. As a significant example of the Italianate architectural style, protected by the property's designation under the *Ontario Heritage Act*, change must be carefully evaluated to ensure that the property's heritage attributes are conserved.

Historic photographs confirm the former presence of a porch on the property at 529 Princess Avenue. Image 1, Appendix B (undated) shows the former porch at the front door, with a covered vestibule, small roof, and what appears to be metal railings. Interestingly, ghosting appears present which suggests the presence of a former porch that may have spanned the front façade of the building. The most recent former porch appears to have been a plain, painted wood porch with no railings or guards (see Image 3, Appendix B). It was removed in autumn 2016 and replaced by a set of steps constructed of pressure treated lumber (see Image 4, Appendix B).

Within the previous staff report to the LACH for the Heritage Alteration Permit (HAP18-014-L), it was noted that the existing porch and steps were "constructed temporarily." The property owner now seeks to recognize the existing porch as a permanent feature of the property.

While the existing porch does not offend the heritage character of the property and do not adversely affect its heritage attributes, the existing porch offers little, if any, contributions to the property's cultural heritage value. The existing porch is not in keeping or out of keeping with the heritage character of the property. The existing porch appears to be generally consistent, in terms of massing and scale, with the former porch which was removed without Heritage Alteration Permit approval. To improve the compatibility of the existing porch, it must be painted so that the wooden elements of the porch better blend into the architecture of the buildings and led a more finished appearance to the porch.

5.0 Conclusion

Consent should be granted for the retroactive Heritage Alteration Permit application for the existing porch at 529 Princess Avenue, provided that all exposed wood of the existing porch is painted.

Prepared by:	**Kyle Gonyou, CAHP** **Heritage Planner**
Submitted by:	**Gregg Barrett, AICP** **Manager, Long Range Planning and Sustainability**
Recommended by:	**John M. Fleming, MCIP, RPP** **Managing Director, City Planning and City Planner**
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

August 6, 2019
KG/

Appendix A Property Location
Appendix B Images
Appendix C By-law No. L.S.P.-3104-15
Appendix D Municipal Council resolution on HAP18-014-L
Appendix E Drawings of Existing Porch

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Appendix A – Location

Figure 1: Property location of 529 Princess Avenue (from HAP18-014-L).

Appendix B – Images

Image 1: View of the property at 529 Princess Avenue, showing the front (north) façade of the dwelling. Note the former porch, as well as ghosting which suggests the former presence of a porch across the building's façade. Date unknown; prior to 1990.

Image 2: Photograph showing the William Street façade, as well as the south (rear) façade of the dwelling at 529 Princess Avenue. Date unknown; prior to 1990.

Image 3: Undated photograph of the property at 529 Princess Avenue, provided as part of this Heritage Alteration Permit application, showing the former porch.

Image 4: Photograph of the property at 529 Princess Avenue on November 14, 2016, showing the replaced porch.

Image 5: Photograph of the property at 529 Princess Avenue on June 22, 2017.

Image 6: Photograph of the property at 529 Princess Avenue on April 18, 2018.

Image 7: Detail photograph of the existing front porch of the property at 529 Princess Avenue on April 18, 2018.

Appendix C – By-law No. L.S.P.-3104-15

SCHEDULE "A"
To By-law No. L.S.P.-3104-15

Part of Lots numbers twenty-six (26) and twenty-seven (27) and twenty-eight (28) on the west side of William Street according to Registered Plan Number one hundred and seventy-seven (177) in the City of London and County of Middlesex, more particularly described as Part one (1) according to deposited plan 33R-5554.

SCHEDULE "B"
To By-law No. L.S.P.-3104-15

The exterior of 529 Princess Avenue is a fine example of Italianate architecture. Built in 1880 for Dr. John Salter, this two and half storey, white brick house possesses many fine Italianate features. The house is an important contributor to the streetscape 527, 529, 534 Princess Avenue.

Historical Reasons

Dr. John Salter (1802-1881) came to London as a apothecary in 1835 and opened a shop on Ridout Street and later Clarence and Dundas. He was surgeon to the British Garrison during the Rebellion of 1837 and one of London's first dentists. Dr. Salter was also editor of The London Times, a conservative newspaper. Under Salter's editorship the paper continually expressed opposition to capital punishment and debtors'prison, and his influence contributed to the legislative changes in the 1850s.

Originally Salter's estate, registered in 1854, encompassed a large area including much of the Western Fair grounds, then called "Salter's Grove" a remnant of the Carolinian forest which also held huge oak and pine trees. Prospect Avenue was initially named Salter Street. The house was acquired by Maxwell D. Fraser in 1884. Fraser was a partner in the prominent law firm of Fraser and Fraser. Maxwell Fraser was a professor of Law at the University of Western Ontario and a noted barrister and solicitor. Fraser owned much land in North London, and Harrison Avenue was named after his son. The house was passed to his son Harrrison Fraser who was also a barrister and solicitor in the family firm. Harrison spent his winters at 529 Princess and his summers at "Park Farm" on Meadowlily Road until his death in 1981. "Park Farm" was left to the City.

Architectural Reasons

The original portion of the house is in an Italianate style with a side hall plan. There is a centre Gothic gable with a decorative bargeboard over a projecting central bay. The house features a frieze with paired brackets, detailed stone keystones and attractive double doors and attractive chimneys. All shutters are original and still functional. The slate shingles on the roof are from Scotland. A significant renovation around 1900 resulted in a substantial addition to the back of the building. This latter addition imitates many Italianate features of the earlier house. The presence of two large Queen Anne Gables indicates its later period.

The interior of the house includes many fine elements. The living room features a white marble fireplace, ceiling medallion and cornice with picture rail as well as panelling under the windows. A very large square arch with original bi-folding doors separates the living room and the original dining room now a library. The pine doors into these two rooms from the hall are three panelled. The library features large built-in wood book shelves with glass doors, mirror and fireplace on the south wall which were part of the 1900 addition and an impressive bay window on the east side. The present dining room, part of the 1900 addition, has panelled ceiling, attractive fireplace and light fixtures in both centre of the room and in the adjacent alcove. The front hall is of interest with its plaster arch with centre masks and the panelled front door with bevelled glass panes in a floral design. The staircase with its cherrywood balustrade and spindles and panelling is impressive. On the second floor there is a white marble fireplace and archway with plaster moulding in a grape bunch motif in the north bedroom. As well there is an Eastlake fireplace in the southeast bedroom with tiles showing scenes from Shakespearean plays and a patterned blue and brown tiled fireplace in the bedroom in the bay window.

Throughout the house there are original baseboards with window and door surrounds.

Figure 2: By-law No. L.S.P.-3104-15 is registered on the title of the property at 529 Princess Avenue.

Appendix D – Municipal Council resolution on HAP18-014-L

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

June 13, 2018

C. Saunders
City Clerk

J. Ramsay
Forestry Technologist

I hereby certify that the Municipal Council, at its meeting held on June 12, 2018 resolved:

That, the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage from its meeting held on May 9, 2018:

a) the Heritage Planners BE REQUESTED to prepare a Statement of Cultural Heritage Value or Interest for the Fugitive Slave Chapel at its new location at 432 Grey Street pursuant to direction from the Municipal Council during the repeal of the heritage designating by-law for 275 Thames Street; it being noted that a verbal delegation from D. McNeish, with respect to this matter, was received;

it being further noted that the Municipal Council resolution from its meeting held on April 24, 2018, with respect to the 5th Report of the London Advisory Committee on Heritage, was received;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 2096 Wonderland Road North by Invest Properties Ltd., that notice BE GIVEN, under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property located at 2096 Wonderland Road North to be of cultural heritage value or interest for the reasons included on the Statement of Cultural Heritage Value or Interest appended to the 6th Report of the London Advisory Committee on Heritage;

it being noted that the applicant has also submitted a planning application that will considered separately at a future meeting of the Planning and Environment Committee;

it being further noted that the presentation from K. Gonyou, Heritage Planner, appended to the 6th Report of the London Advisory Committee on Heritage, was received with respect to this matter;

c) the following actions be taken with respect to the Notice of Application dated March 12, 2018 and the Notice the Public Meeting dated April 11, 2018 from C. Parker, Senior Planner, with respect to the Old East Village Dundas Street Corridor Secondary Plan:

i) the Civic Administration BE REQUESTED to ensure that the Request for Proposal include a stage 1 archaeological assessment and a Cultural Heritage

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Resource Assessment; it being noted that the Cultural Heritage Screening Report for Bus Rapid Transit (BRT) considered properties on King Street but not on Dundas Street; and,
ii) the Civic Administration BE REQUESTED to update the study area to include the Western Fair Grounds, as well as the properties located at 430 Elizabeth Street and 345 Lyle Street;

it being noted that the presentation from C. Parker, Senior Planner, appended to the 6th Report of the London Advisory Committee on Heritage, was received with respect to this matter;

d) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the conclusions of the Heritage Impact Assessment for the application for a zoning by-law amendment for the property located at 131 King Street with the exception of the following matters:

- the step back should be consistent with the Downtown Heritage Conservation District guidelines;
- the vehicular access on King Street should be removed because it prevents a contiguous building interface; and,
- the frontage on York Street;

it being noted that the LACH supports the activation of the alley, as proposed and the overall design of the building;

e) the communication, dated April 9, 2018, from S. Bentley, with respect to the Philip Aziz Studio on Philip Aziz Drive BE FORWARDED to Western University for review; it being noted that the Philip Aziz Estate, including the house, studio and landscape walls, is a significant cultural heritage resource that is designated under Part IV of the *Ontario Heritage Act*; it being further noted that the London Advisory Committee on Heritage shares the concerns of Ms. Bentley with respect to the maintenance of the property;

f) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act*, by Ivy Homes Ltd. to amend the Heritage Alteration Permit for the property located at 33 Beaconsfield Avenue, located within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated May 9, 2018, subject to the following terms and conditions:

- all exposed wood be painted, including but not limited to: the porch railing and spindles, porch skirt, porch steps, window trim, front door, doorway trim, and transom trim; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation from K. Gonyou, Heritage Planner, appended to the 6th Report of the London Advisory Committee on Heritage, was received with respect to this matter;

g) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act*, by H. Virtue, to alter the porch of the building located at 841 Princess Avenue, within the Old East Heritage Conservation District, BE PERMITTED subject to the following terms and conditions:

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- the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation from L. Dent, Heritage Planner, appended to the 6th Report of the London Advisory Committee on Heritage, was received with respect to this matter;

h) consent BE GIVEN for the application made under Section 33 of the Ontario Heritage Act, by D. Russell, to erect a new porch on the property located at 529 Princess Avenue (designated under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3014-15), as proposed in the drawings appended to the 6th Report of the London Advisory Committee on Heritage, subject to the following terms and conditions:

- the removal of the turret;
- the width of the porch being revised to only be the width of the house;
- the Heritage Planner being circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- the stringer ends and risers be enclosed on both sets of porch stairs;
- all exposed wood being painted; and,
- the Heritage Alteration Permit being displayed in a location visible from the street until the work is completed

it being noted that the presentation from L. Dent, Heritage Planner, appended to the 6th Report of the London Advisory Committee on Heritage, was received with respect to this matter;

i) the following actions be taken with respect to the London Advisory Committee on Heritage Terms of Reference:

a) the City Clerk BE DIRECTED to:

i) change the Emerging Leaders representative to a representative from a general youth-oriented organization, for example ACO NextGen;
ii) add a member to represent the indigenous population; and,
iii) add a member from the London Society of Architects;

b) the membership totals on the current Terms of Reference BE UPDATED; and,

j) clauses 1.1, 2.4, 3.1, 3.2, 3.4 to 3.10, 3.12, 4.1, 5.5 and 6.1, BE RECEIVED.

(3.1/10/PEC)

L. Rowe
Deputy City Clerk
/lm

cc. J .M. Fleming, Managing Director, Planning and City Planner
K. Gonyou, Heritage Planner

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L. Dent, Heritage Planner
C. Parker, Senior Planner
H. Woolsey, Administrative Assistant, Administration and Legislative
J J. Bunn, Committee Secretary
C. Comeau, Documentation Services Representative

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Appendix E – Drawings of Existing Porch

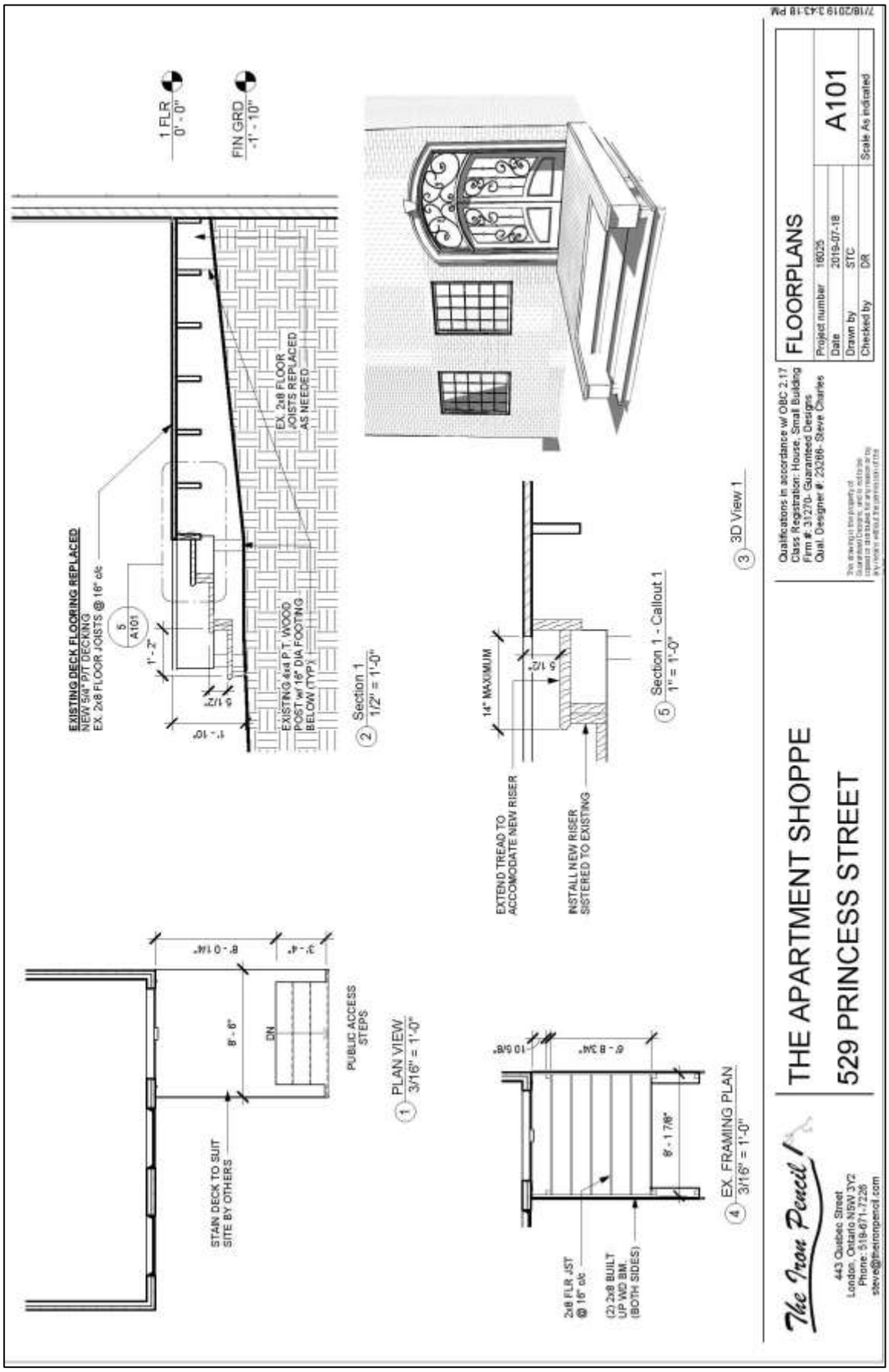

Figure 3: Drawing showing the existing porch of the dwelling at 529 Princess Avenue. Note the door and windows are not accurately depicted.

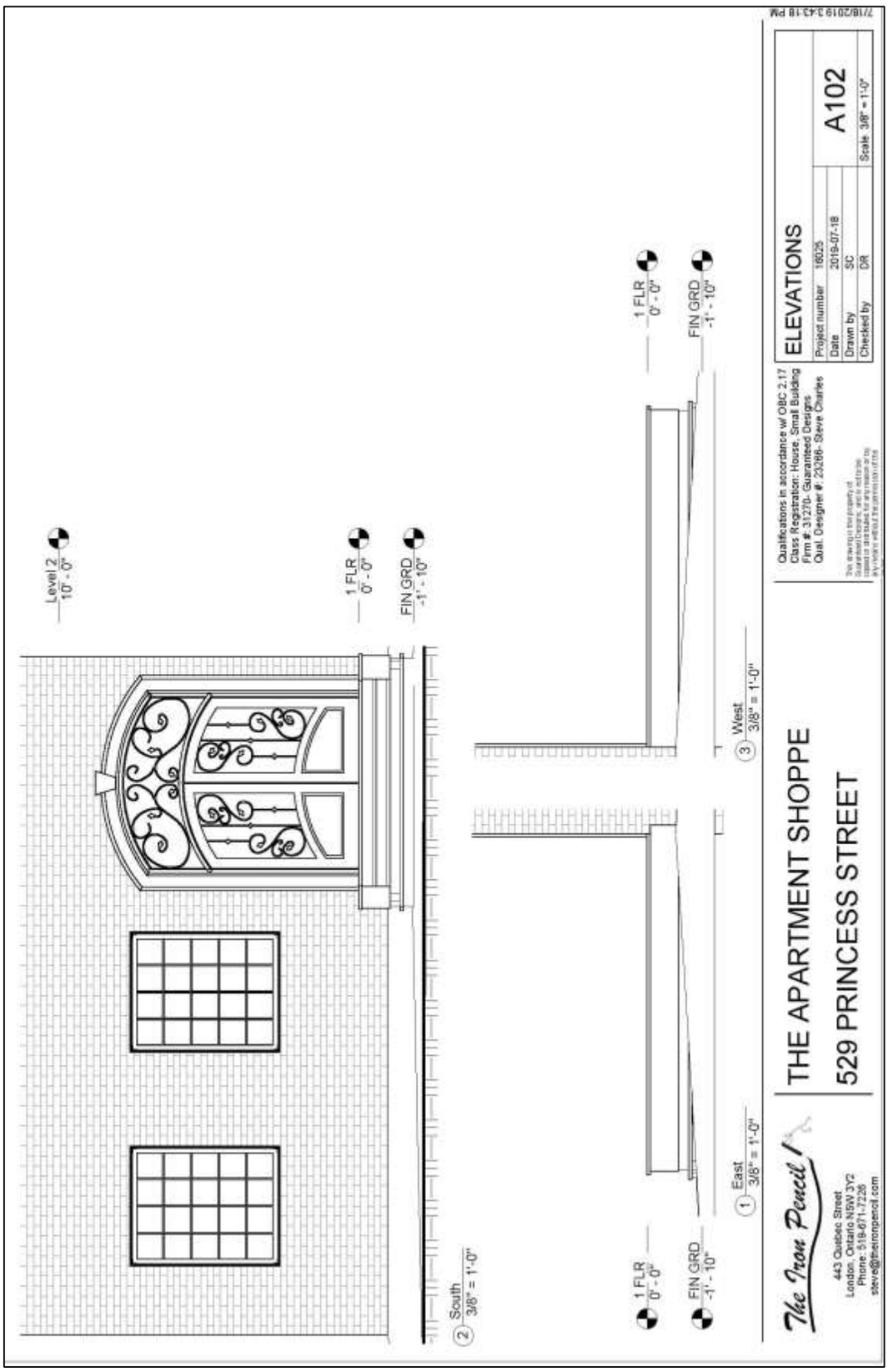

Figure 4: Drawing showing the existing porch of the dwelling at 529 Princess Avenue. Note the door and windows are not accurately depicted.

Report to London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage
From: **John M. Fleming**
Managing Director, City Planning and City Planner
Subject: **Heritage Alteration Permit Application by T. Roppelt and C. Roes at 42 Albion Street, Blackfriars/Petersville Heritage Conservation District**
Meeting on: **Wednesday August 14, 2019**

Recommendation

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the front façade of the building located at 42 Albion Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

a. All exposed wood be painted; and,
b. Display the Heritage Alteration Permit in a location visible from the street until the work is completed.

Executive Summary

Alterations to the front gable of the property at 42 Albion Street, a Contributing Resource within the Blackfriars/Petersville Heritage Conservation District, commenced without obtaining Heritage Alteration Permit approval. Work ceased upon initiation of compliance action. The property owners have applied for a Heritage Alteration Permit to alter the front gable to add an oriel window. While not prevalent in the Blackfriars/Petersville Heritage Conservation District, the proposed alteration is generally consistent with historic types of architectural expression particularly in the Queen Anne Revival architectural style. The proposed alterations should be permitted with terms and conditions to ensure compliance with the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan*.

Analysis

1.0 Background

1.1 Location

The property at 42 Albion Street is located on the west side of Albion Street between Wilson Avenue and Napier Street (Appendix A).

1.2 Cultural Heritage Status

The property at 42 Albion Street is located within the Blackfriars/Petersville Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* on May 15, 2015. The property at 42 Albion Street is a Contributing Resource as identified by the *Blackfriars/Petersville Heritage Conservation District Plan*.

1.3 Description

The building located at 42 Albion Street is a one-and-a-half storey dwelling. It is frame, with horizontal siding currently applied to its exterior. An end gable roof forms part of the façade of the building. The doorway is recessed in an umbrage, with a post supporting the roof. Pre-cast concrete steps provide access to the wood porch. The building generally demonstrates vernacular characteristics of the Queen Anne style, which was popular during the building's construction in c. 1900. These characteristics include the form and proportions of the building, it massing, and arrangement of door and windows openings.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) 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."

2.2 Ontario Heritage Act

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

a) The permit applied for
b) Notice that the council is refusing the application for the permit, or
c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act)

Municipal Council must respond within 90 days after a request for a Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*).

2.3 *The London Plan*

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554_ of *The London Plan* articulates on of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, Policy 594_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan*.

2.3 Blackfriars/Petersville Heritage Conservation District

The Blackfriars/Petersville Heritage Conservation District is recognized for its significant cultural heritage value, not just for its individual cultural heritage resources (Contributing Resources) but for the value that they have together, collectively. The goals of the designation of Blackfriars/Petersville as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* support the conservation of its resources. Specifically for its cultural heritage resources:

> *Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:*
>
> - *Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;*
> - *Encouraging the maintenance and retention of significant heritage landmarks identified in the district;*
> - *Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,*
> - *Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.*

To implement this goal and these objectives, the policies of Section 7.4 (Contributing Resources), Section 7.7 (Residential Area), and the design guidelines of Section 10.3.1

(Design Guidelines – Alterations and Additions) and applicable Architectural Conservation Guidelines of Section 11 were considered in the evaluation of a Heritage Alteration Permit application.

The Blackfriars/Petersville Heritage Conservation District Plan identifies Contributing Resources and Non-Contributing Resources. The property at 25 Blackfriars Street is identified as a Contributing Resource. Contributing Resources are defined as "a property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the H CD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition."

The policies of Section 7.4.1 of the *Blackfriars/Petersville Heritage Conservation District Plan* require the conservation of a Contributing Resource and the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. In particular,

Policy 7.4.1.e *Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted.*

Policy 7.4.1.i *Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alteration should only be considered where the intent is to conserve the contributing resource.*

Policy 7.4.1.j *Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of the Blackfriars/Petersville Heritage Conservation District*.

3.0 Heritage Alteration Permit Application

A complaint from the community brought the unapproved alterations underway to the property at 42 Albion Street to the attention of the City in May 2019. Compliance action ensued and alterations ceased.

The Heritage Alteration Permit application was submitted by the property owners and received on June 27, 2019 with further details received on August 2, 2019. The property owners have applied for a Heritage Alteration Permit to (see drawings in Appendix C):

- Alter the existing front gable of the existing house by:
    - Removing the existing non-original window;
    - Removing the siding-clad projecting detail of the gable;
    - Removing the brackets around the window opening;
    - Constructing an oriel window (approximately 76-1/2" wide by 12-5/8" in depth, to the peak of the gable), with a new vinyl sash window with arched transom; and,
    - Cladding the oriel window with scallop style cedar shingles on the upper and paneled wood board on the lower, with trim around and on the sides of the proposed oriel window.

While further alterations may be contemplated, the scope of this Heritage Alteration Permit application is limited to the proposed oriel window.

As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH).

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on September 25, 2019.

4.0 Analysis

4.1 What is an oriel window?

An oriel window is a window which project from one or more upper storeys, but does not extend to the ground floor. Originally developed in the fourteenth and fifteenth centuries as a recessed area for private prayer, oriel windows have developed to have many different stylistic executions. A “box window” is a variant on an oriel window.

A bay window, unlike an oriel or box window, extends its base to the ground floor.

4.2 Analysis

The policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* are intended to support the conservation of Contributing Resources and ensure that change within the Blackfriars/Petersville Heritage Conservation District is compatible with its cultural heritage values.

The proposed alterations are generally guided by other cultural heritage resources which have oriel windows (Appendix D). The property at 100 Stanley Street (individually designated by By-law No. L.S.P.-3413-272) has an oriel window in a similar location to the proposed oriel window at 42 Albion Street. At 100 Stanley Street, the oriel window featured elaborate wood trim detail with a Queen Anne style window (see Appendix D, Image 2). Detailing helps to ensure that the architectural expression of the oriel window is appropriate for its cultural heritage resource.

Within the examples of oriel windows identified in Appendix D, the windows themselves are the primary element of each examples. The design and finish of the proposed oriel window for the house at 42 Albion Street, results in the window appearing undersized. The window is similar in size to the former window and the structure of the proposed oriel window has limitations on the potential opening size for the window. Recognizing these limitations, the exterior cladding of the proposed oriel window acknowledges this challenges. The ends of the proposed oriel window will be clad in paneled wood board, as there is insufficient depth to successfully install courses of the cedar shingles. Rounded cedar shingles are proposed to clad the façade of the oriel window (see Figure 6-7, Appendix C). Brackets could be considered as additional details, however, the existing construction would force the installation of brackets too low which would interrupt the horizontal lines of the building’s façade and are therefore not recommended. The application of a vinyl window is not preferred, however it is consistent with the other non-original windows found on the building.

Overall, the proposed oriel window alteration is consistent with the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District through the application of generally historically appropriate forms and compatible materials. The proposed alteration is not anticipated to result in adverse impacts to the cultural heritage resource at 42 Albion Street. The proposed oriel window is sympathetic to the demonstration of the vernacular Queen Anne Revival-influenced details of the existing Contributing Resource in compliance with the applicable policies of Section 7.4.1 of the *Blackfriars/Petersville Heritage Conservation District* and informed by the policies of *The London Plan* regarding the conservation of cultural heritage resources. The proposed alteration is not considered to be inappropriate, and is anticipated to support and conserve the cultural heritage value of the Blackfriars/Petersville HCD.

5.0 Conclusion

While not prevalent in the *Blackfriars/Petersville Heritage Conservation District* or based in historic precedence for this property, oriel windows are found on several of London’s cultural heritage resources which demonstrates their general compatibility for this type and age of resource. The proposed oriel window alteration to the property at 42 Albion Street should be permitted with terms and conditions to ensure compliance with the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* and the appropriate execution of an oriel window.

Prepared by:	**Kyle Gonyou, CAHP** **Heritage Planner**
Submitted by:	**Gregg Barrett, AICP** **Manager, Long Range Planning and Sustainability**
Recommended by:	**John M. Fleming, MCIP, RPP** **Managing Director, City Planning and City Planner**
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

August 6, 2019
kg/

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Appendix A – Location

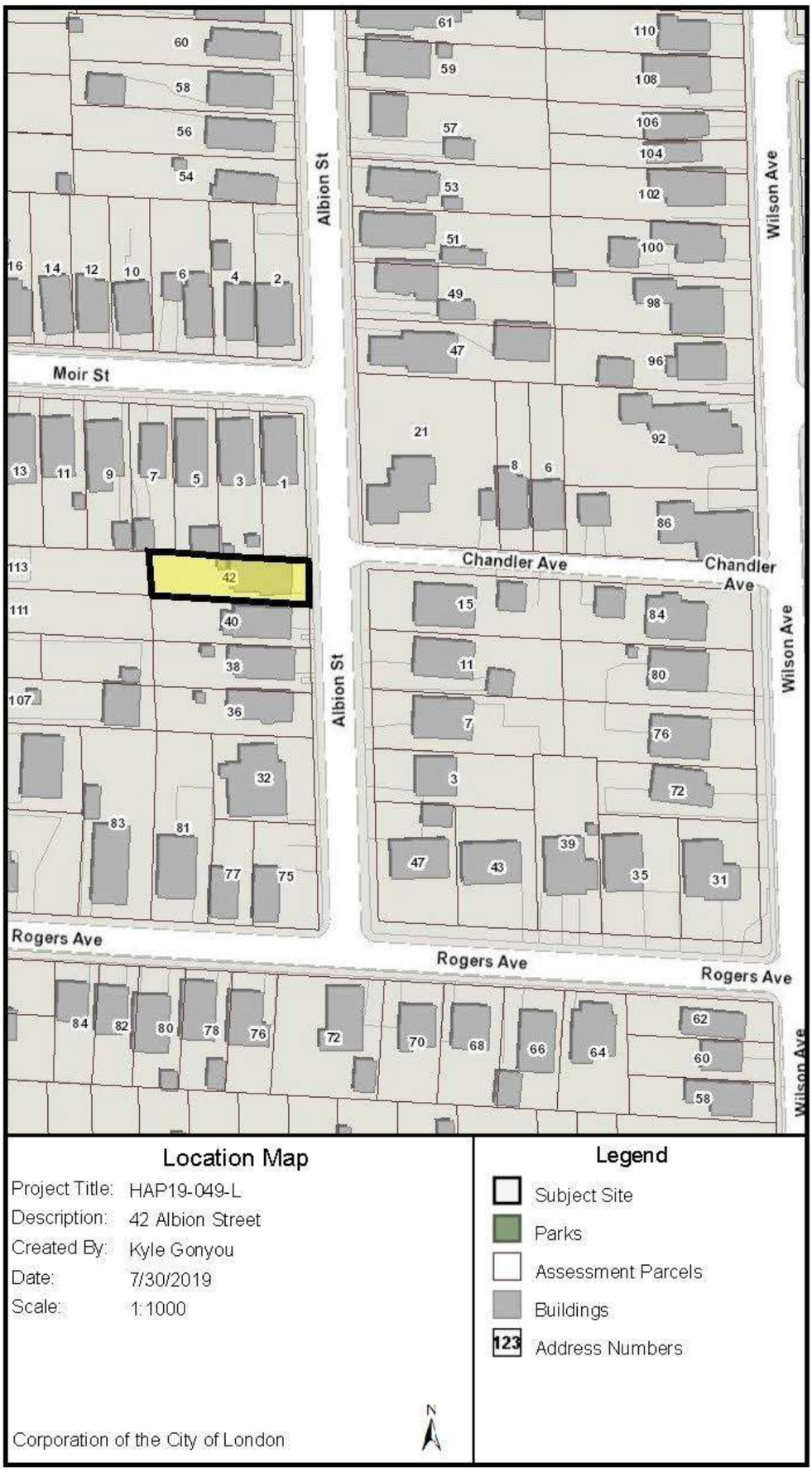


Figure 1: Location of the subject property at 42 Albion Street in the Blackfriars/Petersville Heritage Conservation District.

Appendix B – Images

Image 1: Property at 42 Albion Street, prior to alterations, in September 2017. Courtesy Google.

Image 2: Detail of the front façade of the building at 42 Albion Street, prior to alteration. Image submitted as part of the Heritage Alteration Permit application.

Image 3: Alteration to the gable of the building at 42 Albion Street underway.

Image 4: Photograph submitted as part of Heritage Alteration Permit application identifying the shingles removed from under the siding.

Appendix C – Drawings

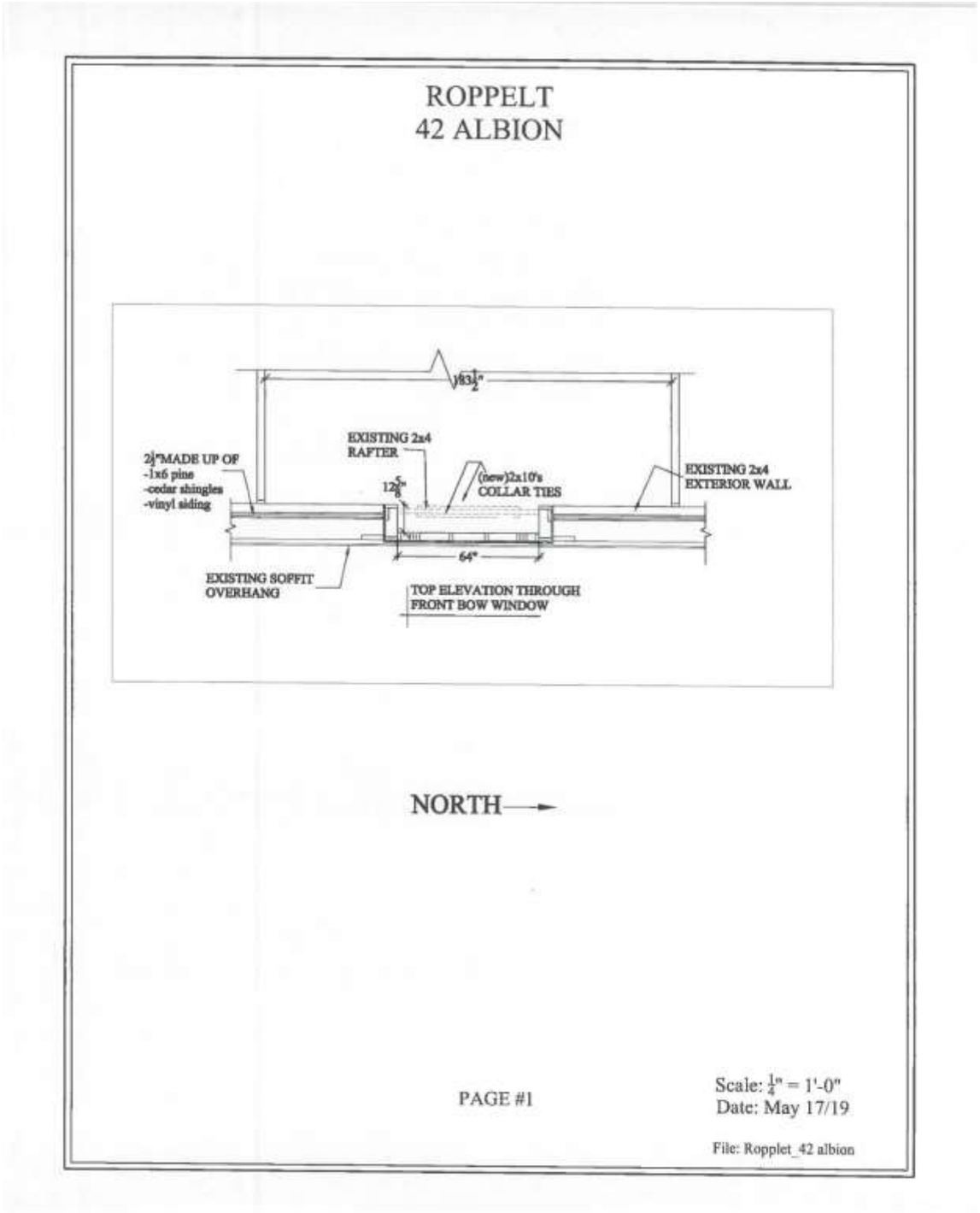


Figure 2: Plan view of proposed oriel window.

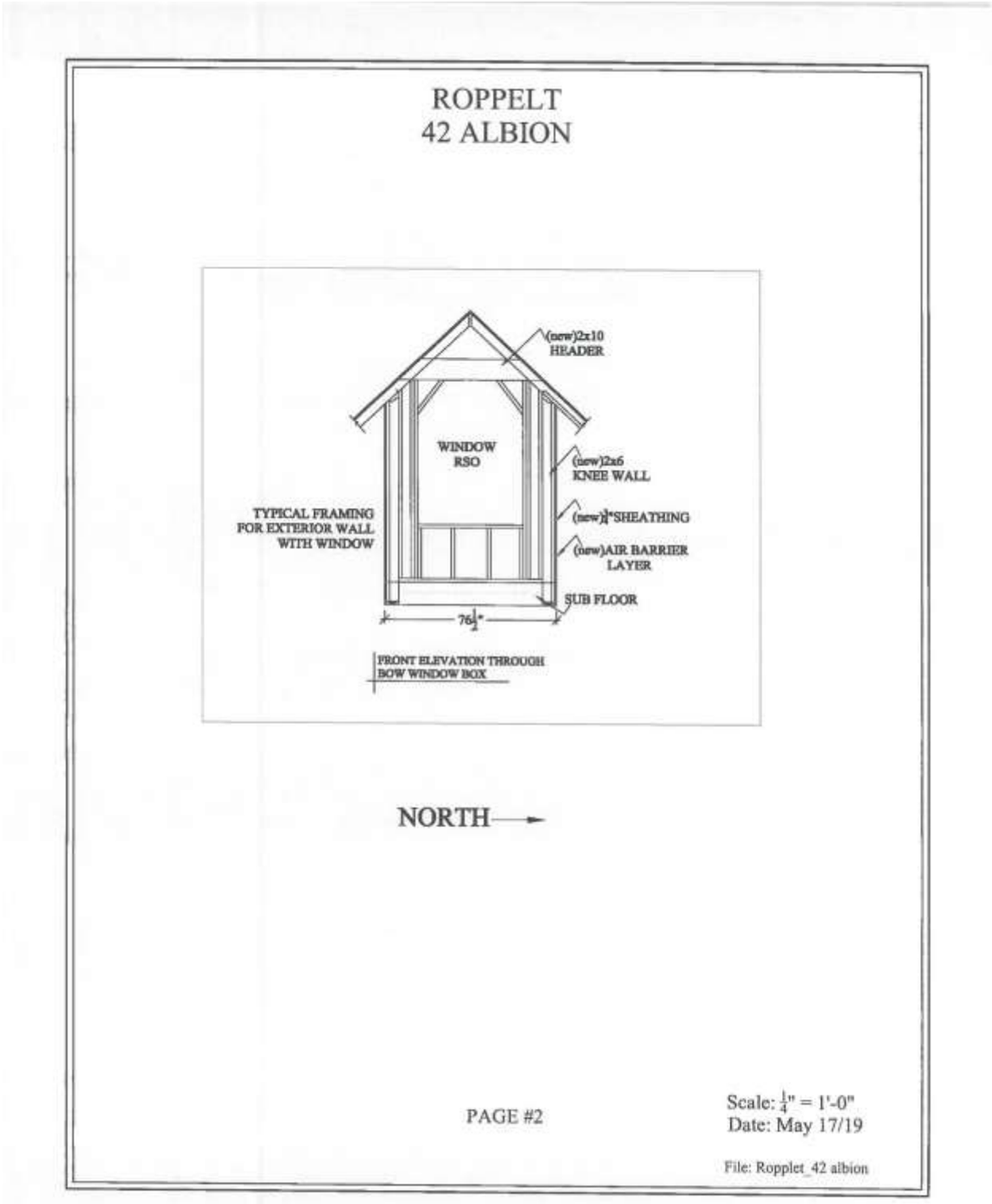


Figure 3: Elevation view of proposed oriel window; structural details.

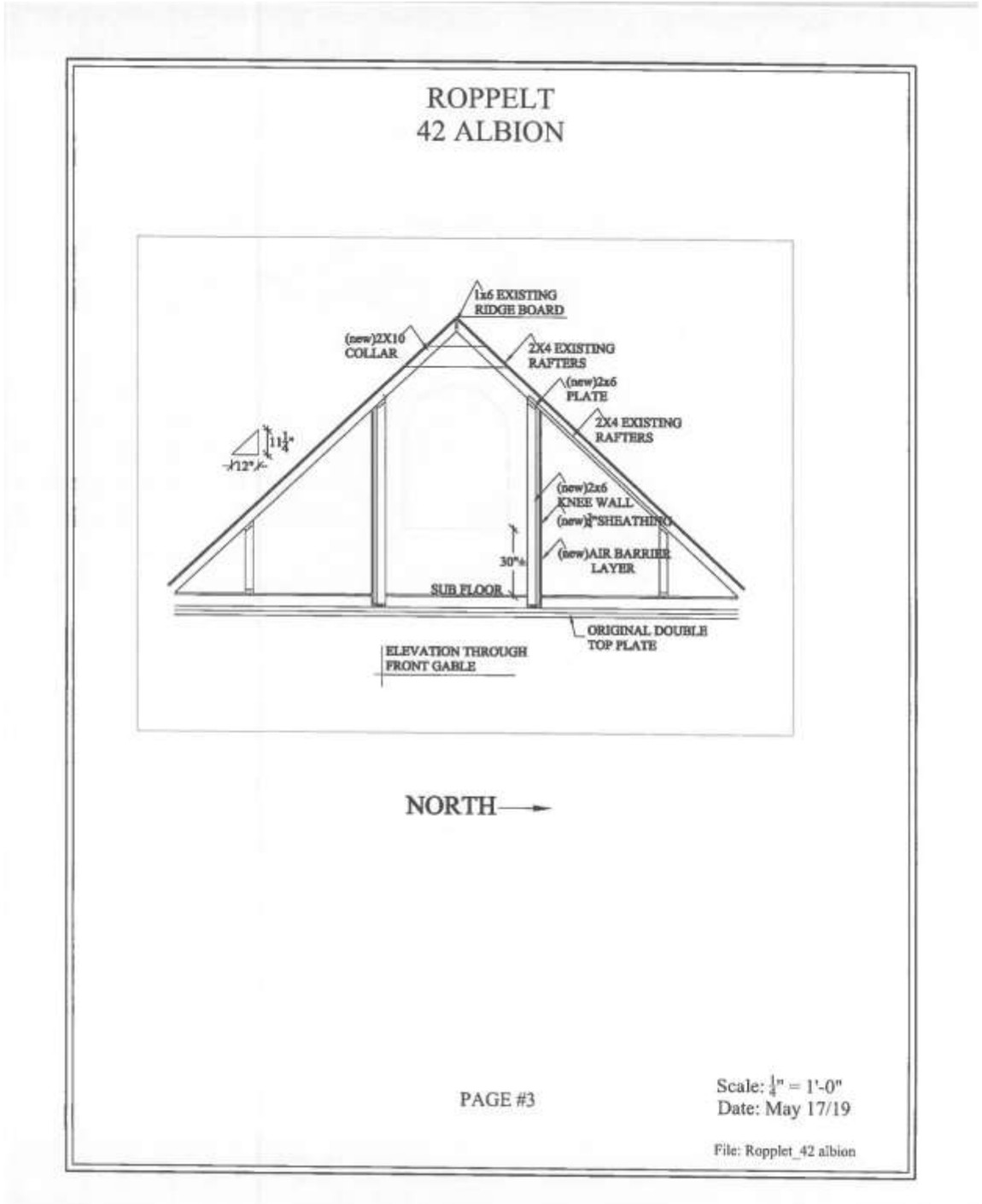


Figure 4: Structural details of roof.

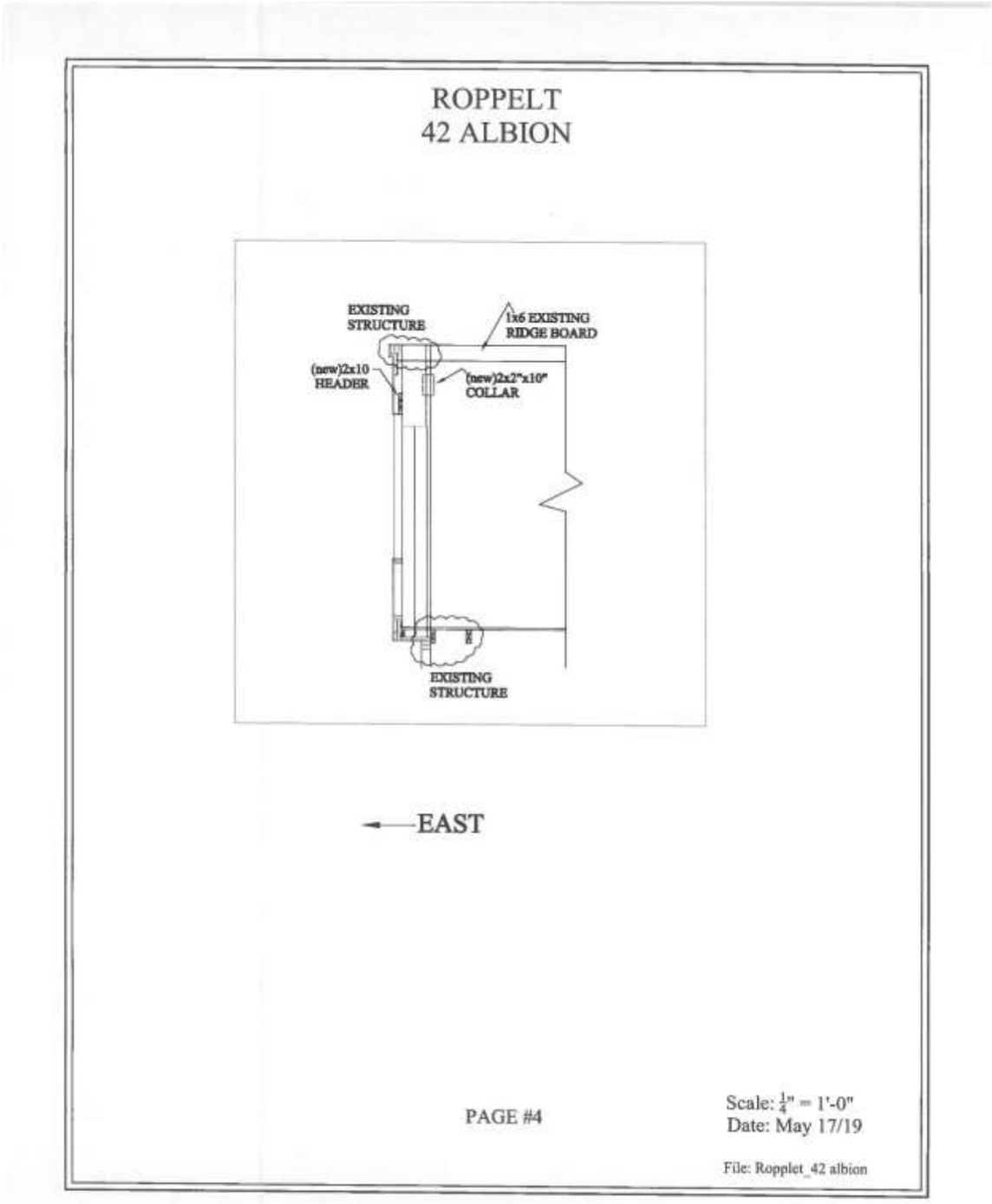


Figure 5: Side elevation view of proposed oriel window.

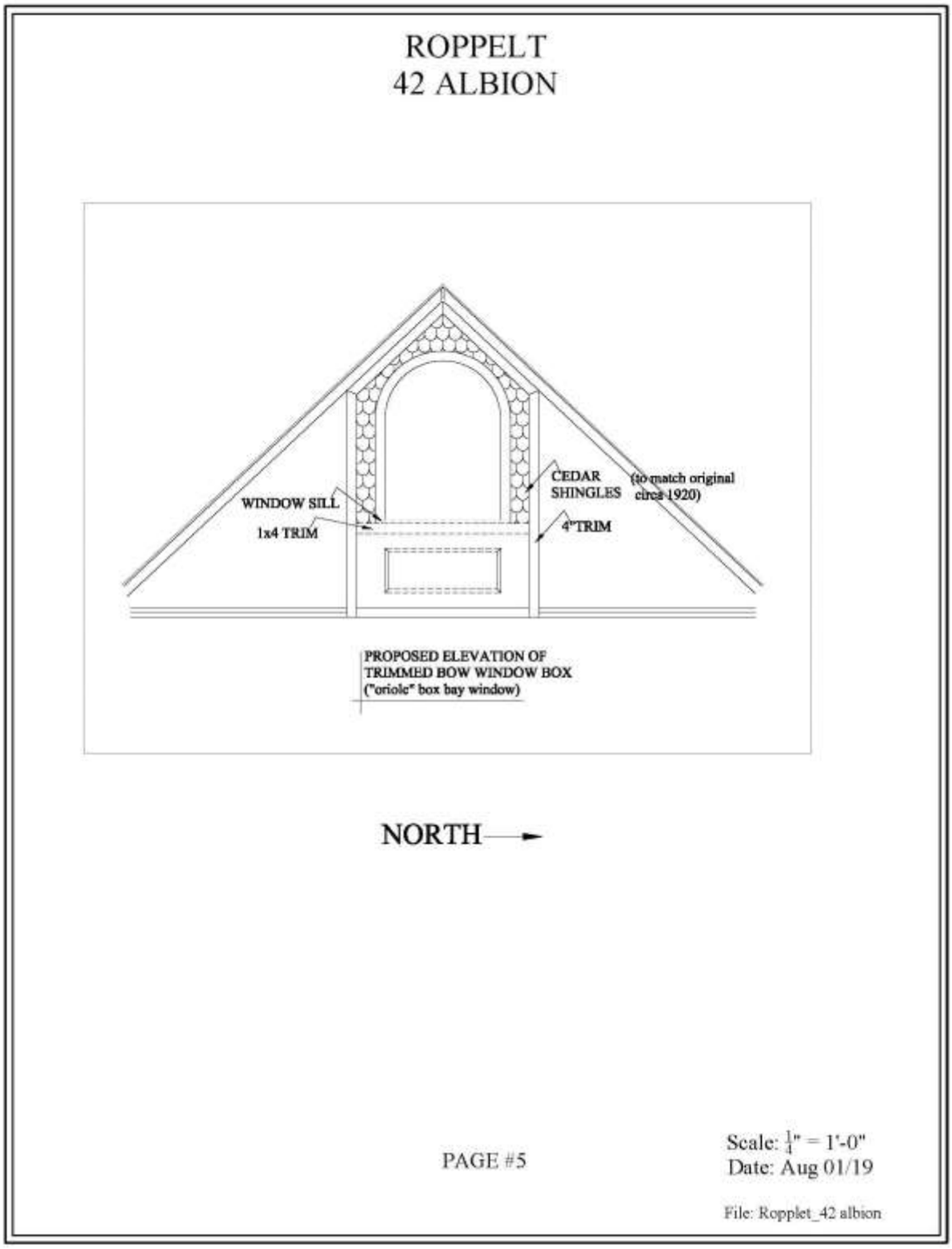


Figure 6: Detail showing exterior finishes of proposed oriel window of the house at 42 Albion Street. Note the existing window is a sash window with separate arched transom (see Image 3, Appendix B).

New cedar shingles

Figure 7: Photograph submitted as part of Heritage Alteration Permit application showing the proposed cedar shingles, to be cut to match the scalloped pattern of the former, but demonstrating the width of the material.

Appendix D – Oriel Windows

Image 5: The dwelling at 100 Stanley Street (heritage designated property, By-law No. L.S.P.-3413-272), built 1893 or 1900, featured an oriel window on the front of the upper storey.

Image 6: Detail of the oriel window of the dwelling at 100 Stanley Street.

Image 7: The Arthur Stringer House/Manias House at 64 Elmwood Avenue East (built 1886; heritage designated property, By-law No. L.S.P.-2821-18 and Wortley Village-Old South HCD) has a double bay window and an oriel window.

Image 8: The commercial-type heritage listed property at 604 Emery Street East has an oriel window projecting over its chamfered corner.

Image 9: The attic of this Eclectic Style heritage designated property at 846 Hellmuth Avenue (c.1906; By-law No. L.S.P.-3203-325), features an oriel window. Courtesy Google.

Image 10: Villa Cornelia (built 1892), a heritage designated property at 142 Kent Street (By-law No. L.S.P.-2984-126) features an oriel window in the gambrel gable of its main façade.

Image 11: View of the former Hayman House at 869-871 Dundas Street (built 1890; By-law No. L.S.P.-2704-469).

Image 12: Detail of the oriel window, seen from Ontario Street, on the heritage designated property at 869-871 Dundas Street.

Image 13: The building at 512 Maitland Street (1895), in the West Woodfield HCD, includes a three-bay oriel window in the gambrel gable. The adjacent property at 514 Maitland Street features a similar detail. Courtesy Google.

Image 14: The heritage designated property at 612 Waterloo Street (built 1893; By-law No. L.S.P.-3390-66 and West Woodfield HCD) features an oriel window in its attic gable. Courtesy Google.

Image 15: The heritage designated property at 570 Wellington Street (c. 1905), in the West Woodfield HCD, features two oriel windows: one three-bay oriel window in the attic gable and one two-bay oriel window on the south façade.

Image 16: Detail of the oriel window on the south façade of the heritage designated property at 570 Wellington Street.

Hi again,

Would something like this be enough for the agenda?

“Wes Kinghorn will briefly discuss a proposal to apply to bring the Ontario Heritage Conference to London (likely in 2022). A successful bid will require coordination between the LACH, the ACO and other London heritage organizations. If deemed appropriate, Dr. Kinghorn is ready and willing to act as the Chair of the organizing committee, and has already received preliminary support to explore this idea from the ACO.”

-Wes

Report to Planning and Environment Committee

To: **Chair and Members**
Planning & Environment Committee
From: **John M. Fleming**
Managing Director, Planning and City Planner
Subject: **The Corporation of the City of London**
Victoria Park Secondary Plan – Draft Secondary Plan
Public Participation Meeting on: June 17, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner:

(a) The Draft Victoria Park Secondary Plan, as attached in Appendix "A" **BE RECEIVED** for information purposes;

(b) The Draft Victoria Park Secondary Plan **BE CIRCULATED** for further public engagement with the community and stakeholders;

IT BEING NOTED that the feedback received through this consultation process, the outcome of supporting and informing studies, and the implementation of any changes to the *Planning Act* arising from the *More Homes, More Choices Act, 2019* (Bill 108) will feed into a revised Victoria Park Secondary Plan and implementing Official Plan Amendment that will be prepared for the consideration and approval of Municipal Council at a future Public Participation Meeting of the Planning and Environment Committee in the fourth quarter of 2019.

Executive Summary

The purpose and effect of the recommended action is for Municipal Council to receive the Draft Victoria Park Secondary Plan and for it to be subsequently circulated for public review and for staff to return with a revised Secondary Plan in the fourth quarter of 2019.

Relevant Reports

Corporation of the City of London – Victoria Park Secondary Plan: Status update and Draft Secondary Plan Principles (OZ-8978)(Public Participation Meeting: April 29, 2019): Municipal Council endorsed the Draft Principles for the Victoria Park Secondary Plan.

Application by GSP Group Inc. 560 and 562 Wellington Street – Status update and request to undertake further study (OZ-8462)(Public Participation Meeting: April 30, 2018): Municipal Council received this report for information and directed Staff to undertake a review of the existing plans, policies, and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the park

Application by GSP Group Inc. re properties located at 560 and 562 Wellington Street (OZ-8462)(Public Participation Meeting May 8, 2017): Municipal Council considered the Staff recommendations in this report and directed Staff to continue to work with the applicant to develop a revised proposal that is more in keeping and conforms with the West Woodfield Heritage Conservation District Plan, the Official Plan, and The London Plan

Analysis

1.0 Background

1.1 Need for the Victoria Park Secondary Plan

The need to undertake the Victoria Park Secondary Plan was identified through the review of an Official Plan (OPA) and Zoning By-law Amendment (ZBA) application submitted for 560 and 562 Wellington Street (at the north east corner of Wolfe Street).

The Official Plan and Zoning By-law Amendment application was submitted in 2015. The initial request was to permit the development of a 25 storey mixed-use apartment building, however in December, 2016, this was revised to request permission for a 22 storey mixed-use apartment building. The revised proposal continued to receive significant concern from residents in the surrounding area.

Planning Staff prepared a report that was considered by Municipal Council at its meeting on May 16, 2017, recommending the requested Official Plan Amendment and Zoning By-law Amendment be refused, as the proposed development was not consistent with the Provincial Policy Statement; did not conform to the West Woodfield Heritage Conservation District Plan; did not meet the location criteria for the Multi-Family High Density Residential land use designation in the Official Plan; represented over-intensification of the subject site; did not pass all of the criteria in a Planning Impact Analysis described in the Official Plan; and was not consistent with The London Plan.

At this meeting, Municipal Council referred the application back to Staff to continue to work with the applicant to revise the application for consideration at a future Public Participation Meeting. Council resolved:

“That the application by GSP Group Inc. for the property at 560 and 562 Wellington Street BE REFERRED back to the Civic Administration in order to continue to work with the applicant to submit a revised proposal that is more compatible with the surrounding context with consideration given to the West Woodfield Heritage Conservation District, the Official Plan, and The London Plan”.

Following further discussions with the applicant, Staff prepared a report that was considered by Municipal Council on May 8, 2018. This report provided an update on the status of discussions with the applicant and identified that, although the applicant had made considerable changes to their development proposal, a substantial gap remained between what was being proposed and the policy framework.

Through this review, a gap was also identified in the policy framework applying to the properties around Victoria Park. While various policy and guideline documents apply to different properties around the park, no policy framework exists that considers the properties surrounding Victoria Park comprehensively based on their unique relationship to the park. As a result, it was recommended that more work needed to be done to better understand how properties around Victoria Park should be developed in the future due to the complex planning framework and their unique relationship to the park.

As a result of the recommendation in this report, Council resolved:

“Staff BE DIRECTED to undertake a review of the existing plans, policies, and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the Park”.

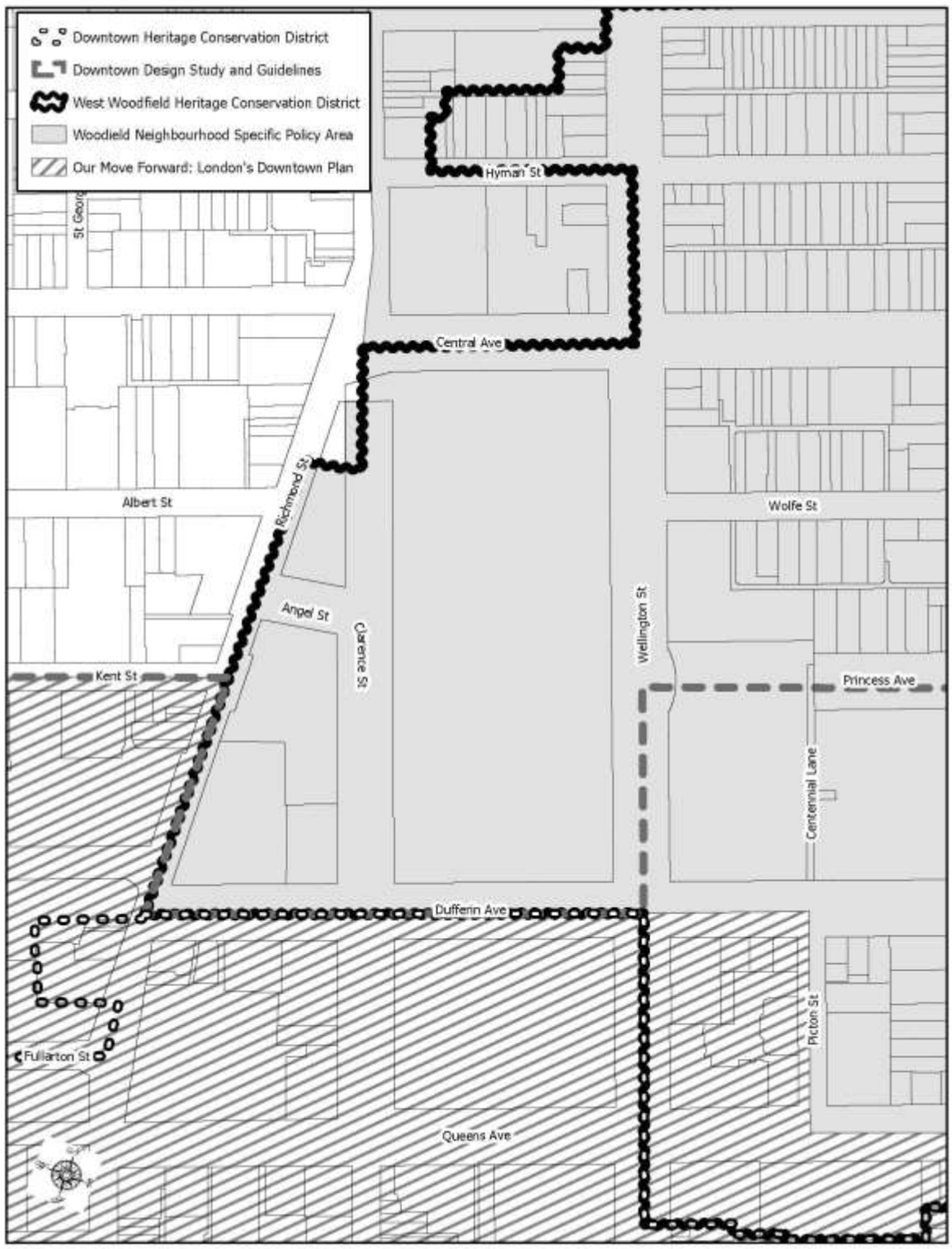
Based on this direction from Municipal Council, Staff began the Victoria Park Secondary Plan study to develop a comprehensive plan for the properties surrounding Victoria Park.

1.2 Existing Policy Framework

The planning framework for the lands surrounding Victoria Park is varied, with several policy and guideline documents applying to certain properties around the park. No policies or guidelines exist that consider the properties around Victoria Park comprehensively based on their unique relationship to the park.

A map demonstrating the varied planning framework for the land surrounding Victoria Park can be found below:

Figure 1 - Overlapping policy and guideline documents around Victoria Park



All properties surrounding Victoria Park are subject to the 1989 Official Plan and the Council-adopted The London Plan, a portion of which is in-force and effect and a portion of which is under appeal to the Local Planning Appeals Tribunal. The designations for properties surrounding Victoria Park in the 1989 Official Plan vary, with Low Density Residential, Multi-Family Medium Density, Community Facility, Downtown Area, Office Area, and Main Street Commercial Corridor designations applying to the properties surrounding the park. The London Plan Place Types for properties surrounding Victoria Park include Downtown, Neighbourhood, and Rapid Transit Corridor. These Official Plan designations and The London Plan Place Types are further augmented by additional plans, policy layers and guidelines that apply to certain properties surrounding the park, including:

- West Woodfield Heritage Conservation District Plan – Properties on the east and west sides of Victoria Park are within this Heritage Conservation District

- Downtown Heritage Conservation District Plan – Properties on the south side of Victoria Park are within this Heritage Conservation District

- Downtown Design Study and Guidelines – Properties on the south side of Victoria Park and also the City Hall block on the northeast corner of Dufferin Avenue and Wellington Street are within this plan area

- Our Move Forward: London's Downtown Plan – The Downtown Plan applies to the lands on the south side of Victoria Park

- Woodfield Neighbourhood Specific Policy Area – This Specific Policy Area applies to the lands on the north, east, and west side of Victoria Park, with the exception of the property at the southwest corner of Richmond Street and Central Avenue

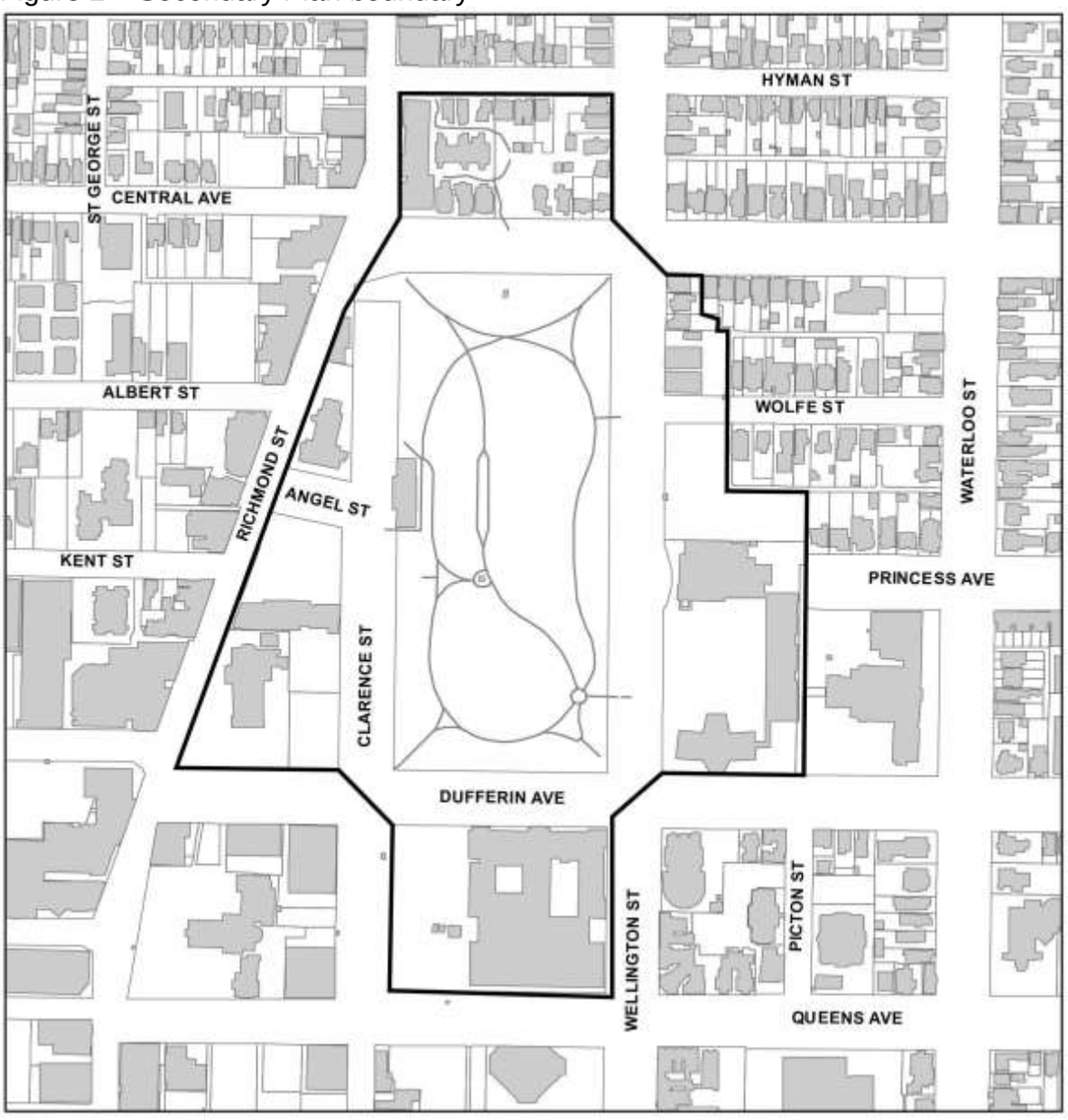
The park itself is also located in the West Woodfield Heritage Conservation District and is individually designated under Part IV of the Ontario Heritage Act, based on its significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the "jewel of the parks system" in the City of London.

2.0 Study Overview

2.1 Secondary Plan Boundary

The Victoria Park Secondary Plan applies to properties around Victoria Park as identified in Figure 2. This area has been delineated to include properties with frontage on Victoria Park and properties that are anticipated to be consolidated for future development around the park. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply within this boundary.

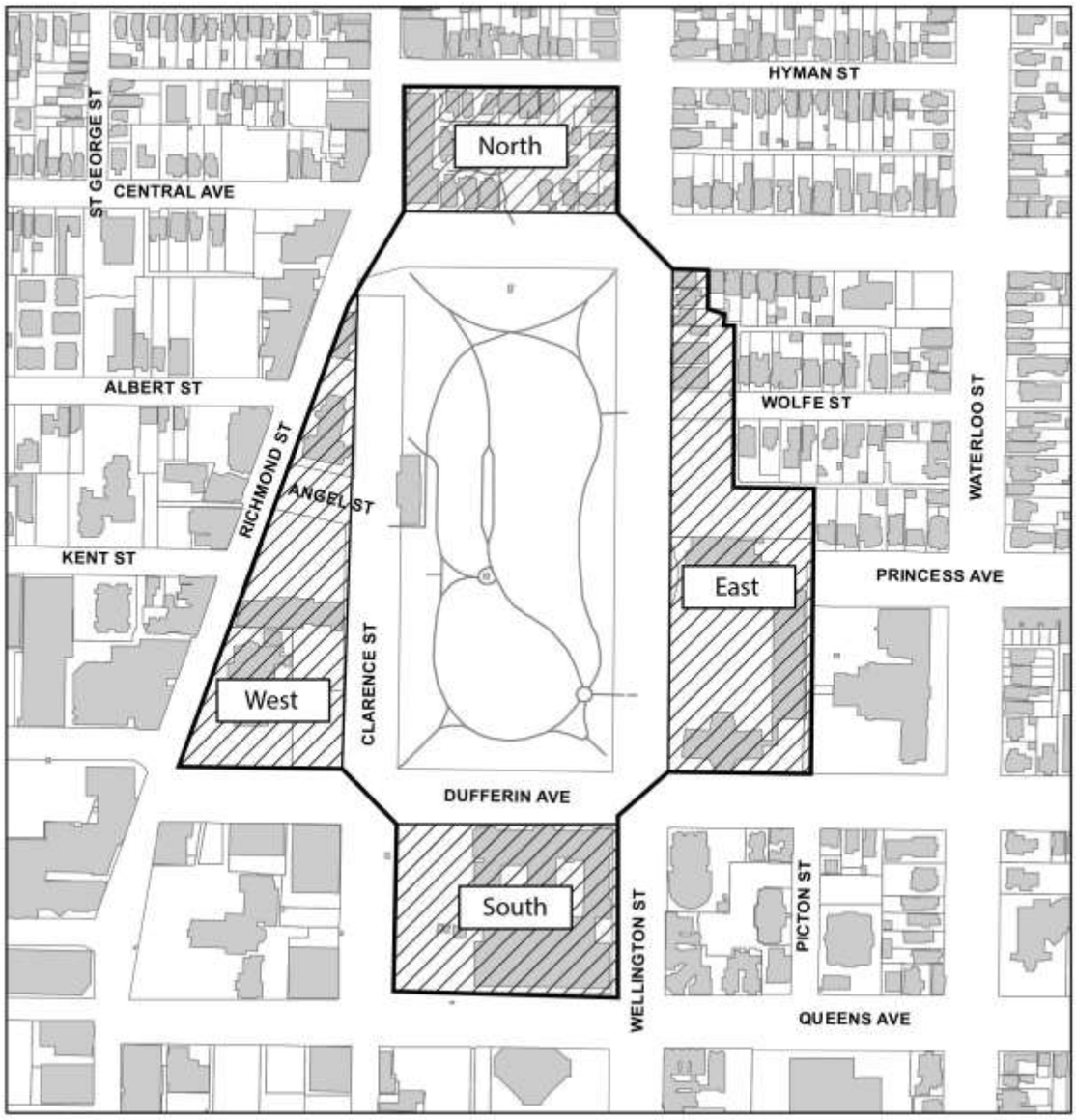
Figure 2 – Secondary Plan boundary



The area subject to the Victoria Park Secondary Plan has been divided into the four Policy Areas, each encompassing a different side of the park: North, East, South, and West (identified in Figure 3). While it is anticipated that most of the policies in the Secondary Plan will apply to the entirety of the area within the Secondary Plan boundary, certain policies may apply to a specific Policy Area due to the unique characteristics of each side of the park.

The boundaries of each of the four Policy Areas can be found below:

Figure 3 – Four Policy Areas in the Victoria Park Secondary Plan



The details about the policy framework that applies to each Policy Area can be found in the report considered by Municipal Council at its meeting of May 7, 2019 (Corporation of the City of London – Victoria Park Secondary Plan: Status update and Draft Secondary Plan Principles (OZ-8978)(Public Participation Meeting: April 29, 2019) and can be found in Appendix C.

2.2 Purpose of the Secondary Plan

The Victoria Park Secondary Plan is being created to provide a framework to evaluate future development and present a consistent vision for the evolution of the properties surrounding the park. The Secondary Plan policies provide a greater level of detail than the general policies of The London Plan and 1989 Official Plan, and are intended to provide guidance and certainty for the evolution of the lands surrounding Victoria Park. It provides comprehensive built form, urban design, and land use directions that consider how future development should best relate to the park and enhance the surrounding context, while ensuring conservation of the cultural heritage resources in the area and the continued ability of the park to act as a central gathering space for festivals and events.

2.3 Secondary Plan Principles

The policies in the Draft Victoria Park Secondary Plan have been guided by the following ten principles:

1. Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible

2. Improve and create new connections to Victoria Park

3. Preserve and enhance the landscaped edges around Victoria Park

4. Respect and conserve cultural heritage resources within and surrounding Victoria Park

5. Frame Victoria Park with an appropriately-scaled streetwall that creates a comfortable pedestrian environment

6. Identify opportunities for compatible and sensitive intensification

7. Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development

8. Support and animate Victoria Park with active uses on the ground floor

9. Design buildings to celebrate the prominence of Victoria Park as a City-wide gem

10. Continue to enhance the amenity of Victoria Park as a neighbourhood green space as well as a destination for all Londoners and space for festivals and events

These principles were based on the draft principles endorsed by Municipal Council at its meeting of May 7, 2019 and were developed through consultation with the community and other stakeholders. Minor modifications were made to the draft principles endorsed by Municipal Council to add additional clarity about the intent of these principles. These principles form the basis for the policy framework included in the Secondary Plan.

3.0 Community Engagement

3.1 Engagement Overview

The Victoria Park Secondary Plan study has involved a robust community engagement process. While the community feedback received with regard to preferred heights around the park has been varied, what has emerged as being consistent among all respondents is that Londoners are extremely passionate about what happens to the lands around Victoria Park. To date, approximately 180 interested parties have provided their contact information to stay updated about the study. The following describes the outreach to date on the study.

The feedback received from the public has helped inform the development of the Draft Victoria Park Secondary Plan.

3.2 Summer Festivals

Staff had a booth during select hours of Sunfest and the Home County Music and Art Festival in July, 2018. This booth provided an opportunity to engage with Londoners in Victoria Park, about the Victoria Park Secondary Plan study. Approximately 50 people visited the booth during the two festivals to learn about the study. Many of those visitors identified that the study was needed and noted the importance of Victoria Park to Londoners. Comments received about built form were varied, with some individuals preferring towers around the park, and others preferring low-rise development.

3.3 Community Information Meeting #1

The first Community Information Meeting for the study was held on October 1, 2018 at the London Public Library – Central Branch. This meeting was attended by approximately 40 people. At this meeting, presentations were made by staff and the consulting team providing an overview of the study and identifying draft key opportunities and considerations to help inform the Secondary Plan. This was followed by breakout tables where individuals were able to discuss the draft key opportunities and considerations in small groups with staff and members of the consulting team.

The draft key opportunities and considerations identified by the consulting team were the following:

1. Response to transit
2. Clarence Street interface with Victoria Park
3. What are appropriate height transitions?
4. Shadow impacts
5. Enhance key views to the park
6. Rethink Richmond Street/Victoria Park relationship
7. Continue to enhance Victoria Park gateways

Comments that were provided by the community at this meeting included the following:

- Balance the relationship between rapid transit and parkland
- Improve views to and from the park
- Improve connectivity to the park
- Green the area around the park
- Importance of Victoria Park as a major public space
- Impact of intensification on the park grounds
- Significance of the heritage context of the park
- Need for guidance for major development parcels surrounding the park
- Variety of opinions about height, urban form, and character, with some preferring exclusively low-rise development around the park with others preferring high-rise development around the park
- Questions about how Victoria Park compares to major central urban parks in other cities
- Desire for a pedestrian-friendly environment

The comments provided at this meeting, combined with the other feedback received with regard to the study, were incorporated into the Draft Principles for the Secondary Plan that were presented at the second Community Information Meeting.

3.4 Community Information Meeting #2

The second Community Information Meeting was held on January 24, 2019 at London Central Secondary School. This meeting was attended by approximately 120 people. At this meeting presentations were provided by staff and the consulting team outlining the study to date and next steps, providing examples of development around other major central urban parks in Europe and North America, and identifying the Draft Principles to form the basis of the policy development for the Secondary Plan.

An overview of examples of development around other major central urban parks in Europe and North America as presented by Urban Strategies at the January 24, 2019 meeting can be found in Appendix B.

The Principles included in this report are similar to the Principles presented at this meeting, with the exception of additions and modifications to these Principles as a result of the feedback received at this meeting.

Comments provided at the meeting included the following:

- Importance of protecting the environmental health of Victoria Park
- Support for improved connectivity
- Support for the views to and from Victoria Park identified by the consultant to be preserved and enhanced, but also recommend including views to and from

Princess Avenue (if Centennial Hall is to be removed in the future) and views to and from St. Peter's Basilica Cathedral
- Concern about the impact of additional traffic in the Victoria Park area
- Need for high-quality architectural design for any new development around the park
- Desire to preserve sunlight on the park
- Need for any new development to be compatible with heritage resources
- Concerns about parking around Victoria Park and the need for new development to accommodate parking; preference for underground parking
- Improvements to Reginald Cooper Square
- Concerns about safety of pedestrian crossings at Angel Street
- Need for significant stepbacks above the podium for new buildings around the park, so that new development is hidden from the street
- Desire for boulevards across from the park to be green extensions of the park
- Preference for podiums to have active uses at grade
- Concern about new development generating wind tunnel effects
- Desire that on-site outdoor space be part of any new development
- Concern about noise from festivals
- Diverse views about appropriate heights in different areas around the park, with some preferring exclusively low-rise development around the park, others preferring high-rise development around the park, and some preferring a mix

3.5 Public Participation Meeting at the Planning and Environment Committee – May 1, 2019

At its meeting of May 7, 2019 Municipal Council endorsed the Draft Victoria Park Secondary Plan Principles that were intended to form the basis of the policies in the Victoria Park Secondary Plan, as recommended by Staff.

Prior to its consideration by Municipal Council, this report and the Draft Secondary Plan Principles were considered at a Public Participation Meeting of the Planning and Environment Committee on May 1, 2019. Sixteen members of the public provided comment on the Draft Secondary Plan Principles at the Planning and Environment Committee meeting. Comments centred on the importance of conserving the amenity of Victoria Park, recognition for the prominence of Victoria Park, the need to conserve cultural heritage resources, and varying opinions about what would constitute appropriate heights for new development around the park.

The public comments made at this meeting were considered in the preparation of the Draft Victoria Park Secondary Plan.

3.6 Get Involved Website

The Get Involved website provides an opportunity for individuals to provide comments on the study through the website. The feedback section will be updated to allow individuals to provide feedback on the Draft Secondary Plan.

3.7 Other Feedback

Dozens of emails and telephone calls have been received from over 180 interested parties with questions and comments about the Secondary Plan study.

In addition to the Community Information Meetings and the comments that have been received from community members and other stakeholders via email, telephone, and the website, City Planning Staff have had meetings with surrounding landowners and interested community groups who have reached out to Staff and requested a meeting, including: Auburn Developments, Farhi Holdings Inc., Great West Life, representatives from St. Peter's Basilica Cathedral, and the Friends of Victoria Park.

The comments received through meetings, telephone calls, and email have been consistent with the comments identified from the Community Information Meetings. This feedback has helped lead to the development of the Draft Secondary Plan.

4.0 Policies

The following provides an overview of the policies included in the Draft Victoria Park Secondary Plan. The policies included in the Draft Secondary Plan are provisional and may be subject to revisions for the final Secondary Plan as a result of the continued learnings of the study process.

Policies included in the Draft Victoria Park Secondary Plan address the following: view corridors, connections, public realm, cultural heritage, built form, bonusing, land use, and compatibility with park activities.

These policies are generally consistent with the intent of the policies in The London Plan, however have consideration for the uniqueness of the Victoria Park context and in many instances provide a greater level of detail for implementation based on the context of the area. These policies are intended to provide direction of any future development around Victoria Park that balances the desire for growing inward and upward with the need to conserve heritage resources and ensure the continued amenity of Victoria Park as a space for both major civic events and active and passive recreational opportunities.

A peer review was conducted by ERA Architects Inc. of the Draft Secondary Plan with regard to heritage matters. The comments provided by ERA Architects Inc. were incorporated into the policies of this Draft Secondary Plan.

The following provides an overview of the policies in the Draft Secondary Plan. A detailed list of the policies can be found in the Draft Secondary Plan in Appendix A.

4.1 View Corridors

The preservation of existing view corridors and the creation of new view corridors is intended to help foster strong visual connections between Victoria Park and the surrounding area, connecting Victoria Park to its surroundings.

The policies in the Draft Secondary Plan are intended to maintain view corridors from Wolfe Street, Kent Street, the north sidewalk at Richmond Street and Albert Street, and Dufferin Avenue west of Richmond Street to Victoria Park. The maintenance of a view corridor from the park to St. Peter's Basilica is also included in the policy framework, as throughout the study process it was identified that this building was an important landmark for many Londoners. The Draft Secondary Plan also includes policies to consider the creation of new view corridors through future Official Plan and/or Zoning By-law Amendment applications.

4.2 Connections

Connections to Victoria Park help to improve access to the park and enhance the relationship of the park to its surroundings. Throughout the consultation process, there was a desire identified to enhance connectivity to Victoria Park, should certain sites redevelop in the future.

A connection is suggested to Victoria Park from Kent Street, should the opportunity to construct this connection arise. This could take many possible forms, such as a road, a flex street, or a pedestrian-only connection. It is anticipated that if a Kent Street connection is created, the City may investigate the possibility of removing the Angel Street crossing. The creation of a Kent Street connection would help to better connect Victoria Park to the Richmond Row main street.

A possible connection is also suggested from Princess Avenue to Victoria Park, should the opportunity to construct this connection arise. This connection could take many forms such as a road, a flex-street, or a connection through a building. This connection would help to enhance the connection to the Woodfield Neighbourhood.

Existing connections to the park are also proposed to continue to be enhanced in the future.

4.3 Public Realm

Improvements to the streetscape and public space around Victoria Park will help to improve the connection between Victoria Park and its surroundings, enhance the pedestrian environment, and expand the green landscaping of the park into the surrounding area. This enhanced public realm is intended to allow the experience of the green landscaping of the park to “spill over” into the surrounding area.

It is anticipated that these enhancements to the streetscape and public space around Victoria Park will primarily occur on public property due to the minimal setbacks of existing buildings from the front property lines and the existing wide public rights-of-way. While much of the public realm around Victoria Park is already occupied by green landscaping, maintaining and enhancing these green edges around the park will ensure the public realm continues to provide a positive experience for pedestrians and expand the experience of the park into its surroundings.

4.4 Cultural Heritage

The policies included in the Draft Victoria Park Secondary Plan are intended to compliment the cultural heritage policies in the 1989 Official Plan, The London Plan, the Downtown Heritage Conservation District Plan, and the West Woodfield Heritage Conservation District Plans.

Any future development applications in the Victoria Park Secondary Plan boundary for a property that is located in the Downtown Heritage Conservation District or the West Woodfield Heritage Conservation District will still be required to receive Heritage Alteration Permits prior to development.

4.5 Built Form

The Draft Victoria Park Secondary Plan provides detailed direction on built form, including such matters as building height, setback, tower separation, streetwall height, façade design, and design to promote building activation at-grade. While this study has identified that there are opportunities for intensification around Victoria Park, it has also been found that this intensification must be at a higher standard of design that would be expected elsewhere in the City due to the significance of Victoria Park as a location cherished by Londoners. This requires a careful balance between allowing opportunities for height in appropriate places with the conservation of heritage resources and providing appropriate transitions to surrounding neighbourhoods.

Careful consideration has also been given to potential shadow impact of new development, with polices included in the Draft Secondary Plan intended to minimize shadow impacts on the park, public realm, and West Woodfield Heritage Conservation District. A shadow study is provided in Appendix D.

Policies provided also include direction on the design of future buildings, to ensure that future development is of a high standard of design that reflects its prominent location next to the “jewel of the parks system” in London and contributes to the continued success of the Victoria Park area.

The greatest heights in the Secondary Plan are contemplated in the South Policy Area based on its location closer to the centre of Downtown London. Lower heights are contemplated in the East and West Policy Areas, as these areas begin to transition away from the Downtown. Heights in the West Policy Area are generally intended to be taller than heights on most properties in the East Policy Area, based on the proximity of the West Policy Area to a transit corridor and the need for the East Policy Area to transition in height to the lower scale buildings in the Woodfield Neighbourhood. Heights contemplated in the North Policy Area consider that a portion of this Policy Area fronts on a transit corridor, and as such contemplate the greatest heights on Richmond Street, transitioning to the lower scale buildings in the Woodfield Neighbourhood.

A Demonstration Plan representing the built form that could result from the implementation of the policies in this Draft Secondary Plan can be found in Appendix E. This Demonstration Plan is one possible scenario of what could be built based on the policies of this Plan. Actual build out will likely differ as the policies could allow for a variety of built form scenarios. It is provided for demonstration purposes only, and shows the upper height limits contemplated by this Plan.

The following provides a more detailed overview of the heights proposed in each Policy Area and how those heights relate to the range of permitted heights contemplated in The London Plan:

South Policy Area

The Draft Secondary Plan contemplates the highest heights in the South Policy Area. The range of permitted heights for this Policy Area mirror the range of permitted heights in The London Plan of 2 to 20 storeys, with up to 35 storeys permitted through bonusing. This location is considered to be appropriate for the highest heights within the Victoria Park Secondary Plan boundary as it is closest to the centre of the Downtown. Restrictions on tower floor plate size and requirements for tower separation will help to mitigate potential shadow impacts from any future redevelopment.

The London Life Building located on the eastern portion of this block is not anticipated to redevelop, however the western portion of the block which is occupied by a surface parking lot presents an opportunity for intensification.

West Policy Area

The West Policy Area considers heights of 2 to 20 storeys, up to 25 storeys with bonusing, for the portion of this Policy Area that is south of Angel Street. This portion of the Policy Area is within the Downtown Place Type in The London Plan. The heights contemplated for this portion of this Policy Area are a slight refinement on the full range of permitted heights in the Downtown Place Type, as this area is on the edge of the Downtown and provides a transition to the lower heights contemplated on the northern portion of Richmond Row. The portion of the this block that is occupied by St. Peter's Basilica Cathedral is proposed to have a range of permitted heights of 2 to 4 storeys, as the northern portion of this block was found to be the preferred location for potential development based on the prominence of St. Peter's Basilica Cathedral.

The portion of this policy area north of Angel Street is in the Rapid Transit Corridor Place Type in The London Plan. This portion of the West Policy Area was found to be appropriate for the full range of permitted heights in this Place Type in The London Plan, allowing 2 to 12 storeys, with up to 16 storeys permitted through bonsuing.

East Policy Area

The Draft Victoria Park Secondary Plan contemplates the highest heights in the southern portion of this Policy Area, with lower heights going north as the Policy Area transitions away from the Downtown. Policies are also included to require new development to transition downward in height from the Wellington Street frontage to the low-rise residential area to the east.

The southern portion of this Policy Area, the City Hall Block, contemplates a range of permitted heights of 2 to 20 storeys, with up to 25 storeys permitted through bonusing. This portion of the Policy Area is in the Downtown Place Type in The London Plan. The range of permitted heights for this site is a refinement on the full range of permitted heights in the Downtown Place Type, as this area is on the edge of the Downtown and provides a transition to the low-rise Woodfield Neighbourhood.

For the middle portion of this Policy Area, which is currently occupied by a surface parking lot, heights are contemplated of 2 to 16 storeys, with up to 20 storeys permitted through bonusing for the southern portion of this parking lot, transitioning to a range of permitted heights of 2 to 12 storeys for the northern portion of this parking lot. This

range of permitted heights is an increase from the range of permitted heights contemplated for this site through The London Plan where this site is in the Neighbourhoods Place which would permit 2 to 4 storeys, up to 6 storeys with bonusing. Higher heights were found to be appropriate in this location, as it provides a transition from the Downtown Place Type with recognition for the existing zoning. The existing zoning permits a height of 90 metres (approximately 30 storeys), though certain provisions in the zoning make it challenging to realize a height above approximately 18 storeys.

The northern portion of this Policy Area is contemplated to have lower heights as the Policy Area transitions into the low-rise neighbourhood. This area is in the Neighbourhoods Place Type in The London Plan, however a slight increase in the range of permitted heights beyond The London Plan provisions is included in the Draft Secondary Plan for the property immediately north of Wolfe Street (560-562 Wellington Street), where a range of heights of 2 to 8 storeys is contemplated. The permission of this additional height is suggested based on the transitioning downward in heights from the Downtown Place Type and the frontage onto Victoria Park. Further north, a range of permitted heights of 2 to 4 storeys is proposed.

The heights contemplated in the East Policy Area are generally lower than in the West Policy Area based on the adjacency to a low-rise neighbourhood whereas the West Policy Area is adjacent to a planned transit corridor.

North Policy Area

The western portion of the North Policy Area is within the Rapid Transit Corridor Place Type in The London Plan, which contemplates heights of 2 to 12 storeys, up to 16 storeys with bonusing. The interior of the block is also considered to be in the Rapid Transit Corridor Place Type, based on the policies in The London Plan that allow for interpretation of the Rapid Transit Corridor Place Type boundaries based on the possibility of lot assemblies. The remainder of this Policy Area is within the Neighbourhoods Place Type.

It was found that the full range of permitted heights for the Rapid Transit Corridor Place Type would be appropriate for the western portion of the block. The full range of permitted heights in the Rapid Transit Corridor is also contemplated for the interior of the block, which is occupied by a surface parking lot and found to present and opportunity for intensification.

The remainder of the block is recommended to have the range of heights contemplated in the Neighbourhoods Place Type of 2 to 4 storeys.

4.6 Bonusing

The bonusing provisions in the Draft Victoria Park Secondary Plan identify a list of priorities to be considered when implementing bonusing on applications within the boundaries of the Victoria Park Secondary Plan. These bonusing priorities are based on identified needs within Victoria Park and the surrounding area, and are meant to provide specific direction based on this particular area that goes beyond the more general provisions in the 1989 Offiical Plan and The London Plan.

The Built Form policies in the Draft Victoria Park Secondary Plan identify height ranges where applications would be required to provide bonusing.

4.7 Land Use

The Draft Victoria Park Secondary Plan includes policies to direct land use around Victoria Park. The land use policies in the Draft Victoria Park Secondary Plan contemplate permitting a mixture of uses, similar to the existing land use mix in the area. Street-oriented retail and service uses are encouraged within the Victoria Park Secondary Plan boundary, and are required on the Richmond Street frontage to continue to foster the Richmond Street main street. Automotive uses are not permitted on any sites within the Secondary Plan boundary.

4.8 Compatibility with Park Activities

Victoria Park is an important City-wide resource for active and passive recreation, and is an important gathering space for festivals and events. The role of Victoria Park as a place of public gathering and celebration is one of the reasons for the park's Part IV heritage designation, as it has been a gathering place for Londoners since 1874. While certain festivals and events will move to Dundas Place when it is completed, it is anticipated Victoria Park will continue to host many festivals and events. The Draft Secondary Plan includes policies to help ensure the park's continued vitality and functionality as a space for festivals and events, as well as preserve the quality of the landscaped park grounds.

The Draft Victoria Park Secondary Plan includes a policy that requires a detailed wind study for all mid-rise and high-rise buildings to demonstrate that wind conditions will continue to be comfortable for users of the park and the pedestrian realm around the park.

Noise studies will also be required to be submitted with Site Plan Control applications for all new mid-rise or high-rise buildings. Noise will be mitigated through sound dampening building practices. This is intended to help implement the findings of the Music, Entertainment and Culture Districts Strategy, adopted by Municipal Council in 2018. The policy included in the Draft Victoria Park Secondary Plan also requires that purchasers and/or tenants be advised of the possibility of noise and festivals through the addition of a clause into the lease or agreement of purchase and sale, such that all moving into the area expect the noise that is generated by festivals in the park.

The Draft Secondary Plan also includes a policy that new mid-rise and high-rise developments will be required to provide on-site indoor and/or outdoor amenity space for residents. This is intended to help moderate the impact of increased intensification on the wear and tear of the park grounds. Concern about this wear and tear was identified in the Music, Entertainment, and Culture Districts Strategy and through community consultation.

4.9 Consistency of Policies with the Provincial Policy Statement

The policies identified in the Draft Secondary Plan are consistent with the Provincial Policy Statement. These policies balance the desire to promote efficient development patterns and the provision of a range and mix of housing types with the conservation of cultural heritage resources and encouraging a sense of place through well-designed built form. As these draft policies evolve through the preparation of the final Victoria Park Secondary Plan, they will continue to be reviewed to ensure consistency with the Provincial Policy Statement.

4.10 Bill 108 – Changes to the Planning Act

The Minister of Municipal Affairs and Housing introduced Bill 108, More Homes, More Choices Act, 2019 on May 2, 2019. The Bill proposes a number of amendments to 13 different statutes including the Planning Act. The intention of Bill 108 is to address the housing crisis in Ontario by minimizing regulations related to the residential development through changes to various Acts related to the planning process, including revisions to Section 37 of the Planning Act which provides municipalities with the ability to bonus for increased heights and densities.

As of the date of this report, Bill 108 has received Royal Ascent. The resulting impact on municipal policies and regulations is not known at this time. Transition regulations are also unknown at this time. With the enactment of Bill 108, changes to Official Plan policies including those in The London Plan and those being considered in the Draft Victoria Park Secondary Plan will be required to align policies with any modifications to the Planning Act encompassed in Bill 108. This is a situation being faced by all municipalities throughout the province, as Official Plan policies may need to be revised to align with any changes to the Planning Act that arise from Bill 108.

The policies in the Draft Victoria Park Secondary Plan will be modified to align with Bill 108 when a revised Victoria Park Secondary Plan is considered by Municipal Council for adoption in the fourth quarter of 2019.

5.0 Next Steps

The Draft Victoria Park Secondary Plan is presented for information purposes and to gather feedback to inform the development of the final Victoria Park Secondary Plan. The policies included in this Draft Secondary Plan are subject to possible revisions through the continued learnings of the study process.

The Draft Victoria Park Secondary Plan will be circulated to the community and stakeholders. Staff will continue consultation on the Draft Secondary Plan throughout the third quarter of 2019. Feedback received will be considered through revisions to the Secondary Plan. The revised Secondary Plan will be brought forward to the Planning and Environment Committee in the fourth quarter of 2019.

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Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

June 11, 2019
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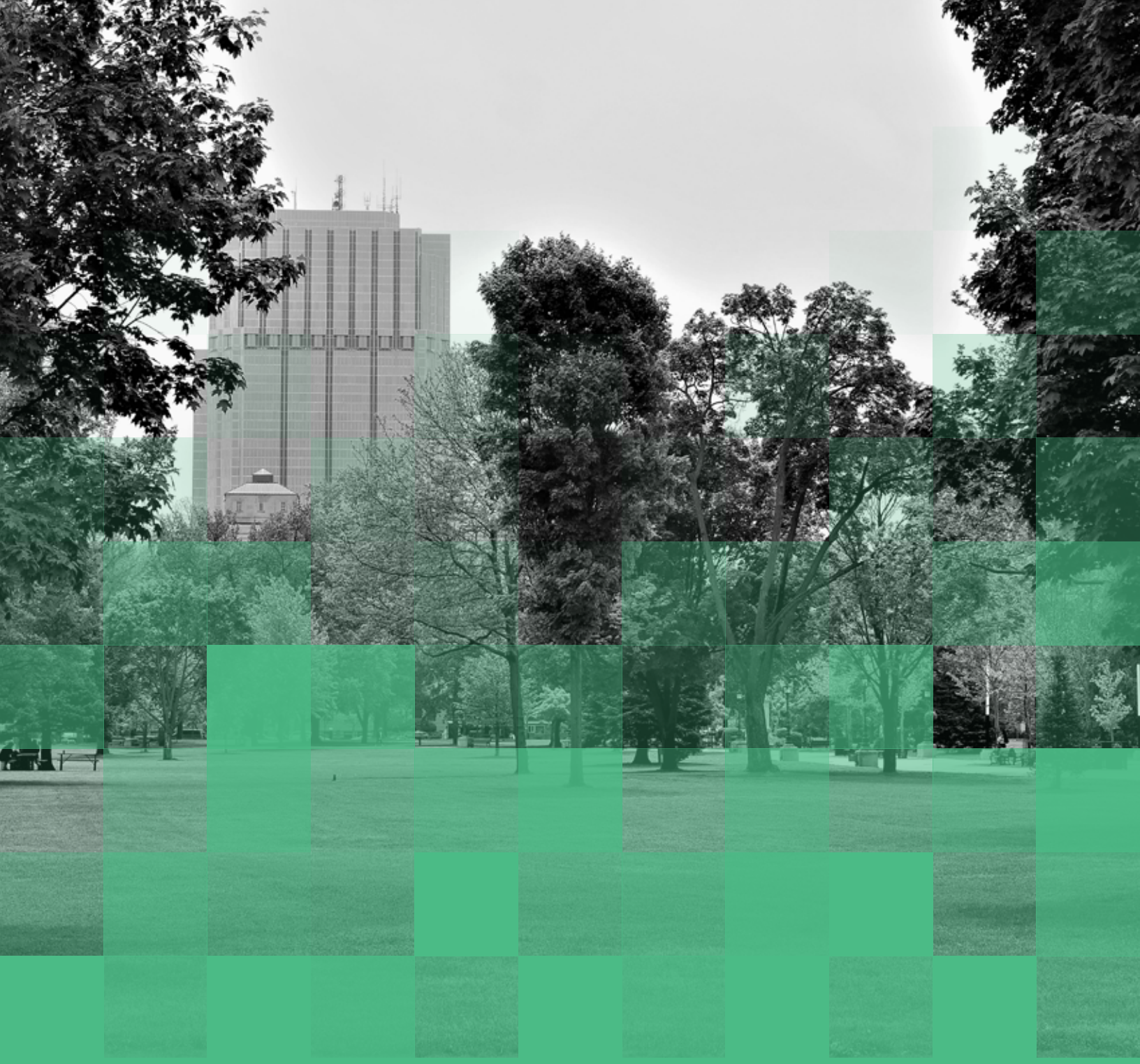
Appendix A – Draft Secondary Plan



Victoria Park (Draft)

Secondary Plan

June 2019

London
CANADA

Contents

1.0 INTRODUCTION 1

1.1 Background 1

1.2 Location 3

1.3 Cultural Heritage Resources 3

1.4 Purpose and Use 4

1.5 Vision 6

1.6 Principles 7

2.0 POLICY AREAS 9

2.1 Overview 9

2.2 North Policy Area 11

2.3 East Policy Area 12

2.4 South Policy Area 13

2.5 West Policy Area 14

3.0 POLICIES 15

3.1 Overview 15

3.2 View Corridors 17

3.3 Connections 19

3.4 Public Realm 20

3.5 Cultural Heritage 21

3.6 Built Form 22

3.6.1 General Built Form 23

3.6.2 Facade Design 24

3.6.3 Activation 24
3.6.4 Parking 25
3.6.5 Permitted Heights 27
3.6.6 Mid-Rise Form 28
3.6.7 High-Rise Form 28
3.7 Bonusing 30
3.8 Land Use 31
3.10 Compatibility with Park Activities 32
4.0 SCHEDULES 33
Schedule 1: Secondary Plan Area 34
Schedule 2: Policy Areas 35
Schedule 3: View Corridors 36
Schedule 4: Connections 37
Schedule 5: Permitted Heights 38
5.0 APPENDICES 39
Appendix A: Cultural Heritage 40
Appendix B: Reasons for Designation - Victoria Park 41

1.0 Introduction

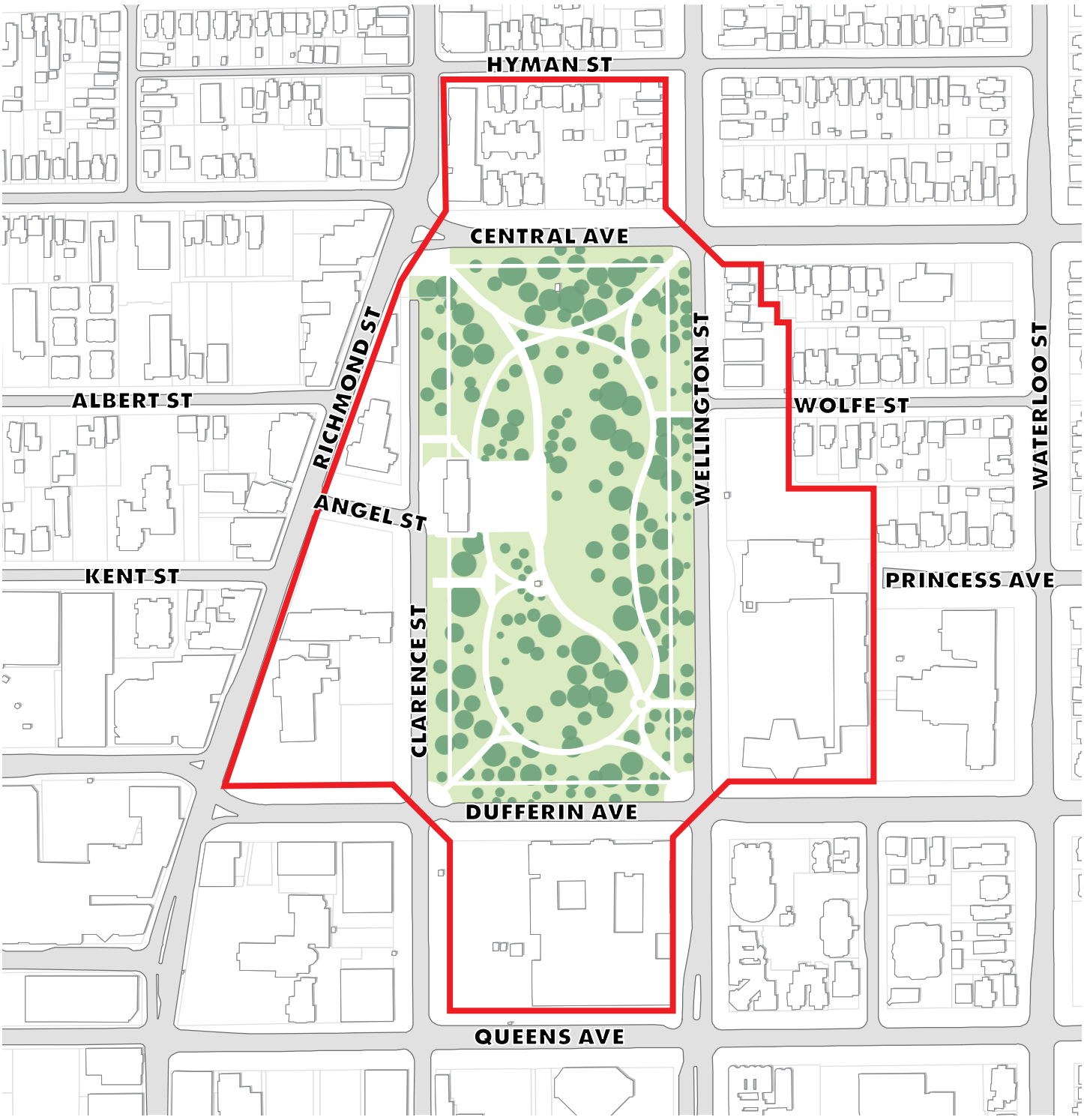
1.1 BACKGROUND

Victoria Park is centrally located in the City of London, adjacent to the downtown. The park has been an important feature at the heart of the city as a central gathering place for events and celebrations of city-wide significance, as well as an open space for active and passive recreation.

Development pressure on lands surrounding Victoria Park has warranted the creation of a comprehensive vision for future growth. The purpose of this Secondary Plan is to establish a policy framework to guide the future of the lands surrounding Victoria Park, recognizing that the existing overlapping policy framework is complex and has not yet considered the properties surrounding the park based on their unique relationship to the park.

This Secondary Plan considers how future development and redevelopment will relate to existing buildings, adjacent neighbourhoods, the downtown, and Victoria Park. Existing plans, policies, and guidelines applying to properties around the park have been taken into account to create the development framework and to provide clarity and consistency in reviewing future development applications. The policies in the *West Woodfield Heritage Conservation District Plan* and the *Downtown Heritage Conservation District Plan* will continue to apply to properties within the Victoria Park Secondary Plan boundary. Any future development applications will be evaluated on a site-by-site basis for conformity to the applicable Official Plan policies and the Heritage Conservation District Plans for the conservation of cultural heritage resources within the Secondary Plan boundary.

Schedule 1: Secondary Plan Area



Legend

Victoria Park Secondary Plan Boundary

1.2 LOCATION

The Victoria Park Secondary Plan applies to properties around Victoria Park as identified in Schedule 1: Secondary Plan Area. This area has been delineated to include properties surrounding Victoria Park and properties that are anticipated to be consolidated for future development around the park. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply within this boundary.

1.3 CULTURAL HERITAGE RESOURCES

The presence of cultural heritage resources within the Victoria Park Secondary Plan boundary are foundational to the character of the area. Cultural heritage resources within the Secondary Plan boundary include the *West Woodfield Heritage Conservation District*, the *Downtown Heritage Conservation District*, and a number of properties that are individually designated under Part IV of the Ontario Heritage Act or are listed on the City's Register. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the Victoria Park Secondary Plan boundary.

The park itself is designated under Parts IV and V of the Ontario Heritage Act, as it is individually designated and also designated as part of the West Woodfield Heritage Conservation District. The individual designation under Part IV of the Ontario Heritage Act is based on Victoria Park's significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the "jewel of the parks system" in the City of London. Appendix B: Reasons for Designation - Victoria Park includes the reasons for designation for Victoria Park.

1.4 PURPOSE AND USE

This Secondary Plan presents a vision for the evolution of properties surrounding the park and provides a consistent framework to evaluate future development. It provides comprehensive built form, urban design, and land use directions that consider how future development should relate to the park and enhance the surrounding context, while ensuring conservation of the cultural heritage resources in the area.

Policies in this Secondary Plan apply to all properties in the Victoria Park Secondary Plan boundary unless where specifically noted as only applying to a specific property or Policy Area.

The policies of this Secondary Plan provide a greater level of detail than the policies of the Official Plan. Where the policies of the Official Plan provided sufficient guidance to implement the vision of this Secondary Plan, these policies were not repeated. As such, the policies of this Secondary Plan should be read in conjunction with the Official Plan, the applicable Heritage Conservation District Plans, and any other applicable policy documents. In instances where the overall policies of the Official Plan and the Victoria Park Secondary Plan are inconsistent, the Secondary Plan shall prevail.

The policies of this Secondary Plan that use the words "will" or "shall" express a mandatory course of action. Where the word "should" is used, suitable alternative approaches to meet the intent of the policy may be considered.

The policies of this Secondary Plan will be implemented through mechanisms set out in this Secondary Plan, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the *Zoning By-law,* and the Site Plan Control.

The schedules form part of this Secondary Plan and have policy status whereas other figures and photographs included in the Secondary Plan are provided for graphic reference, illustration, and information.

1.5 VISION

The Victoria Park area will continue to evolve as a prominent destination that is cherished by Londoners. It will develop in a way that balances the desire to grow inward and upward with the need to conserve cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park's continued use as a city-wide destination for recreation, relaxation and events. Future development of the area will celebrate the prominence of Victoria Park through design excellence, contributing to the continued success of this area as a destination for Londoners both now and in the future.

1.6 PRINCIPLES

The development of this Secondary Plan has been guided by the following principles:

- Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible
- Improve and create new connections to Victoria Park
- Preserve and enhance the landscaped edges around Victoria Park
- Respect and conserve cultural heritage resources within and surrounding Victoria Park
- Frame Victoria Park with an appropriately-scaled streetwall that creates a comfortable pedestrian environment
- Identify opportunities for compatible and sensitive intensification
- Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development
- Support and animate Victoria Park with active uses on the ground floor
- Design buildings to celebrate the prominence of Victoria Park as a city-wide gem
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space, as well as a destination for all Londoners to attend festivals and events

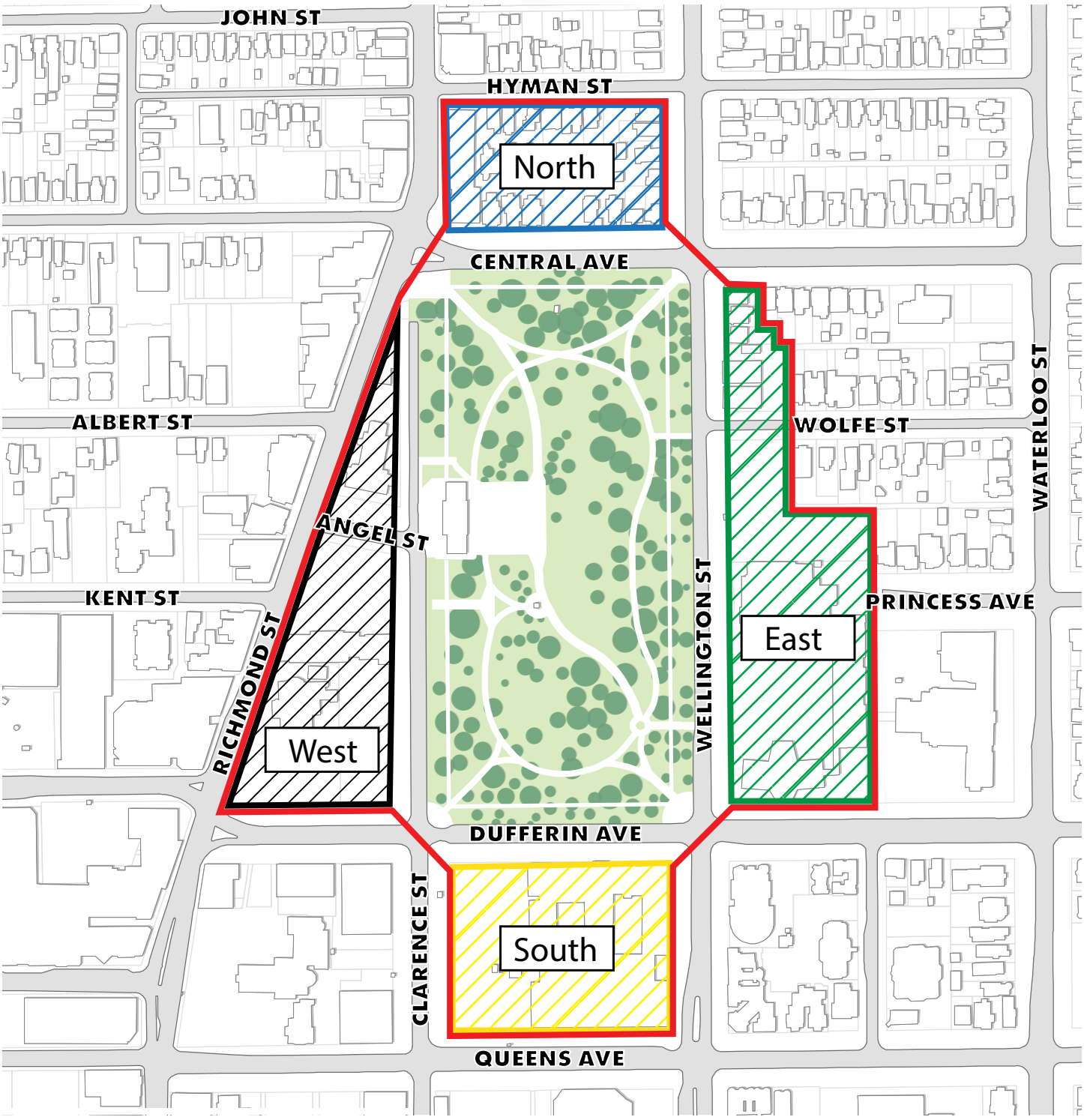
2.0 Policy Areas

2.1 OVERVIEW

The area subject to the Victoria Park Secondary Plan has been divided into four Policy Areas, each encompassing a different side of the park: North, East, South, and West, as identified in Schedule 2: Policy Areas. Most of the policies in the Secondary Plan apply to the entire area within the Victoria Park Secondary Plan boundary, but some identified policies apply to a specific side of the park due to the unique characteristics of each side of the park.

The boundaries and the unique characteristics of each of the four sides surrounding Victoria Park are detailed in the following sections.

Schedule 2: Policy Areas



Legend

- Victoria Park Secondary Plan Boundary
- North Policy Area
- South Policy Area
- West Policy Area
- East Policy Area

2.2 NORTH POLICY AREA

The North Policy Area adjacent to Victoria Park is lined by 2.5-storey house-form buildings, many of which have been converted for office uses, with the exception of the Richmond Street frontage, which is occupied by a 4-storey mixed use building. A 3-storey residential building is located on the western portion of the interior of the block. While this Policy Area is not within a Heritage Conservation District, many of the properties in this Policy Area are listed on the City's Register.

A parking lot located on the eastern portion of the interior of the block presents an opportunity for intensification. The mid-rise building fronting Richmond Street also presents an opportunity for intensification, due to its proximity to a transit corridor.

2.3 EAST POLICY AREA

The East Policy Area is characterized by a broad mix of uses including City Hall, Centennial Hall, surface parking and a public square. A mix of other uses are also found, including professional offices, a multi-unit residential building, and a single detached dwelling. The southern portion of this block is located in the Downtown Place Type, and the northern portion is in the Neighbourhoods Place Type and also subject to the provisions of the Woodfield Neighbourhood Specific Policy Area. The entirety of this Policy Area is in the *West Woodfield Heritage Conservation District*.

There is opportunity for intensification of under-utilized sites in the East Policy Area, particularly south of Wolfe Street.

2.4 SOUTH POLICY AREA

The South Policy Area is in the Downtown Place Type and includes the iconic London Life Insurance Company building, which is a character defining feature of the block. This block is also entirely within the *Downtown Heritage Conservation District*.

The west portion of the block contains a large surface parking lot that presents an opportunity for intensification.

2.5 WEST POLICY AREA

The West Policy Area includes the triangular block between Richmond Street and Clarence Street. Richmond Street is a main street commercial corridor connecting to downtown. Clarence Street runs immediately adjacent to the park and is a planned transit corridor. The block consists of religious institutions, including St. Peter's Basilica Cathedral and First Baptist Church, as well as a limited amount of commercial uses and surface parking. The majority of this block is in the Downtown Place Type. With the exception of the northern property, it is also in the *West Woodfield Heritage Conservation District*.

Portions of this Policy Area present opportunities for intensification, particularly the surface parking lots.

3.0 Policies

3.1 OVERVIEW

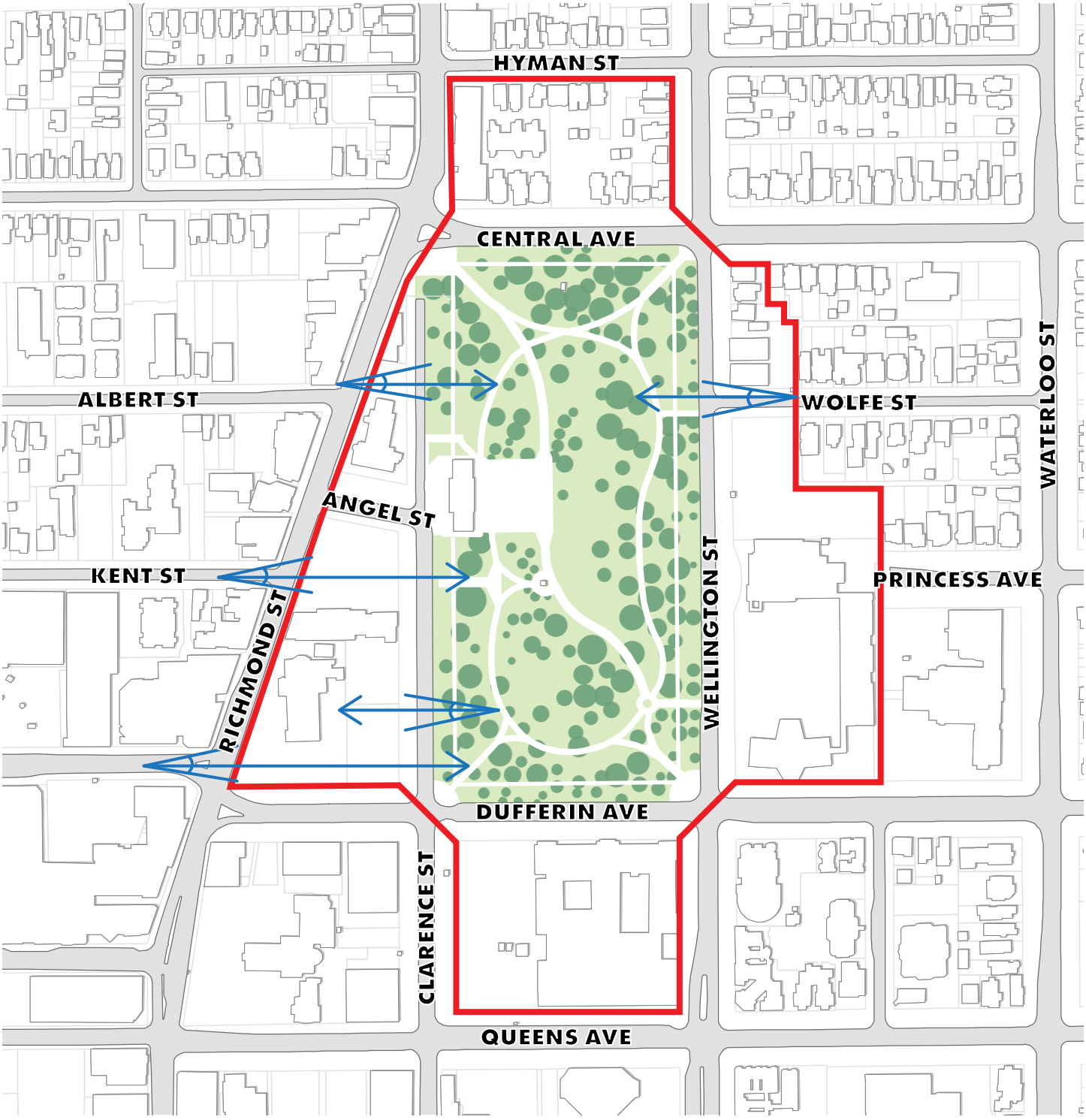
The intent of this Secondary Plan is to provide a policy framework to guide future development and public projects in the Victoria Park Secondary Plan area. Policies in this Secondary Plan support the vision by providing guidance on: view corridors, connections, public realm, cultural heritage, built form, land use, parking and compatibility with park activities.

The policies of this Secondary Plan generally provide a greater level of detail than the general policies of the Official Plan. Where the policies of the Official Plan provide sufficient guidance to implement the vision of this Secondary Plan, these policies were not repeated. As such, the policies of this Secondary Plan should be read in conjunction with the Official Plan. In instances where the overall policies of The London Plan and the Victoria Park Secondary Plan are inconsistent, the Secondary Plan shall prevail.

The policies of this Secondary Plan that use the words "will" or "shall" express a mandatory course of action. Where the word "should" is used, suitable alternative approaches that meet the intent of the policy may be considered.

The policies of this Secondary Plan will be implemented through mechanisms set out in this Secondary Plan, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the *Zoning By-law* and *Site Plan Control By-law*. Planning and development applications will be evaluated based on the Planning and Development Application policies in the Our Tools section of *The London Plan* to ensure that the permitted range of uses and intensities is appropriate within the surrounding context.

Schedule 3 – View Corridors



Legend

Victoria Park Secondary Plan Boundary

View Corridor

3.2 VIEW CORRIDORS

The preservation of existing view corridors and the creation of new view corridors will aid in orientation and help to maintain strong visual connections between Victoria Park and the surrounding area. View corridors to be maintained are specified in the policies below and identified in Schedule 3: View Corridors.

a) Any proponent for a *Planning Act* application that may impact an existing view corridor identified below will be required to provide an urban design brief demonstrating how the existing view corridor will be maintained for pedestrians.

b) View corridors to Victoria Park from Wolfe Street, Richmond Street, Kent Street, and Dufferin Avenue west of Richmond Street will be maintained.

c) A view corridor to St. Peter's Basilica Cathedral from Victoria Park will be maintained.

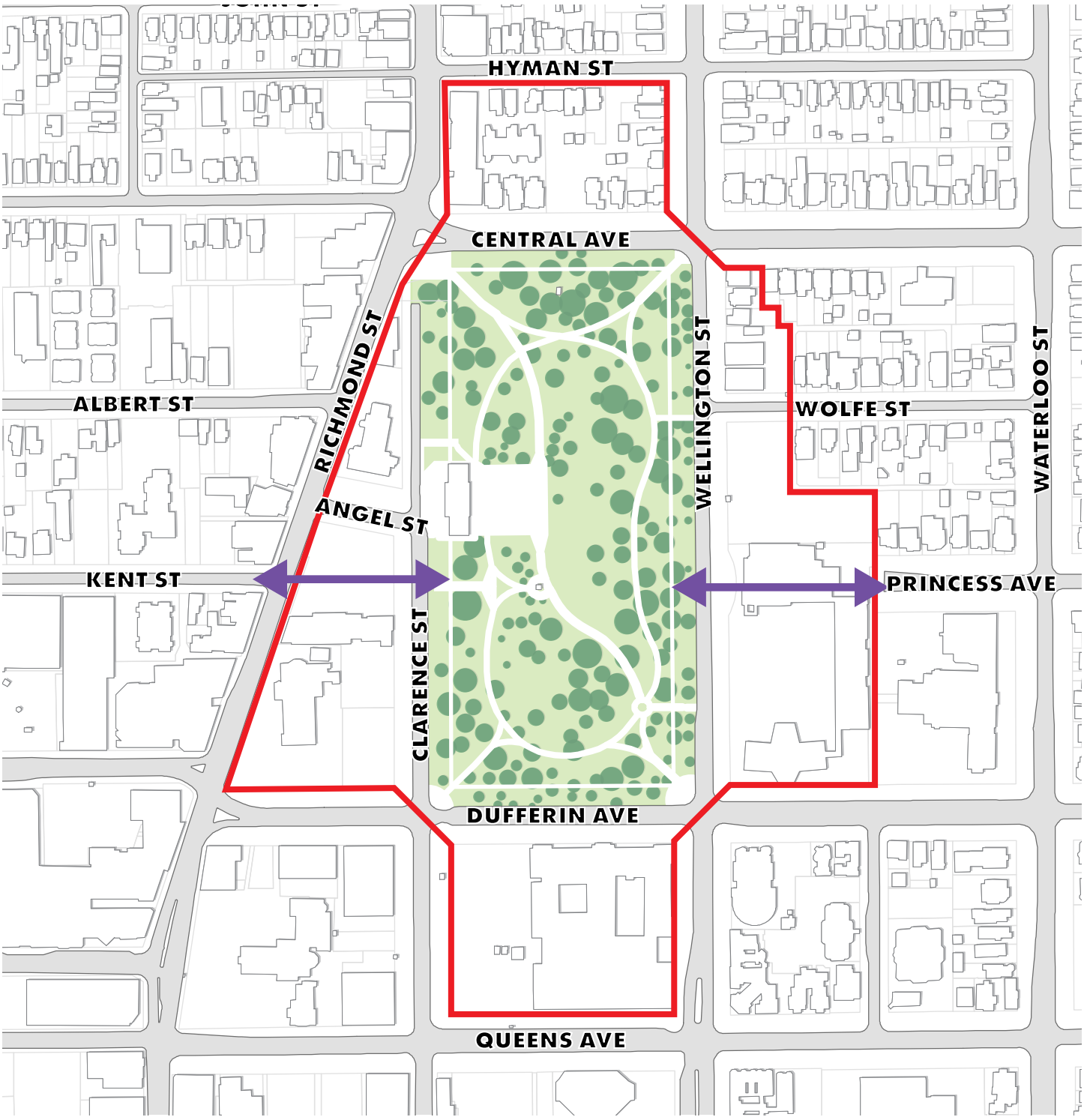
d) A view corridor from Kent Street to Victoria Park should be maintained, if development occurs in the West Policy Area.

e) Any application for Site Plan, Zoning By-law and/or Official Plan Amendments on lands within the Victoria Park Secondary Plan will be required to explore:

   i) The potential for adding new view corridors; and

   ii) Creative or innovative ways to enhance existing view corridors (if applicable).

Schedule 4 – Connections



Legend

- Victoria Park Secondary Plan Boundary
- Proposed Connections

3.3 CONNECTIONS

Connections to Victoria Park help to improve access to the park and enhance the relationship of the park to its surroundings. Priority locations for new connections to Victoria Park are identified in Schedule 4: Connections.

a) New connections to the park from Kent Street and Princess Avenue should be considered to improve access to the park if development occurs on lands that could facilitate these connections.

   i) Connections will prioritize pedestrian access, but may incorporate flex-street or shared street design elements.

   ii) Innovative approaches to connectivity may be considered such as enclosed or covered walkways through buildings.

b) Wide sidewalks should be provided and maintained on streets adjacent to and leading to the park as part of any future public works project to create a comfortable pedestrian environment and promote accessibility.

c) The provision enhanced of pedestrian amenities, such as benches, will be encouraged during site plan approval.

d) Transit infrastructure such as transit stops and street improvements should be enhanced in areas around the park through redevelopment.

3.4 PUBLIC REALM

Improvements to the streetscape and public space around Victoria Park will help to strengthen the connection between Victoria Park and its surroundings, enhance the pedestrian environment, and expand the green landscaping of the park into the surrounding area. These green edges are anticipated to primarily be located on public land due to the minimal setbacks of existing buildings to front property lines and the existing wide right-of-ways and boulevards.

a) Landscaping and green space in building setbacks and the public right-of-way will be enhanced by maintaining and reinforcing the existing built form edge. Hard surfaces will be limited to driveways, pedestrian entranceways, bicycle parking areas, benches and patios.

b) The preservation of existing street trees and the planting of new large canopy trees is encouraged.

c) The green edge between St. Peter's Basilica Cathedral and Dufferin Avenue, should be maintained.

3.5 CULTURAL HERITAGE

The cultural heritage resources surrounding Victoria Park are foundational to its character. In addition to the cultural heritage policies in this Secondary Plan, the objectives and policies in the *Downtown Heritage Conservation District* and *West Woodfield Heritage Conservation District* Plans will continue to apply. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the Victoria Park Secondary Plan.

a) On-site and adjacent cultural heritage resources and their heritage attributes will be conserved.

   i) Any new buildings must be both physically and visually compatible with the surrounding cultural heritage resources.

   ii) New and renovated buildings shall be designed to be sympathetic to the heritage attributes through measures including but not limited to massing, rhythm of solids and voids, significant design features, and high quality materials.

b) New development shall be compatible with the heritage character of the surrounding Heritage Conservation Districts, through consideration of height, built form, setback, massing, material, and other architectural elements.

c) The design guidelines in the *Downtown Heritage Conservation District* and the *West Woodfield Heritage Conservation District* will be used to review and evaluate proposals for new buildings in these Heritage Conservation Districts to ensure compatibility with the surrounding context.

3.6 BUILT FORM

The following built form policies will help to shape future development in a way that balances intensification and compatibility, and provides a transition between the downtown and low-rise residential neighbourhoods. Built form will be designed to ensure impacts on the park and existing context are minimized, and the design of new development frames the park.

Victoria Park is the "jewel of the parks system" in the City of London, and is a location of civic importance that must be complemented by development that meets a high standard of design. As such, all new development is expected to be of a high standard of urban and architectural design, celebrating the prominence of the Victoria Park area.

3.6.1 GENERAL BUILT FORM

a) The setback of new buildings will respond to the existing built form context and reinforce the established built form edge with the intent of maintaining a continuous street wall that frames the edges of the park. New development should be located close to the front property line while still providing sufficient setbacks to avoid building elements from encroaching into the right-of-way.

b) The design of new buildings and additions to existing buildings should make effort to minimize the impacts of shadows on the park, public realm and the *West Woodfield Heritage Conservation District*, as applicable.

c) Significant cultural heritage resources and their heritage attributes shall be conserved.

d) High- and mid-rise buildings shall be designed to express three defined components: a base, middle and top. Alternative design solutions that address the following intentions may be permitted:

   i) the base shall establish a humanscale façade with active frontages including, where appropriate, windows with transparent glass, awnings, lighting, and the use of materials that reinforce a human scale

   ii) the middle shall be visually cohesive with, but distinct from, the base and top

   iii) the top shall provide a finishing treatment, such as a roof or a cornice treatment, and will serve to hide and integrate mechanical penthouses

e) All new development will be subject to a public site plan review.

3.6.2 FAÇADE DESIGN

a) Building façades shall be articulated to reflect the scale and the rhythm of existing buildings along the edge of the park.

b) High quality materials, such as brick and natural stone, will be used to complement the character and quality of buildings around the park and adjacent areas. The use of stucco and exterior insulation and finishing system (EIFS) will not be permitted.

3.6.3 ACTIVATION

Creating active building facades encourages walkability, passive surveilance and a pedestrian friendly environment surrounding the park and also fronting onto the Richmond Row main street.

a) Main building entrances shall front onto the park, unless the building also has frontage on Richmond Street in which case the main building entrance will be located on Richmond Street with a secondary entrance onto the park.

b) Multiple building entrances are encouraged. Corner buildings and buildings with two street frontages should have entrances onto both streets.

c) Residential units at grade will have pedestrian access directly from the right-of-way.

d) Regardless of the intended use, the ground floor of new buildings shall be designed with the flexibility to accommodate conversion to non-residential uses in the future. Strategies could be considered, such as providing a raised floor over the slab that can be removed to provide additional ground floor height in the future.

e) Attractive and active frontages shall be located around all edges of the park. All building faces oriented towards the park should exhibit a high level of architectural detail, large transparent windows and high quality materials. Blanks walls, parking, services and utilities will not face towards the park or Richmond Street.

f) Attractive and active frontages shall be located around all edges of the park. All building faces oriented towards the park should exhibit a high level of architectural detail, and high quality materials. Blanks walls, parking, services and utilities will not face towards the park or Richmond Street.

3.6.4 PARKING

While parking is recognized as a continued need in proximity to Victoria Park, it should be provided in a way that does not detract from the pedestrian realm surrounding the park, nor the City-wide importance of this green space.

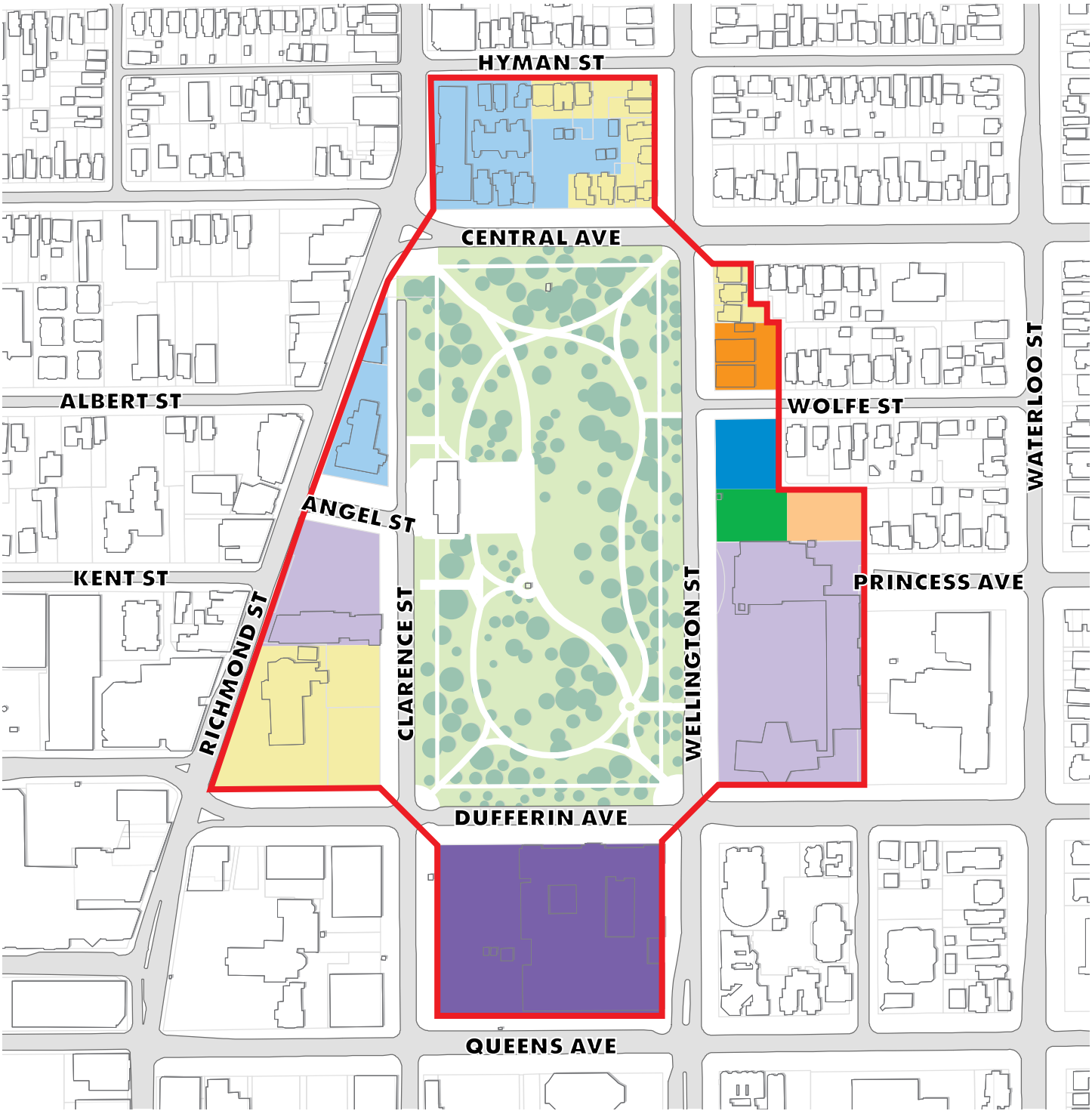
a) Parking and service entrances shall not front onto the park or pedestrian walkways. Parking and service entrances will be located on side streets, behind buildings and along laneways where possible.

b) Parking should be provided underground where possible. New surface parking lots shall not be permitted within the Victoria Park Secondary Plan boundary.

c) Above-grade structured parking shall be wrapped on all exterior lot lines with residential, retail, service, community facility or office uses.

d) Parking shall not be located between the building and public right-of-way

Schedule 5– Permitted Heights



Legend

- Victoria Park Secondary Plan Boundary
- 2-4 Storeys
- 2-6 Storeys
- 2-8 Storeys
- 2-12 Storeys
- 2-12 Storeys (up to 16 with bonusing)
- 2-16 Storeys (up to 20 with bonusing)
- 3 (or 9m) -20 Storeys (up to 25 with bonusing)
- 3 (or 9m) - 20 Storeys (up to 35 with bonusing)

3.6.5 PERMITTED HEIGHTS

Minimum and maximum permitted heights for new development within the Victoria Park Secondary Plan boundary are described below and identified in Schedule 5: Permitted Heights.

a) Building heights will transition from higher buildings in the downtown and fronting Richmond Street to lower buildings near low-rise residential areas.

b) The Zoning By-law will provide more detail on individual permitted heights; this may not include the full range of heights identified in this Secondary Plan.

3.6.5.1 North Policy Area

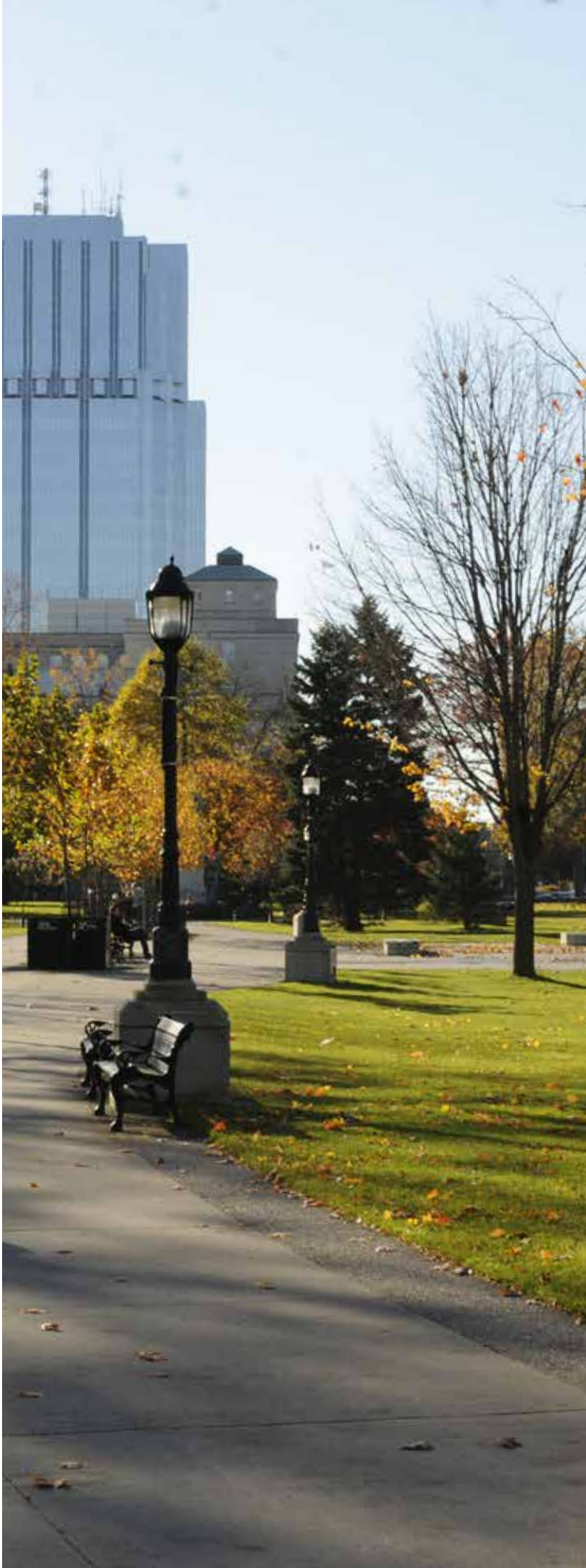
a) The range of permitted heights for the western portion of the North Policy Area and the interior of the block are between 2 and 12 storeys, with up to 16 storeys permitted through bonusing. The remainder of the Policy Area has a range of permitted heights between 2 and 4 storeys.

3.6.5.2 East Policy Area

a) Buildings will be designed to transition downward in height from the Wellington Street frontage to the low-rise residential area to the east.

b) The southern portion of the East Policy Area, the City Hall Block, allows a range of permitted heights of 2 to 20 storeys, with up to 25 storeys permitted through bonusing.

c) The middle portion of the East Policy Area, south of Wolfe Street, allows a range of permitted heights of 2 to 16 storeys, with up to 20 storeys permitted through bonusing for the southern portion of this site, transitioning to a range of permitted heights of 2 to 12 storeys for the northern



portion of this site. A range of permitted heights between 2 to 6 storeys is allowed for the southeast portion of this site.

d) The northern portion of the East Policy Area, north of Wolfe Street, allows a range of permitted heights of 2 to 8 storeys for the lot adjacent to Wolfe Street, and 2 to 4 storeys for all portions north of this site.

3.6.5.3 South Policy Area

a) The range of permitted heights in the South Policy Area is 2 to 20 storeys, with up to 35 storeys permitted through bonusing.

3.6.5.4 West Policy Area

a) The range of permitted heights in the West Policy Area is 2 to 4 storeys for the portion of the Policy Area occupied by St. Peter's Basilica Cathedral and 2 to 20 storeys, up to 25 storeys with bonusing, for the portion of this Policy Area that is north of St. Peter's Basilica Cathedral but south of Angel Street. The portion of the West Policy Area north of Angel Street allows a range of permitted heights of 2 to 12 storeys, with up to 16 storeys permitted through bonusing.

3.6.6 MID-RISE FORM

For the purposes of this Secondary Plan, mid-rise buildings will be described as buildings 4 storeys in height and up to and including 8 storeys in height.

a) The streetwall of new mid-rise buildings shall have a height of 4 to 5 storeys to frame the park, except along the Richmond Street frontage where streetwalls shall have a height of 2 to 3 storeys.

b) Buildings shall step back a minimum of 5 metres above the streetwall for all portions of mid-rise buildings fronting Victoria Park and Richmond Street.

c) Buildings shall step back a minimum of 3 metres above the streetwall for all portions of mid-rise buildings not fronting Victoria Park or Richmond Street, but fronting public streets or pedestrian walkways.

d) Shadow studies shall be required for all planning and development applications for new mid-rise buildings to demonstrate how the impact of shadows on the park, public realm, and West Woodifled Heritage Conservation district are being minimized.

3.6.7 HIGH-RISE FORM

For the purposes of this Secondary Plan, high-rise buildings will be described as buildings 9 storeys in height and taller. High-rise buildings will be designed with a podium base and tower above.

a) The podiums of new high-rise buildings shall have a height of 4 to 5 storeys to frame the park, except along the Richmond Street and Central Avenue frontages where podiums shall have a height of 2 to 3 storeys.

b) Buildings shall step back a minimum of 5 metres above the podium for all portions of high-rise buildings fronting Victoria Park or Richmond Street.

c) Buildings shall step back a minimum of 3 metres above the streetwall for all portions of high-rise buildings not fronting Victoria Park or Richmond Street, but fronting public streets or pedestrian walkways.

d) High-rise buildings should have a minimum separation distance of 30 metres between towers. This separation distance is intended to:

   i) Enhance the ability to provide a high-quality, comfortable public realm

   ii) Protect development potential of adjacent sites

   iii) Provide access to sunlight on surrounding streets and Victoria Park

   iv) Provide access to natural light and a reasonable level of privacy for occupants of tall buildings

   v) Provide pedestrian-level views of the sky between tall buildings particularly as experienced from adjacent streets, Victoria Park, and views between towers for occupants of tall buildings

   vi) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties

e) All portions of high-rise buildings above the podium should be setback a minimum of 15 metres from the property line of any adjacent sites that could accommodate a high-rise development, as to not compromise the development potential of adjacent properties.

f) Residential tower floor plates in high-rise buildings should be a maximum of 750 square metres to limit large shadows on streets, the park, and nearby properties. Office uses may have larger floor plates based on operational requirements, but should be designed to limit large shadows on streets, the park, and nearby properties

g) Shadow studies shall be required for all planning and development applications for new high-rise buildings to demonstrate how the impact of shadows on the park, public realm, and West Woodifled Heritage Conservation district are being minimized.

h) Towers shall not have any blank facades

i) The top portions of the tower shall be articulated through the use of a small setback, difference in articulation, or the use of an architectural feature. The mechanical penthouse shall be integrated into the design of the tower.

3.7 BONUSING

Additional direction is provided on bonusing beyond what is provided in the Official Plan to ensure that the matters provided in exchange for additional height and density meet the needs of the area surrounding Victoria Park.

In accordance with the permitted heights identified in Schedule 5: Permitted Heights, additional height up to the limits specified may be permitted through the use of a bonus zone.

a) Where high-rise forms are permitted and where it can be demonstrated that significant measures are put in place to support or mitigate additional height or density, City Council may pass a by-law, known as a bonus zone, to authorize increases in the height and density of development beyond what is otherwise permitted by the *Zoning By-Law*, in return for the provision of such facilities, services, or matters as are set out in the bonus zone.

b) The following facilities, services, and matters will be prioritized when permitting additional height and density through bonusing on lands within the Victoria Park Secondary Plan boundary:

    i) Affordable housing

    ii) Securing and developing new publicly-accessible pedestrian connections

    iii) Publicly-accessible car parking, car sharing, and bicycle sharing facilities

    iv) Contribution to the development of transit amenities, features, and facilities

3.8 LAND USE

Land uses around Victoria Park should be supportive of the active pedestrian realm around the park, while recognizing the prominence of Richmond Street as a main street. The *Zoning By-law* will provide more detail on individual permitted uses; this may not include the full range of uses identified in this Secondary Plan.

a) A broad range of residential, retail, service, office, community facility and other related uses may be permitted within the Victoria Park Secondary Plan boundary.

b) A minimum of 60% of the Richmond Street frontage at grade will be street-related retail and service uses oriented towards Richmond Street. Community facility and institutional uses may be permitted if they are to be used for street-oriented, active uses.

c) New development that does not have frontage on Richmond Street is encouraged to have street-oriented retail and service uses at grade.

d) Auto-oriented uses are prohibited and drive through facilities will be prohibited within the Victoria Park Secondary Plan boundary.

3.10 COMPATIBILITY WITH PARK ACTIVITIES

Victoria Park serves as an important city-wide resource for active and passive recreational activities. It is also an important neighborhood resource for residents of Woodfield and the downtown. It is important to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

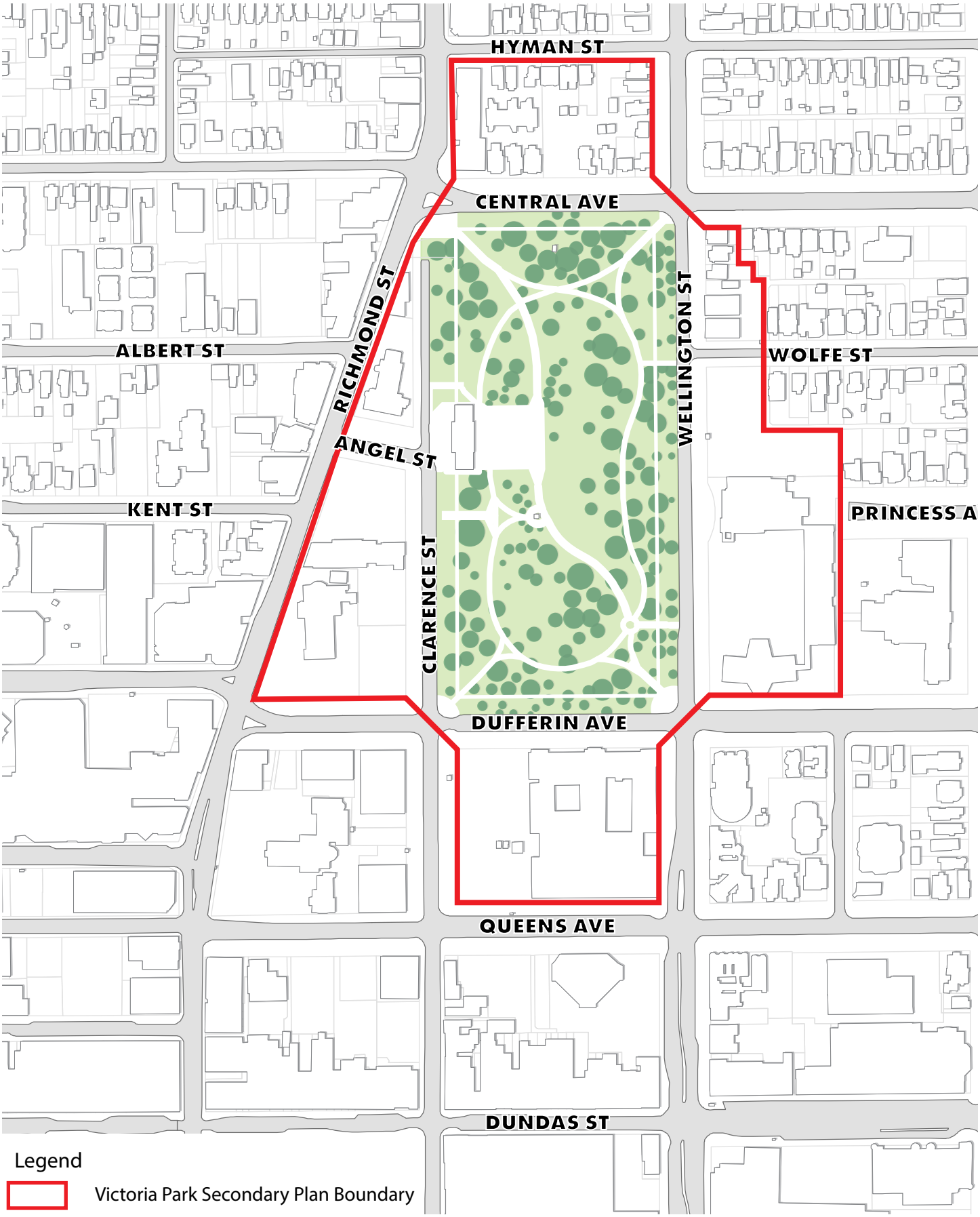
a) Noise studies shall be submitted with all Site Plan Control applications for new mid-rise or high-rise residential developments and should consider how noise from festivals will be mitigated through sound dampening building practices. Purchasers and/or tenants should be advised of the possibility of noise from festivals though the addition of a warning clause to the lease or agreement of purchase and sale and registered on title.

b) Wind studies shall be submitted with all Site Plan Control applications for new mid-rise or high-rise residential developments to provide information on the existing wind conditions and the wind conditions that can be expected when the proposed development is constructed. The study will demonstrate how the wind conditions that are expected to be generated by the proposed development are being mitigated, and demonstrating the resulting wind conditions after mitigation are comfortable for pedestrians on sidewalks and users of the park.

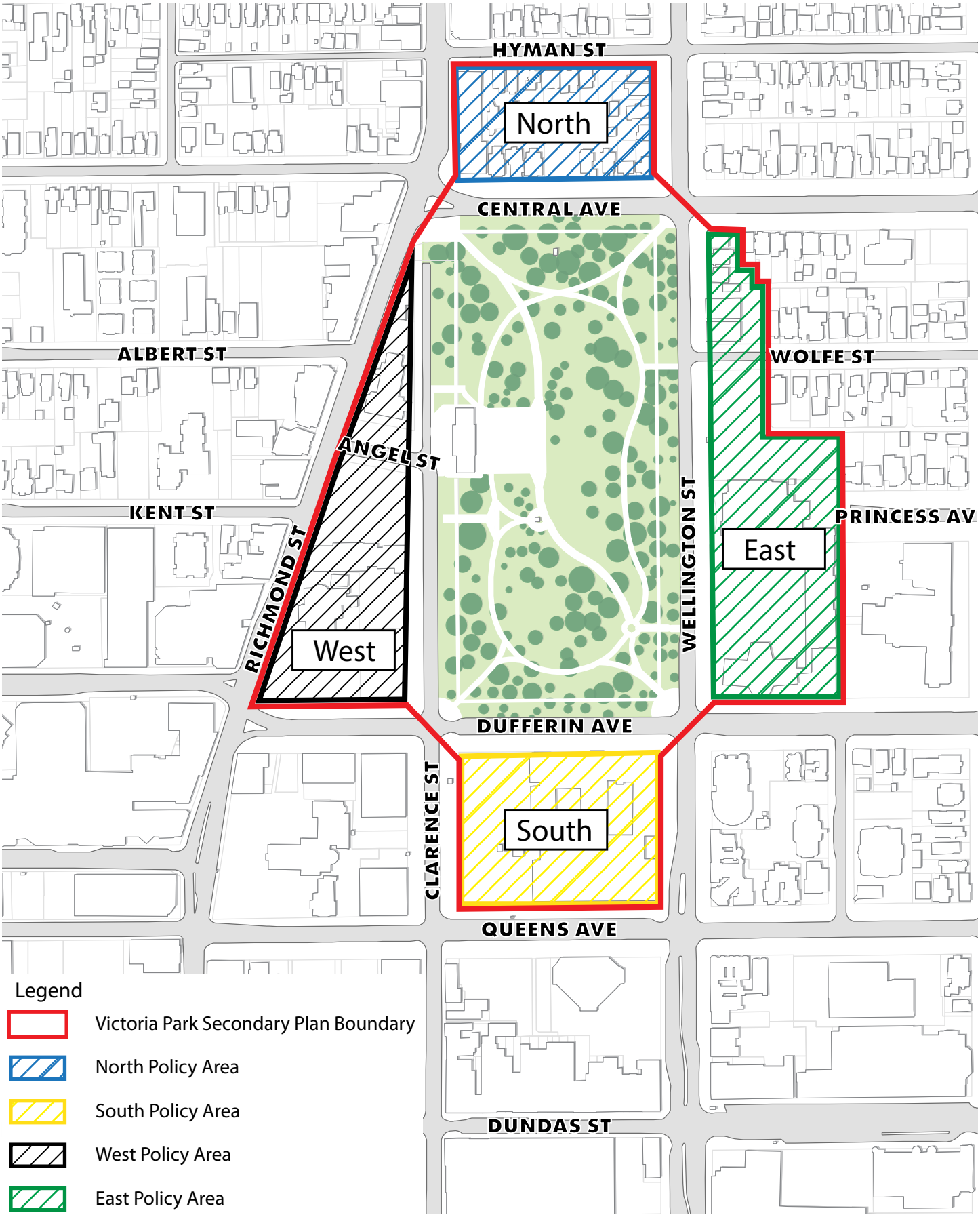
c) New mid-rise and high-rise multi-unit residential developments shall provide indoor and/or outdoor communal amenity space for residents to help moderate the impacts of increased intensification on the grounds of Victoria Park.

4.0 Schedules

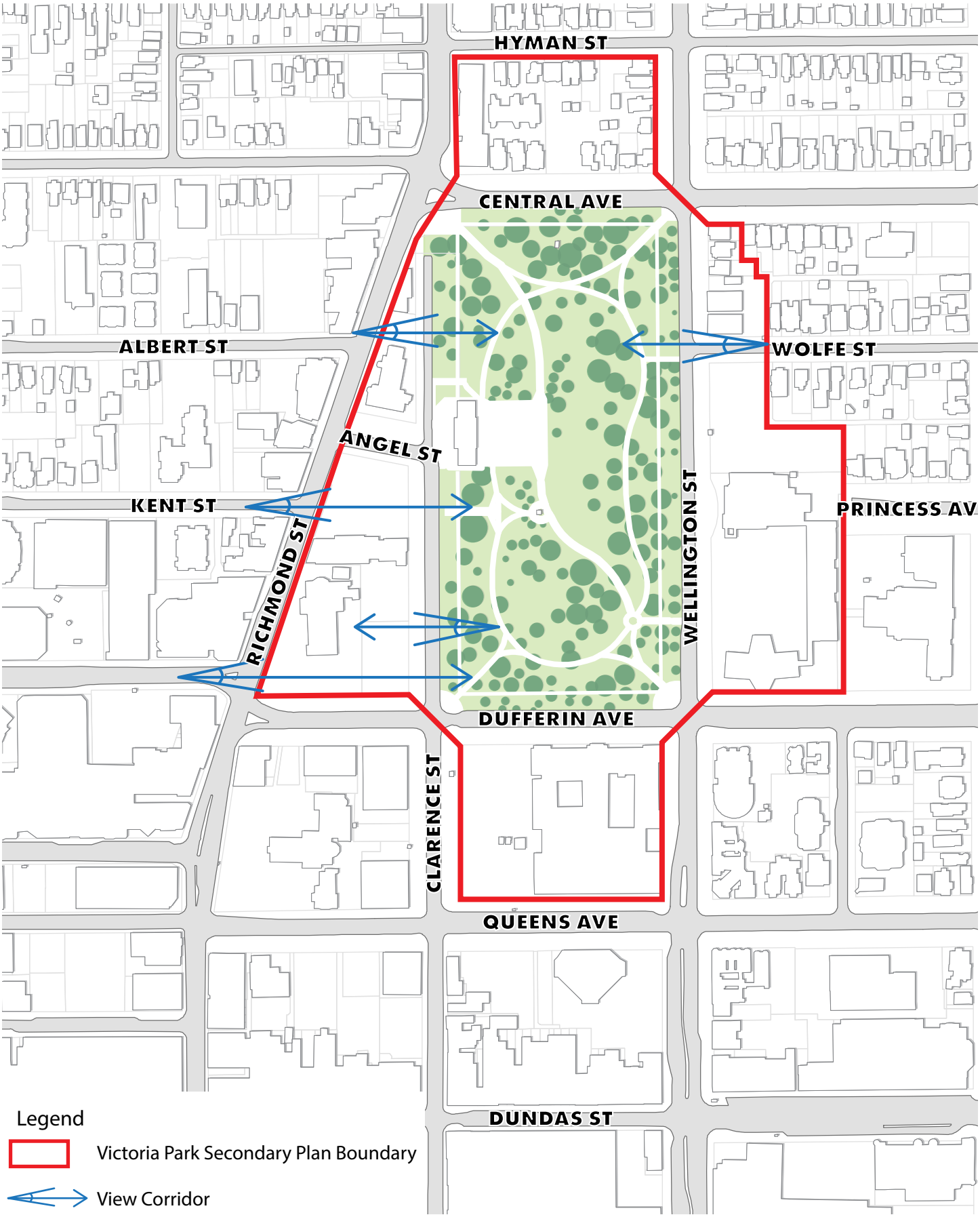
SCHEDULE 1: SECONDARY PLAN AREA



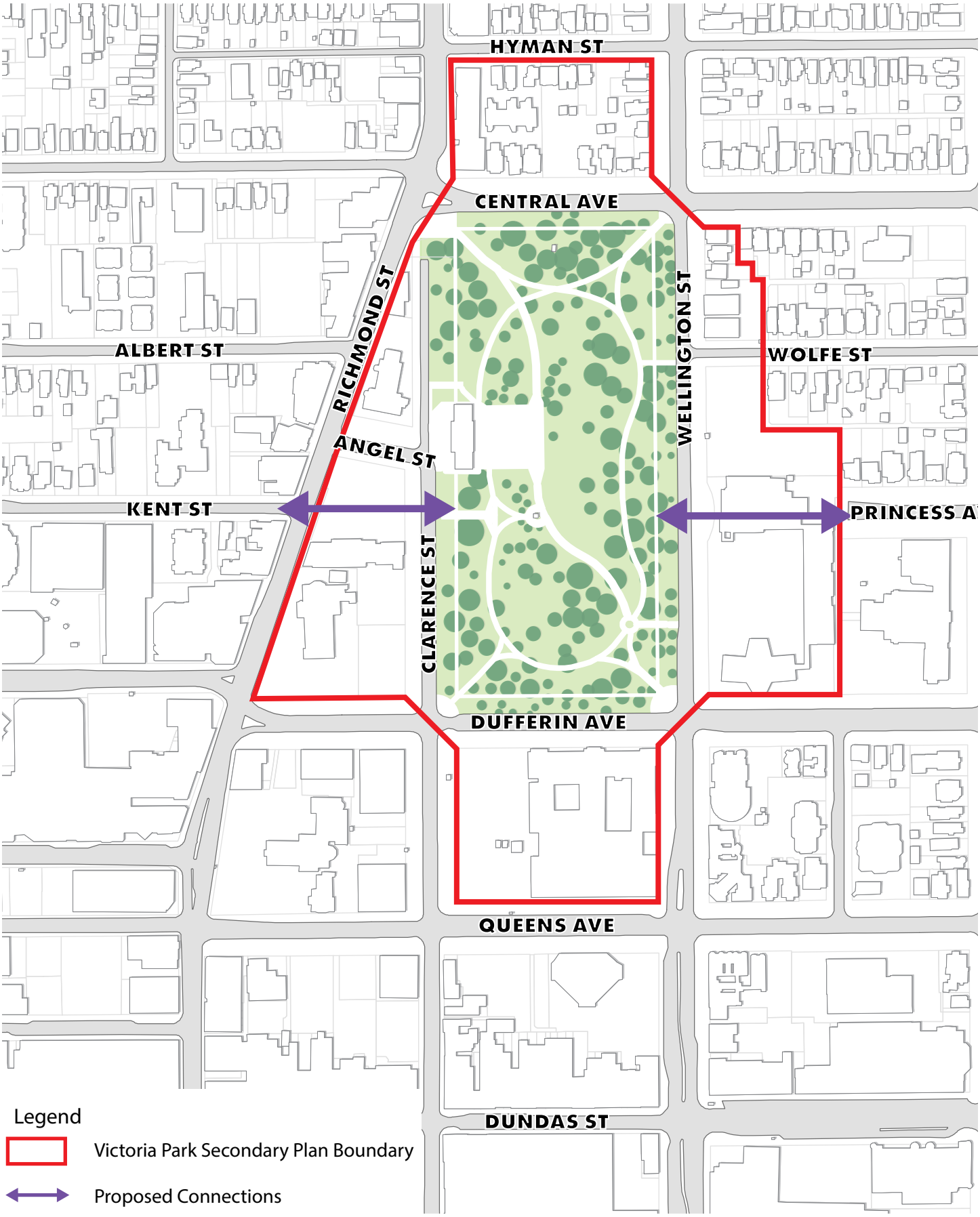
SCHEDULE 2: POLICY AREAS



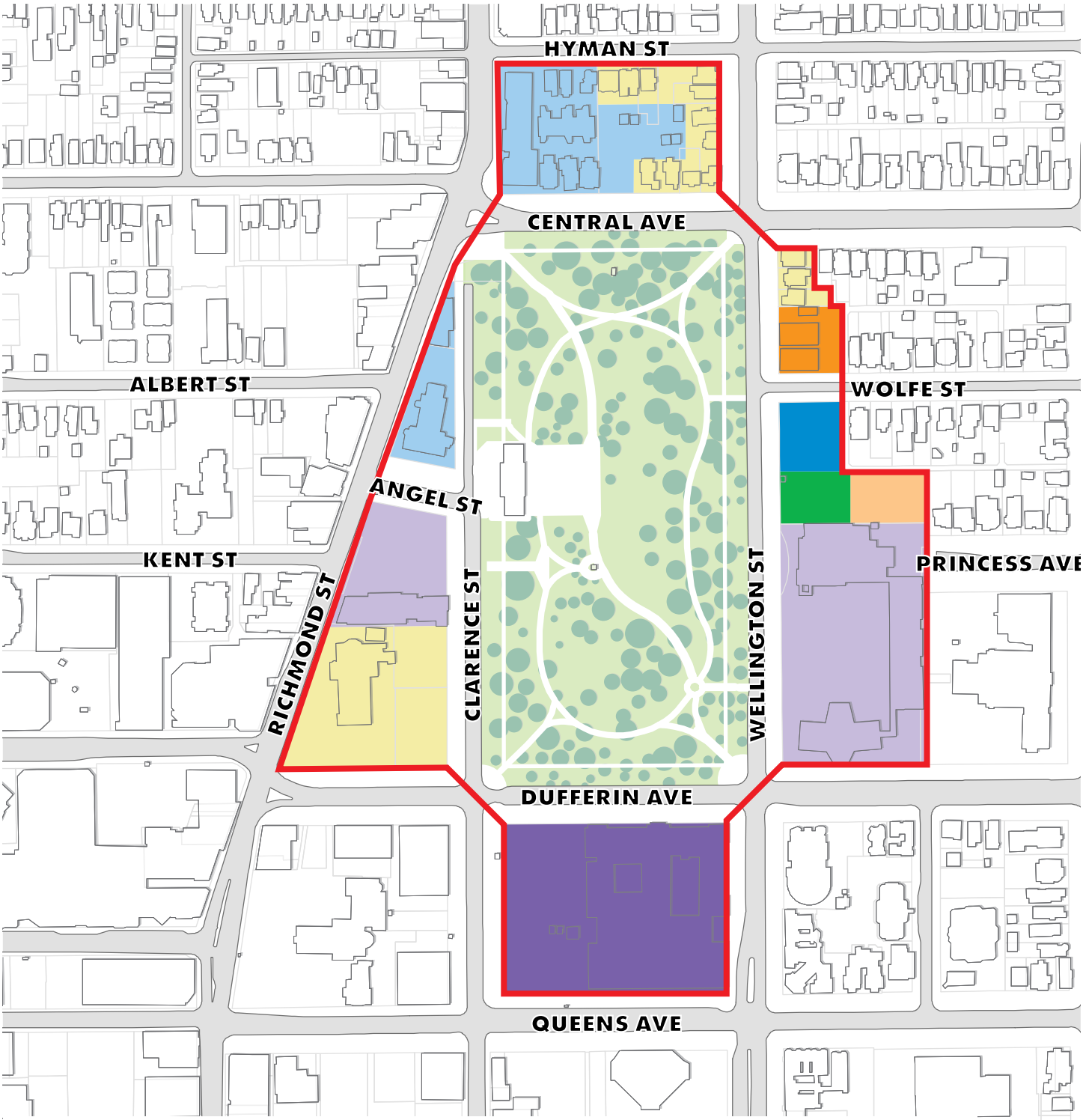
SCHEDULE 3: VIEW CORRIDORS



SCHEDULE 4: CONNECTIONS



SCHEDULE 5: PERMITTED HEIGHTS



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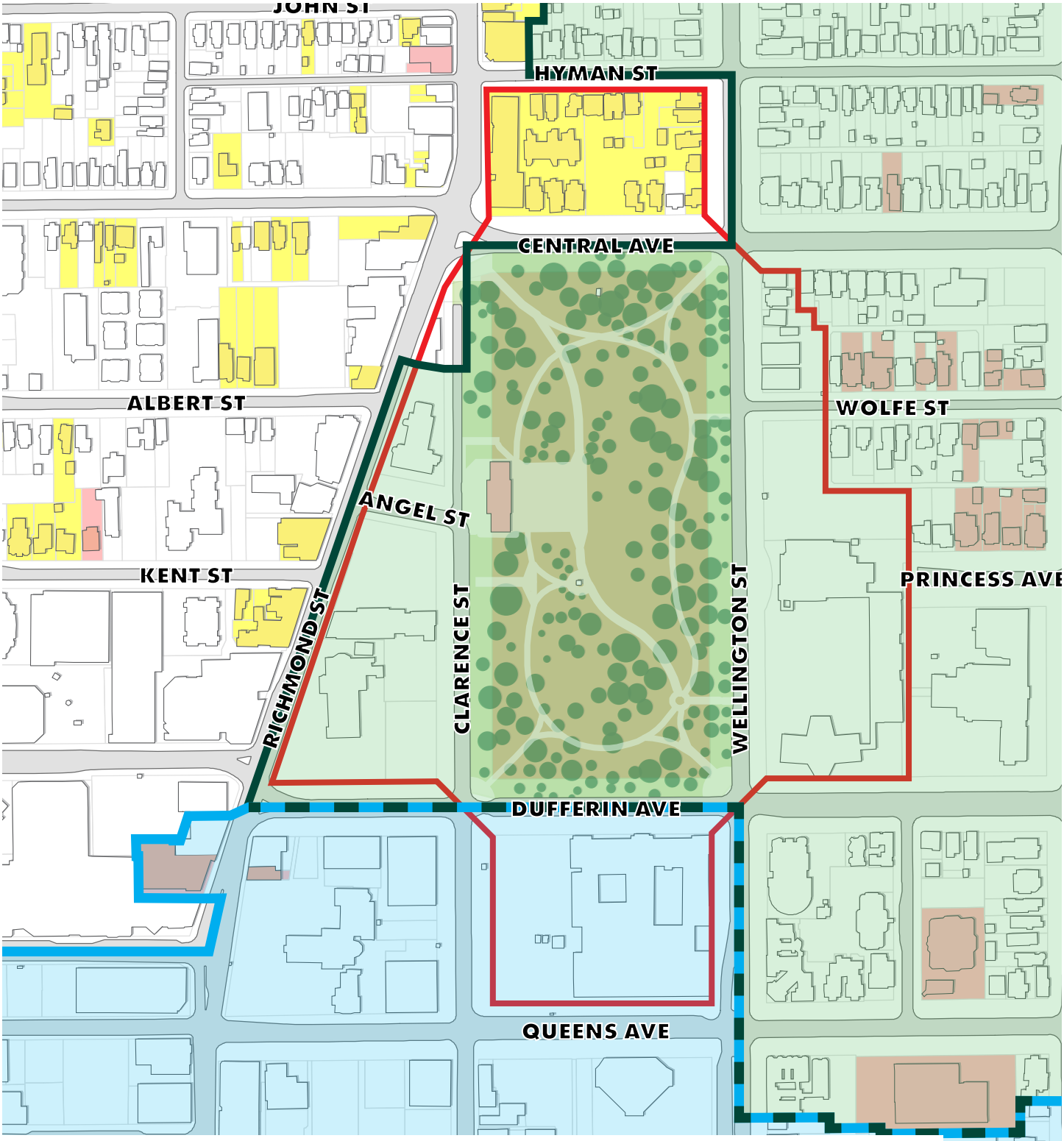
5.0 Appendices

APPENDIX A: CULTURAL HERITAGE



Legend

- Victoria Park Secondary Plan Boundary
- West Woodfield Heritage District Boundary
  Part V Designated
- Downtown Heritage District Boundary
  Part V Designated
- Listed On City's Heritage Inventory
- Individually Part IV Designated
  Heritage Property

APPENDIX B: REASONS FOR DESIGNATION - VICTORIA PARK

SCHEDULE "A"

To By-law No. L.S.P.-3311-283

Victoria Park is bounded by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street including part of Princess Avenue (formerly known as Bond Street) closed by By-law registered as Instrument GD34133 in the City of London and County of Middlesex being all of PIN 08266-0001.

SCHEDULE "B"

To By-law No. L.S.P.-3311-283

REASONS FOR DESIGNATION - VICTORIA PARK
(The Block bounded by Dufferin Avenue, Clarence Street, Central Avenue, and Wellington Street)

Historical Reason

Victoria Park represents a unique combination of beauty, amenity and heritage in the City of London. The 6.25 hectare park has been a gathering place for Londoners since 1874. Victoria Park is of significant historic, architectural and cultural heritage landscape importance in five key areas:

(a) As a registered archaeological site;
(b) Military history;
(c) A designed landscape;
(d) A place of public gathering and celebration; and
(e) Monuments

Victoria Park is a significant resource for archaeology in London, exhibiting three critical layers of historic importance. Prehistoric remains from the native occupation of the area can be found below ground, as well as, remains from the British Military occupation. The Framed Infantry Barracks which covered the northern two-thirds of the park property in the period circa 1838-1873 represents the largest and best preserved historic site in the City of London. Victoria Park is also the City's most celebrated designed landscape from the 19th Century, created by American landscape architect Charles Miller 1878. The layout of the landscape was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and bandstand. Limited remains for this grand parkland era remain today. Victoria Park, from its conception, has continually evolved in its role and relationship to London. Its development must be seen in conjunction to the history of design, society and conventions, and the City's fiscal and management considerations of various periods. To date the park has been idealized as a pleasure ground, a venue of horticultural and artistic expression, a recreational facility and most recently a civic space for special events.

Archaeological investigations of Victoria Park indicate that the property represents the single largest and best preserved historic archaeological site in the City of London. It is arguably the most important historic archaeological site in the City by virtue of its significance to the history of the region and to the development of the municipality. Altogether, these remains represent some of the most important complex issues for future management within the property.

Archaeological assessment indicates a number of components within the park including evidence of prehistoric Iroquoian occupation sometime within the period 800-1550 AD.

Historic research has determined that the Framed Infantry Barracks covered an area of some 10 acres including the entire norther two-thirds of Victoria Park; the southern third was used as the drill ground and cricket ground. This Barracks fonned an integral part of the British Military Reserve established in London following the Rebellion of 1827. The British Garrison was based in London from 1838 to 1853, when troops were withdrawn to be sent to the Crimean War, and again from 1861 to 1869. During the mid to late 1850s , the complex served as a refugee camp for escaped slaves from the United States and as the site of a racially integrated school. The barracks survived until the early 1870s, when a fire destroyed the officers' quarters, and the remainder of the structures were cleared in preparation for the creation of Victoria Park.

The barracks complex included several dozen structures surrounded by a stockade with projecting bastions. The major structures centred around a parade square. It was bounded by the soldiers' quarters to the north, the officers quarters to the south, the hospital compound to the west, and the canteen, cells, defaulters room and powder magazine to the east.

When the British Government saw no reason to retain the garrison lands, the drive to have the land become a public park began. The Municipal Council began to initiate civic improvements such as street beautification in 1871 and the establishment of a standing committee on Public parks in 1873. It was not until 1878 that London received the deed for Victoria Park. It was a this time that William Saunders presented to City Council plans for the park prepared by American Landscape Architect Charles H. Miller. In March 1878 Charles Miller came to London with the layout plans for the park. The plans were adopted, and park development proceeded as per Millers plan.

Charles Miller (1829-1902) gained prominence when he became the chief gardener for the Bureau of Horticulture for the Centennial Exhibition in 187 6 in Philadelphia. Miller is known to have done two projects in Southwestern Ontario, both seemingly instigated by William Saunders. The first was Victoria Park in 1878 followed by the commission to prepare a landscape and site plan for the Ontario Agricultural College, Guelph in 1882. Through various documents and letters it is known that Miller made several visits to Canada during this period of time. He was recognized as being a leading landscape designer and horticulturalist in his day.

By the end of 1879 the first phase of the parks development was completed. A total of 3 31 trees and 72 shrubs were added to the double row of maple trees which already surrounded the grounds. In addition walks, drives and a bandshell were installed. The final feature added at this time was the famed fountain topped with a cupid which was installed in the centre of the park along with three military guns from the Battle of Sebastopol which had been donated by sir John Carling.

Victoria Park evolved as it assumed its role as the 'jewel of the parks system". In 1912 the park was placed under the responsibility of the Board of Water Commission (later Public Utilities Commission). Recreational activities became increasingly important with the introduction of the skating rink in 1914. By the 1920s a great number of the park's original elements such as iron benches, urns, fencing, had been removed due to age and condition and others were replaced with a single level illuminated one. From this time on, the park began a slow, inexorable decline. By the late 1950s and into the 1960s the residential character along the north and eastern edge was changing with the loss of residential uses, buildings not being oriented to the park , and parking lots.

An important aspect of the park's history are traditions that have evolved over time. Skating has been a part of the park since 1914. Public concerts have been associated with the site since the period of the British Garrison. The first bandstand was erected in the park in 1876. With the bandstand City Council established a fund for free weekly concerts and encouraged local bands. The Salvation Anny held Sunday afternoon services in the park for many years. In recent years a bandshell was built in 1950 with funds donated by the Kiwanis Club; and the present bandshell was built in 1989, again will funds from the Kiwanis Club. A very strong tradition of festivals and special events continues in the park to the present day, with over 30 events occurring annually, most notably the Festival of Lights/Winterfest, Home County Folk Festival, and Remembrance Day Services.

Architectural Reasons

Several Monuments have become important features of Victoria Park. The Boer War Soldiers' Monument was added to the park in 1912. The sculpture was commissioned by veterans of the Boer War from Montreal sculptor George W. Hill. On November 10, 1934 the Cenotaph was dedicated. It is a replica of the cenotaph that Sir Edwin Lutyens had designed for Whitehall in London, England. This monument was commissioned by the I.O.D.E. and dedicated to "The Glorious Dead".

City Planning
June 2019

London
CANADA

Appendix B – Case Studies of Urban Parks

The following case studies of urban parks were prepared by the City's consultant, Urban Strategies, and presented at the second Community Information Meeting for the Victoria Park Secondary Plan study held on January 24, 2019:

Case Studies – Urban Strategies

An analysis of global case studies was undertaken as a part of the Secondary Plan study process in order to understand the conditions around major urban parks. The selected case studies included parks across Canada and the globe that share similarities with Victoria Park with respect to the location, scale, historic character, uses, park character, and the surrounding built form edge.

Development around the parks was analyzed in terms of scale, relationship with heritage, permeability and views, connectivity, development character, and buildings heights. The examples demonstrate the characteristics that are ideal for each of their setting and lessons learned for Victoria Park.

As with Victoria Park, some of the case studies were parks with civic importance, and they managed to reinforce their civic character with the placement of monuments within view corridors that extend into the surrounding areas. Some parks were more connected to their surroundings than others. In the case of Victoria Park in Regina, the streets that surround the park extend into the park as view corridors into the central place in the park.

In places where the park was situated in a historical built form context, heritage attributes were respected and celebrated. New development adjacent to historical buildings complements the existing context in form, scale, and use of materials, as seen in the case of George Square in Glasgow, Scotland.

The development context surrounding the parks were highly varied from low-rise to high-rise, and in most cases, had a wide ranges of building heights. The case studies demonstrate that tall buildings do not necessarily compromise the experience of the park, but instead, shows that they can add to the vibrancy and the character of the place with proper design treatments to mitigate potential negative impacts to the pedestrian environment. In the case of Rittenhouse Square in Philadelphia, USA, density was focused around the park, while a low rise scale was maintained further from the park. In any case, parks with a continuous and consistent built form edges were more successful in framing and shaping the park. In most cases, these built form edges were between 4 and 10 storeys in height.

In terms of uses, many parks had a mix of uses surrounding the park including institutional, residential, commercial, and office uses. At ground level, parks with active uses such as retail and services fronting onto the parks generally had more vibrant urban character.

Merrion Square, Dublin Ireland

Merrion Square is a downtown park in Dublin Ireland built in 1762. At the time, this park was on the edge of the city and provided an opportunity for expansion with new high-end urban residences. Buildings around the park were built within 30 years of the square being created. Merrion Square in one of five Georgian Squares in Dublin and the best preserved.

Merrion Square is slightly smaller than Victoria Park though they are similar in that they both have large open fields, a large tree canopy and curving pathways, statues and monuments, ornamental landscaping, and seating areas. Merrion Square also features a playground.

Consistent building heights of four storeys and the continuous street wall creates a strongly defined edge that shapes the space of the park and creates a sense of enclosure. Originally designed and used for residential purposes, most of the buildings are now used as offices. The high quality and consistent Georgian style architecture, articulated ground level, fine-scale development with many street facing entrances and front stoops results in an attractive built form edge around the park.

Figure 4 - Merrion Square

Figure 5- Victoria Park

Figure 6 - Aerial view of Merrion Square

Figure 7 - Photo of Merrion Square

George Square, Glasgow, Scotland

George Square is the primary public square in Glasgow which was first laid out in 1781 but completed in the 1820's. Important heritage buildings around the park include the Glasgow City Chambers, the former General Post Office and the Millennium Hotel.

George Square is much smaller than Victoria Park though it also has an important historical context and civic character. The square includes four small lawns, monuments, statues, an abundance of seating, and bicycle parking. A prominent 24 metre column is located in the centre of the square dedicated to Sir Walter Scott.

High quality architecture, relatively consistent building heights of 4 to 8 storeys, and a continuous streetwall frame this park to create a strong edge definition. Buildings with diverse function and design help to create an engaging public realm. Building uses around the park include residential, office, civic, retail, and accommodations. Well-developed view corridors down Hanover Street create a prominent public space.

Figure 8 - George Square

Figure 9 - Victoria Park

Figure 10 - Aerial view of George Square

Figure 11 - Photo of George Square

Rittenhouse Square, Philadelphia

Rittenhouse Square is a small urban park in Center City, Philadelphia. It is one of five squares planned by William Penn and was built in 1683. The park features a large tree canopy, sculptures, a fountain, abundant seating, lawns, and gardens. Rittenhouse square is a very active public space serving as an important park in a high-density neighbourhood. The park is well maintained and programmed by Friends of Rittenhouse Square with events, festivals and farmers markets.

Buildings framing the park range in height from 3 storeys to 33 storeys. The predominantly high-density built form along the edge of the park quickly transitions to low-rise buildings of 3 and 4 storeys in areas further from the park. Building uses around the park include residential, office, retail, and institutional. This example shows the relation of tall buildings on the edge of the park to low-rise residential development in a historic district.

Figure 12 - Rittenhouse Square

Figure 13 - Victoria Park

Figure 14 – Aerial view of Rittenhouse Square

Figure 15 – Photo of Rittenhouse Square

Central Memorial Park, Calgary

Central Memorial Park is a Victorian Style landscaped park built in 1889. Central Memorial Park in Calgary is about half the size of Victoria Park but with similar proportions. The park features gardens, monuments and statues, a cenotaph, the Memorial Park Library, a restaurant, fountains and seating areas. The Central Memorial Library, one of the Carnegie libraries, is a national historic site and opened in 1912.

Buildings surrounding the park vary in height from 3 storeys to 34 storeys. A hotel, residential, office, a hospital, and retail surround the edge of the park. Tall buildings around the park help to shape and contain the large open space of the park. There are gaps in the streetwall created by undeveloped lots that could become opportunities for redevelopment which would help to create a more strongly defined edge around the park.

Figure 16 - Central Memorial Park

Figure 17 - Victoria Park

Figure 18 – Central Memorial Park

Figure 19 – Central Memorial Park

Victoria Park, Regina

Victoria Park in Regina is a downtown park the size of two city blocks. The area was set aside for park space in 1883 and was used for recreation purposes. The space was formalized as a park in 1907 with park improvements and the naming as Victoria Park.

The park features a large tree canopy, lawns, pathways, landscape planting, monuments, sculptures, a cenotaph, seating areas, public art, and a playground. There is also a hardscape plaza known as City Square Plaza. The cenotaph in the centre is the focal area of the park. Programming in Victoria Park includes events, festivals, a farmer's market, and ice skating in the winter.

Victoria Park is framed by buildings with a diversity in scale and style. Buildings around the park include office, commercial, retail, residential, and institutional uses. Buildings range from 2 storeys to 20 storeys. View corridors are maintained down Cornwall Street with a view that terminates on the park with large trees and the cenotaph in the centre of the park. This street also provides an important connection to the park.

Figure 20 - Victoria Park, Regina

Figure 21 - Victoria Park, London

Figure 22 – Aerial view of Victoria Park, Regina

Figure 23 – Photo of Victoria Park, Regina

Dorchester Square, Montreal

Dorchester Square in Montreal was acquired and set aside starting in 1872 and the park was completed in 1892. The park was originally known as Dominion Square up until 1967 when the adjacent Place du Canada was created. Together, these spaces form an important open space roughly half the size of Victoria Park though more linear in shape and split by the Rene-Levesque Boulevard. The park contains a café, walking pathways, historic monuments, ample seating, and a large tree canopy.

The park is bordered by a mix of modern and heritage buildings. Building uses around the park include commercial, retail, and institutional uses. Important historic buildings around the park include the Sun Life Building, Dominion Square Building, Le Windsor, Mary Queen of the World Cathedral, and St Georges Anglican Church among other notable buildings. There are large variations in building heights from 3 storeys to 45 storeys around the park, but it does not overwhelm the space and instead adds to the vibrancy and the character of the place. The park gives a sense of respite in the downtown of Montreal.

Figure 24 - Dorchester Square

Figure 25 - Victoria Park

Figure 26 – Aerial view of Dorchester Square

Figure 27 – Photo of Dorchester Square

Canoe Landing Park, Toronto

Canoe Landing Park in Downtown Toronto was completed in 2009 as a privately funded project that complements the City Place development. The park features a green lawn, a turf field, and public art. The Park is a popular place for people to bring their dogs. Public art includes work by Douglas Coupland.

The built form around the park includes residential high-rise buildings with ground level retail. A community centre of 2-3 storeys is currently being built on the undeveloped lot to the east of the park seen in the following aerial images. The 9-10 storey podium base of buildings surrounding the park helps to shape the space and towers are setback from the podium while higher towers are placed further from the park. The park is in a challenging location because of the topography with steep slopes to the west and south and the proximity to the highway though it is a successful contemporary space.

Figure 28 - Canoe Landing Park

Figure 29 - Victoria Park

Figure 30 – Aerial view of Canoe Landing Park

Figure 31 – Photo of Canoe Landing Park

Emery Barnes Park, Vancouver

Emery Barnes Park is a small urban park serving a high-density neighbourhood in Vancouver which was built in three phases from 2003 to 2012. The park features a playground, seating area, an open lawn, pathways, pergolas, a dog park, chess board tables and a water feature consisting of fountains and a stream.

A mix of building heights frame the park ranging from 1 storey to 33 storeys. Building uses include commercial, retail, residential and institutional. Buildings around the park are mostly point towers with a podium base of 3-4 storeys. Active and attractive ground floor frontages create a welcoming pedestrian scale. Active commercial frontages, residential units and building lobbies that open to the park and street trees creates a development that complements and relates to the park.

Figure 32 - Emery Barnes Park

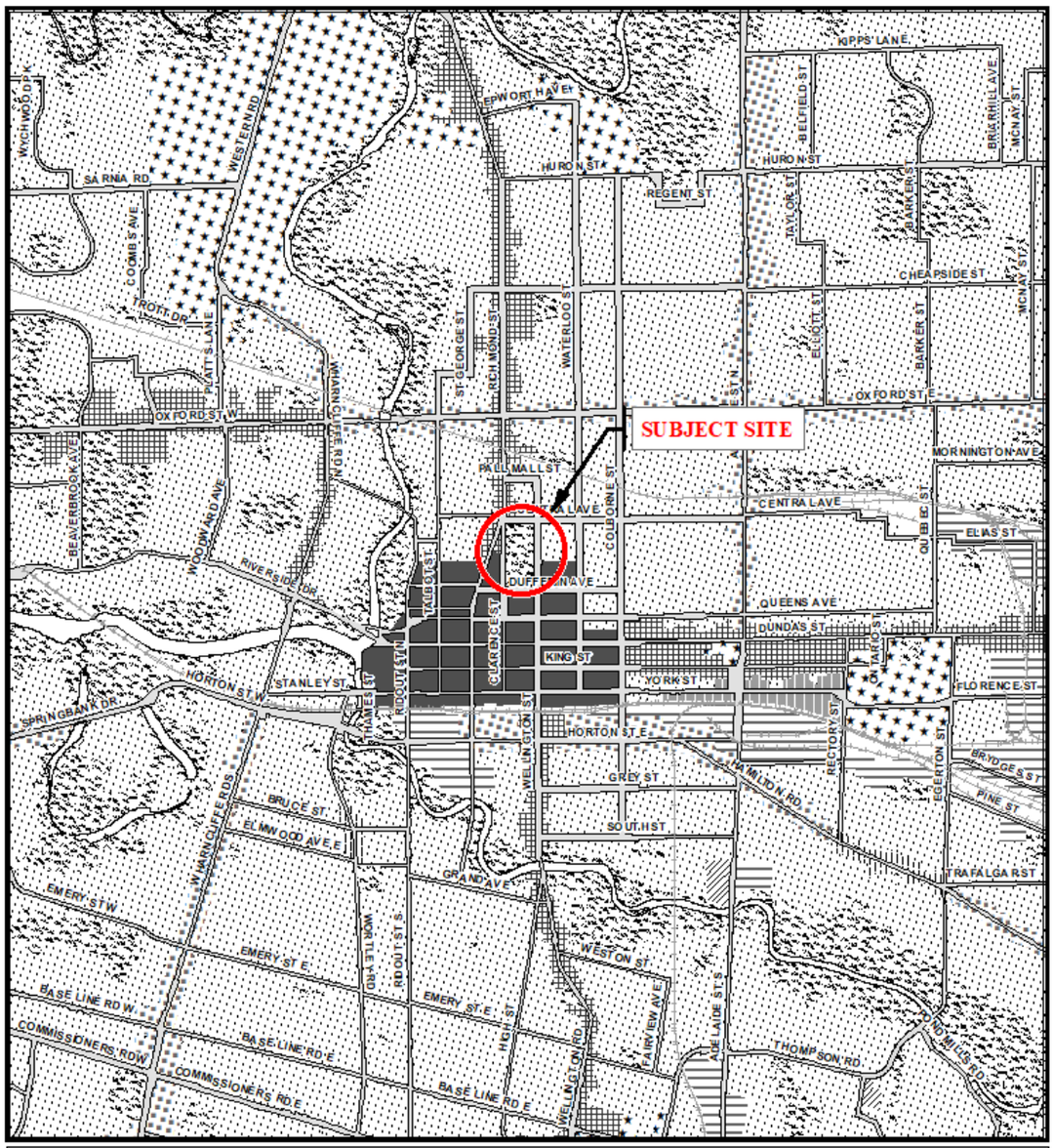
Figure 33 - Victoria Park

Figure 33 – Aerial view of Emery Barnes Park

Figure 34 – Photo of Emery Barnes Park

Appendix C – Relevant Background

Additional Maps



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
Planning Services /
Development Services

LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services

Scale 1:30,000

Meters

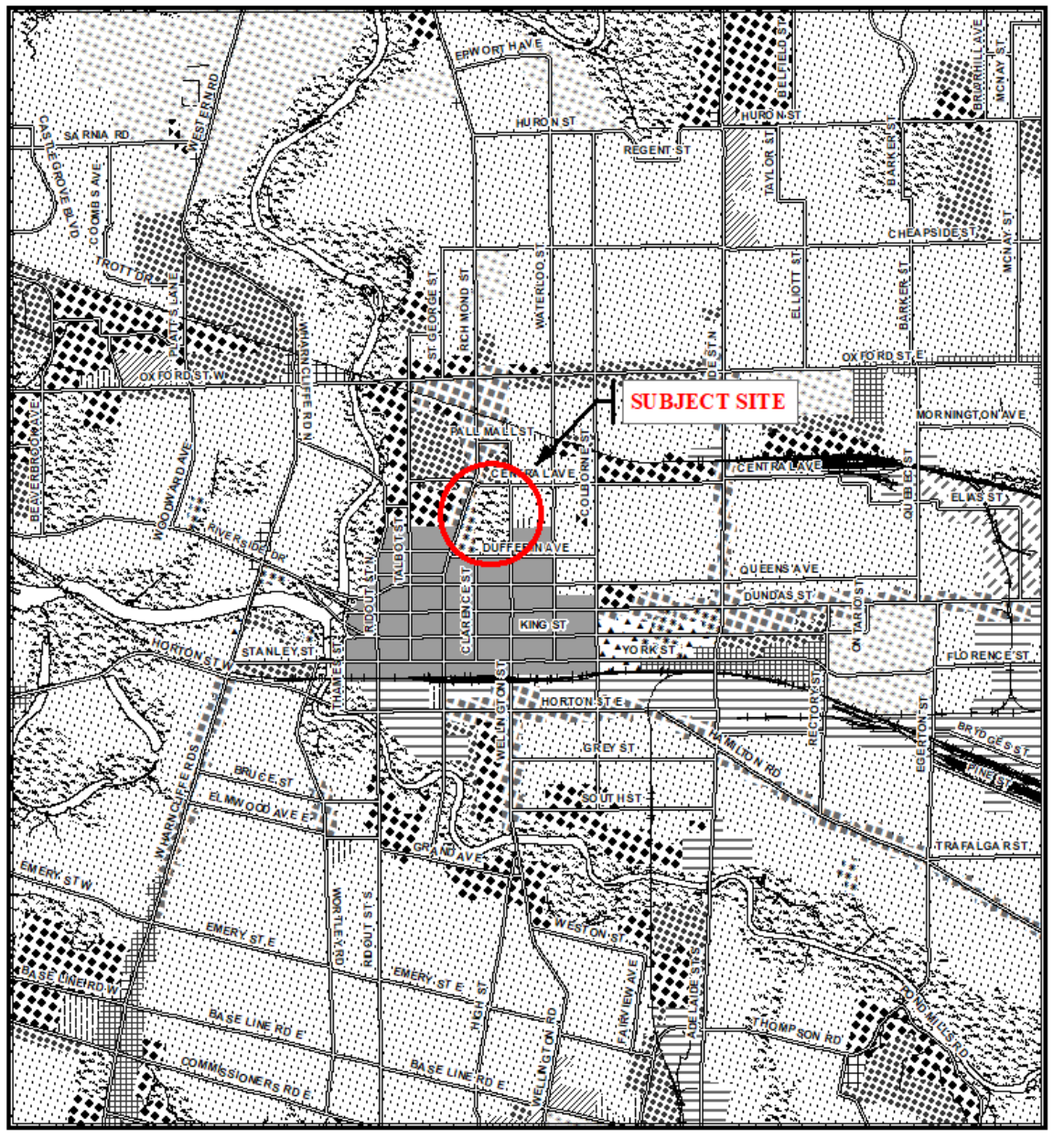
File Number:

Planner: MK

Technician MB

Date: April 23, 2018

Project Location: E:\Planning\Projects\p_officialplan\workconsol00\excerpts_LondonPlan\EXCERPT_Map1_PlaceTypes_b&w_8x14.mxd



Legend

- Downtown
- Wonderland Road Community Enterprise Corridor
- Enclosed Regional Commercial Node
- New Format Regional Commercial Node
- Community Commercial Node
- Neighbourhood Commercial Node
- Main Street Commercial Corridor
- Auto-Oriented Commercial Corridor
- Multi-Family, High Density Residential
- Multi-Family, Medium Density Residential
- Low Density Residential
- Office Area
- Office/Residential
- Regional Facility
- Community Facility
- Open Space
- Urban Reserve - Community Growth
- Urban Reserve - Industrial Growth
- Office Business Park
- General Industrial
- Light Industrial
- Commercial Industrial
- Transitional Industrial
- Rural Settlement
- Environmental Review
- Agriculture
- Urban Growth Boundary

CITY OF LONDON

Planning Services / Development Services

OFFICIAL PLAN SCHEDULE A - LANDUSE -

PREPARED BY: Graphics and Information Services

Scale 1:30,000

Meters

FILE NUMBER:	
PLANNER:	MK
TECHNICIAN:	MB
DATE:	2018/04/23

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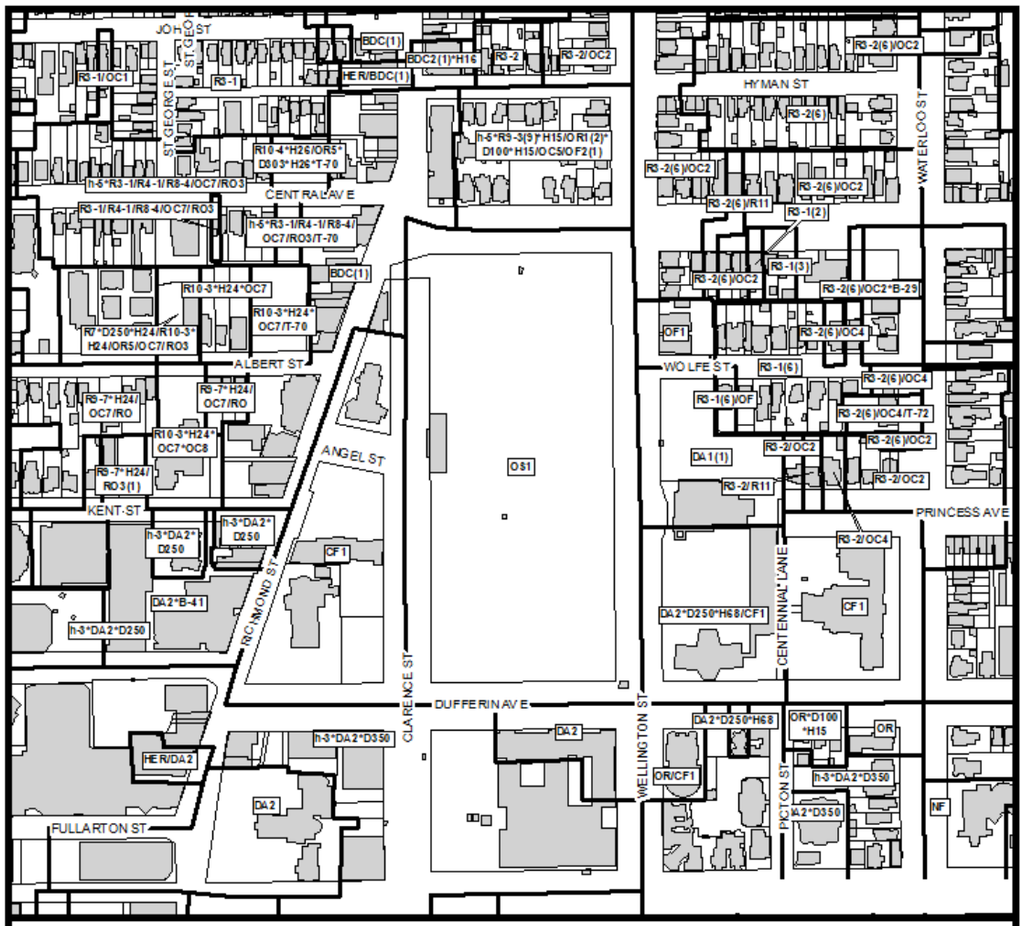


1) *LEGEND FOR ZONING BY-LAW Z-1*

R1 - SINGLE DETACHED DWELLINGS
R2 - SINGLE AND TWO UNIT DWELLINGS
R3 - SINGLE TO FOUR UNIT DWELLINGS
R4 - STREET TOWNHOUSE
R5 - CLUSTER TOWNHOUSE
R6 - CLUSTER HOUSING ALL FORMS
R7 - SENIOR'S HOUSING
R8 - MEDIUM DENSITY/LOW RISE APTS.
R9 - MEDIUM TO HIGH DENSITY APTS.
R10 - HIGH DENSITY APARTMENTS
R11 - LODGING HOUSE

DA - DOWNTOWN AREA
RSA - REGIONAL SHOPPING AREA
CSA - COMMUNITY SHOPPING AREA
NSA - NEIGHBOURHOOD SHOPPING AREA
BDC - BUSINESS DISTRICT COMMERCIAL
AC - ARTERIAL COMMERCIAL
HS - HIGHWAY SERVICE COMMERCIAL
RSC - RESTRICTED SERVICE COMMERCIAL
CC - CONVENIENCE COMMERCIAL
SS - AUTOMOBILE SERVICE STATION
ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

OR - OFFICE/RESIDENTIAL
OC - OFFICE CONVERSION
RO - RESTRICTED OFFICE
OF - OFFICE

RF - REGIONAL FACILITY
CF - COMMUNITY FACILITY
NF - NEIGHBOURHOOD FACILITY
HER - HERITAGE
DC - DAY CARE

OS - OPEN SPACE
CR - COMMERCIAL RECREATION
ER - ENVIRONMENTAL REVIEW

OB - OFFICE BUSINESS PARK
LI - LIGHT INDUSTRIAL
GI - GENERAL INDUSTRIAL
HI - HEAVY INDUSTRIAL
EX - RESOURCE EXTRACTIVE
UR - URBAN RESERVE

AG - AGRICULTURAL
AGC - AGRICULTURAL COMMERCIAL
RRC - RURAL SETTLEMENT COMMERCIAL
TGS - TEMPORARY GARDEN SUITE
RT - RAIL TRANSPORTATION

"h" - HOLDING SYMBOL
"D" - DENSITY SYMBOL
"H" - HEIGHT SYMBOL
"B" - BONUS SYMBOL
"T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING
BY-LAW NO. Z.-1
SCHEDULE A

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

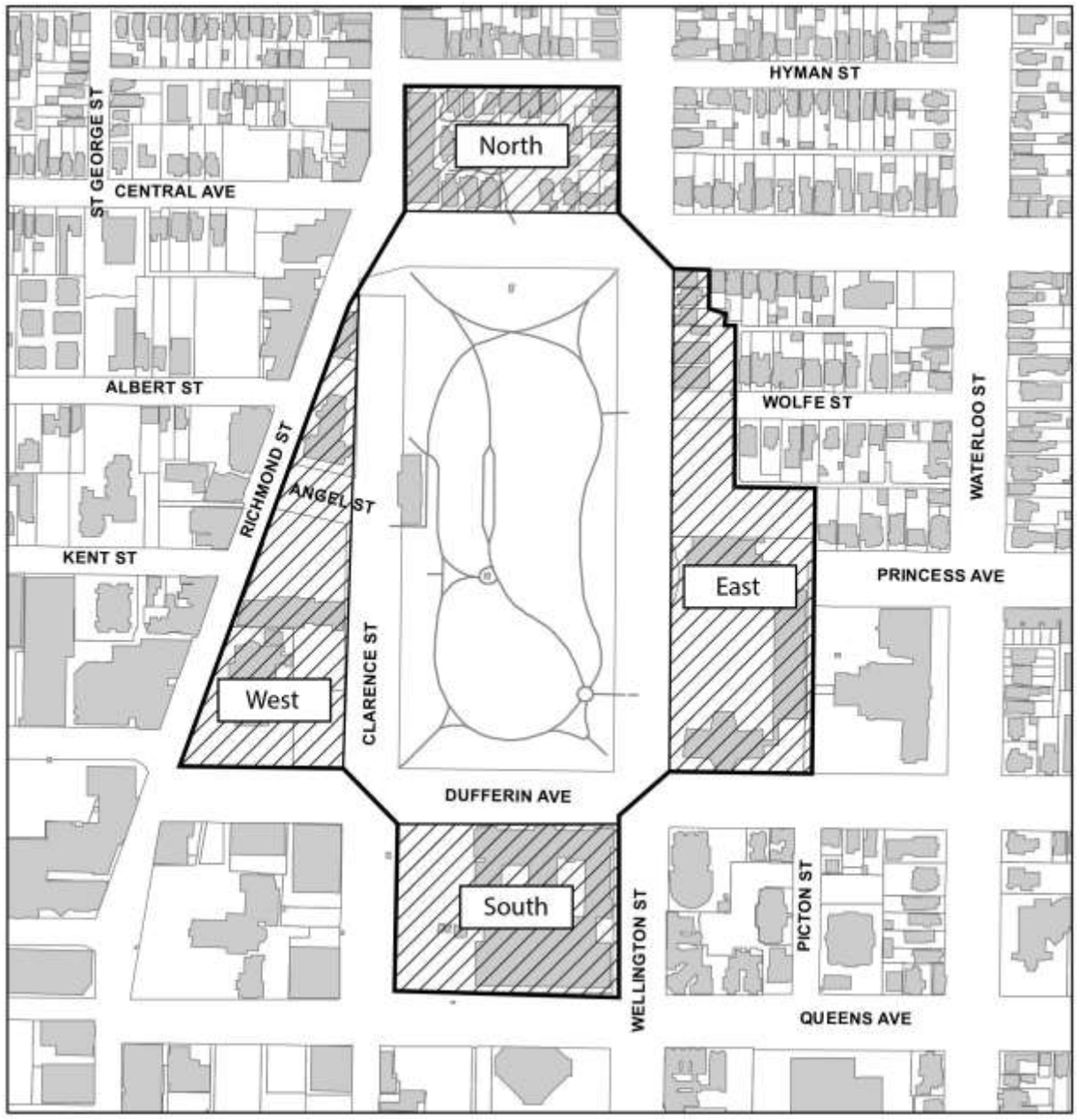
MAP PREPARED:
2018/04/23

1:4,500
0 20 40 80 120 160
Meters

Existing Policy Framework

The following provides an overview of the existing policy framework that applies to the four Policy Areas surrounding Victoria Park:

Figure 4– Four Policy Areas in the Victoria Park Secondary Plan



North Policy Area

Existing Land Uses

The North Policy Area is currently lined by a ring of 2.5-storey residential buildings, many of which have been converted for office uses, with the exception of the Richmond Street frontage which is occupied by a 4-storey mixed use building. A 3-storey residential building is located in the western portion of the interior of the block. A parking lot is located on the eastern portion of interior of the block which presents an opportunity for intensification.

The London Plan

The western portion of this block, fronting Richmond Street, is in the Rapid Transit Corridor Place Type in The London Plan. The Rapid Transit Corridor permits a range of commercial and residential uses and, based on the location of the subject site in close proximity to a proposed rapid transit station, would allow for a range of permitted heights between 2 and 12 storeys, up to 16 storeys with bonusing. The eastern portion of the block is within the Neighbourhoods Place Type, permitting primarily residential uses with a range of permitted heights of 2 to 4 storeys.

This block is also subject to a specific policy area in the Neighbourhoods Place Type (Policies 1033 to 1038). This specific policy area identifies that the Woodfield Neighbourhood is to be maintained as a low density residential area. This policy includes specific guidance for this block, which is identified as permitting Multi-Family Medium Density Residential uses and encourages development which is similar in scale and design to the existing structures in the area.

The portion of this block fronting Richmond Street is also part of a specific policy area for the Richmond Row Specific Segment policies, applying from Oxford Street to Kent Street. Sites within the Richmond Row Specific Segment have a range of permitted heights between 2 and 12 storeys, with up to 16 storeys permitted through bonusing. Policies also require the conservation of cultural heritage resources, and the requirement that development proposals assess the potential impact on heritage resources and to design new development to avoid or mitigate such impact.

1989 Official Plan
The 1989 Official Plan designates the western portion of the block, fronting Richmond Street, as Main Street Commercial Corridor, while the eastern portion of the block is designated Multi-Family Medium Density Residential. Main Street Commercial Corridors permit a variety of small-scale retail, commercial and service uses. Residential uses are also permitted. Heights for properties fronting Richmond Street are to step down from Kent Street to Central Avenue, with maximum heights specified in the Zoning By-law. The Multi-Family Medium Density designation allows for primarily residential uses with a maximum density of 100 units per hectare.

This Policy Area is also subject to the Woodfield Neighbourhood policies for specific residential areas in the 1989 Official Plan (Policy 3.5.4) which identifies that the Woodfield Neighbourhood is to be maintained as a low density residential area. This block is identified as permitting Multi-Family Medium Density Residential uses, and encourages development which is similar in scale and design to the existing structures in the area.

Zoning
This majority of this Policy Area has zoning that permits office and residential uses, with a maximum height of 15 metres (approximately 4 to 5 storeys), with the exception of the property fronting onto Richmond Street which has zoning to permit a mixture of commercial and residential uses, with a maximum height of 12 metres (approximately 3 to 4 storeys).

Heritage
This Policy Area is not located in a Heritage Conservation District, but several properties in the block are listed on the City's Register.

West Policy Area
Existing Land Uses
The West Policy Area is occupied by a restaurant (William's Café) First Baptist Church, St. Peter's Cathedral Basilica and the former St. Peter's School building which is associated with St. Peter's Cathedral Basilica. The Policy Area is also occupied by surface parking lots. These surface parking lots present potential opportunities for intensification. Angel Street bisects the Policy Area, connecting Richmond Street to Clarence Street.

The London Plan
In The London Plan, the portion of the Policy Area south of Angel Street is within the Downtown Place Type, with a range of permitted heights of 2 to 20 storeys, and heights of up to 35 storeys may be approved through bonusing. The portion of the Policy Area north of Angel Street is in the Rapid Transit Corridor Place Type, allowing a range of commercial and residential uses with a range of permitted heights between 2 to 12 storeys, with up to 16 storeys permitted through bonusing.

This Policy Area is also included in the Woodfield Neighbourhood specific area policy in the Neighbourhoods Place Type in The London Plan (Policies 1033 to 1038). These policies identify that the Woodfield Neighbourhood is intended to be maintained as a low density residential area, limiting office conversions to certain areas. The properties in this Policy Area are not in the Neighbourhoods Place Type in The London Plan.

The portion of this Policy Area north of Kent Street is also part of a specific policy area for the Richmond Row Specific Segment policies, applying from Oxford Street to Kent Street. Sites within the Richmond Row Specific Segment have a range of permitted heights between 2 and 12 storeys, with up to 16 storeys permitted through bonusing. Policies also require the conservation of cultural heritage resources, including the requirement that development proposals assess the potential impact on cultural heritage resources and to design new development to avoid or mitigate such impact.

1989 Official Plan
The entirety of this Policy Area is within the Community Facilities designation in the 1989 Official Plan, with the exception of the northernmost property in the Policy Area which is designated Main Street Commercial Corridor. The Community Facilities designation allows a variety of institutional uses, while the Main Street Commercial Corridor designation contemplates residential uses and a variety of small-scale retail, commercial and service uses.

This Policy Area is within the Woodfield Neighbourhood policies for specific residential areas (Policy 3.5.4). These policies identify the Woodfield Neighbourhood as intended to be maintained as a low density residential area, limiting office conversions. The properties in this Policy Area are not designated residential in the 1989 Official Plan.

Zoning
The majority of this Policy Area is zoned to allow for community facilities, with a maximum height of 12 metres (approximately 3 to 4 storeys). The exception is the property occupied by the restaurant on the northern portion of this Policy Area which has zoning that allows for a mixture of commercial and residential uses, with a maximum height of 12 metres (approximately 3 to 4 storeys).

Heritage
This Policy Area is within the West Woodfield Heritage Conservation District.

South Policy Area
Existing Land Uses
The South Policy Area abutting Victoria Park is occupied by the 4-storey London Life Building and an associated surface parking lot. The surface parking lot, located on the west portion of the block, presents an opportunity for intensification.

The London Plan
Properties in the South Policy Area are within the Downtown Place Type in The London Plan, which permits a range of commercial and residential uses and is intended to accommodate the highest levels of development intensity in the City with the range of permitted heights between 2 and 20 storeys, up to 35 storeys with bonusing.

1989 Official Plan
These properties are also in the Downtown Area designation in the 1989 Official Plan, which also contemplates the highest levels of development intensity in the City and permits a range of commercial and residential uses.

Zoning
The zoning in this Policy Area permits a variety of commercial and residential uses with heights up to 90 metres (approximately 30 storeys).

Heritage
The properties in this Policy Area are in the Downtown Heritage Conservation District.

East Policy Area

Existing Land Uses

The East Policy Area abutting Victoria Park is occupied by 2-storey residential dwellings that have been converted to office uses, a two-storey residential dwelling, a two-storey office building and a 5-storey office building on the 560-562 Wellington Street site, a surface parking lot associated with Great West Life, Centennial Hall performance venue, Reginald Cooper Square, a mixed-use building (Centennial House), and City Hall. Wolfe Street bisects the block between 560-562 Wellington Street and the Great West Life surface parking lot. There is an opportunity for intensification in the East Policy Area, particularly south of Wolfe Street

The London Plan

In The London Plan, the City Hall block is within the Downtown Place Type, while the properties to the north of the City Hall block are in the Neighbourhoods Place Type. The Downtown Place Type allows for a range of permitted heights between 2 and 20 storeys, with up to 35 storeys permitted through bonusing. The Neighbourhoods Place Type, located on a Civic Boulevard, allows primarily residential uses with heights of 2 to 4 storeys, up to 6 storeys with bonusing. There is a site-specific appeal to The London Plan for the site at 560-562 Wellington Street that is one of the appeals to The London Plan being considered by the LPAT.

In the 1989 Official Plan the City Hall site is designated Downtown Area, while the Great West Life surface parking lot on the southeast corner of Wolfe Street and Wellington Street is designated Office Area, and the properties north of Wolfe Street, including 560-562 Wellington Street, are designated Low Density Residential. The Downtown Area designation allows for a range of commercial and residential uses and contemplates the highest heights and densities for development in the City. The Office Area designation is primarily intended to accommodate small and medium-scale offices in low and mid-rise buildings. The Low Density Residential designation allows for primarily residential uses with a maximum height of 4 storeys and a maximum density of 75 units per hectare.

In the 1989 Official Plan and The London Plan, these properties are also subject to the Woodfield Neighbourhood policies for specific residential areas/specific area policies for the Neighbourhoods Place Type (Policy 3.5.4 in the 1989 Official Plan; Policies 1033 to 1038 in The London Plan) which identify that it is the policy of this plan to maintain the Woodfield Neighbourhood as a low density residential area, limiting office conversions to certain areas. Properties north of Princess Avenue are identified as being a low density residential neighbourhood with infill and intensification permitted only when compatible with the character, scale and intensity of the low density residential area, with the exception of the lands fronting the north side of Princess Avenue (the Great West Life parking lot) which are intended to be an area of transition between high density residential and institutional uses to the south and the low density residential areas to the north.

Zoning

The zoning on the northern portion of this Policy Area permits residential and office conversion uses with maximum heights of 10.5 metres (approximately 2 to 3 storeys), the zoning on the 560-562 Wellington Street site permits office uses with a maximum height of 10 metres, the zoning on the Great West Life surface parking lot and Centennial Hall permits a variety of commercial and residential uses with a maximum height of 90 metres, and the zoning on the City Hall, Reginald Cooper Square and Centennial House site permits a variety of commercial and residential uses with a maximum height of 68 metres.

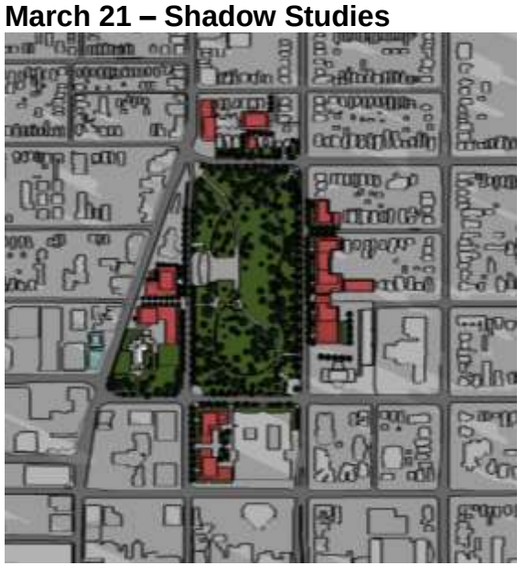
Heritage

The properties in the East Policy Area are within the West Woodfield Heritage Conservation District Plan which includes a policy suggesting that heights step down from City Hall going north.

Appendix D – Shadow Studies

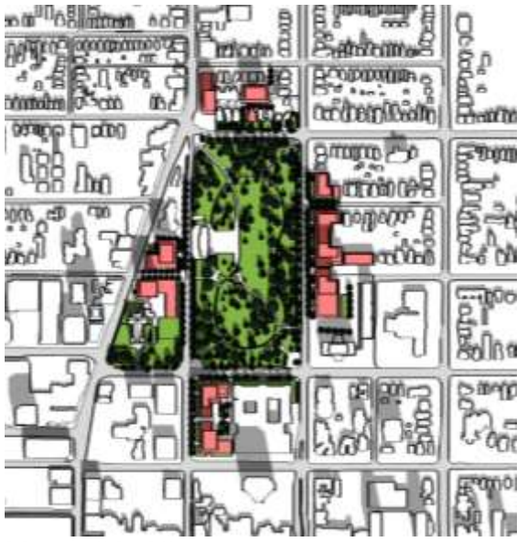
Shadow studies were conducted using the Demonstration Plan to show the shadows that could be generated using the upper height limits contemplated by the Draft Victoria Park Secondary Plan.

March 21 – Shadow Studies



March 21, 8am

March 21, 10am



March 21, 12pm

March 21, 2pm

March 21, 4pm

March 21, 6pm

June 21 – Shadow Studies

June 21, 8am

June 21, 10am

June 21, 12pm

June 21, 2pm

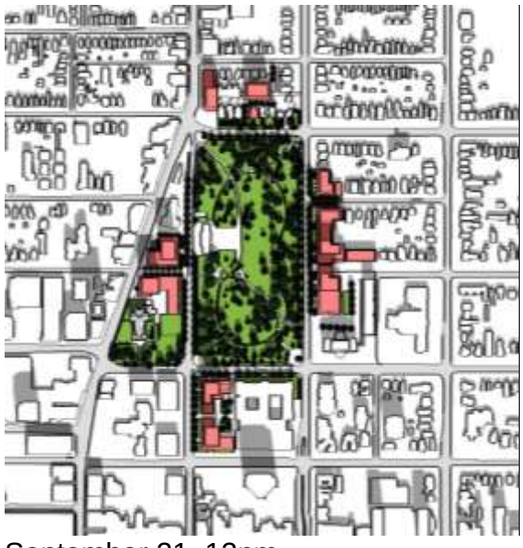
June 21, 4pm

June 21, 6pm

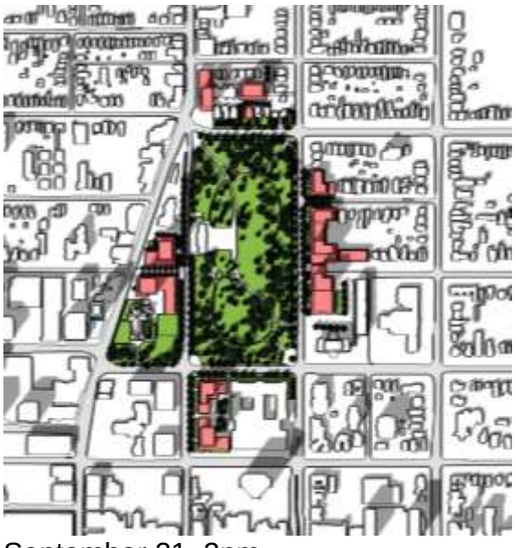
September 21 – Shadow Studies

September 21, 8am

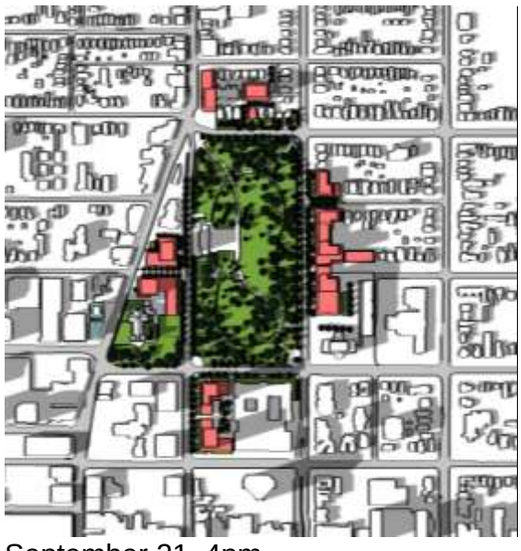
September 21, 10am



September 21, 12pm



September 21, 2pm

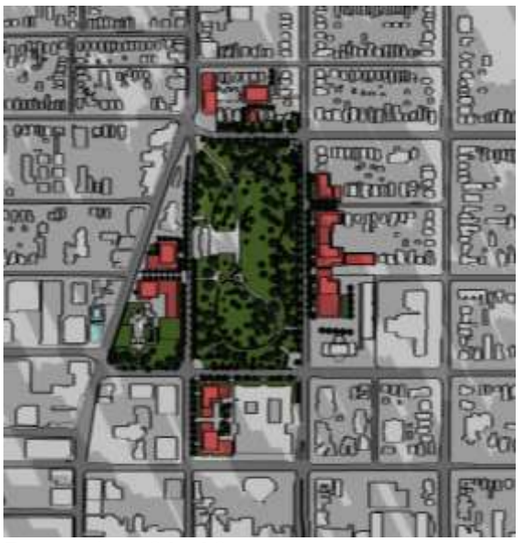


September 21, 4pm

September 21, 6pm

December 21 – Shadow Studies

December 21, 8am



December 21, 10am

December 21, 12pm

December 21, 2pm

December 21, 4pm

December 21, 6pm

Appendix E – Demonstration Plan

The below Demonstration Plan provides a representation of the possible built-out that could result from the implementation of the policies in this Draft Secondary Plan. This Demonstration Plan is one possible scenario of what could be built based on the policies of this Draft Plan. Actual build out will likely differ as the policies could allow for a variety of built form scenarios. All new developments within the West Woodfield Heritage Conservation District and the Downtown Heritage Conservation District would be subject to a Heritage Alteration Permit process, and certain properties may require Heritage Impact Assessments to be submitted with any development application. This heritage review may impact a property's development potential and may not allow for the built form shown in the Demonstration Plan. This Demonstration Plan is provided for demonstration purposes only, and shows the upper height limits and contemplated by this Plan.

Demonstration Plan: Overview

Demonstration Plan: North Policy Area Detail

Demonstration Plan: East Policy Area Detail

Demonstration Plan: South Policy Area Detail

Demonstration Plan: West Policy Area Detail

Report to the London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage

From: **John M. Fleming**
Managing Director, City Planning and City Planner

Subject: **Revise Wording of the Existing h-18 Holding Provision (Archaeological Assessment)**

City of London – City -wide

Meeting on: August 14, 2019

Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, the following actions be taken with respect to the application by the City of London relating to all lands within the City of London:

(a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 17, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to delete the wording of the existing h-18 holding provision in Section 3.8 (2) and replace it with new wording.

Executive Summary

Purpose and the Effect of Recommended Action

To revise the language in the existing h-18 holding provision to clarify the activities on a site that may not proceed until the condition has been satisfied.

Analysis

The Archaeological Management Plan (AMP - 2017) was adopted by Council on July 25, 2017 and came into force and effect on May 8, 2018. The AMT (2017) replaced the previous Archaeological Master Plan, which was completed in 1996, and was used to evaluate archaeological resources between those years. The AMP and subsequent official plan and zoning by-law amendment (OZ-8771) made revisions to the h-18 holding provision for archaeological assessment contained in Zoning By-law Z-1, which was Council approved in 1993. The revised definition reads as follows;

h-18 *The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.*

All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied. (Z.-1-182665)

Since the revised h-18 holding provision language has been used there have been difficulties interpreting the word "construction" in the fourth paragraph. The intent of the original term was to require archaeological assessment when there was new activity on a site that may cause soil disturbance; however, it has been interpreted to include all construction, including interior renovations. This was never the intent. The language needs to be changed to clearly identify that only exterior construction or activity may need archaeological assessment.

There are also wording changes (eg. Consultant archaeologist vs. archaeologist) and updated references to be consistent with the language in the Archaeological Management Plan for further clarity in the interpretation of the h-18 holding provision.

The revised wording of the h-18 holding provision is attached as Appendix A.

The revised wording has been reviewed by the LACH Archaeology Sub-Committee on June 1, 2019 and the full LACH Committee on July 10, 2019 and August 14, 2019.

Conclusion

The revised wording of the h-18 holding provision is recommended to improve clarity and make it easier to interpret and implement the requirements of the Archaeological Management Plan (2017)

August 7, 2019

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Appendix "A"

Bill No.(number to be inserted by Clerk's Office)
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to revise the wording of the existing h-18 holding provision in Section 3.

WHEREAS the City of London has initiated an amendment to Zoning By-law Z-1 as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1) Section Number 3.8 2) of the Holding “h” Zone is amended by deleting the existing holding provision and replacing it with new wording as follows:

) h- 18 *Purpose:* The proponent shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport (MTCS) under the provisions of the *Ontario Heritage Act* (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property. Development or property alteration shall only be permitted on the subject property containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation, or by site preservation (Stages 3 and 4). Any archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, MTCS, the *Ontario Heritage Act*, the *Planning Act*, and the Provincial Policy Statement, and shall complete required engagement with the appropriate First Nations.

All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once MTCS has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted on site.

No demolition, new exterior construction, grading, or any other activity “where soil disturbance will occur or might be reasonably anticipated (AMP)’ shall take place on the subject property prior to the City of London receiving the MTCS compliance letter indicating that all archaeological licensing and reporting requirements have been satisfied.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act*, *R.S.O. 1990, c. P13,* either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 17, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 17, 2019
Second Reading – September 17, 2019
Third Reading – September 17, 2019

London Advisory Committee on Heritage

Report

7th Meeting of the London Advisory Committee on Heritage
July 10, 2019
Committee Rooms #1 and #2

Attendance

PRESENT: D. Dudek (Chair), S. Bergman, M. Bloxam, J. Dent, L. Fischer, S. Gibson, T. Jenkins, J. Manness, J. Monk, E. Rath, M. Rice, S. Spindler, K. Waud and M. Whalley and J. Bunn (Secretary)

ALSO PRESENT: L. Dent, K. Gonyou, L. Jones and M. Schulthess

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

1. Call to Order

1.1 Orientation

That it BE NOTED that the London Advisory Committee on Heritage heard a verbal presentation from M. Schulthess, Deputy City Clerk, with respect to an Advisory Committee orientation.

1.2 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.3 Election of Chair and Vice Chair for the term ending November 30, 2019

That it BE NOTED that the London Advisory Committee on Heritage elected D. Dudek and M. Whalley as Chair and Vice Chair, respectively, for the term ending November 30, 2019.

2. Scheduled Items

2.1 Heritage Alteration Permit Application by Kristine Strybosch at 117 Wilson Avenue - Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for previously completed alterations to the property located at 117 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the existing gable cladding be painted;
- the existing glass lite of the existing front door be replaced with a plain glass lite as proposed in Appendix C, as appended to the staff report dated July 10, 2019, and the door be painted; and,
- the existing porch be constructed of wood, with a wooden guard/railing with top and bottom rail and wooden square spindles set between, as per the drawings in Appendix C, as appended to the staff report dated July 10, 2019, and all exposed wood be painted;

it being noted that the ~~attached~~ presentations from K. Gonyou, Heritage Planner, K. Strybosch and W. Pol, with respect to this matter, were received.

2.2 Request for Designation under Part IV of the Ontario Heritage Act by Kilworth United Church (2442 Oxford Street West)

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for designation of the heritage listed property at 2442 Oxford Street West (Kilworth United Church), the following actions be taken:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report; and,

b) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 2442 Oxford Street West to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner and the ~~attached~~ photographs submitted by B. Moyer, with respect to this matter, were received.

2.3 Demolition Request for Heritage Listed Property at 567 King Street by J E. and K.A. O'Neil

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, the following actions be taken:

a) the property owner BE REQUESTED to salvage any elements or artifacts from the building appropriate for reuse;

b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,

c) the property at 567 King Street BE REMOVED from the Register;

it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner, as well as a verbal delegation from J. O'Neil, with respect to this matter, were received.

2.4 Heritage Alteration Permit Application by N. Carter at 10 Napier Street - Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to construct an addition and alterations to the existing building located at 10 Napier Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings included in Appendix C, as appended to the staff report dated July 10, 2019 with the following terms and conditions:

· all exposed wood and the doors be painted;

· the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,

· the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

2.5 Notice of Planning Application - Intent to Revise the Wording for the Existing H-18 Holding Provision

That it BE NOTED that the Notice of Planning Application, dated May 14, 2019, from C. Parker, Senior Planner, with respect to the intent to revise the wording for the existing H-18 Holding Provision, as well as a verbal delegation from C. Parker, were received.

3. Consent

3.1 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 6th Report of the London Advisory Committee on Heritage, from its meeting held on May 8, 2019, was received.

3.2 Municipal Council Resolution - 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on May 21, 2019, with respect to the 6th Report of the London Advisory Committee on Heritage, was received.

3.3 Public Meeting Notice - Official Plan Amendment - Draft Victoria Park Secondary Plan

That it BE NOTED that the Public Meeting Notice, dated May 31, 2019, from M. Knieriem, Planner II, with respect to an Official Plan Amendment related to the Draft Victoria Park Secondary Plan, was received.

3.4 Notice of Planning Application - Zoning By-law Amendment - 1600-1658 Hyde Park Road and 1069 Gainsborough Road

That it BE NOTED that the Notice of Planning Application, dated May 30, 2019, from C. Smith, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 1600-1658 Hyde Park Road and 1069 Gainsborough Road, was received.

3.5 Register of Cultural Heritage Resources

That it BE NOTED that the staff report dated July 10, 2019, as well as the ~~attached~~ presentation from K. Gonyou, Heritage Planner, with respect to the Register of Cultural Heritage Resources, were received.

3.6 City of London Long Term Water Storage Municipal Class Environmental Assessment - Notice of Project Completion

That it BE NOTED that the Notice of Project Completion, from P. Lupton, City of London and J. Haasen, AECOM Canada, with respect to the City of London Long Term Water Storage Municipal Class Environmental Assessment, 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 June 26, 2019, was received.

4.2 Archaeology Sub-Committee Report

That the following actions be taken with respect to the Archaeology Sub-Committee Report, as appended to the agenda:

a) the ~~attached~~, above-noted Archaeology Sub-Committee Report BE FORWARDED to the Civic Administration as part of the review of the wording of the H-18 Holding Provision; and,

b) the Civic Administration BE REQUESTED to circulate the revised H-18 Holding Provision to the London Advisory Committee on Heritage at a future meeting for review.

5. Items for Discussion

5.1 Heritage Places 2.0

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Heritage Places 2.0 document, as appended to the agenda;

it being noted that the LACH recommends that the above-noted document be reviewed every five years;

it being further noted that the ~~attached~~ presentation from L. Dent, Heritage Planner, with respect to this matter, was received.

5.2 Heritage Alteration Permit Application by St. Stephen's House at 25 Blackfriars Street - Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to alter the porch of the building located at 25 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings in Appendix C, as appended to the staff report dated July 10, 2019, with the following terms and conditions:

- no decorative brackets be installed;
- the existing dentil details be restored;
- turned, painted wood spindles be spaced no greater than 3” apart on centre;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.3 Heritage Alteration Permit Application by E. Snihurowych at 783 Hellmuth Avenue - Bishop Hellmuth Heritage Conservation District

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under

Section 42 of the Ontario Heritage Act seeking retroactive approval to alter the porch of the building located at 783 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED; it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.4 Mayor's New Year's Honour List

That it BE NOTED that the communication dated July 2, 2019, from C. Saunders, City Clerk, with respect to the 2020 Mayor's New Years Honour List Call for Nominations, was received.

5.5 Heritage Planners' Report

That it BE NOTED that the ~~attached~~ submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

6. Adjournment

The meeting adjourned at 8:37 PM.

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

July 31, 2019

G. Kotsifas
Managing Director, Development and Compliance Services and Chief Building Official

J. M. Fleming
Managing Director, Planning and City Planner

C. Parker
Senior Planner

I hereby certify that the Municipal Council, at its meeting held on July 30, 2019 resolved:

That, the following actions be taken with respect to the 7th Report of the London Advisory Committee on Heritage, from its meeting held on July 10, 2019:

a) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for previously completed alterations to the property located at 117 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the existing gable cladding be painted;
- the existing glass lite of the existing front door be replaced with a plain glass lite as proposed in Appendix C, as appended to the staff report dated July 10, 2019, and the door be painted; and,
- the existing porch be constructed of wood, with a wooden guard/railing with top and bottom rail and wooden square spindles set between, as per the drawings in Appendix C, as appended to the staff report dated July 10, 2019, and all exposed wood be painted;

it being noted that the presentations appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, K. Strybosch and W. Pol, with respect to this matter, were received;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for designation of the heritage listed property at 2442 Oxford Street West (Kilworth United Church), the following actions be taken:

i) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report; and,
ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 2442 Oxford Street West to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

The Corporation of the City of London
Office 519.661.2500 x4856
Fax 519.661.4892
hlysynsk@london.ca
www.london.ca

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner and the photographs submitted by B. Moyer, with respect to this matter, were received;

c) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, the following actions be taken:

i) the property owner BE REQUESTED to salvage any elements or artifacts from the building appropriate for reuse;
ii) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,
iii) the property at 567 King Street BE REMOVED from the Register;
it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, as well as a verbal delegation from J. O'Neil, with respect to this matter, were received;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to construct an addition and alterations to the existing building located at 10 Napier Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings included in Appendix C, as appended to the staff report dated July 10, 2019 with the following terms and conditions:

- all exposed wood and the doors be painted;
- the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

e) the following actions be taken with respect to the Archaeology Sub-Committee Report, as appended to the agenda:

i) the above-noted Archaeology Sub-Committee Report appended to the 7th Report of the London Advisory Committee on Heritage BE FORWARDED to the Civic Administration as part of the review of the wording of the H-18 Holding Provision; and,
ii) the Civic Administration BE REQUESTED to circulate the revised H-18 Holding Provision to the London Advisory Committee on Heritage at a future meeting for review;

f) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Heritage Places 2.0 document, as appended to the agenda;

it being noted that the LACH recommends that the above-noted document be reviewed every five years;

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it being further noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, with respect to this matter, was received;

g) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the porch of the building located at 25 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings in Appendix C, as appended to the staff report dated July 10, 2019, with the following terms and conditions:

- no decorative brackets be installed;
- the existing dentil details be restored;
- turned, painted wood spindles be spaced no greater than 3” apart on centre;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street

until the work is completed;

it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval to alter the porch of the building located at 783 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED; it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received; and,

i) clauses 1.1 to 1.3, 2.5, 3.1 to 3.6, 4.1, 5.4 and 5.5 BE RECEIVED for information;

it being pointed out that the Planning and Environment Committee heard a verbal presentation from D. Dudek, Chair, London Advisory Committee on Heritage, with respect to these matters. (3.2/13/PEC)

C. Saunders
City Clerk
/lm

cc.
K. Gonyou, Heritage Planner
L. Dent, Heritage Planner
M. Vivinetto, Executive Assistant to the Managing Director, Development and Compliance Services and Chief Building Official
S. Langill, Executive Assistant to the City Planner
External cc List in the City Clerk’s Office

The Corporation of the City of London
Office 519.661.2500 x4856
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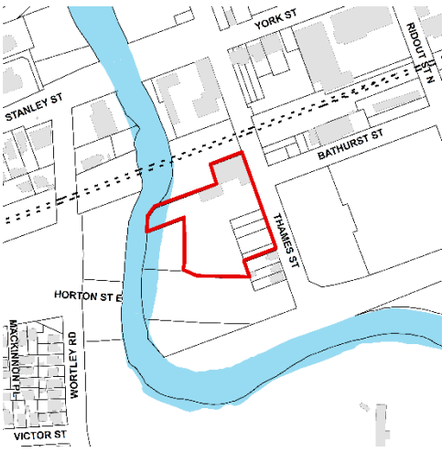
hlysynsk@london.ca
www.london.ca

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1-3 Bathurst Street and 269-281 Thames Street



File: OZ-9092
Applicant: 2497646 Ontario Ltd.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A range of office, commercial, and retail uses;
- A reduced minimum front yard depth from a primary collector road of 0.5 metres;
- An interior side yard depth of 2.6 metres;
- A maximum lot coverage of 20%;
- A maximum building height of 17 metres;
- A parking supply of 69 spaces for all permitted uses.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 19, 2019**
Catherine Lowery
clowery@london.ca
519-661-CITY (2489) ext. 5074
Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: OZ-9092
london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:
Councillor Arielle Kayabaga
akayabaga@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.

Date of Notice: July 24, 2019

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan
To change the designation of the property to add a specific policy area to the existing Open Space designation to permit office, commercial, and retail uses.

Requested Amendment to The London Plan (New Official Plan)
To change the designation of the property to add a specific policy area to the existing Green Space Place Type to permit office, commercial, and retail uses.

Requested Zoning By-law Amendment
To change the zoning from an Open Space (OS4) Zone to an Open Space Special Provision (OS4(__)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning
Zone: Open Space (OS4) Zone
Permitted Uses: Conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures.
Special Provisions: None

Requested Zoning
Zone: Open Space Special Provision (OS4(__)) Zone
Permitted Uses: Conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures.
Special Provisions: To permit: office, studio, office (professional), business service establishment, convenience store, financial institution, personal service establishment, restaurant, medical/dental office, and commercial retail store uses; a reduced minimum front yard depth from a primary collector road of 0.5 metres; an interior side yard depth of 2.6 metres; a maximum lot coverage of 20%; a maximum building height of 17 metres; and a parking supply of 69 spaces for all permitted uses.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

Planning Policies
Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Open Space in the Official Plan, which permits a range of open space uses as the main uses.

The subject lands are in the Green Space Place Type in *The London Plan*, permitting a range of open space uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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. For more detailed information about the public process, go to the Participating in the Planning Process page at london.ca.

See More Information
You can review additional information and material about this application by:
- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

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 Development Services

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.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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. Y*ou will also be invited to provide your comments at this public participation meeting. 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 official plan amendment and 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. 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 Secretary of the Committee.

Right to Appeal to the Local Planning Appeal 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 Local Planning Appeal 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

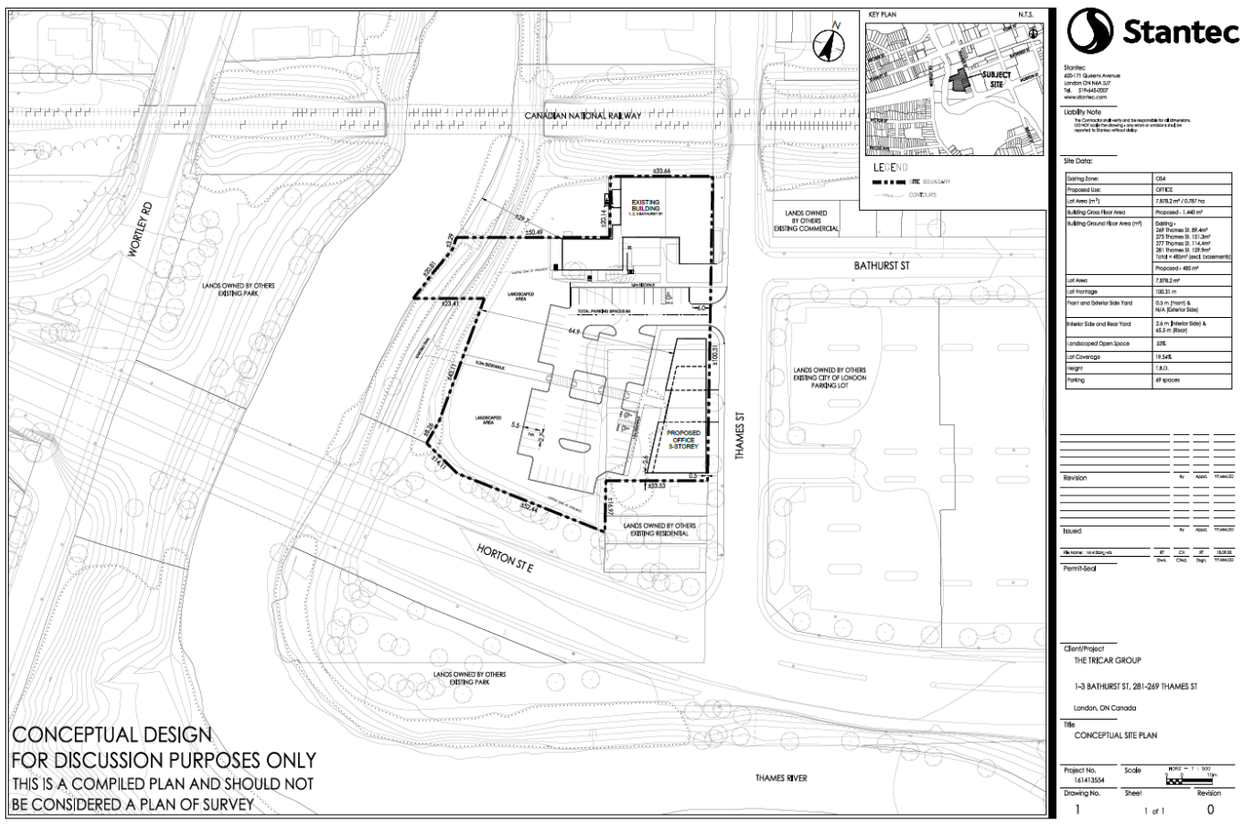
For more information go to http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



Conceptual Site Plan

Building Renderings

Conceptual Rendering

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

Heritage Impact Assessment – 1-3 Bathurst Street and 269-281 Thames Street, London, Ontario

FINAL REPORT

June 11, 2019

File: 161413554

Prepared for:

The Tricar Group
3800 Colonel Talbot Road
London, ON N6P 1H5

Prepared by:

Stantec Consulting Ltd.
600-171 Queens Avenue
London, ON N6A 5J7

Table of Contents

EXECUTIVE SUMMARY I

ABBREVIATIONS III

1.0 INTRODUCTION 1.1
1.1 STUDY PURPOSE 1.1
1.2 STUDY METHODS 1.2
1.2.1 Policy Framework 1.2
1.2.2 Background History 1.4
1.2.3 Field Program 1.4
1.3 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST 1.4
1.3.1 Ontario Regulation 9/06 ..... 1.4
1.3.2 Assessment of Impacts 1.5

2.0 SITE HISTORY 2.1
2.1 INTRODUCTION 2.1
2.2 PHYSIOGRAPHY 2.1
2.3 HISTORICAL DEVELOPMENT 2.1
2.3.1 Survey and Settlement 2.1
2.3.2 19th Century Development 2.3
2.3.3 20th Century Development 2.4
2.4 PROPERTY HISTORY 2.5
2.4.1 “The Hollow” 2.5
2.4.2 1-3 Bathurst Street 2.6
2.4.3 257-281 Thames Street 2.9
2.4.4 Thames Street Rail Underpass 2.12

3.0 SITE DESCRIPTION 3.1
3.1 INTRODUCTION 3.1
3.2 LANDSCAPE SETTING 3.1
3.3 1-3 BATHURST STREET 3.4
3.4 257-281 THAMES STREET 3.11
3.4.1 257 Thames Street 3.11
3.4.2 263 Thames Street 3.12
3.4.3 267 Thames Street 3.13
3.4.4 269 Thames Street to 281 Thames Street 3.14
3.5 THAMES STREET RAIL UNDERPASS 3.14

4.0 HERITAGE EVALUATION 4.1
4.1 EVALUATION 4.1
4.1.1 Downtown London HCD 4.2

5.0 IMPACT ASSESSMENT 5.1
5.1 DESCRIPTION OF PROPOSED UNDERTAKING 5.1
5.2 ASSESSMENT OF IMPACTS 5.1

5.3 DISCUSSION OF IMPACTS 5.8
5.3.1 Study Area and Adjacent Properties....5.8
5.3.2 Downtown London HCD....5.9

6.0 MITIGATION, IMPLEMENTATION AND MONITORING....6.1
6.1 POTENTIAL MITIGATION MEASURES....6.1
6.2 MITIGATION DISCUSSION....6.1
6.2.1 Land Disturbance....6.1
6.2.2 Commemorative Opportunities....6.2

7.0 RECOMMENDATIONS....7.1

8.0 CLOSING....8.1

9.0 SOURCES....9.1

LIST OF TABLES

Table 1: Identified Cultural Heritage Resources....4.1
Table 2: Potential Impacts to Identified Cultural Heritage Resources....5.2
Table 3: Potential Impacts on Heritage Attributes of the Downtown London HCD 5.3
Table 4: Proposed Mitigation Measures....6.1

LIST OF FIGURES

Figure 1: Project Area....1.7
Figure 2: Study Area 1.8
Figure 3: 1915 Fire Insurance Plan....2.13
Figure 4: 1922 Aerial Photograph 2.15
Figure 5: 1922 Fire Insurance Plan....2.17
Figure 6: 1929 Fire Insurance Plan....2.19
Figure 7: 1942 Aerial Photograph 2.21
Figure 8: 1958 Fire Insurance Plan....2.23
Figure 9: 1967 Aerial Photograph 2.25
Figure 10: 1982 Aerial Photograph 2.27
Figure 11: 1989 Aerial Photograph 2.29
Figure 12: Identified Heritage Resources....4.1

LIST OF PLATES

Plate 1: Horse drawn LSRC streetcar at corner of Richmond Street and Dundas Street, circa 1883 (London Public Library 1883) 2.4
Plate 2: Inaugural day of electric streetcar service, corner of Richmond Street and Dundas Street, 1895 (Western Archives 1895) 2.4
Plate 3: Powerhouse viewed from across Thames River, 1897 (Museum London 1897) 2.7
Plate 4: Workers inside the powerhouse, 1907 (Western Archives 1907) 2.7
Plate 5: Bathurst Street within Study Area, looking west. 3.2

Plate 6: Bathurst Street, looking East from Study Area. 3.2
Plate 7: Thames Street, looking West at Study Area. 3.2
Plate 8: Looking North on Thames Street towards Railway Underpass. 3.2
Plate 9: Between 1-3 Bathurst Street and Railway Underpass, coal visible on ground, looking West. 3.3
Plate 10: Looking South at intersection of Thames Street and York Street within Downtown HCD. 3.3
Plate 11: Lawn and shade trees dividing Thames Street from municipal parking lot, looking North. 3.3
Plate 12: View of Western portion of Thames Street adjacent to Study Area, looking South. 3.3
Plate 13: South elevation of 1 Bathurst Street showing buff brick and metal flashing, looking north. 3.6
Plate 14: East Elevation of 1 Bathurst, looking west. 3.6
Plate 15: South elevation of 1 Bathurst Street, looking north, showing connection to 3 Bathurst Street. 3.6
Plate 16: South elevation of 1 Bathurst Street, showing the three modern windows, looking north. 3.6
Plate 17: Segmental arch window openings and soldier arch, south elevation of 1 Bathurst Street, looking north. 3.7
Plate 18: West elevation of 1 Bathurst Street, looking east. 3.7
Plate 19: North elevation of 1 Bathurst Street, looking west. 3.7
Plate 20: Interior brick wall and bricked up windows on south elevation of 1 Bathurst Street, looking south. 3.7
Plate 21: Modern steel roof interior of 1 Bathurst Street, looking west. 3.8
Plate 22: Concrete flooring inside 1 Bathurst Street, looking west. 3.8
Plate 23: Segmental arch opening inside 1 Bathurst Street, looking east. 3.8
Plate 24: Modern stone and original stone inside 1 Bathurst Street, looking south. 3.8
Plate 25: 2 Bathurst Street, looking west. 3.9
Plate 26: East elevation of 2 Bathurst Street, looking west. 3.9
Plate 27: Bricked in windows and soldier arch on east elevation of 2 Bathurst Street, looking west. 3.9
Plate 28: South elevation of 2 Bathurst Street, looking north. 3.9
Plate 29: West elevation of 2 Bathurst Street, looking east. 3.10
Plate 30: North elevation of 2 Bathurst Street, looking south. 3.10
Plate 31: Interior of 2 Bathurst Street, looking west. 3.10
Plate 32: Interior of 2 Bathurst Street, looking east. 3.10
Plate 33: Basement of 2 Bathurst Street, looking west. 3.11
Plate 34: Front façade of 3 Bathurst Street, looking west. 3.11
Plate 35: South elevation of 3 Bathurst Street, looking north. 3.11
Plate 36: West elevation of 3 Bathurst Street, looking east. 3.11
Plate 37: 257 Thames Street, looking West. 3.12
Plate 38: 263 Thames Street, looking West. 3.13
Plate 39: 267 Thames Street, looking West. 3.13
Plate 40: 269-281 Thames Street, looking West. 3.14
Plate 41: Thames Street Rail Underpass, looking north. 3.15
Plate 42: Thames Street Rail Underpass, looking south. 3.15

LIST OF APPENDICES

APPENDIX A CULTURAL HERITAGE RESOURCE/LANDSCAPE RECORD FORM

APPENDIX B SITE PLAN

APPENDIX C RENDERINGS OF PROPOSED DEVELOPMENT

APPENDIX D TERMS OF REFERENCE FOR COMMEMORATION OPPORTUNITIES

Executive Summary

The Tricar Group retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for a proposed development located at 1-3 Bathurst Street and 269-281 Thames Street, in the City of London, Ontario (Study Area). The Study Area is located on the west side of Thames Street, between Horton Street and Bathurst Street. The proposed development of the site includes the construction of an office building on land presently used for parking and vacant lots where previous buildings have been relocated or demolished.

The Study Area is currently subject to an existing heritage recognition. The property 1-3 Bathurst Street is listed as a Priority 2 building on the *City of London Heritage Register* (the Register). Adjacent properties have been given similar recognition for their potential to contain cultural heritage value or interest and have therefore been included in this HIA as well. These properties include 257 Thames Street, 263 Thames Street, 267 Thames Street and the Canadian National (CN) railway underpass at Thames Street. Given its close proximity and recognized heritage value, the Downtown London Heritage Conservation District (HCD), designated under Part V of the *Ontario Heritage Act*, has also been considered.

The purpose of this HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed or protected heritage property consideration must be given to the conservation of heritage resources. The objectives of this report are as follows:

- Identify and evaluate the cultural heritage value or interest of properties within and adjacent to the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address conservation of heritage resources, where applicable

Within the Study Area and adjacent properties, a total of five individual properties were identified as containing cultural heritage resources with individual heritage attributes, as well as the adjacent HCD. This includes the former industrial and now commercial building at 1-3 Bathurst Street, three residential properties on Thames Street and a railway underpass. The HIA identified potential indirect impacts to cultural heritage resources or heritage attributes as a result of potential vibrations from the proposed construction. Based on the impacts identified to cultural heritage resources, the following mitigation measures are recommended:

- Prepare vibration studies for the cultural heritage resources located within and adjacent to the Study Area by a qualified engineer to determine the maximum acceptable vibration levels, or peak particle velocity (PPV) levels and the appropriate buffer distance between Project activities and CHRs.
- Establish the maximum possible buffer zone between construction activities and structures identified as cultural heritage resources during the construction phase.
- Provide construction marking to define the areas around heritage resources where construction should not occur, based on the results of the vibration study.

- Monitor construction within the defined area at appropriate points to confirm that acceptable PPV levels are not exceeded. All construction activities should cease if levels are exceeded until an acceptable solution can be identified.

Council has previously provided direction to recognize the area of Thames Street between Stanley Street and Horton Street as “The Hollow” to commemorate the history of the African Canadian population in London that inhabited the area and attended a chapel formerly located at 275 Thames Street. Based on the research conducted as part of this HIA, the following actions are recommended:

- The City, or an established cultural organization in the City such as the London Heritage Council, handle commemorative actions for the neighbourhood (such as naming, installing plaques, signage, monuments, or interpretive devices) separately from the proposed zoning by-law amendment and development application for 1-3 Bathurst Street and 269-281 Thames Street.
- The City consults with relevant communities to establish a name for the area. Consultation should include, but not be limited to: representatives of London’s African Canadian community, groups associated with the Fugitive Slave Chapel, and the City’s Diversity, Inclusion and Anti-Oppression Advisory Committee, the London Advisory Committee on Heritage, the historic sites committee, and any other interested community organization.
- The commemorative and interpretive installation should be publicly accessible.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.

Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
HCD	Heritage Conservation District
HIA	Heritage Impact Assessment
OHA	Ontario Heritage Act
OP	Official Plan
O. Reg.	Ontario Regulation

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1.0 INTRODUCTION

1.1 STUDY PURPOSE

The Tricar Group retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for a proposed development located at 1-3 Bathurst Street and 269-281 Thames Street in the City of London, Ontario. The municipal property parcels of 1-3 Bathurst Street and 269-281 Thames Street form the Study Area boundaries (Figure 1 and Figure 2). The Study Area is situated on the west side of Thames Street, between Horton Street and the Canadian National (CN) railway tracks. The Study Area contains an industrial building converted to office space, asphalt parking surface, and is adjacent to three residences. The proposed development of the site includes the construction of an office building on land presently used for parking and vacant lots where previous buildings have been relocated or demolished.

The Study Area is currently subject to an existing heritage recognition. The property 1-3 Bathurst Street is listed as a Priority 2 building on the *City of London Heritage Register* (the Register). This HIA also identifies and assesses impacts to properties adjacent to the Study Area, including 257 Thames Street, 263 Thames Street, 267 Thames Street, the CN railway underpass at Thames Street, and the Downtown London Heritage Conservation District, located north of the railway line. The adjacent property at 257 Thames Street is listed as a Priority 3 building, 263 Thames Street is listed as a Priority 2 building, and 267 as a Priority 3 building. The adjacent CN railway underpass is listed as a Priority 1 structure. The Study Area is also adjacent to the Downtown London HCD, designated under Part V of the *Ontario Heritage Act*.

The property at 275 Thames Street is a registered archaeological site (AfHh-398). While *Infosheet #5 Heritage Impact Assessments and Conservation Plans* identifies land disturbance as a potential impact specific to archaeological resources, archaeological resources at the Study Area are not assessed in this HIA. Discussion of impacts to archaeological resources is addressed under separate cover in Stantec's 2018 *Stage 1-2 Archaeological Assessment of 269-281 Thames Street and 1-3 Bathurst Street* (prepared under PIF # P256-0545-2018).

The purpose of this HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed heritage property, or HCD, consideration must be given to the conservation of heritage resources. The objectives of this report are as follows:

- Identify and evaluate the cultural heritage value or interest (CHVI) of properties within and adjacent to the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address conservation of heritage resources, where applicable

To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI of resources within, and adjacent to, the Study Area
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

1.2 STUDY METHODS

1.2.1 Policy Framework

1.2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

> *(d) The conservation of features of significant architectural, cultural, historical or scientific interest*

1.2.1.2 The 2014 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2014 and is intended to provide policy direction for land use planning and development with regard to matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

Under the PPS definition, 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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Under the PPS definition, significant means:

> *In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*

The PPS also stipulates that development adjacent to protected heritage properties must be considered, in policy 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.*

Under the PPS, "protected heritage property" is defined as follows:

> *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.*

1.2.1.3 City of London Official Plan

The property at 1-3 Bathurst Street is listed as a Priority 2 property on the City's Register as per s. 27 OHA (City of London 2006). It is not designated under the *Ontario Heritage Act*. According to the City's Register, Priority 2 properties are those that are considered to be "buildings [that] merit designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages."

The City's Official Plan, "The London Plan", contains the following policy with regard to development within or adjacent to designated and listed heritage properties:

> *586_ 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 London Plan also contains the following general objectives with regard to cultural heritage resources:

1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed on to our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.

The City's Official Plan also contains policies regarding the Thames River Corridor as a Canadian Heritage River. These policies are currently under appeal and not in force. They are therefore not addressed in this HIA.

1.2.2 Background History

Background history for this project was obtained through review of aerial photography, fire insurance plans, City directories, London Free Press articles, London Advertiser articles, and secondary sources. Research was conducted at the Western University and London Public Library.

To familiarize the study team with the Study Area, historical mapping, fire insurance plans and aerial photographs were consulted to identify the presence of structures, and other potential heritage resources in the vicinity. Specifically, material was reviewed of the Study Area, including Fire Insurance Plans of 1907, 1915, 1922, 1929, 1940, 1949, and 1958. Aerial photography of the study was reviewed, including aerial photographs of 1922, 1942, 1967, 1982, and 1989.

1.2.3 Field Program

A site assessment was undertaken on July 20, 2018 by Lashia Jones and Frank Smith, Cultural Heritage Specialists with Stantec. The weather conditions were sunny and calm. The site visit consisted of visually assessing and photographing the Study Area and adjacent properties from the publicly-accessible municipal right-of way to identify heritage attributes. Interior access was granted to 1-3 Bathurst Street by the Tricar Group.

1.3 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

1.3.1 Ontario Regulation 9/06

The criteria for determining CHVI is defined by *Ontario Regulation* (O. Reg.) *9/06*. Each potential heritage resource was considered both as an individual structure and as cultural landscape. Where CHVI was identified, a structure or landscape was assigned a cultural heritage resource (CHR) number and the property was determined to contain a heritage resource. Evaluations for each property are contained within Appendix A.

In order to identify CHVI at least one of the following criteria must be met:

1. The property has design value 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 historical value or associative value because it:
    a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture

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

1.3.2 Assessment of Impacts

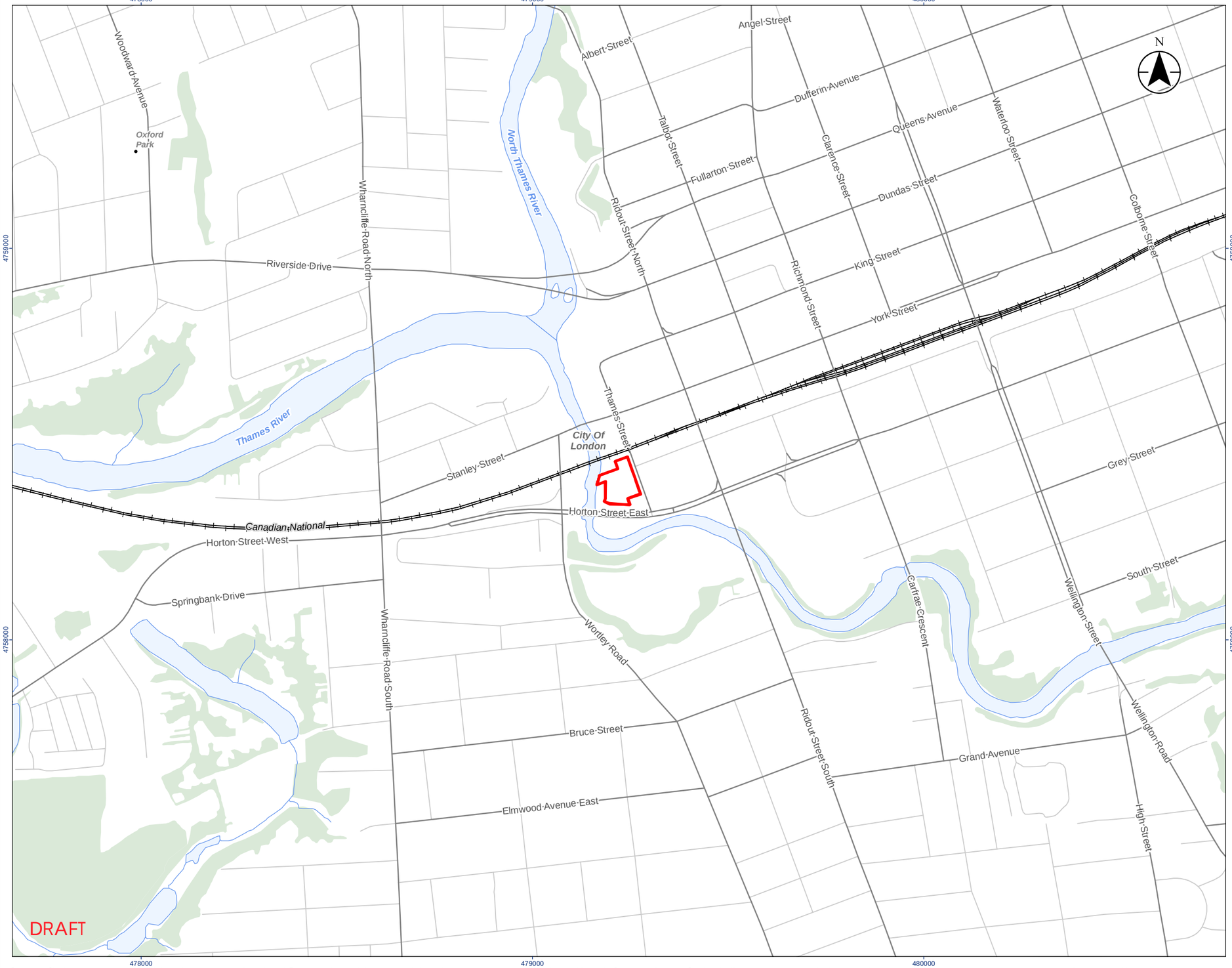
The assessment of impacts on cultural heritage resources is based on the impacts defined in the Ministry of Tourism, Culture and Sport (MTCS) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect. Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by causing:

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to heritage resources was considered in this assessment.



Stantec

Legend

- Study Area
- Major Road
- Minor Road
- Railway
- Watercourse (Permanent)
- Waterbody
- Wooded Area

0 100 200 m

1:10,000 (At original document size of 11x17)

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.

Project Location
City of London

161413554 REVA
Prepared by PW on 2018-09-05
Technical Review by DH on 2018-07-17

Client/Project
THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
1

DRAFT

Title
Project Area

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Stantec

Legend

Study Area

Railway

0 25 50 m

1:1,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.
3. Orthoimagery © City of London, 2018. Imagery from 2017.

Project Location
City of London

161413554 REVA
Prepared by PW on 2018-09-05
Technical Review by DH on 2018-07-17

Client/Project
THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
2

DRAFT

Title
Study Area

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2.0 SITE HISTORY

2.1 INTRODUCTION

The Study Area is located on part of Lot 16, Concession C, in the former Township of London, now City of London. The Study Area is located just south of the CN railway and bounded by Thames Street to the east, the Thames River to the west, and Horton Street to the south. The following sections outline the historical development of the Study Area from the time of Euro-Canadian settlement to the 20th century.

2.2 PHYSIOGRAPHY

The Study Area is located in the Caradoc Sand Plain and London Annex physiographic regions. The Caradoc Sand Plains and London Annex regions are flat sand plains extending from east London to the Strathroy area in the southwest. In its entirety, the region compromises approximately 482 square kilometres in southwestern Ontario. The land is generally flat with a few rolling hills. The soil in the area consists of three types: Fox fine sandy loam, which appears on the finer soils which are deep and well drained; Berrien sandy loam, a shallow layer of sand over clay, with wet subsoil; and Oshtemo sand, which appear on sand hills and dunes (Chapman and Putnam 1984: 146).

The south branch of the Thames River winds around the Study Area and is located approximately 100 metres to the south. Towards the west, the Thames River is adjacent to the Study Area, being located approximately 25 metres away. The forks of the south and north branches of the river are located approximately 350 metres north of the Study Area. The Thames River is 273 km long and drains approximately 5,825 square kilometres of land. The river rises at three distinct points; near Mitchell (North Thames), Hickson (Middle Thames) and Tavistock (South Thames). The north and south branches of the river meet at the Forks of the Thames in London, just north of the Study Area (Quinlan 2013: 2). The well-defined river channel runs through a shallow valley, demonstrated through a history of critical flooding in the City, which was developed on land that, in physiographical terms, belongs to the river. This watershed area has proven from its land use history to be rich soil for agriculture development (Chapman and Putnam 1984: 139). London itself developed into the commercial centre for Southwestern Ontario because of its position along the river, an early travel route, and the high alluvial terrace, which offered good building sites (Chapman and Putnam 1984: 146).

2.3 HISTORICAL DEVELOPMENT

2.3.1 Survey and Settlement

In 1783, Great Britain recognized the independence of the United States and the Treaty of Paris was signed. About a quarter of the population of the former 13 Colonies were Loyalists to the British Crown, and about 50,000 people left the United States for Great Britain or other colonies, including Canada (Craig 1963: 3). Present-day Ontario had been part of the Province of Quebec since 1774, and between 1778 and 1786, was governed by Frederick Haldimand. Initially, Haldimand wished to settle present-day

Ontario with mostly First Nations allies of the Crown, but upon hearing of the favourable agricultural conditions throughout much of the region, he soon changed his mind. Haldimand also realized that settling the area with Loyalists would provide a bulwark against further aggression by the United States, writing the settlers would be "attached to the interests of Great Britain and capable of being useful upon many occasions" (Craig 1963: 4-5). In 1788, Haldimand divided present-day Southern Ontario into four districts, with present-day London being located in the Hesse District (Archives of Ontario 2015).

The Loyalist population wished to live under the customs and laws they were familiar with in Great Britain and the former 13 Colonies, instead of the French law practiced in Quebec as part of the Quebec Act of 1774. To accommodate the Loyalists, the British parliament passed the Constitution Act of 1791, which divided Quebec into Upper and Lower Canada. The division was both geographic and cultural, French laws would be preserved in Lower Canada, while the British constitution and laws would rule in Upper Canada (Craig 1963: 17). John Graves Simcoe was selected as Lieutenant Governor of the newly created province. Simcoe was a veteran of the American Revolution, having served in the Queens Rangers, and eagerly planned to build a model British society in Upper Canada. He desired to "inculcate British customs, manners, and principles in the most trivial as well as serious matters" in the new colony (Craig 1963: 20-21). In 1792, Simcoe renamed the Hesse District the Western District (Archives of Ontario 2015).

While studying maps of Upper Canada, Simcoe decided the provincial capital should be named London and located in the southwest at the confluence of the north and south branches of the river called La Tranche by the French (Finkelstein 2006). Simcoe renamed the river the Thames to match his plan for a capital city called London. He believed this strategic location would be too far inland for American forces to easily attack in the event of renewed war. Simcoe and a party of men set out from Niagara in February 1793 to explore the area on route to Detroit (Armstrong 1986: 17). Joining him on this expedition was Thomas Talbot, who later became a major colonizer and land owner in Southwestern Ontario. Simcoe was impressed when he arrived at the forks of The Thames and confirmed his desire for the site to become the capital of the Province (London Township History Book Committee 2001: 11). Despite Simcoe's wishes, London was still in too remote and inaccessible a location to be a capital city. Instead, the capital was moved to York (present-day Toronto) (Armstrong 1986: 21). However, in 1796 the land around the forks of the Thames was set aside as Crown Reserve for the future site of London (Brock 2011: 3). This reserved area included the Study Area.

The first surveyor in the region, Abraham Iredell, reported the agricultural conditions in Southwestern Ontario to be among the finest in North America. In 1800, the Western District was divided roughly in half and the London District and Middlesex County were created (Archives of Ontario 2015). Middlesex County was further divided into townships, London Township being the largest at 12 square miles (approximately 31 square kilometres) and encompassing 96,000 acres.

The first settler in London Township was Joshua Applegarth, who arrived in 1807, and attempted to cultivate hemp before switching to other crops (Page 1878: 5). However, London Township remained almost entirely unsettled until 1810, when Thomas Talbot returned, along with surveyor Mahlon Burwell, to develop the township. Talbot would eventually be instrumental in the settlement of 29 townships in

Southwestern Ontario (London Township History Book Committee 2001: 12). Burwell's survey was interrupted by the War of 1812 and he completed the work in 1818. (Page 1878: 5). The first Township meeting was held in January 1819 at Joshua Applegarth's home (Armstrong 1986: 29).

2.3.2 19th Century Development

In January 1826, the District Town for the London District was transferred from Vittoria in Norfolk County to the Crown Reserve Land in London Township reserved for Simcoe's envisioned capital. The townsite for London, which included the Study Area, was surveyed in May and June of 1826 (Armstrong 1986: 33). By 1832, the village of London had a courthouse, two churches, three hotels, six general stores, and a total of about 130 buildings. The village had a population of about 300 (Armstrong 1986: 35). The village continued to grow and in 1840, the Town of London was incorporated (Brock 2011: 23). The new town had a population of 1,716 (Armstrong 1986: 63).

Before the abolition of slavery in the United States in 1865, London was a destination for enslaved African Americans seeking freedom in Canada. By 1839, about 200 former enslaved Africans and their descendants lived in the City. London was situated far enough from the American border that slave catchers rarely attempted to kidnap fugitive slaves in the City, and therefore offered more safety than border towns such as Windsor or Niagara (Landon 1919: 140). By the late 1850s, the Black population of London reached about 300 (Landon 1919: 141). A portion of the population settled in a part of town within the Study Area and had a Methodist church at 275 Thames Street (Miller 1992: 44). In general, African Canadians readily found work in London and were often able to purchase their own property (Landon 1919: 142-143). African Canadians did experience prejudice and discrimination in London, culminating in an attempt in the early 1860s to segregate London's school system. In 1862, by a vote of 10-3 the London School Board voted to create a separate school for Black children "when financially practicable." However, the vote was never acted upon and no segregated school was formed (Landon 1919: 146-147).

As the Town of London began to develop, residents began to clamor for access to a railway. As early as 1831, merchants and farmers of London and London Township had proposed constructing a railway through the town. In the 1840s planning began on a line that would run from Niagara to Detroit. The planned route would run through London, including just north of the Study Area, and many prominent Londoners helped finance the project. The Great Western Railway was chartered in 1845 and construction on the London portion of the line began in October 1847. The ground-breaking ceremony in London was led by Thomas Talbot, who was then 77 years old and still deeply involved in the development of London. In December 1853, the first train pulled into London. The train had travelled from Hamilton and arrived in six hours at an average speed of 25 mph (40 km/h) (Armstrong 1986: 82-83). In 1882, the Great Western Railway became part of the Grand Trunk Railway (GTR).

London benefited greatly from the arrival of the railway and experienced a boom. The town developed into the centre of industry and finance in Southwestern Ontario. Because of this growth, the Town of London was incorporated as a city on January 1, 1855 (Armstrong 1986: 68). Land value greatly increased in the City and township, with some properties increasing nearly 300% between 1849 and 1856. This boom in development and investment ended in 1857. The conclusion of the Crimean War in 1857 started a depression in the British Empire, which included Canada. The impact was particularly hard

on London. By 1860, three quarters of the businesses in the city had failed and the population dropped from 16,000 to 11,000. It would take almost three decades for land values in London to rebound (Armstrong 1986: 86-87). London's economy would begin to recover when the American Civil War (1861-1865) created demand for exports to help feed and supply the Union Army (Armstrong 1986: 99). By 1871, the population of the City had rebounded to about 16,000 (Burley nd: 392) and in 1881 the population climbed to 19,941 (Armstrong 1986: 125).

As London grew, the need for a public transit system emerged. The London Street Railway Company (LSRC) was formed in 1873 by five prominent Londoners, including members of the Cronyn and Carling families. The first line opened in May 1875 with two streetcars pulled by six horses (Onn 1958: iii) (Plate 1). The initial route began just north of the GTR tracks on Richmond Street and turned east onto Dundas Street, terminating at Dundas Street and Adelaide Street (Onn 1958: 3). The system grew quickly and by 1894 the company had 28 carts and 148 horses (Onn 1958: iii). However, at this time the demand for electrifying the routes were increasing. Londoners believed that a modern electric line would be a boon to business in the areas serviced by the route and London's newspapers and humane society were receiving complaints about the company's cruel treatment of its horses (Onn 1958: 4-5). After considerable negotiations with the City of London, electric streetcar service commenced in September 1895 (Plate 2). The coal fired powerhouse for the system is located in the Study Area. This site was likely chosen because of its proximity to the GTR tracks and relative closeness to downtown London. Locating the plant adjacent to the GTR tracks would allow for the easy delivery of coal (Onn 1958: 47).

Plate 1: Horse drawn LSRC streetcar at corner of Richmond Street and Dundas Street, circa 1883 (London Public Library 1883)

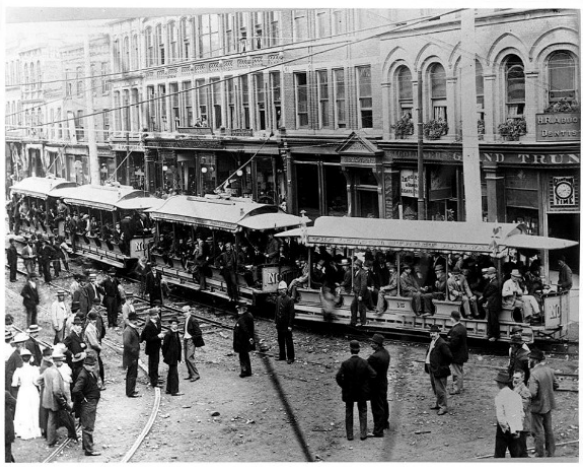


Plate 2: Inaugural day of electric streetcar service, corner of Richmond Street and Dundas Street, 1895 (Western Archives 1895)

2.3.3 20th Century Development

In 1912, the City of London had a population of 49,102, which would climb to 69,742 in 1929 (Armstrong 1986: 163). During this period, many modern improvements arrived in the City. Main roads in the central

part of the City were paved in asphalt, replacing cedar blocks (Armstrong 1986: 133). The Hydro Electric Power Commission (HEPCO), under the leadership of Adam Beck, commenced to service London with hydroelectricity from Niagara in 1910 (Armstrong 1986: 136). The Public Utilities Commission was established in 1914, to manage the distribution of electricity, water, and manage City parks (Armstrong 1986: 168).

The LSRC expanded its street car operation in the first decades of the 20th century and before the outbreak of the First World War operated a fleet of 58 cars (Onn 1958: 123). However, during the war maintenance and new acquisitions on cars was delayed. By the 1920s, serious consideration was being undertaken by the LSRC to convert to busses. Bus service offered greater flexibility and a capacity to more easily expand service, since new trackage would not have to be laid down (Onn 1958: 127-128). The LSRC ended streetcar service in London in November 1940 (Gamble 2016). As per the terms of the LSRC's agreement with the City to end streetcar service, it was required to remove all tracks, overhead wires, and poles within 60 days of ending streetcar service. The LSRC was required to operate 50 busses, with an additional bus required for each population increase of 1,500 or more (Onn 1958: 26).

Compared to other municipalities in Ontario, London fared relatively well during the Great Depression. In 1932, only 8% of the population was unemployed, a much lower number than other cities in southern Ontario like Toronto, Hamilton, and Windsor (Armstrong 1986: 185). The effects of the Great Depression and World War II curtailed major growth in the City (Curtis 1992: 15).

The LSRC was losing money during much of the 1940s and in 1948 the LSRC Board declared their intention to sell the company (Onn 1958: 27). In 1950, the LSRC was sold to the City of London for $1,000,000 (Onn 1958: 31) to create a municipally owned bus-line, the London Transit Commission, which commenced operation in January 1951 and still operates today (Onn 1958: iv).

Like much of North America, London experienced a boom after World War II and by 1961 the population of the City was 165,815. During the 1950s, London's growth was also fueled by several annexations which added over 42,000 acres to the City from Westminster and London Townships (Armstrong 1986: 207). The City of London is continuing to grow and develop in the 21st century. In 2016, the City of London had a population of 383,822 an increase of 4.8% since 2011 (Statistics Canada 2017).

2.4 PROPERTY HISTORY

2.4.1 "The Hollow"

The Study Area is within part of the City that received the derogatory name "Nigger Hollow" in the 19th century (Landon 1919: 143, Carty 1926, and Miller 1992: 44). The name originated because African Americans who escaped slavery in the southern United States began to settle in the area. According to historian Fred Landon, this derogatory name for the area was used until the early 20th century. In 1919 he wrote, "In London, the nearest approach to a Negro quarter was the little low-lying district west of the gas house towards the river, which, until a very few years ago, bore the name of "Nigger Hollow", though for long there had been few, if any, coloured people living there" (Landon 1919: 143).

This term is not historically unique to London and appears to have been used as a place name in several American states during the 19th and early 20th century, including in Pennsylvania (Digital Commonwealth nd), Montana (Cox 1927), and Oregon (Kaseberg 2018). In 1962, the United States Interior Department began removing racist place names from mapping, and many places formerly named "Nigger" were changed to "Negro" (Palmer 2011).

By the 1870s, it is evident the area had transitioned to a mostly working-class Euro-Canadian neighbourhood. According to the census, none of the families listed on either page that includes the Study Area had an ethnic origin outside of the British Isles (Library and Archives Canada 1871). The City of London Directory for 1875 lists 11 families living between the Thames River and Bathurst Street on the west side of Thames Street. Occupations include two shoemakers, four laborers, one printer, one cooper, and one peddler (McAlpine 1875: 269). The turnover in the neighbourhood seemed to have been frequent, and only four of the 11 families listed in 1875 appeared to be living in the area in the Census of 1871.

2.4.2 1-3 Bathurst Street

The property at municipal addresses 1-3 Bathurst Street is the site of the former powerhouse and car shed for the LSRC which operated electrically powered streetcar service in London from September 1895 (Armstrong 1986: 145) to November 1940 (Armstrong 1986: 203). The powerhouse, and now demolished car shed, were designed by prominent London architect John Moore (Tausky and DiStefano 1986: 356). John Moore was born in 1857 into a well-established family which included some of the earliest settlers of London Township. Moore married Louise Mary McClary, daughter of Oliver McClary, one of the founders of the McClary Foundry. Moore got one of his first projects as an independent architect when he was contracted to rebuild the McClary factory after a fire. Through a combination of social connections and genuine skill, Moore established himself as one of the foremost architects in the region (Tausky and DiStefano 1986: 354-355).

The powerhouse, constructed in 1895, measured 110 feet by 66 feet, with a 140-foot-tall smoke stack (Plate 3). The original exterior of the building was white brick, known locally as London brick, and stone with a cement and stone foundation. The streetcars were powered by a coal boiler that measured about 46 feet by 66 feet (Plate 4). The required coal was delivered to the powerhouse via a slide from the adjacent GTR tracks. The powerhouse's engine room was approximately 47 feet by 66 feet and was equipped with six 100-kilowatt Edison type Canadian General Electric generators (London Free Press 1895). The car shed was already present on the property when the powerhouse was completed and was probably utilized to house the rolling stock prior to electrification. The car shed was a brick and stone structure that was 40 feet by 150 feet and was capable of storing the entire rolling stock (London Free Press 1895).

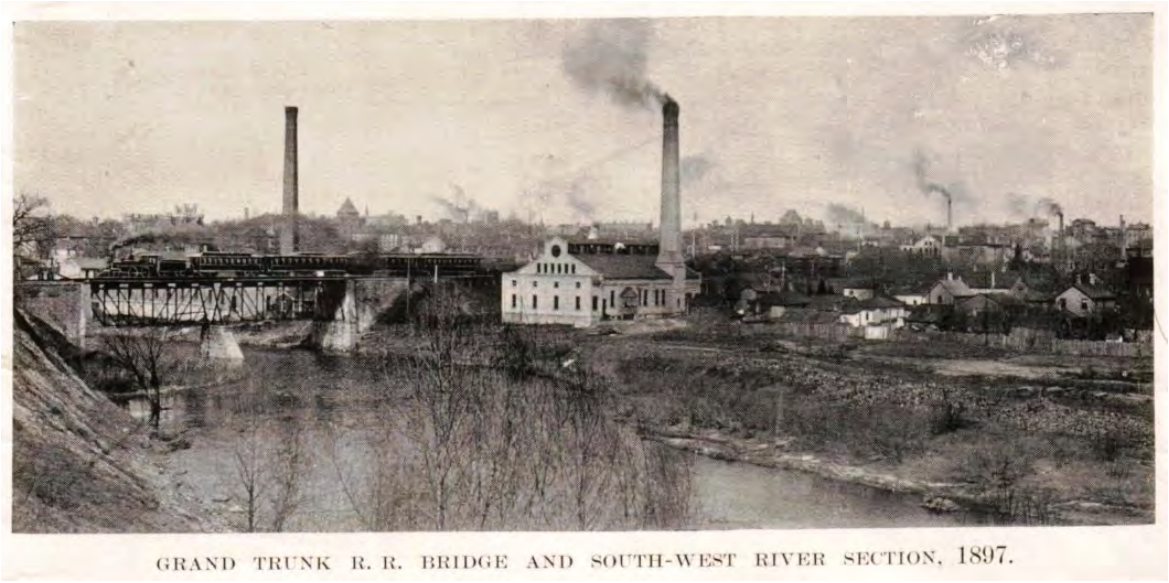


Plate 3: Powerhouse viewed from across Thames River, 1897 (Museum London 1897)

Plate 4: Workers inside the powerhouse, 1907 (Western Archives 1907)

The powerhouse was evidently insufficient to amply power the system within its first few years of operation. The first fleet of electric streetcars were initially outfitted with electric heaters. However, in 1897, the electric heaters were replaced by coal stoves to allocate more power to the system (Onn 1958: 119). By 1910, the electric streetcar system was expanded to the point that the powerhouse was strained beyond capacity. The LSRC considered three options for acquiring more power: locally sourced power from the London Electric Company, power from the hydroelectric plants at Niagara from the HEPCO or increasing output at the Bathurst Street powerhouse (Onn 1958: 50).

Negotiations with HEPCO over a rate amicable to both parties dragged on for several years, requiring the LSRC to borrow power from the London Traction Company, and during peak traffic hours often run cars at half speed. The *London Free Press* grew increasingly frustrated by the situation, which often caused workers to be late for their shifts. The newspaper editorialized in all caps “the people of London have a right to know” why no agreement had yet been reached and lamented “an inadequate street car service is a direct injury to business and indirectly becomes a load upon the city” (London Free Press 1912). The increasing pressure led to the LSRC and HEPCO finally reaching an agreement on a rate in 1913 (Onn 1958: 53).

To complete the transition to hydroelectric power, the powerhouse was converted to direct current, a new switchboard was installed, and a “booster” for charging the storage battery during off-peak periods was installed, likely leading to the construction of present-day 2 Bathurst Street as an addition. The transition was completed on February 28, 1914, and the powerhouse ceased generating electricity (Onn 1958: 53-54). The 1915 Fire Insurance Plan confirms the powerhouse had ceased to generate electricity, as the powerhouse is marked “not used” (Figure 3). The generators and boilers appear to have sat unused between 1915 and 1928. City of London directories during this time list the property as the “Street Railway Powerhouse.” Aerial photography from 1922 shows the powerhouse with its smokestack intact (Figure 4). The 1922 Fire Insurance Plan lists the building also as the “Street Railway Powerhouse” and has the note “Silent April 1922” underneath (Figure 5).

In 1929, modifications began on the building to convert it for use by the London Coal and Ice Company, which had the municipal address 2 Bathurst Street. The Fire Insurance Plan dated December 1929 shows the London Ice and Coal Company as the occupant of the building (Figure 6). The equipment associated with the powerhouse had been removed as well as the smokestack. The London Coal and Ice Company likely began operations at 1-3 Bathurst Street at the end of 1929, as they do not appear operating at the address in the 1929 City Directory but appear in the 1930 City Directory (City of London Directory 1929: 41, City of London Directory 1930: 610).

The London Coal and Ice Company ran businesses under two names in the building. The first was the London Coal and Ice Company and the second was the Sanifroze Artificial Ice Company. According to city directories, Sanifroze was part of the London Ice and Coal Company (City of London Directory 1959: 437). Aerial photography from 1942 shows that the smokestack from the building is gone and that the car shed seems to be in active use based on the number of paths leading to the building (Figure 7). By 1949, the car shed had been transferred to private hands and was owned by Middlesex Motors (Lloyd 1949).

Starting in 1951, Peterman Products began to operate in part of the former powerhouse at the municipal address 1 Bathurst Street (City of London Directory 1951: 637). According to the 1958 Fire Insurance Plan, Peterman Products was located in the part of the building that formerly housed the battery for the streetcar system (Figure 8). Peterman Products was an industrial sanitation chemical company. Also, by 1958, McManus Motors, a car dealership located at the corner of Ridout and Horton Streets, had taken over the car shed. The London Coal and Ice Company and Peterman Products shared use of the building until 1959.

Beginning in 1960, the London Ice and Coal Company and Sanifroze Artificial Ice no longer appears listed on the property and only Peterman Products appears (City of London Directory 1960: 545). The City Directories of 1965 and 1975 lists the part of the building that housed the London Ice and Coal Company as vacant (City of London Directory 1965: 608, London Classified Directory and Buyers' Guide 1975: 853). An aerial photograph from 1967 shows few signs of activity around 1-3 Bathurst Street, but shows many cars parked around the car shed and shows the present-day parking lot in place (Figure 9).

Peterman Products continued to operate at the building until 1984. The occupants listed in 1985 were: Aboutown Transit Repair Depot, and Canada Employment Casual Labour Pool at 1 Bathurst Street, and Leader Auto Protection Services, and Blairco Auto Centre at 2 Bathurst Street (London Classified Directory and Buyers Guide 1985: 34). Aerial photography shows that the car shed was still present in 1982 but was demolished around the time Horton Street was extended over the Thames River (Figure 10, Figure 11). Aboutown continued to own 1-2 Bathurst Street until 2014 (London Free Press 2014).

2.4.3 257-281 Thames Street

2.4.3.1 257 Thames Street

According to the City's Register, the residences located at 257 Thames Street was built in about 1884 (City of London 2006). It is listed on the Register as a Priority 3 property. This date of construction is supported by the City of London Directory of 1883, which does not list 257 Thames Street (City of London and County of Middlesex Directory 1883: 35). The residence is first listed in the 1886 City Directory and the occupant is shown as Mrs. Matilda Collins and she is noted as a tenant (London City and Middlesex County Directory 1886: 71).

The City of London Directory for 1890 lists the occupant as James Smith (London City and Middlesex County Directory 1890: 83). The Census of Canada of 1891 lists James Smith as a 36-year-old American born commercial traveler born in the United States to Scottish parents. Historically, someone with the occupation traveler is similar to what today would be called a commercial sales representative (French 2005). He was married to Cristina, a 37-year-old born in Ontario to Scottish parents. Their children were son Hector, age 13; son James, age 11, son Charles, age 9; son Edward, age 7; daughter Marion, age 5; and daughter Elfreda, age 2 (Library and Archives Canada 1891).

The 1900 City Directory lists 257 Thames Street as vacant (London City and Middlesex County Directory 1900: 123). The next year, Albert Clark moved into the residence (London City and Middlesex County Directory 1901: 128). By 1911, Albert Clark, a 70-year-old laborer who performed "odd jobs" and was

born in England, is associated with the property. He lived with his wife Bridget, born in Ireland, age 66; daughter Mary, age 28; and mother-in-law Mary, age 98 (Library and Archives Canada 1911).

Between 1920 and 1929, the Clark family departed the residence and spent some time at the adjacent 263 Thames Street. The 1920 City Directory lists the occupant of 257 Thames Street as Joseph Barnard (City of London Directory 1920: 157) and the 1930 City Directory lists the occupant as Lawrence Dunn (City of London Directory 1930: 759). By 1940, members of the Clark family had returned, and the residence was occupied by Albert J. Clark (City of London Directory 1940: 906).

In 1950, the occupant of the residence is listed as Mrs. Annie Carter (City of London Directory 1950: 802). The 1960 directory does not have a listing for 257 Thames Street (City of London Directory 1960: 722). A member of the Clark family returned once again by 1970 when the occupant of 257 Thames Street was John D. Clark (City of London Directory 1970: 934). In 1980, the occupant is listed as J. Clark (City of London Directory 1980).

2.4.3.2 263 Thames Street

According to the City's Register, 263 Thames Street was built circa 1884 (City of London 2006). The City of London Directory of 1881, which is the first directory to use house numbers, does not list a 263 Thames Street, but does list a 163 Thames Street between 255 and 267. The occupant of 163 Thames Street is listed as L. Haylock, who is also listed as the occupant of 263 Thames Street in the 1883 City Directory (White 1881: 147, City of London and County of Middlesex Directory 1883: 35). It is likely the house was renumbered or the 1881 Directory has a typographical error. Therefore, it is likely the residence at 263 Thames Street was built closer to 1880.

The 1881 census lists L. Haylock with the first name Lavandes. He was a 37-year-old clerk born in England. He was married to Susannah, age 32, also born in England. Their children were son Henry, age 12; son William, age 10; son Frederick, age 8; son George, age 6; son Robert, age 5; and son Percy, age 2 (Library and Archives Canada 1881).

The City of London Directory of 1890 lists the occupant of 263 Thames Street as Braithwaite Crow (London City and Middlesex County Directory 1890: 83). Crow is listed in the 1891 census as a 35-year-old gas maker born in Quebec of Irish descent. He lived with his wife Mary, age 41; son William, age 11; daughter Flora, age 9; daughter Jimana, age 7; daughter Kate, age 5; and son George, age 2 (Library and Archives Canada 1891).

The City of London Directory of 1900 lists the occupant of 263 Thames Street as Mrs. Mary Deveraux (London City and Middlesex County Directory 1900: 123). She is also listed as the occupant in the 1910-11 City Directory (City of London Directory 1910: 22). No person with the surname Deveraux appears in the 1901 or 1911 census to be living in the City of London. By 1920, Albert Clark, who had formerly lived at 257 Thames Street, had moved into the residence (City of London Directory 1920: 157). In 1930, the occupant of the residence is listed as Robert McNeil, and in 1940 L. Arnezeder (City of London Directory 1930: 759, City of London Directory 1940: 906).

The occupant listed in 1950 was once again a Clark as A.J. Clark is listed as the occupant (City of London Directory 1950: 802). In 1960, the residence was occupied by J. Clark (City of London Directory 1960: 722). The City of London Directory of 1970 lists the occupant of 263 Thames Street as William Gibson and 1980 directory lists the occupant as L. McEathron (City of London Directory 1970: 934, City of London Directory 1980).

2.4.3.3 267 Thames Street

According to the City's Register, 267 Thames Street was built in about 1878 (City of London 2006). The City of London Directory of 1881 lists the occupant as B. Vanhorn, a tenant, and malster (White 1881:147). By 1883, the residence was occupied by George May, a painter (City of London and County of Middlesex Directory 1883: 35). The 1881 census lists George May before he moved to 267 Thames Street, when he lived in Ward 3. He was a 33-year-old painter born in England. He lived with his wife Jane, age 32; daughter May, age 15; son William, age 13; son Samuel, age 11; daughter Harriet, age 9; daughter Mattie, age 7; son Harvey, age 5; son Thomas, age 3; and infant Christopher (Library and Archives Canada 1881).

The City Directory of 1890 lists the occupant as George Davis (London City and Middlesex County Directory 1890: 83). George Davis is listed in the 1891 census as a 32-year-old steam boiler maker born in Ontario of Irish descent. He lived with his wife Anoma, age 32; daughter Roda, age 18; daughter Agnes, age 16; daughter Maggie, age 13; and son James, age 10 (Library and Archives Canada 1891).

The City of London Directory for 1900 lists the occupant of the residence as Ambrose James (London City and Middlesex County Directory 1900: 123). The 1901 census lists Ambrose James as a 40-year-old Canadian born factory laborer of English descent. He lived with his wife Mary, age 37; daughter Lilly, age 14; daughter Mary, age 12; son Roy, age 9; son Emmerson, age 6; and son Harrold, age 2, and daughter Irene, age 2 months (Library and Archives Canada 1901).

The residence is listed as "Vacant" in the 1910-11 City of London Directory (City of London Directory 1910: 122). By 1912, the house is once again occupied, and John C. Allen is listed as the resident (City of London Directory 1912: 124). Allen is listed in the 1911 census as a 36-year-old laborer who performed "odd jobs" and was born in Ireland. He lived with his wife Alice, age 30, who was born in England (Library and Archives Canada 1911). In 1920, the occupant is listed as N. Bollis, in 1930, Thomas Burnett, and in 1940 as well as 1950, Julius Torres (City of London Directory 1920: 157, City of London Directory 1930: 759, City of London Directory 1940: 906, City of London Directory 1950: 802).

The 1960 and 1970 City Directory lists the occupant of 267 Thames Street as A.E. Spindler, a trucker (City of London Directory 1960: 722, City of London Directory 1970: 934). He is also shown as living at the residence in 1980 (City of London Directory 1980).

2.4.3.4 269 Thames Street

The lot at 269 Thames Street is currently empty, the structure formerly on the lot was demolished in 2016. The residence formerly on the property was built about 1870 (City of London 2006).

2.4.3.5 275 Thames Street, Fugitive Slave Chapel

The lot at 275 Thames Street is currently empty, the structure previously on the lot was moved in the fall of 2014 (CTV News London 2014). The lot which contains 275 Thames Street was originally deeded to William Clark, a carpenter. In 1847, the African Methodist Episcopal Church purchased the property and constructed a church (Timmins Martelle 2017). The church was the first Black place of worship in London and became an important part of the Black community in London. Many of the congregants were former slaves who escaped to freedom in Canada and the church was known in the community as the "Fugitive Slave Chapel" (McNeish 2013). In 1856, the church was renamed the British Methodist Episcopal Church and in 1869 the congregation moved to 430 Grey Street, approximately 1.5 kilometres to the east. After the congregation moved they sold the lot and church, which then became a residence (Timmins Martelle 2017).

In 1986, the chapel received a plaque from the London Historic Sites Committee and by 2006 was listed on the Register as a Priority 1 building (Timmins Martelle 2017, City of London 2006). When demolition of 275 Thames Street was proposed, funds were raised by community organizations to move the chapel to 432 Grey Street, adjacent to the current Beth Emanuel Church (London Free Press 2018). The move was completed in 2014 and restoration efforts are ongoing.

2.4.3.6 277 Thames Street

The lot at 277 Thames Street is now currently empty, the structure formerly on the lot was demolished in 2013. The residence formerly on the property was built in about 1881 (City of London 2013).

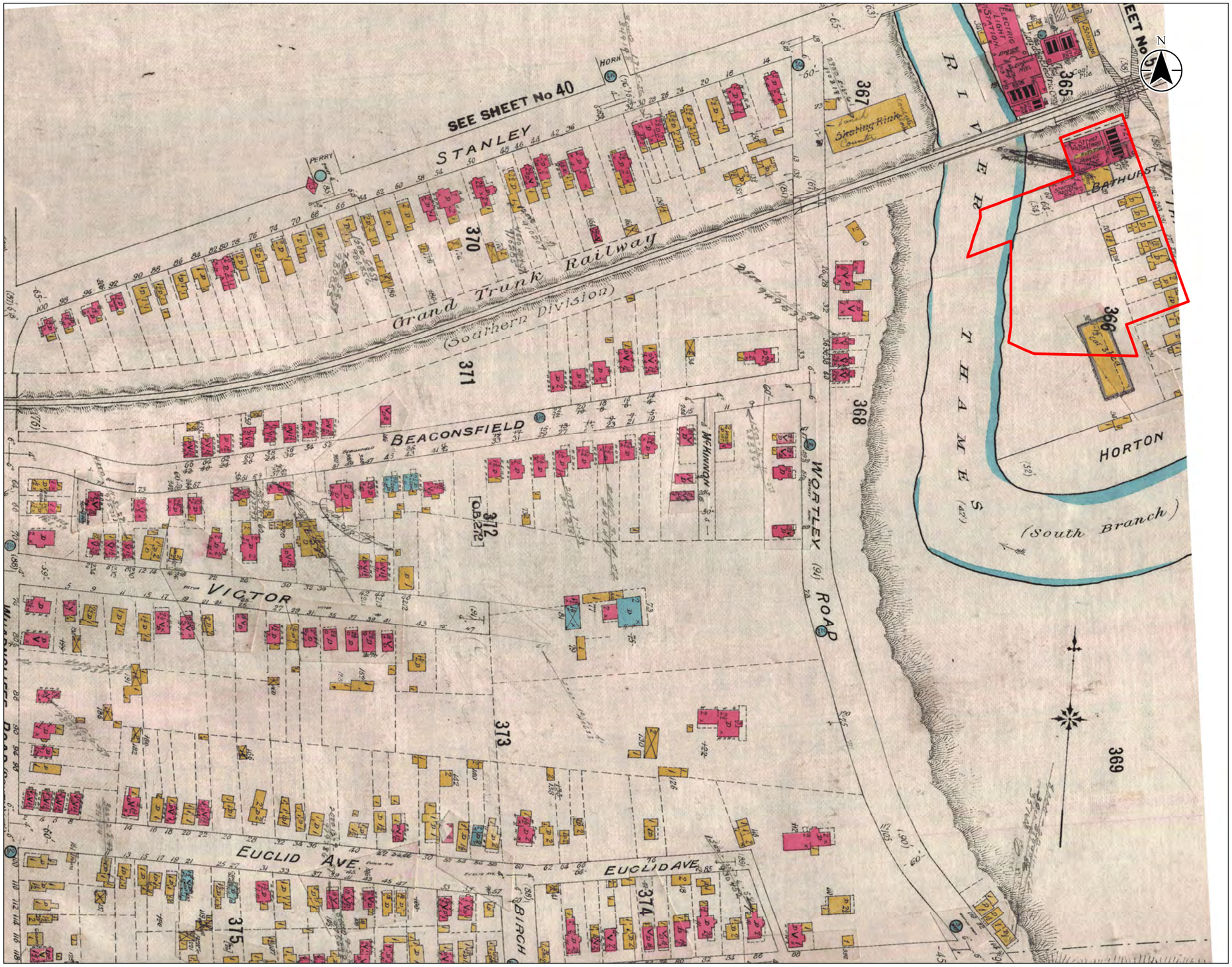
2.4.3.7 281 Thames Street

The lot at 281 Thames Street is now currently empty, the structure on the lot was demolished in 2013. The residence formerly on the property was demolished in 2013 and was built in about 1878 (City of London 2013).

2.4.4 Thames Street Rail Underpass

The Thames Street Rail Underpass was built to its current design in 1889 and is listed as a Priority 1 building on the Register (City of London 2006). According to CN it is one of the few remaining stone arch subways in Canada (Ray 1981). The underpass was initially constructed in the 1850s when the GTR was first built. It was updated to its current configuration in 1889 to accommodate a second line of track (Ray 1981).

Stone and wood were readily available materials for building bridges before the introduction of metal in the late 19th century. The technology behind a stone arch is ancient and the 19th century labour pool would have included many people with the masonry skills required to erect a stone arch bridge. Although a stone arch bridge would have been more expensive to build than a wooden bridge, they were favoured for heavily trafficked routes and locations that were highly visible. The introduction of metal truss bridges in the late 19th century led to a decrease in the construction of stone arch bridges (Parson Brinckerhoff and Engineering and Industrial Heritage 2005: 3-49).



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Legend

Study Area (approximate)

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1:2,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: Goad, Charles E. 1915. City of London Ontario Fire Insurance Plan. Toronto: Charles E. Goad.

Project Location
City of London

161413554 REVA
Prepared by PW on 2018-09-05
Technical Review by DH on 2018-07-17

Client/Project
THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
3

Title
1915 Fire Insurance Plan

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Legend

Study Area (approximate)

0 50 100 m

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: Department of Lands and Forests. 1922. London 1922. Line R3, Photo 48.

Project Location
City of London

161413554 REVA
Prepared by PW on 2018-09-05
Technical Review by DH on 2018-07-17

Client/Project
THE TRICAR GROUP
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Figure No.
4

Title
1922 Aerial Photograph

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Legend

Study Area (approximate)

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1:2,000 (At original document size of 11x17)

Notes

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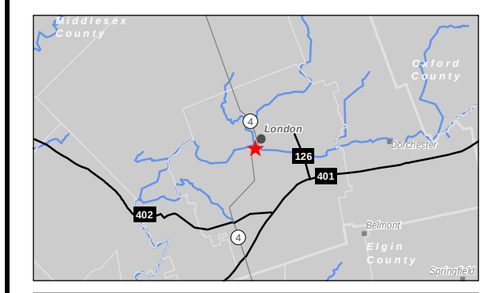
2. Historic base map source: Underwriters Survey Bureau. 1922. City of London Ontario. Toronto: Underwriters Survey Bureau.



Project Location
City of London

161413554 REVA
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THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
5

Title
1922 Fire Insurance Plan

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Legend

Study Area (approximate)

0 25 50 m

1:1,500 (At original document size of 11x17)

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: Underwriters Survey Bureau. 1929. City of London Ontario. Toronto: Underwriters Survey Bureau.

Project Location
City of London

161413554 REVA
Prepared by PW on 2018-09-05
Technical Review by DH on 2018-07-17

Client/Project
THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
6

Title
1929 Fire Insurance Plan

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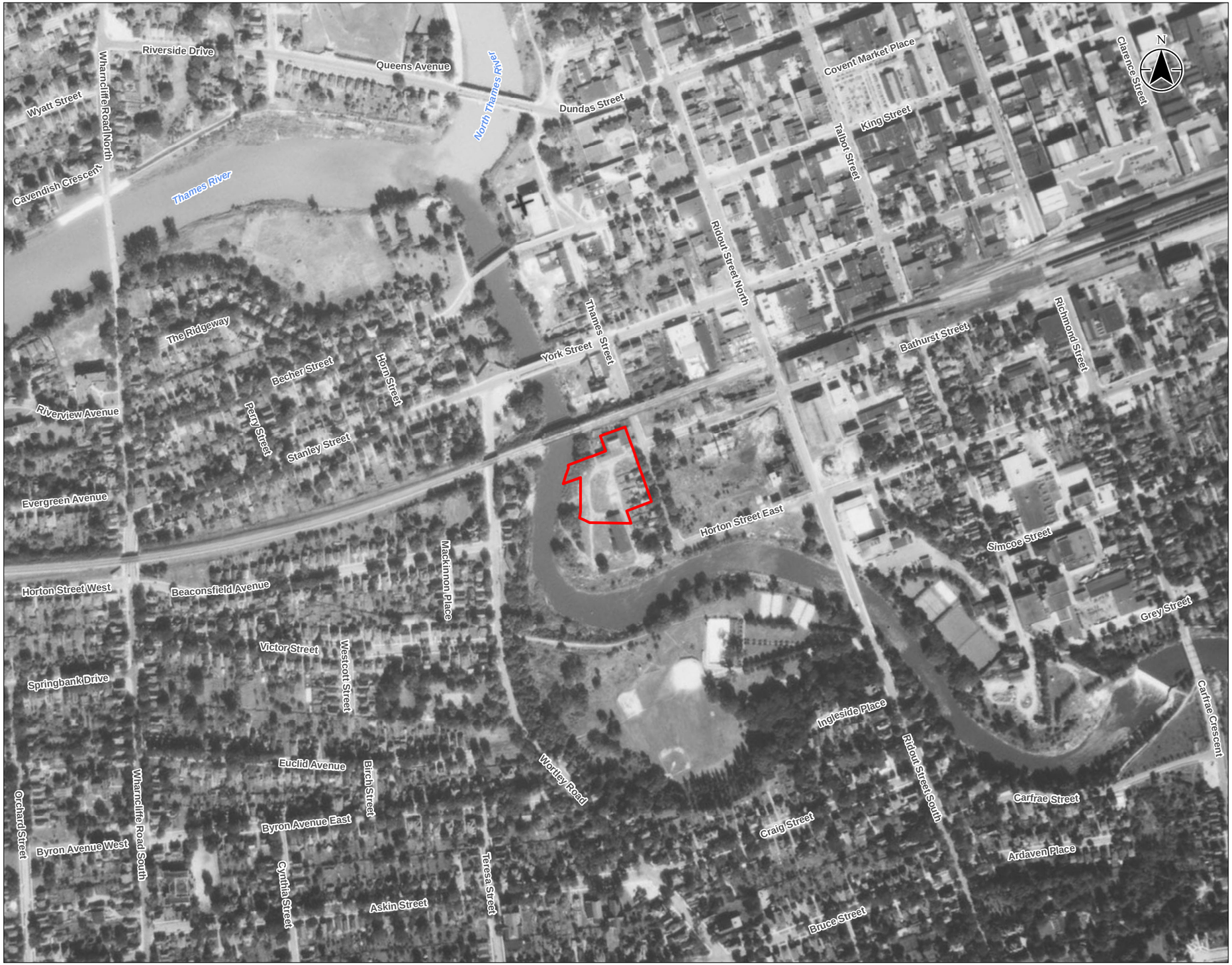

Stantec

Legend

Study Area (approximate)

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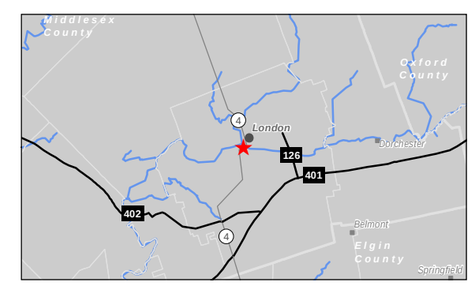
1:5,000 (At original document size of 11x17)

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: Department of Lands and Forests. 1942. London 1942. Roll 746, Line 17, Photo 8.



Project Location
City of London

161413554 REVA
Prepared by PW on 2018-09-05
Technical Review by DH on 2018-07-17

Client/Project
THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
7

Title
1942 Aerial Photograph

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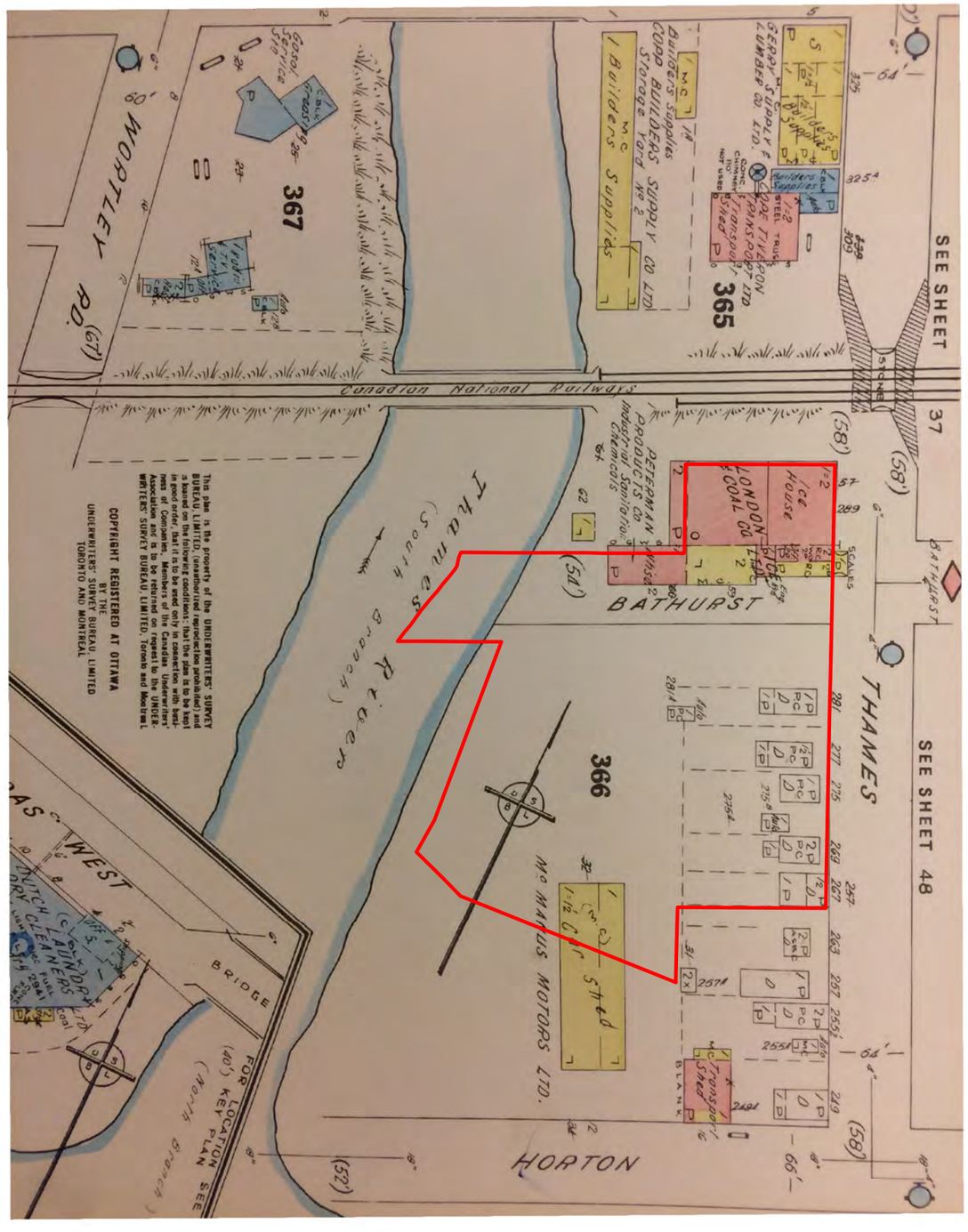

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Legend

Study Area (approximate)

0 25 50 m

1:1,200 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: Underwriters Survey Bureau. 1958. City of London Ontario. Toronto: Underwriters Survey Bureau.

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Figure No.
8

Title
1958 Fire Insurance Plan

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\\cd1220-f02-ldc01\active\ Other PCs Active\614 - London\161413554\03 data\gis_cad\drawing \figures\Cultural Heritage\Report Figures\Heritage Impact Assessment\161413554_ch Fig08 1958 Fire Insurance Plan.mxd Revised: 2018-09-05 By: pwoosell

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Legend

Study Area (approximate)

0 50 100 m

1:5,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: Lockwood Survey Corporation. 1967. London 1967. Line 3, Photo 100.

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Figure No.
9

Title
1967 Aerial Photograph

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Legend

Study Area (approximate)

0 50 100 m

1:5,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: National Air Photo Library. 1982. London 1982. Roll A25950, Photo 30.

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Figure No.
10

Title
1982 Aerial Photograph

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Stantec

Legend

Study Area (approximate)

0 50 100 m

1:5,000 (At original document size of 11x17)

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Historic base map source: Northway Map Tech. 1989. London 1989. Line 10.

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THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
11

Title
1989 Aerial Photograph

\\cd1220-f02\01609\active_Other PCs Active\614 - London\161413554\03_data\gis_cad\drawing\Figures\Cultural Heritage\ReportFigures\Heritage Impact Assessment\161413554_ch_Fig11_1989_Aerial_Photograph.mxd Revised: 2018-09-05 By: pworsell

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3.0 Site Description

3.1 INTRODUCTION

As outlined in Section 1.2, a site visit was conducted on July 20, 2018 by Lashia Jones and Frank Smith, both Cultural Heritage Specialists with Stantec. The weather conditions were sunny and calm. While onsite, Stantec staff walked accessible portions of the property around 1-3 Bathurst Street. Interior access to 1-3 Bathurst Street was granted and photographs were taken of the interior.

3.2 LANDSCAPE SETTING

The Study Area consists of the property at 1-3 Bathurst Street and 269-281 Thames Street. The property at 1-3 Bathurst Street contains a 19th century industrial structure adapted to commercial use and an asphalt parking lot. The properties at 269-281 Thames Street are vacant, the former residences having been demolished (269, 277, and 281 Thames Street), or moved (275 Thames Street). Adjacent land to the east is used as a municipal parking lot, while land immediately to the north and northeast of the Study Area is part of the CN railway and includes trackage. To the west is the Thames River and Horton Central Park. To the south is Horton Street East.

Bathurst Street is a two-lane asphalt paved road. Within the Study Area, Bathurst Street, with no sidewalk or curb, is indistinguishable from the parking lot on the property (Plate 5). Immediately to the east of the Study Area, Bathurst Street has no sidewalk on the south side and is separated from the municipal parking lot by a gently sloping strip of turf with small shade trees. On the north side, Bathurst Street has an asphalt shoulder or sidewalk that has no curb separating it from the street. Bathurst Street is lined with utility poles that carry medium voltage, low voltage, and utility wiring, as well as LED municipal streetlighting (Plate 6).

Thames Street is a two-lane asphalt paved road with no shoulder, cement curbs, and cement sidewalks. Within the Study Area, Thames Street has a driveway apron and sidewalk next to 3 Bathurst Street and a strip of turf between the sidewalk and curb. The parking lot and Bathurst Street is accessed via two aprons separated by a small curb and utility pole with mixed case municipal street signs (Plate 7). To the north of the Study Area, Thames Street passes under the Thames Street Rail Underpass, a stone arch bridge (Plate 8). The embankments of the bridge are earth and contain vegetation and trees in various stages of ecological succession. Along the northwest embankment bordering 1-3 Bathurst Street coal is visible scattered amongst the ground (Plate 9), likely linked to when 1-3 Bathurst Street was owned by the London Coal and Ice Company. North of the Rail Underpass, Thames Street enters into the Downtown HCD and intersects with York Street (Plate 10). To the south of the Study Area, Thames Street on the east has a cement sidewalk and gently sloping strip of turf with shade trees (Plate 11). The west side has a cement sidewalk, three residences, empty lots, and utility poles carrying medium voltage, low voltage, and utility wiring, as well as LED municipal streetlighting (Plate 12).

Plate 5: Bathurst Street within Study Area, looking west.

Plate 6: Bathurst Street, looking East from Study Area.

Plate 7: Thames Street, looking West at Study Area.

Plate 8: Looking North on Thames Street towards Railway Underpass.

Plate 9: **Between 1-3 Bathurst Street and Railway Underpass, coal visible on ground, looking West.**

Plate 10: **Looking South at intersection of Thames Street and York Street within Downtown HCD.**

Plate 11: **Lawn and shade trees dividing Thames Street from municipal parking lot, looking North.**

Plate 12: **View of Western portion of Thames Street adjacent to Study Area, looking South.**

3.3 1-3 BATHURST STREET

The structure addressed as 1-3 Bathurst Street is a former industrial building that has been adaptively re-used for commercial and office space purposes. The building is a one-storey structure with three distinct wings, each with their own address number, and serving as separate units, but are physically connected to each other. The building is constructed of buff brick, laid in common bond, with sections of low pitch gable roof and flat roofs. The building has a poured concrete foundation and a stone foundation in different sections of the building.

The building can be described as three distinct sections that relate to different periods in its history. 1 Bathurst Street is the remnant of the original 1895 London Street Railway powerhouse (shown in Plate 3 of Section 2.6). The original monitor roofline has been removed and the rear section of the building has been altered with a contemporary addition in place of the flat roofed brick section. The smokestack has also been removed. Over time, additions were made to the south of this building for use as a store room (Figures 2, 4, 5 and 7) but have since been removed. 2 Bathurst Street is a later addition to the power house, appearing on Fire Insurance Plans by 1915 as a storage building associated with the power house. 3 Bathurst Street appears, in part, by 1929 when the property is used by the London Ice and Coal Company, though the function of the addition is not known (Figure 5). The final section was added by 1958 (Figure 7).

The portion of the building addressed as 1 Bathurst Street is of a buff brick construction, stone foundation with a modern flat roof steel roof structure, with some metal flashing at the eave (Plate 13). The east elevation is clad in metal siding and has been modified with a large, multi-paned, modern window extending across much of the façade (Plate 14Plate 14). The south elevation is divided into unevenly spaced sections with three brick pilasters, and section of the wall where the brick extends outwards to the depth of a pilaster for several metres. The south elevation contains three large, multi-paned, modern windows that have been set between pilasters (the easternmost window is shorter than the other two) (Plate 15, Plate 16). Above the shorter window, there is evidence of former segmental arch window openings that have been filled in with brick. Above the window opening is a brick soldier arch comprised of three rows of headers (Plate 17). The west elevation is clad in metal siding and there is an extension on the rear of the building on timber stilts likely set into concrete footings. There are groupings of modern rectangular casement windows on the west elevation, set closer towards the north side of the façade (Plate 18). The north elevation is not accessible as the building is constructed adjacent to the railway embankment and is fenced off and heavily vegetated, limiting access and visibility (Plate 19).

On the interior of 1 Bathurst Street there are exposed brick walls on two of the three walls (north and west). Former window openings in these walks have been bricked in (Plate 20). The building has been updated with a modern steel frame and roof truss system (Plate 21). The floors are concrete (Plate 22). In another unit of 1 Bathurst Street, more interior brick is evident with wide round arch openings and smaller segmental arch openings. Brick is visible on all elevations (Plate 23). On the south elevation, there is a section of wall that contains some exposed stone, as well as contemporary stone added beside it (Plate 24).

2 Bathurst Street is a rectangular, one storey structure of buff brick with concrete foundation and medium pitched monitor roof. The east elevation extends beyond the roofline with a parapet, creating the impressing of a flat roof structure when viewed from that direction (Plate 26). The east elevation is divided into three sections with brick pilasters, with the centre section higher than the outer two. There is evidence of three segmental arched bay openings (either large windows or entrances) which have been filled in with brick. Above each former opening is a soldier arch comprised of three rows of brick headers (Plate 27). An accessible concrete ramp and stairs with metal handrails have been added to the front of this elevation. The south elevation is divided into four sections with brick pilasters. The first section (closet to the east elevation) contains a modern glass and steel door with sidelights and transom set into a segmental arch opening with three-header soldier arch. This section is smaller in size than the other three. The second section from the east contains a former wide segmental arch opening with a three header soldier arch. This opening has been filled in with brick and now contains a modern rectangular casement window and single glass and metal entrance door. The remaining two sections contain similar wide segmental arch openings with three header brick soldier arch with modern segmental arch casement windows (Plate 28). The west elevation contains a central brick pilaster and pilasters at the edge of the façade. Centred in each of the sections between the pilasters are two modern segmental arch casement windows. The window openings have a three header brick soldier arch (Plate 29). A section of the north elevation is visible where it extends beyond 1 Bathurst Street. Similar to the south elevation, it is divided into sections by brick pilasters, contains wide segmental arch openings with three header brick soldier arch and modern casement windows (Plate 30).

The interior of 2 Bathurst has been drywalled, although there is exposed timber framing at the roof and timber support posts. The framing appears to be a mix of older timber and newer wood (Plate 31, Plate 32). There are two entrances to the basement level in this section of the building, a straight staircase near the eastern wall, and a spiral staircase near the western end of the unit. Limited visibility of the basement was available due to lighting conditions, but the poured concrete foundation walls and concrete support pillars were visible from the bottom of the stairs (Plate 33).

3 Bathurst Street is a shorter one storey section of the building constructed beside the larger 1 Bathurst Street (Plate 34). It has a flat roof, modern siding, modern rectangular windows, and a single glass and metal entrance door on the east elevation. The foundation materials are not visible. The south elevation contains six rectangular windows (Plate 35). The west elevation has a single glass and metal entrance door, and three narrow modern rectangular windows (Plate 36).

Plate 13: South elevation of 1 Bathurst Street showing buff brick and metal flashing, looking north.

Plate 14: East Elevation of 1 Bathurst, looking west.

Plate 15: South elevation of 1 Bathurst Street, looking north, showing connection to 3 Bathurst Street.

Plate 16: South elevation of 1 Bathurst Street, showing the three modern windows, looking north.

Plate 17: Segmental arch window openings and soldier arch, south elevation of 1 Bathurst Street, looking north.

Plate 18: West elevation of 1 Bathurst Street, looking east.

Plate 19: North elevation of 1 Bathurst Street, looking west.

Plate 20: Interior brick wall and bricked up windows on south elevation of 1 Bathurst Street, looking south.

Plate 21: Modern steel roof interior of 1 Bathurst Street, looking west.

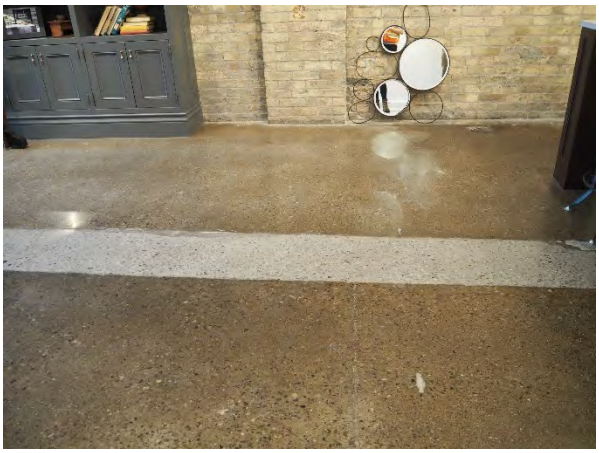


Plate 22: Concrete flooring inside 1 Bathurst Street, looking west.

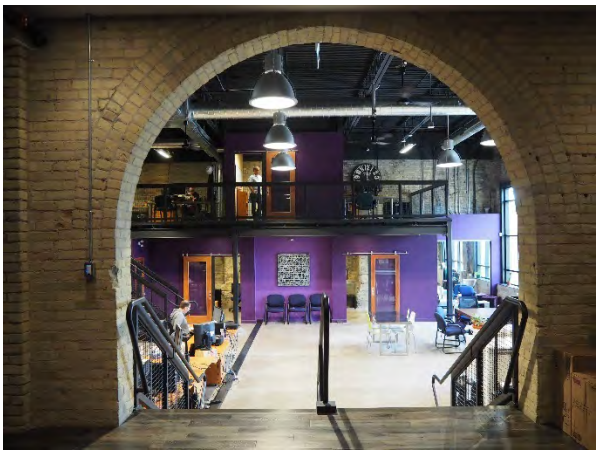


Plate 23: Segmental arch opening inside 1 Bathurst Street, looking east.

Plate 24: Modern stone and original stone inside 1 Bathurst Street, looking south.

Plate 25: 2 Bathurst Street, looking west.

Plate 26: East elevation of 2 Bathurst Street, looking west.

Plate 27: Bricked in windows and soldier arch on east elevation of 2 Bathurst Street, looking west.

Plate 28: South elevation of 2 Bathurst Street, looking north.

Plate 29: West elevation of 2 Bathurst Street, looking east.

Plate 30: North elevation of 2 Bathurst Street, looking south.

Plate 31: Interior of 2 Bathurst Street, looking west.

Plate 32: Interior of 2 Bathurst Street, looking east.

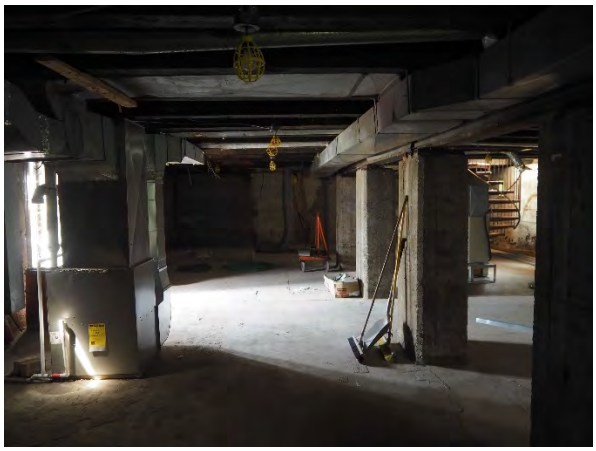


Plate 33: Basement of 2 Bathurst Street, looking west.

Plate 34: Front façade of 3 Bathurst Street, looking west.

Plate 35: South elevation of 3 Bathurst Street, looking north.

Plate 36: West elevation of 3 Bathurst Street, looking east.

3.4 257-281 THAMES STREET

3.4.1 257 Thames Street

The property at 257 Thames Street contains a one storey Vernacular residence with elements of Ontario Gothic design (Plate 37). The residence has a steeply pitched side gable roof with asphalt shingles and a gable peak on the front façade. The rear (west) elevation of the residence has an addition with a gable roof. The exterior of the residence is clad in modern siding and has modern windows. The front façade is symmetrical and contains what is likely the original entrance door, a transom that has been retrofitted with a modern window, and a concrete partial entrance porch. The foundation of the residence is rusticated concrete block. The property is landscaped with a lawn, cement walkway, and a red brick driveway. The

backyard has mature trees. The property is situated on a corner lot and the south portion of the yard is adjacent to Horton Street East.

Plate 37: 257 Thames Street, looking West.

3.4.2 263 Thames Street

The property at 263 Thames Street contains a one and a half storey Vernacular residence with elements of Ontario Gothic design style (Plate 38). The residence has a medium pitched side gable roof with asphalt shingles and a gable peak on the centre portion of the front façade. The exterior of the residence is clad in modern siding and the exterior has horizontal sliding windows (south elevation), modern windows (front façade), and 2/2 windows (north elevation and south elevations). The front façade is symmetrical and has a partial porch. The front entrance has a mid-20th century screen door and modern front door. The foundation is rusticated concrete block. The front yard is landscaped with a lawn and flowers including Hosta, Lily, and Iris. The yard contains a mature Black Walnut Tree and a gravel driveway and concrete walkway. The backyard has mature trees.

Plate 38: 263 Thames Street, looking West.

3.4.3 267 Thames Street

The property at 267 Thames Street contains a one storey Vernacular residence (Plate 39). The residence has a low pitched side gable roof with asphalt shingles and a concrete block chimney. The exterior is clad in wooden siding painted blue. The residence has modern fixed windows and double hung windows. The front façade is asymmetrical and has a partial concrete porch. The foundation is poured concrete. The front yard is landscaped with a lawn and flowers including Lilies. The backyard has mature trees.

Plate 39: 267 Thames Street, looking West.

3.4.4 269 Thames Street to 281 Thames Street

The properties at 269-281 Thames Street are empty lots where distinct borders are no longer recognizable and therefore can be characterized as one landscape (Plate 40). The lots have grass, a declining spruce tree in the front along Thames Street, a sliver maple, and three Norway spruces towards the rear of the lots. The lots also have a semi-circular gravel driveway.

Plate 40: 269-281 Thames Street, looking West.

3.5 THAMES STREET RAIL UNDERPASS

The Thames Street Rail Underpass is a single span stone arch bridge built to its current configuration in 1889. The bridge has stone abutments and stone and concrete wingwalls. The substructure of the bridge consists of semi-circular stone arch and stone spandrels, comprised of large rusticated stone blocks laid in an ashlar pattern. The bridge has two keystones with the year 1889 etched into them. The deck of the Thames Street Rail Underpass contains twin tracks of railway track owned by CN. The railway tracks have concrete ballasts and steel railings are located on the north and south sides of the bridge. Thames Street narrows at the underpass to accommodate a single lane of traffic and has no sidewalks. Surrounding the bridge are the earth embankments. The earth embankments contain vegetation in various states of ecological succession.

Plate 41: Thames Street Rail Underpass, looking north.

Plate 42: Thames Street Rail Underpass, looking south.

4.0 HERITAGE EVALUATION

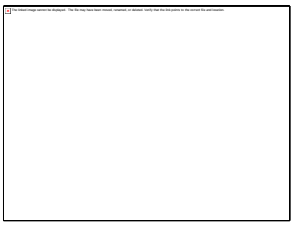
4.1 EVALUATION

As described in Section 1.2.3, a pedestrian survey of the Study Area was undertaken to identify known and potential heritage resources situated within, and adjacent to, the Study Area. Confirmation of previously identified protected properties also took place. Where identified, the site was photographically documented from publicly accessible roadways, with the exception of 1-3 Bathurst Street, where property access was granted by the Tricar Group.

All properties within or adjacent to the Study Area are listed on the City's Register and are understood to have potential for CHVI. The Downtown HCD is also adjacent to the Study Area and has known CHVI as a resource designated under Part V of the *Ontario Heritage Act*. To provide a more detailed understanding of the CHVI of each property and identify individual heritage attributes for which impacts can be assessed, individual evaluations were undertaken in this HIA. Detailed evaluations are contained within Appendix A. Each property was evaluated according to O. Reg. 9/06, the criteria for determining CHVI (see Section 1.3). Where CHVI was identified, the property was assigned a cultural heritage resource number and heritage attributes were identified.

Following evaluation, a total of five individual properties, both within and adjacent to the Study Area, were identified as containing CHVI with individual heritage attributes (Figure 11). Three of the structures are residential buildings, one is a former industrial building, and one is a railway overpass. The Downtown HCD is also adjacent to the Study Area, separated by the railway line. A summary of all properties assessed and corresponding heritage resource number (CHR), where appropriate, is provided in Table 1.

Table 1: Identified Cultural Heritage Resources

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
1-3 Bathurst Street	Yes	1	• Rectangular plans • Tall single storey • Flat roof • Low-pitched gable roof • Parapet wall • Buff brick construction • Segmental arch opening • Three-header brick soldier arches • Stone foundation • Concrete foundation	
257 Thames Street	Yes	2	• One and one half storey • Centre gable • Central wooden entrance door with transom • Rusticated concrete block foundation	

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
263 Thames Street	Yes	3	• One and a half storey • Cross gable roof • Central gable • Central rectangular window in gable • Wood window trim • Rusticated concrete block foundation	
267 Thames Street	Yes	4	• One storey • Low pitch side gable roof • Brick chimney	
Thames Street Rail Underpass	Yes	5	• Stone arch construction • Stone abutment and stone wingwalls • Keystones with date • Steep earth embankments	

4.1.1 Downtown London HCD

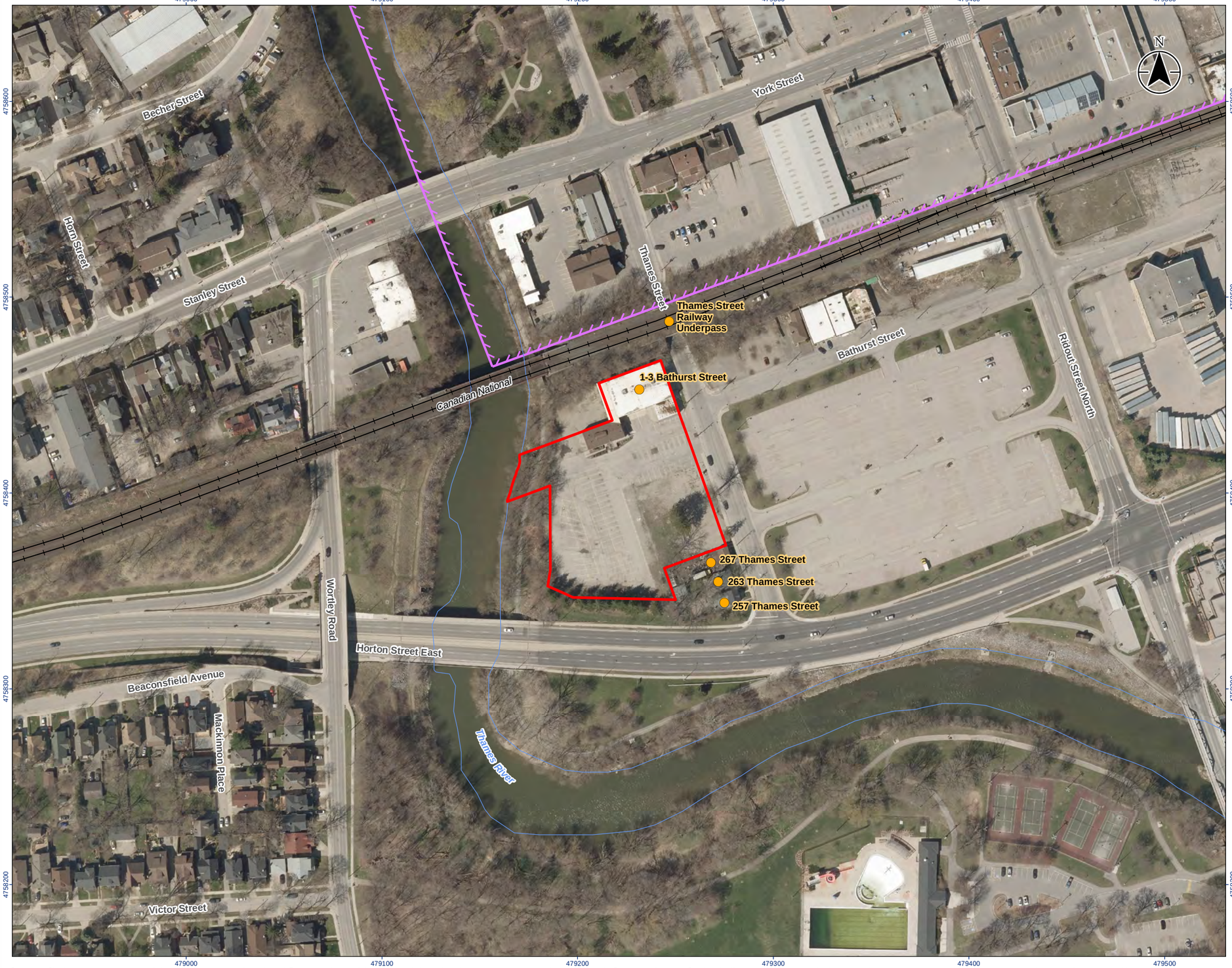
This HIA also reviewed the character statements and character elements provided in the Downtown HCD Study and Plan (Stantec, 2011; Stantec, 2012). This review was required to determine the reasons why the HCD is significant and to determine the impacts this development may have on the character of the HCD, if any. The District Study and Plan provide character statements for the historic, architectural, and landscape components of the HCD, however, it does not identify a specific list of heritage attributes (Stantec, 2011; Stantec, 2012). As such, the following items are drawn from the heritage character statements and identified in the HCD Study as contributing to the CHVI of the HCD:

- Lots originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street
- Original building composition of independent structures of typically two or three storeys on generous lots
- Development of four to twenty storey mostly non-residential buildings that have been redeveloped but done so in a manner that respects the historic residential pattern of streetscape (e.g. Bell building, London Life, 200 Queens Avenue, the London Club)
- Rhythm of lawns, walks, tree plantings, landscaping, and entrances to create interest at street level

- Streetscapes of curb, grassed, and treed boulevards, walks, lawns, and landscaping to buildings
- In commercial areas, development lots are built out to the front and side lot lines, creating a continuous street wall
- The narrow widths of the streets
- Buildings of varying heights between two and six storey create a varied street wall profile
- Rhythm of recessed entrances and storefronts create interest at street level
- Landscape and building materials are predominantly masonry – brick, stone, and concrete – with a variety of ornamentation
- Walkways that are tight to the buildings, level and continuous, defined along road edge by services and signage creating a tight, busy corridor for pedestrian movement
- In the industrial/warehouse area, original building lots were built out to the front and to one of the side lot lines, creating a street wall that is interrupted by lanes and drives
- Street characterized by vehicular traffic rather than pedestrian
- Open space along the Thames River and Eldon House park land given to the City in the 1960s

The HCD Plan also identifies several views that should be protected. The significant views identified are of landmark buildings and their settings. These views include:

- Views to the London Armories building (325 Dundas Street)
- Views to the Middlesex County Courthouse (399 Ridout Street North)
- Views to the London Life building (255 Dufferin Avenue)
- Views to Eldon House (481 Ridout Street)
- Broader scenic views of the forks of the Thames from the Middlesex Courthouse promontory
- Views from Eldon House Gardens west towards the Mount Pleasant Cemetery



Stantec

Legend
- Study Area
- Identified Heritage Resource
- Railway
- London Cultural Heritage District
- Waterbody

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Notes
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Project Location
City of London

161413554 REVA
Prepared by PW on 2018-09-05
Technical Review by DH on 2018-07-17

Client/Project
THE TRICAR GROUP
1-3 BATHURST ST, 281-269 THAMES ST.

Figure No.
12

Title
Identified Heritage Resources

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5.0 IMPACT ASSESSMENT

5.1 DESCRIPTION OF PROPOSED UNDERTAKING

The Tricar Group is seeking an Official Plan and Zoning By-law amendment to permit the development of a 1,440m² office building at the site of 1-3 Bathurst Street and 281-269 Thames Street. The existing former industrial buildings (now adapted for commercial use) at 1-3 Bathurst Street are proposed to remain in-situ. The proposed new development is to be located to the south of the existing buildings, primarily on the lots of 281-269 Thames Street, with frontage on Thames Street. As there are currently no buildings on these lots, no demolition is anticipated for the proposed development. Above-ground surface parking is proposed to the rear of the building, with a central sidewalk bordered by landscaped area. Additional landscaped area is proposed west of the parking area, between the parking lot and river (See Appendix B for Site Plan).

The renderings prepared for the proposed commercial building show the three storey structure with an irregular plan and a central open tunnel between north and south sections of the first storey, with a continuous second and third storey above. The first storey is proposed to have red brick cladding and large rectangular windows with black frames. A flat, narrow canopy is to be located above the windows on the north section of the first storey. A patio area is to be located above the first storey at the northern section of the building.

The second and third storeys are proposed to be primarily glass with ribbon windows. A light coloured panel will separate the floors. At the north end of the building, there will be a section with flat white cladding and irregularly placed rectangular windows. The south section contains an elevator tower with flat white cladding and rectangular windows with light coloured panels between floors. A grey band is located at the top of the building at the flat roofline and extends along the three storeys in the south section of the building.

The rear elevation also contains a red brick clad first storey, and on the second and third storey flat white cladding, irregularly placed rectangular windows, and light coloured panels, and vertical grey accent strips. Small patio areas are located above the first storey (See Appendix C for renderings).

5.2 ASSESSMENT OF IMPACTS

The following sections outline the potential impacts on all cultural heritage resources described in Section 4.0.

Where impacts are anticipated, ‘A’ is listed in the column. Where there may be potential for indirect impacts, ‘P’ is listed in the column. Where no impacts to cultural heritage resources are anticipated, ‘N’ is listed in the column. Many of the impact categories are not applicable given the scope of the proposed undertaking and the heritage attributes of the Downtown HCD. Where this is the case, ‘N/A’ is entered in the table.

Table 2: Potential Impacts to Identified Cultural Heritage Resources

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
1-3 Bathurst Street	N	N	N	N	N	N	P	The heritage resource is expected to remain in-situ, however it is located on the same parcel of the study area where project activities are proposed. As a result, there may be potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. **Therefore, measures must be prepared to mitigate potential indirect impacts.**
257 Thames Street	N	N	N	N	N	N	P	The heritage resource is located outside of the study area and is expected to remain in-situ, however it is located within 40 metres to project activities where there may be potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. **Therefore, measures must be prepared to mitigate potential indirect impacts.**
263 Thames Street	N	N	N	N	N	N	P	The heritage resource is located outside of the study area and is expected to remain in-situ, however it is located within 40 metres to project activities where there may be potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. **Therefore, measures must be prepared to mitigate potential indirect impacts.**
267 Thames Street	N	N	N	N	N	N	P	The heritage resource is located outside of the study area and is expected to remain in-situ, however it is located within 40 metres to project activities where there may be potential for indirect impacts resulting from vibrations. This is categorized

Table 2: Potential Impacts to Identified Cultural Heritage Resources

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								as land disturbance during construction activities. **Therefore, measures must be prepared to mitigate potential indirect impacts.**
Thames Street Rail Underpass	N	N	N	N	N	N	P	The heritage resource is located outside of the study area and is expected to remain in-situ, however it is located within 40 metres to project activities where there may be potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. **Therefore, measures must be prepared to mitigate potential indirect impacts.**

Table 3: Potential Impacts on Heritage Attributes of the Downtown London HCD

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Lots originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street	N	N	N/A	N/A	N/A	N	N	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the original lot plan or setbacks of properties in the HCD. **Therefore, no mitigation measures are required.**

Table 3: Potential Impacts on Heritage Attributes of the Downtown London HCD

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Original building composition of independent structures of typically two or three storeys	N	N	N/A	N/A	N/A	N	N	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the original building composition of the HCD, and as a three storey structure is not anticipated to result in shadows on the HCD. **Therefore, no mitigation measures are required.**
Development of four to twenty storey mostly non-residential buildings that have been redeveloped but done so in a manner that respects the historic residential pattern of streetscape (e.g. Bell building, London Life, 200 Queens, the London Club)	N	N	N/A	N/A	N/A	N	N	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the development of redeveloped four to twenty storey buildings in the HCD. **Therefore, no mitigation measures are required.**
Rhythm of lawns, walks, tree plantings, landscaping and entrances to create interest at street level	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the rhythm of lawns, walks, tree plantings, landscape, and entrances in the HCD. **Therefore, no mitigation measures are required.**

Table 3: Potential Impacts on Heritage Attributes of the Downtown London HCD

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Streetscapes of curb, grassed and treed boulevards, walks, lawns and landscaping to building	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the streetscapes with curb, grass boulevards, walks, lawns, and landscaping in the HCD. **Therefore, no mitigation measures are required.**
In commercial areas, development lots are built out to the front and side lot lines, creating a continuous street wall	N	N	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD, as there is not a continuous street wall in this part of the HCD. **Therefore, no mitigation measures are required.**
The tightness of the street is an integral part the character	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the tightness of the street in the HCD. **Therefore, no mitigation measures are required.**
Buildings of varying heights between two and six storey, create a varied street wall profile	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the varied street wall in the HCD. **Therefore, no mitigation measures are required.**
Rhythm of recessed entrances and storefronts create interest at street level	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the rhythm of recessed entrances and storefronts within the HCD. **Therefore,**

Table 3: Potential Impacts on Heritage Attributes of the Downtown London HCD

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								no mitigation measures are required.
Landscape and building materials are predominantly masonry – brick, stone, and concrete – with a variety of ornamentation	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not existing landscape and building materials in the HCD. **Therefore, no mitigation measures are required.**
Walkways that are tight to the buildings, level and continuous, defined along road edge by services and signage creating a tight, busy corridor for pedestrian movement	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the walkways within the HCD. **Therefore, no mitigation measures are required.**
In the industrial/warehouse areas, original building lots were built out to the front and to one of the side lot lines, creating a street wall that is interrupted by lanes and drives	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the industrial/warehouse are of the HCD. **Therefore, no mitigation measures are required.**

Table 3: Potential Impacts on Heritage Attributes of the Downtown London HCD

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Street characterized by vehicular traffic rather than pedestrian	N	N	N/A	N/A	N/A	N/A	N/A	The proposed development is adjacent to the HCD and visually separated by a railway line. It does not alter the vehicular nature of the streets in the HCD. **Therefore, no mitigation measures are required.**
Open space along the river and Eldon House park land given to the City in the 1960s	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**
Views to the London Armories building (325 Dundas Street)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**
Views to the Middlesex County Courthouse (399 Ridout Street North)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**
Views to the London Life building (255 Dufferin Avenue)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**
Views to St. Paul's Cathedral (472 Richmond Street)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**

Table 3: Potential Impacts on Heritage Attributes of the Downtown London HCD

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Views to Eldon House (481 Ridout Street)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**
Broader scenic views of the forks of the Thames from the Middlesex Courthouse promontory	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**
Views from Eldon House Gardens west towards the Mount Pleasant Cemetery	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. **Therefore, no mitigation measures are required.**

5.3 DISCUSSION OF IMPACTS

5.3.1 Study Area and Adjacent Properties

Direct impacts are not anticipated to heritage resources identified within or adjacent to the Study Area, as no buildings are expected to be altered or removed as part of the proposed development. The proposed new commercial building would be located on lots that are currently vacant.

It is acknowledged that the proposed development would be located on the former site of the Fugitive Slave Chapel, at 275 Thames Street, and that there are historical associations between the Study Area and “the Hollow”, an area known for its mid-19th century African-Canadian settlement. However, there are no longer physical remnants that demonstrate these historical associations, as the existing buildings post-date the period of African-Canadian settlement and are associated with later Euro-Canadian working-class inhabitants and industrial development. Notwithstanding, in recognition of the area’s significant history, discussion and recommendations have been provided in Section 6.2.2 with regard to this historical value.

There may be potential for indirect impacts to properties adjacent to the proposed development, as the existing dwellings will be between 2.6 and 40 metres from the proposed development site. As outlined in

Section 1.3.2, while impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). Construction of the proposed development may involve heavy vehicles on site to grade, excavate, or pour foundations that may result in vibrations that have potential to affect historic concrete and masonry foundations of the adjacent buildings. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the buildings.

In all cases, impacts are not anticipated, including shadows, obstruction of views, isolation of a heritage resource, and changes in land use. While the proposed building is likely to cause shadows where they may not currently exist, shadow impacts are only considered, according to the MTCS criteria, where they will alter a heritage attribute. In the case of adjacent properties, heritage attributes relate to building fabric, forms, materials, and architectural details. As shadowing on these attributes is not anticipated to be permanent, alteration or destruction of the attributes is not anticipated.

Views at the Study Area or the surrounding streetscape were not identified as heritage attributes through the evaluation component of this HIA. As such, significant views will not be obstructed by the proposed development.

The proposed development will be located on vacant lots between existing residential properties and a former industrial building adapted to commercial use. While the buildings are on the same streetscape, they share little historical, physical, or functional relationship to each other, aside from all having late 19th century construction dates, as the dwellings predated the former streetcar powerhouse by at least a decade.

A change in land use is not anticipated for adjacent properties, as the proposed development does not utilize the adjacent parcels.

5.3.2 Downtown London HCD

The Downtown HCD is adjacent to the site at 1-3 Bathurst Street, separated by the existing railway. The proposed development is not anticipated to result in impacts to the HCD. No direct impacts are anticipated, as the proposed development does not result in the alteration or destruction of properties or heritage attributes within the HCD. Furthermore, the proposed development is not anticipated to cause shadows that would affect heritage attributes of the HCD. Shadow impacts are considered, according to the MTCS criteria, where they will alter a heritage attribute. In the case of the HCD, heritage attributes relate to building fabric, forms, materials, architectural details, lot patters, land use, and landscaping. As the proposed new development is limited to three storeys and separated from the HCD by a railway right of way embankment and a distance of approximately 75 metres, shadows are not anticipated to reach the HCD.

The HCD is physically and visually separated from the Study Area by the existing above grade railway with steep vegetated embankment. The railway line forms the southern boundary of the HCD adjacent to the Study Area. As a result, the proposed development will not result in isolation of adjacent properties in

the HCD from their surroundings, as the HCD will remain separated from the Study Area as it currently exists.

Views in the Downtown London HCD Plan are not located adjacent to, or in close proximity to, the proposed development. As such significant views within the HCD will not be obstructed by the proposed development.

Therefore, it has been determined that the policies of the PPS are met in that the heritage attributes of the HCD will be conserved with the construction of the proposed development adjacent to the HCD.

6.0 MITIGATION, IMPLEMENTATION AND MONITORING

6.1 POTENTIAL MITIGATION MEASURES

The proposed development has the potential to result in indirect impacts to adjacent heritage resources and, as such, mitigation measures are required. Table 4 lists proposed mitigation measures for potentially impacted heritage resources identified in Section 5.2.

Table 4: Proposed Mitigation Measures

Address	Impact Identified	Proposed Mitigation Measure(s)
1-3 Bathurst Street	Potential land disturbances from vibration caused by construction activities.	Vibration monitoring during construction to identify adverse effects to this resource resulting from project related construction activities.
257 Thames Street	Potential land disturbances from vibration caused by construction activities.	Vibration monitoring during construction to identify adverse effects to this resource resulting from project related construction activities.
263 Thames Street	Potential land disturbances from vibration caused by construction activities.	Vibration monitoring during construction to identify adverse effects to this resource resulting from project related construction activities.
267 Thames Street	Potential land disturbances from vibration caused by construction activities.	Vibration monitoring during construction to identify adverse effects to this resource resulting from project related construction activities.
Thames Street Rail Underpass	Potential land disturbances from vibration caused by construction activities.	Vibration monitoring during construction to identify adverse effects to this resource resulting from project related construction activities.

6.2 MITIGATION DISCUSSION

6.2.1 Land Disturbance

Potential vibration impacts on properties within 40 metres of the proposed development can be mitigated with planning mechanisms and vibration assessments to identify whether vibration from construction activities has affected historic materials.

Prior to initiating project activity, further assessment to refine the areas of potential impact may be beneficial as ground movements induced by construction vibration are found to dissipate with distance from the source. The severity of soil movements depends primarily on type and compactness and/or consistency of the surrounding soils particularly between the source, receiver, and groundwater levels. The source, duration, frequency of occurrences of vibration, and the foundation-footing interaction also

contribute to the strains induced in structures. As a result, there is a variance in what buffer may be appropriate.

Where construction activities are anticipated within close proximity to heritage resources, monitoring activities can gauge whether construction activities exceed maximum acceptable vibration levels, or peak particle velocity (PPV) levels, as determined by a qualified engineer. Establishing the PPV threshold should occur prior to any construction activities (pre-construction survey). A building condition specialist should make determinations on the appropriate approach to establish baseline conditions. At appropriate points, construction within a defined buffer zone should be monitored to confirm that acceptable PPV levels are not exceeded. All construction activities should cease if levels are exceeded until an acceptable solution can be identified.

To prevent negative indirect impacts, the heritage resources should be isolated from construction activities. Site plan controls can be put in place prior to construction to prevent potential indirect impacts. The site plan control methods shall be determined in advance of construction to indicate where project activities are restricted. The site plan control methods may include construction fencing, traffic cone or pylon delineation, or taped off areas to indicate where Project activities will occur. These controls should be indicated on all construction mapping and communicated to the construction team leads.

Given the position of the heritage resources within 40 metres of the proposed development, as large a buffer zone as possible should be established around the properties to indicate where all construction activities must be avoided. This includes, but is not limited to, ground disturbance and the movement of equipment to and from the site. If construction activities enter the identified buffer zone, all activities should cease immediately. A qualified building condition specialist should be retained to determine if any damage was incurred as a result of the construction activities. Only following approval from the building specialist should construction activities resume, and the buffer should be re-established.

The construction team should monitor that buffer zone delineation, outlining the limit of the construction footprint and subsequent setback from heritage features, is maintained throughout construction.

6.2.2 Commemorative Opportunities

As outlined in Section 5.3, there are no direct impacts to the property at 275 Thames Street, formerly the site of the Fugitive Slave Chapel. A change in land use, from the former chapel to residential property to now vacant lot, has already occurred, as has ground disturbance. It is noted that ground disturbance that may impact remaining archaeological resources on the property is addressed in a separate Archaeology Report (Stantec 2018), and therefore is not applicable to this HIA.

Notwithstanding the lack of impacts, this report acknowledges that the Study Area and its surroundings, 275 Thames Street in particular, were once part of an area that has historical significance for its association with a portion of London's African Canadian population in the mid-19th century. While the existing buildings in the Study Area post-date this settlement period, City Council has provided direction that the area of Thames Street between Stanley Street and Horton Street be formally recognized as "The Hollow" in a manner such that it does not hinder future development (City of London 2013, City of London

2015). The Consulting team supports recognition of the area in some form to recognize the important cultural history of the Study Area and broader neighbourhood as well as its association with African Canadians in the City.

The language for potential commemorative names, plaques, and signage or other interpretive opportunities requires extensive community consultation, including dialogue and engagement with (at minimum) representatives of London's African Canadian community, groups associated with the Fugitive Slave Chapel, the City's Diversity, Inclusion and Anti-Oppression Advisory Committee, London's Advisory Committee on Heritage, the historic sites committee, and any other community groups interested in the commemorative process. The commemorative and interpretive installation should be in a publicly accessible location or adjacent to the public sidewalk. The potential may exist to incorporate the commemorative and interpretive installation within the proposed building's breezeway or riverfront revitalization initiatives. A detailed Terms of Reference regarding commemoration opportunities is contained within Appendix D.

7.0 RECOMMENDATIONS

Properties within and adjacent to the proposed development site contain cultural heritage resources. Based on the impacts identified to cultural heritage resources, the following mitigation measures are recommended:

- Vibration studies for the cultural heritage resources located within and adjacent to the Study Area should be prepared by a qualified engineer to determine the maximum acceptable vibration levels, or peak particle velocity (PPV) levels and the appropriate buffer distance between Project activities and cultural heritage resources
- Establish the maximum possible buffer zone between construction activities and structures identified as cultural heritage resources during construction
- Provide construction marking to define the areas around cultural heritage resources where construction should not occur, based on the results of the vibration study
- Monitor construction within the defined area at appropriate points to confirm that acceptable PPV levels are not exceeded
- All construction activities should cease if levels are exceeded until an acceptable solution can be identified

City Council has previously provided direction to recognize the area of Thames Street, between Stanley Street and Horton Street, as “The Hollow” to commemorate the history of the African Canadian population in London that inhabited the area and attended a chapel formerly located at 275 Thames Street. Based on the background research conducted for this HIA, a Terms of Reference regarding commemoration opportunities is contained within Appendix D.

8.0 CLOSING

This report has been prepared for the sole benefit of Tricar, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

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APPENDIX A

Cultural Heritage Resource/Landscape Record Form

Municipal Address: 1-3 Bathurst Street

Former Township: London Township

Municipality: City of London

Resource Type: Commercial Building (former industrial)

Associated Dates: 1895

Relationship to Project: Within the study area

Description: This property contains a one storey industrial building converted to commercial use. It is constructed of buff brick. The structure is divided into three main sections. The front façade at Thames Street has been altered with modern siding and modern windows. The foundation is stone. There is a smaller one storey addition to the south clad in modern siding, with modern windows. The second section of the building, west of Thames Street has a low-pitched gable roof and brick parapet. It is clad in buff brick and has modern windows. The front façade has windows and an entrance that have been bricked over and contain brick soldier arches. The foundation is concrete. Modern concrete ramps and stairs lead to the main level and basement.

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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 of 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.		✓

Draft Statement of Cultural Heritage Value or Interest: This one storey building is the former powerhouse for the London Street Railway Company and was built in 1895. It is a representative example of vernacular industrial architecture. As the powerhouse for the former streetcar system of London, it is a unique building within the City. At the time of its construction, the powerhouse demonstrated a high degree of technical achievement, incorporating early equipment for the electrification of London's streetcar network. However, the equipment and machinery associated with electrical generation has been removed and therefore the property no longer demonstrates a high degree of technical or scientific achievement. The building is directly connected to the history of mass transit in London and the introduction of electricity in London during the 19th and early 20th century. It demonstrates the work of the architect John Moore, a

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prominent London architect who was significant to the community. The building is historically linked with its surroundings.

Identified Heritage Attributes: Rectangular plans, tall one storey massing, flat roof, low-pitched gable roof, parapet, buff brick construction, segmental arch openings, three-header brick soldier arches, stone foundation, concrete foundation

Identification of CHVI: Yes	**Cultural Heritage Resource Number:** CHR-1
Completed by (name): Frank Smith	**Date Completed:** August 9, 2018

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Municipal Address: 257 Thames Street

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: c.1884

Relationship to Project: Adjacent to the study area

Description: The property at 257 Thames Street contains a one and one half storey Vernacular residence with some influence of the of the Ontario Gothic design style in the centre gable arrangement of the facade. However, the residence lacks defining decorative features of the Ontario Gothic design style such as bargeboard and finials. The residence has a steeply pitched side gable roof with asphalt shingles, and a gable peak on the front façade. The rear (west) elevation of the residence has an addition with a gable roof. The exterior of the residence is clad in modern siding and has modern windows. The front façade is mostly symmetrical, with a slightly offset entrance, and contains what is likely the original wooden entrance door, a transom that has been retrofitted with a modern window, and a concrete landing at the entrance. The foundation of the residence is rusticated concrete block. The property is landscaped with a lawn, cement walkway, and strips of interlocking brick as a driveway. The backyard has mature trees. The property is a corner lot and the south portion of the yard is adjacent to Horton Street East.

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

1. The property has design value or physical value because it,	**Yes**	**No**
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 of 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.		✓

Draft Statement of Cultural Heritage Value or Interest: The construction of this one storey Vernacular residence dates to approximately 1884. It is representative of working class residential construction in southern Ontario during the late 19th century. The property supports the late 19th century character of the area and is historically linked to its surroundings of other remaining late 19th century working class dwellings.

Identified Heritage Attributes: one and one half storey, centre gable, central wooden entrance door with transom, rusticated concrete block foundation

Identification of CHVI: Yes	**Cultural Heritage Resource Number:** CHR-2
Completed by (name): Frank Smith	**Date Completed:** August 8, 2018

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Municipal Address: 263 Thames Street

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: c.1884

Relationship to Project: Adjacent to the study area

Description: The property at 263 Thames Street contains a one and a half storey Vernacular residence with elements of the Ontario Gothic design style, as seen in the symmetrical façade with central gable. However, the residence lacks defining decorative features of the Ontario Gothic design style such as bargeboard and finials. The residence has a medium pitched side gable roof with asphalt shingles and a gable peak on the centre portion of the front façade. The exterior of the residence is clad in modern siding and the exterior has horizontal sliding windows (south elevation), modern windows (front façade), and 2/2 windows (north elevation and south elevations). The front façade is symmetrical and has a small porch. The front entrance has a mid-20th century screen door and modern front door. The foundation is rusticated concrete block. The front yard is landscaped with a lawn and flowers including Hosta, Lily, and Iris. The front yard also has a mature Black Walnut Tree. The front yard also contains a gravel driveway and concrete walkway. The backyard has mature trees.

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

1. The property has design value or physical value because it,	**Yes**	**No**
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 of 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.		✓

Draft Statement of Cultural Heritage Value or Interest: The construction of this one and a half storey Vernacular residence dates to approximately 1884. It is representative of residential construction in southern Ontario during the late 19th century. The property supports the late 19th century character of the area and is historically linked to its surroundings of other remaining late 19th century working class dwellings.

Identified Heritage Attributes: one and a half storeys, cross gable roof, central gable, central rectangular window in gable, wood window trim, rusticated concrete block foundation

Identification of CHVI: Yes	**Cultural Heritage Resource Number:** CHR-3
Completed by (name): Frank Smith	**Date Completed:** August 8, 2018

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Municipal Address: 267 Thames Street

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: c.1878

Relationship to Project: Inside the Project Area

Description: This property contains a one storey residential structure with a low-pitched side gable roof, asphalt shingles, and a brick chimney. The residence has modern windows and asbestos siding. The foundation appears to be parged with concrete.

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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 of 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.		✓

Draft Statement of Cultural Heritage Value or Interest: The construction of this one storey Vernacular residence dates to approximately 1878. It is representative of working class residential construction in southern Ontario during the late 19th century. The property supports the late 19th century character of the area and is historically linked to its surroundings of other remaining late 19th century working class dwellings.

Identified Heritage Attributes: one storey, low pitch side gable roof, brick chimney

Identification of CHVI: Yes	**Cultural Heritage Resource Number:** CHR-4
Completed by (name): Frank Smith	**Date Completed:** August 8, 2018

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Municipal Address: Thames Street Rail Underpass

Former Township: Township of London

Municipality: City of London

Resource Type: Railway Line

Associated Dates: 1889

Relationship to Project: Inside the Project Area

Description: This structure is a stone arch underpass built to its current configuration in 1889. It carries the Canadian National Railway over a single lane of Thames Street. The underpass has stone abutments, and stone and concrete wingwalls. Both arches have keystones with the year 1889 carved into the stone. There are steep, vegetated embankments along the railway line on either side of the bridge.

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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 of 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.	✓	

Draft Statement of Cultural Heritage Value or Interest: This stone arch underpass was built to its current configuration in 1889 and is a rare example of a remaining stone arch bridge in London. The bridge is important in defining and supporting the 19th century character of the area and is physically, functionally, and historically linked to the route of the original Great Western Railway line through the City of London. The underpass is visible from Horton and York Streets, main thoroughfares within the City, and because of its unique construction and narrow width is considered a landmark structure in the area.

Identified Heritage Attributes: Stone arch construction, stone abutment and stone wingwalls. Keystones with date

Identification of CHVI: Yes	**Cultural Heritage Resource Number:** CHR-5
Completed by (name): Frank Smith	**Date Completed:** August 8, 2018

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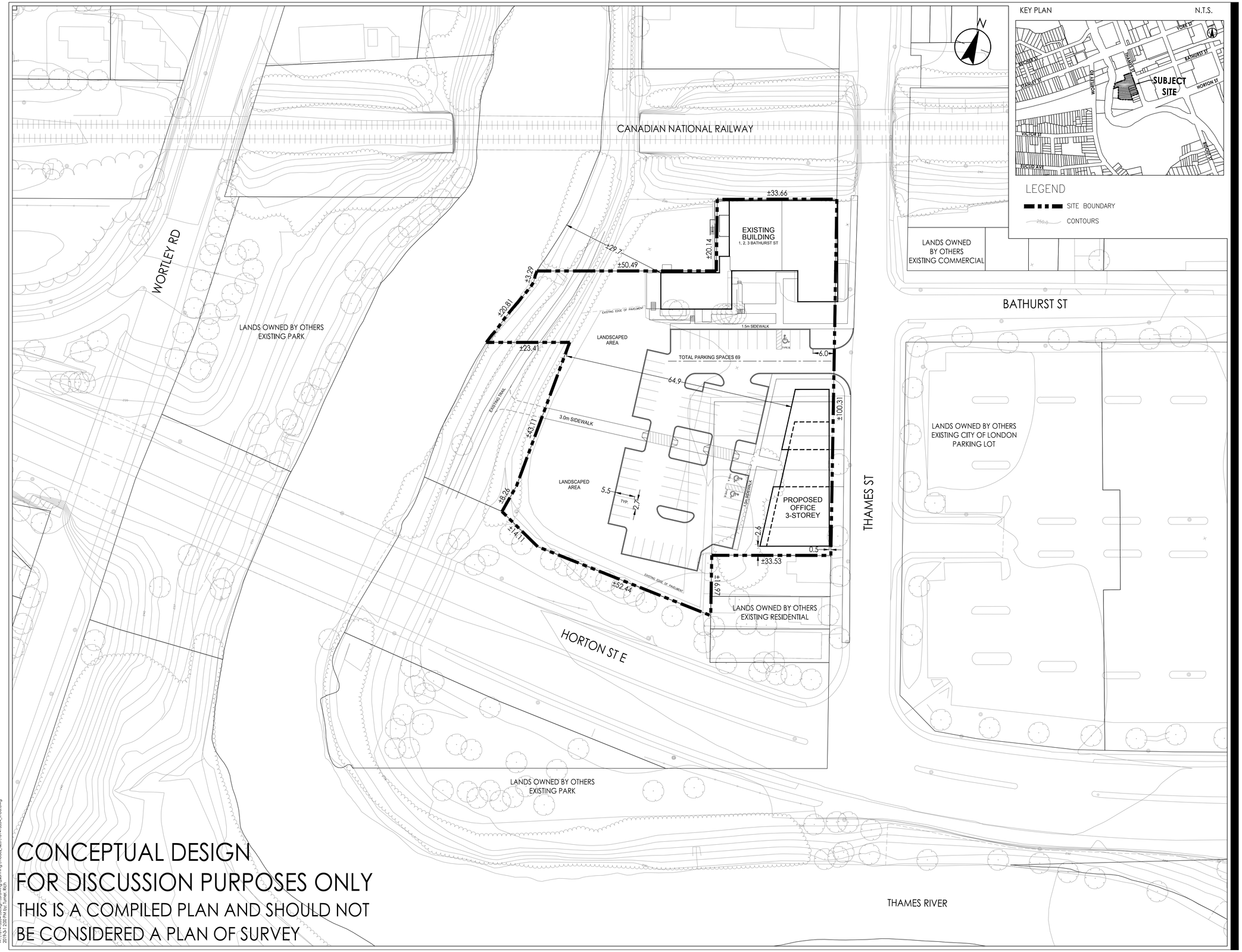
APPENDIX B
Site Plan



CONCEPTUAL DESIGN
FOR DISCUSSION PURPOSES ONLY
THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY

Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007
www.stantec.com

Liability Note

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Site Data:

Existing Zone:	OS4
Proposed Use:	OFFICE
Lot Area (m^2)	7,878.2 m^2 / 0.787 ha
Building Gross Floor Area	Proposed - 1,440 m^2
Building Ground Floor Area (m^2)	Existing - 269 Thames St. 89.4m^2 275 Thames St. 151.3m^2 277 Thames St. 114.4m^2 281 Thames St. 129.9m^2 Total = 485m^2 (excl. basements)
	Proposed - 485 m^2
Lot Area	7,878.2 m^2
Lot Frontage	100.31 m
Front and Exterior Side Yard	0.5 m (Front) & N/A (Exterior Side)
Interior Side and Rear Yard	2.6 m (Interior Side) & 65.5 m (Rear)
Landscaped Open Space	53%
Lot Coverage	19.54%
Height	T.B.D.
Parking	69 spaces

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
File Name: 161413554_r-db	RT Dwn.	CH Chkd.	RT Dsgn.	18.09.20 YY.MM.DD

Permit-Seal

Client/Project
THE TRICAR GROUP

1-3 BATHURST ST, 281-269 THAMES ST

London, ON Canada

Title
CONCEPTUAL SITE PLAN

Project No.	Scale	
161413554	HORZ – 1 : 500 5 0 10m	
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1	1 of 1	0

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ORIGINAL SHEET - ANSI D

APPENDIX C
Renderings of Proposed Development

TRICAR
The Height of Living
P

APPENDIX D

Terms of Reference for Commemoration Opportunities

INTRODUCTION

The Study Area, including 1-3 Bathurst Street and 257-269 Thames Street, and its surroundings were once part of an area that has historical significance for its association with London's African-Canadian population in the mid-19th century. While the existing buildings in the Study Area post-date this settlement, City Council provided direction in 2013, 2015, and twice in 2016, that the area of Thames Street, between Stanley Street and Horton Street, be recognized for this historical significance. The origins of this direction relate to 275 Thames Street, the site of the former Fugitive Slave Chapel and its associated preservation activities. For the purposes of this Commemorative Strategy, this area will be referred to as the Thames Street Neighbourhood.

Although the history of the area was known to Londoners, an increased awareness of the history of the neighbourhood resulted from the proposed demolition of the former Fugitive Slave Chapel situated at 275 Thames Street in use as a residence. The property was the subject of a London Public Library plaque in 1986 and listed on the City's *Inventory of Heritage Resources*. Its proposed demolition resulted in additional research and a strong community response that supported designation. Ultimately, the property was designated and the residence (the former Fugitive Slave Chapel) was relocated. While the designating by-law has since been repealed, Council has directed that relocation of the building be approved subject to installation of appropriate signage commemorating the Chapel and broader historical context of the neighbourhood. At the time, the Managing Director of Planning directed Civic Administration to "assist with the historical interpretation of the Thames Street Neighbourhood through interpretive signage and a commemorative monument at 275 Thames Street, together with markers at the four corners of the existing building" (May 1, 2013 communication provided by the City).

Since this time, numerous directives have been issued related to commemoration on the site, particularly related to creation of plaques to interpret this significance. In recent correspondence, the City asked that Tricar Developments Inc. (the proponent) consider measures beyond plaquing the site. To accommodate this request, and based on discussions with the proponent and City staff, Stantec has developed the following Commemoration Strategy. What follows is an overview of the recommended strategy for commemoration including, but not limited to, an overarching approach for commemoration, a framework for engagement, topics to be included, and proposed schedule for completion of materials. This Commemoration Strategy is intended to be appended to the Zoning By-Law and Official Plan Amendment.

APPROACH

The overall approach to commemoration is to provide the public with an understanding of the significant history of the Thames Street Neighbourhood. This history is largely related to 275 Thames Street, the site of the former Fugitive Slave Chapel, but also related to the association of the surrounding area with early settlement activities and later industrial developments at the north end of the corridor. While the form of the commemoration will be determined through ongoing engagement with City staff and the public, it is expected to recognize the cultural heritage value or interest of the neighbourhood.

As discussed above, Council has directed that interpretive signage be considered as well as a commemorative monument and markers indicating original location of the former Fugitive Slave Chapel. While it is expected that interpretive signage will form the bulk of the commemorative activities, the following approaches to commemoration may also be considered:

- Collaboration with Hear, Here London to create a series of stories
- Quick Response (QR) Systems/Codes leading to verbal narrative or visual material, such as dedicated webpage hosted by the City and managed by volunteers
- Historical plantings, including commemorative grove, planting feature, or combination
- Rotating exhibitions featuring material culture recovered during archaeological assessments
- Commemorative feature, such as sculpture, garden, or environmental art

Based on discussions with City staff, it is understood that the commemorative/interpretive installation should be located in a publicly accessible space, either in the breezeway of the proposed structure, adjacent to a public sidewalk, or incorporated into the riverfront revitalization initiatives.

ENGAGEMENT FRAMEWORK

As discussed, the City has expressed significant interest in recognizing the significance of the Thames Street Neighbourhood. To achieve this in a way that is inclusive and considerate of the many layers of history present in the area, it is important to develop a comprehensive engagement framework that is executed early in the planning process. The framework must consider the many community perspectives represented in the history of the neighbourhood and engage representatives with interest in direction of the commemorative activities. Coordinated community consultation should seek early and active engagement of these communities so that engagement can be comprehensive, meaningful, and influential in the final development.

Based on discussions with City staff and the proponent, it is understood that engagement activities are to be a collaborative process. This should include establishment of an advisory panel which will be consulted throughout the development of commemorative materials as well as a public meeting to solicit feedback from the general public. Potential members of this panel, identified at various points by Council, should include, but not be limited to, a member from each of the following: Historic Sites Committee, the London Advisory Committee on Heritage, the London Diversity and Race Relations Advisory Committee, and members of the past-Fugitive Slave Chapel Preservation Project.

Given the collaborative nature of commemorative activity, particularly the keen interest expressed by multiple City Councils since 2013, clearly establishing roles and responsibilities will provide a foundation upon which a successful engagement framework can be built. As such, the following division of responsibilities are recommended:

- The City will be responsible for:
  - Establishing the Terms of Reference for the advisory panel
  - Identifying members to sit on the advisory panel
  - Coordinating and communicating with the advisory panel
  - Coordinating the meeting time and venue for advisory panel meetings and one (1) public meeting (Open House style) including associated public notice
  - Reporting to Council with progress updates as the project proceeds
- The proponent and its representatives will be responsible for:
  - Facilitating one (1) Open House style public meeting
  - Leading three (3) advisory panel meetings, summarizing findings, and interpreting outcomes
  - Preparing commemorative materials, including text, photographs, and samples for discussion

- Coordinating commemorative activities with archaeological assessments

TOPICS FOR CONSIDERATION

Thames Street Neighbourhood

Throughout the course of the relocation of the former Fugitive Slave Chapel, a number of suggestions have been put forth regarding content of commemorative activities. Most of these topics relate to recognizing the neighbourhood as “The Hollow”. As discussed in the Heritage Impact Assessment (HIA), this term must be treated sensitively and any reference to the neighbourhood as such should carefully address and interpret the historical and social origins of how the neighbourhood received the name. The Consulting Team supports acknowledgment of the area in some form to recognize its important cultural history as well as its association with African-Canadians in the City, although we strongly caution incorporating this language into any sort of naming as suggested by Council.

The Former Fugitive Slave Chapel

The impetus for this commemorative approach was the former Fugitive Slave Chapel. While it was used only for a brief period of time, it is an important part of the history of the neighbourhodd and should form a portion of the commemorative activities. Ongoing archaeological assessments may inform interpretive activities should artifacts from the mid-19th century be recovered.

Industry

The northern portion of the neighbourhood has been used for industrial purposes since the late 19th century. While not associated with early African-Canadian activity in the area, it does form an important part of the story of the neighbourhood. The property at 1-3 Bathurst Street is the site of the former powerhouse and car shed for the London Street Railway Company. As an important part of the development of the City, consideration should be given to the industrial uses of the neighbourhood.

SCHEDULE

Currently, a Zoning By-Law and Official Plan Amendment are being proposed for the site. This is anticipated to be a five to six month process which includes consultation with the public through public notice, feedback, review panels, and a public meeting. Given the ongoing process, there is the opportunity to incorporate commemorative activities into the zoning activities. Specifically, sharing a Public Meeting to solicit feedback regarding zoning and commemorative opportunities would leverage public interest in both topics. As such, the following schedule is proposed:

1) Identify Advisory Panel members (late June)
2) Establish Terms of Reference (early July)
3) Advisory Panel Meeting #1 (late July)
    - Refine topics for consideration
4) Public Open House (early August)
    - Solicit public input on topics identified at Meeting #1
5) Advisory Panel Meeting #2 (late August)
    - Present final topics for consideration and outline of content
6) Advisory Panel Meeting #3 (early September)
    - Present draft commemorative materials

7) Council presentation (late September)
    - Final draft of commemorative materials for Council input

As part of the proposed development of the site, a series of archaeological assessments have been completed and the need for additional work has been identified. The findings of the previously completed assessments, particularly those related to the former Fugitive Slave Chapel and its associated analysis, should be reviewed during development of the commemorative material. Regarding the additional archaeological assessments, it is understood that this work is being deferred to be a condition of Site Plan Approval. Given this deferral, it is anticipated that commemorative activities will be largely complete prior to initiation of additional archaeological assessments. Therefore, it is recommended that the findings of the additional archaeological assessments be reviewed following Site Plan Approval to confirm consistency with the commemorative text developed.

City of London
Long Term Water Storage
Municipal Class Environmental Assessment

NOTICE OF PROJECT COMPLETION

The City of London has completed a Municipal Class Environmental Assessment (MCEA) to determine a preferred site for additional water storage to meet future growth within the City and address emergency storage supply and distribution needs. The study also considered the feasibility of retiring the existing Springbank Reservoir #2, McCormick Reservoir, White Oak Filter Plant, Lambeth Outer Drive Reservoir, Lambeth Well Supply, Reservoir and Pump Station and the Southwinds Well Supply, Reservoir and Pump Station to better optimize the overall water system. The study also considered standby power options for Arva Pump Station as part of this MCEA process.

Water Storage

The study determined, through a comparative evaluation of several aternative locations, that the preferred water storage strategy is to construct a new 100ML in-ground storage reservoir at the existing Springbank Reservoir complex by 2024 to replace the exisxting 45ML storage (Reservoir #2) to be retired.

Back up Power

The study determined that a standby generator set in a new or existing structure to provide backup power to the Arva pump station in the event of a power failure would allow the Arva PS to meet the City's day to day, peak or emergency needs.

Decommissioning

The study determined the Springbank Reservoir #2, McCormick Reservoir, White Oak Filter Plant, Lambeth Outer Drive Reservoir, Lambeth Well Supply, Reservoir and Pump Station and the Southwinds Well Supply, Reservoir and Pump Station will no longer be necessary for operational purposes and can be decommissioned.

A Project File has been prepared and will be placed on public record on July 11, 2019 to August 26, 2019 for forty-five (45) calendar days to be reviewed by members of the public and/or any other interested party at the following locations:

City of London City Hall 300 Dufferin Avenue, London Water Engineering Division 8th Floor	**London Public Library** Central Branch 251 Dundas Street, London
City of London www.london.ca/residents/Environment/EAs/Pages/LongTermWaterStorageOptions.aspx	

To provide comments, contact either of the following team members below:

Pat Lupton
Project Manager,
Corporation of the City of London
300 Dufferin Avenue
London ON, N6A 4L9
Tel: 519-661-CITY (2489) x. 5613
Email: plupton@london.ca

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Project Manager,
AECOM Canada
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Information collected for the study will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Except for personal information, including your name, address and property location, all comments received throughout the study will become part of the public record and included in project documentation.

If concerns regarding this project cannot be resolved in discussion with the City of London, a person may request the Minister of the Environment Conservation and Parks (MECP) to issue an order to comply with Part II of the EA Act. This is known as a 'Part II Order", bumping up the status of this project to a full Individual Environmental Assessment. The procedure for a Part II Order request is as follows:

- First, the person with concerns directs them to the City of London and AECOM, during the forty-five (45) calendar day review period for consideration and mitigation.

- Second, if the concerns cannot be resolved, the person may submit a Part II Order request to the Minister of Environment Conservation and Parks by submitting the form found at the Ontario government Forms website (see below) by August 26, 2019. Search for "Part II Order" on the main page:

http://www.forms.ssb.gov.on.ca

The completed form and any supporting information must be sent to 77 Wellesley Street West, 11th floor, Toronto ON. M7A 2T5 with a copy of the request being sent to the Director of Environmental Assessment and Permissions Branch, the City of London and AECOM. All information required for submitting the Part II order including addresses are found on this form.

If no Part II Order requests are received by August 26, 2019, the project will be considered to have met the requirements of the Municipal Class EA and may proceed with detailed design, tendering and construction of the recommended works.

This Notice issued on July 11th, 2019.

Ontario Heritage Conference

May 30-June 1 2019

Bluewater and Goderich Ontario

Conference Report

Maggie Whalley, LACH 2015-2019

Main theme: Understanding the Economic Impacts of Heritage

Thursday eve: Opening Reception and Welcome: Hensall Heritage Hall

Friday 9 am: 'Heritage Economics' Kelly Hill

Kelly Hill is President of Hill Strategies Research which has explored the economic impacts of cultural heritage tourism. He has identified potential key performance indicators and explored the 'direct' and 'indirect' economic benefits. We were surprised to learn of the size the sector, in 2017 $26.7 billion in 'culture industries'. Kelly also has attempted to quantify 'intangible benefits', such as aesthetic (civic pride), educational, and individual well being in studies which have concluded that users of cultural heritage resources seem to receive health benefits.

10:45 am: **'Heritage Districts' Panel discussion**

The first speaker was Kayla Galvin whose thesis was 'Goderich: A Case Study of Conserving Cultural Heritage Resources in a Disaster'. She has monitored change especially in the downtown area and noted that rebuilding has increased business activity and the size itself of the HCD.

Cherri Hurst spoke of the development and institution of the Weston (Toronto) Heritage District, which started as a real grass-roots initiative and has continued to grow and expand. She believes that this conservation initiative has helped to improve the economic life of the district ('gentrification') as well as providing identity and purpose.

Wes Kinghorn, living in Woodfield in London (London's first HCD) continued with this theme, noting that HCDs have a way of improving not only the physical environs but also community spirit and 'neighbourliness', encouraging diversity within comfortable eclectic districts.

1:45 pm: 'Goderich Harbour Guided Walkabout'

This was a fascinating tour of heritage houses, industrial plants and dockside, starting with stories of several early houses from the great grandson of one of Goderich's first settlers. We moved on to the restored lighthouse up on the cliff, discovered former uses of the lake-side land (cricket pitch?), heard of early fishing activities, saw the new restaurant in the former lake-side railway station, heard of the history of the movements of grain and its storage and, the most amazing of all, of the huge under lake

salt mines still in very effective operation on the harbourfront. The whole south side of the harbor has been turned into a recreational area.

6:30 pm: Gala Dinner featuring 'Heritage Moments' (televised) with guest speaker Anthony Wilson-Smith, President and CEO *Historica Canada*, after a long career in journalism. He has provided guidance and helped direct research and production of many 'Heritage Moments, which have ranged over topics from the invention of the ice hockey goalie mask (his own favourite) to foreign ethnic experiences (particularly the West Coast Japanese during and after internment.)

<u>Saturday</u> 9:00 am: 'Lime Burning in Ontario – Characteristics and Cultural Value' Christopher Andreae

Lime-burning artifacts and remnants are largely ignored and unmarked in Ontario's agricultural/industrial historical landscape. Chris took us on some fascinating explorations of some of these and educated us about the historical importance of this once small scale activity. There are numerous planning and conservation issues but it is concluded that these artifacts have cultural and natural value.

10:45 am: 'Grists, Rails and Crystals' John Rutledge

John explored the siting and conservation of many old mills in the local Goderich/Brussels area. He has been working as a conservation/restoration architect in this area for many years and recognizes the constantly recurring issues of 'history v reuse' and applicable or fatally inapplicable additions to historically and architecturally significant buildings. There is an ongoing dialogue between 'heritage and history'.

1:30 pm 'Bluewater Bus Tour: St Joseph Settlement, Narcisse Cantin, Zurich and Bayfield' (last destination cancelled due to weather)

The tour provided great insights into the founding and growth – and subsequent shrinkage - of St Joseph's (founded by French fishermen from Quebec) mainly gleaned from the small museum in Hessenland Country Inn and the Pioneer Park. Cantin had wanted the 'port' to grow into major significance with the building of a Lake Huron – Lake Erie Canal. Zurich featured the Hess Clock Tower which is a Canadiana Tower Clock – one of only 3 in Ontario.

Report to London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage
From: **John M. Fleming**
Managing Director, City Planning and City Planner
Subject: **Amendment to Heritage Designating By-law for 660 Sunningdale Road East**
Meeting on: **Wednesday August 14, 2019**

Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the heritage designated property at 660 Sunningdale Road East, the following actions **BE TAKEN**:

a) Notice **BE GIVEN** under the provisions of Section 30.1(4) of the *Ontario Heritage Act*, R. S. O. 1990, c. O. 18, of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474 as defined in Appendix B of this report; and,
b) Should no appeals be received to Municipal Council's notice of intention to pass a by-law to amend the legal description of the property, a by-law **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the appeal period.

IT BEING NOTED that should an appeal to Municipal Council's notice of intent to pass a by-law to amend the legal description of the property be received, the City Clerk will refer the appeal to the Conservation Review Board.

Executive Summary

At its meeting on September 18, 2018, Municipal Council passed the heritage designating by-law to protect the two red clay tile barns located at 660 Sunningdale Road East pursuant to the *Ontario Heritage Act*. An error occurred in the legal description of the property included in the heritage designating by-law and an amendment to the heritage designating by-law is required. This will remove the heritage designating by-law from the title to lands that are now part of a phased development of the property and ensure that the heritage designating by-law can be registered against the appropriate property where the red clay tile barns are located.

It is anticipated that subsequent amendments to the heritage designating by-law may be necessary as future phases of the development of the property are registered. Municipal Council previously amended the legal description of the heritage designating by-law for the property at 660 Sunningdale Road East on March 5, 2019 when a previous phase of the subdivision was registered.

Analysis

1.0 Background

1.1 Property Location

The property at 660 Sunningdale Road East is on the northwest corner of Sunningdale Road East and Adelaide Street North.

1.2 Cultural Heritage Resource

The two red clay tile barns located at 660 Sunningdale Road East are significant cultural heritage resources. The property was evaluated using the criteria of O. Reg. 9/06, and it found that the barns are of cultural heritage value because of their physical/design values and their contextual values. The significance of the barns located at 660

Sunningdale Road East comes from their use of the red clay tile material, the intersection of a material more typically found in industrial structures but applied here in an agricultural form, and their existing location. These materials and forms are authentically displayed in their built form which has significance particularly the rarity of its materials used in this form.

The use of materials and construction method is rare for barns. The red clay tiles, used as the primary cladding material for the barns, is rare and not found elsewhere in the City of London. The use of protruding concrete piers in the construction of the barns is also rare, where barns more typically have concrete or stone foundations, rather than concrete piers, with a timber frame. The application of these materials is more commonly found in industrial applications, such as factory buildings, which makes the barns rare examples of this expression not seen elsewhere in London.

The barns display a degree of craftsmanship in the material qualities of the clay tile. While the variety in grooving, cutting, and colour of the tiles could suggest little regard for the appearance of the building, or the use of seconds, this contributes to the rustic qualities of the barns and were well suited to their original rural context.

The barns represent technical achievement in their combination of industrial materials in an agricultural form that is not seen elsewhere in London.

Contextually, the location and arrangement of the barns on the property, and the relationship between the barns contributes to the property's physical, functional, visual, and historical links to its surroundings.

1.3 Cultural Heritage Status

At its meeting on September 18, 2018, Municipal Council passaged By-law No. L.S.P.-3476-474 to designate the property at 660 Sunningdale Road East to be of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*.

The passage of the heritage designating by-law was the culmination of a process that commenced in May 2017 and resulted in two separate demolition requests for the (then) heritage listed property. As an outcome of the settlement reached with the property owner regarding the designation of the property under the *Ontario Heritage Act*, only the part of the property where the red clay tile barns are located was intended to be designated under the *Ontario Heritage Act*. To facilitate this, the property owner prepared a reference plan (33R-20149) to recognize the block on which the two red clay tile barns are located within the draft plan of subdivision for the larger property.

The heritage designating by-law, By-law No. L.S.P.-3476-474, was registered against the entire property at 660 Sunningdale Road East. While the location of the red clay tile barns is limited to Part 1 on the reference plan (Plan 33R-20149), Part 1 is not a separate parcel for registration purposes. In an effort to not frustrate the development of the property, it is necessary to remove the heritage designating by-law from the title to the lands that are now in the second phase of the subdivision (Plan 33M-764).

The lands forming part of the first phase of the subdivision (33M-749) were removed from the heritage designating by-law through a technical amendment, following the process pursuant to Section 30.1(2) of the *Ontario Heritage Act*, in By-law No. L.S.P.-3476(a)-71.

1.4 Previous Reports

March 2, 1999. Municipal Council resolved that the lands be excluded from the Uplands Community Plan and be added to the Stoney Creek Community Plan be refused.

May 12, 1999. 6th Report of the LACH, Report of the Stewardship Sub-Committee of the LACH, re: discussion of 660 Sunningdale barns.

January 30, 2002. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

February 27, 2002. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

June 12, 2002. Monthly Report of the Heritage Planner to LACH Members, re: 660 Sunningdale Road East.

April 30, 2003. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

May 7, 2003. Memorandum from the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

June 9, 2003. Report to the Planning Committee recommending adoption of the Uplands North Area Plan.

August 7, 2007. Report to Planning Committee regarding 660 Sunningdale Road East (39T-99513/Z-5723).

March 11, 2009. 4th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

May 6, 2009. Report to the Planning Committee regarding tree cutting on the property.

June 22, 2009. Report to the Planning Committee regarding the status of the subdivision/file.

October 10, 2010. 3rd Report of the LACH. Re: Notice, 660 Sunningdale Road East.

October 8, 2013. Report to the PEC. 39T-09501/OZ-7683.

March 12, 2014. 4th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

April 9, 2014. 5th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

July 28, 2014. Report to the PEC. 39T-09501/OZ-7638.

July 12, 2017. Report to the LACH. Request for Demolition of Heritage Listed Property at 660 Sunningdale Road East by: Peter Sergautis.

July 17, 2017. Report to the PEC. Request for Demolition of Heritage Listed Property at 660 Sunningdale Road East by: Peter Sergautis.

January 22, 2018. Report to the PEC: Application by Extra Realty Limited, 660 Sunningdale Road East, Applewood Subdivision, Public Participation Meeting.

April 11, 2018. Report to the LACH: Demolition Request of Heritage Designated Property at 660 Sunningdale Road East by: Peter Sergautis.

April 16, 2018. Report to the PEC: Demolition Request of Heritage Designated Property at 660 Sunningdale Road East by: Peter Sergautis.

April 30, 2018. Report to the PEC: Application by Extra Realty Limited, 660 Sunningdale Road East, Applewood Subdivision Phase 1 – Special Provisions.

September 10, 2018. Report to the PEC. Passage of Heritage Designating By-law for 660 Sunningdale Road East.

October 29, 2018. Report to the PEC. 660 Sunningdale Road East, Stormwater Management (SWM) Facility Land Acquisition Agreement.

November 14, 2018. Report to the LACH. Amendment to Heritage Designating By-law for 660 Sunningdale Road East.

February 19, 2019. Report to the PEC. Passage of Amending By-law for Heritage Designated Property at 660 Sunningdale Road East.

2.0 Legislative and Policy Framework

2.1 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

An individual property may be designated pursuant to Section 29 of the *Ontario Heritage Act*. A heritage designating by-law, which includes a statement explaining the cultural heritage value or interest of the property and describes its heritage attributes, is registered on the title of the property. This ensures that the property is protected by the provisions of the *Ontario Heritage Act* even if the property is sold or transferred.

2.2.1 Technical Amendment to a Heritage Designating By-law

Section 30.1(2) of the *Ontario Heritage Act* includes special provisions to amend a heritage designating by-law without requiring its repeal and replacement. These special provisions are only applicable in particular, defined circumstances:

a) *To clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;*
b) *To correct the legal description of the property; or,*
c) *To otherwise revise the language of the by-law to make it consistent with the requirements of this Act or the regulations. 2005, c. 6, s. 19.*

One of the major distinctions between the initial passage of a heritage designating by-law or the repeal of a heritage designating by-law, only the owner of the heritage designated property receives notice of Municipal Council's intention to make an amendment to the heritage designating by-law per Section 30.1(4). Only the property owner is able to appeal an amendment to a heritage designating by-law to the Conservation Review Board (Section 30.1(6)).

Municipal Council is required to consult with its municipal heritage committee, the London Advisory Committee on Heritage (LACH), in advance of passing an amendment to a heritage designating by-law per Section 30.1(5).

This process is visually articulated in a flowchart included in the *Ontario Heritage Toolkit* (Appendix A).

3.0 Amendment to Heritage Designating By-law

The City Solicitor's Office and the City Clerk have advised that it is possible to pursue an amendment to the heritage designating by-law, following the process pursuant to Section 30.1(2) of the *Ontario Heritage Act*. This would entail Municipal Council passing an amending by-law to remove the heritage designating by-law from the title to the lands now in the subdivision and to apply the heritage designating by-law to a parcel of land with the correct legal description so that it can be registered in the Land Registry Office.

The same approach was taken to correct an error in the heritage designating by-law for the Mather's Cemetery (3551 Colonel Talbot Road) with respect to its municipal address.

An amendment to the heritage designating by-law, By-law No. L.S.P.-3476-474, for the property at 660 Sunningdale Road East should be undertaken pursuant to Section 30.1 of the *Ontario Heritage Act* to correct the legal description within the heritage designating by-law. The correct legal description of the part of the property at 660 Sunningdale Road East with the red clay tile barns can be found in Appendix B.

It is anticipated that subsequent amendments to the heritage designating by-law may be necessary as future phases of the development of the property are registered.

5.0 Conclusion

The two red clay barns located at 660 Sunningdale Road East are significant cultural heritage resources and merit designation under the *Ontario Heritage Act*. To ensure their protection and to execute the minutes of settlement as intended, amendment to the legal description in the heritage designating by-law, By-law No. L.S.P.-3476-474, is required.

Prepared by:	**Kyle Gonyou, CAHP** **Heritage Planner**
Submitted by:	**Gregg Barrett, AICP** **Manager, Long Range Planning and Research**
Recommended by:	**John M. Fleming, MCIP, RPP** **Managing Director, City Planning and City Planner**
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

August 7, 2019
KG/

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Appendix A Ministry of Culture, *Ontario Heritage Toolkit: Amendment of Designating By-law (Exception)* (2006)

Appendix B Legal Description – for part of the property located at 660 Sunningdale Road East

Appendix A

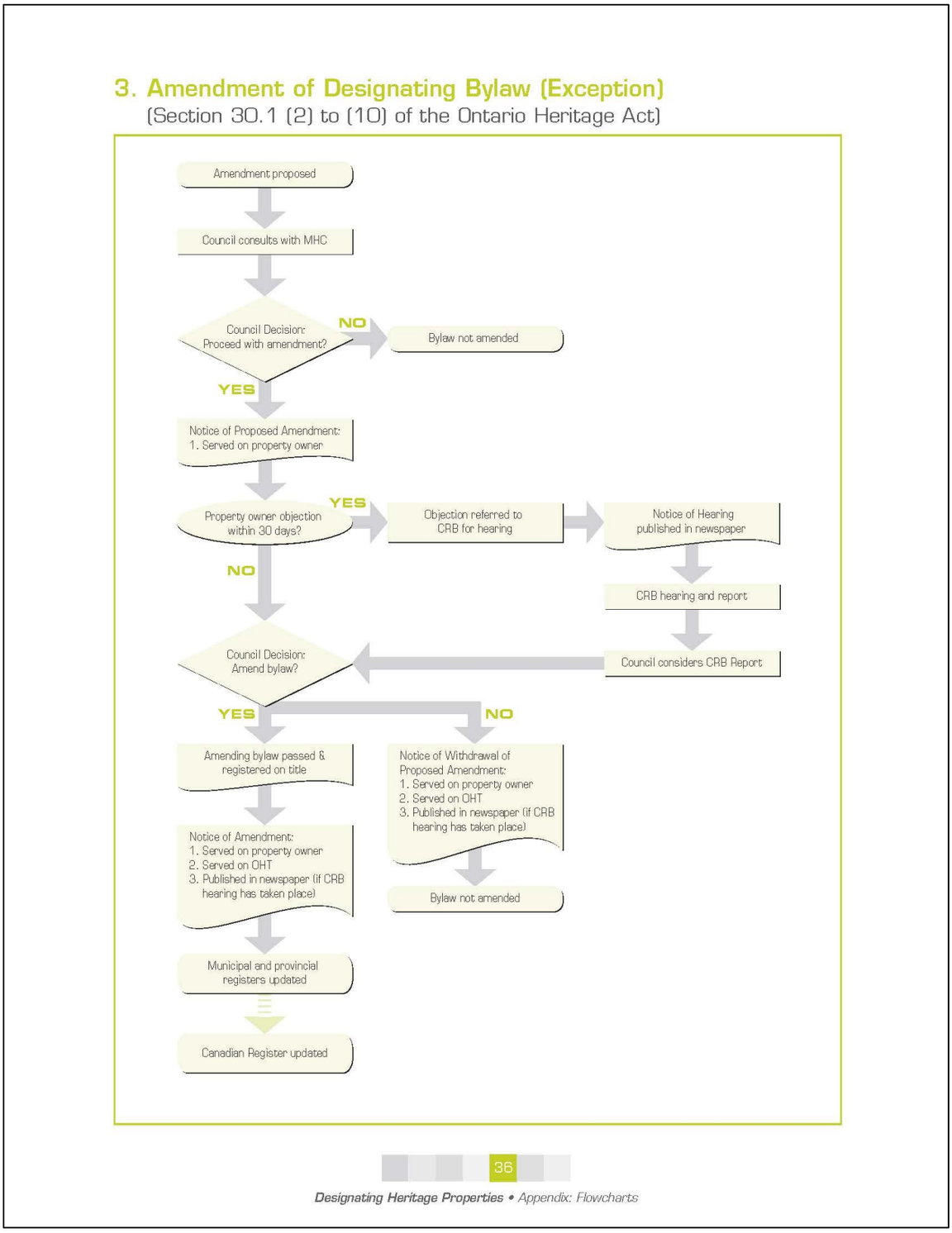

Figure 1: Process to amend a heritage designating by-law pursuant to Section 30.1 of the Ontario Heritage Act *(Ministry of Culture, Ontario Heritage Toolkit, Designating Heritage Properties, 2006).*

Appendix B

Legal Description – for part of the property located at 660 Sunningdale Road East with the red clay tile barns

“Part Lot 13, Concession 6, London Township, designated as Part 1, 33R-16565, save and except Plan 33M-749 and Plan 33M-764, s/t easement in gross over Part 4, 33R-19133 as in ER975679, s/t easement in gross over Part 1, 33R-20202 as in ER1204833, London”.