

Agenda Including Addeds

London Advisory Committee on Heritage

10th Meeting of the London Advisory Committee on Heritage

October 20, 2021, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact advisorycommittee@london.ca.

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7.	Adjournment	

October 20, 2021



Victoria Bridge Replacement

London Advisory Committee on Heritage (LACH) Meeting

Tara Jenkins, MA, CAHP, Cultural Heritage Specialist
Gavan McDonald, P.Eng., Project Manager



Agenda

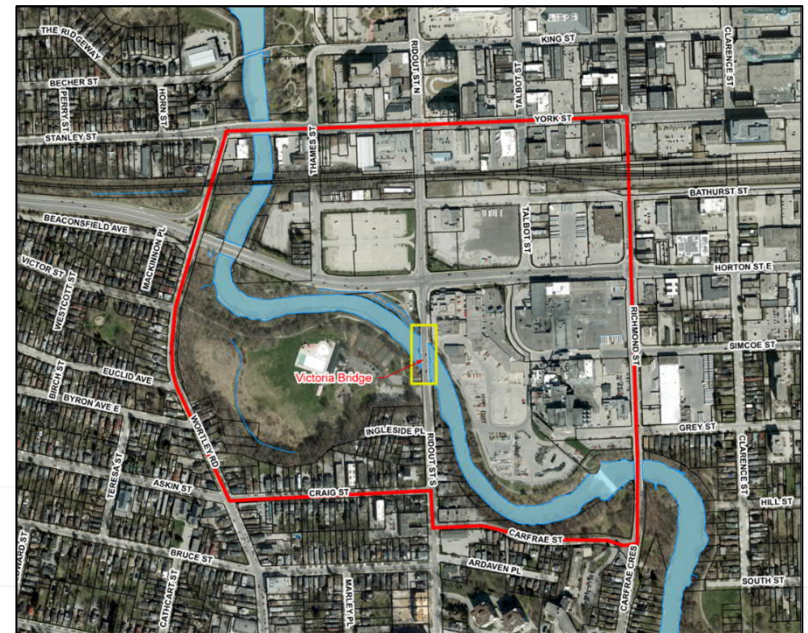
- Introduction
- Previous / Ongoing Work Summary
- Environmental Assessment Summary
- Cultural Heritage Evaluation Report
- Heritage Impact Assessment
- HIA Recommendations and Approach
- Other Considerations



Introduction

Victoria Bridge is located on Ridout St. South, over the South Branch of the Thames River, connecting Old South to the downtown core.

Detailed Design for the replacement of Victoria Bridge is underway, with tendering in November.





Introduction

- The current structure is a two-span steel rivet-connected modified Warren pony-truss structure with a reinforced concrete deck.
- Bridge was built by Hamilton Bridge Company.
- The abutments of the 1875 structure were reused to save cost. Stone abutments and pier were concrete encased.
- Bridge is construction on a shape 41-degree skew.
- Major rehabilitations include:
 - 1956 - Reconstruction of south abutment
 - 1960 - Reconstruction of deck
 - 1983 - Concrete deck overlay
 - 1992 - Steel recoating
 - Misc. more recent repairs
- Kensington Bridge on Riverside Drive is a similar example of a modified Warren pony truss structure.



Introduction

- Multiple bridge structures named after Queen Victoria have been constructed at this location:
 - 1848, wood structure – washed out shortly after construction
 - 1863, unknown structure details – swept away in flood in 1874
 - 1875, wrought iron pin- connected Pratt through truss – closed in 1925 due to condition/safety



Victoria Bridge

- Current bridge: 1926, steel rivet-connected modified Warren pony truss (current structure) – This (and the Kensington Bridge) are rare variations of a Warren truss where the center panel "breaks" the Warren pattern and introduces a panel with two diagonals forming an "X" at this point, rather than continuing the Warren pattern





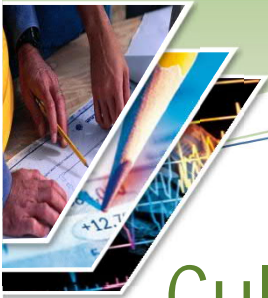
Previous/Ongoing Work Summary

- Bridge Study (2016)
 - Structural Evaluation and Preliminary Design Report
 - Cultural Heritage Evaluation Report
- Environmental Assessment (2017-2018)
 - Environmental Study Report
 - Heritage Impact Assessment
- Detailed Design (Ongoing)
- Construction in Spring 2022 to Summer 2023.



Environmental Assessment (EA)

- Bridge Study completed in 2016 identified need for replacement or major rehabilitation of the Victoria Bridge.
- EA undertaken in 2017 considered multiple alternatives including:
 - Alt A - Major Rehab. with active transportation improvement
 - Alt B – Keep Bridge and repropose, construct new bridge downstream
 - Alt C – Reconstruct bridge on existing alignment
 - Alt D – Reconstruct Bridge on new Alignment downstream
- Removal and replacement of the bridge on the existing alignment was determined to be the preferred alternative.
 - Improved geometric and safety design for motorist, pedestrians and cyclists.
 - Longer span and higher deck improve river functionality.
 - Similar lifecycle cost impacts as structure rehabilitation.
- Through Arch determined to be the preferred Design Concept



Cultural Heritage Evaluation Report (CHER)

- CHER identified several elements as historic attributes:
 - Riveted, modified Warren truss structure with seven panels.
 - Decorative lamp posts in centre of the bridge spans.
 - Remnants of decorative stone and concrete end post at north abutment.
 - Bridge skew evident in abutments, pier and truss alignments.
 - Hand railings original to the design of the bridge.
- HIA required as part of the EA to assess impact of proposed alternatives





Heritage Impact Assessment (HIA)

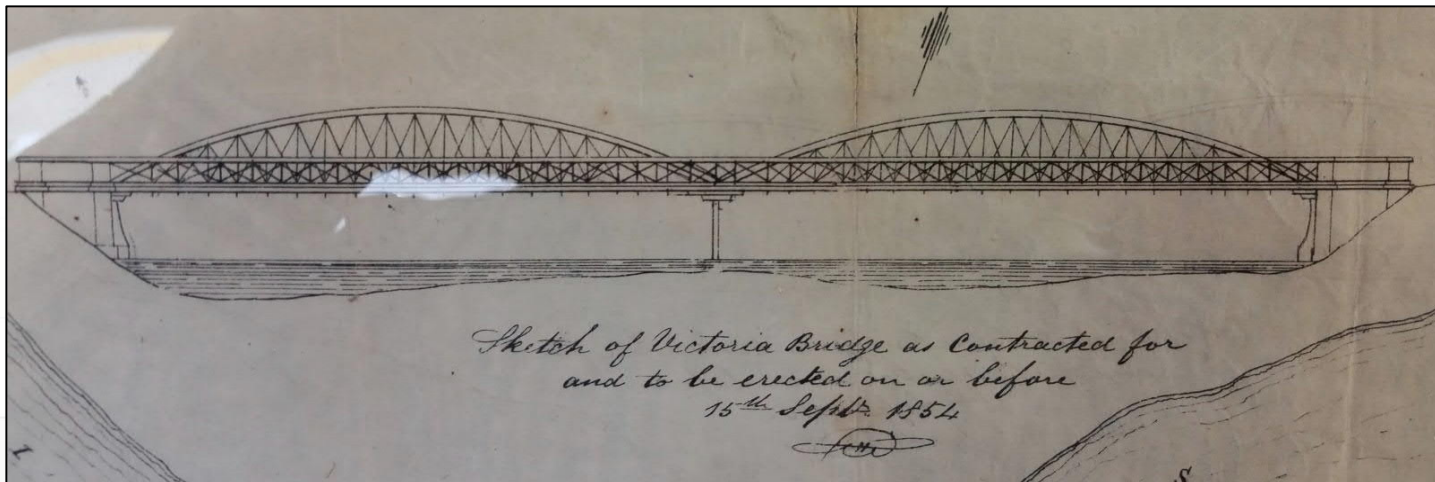
- Draft HIA was presented to LACH in April 2017. At that time the EA was not complete, however the most feasible alternatives for the bridge were:
 - Retention of existing Bridge with sympathetic modifications.
 - Replacement on existing alignment with sympathetic design.
- Replacement with sympathetic design was chosen alternative per EA.
- Recommendations were provided in the HIA for consideration with either a replacement or rehabilitation option.



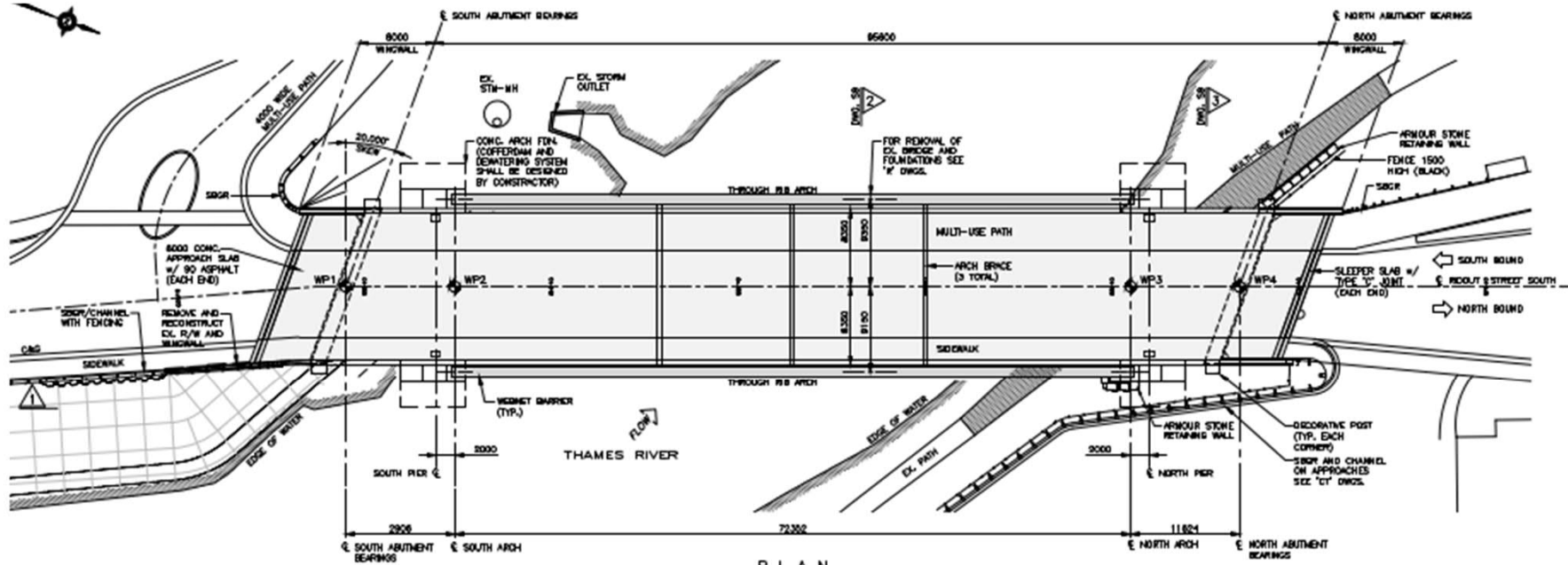
HIA Recommendations and Approach

Recommendation: Sympathetic design consideration with potential to incorporate design aesthetics of previous bridges at this location.

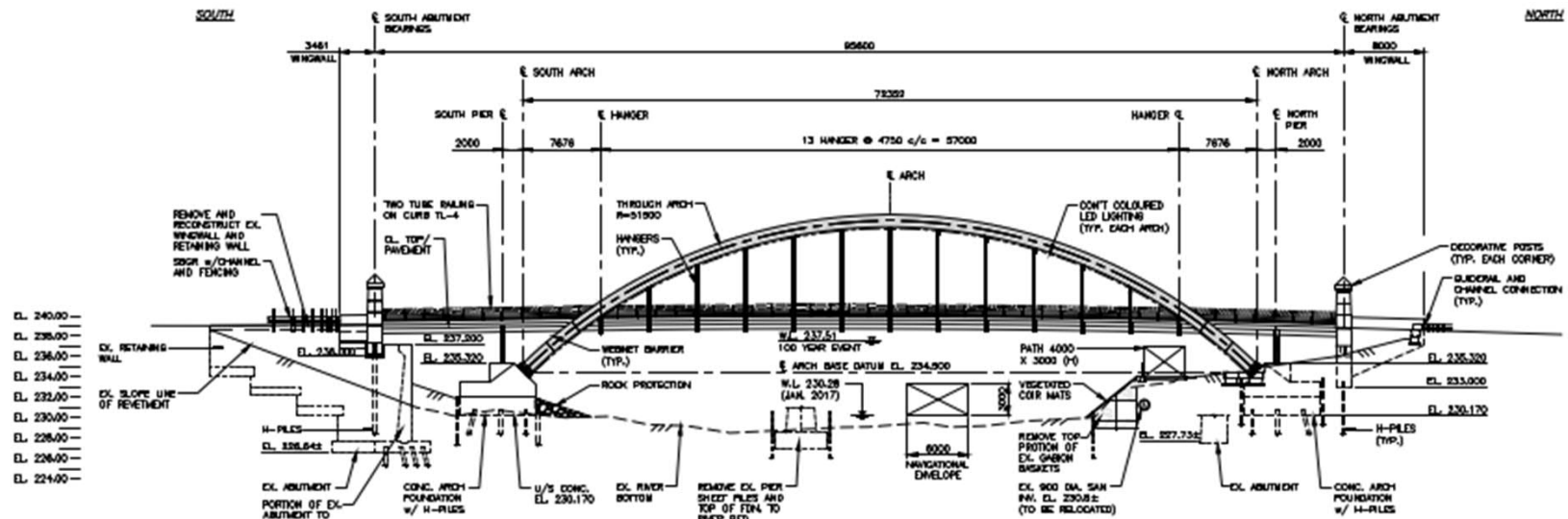
The arch structure has a historic connection to the proposed 1854 design for Victoria Bridge by Samuel Peters which was never constructed. The proposed structure material type (steel) is also reflective of the current Victoria Bridge.



VICTORIA BRIDGE GENERAL ARRANGEMENT

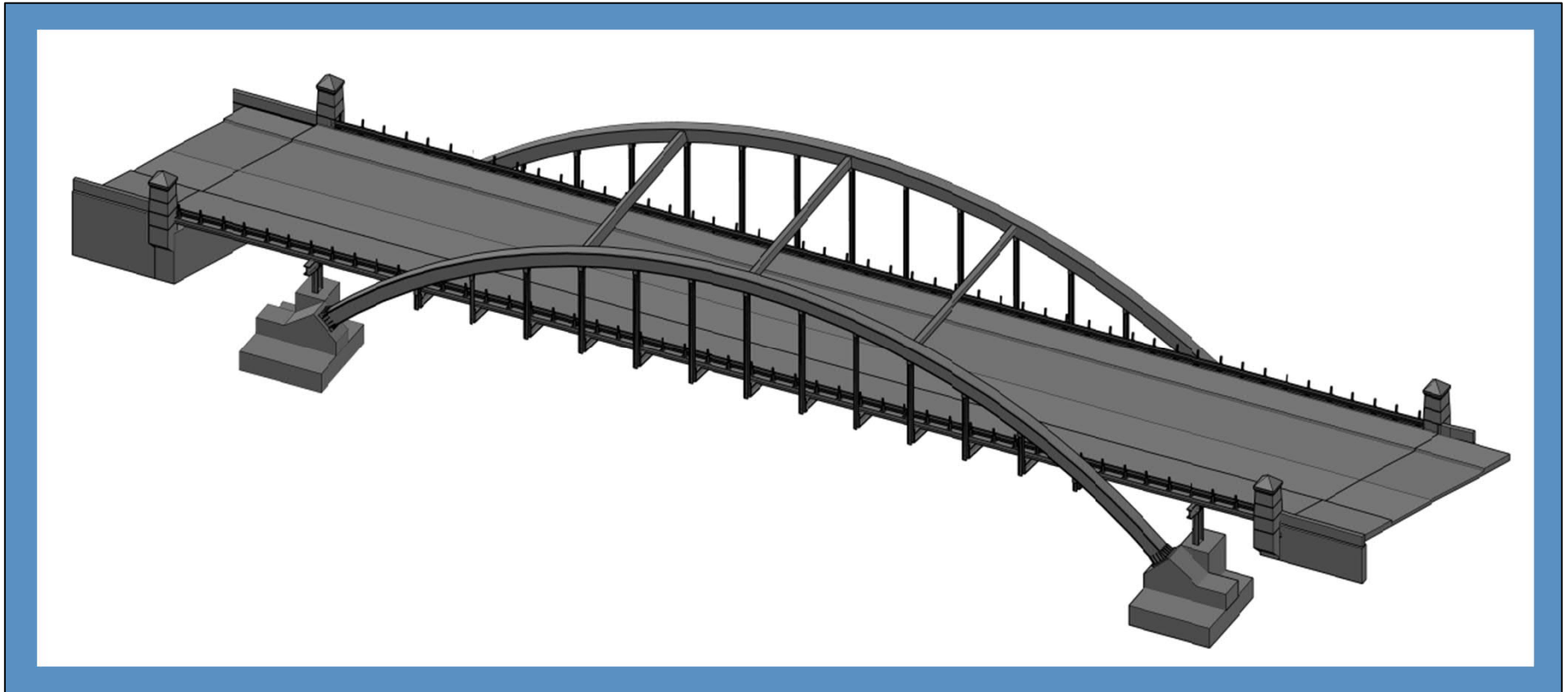


PLAN
1 : 250



ELEVATION
1 : 250

VICTORIA BRIDGE RENDERING



BAYFIELD BRIDGE (HWY 24)

Example of a Through Arch Bridge currently under construction





HIA Recommendations and Approach

Recommendation: Maintain a 76 m span of structure as a symbolic connection to the existing bridge.

The span of the new steel arch structure will be 76.3 m.

Recommendation: Maintain similar arrangement of transverse floor beams, longitudinal stringers and concrete deck, similar to the existing structure.

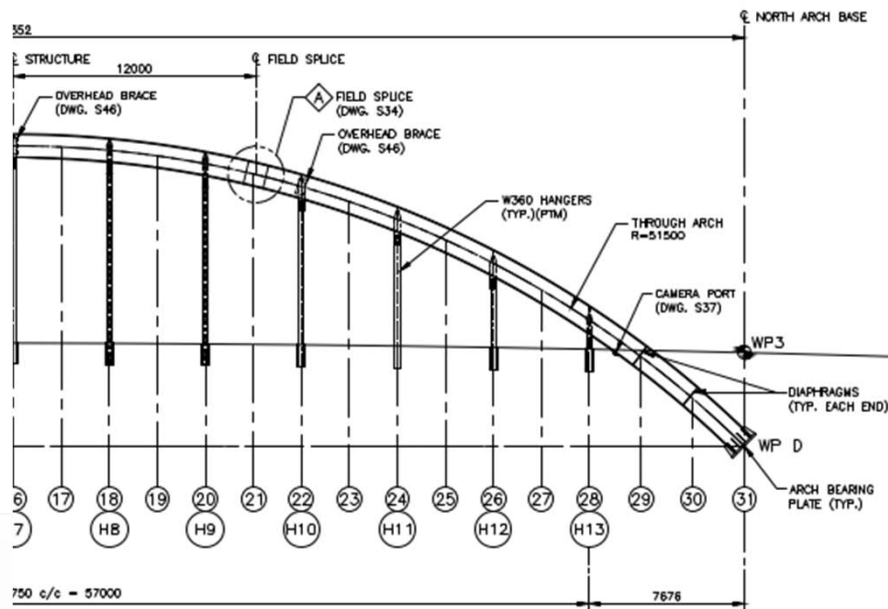
The new Through Arch Bridge will consist of similar steel transverse floor beams, longitudinal stringers and reinforcing concrete deck.



HIA Recommendations and Approach

Recommendation: Consider heritage attributes when finalizing the design to maximize potential for heritage-related sympathetic design.

- Riveted, modified Warren truss structure with seven panels



Use of faux rivets (i.e. rounded bolt heads) welded to the arches and structural elements was considered. However, based on arrangement and modern styling, rivets would not appear functional and may take away from the sleek appearance.

The design incorporates 7 spaces between vertical hangers on each side of centreline of the arch, which references 7 panel truss on each side of the centre pier.



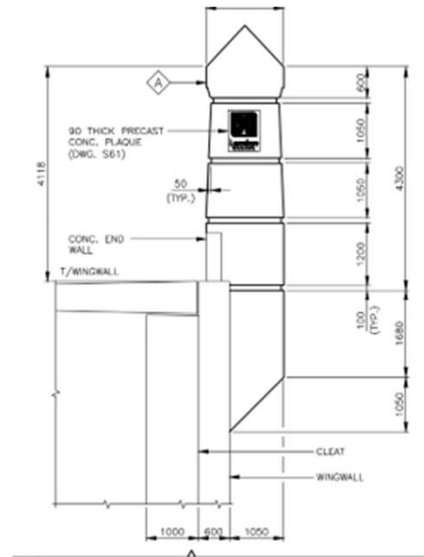
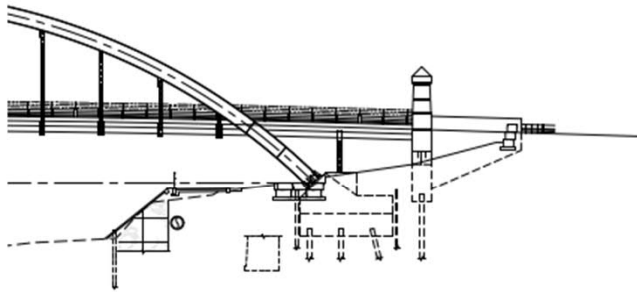
AECOM



HIA Recommendations and Approach

- Remnants of decorative stone and concrete end post at north abutment

Construct new concrete end posts at 4 corners of the bridge, supported on the abutments similar to the existing bridge. While the posts have a similar shape, they are of larger size to create more prominent limits of the structure which further highlights the bridge skew. The larger post size is reflective of the prominent original stone posts at the ends of the truss that no longer exist. Detailing of the posts is modern to reflect the new structure.





HIA Recommendations and Approach

- Decorative Lamp Posts in centre of bridge spans

Reuse of existing poles on new bridge was reviewed, but not feasible due to unknown condition (cracking evident), durability, anchorage/base details, design criteria or capacity. The current light arm/fixture are modern LED style.

New decorate pole / arm / fixture will be incorporated on bridge.

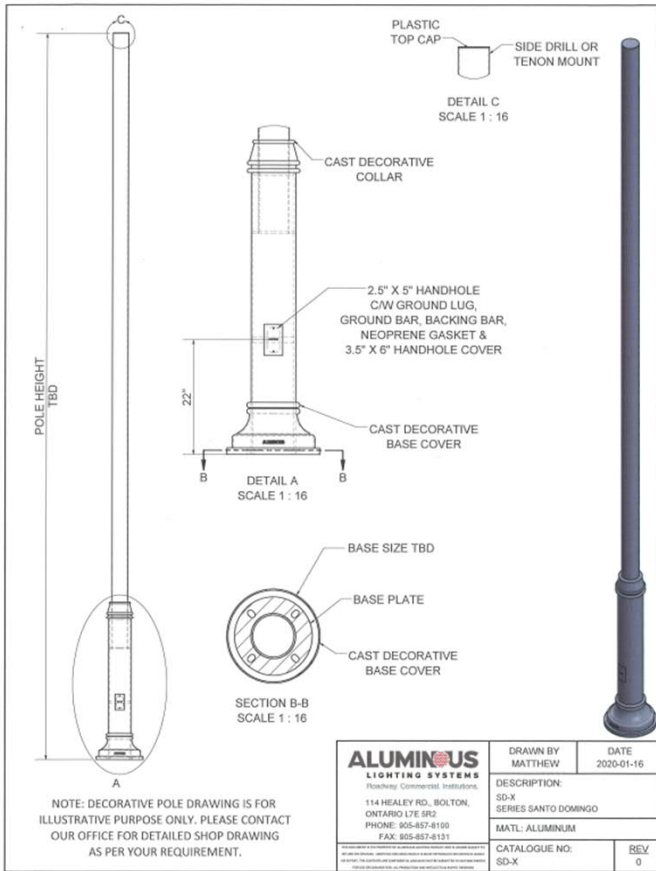




HIA Recommendations and Approach

- Decorative Lighting on Bridge

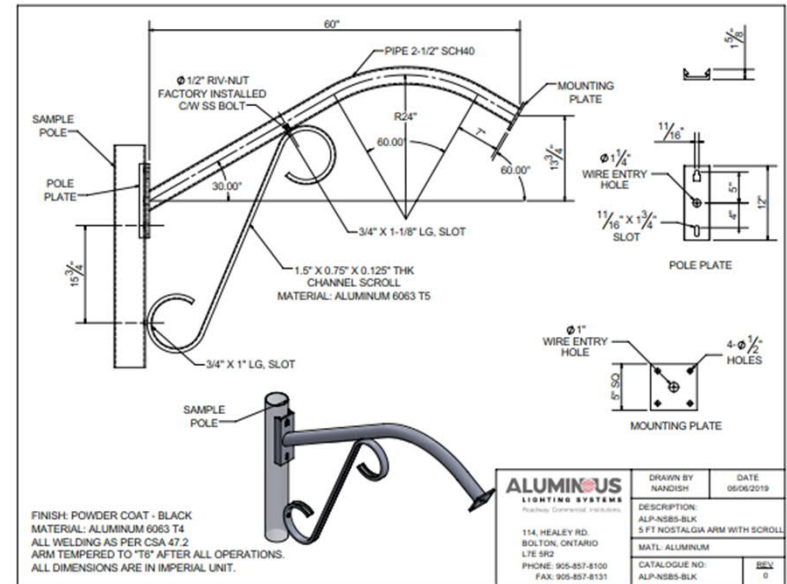
Proposed lighting on the bridge shown below. Currently reviewing options for new pole with decorative detail at base.



SDL LED

1 - 4 LightBARs

DECORATIVE LUMINAIRE

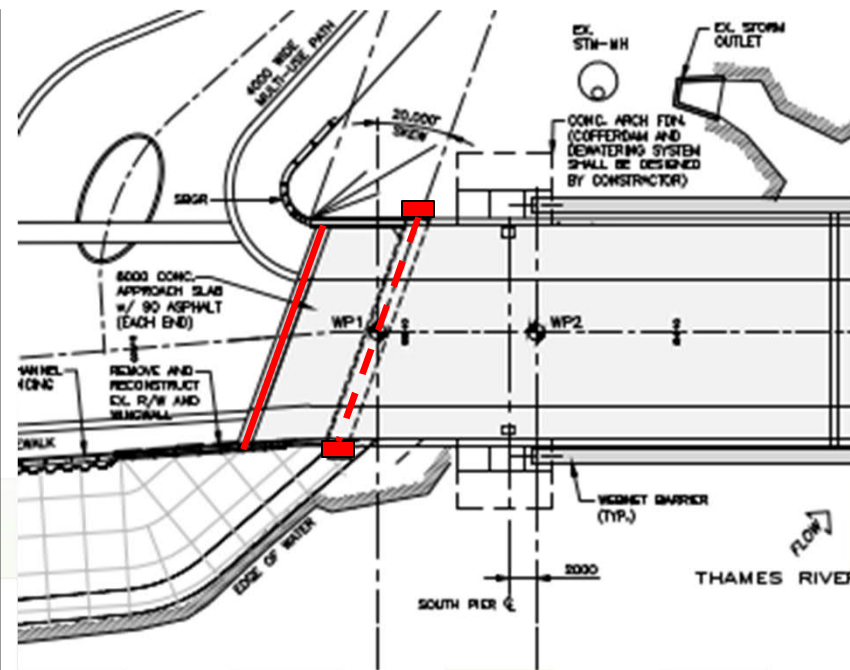




HIA Recommendations and Approach

- Bridge skew evident in abutments, pier and truss alignments

New Bridge will have a 20-degree skew at the abutments and approach slabs. The skew will be highlighted with the position of the end posts and in the expansion joint at the end of the approach slab.



AECOM



HIA Recommendations and Approach

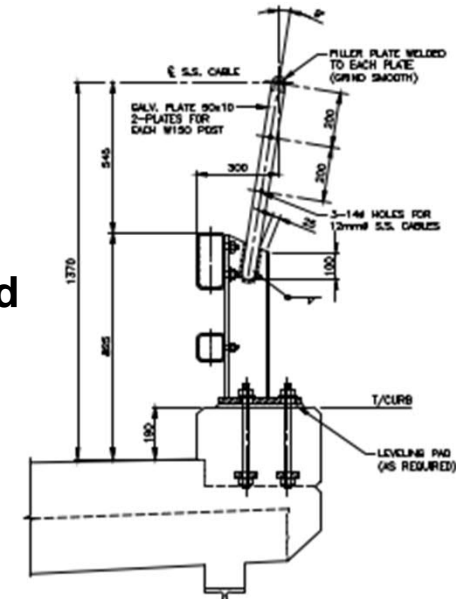
Heritage Impact Assessment:

- Hand railings original to the design of the bridge

Existing bridge railings are pedestrian guards. With the new structure, railing must be vehicular crash rated to current design standard. A more substantial railing is required than the existing structure. A railing design similar to existing is not feasible.

The new railing system will consist of steel box beam barrier with stainless steel cable guard extension to raise the height of the barrier suitably for pedestrians and cyclists.

Proposed Railing



Existing Railing





HIA Recommendations and Approach

Heritage Impact Assessment:

- Hand railings original to the design of the bridge

Similar example: West Broughs Bridge (Richmond St., south of Windermere Rd.)

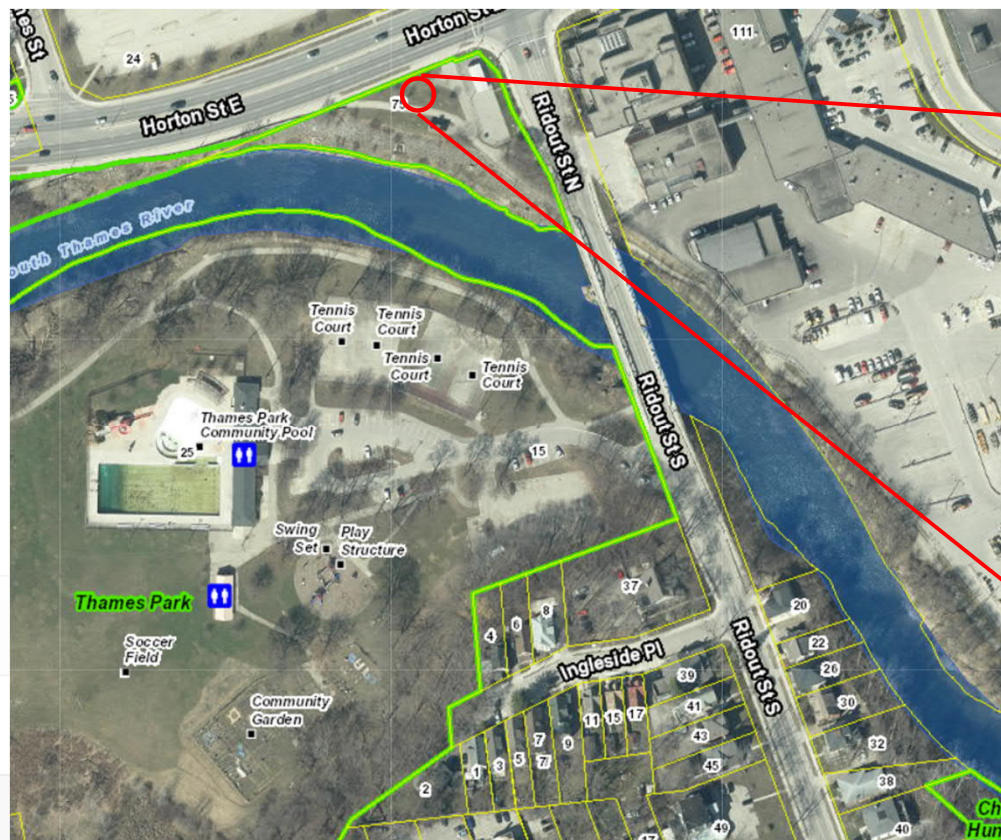




HIA Recommendations and Approach

- Interpretive Signage / Plaque(s) to summarize the history of bridge crossings at this location.

Construct monument with interpretive historical plaque near TVP at the northwest corner of bridge.





HIA Recommendations and Approach

- Interpretive Signage / Plaque(s) to summarize the history of bridge crossings at this location.

Consider salvage and reuse of existing stone from the northeast wingwall (original to the 1875 bridge). The stone could be incorporated as the base of the monument to mount the plaque.

Best efforts will be made during construction to extract and protect the stone. However, if the stone condition is unsuitable for reuse, new similar materials will be utilized.





Other Considerations

- Bridge colour

AECOM recommends a white arch colour, providing a sleek and modern appearance. Other structural steel elements (floor beams, stringers, etc.) would be painted a matching colour.

London Advisory Committee on Heritage

Report

9th Meeting of the London Advisory Committee on Heritage
September 8, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: D. Dudek (Chair), S. Bergman, M. Bloxam, J. Dent,
T. Jenkins, J. Manness, E. Rath, M. Rice, K. Waud and M.
Whalley and J. Bunn (Committee Clerk)

ABSENT: L. Fischer, S. Gibson and S. Jory

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, M.
Schulthess and S. Wise

The meeting was called to order at 5:31 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 8th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 8th Report of the London Advisory Committee on Heritage, from its meeting held on August 11, 2021, was received.

2.2 Western Road and Sarnia Road/Philip Aziz Avenue Improvements - Municipal Class Environmental Assessment - Notice of Study Restart

That it BE NOTED that the Notice of Study Restart, dated August 16, 2021, from K. Grabowski, City of London and J. Pucchio, AECOM Canada Ltd., with respect to the Western Road and Sarnia Road/Philip Aziz Avenue Improvements Municipal Class Environmental Assessment, was received.

2.3 Temporary Relocation of Commemorative Boulder and National Historic Site of Canada Plaque at 399 Ridout Street North

That it BE NOTED that the communication, dated August 19, 2021, from J. Dann, Director, Construction and Infrastructure Services, with respect to a temporary relocation of the Commemorative Boulder and National Historic Site of Canada plaque at 399 Ridout Street North, was received.

2.4 Notice of Planning Application - Zoning By-law Amendment - 2170 Wharncliffe Road South

That it BE NOTED that the Notice of Planning Application, dated August 18, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 2170 Wharncliffe Road South, was received.

2.5 Public Meeting Notice - Zoning By-law Amendment - 496 Dundas Street

That it BE NOTED that the Public Meeting Notice, dated August 11, 2021, from I. de Ceuster, Planner I, with respect to a Zoning By-law Amendment related to the property located at 496 Dundas Street, was received.

3. Sub-Committees and Working Groups

3.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on August 25, 2021, was received.

4. Items for Discussion

4.1 Request for Designation for the property located at 44 Bruce Street under Part IV of the Ontario Heritage Act by A. Konstantynowicz

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report, dated September 8, 2021, related to a request for designation of the property located at 44 Bruce Street:

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 located at 44 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 44 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

4.2 Demolition Request for the Anne Eadie Park Stage on the Heritage Listed Property located at 900 King Street

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the Anne Eadie Park Stage on the heritage listed property located at 900 King Street;

it being noted that the property located at 900 King Street should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest.

4.3 Notice of Planning Application - Revised Official Plan and Zoning By-law Amendments - 560 and 562 Wellington Street

That S. Wise, Senior Planner, BE ADVISED that, despite the changes that have been brought forward in the Notice of Planning Application, dated June 28, 2021, from S. Wise, Senior Planner, with respect to Revised

Official Plan and Zoning By-law Amendments, related to the properties located at 560 and 562 Wellington Street, the London Advisory Committee on Heritage, reiterates its comments from the meeting held on January 11, 2017 with respect to concerns about the following matters related to the compatibility of the proposed application with the West Woodfield Heritage Conservation District Plan guidelines, Victoria Park and the adjacent properties:

- i) the height of the building;
- ii) the massing of the building;
- iii) the setbacks of the Building;
- iv) the design of exterior facades; and,
- v) shadowing impacts onto adjacent heritage properties.

4.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated September 8, 2021, from the Heritage Planners, was received.

5. Confidential

5.1 Personal Matters / Identifiable Individual

The London Advisory Committee on Heritage convened in closed session from 6:20 PM to 6:28 PM after having passed a motion to do so, with respect to a personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2022 Mayor's New Year's Honour List.

6. Adjournment

The meeting adjourned at 6:28 PM.



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

London
CANADA

September 15, 2021

G. Kotsifas
Deputy City Manager, Planning and Economic Development

I hereby certify that the Municipal Council, at its meeting held on September 14, 2021, resolved:

That the following actions be taken with respect to the 8th Report of the London Advisory Committee on Heritage, from its meeting held on August 11, 2021:

a) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated properties at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village- Old South Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- the installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed

b) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request for designation of the property located at 46 Bruce Street:

- 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 E of the associated staff report; and,
- ii) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 46 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period; it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal;

c) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the heritage designated property located at 228-230 Dundas

Street, in the Downtown Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the development is consistent with the submitted plans as shown in the drawings included with the Heritage Alteration Permit application;
- the work is completed on the exterior of the addition by end of year 2021; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage is supportive of the adaptive reuse of the building for residential purposes; and,

d) clauses 1.1, 2.1 and 2.2, inclusive, 3.1, 4.4 and 4.5, inclusive, BE RECEIVED for information. (4.2/12/PEC)



C. Saunders
City Clerk
/pm

cc: G. Barrett, Director, Planning and Development
K. Gonyou, Heritage Planner, Planning and Economic Development
L. Dent, Heritage Planner, Planning and Economic Development
M. Greguol, Heritage Planner, Planning and Economic Development
Chair and Members, London Advisory Committee on Heritage



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

London
CANADA

October 6, 2021

G. Kotsifas
Deputy City Manager, Planning and Economic Development

I hereby certify that the Municipal Council, at its meeting held on October 5, 2021, resolved:

That, the following actions be taken with respect to the 9th Report of the London Advisory Committee on Heritage, from its meeting held on September 8, 2021:

a) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report, dated September 8, 2021, related to a request for designation of the property located at 44 Bruce Street:

- 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 located at 44 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report; and,
- ii) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 44 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal;

b) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the Anne Eadie Park Stage on the heritage listed property located at 900 King Street;

it being noted that the property located at 900 King Street should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest

c) S. Wise, Senior Planner, BE ADVISED that, despite the changes that have been brought forward in the Notice of Planning Application, dated June 28, 2021, from S. Wise, Senior Planner, with respect to Revised Official Plan and Zoning By-law Amendments, related to the properties located at 560 and 562 Wellington Street, the London Advisory Committee on Heritage, reiterates its comments from the meeting held on January 11, 2017 with respect to concerns about the following matters related to the compatibility of the proposed application with the West Woodfield Heritage Conservation District Plan guidelines, Victoria Park and the adjacent properties:

- i) the height of the building;
- ii) the massing of the building;
- iii) the setbacks of the building;

- iv) the design of exterior facades; and,
- v) shadowing impacts onto adjacent heritage properties; and,
- d) clauses 1.1, 2.1 to 2.5, inclusive, 3.1, 4.4 and 5.1 BE RECEIVED for information.
(4.1/13/PEC)



C. Saunders
City Clerk
/pm

cc: S. Wise, Senior Planner, Long Range Planning and Research
K. Gonyou, Heritage Planner, Planning and Economic Development
L. Dent, Heritage Planner, Planning and Economic Development
M. Greguol, Heritage Planner, Planning and Economic Development I. De
Chair and Members, London Advisory Committee on Heritage
M. Vivinetto, Executive Assistant to the Deputy City Manager, Planning and
Economic Development
External cc is on file in the City Clerk's Office



HERITAGE LONDON
FOUNDATION



**Architectural Conservancy Ontario - London Region
&
Heritage London Foundation**

15th Annual London Heritage Awards: Call for Nominations

This awards program seeks to recognize individuals and organizations from either the private or public sector who have demonstrated an extraordinary commitment to the preservation of London's built heritage. Nominees may be proposed for their long-term dedication to the cause, for a single outstanding effort that made a notable difference, for strong leadership and vision in educating the public, or for actions that have brought about a positive outcome for built heritage in our City. The awards also seek to honour projects that have actually preserved part of our built heritage. The awards will therefore be given in the following three categories:

1. To volunteers in the fields of education, awareness or advocacy
2. To projects that have preserved built heritage
3. To professionals who were crucial to the success of a project or who have gone above and beyond their professional role

The number of awards given each year will be at the discretion of the Awards Committee.

How to Nominate:

Any person may make a nomination. Please fill in a nomination form that can be found on the awards website, <http://londonheritageawards.ca>. The list of possible awards and the evaluation criteria that the Committee will use can be found on the same website.

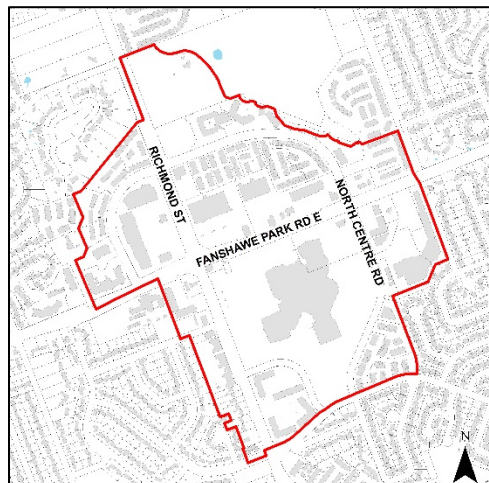
Alternatively, nominations may be sent by mail to ACO – HLF Awards Committee
Grosvenor Lodge, 1017, Western Road, London, Ontario N6G 1G5
By Fax to 519-645-0981 or by email to awards@acolondon.ca

Deadline for nominations is Friday November 12th 2021

The awards are usually presented in late February or early March. Due to the continuing uncertainty surrounding the Covid-19 pandemic a decision about the format of the presentations will be made in late December this year.

Official Plan Amendment

Masonville Secondary Plan



File: O-8991

Applicant: The Corporation of the City of London

What is Proposed?

The final Masonville Secondary Plan is based on revisions from the draft Secondary Plan. The Masonville Secondary Plan will be presented and recommended for adoption at this meeting. The Masonville Secondary Plan contains:

- A long-term vision for the plan area;
- Over-arching principles that set the foundation for the plan; and
- Detailed policies and schedules that will guide future development based on land use, building heights, setbacks, connections, and the public realm.

YOU ARE INVITED!

Further to the Notice of Application you received on December 9, 2020, and the Notice of Public Meeting you received on March 10, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, October 18, 2021, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

Please refer to the enclosed Public Participation Meeting Process insert.

For more information contact:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
Planning and Development,
300 Dufferin Avenue., London ON N6A 4L9
File: O-8991

getinvolved.london.ca/masonville1

To speak to your Ward Councillor:

Maureen Cassidy Ward 5
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

Josh Morgan Ward 7
joshmorgan@london.ca
519-661-CITY (2489) ext. 4007

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

Application Details

Requested Amendment to the 1989 Official Plan

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Section 20.2 and 20.3 of the *1989 Official Plan*, and to Schedule D of the *1989 Official Plan*.

Requested Amendment to The London Plan (New Official Plan)

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Policy 1565 of *The London Plan*, and to Map 7 – Specific Policy Areas in *The London Plan*.

Both Official Plans are available at london.ca.

Access the Masonville Secondary Plan

The final Masonville Secondary Plan is available on the project website, and can be accessed here: getinvolved.london.ca/masonville1.

Planning Policies

Secondary Plans are prepared to provide for a coordinated planning approach and more detailed policy guidance. Secondary Plans are adopted by Municipal Council to form part of the Official Plan and elaborate on the parent policies of *The London Plan*. The Masonville Secondary Plan consists of policies and maps (schedules) that provide more specific direction to guide redevelopment, establish street and pathway networks, identify park spaces, establish more detailed policies for land use, intensity and built form, and establish transitional and interface policies.

The subject lands are currently designated as Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, Enclosed Regional Commercial Node, and Office Area in the *1989 Official Plan*, which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses.

The subject lands are in the Transit Village Place Type in *The London Plan* which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses. Transit Villages are intended to be exceptionally designed, high-density, mixed-use urban neighbourhoods that are well connected by transit.

How Can You Participate in the Planning Process?

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See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at getinvolved.london.ca/masonville1
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan amendment changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Alternative formats to in-person attendance are available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

Please refer to the enclosed Public Participation Meeting Process insert.

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, 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 Ontario Land Tribunal

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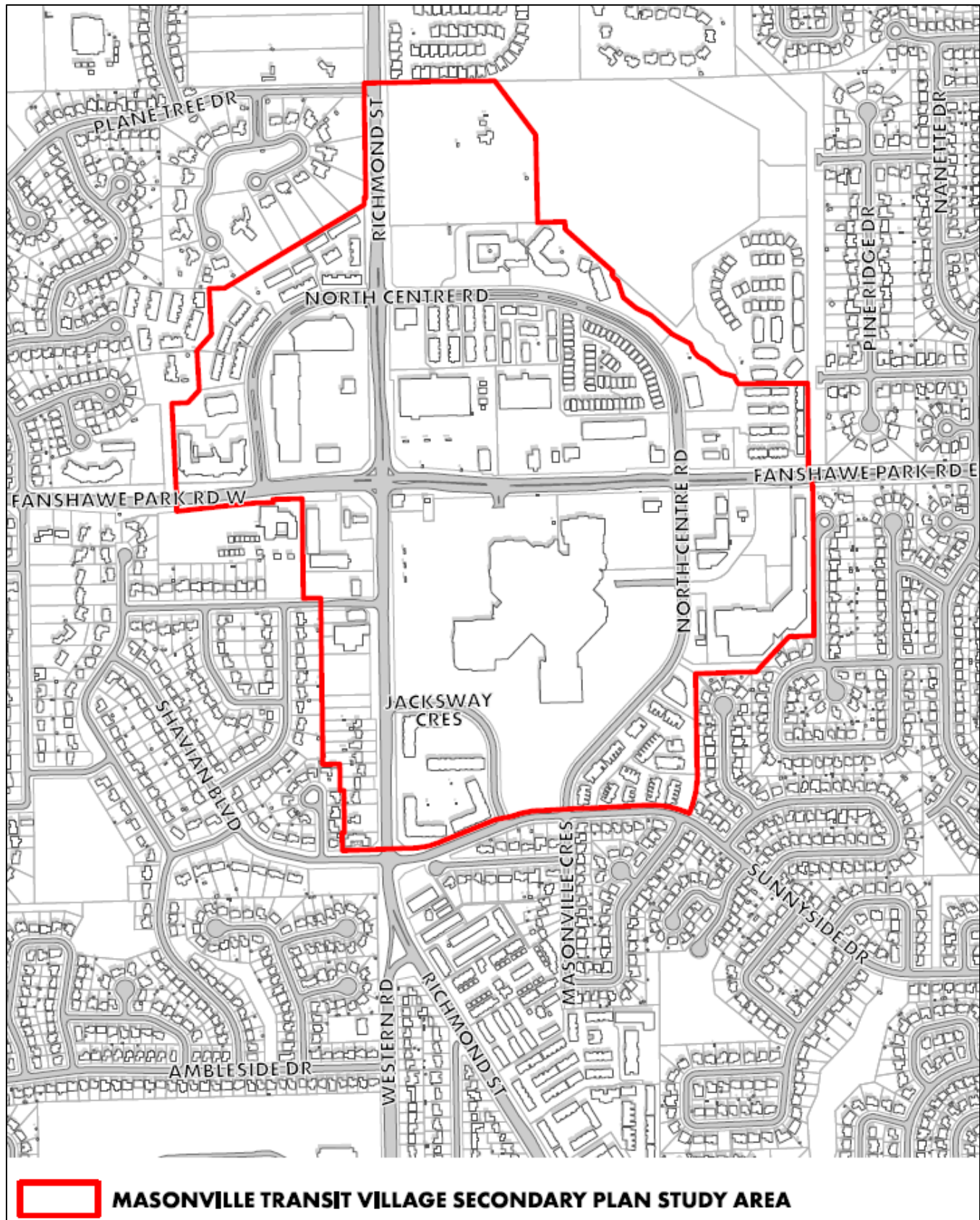
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Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) the interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at planning@london.ca or 519-661-4980 by October 11, 2021 to request any of these services.

Masonville Secondary Plan Boundary



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Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

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 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
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Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

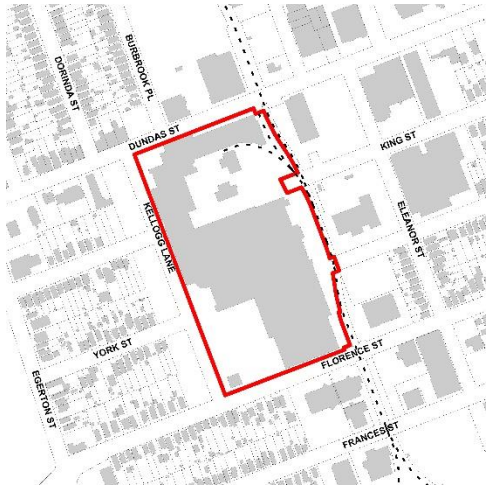
- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

100 Kellogg Lane



File: Z-9408

Applicant: E & E McLaughlin Ltd.

What is Proposed?

Zoning amendment to allow:

- Places of Entertainment and Amusement Games Establishments as additional permitted uses for the north part of the property.
- Special zoning provision to allow outdoor patios in any yard, at or above-grade, whereas the Zoning By-law limits the locations and elevations of outdoor patios associated with a restaurant or tavern when the property is adjacent to a residential zone.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 28, 2021**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9408

london.ca/planapps

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

Jesse Helmer

jhelmer@london.ca

519-661-CITY (2489) ext. 4004

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

Application Details

Requested Zoning By-law Amendment

To change the zoning on the north part of the property from a Business District Commercial Special Provision (BDC1/BDC2(12)) Zone to a revised Business District Commercial Special Provision (BDC1/BDC2(12)) Zone to include the existing special zoning provisions, and add Place of Entertainment and Amusement Games Establishment as permitted uses. A new special provision is also requested to allow outdoor patios in any yard, at or above-grade, whereas Section 4.18(2) of the Zoning By-law limits the locations and elevations of outdoor patios associated with a restaurant or tavern when the property is adjacent to a residential zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Business District Commercial Special Provision (BDC1/BDC2(12)) Zone

Permitted Uses: a range of service, office, retail, entertainment, laboratory, institutional, and residential uses, including among other things, commercial recreation establishments, private clubs, cinemas, taverns, craft breweries, hotels, and self-storage establishments restricted to the basement of the existing building

Special Provision(s): maximum height – 15.0 metres; a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane; a Maximum Gross Floor Area of 8,361m² shall be permitted for Office uses within the existing building, in combination with the Office uses permitted in the LI1(18) zone on 100 Kellogg Lane

Residential Density and Height: unlimited within the existing structure; if height in new structure exceeds 15.0 metres, the height and density are to be established through a zoning by-law amendment

Requested Zoning

Zone: Business District Commercial Special Provision (BDC1/BDC2(12)) Zone

Permitted Uses: a range of service, office, retail, entertainment, laboratory, institutional, and residential uses, including among other things, commercial recreation establishments, private clubs, cinemas, taverns, craft breweries, hotels, and self-storage establishments restricted to the basement of the existing building

Special Provision(s): (new) add Place of Entertainment and Amusement Games Establishment as permitted uses; notwithstanding the provisions of Section 4.18(2) of the Zoning By-law, outdoor patios are permitted in any yard, at or above grade; (existing) a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane; a Maximum Gross Floor Area of 8,361m² shall be permitted for Office uses within the existing building, in combination with the Office uses permitted in the LI1(18) zone on 100 Kellogg Lane

Residential Density and Height: unlimited within the existing structure; if height in new structure exceeds 15.0 metres, the height and density are to be established through a zoning by-law amendment

The City may also consider additional special provisions including but not limited to the maximum allowable gross floor area or location within the complex to be occupied by the proposed new uses.

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 Main Street Commercial Corridor Place Type in the 1989 Official Plan, permitting a broad range of retail, service, entertainment, office, studio, community facility, and residential uses.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

Existing site-specific policies in both the 1989 Official Plan and The London Plan allow self-storage establishments, greater floor area of offices than normally permitted in the Main Street Commercial Corridor, and accessory parking at 1063, 1080, 1097 and 1127 Dundas Street.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

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

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. 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 Ontario Land Tribunal

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

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

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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 developmentsservices@london.ca for more information.

Official Plan and Zoning By-law Amendments

560 and 562 Wellington Street



File: OZ-8462

Applicant: 560 Wellington Holdings Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- 17-storey, mixed-use residential/commercial apartment building containing 173 residential apartments and 1 commercial unit
- Special provisions to add a range of small-scale commercial uses on the ground floor
- Reductions to yard depths for all sides between the building and property lines
- Maximum height of 61m and lot coverage of 95%
- Minimum landscaped open space of 20% including roof-top areas
- Minimum 0m parking area setback from the road

YOU ARE INVITED!

Further to the Notice of Application you received on June 28, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 1, 2021, no earlier than 5:30 p.m.

Meeting Location: During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-8462

london.ca/planapps

This application is located within Ward 13

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

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from a Low Density Residential designation to a Multi-Family, High Density Residential designation and to add a Specific Area Policy that provides site specific regulations to permit the proposed building height, density and land uses.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of the property from the Neighbourhoods Place Type to the Urban Corridor Place Type and to add a new site-specific policy to permit the mixed-use development proposed at a greater height than the permissions of the policies of the Urban Corridor Place Type.

Requested Zoning By-law Amendment

To change the zoning from an Office Area (OF1) Zone to a holding Residential R10 Special Provision (h-5*R10-5(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Office Area (OF1) Zone

Permitted Uses: Offices, and medical/dental offices

Special Provisions: None

Height: 10m maximum

Requested Zoning

Zone: Holding Residential R10 Special Provision (h-5*R10-5(_)) Zone

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

Special Provisions: Special provisions to land uses of: add art galleries, bake shops, convenience stores, dry cleaning and laundry depots, financial institutions, personal service establishments, florist shop, grocery or food store (under 250 square metres) restaurants, retail stores, studios, and video rental establishments. Special provisions are also requested to add the following regulations: yard depths of 0m from the podium portion of the building, yard depths ranging between 3.0m-4.0m from the tower portion, yard depths ranging from 3.75m-5.5m from the top portion, a maximum building height of 61m, a maximum floor area ratio of 10:1, a maximum lot coverage of 95%, a maximum density of 800uph, a minimum landscaped open space of 20% by recognizing landscaped open spaces areas within roof-top areas, and a minimum 0m parking area setback from a property line.

Residential Density: 800 units per hectare

Height: 17 storeys (61m)

Bonus Zone: Municipal Council may also consider a policy for specific areas (Chapter 10) and/or a bonus zone for the proposed development, requested uses and regulations in return for eligible facilities, services and matters outlined in Section 19.4.4 of the 1989 Official Plan.

Holding Provision: an 'h-5' holding provision is requested for consideration which requires a public site plan meeting. Municipal Council may also consider the use of other holding provisions to ensure the orderly development of lands.

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 Low Density Residential in the 1989 Official Plan, which primarily permits a range of low to mid-rise residential uses, with densities contemplated up to 75 units per hectare for infill and intensification proposals within Central London.

The subject lands are in the Neighbourhoods Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of low to mid-rise residential uses such as single detached, semi-detached, duplex, townhouse, triplex dwellings, small-scale community facilities and low-rise apartment buildings for a site with frontage along a Civic Boulevard at an intersection with a Neighbourhood Street. Commercial, high-rise residential or mixed-use buildings are permitted in other Place Types such as the Downtown or Corridors.

How Can You Participate in the Planning Process?

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decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

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Please refer to the enclosed Public Participation Meeting Process insert.

What Are Your Legal Rights?

Notification of Council Decision

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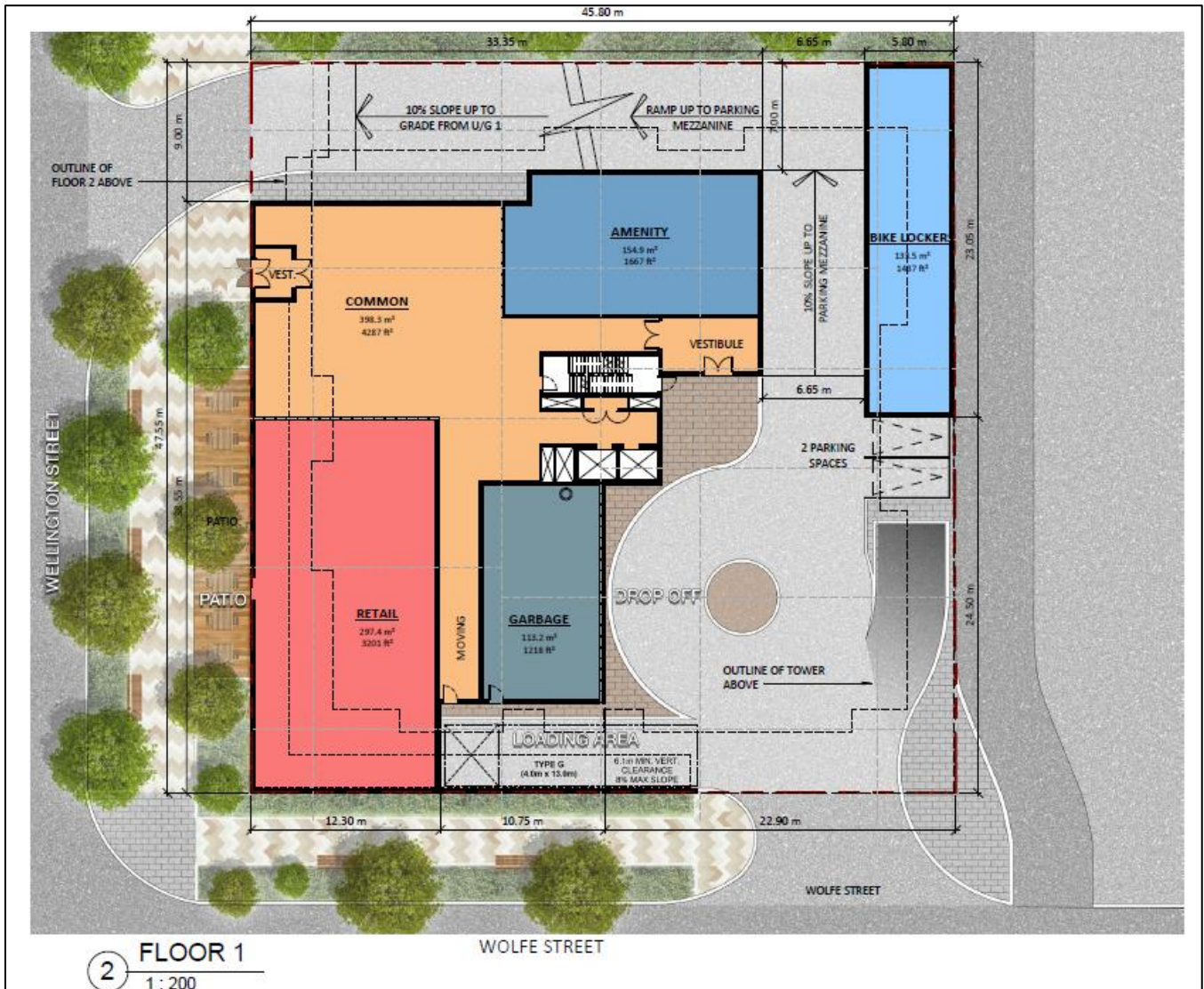
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Site Concept



Site Concept Plan of Ground Floor

Building Renderings



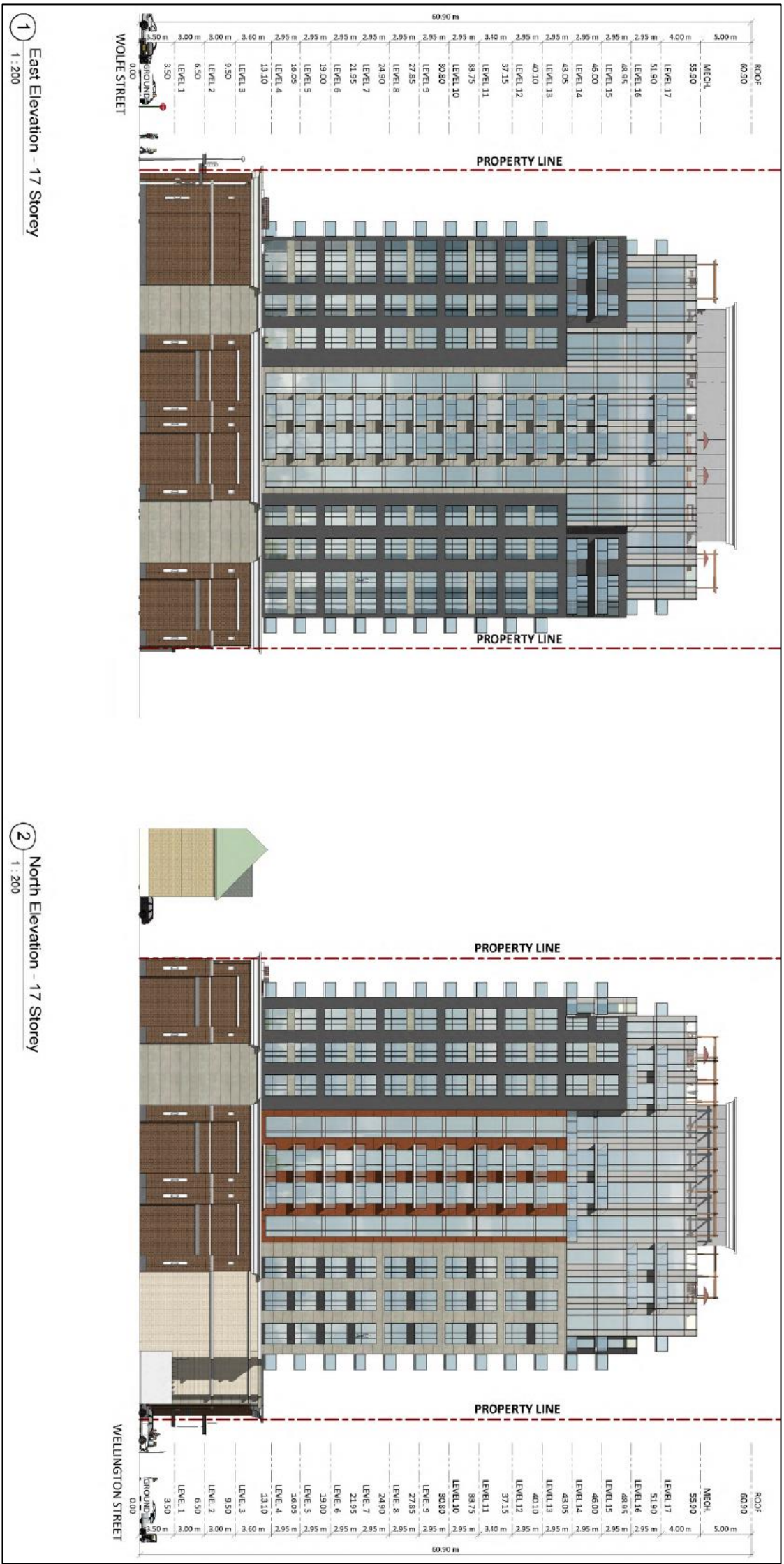
Southwest and West views to Proposed Development (from Victoria Park)

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

Building Elevations



South and West Elevations



East and North Elevations

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

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Council Chambers

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PUBLIC MEETING AND REVISED NOTICE

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

14 Gideon Drive and 2012 Oxford Street West



File: 39T-21501 / OZ-9295

Applicant: 2515060 & 2539427 Ontario Inc.

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- 36 single detached residential lots
- 1 medium density residential blocks
- 1 open space block
- 2 new streets.
- **woodland compensation**

YOU ARE INVITED!

Further to the Notice of Application you received on February 10, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, October 18, 2021, no earlier than 4:00 p.m.

Meeting Location: During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Sean Meksula
smeksula@london.ca
519-661-CITY (2489) ext. 5349
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-21501 / OZ-9295

london.ca/planapps

To speak to your Ward Councillor:

Anna Hopkins
ahopkins@london.ca
519-661-CITY (2489) ext. 409

**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: September 29, 2021

Application Details

Requested Draft Plan of Subdivision (please refer to attached draft plan)

Consideration of a Draft Plan of Subdivision consisting of 36 single detached lots (Lots 1-36); one (1) medium density residential block (Block 37); one (1) walkway block (Block 38); one (1) open space block (Block 39); two (2) road widening blocks (Blocks 40 and 41); and three (3) reserve blocks (Blocks 42, 43 and 44 new local streets (Street A and Street B).

Requested Official Plan Amendment (please refer to attached map)

Possible Amendments to the (1989) Official Plan:

- Schedule 'A' – Land Use Map to change the land use designations from: “Low Density Residential” to “Multi-Family, Medium Density Residential” for Block 37 on the proposed Draft Plan of Subdivision.

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve UR1 Zone to:

- **Residential R1 (R1-2) Zone (Lots 1-36)** - to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 9 metres;
- **Residential R6/Residential R8 (R6-5/R8-4) Zone (Block 37)** – to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, and stacked townhouse dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; and such uses as apartment buildings, senior citizens apartment buildings, and continuum-of-care facilities up to a maximum density of 75 units;
- **Open Space OS1 Zone (Block 39)** – to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.
- **Open Space OS5 Zone (woodland compensation)** – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads.

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 "Low Density Residential".

The subject lands are in the “Neighbourhoods” Place Type in The London Plan (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect) permitting a range of housing including single detached, townhouses and low rise apartments, and “Green Space”, permitting a range of public and private open space, parks, recreation, floodplain and conservation uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and

Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

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

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

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

Attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

Please refer to the enclosed Public Participation Meeting Process insert.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

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

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 Ontario Land Tribunal

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

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

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

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

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

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

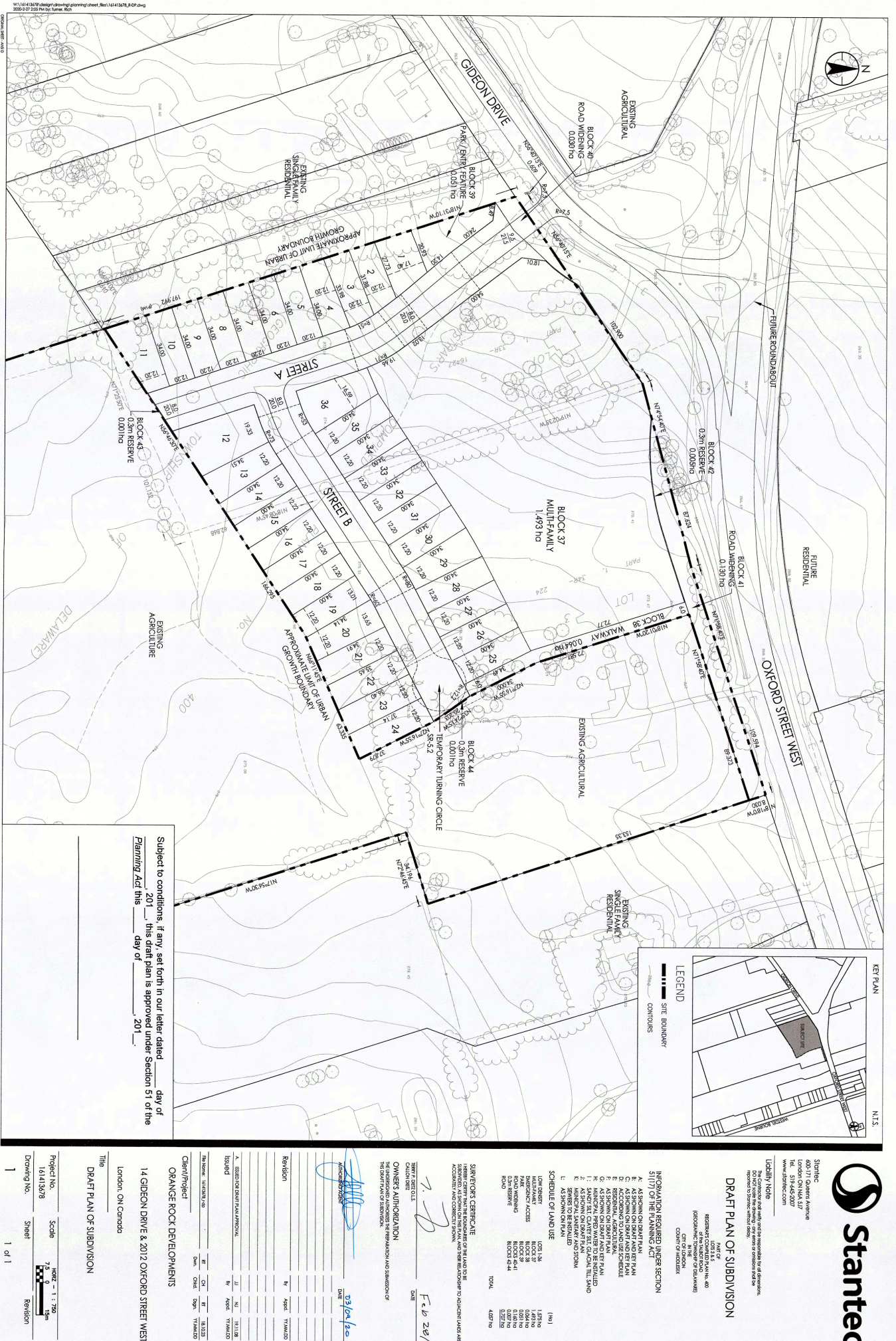
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at developmentsservices@london.ca by October 12, 2021 to request any of these services.

Requested Draft Plan of Subdivision

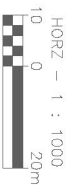
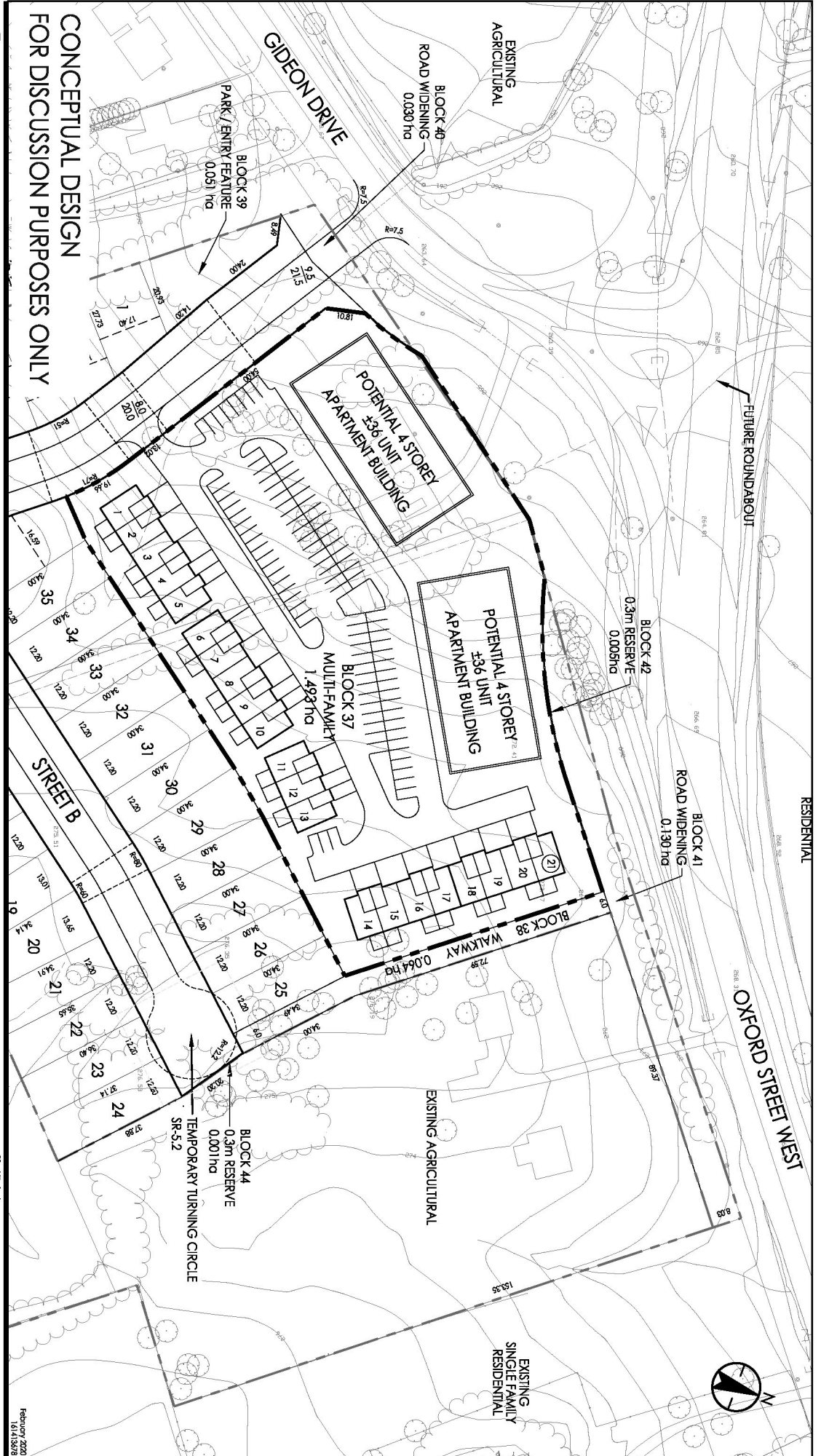


The above image represents the applicant's proposal as submitted and may change.

Requested Official Plan Designations

W:\161413678\design\drawing\planning\model_files\Figures\161413678_r-sp.dwg
 2020-2-18 10:40 AM by: Turner, Rich

600-171 Queens Avenue
 London ON N6A 5J7
 Tel. 519-445-2007
 www.stantec.com



Client/Project
 ORANGE ROCK DEVELOPMENTS
 14 GIDEON DRIVE & 2012 OXFORD STREET WEST
 London, ON Canada

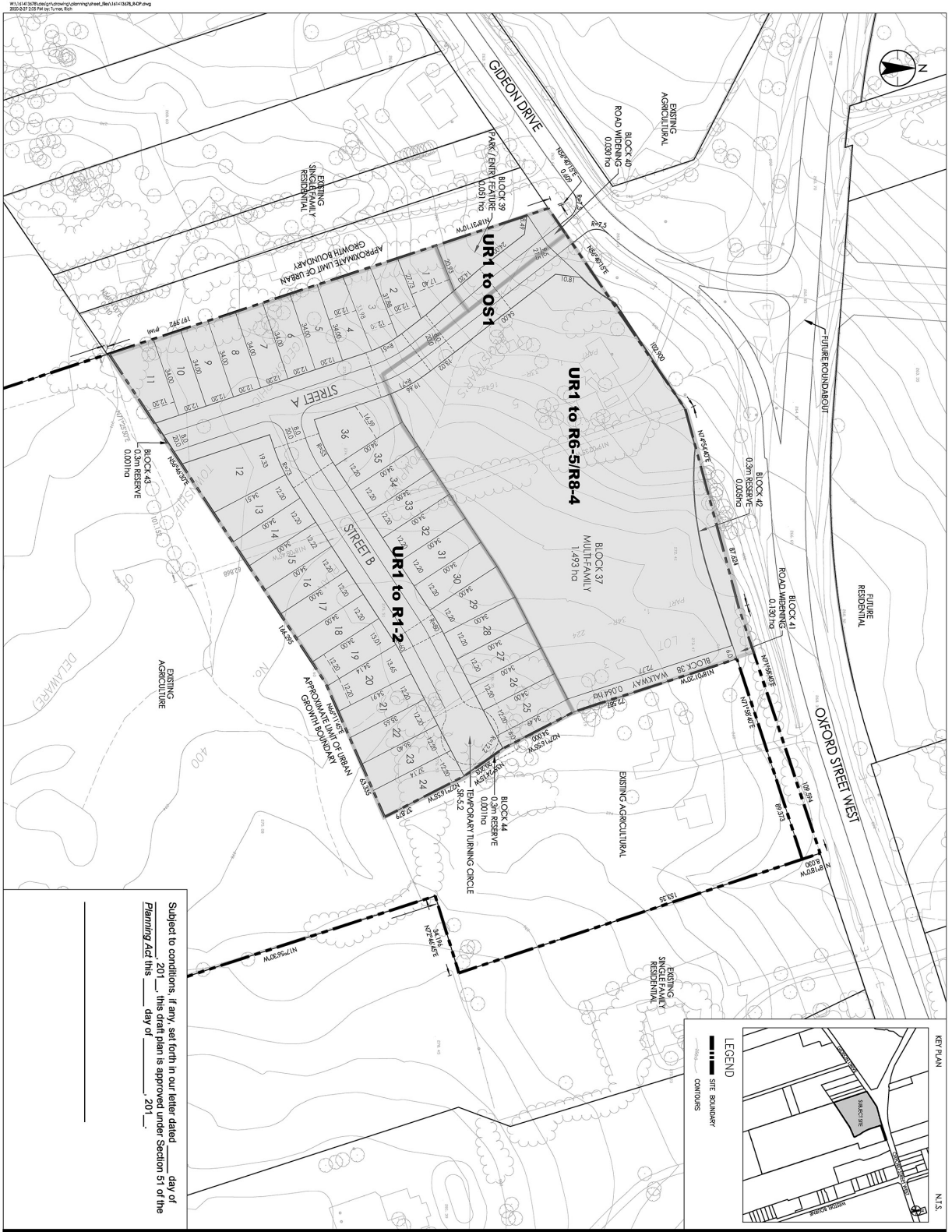
Figure No.
 1.0

Title
**BLOCK 37
 CONCEPTUAL SITE PLAN**

February 2020
 161413678

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

Requested Zoning



Submitted to conditions, if any, set forth in our letter dated _____ day of _____, 2011, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 2011.

Stantec
100 King Street West
London ON N6A 4L7
Tel: 519 446 5007
www.stantec.com

Liability Note
This document is the property of Stantec Inc. and its contents are confidential. It is not to be distributed, copied, or otherwise used without the written consent of Stantec Inc. If you have received this document in error, please notify Stantec Inc. immediately.

DRAFT PLAN OF SUBDIVISION

14 GIDEON DRIVE & 2012 OXFORD STREET WEST
London, ON Canada

DRAFT PLAN OF SUBDIVISION

Project No. SC49
Drawing No. Sheet 1 of 1

OWNER'S AUTHORIZATION

THESE DEVELOPMENTS ARE BEING SUBMITTED TO THE BOARD OF PLANNING AND ZONING OF THE CITY OF LONDON FOR APPROVAL.

NAME	DATE	TYPE
BOBSON	1/14/11	APPROVED

CLIENT/PROJECT

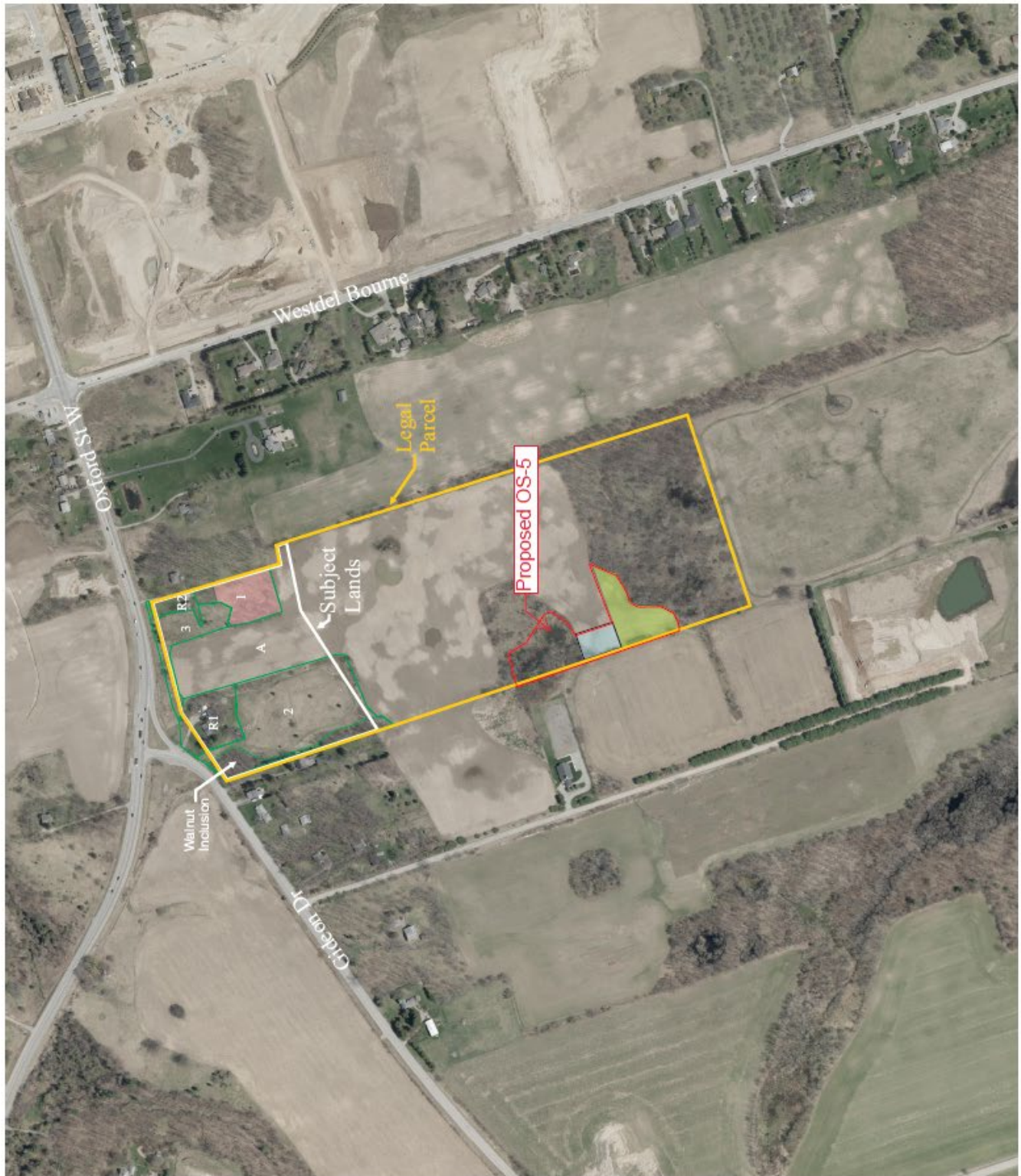
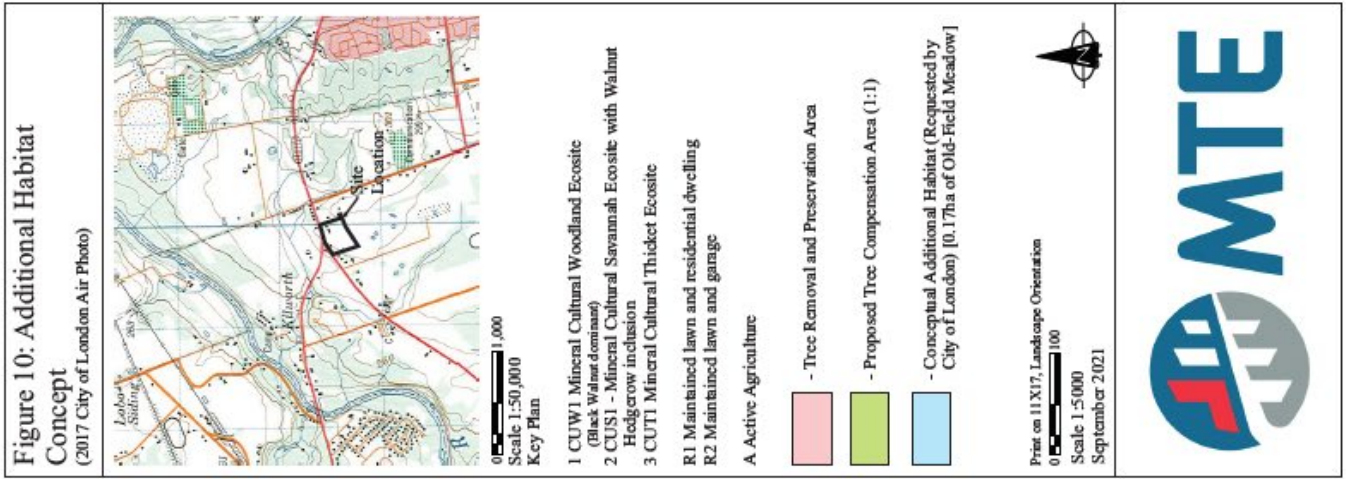
ORANGE ROCK DEVELOPMENTS

DATE

1/14/11

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

Requested Zoning for Woodland Compensation



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

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.

**LACH Stewardship Sub-Committee
Report**

Wednesday September 29, 2021

Location: Zoom Call
6:30pm-8:30pm

Present: T. Regnier, J. Hunten, M. Bloxam, J. Cushing, K. Waud, M. Rice.; L. Dent, M. Greguol, K. Gonyou (staff)

Agenda Items

1. DRAFT Cultural Heritage Evaluation Report: Clarke House (1903 Avalon Street)

K. Gonyou provided a verbal presentation to the Stewardship Sub-Committee on the Request for Designation for the Clarke House located at 1903 Avalon Street including a draft evaluation and draft Statement of Cultural Heritage Value or Interest for the property. The Stewardship Sub-Committee provided comments on the draft evaluation, Statement of Cultural Heritage Value or Interest and Heritage Attributes.

Motion: The Stewardship Sub-Committee supports and recommends the designation of the property at 1903 Avalon Street under Section 29 of the *Ontario Heritage Act* based on the evaluation and Statement of Cultural Heritage Value or Interest, as revised. Moved: J. Hunten., Seconded: K. Waud. Passed.

Report
London Advisory Committee on Heritage
Education Sub-Committee

Wednesday October 13, 2021

6:30pm

Virtual Meeting (Zoom)

Education Sub-Committee: K. Waud (Chair), J. Manness, M. Rice, J. Hunten; R. Armistead, M. Greguol, K. Gonyou (staff); M. Tovey

1. London Sports Hall of Fame, Labatt Memorial Park

The Education Sub-Committee received draft text of a plaque recognizing the induction of Labatt Memorial Park in the London Sports Hall of Fame. M. Greguol advised that the draft text of the plaque had been reviewed by local sports historians. M. Greguol noted that the plaque would be like the 1948 London Majors plaque that was recently installed (cast metal plaque).

The Education Sub-Committee made the following suggested revisions to the plaque text:

- “As a way to ~~recognize~~ commemorate John Labatt Sr.’s ~~enormous~~ civic contributions...”
- Seeking confirmation as to the inclusion or exclusion of teams noted, specifically the Werewolves

2. Blackfriars Mill Site, Harris Park

The Education Sub-Committee received draft content for a replacement cultural heritage interpretive sign for the Blackfriars Mill site. The former cultural heritage interpretive sign was installed as part of the Millennium Project for the Forks of the Thames but was removed in 2017 to accommodate the renovation of the Pavilion in Harris Park.

The Education Sub-Committee heard a presentation from M. Tovey, historian/researcher, and had a discussion.

The Education Sub-Committee made the following suggested revisions to the content of the cultural heritage interpretive sign:

- Editorial comments were provided directly to M. Tovey
- Suggestion for an additional map to help locate readers (on the west side of the Thames River) to the site of the O’Brien Mill and Blackfriars Mill
- Suggestion to avoid repetition or duplication of images and content
- Recommending “you are here” annotations to help readers orient themselves

3. Updates

The Education Sub-Committee received verbal updates on the following:

- Hellmuth Boys College Cultural Heritage Interpretive Sign
- Lorne Avenue Cultural Heritage Interpretive Sign
- Aeolian Hall Cultural Heritage Interpretive Sign
- Holy Roller Cultural Heritage Interpretive Sign

Next meeting (tentative): TBD (January 2022)

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Request for Designation, 1903 Avalon Street under Section 29 of the *Ontario Heritage Act* by S. Cox
Date: October 20, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the request for designation of the property at 1903 Avalon Street, that 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 E of this report; and,
- b) Should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 1903 Avalon Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.

IT BEING NOTED that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

At the request of the property owner, an evaluation of the property at 1903 Avalon Street, locally known as the Clarke House, was undertaken using the criteria of O. Reg 9/06. The evaluation determined that the property is a significant cultural heritage resource that merits designation pursuant to Section 29 of the *Ontario Heritage Act*.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The subject property at 1903 Avalon Street is located on the southwest corner of Avalon Street and Clarke (Side) Road in the Argyle area of London (Appendix A).

Historically, the property is part of the South Half of Lot 5, Concession I, in the former London Township. The property originally fronted onto Dundas Street (Governor's Road, Highway 2), but has been subsequently subdivided. The current extent of the property at 1903 Avalon Street were established in Plan 660, registered in 1949.

1.2 Cultural Heritage Status

At its meeting on July 24, 2018, Municipal Council added the property at 1903 Avalon Street to the Register of Cultural Heritage Resources, pursuant to Section 27 of the *Ontario Heritage Act*. The property at 1903 Avalon Street is a heritage listed property.

1.3 Description

The property at 1903 Avalon Street is roughly square in shape, with a house located on the approximate middle of the property set on a rise (Appendix A). In addition to house, there is a detached garage/residential unit located along the westerly boundary of the property which is accessed by a driveway from Avalon Street from the north. Access to the property from Clarke Road is articulated by a pair of stone gate posts at Clarke Road. A row of trees line the southern boundary of the property.

The farmhouse at 1903 Avalon Street is a one-and-a-half storey painted brick building. Locally, it is known as the Clarke House, associated with the pioneer family who were the first colonial settlers on the property. Clarke House is rectangular in plan, with ells and additions to the rear, as well as stone porch that was added onto the brick house. The primary façade of the Clarke House faces south, away from Avalon Street and Clarke Road but towards Dundas Street as the house was originally oriented.

The farmhouse was constructed of buff brick, at least two wythes forming the brick structure. The brick may have been fired locally or on site, as it appears to be very soft. Detailed analysis has identified that the brick appears to have been coated with a lime rendering shortly after the farmhouse was constructed and now has a painted finish. The brick masonry has been laid in a modified common bond, usually with eight stretcher courses between a header course, indicating a solid brick structure of at least two wythes of brick masonry. The early style of brick masonry as well as other historical sources date the construction of the Clarke House to prior to 1860 (Appendix C), making it an early building now in the City of London.

The farmhouse is five-bays across its main (south) façade, with a central recessed doorway flanked by a pair of windows to each side. Each of the wood windows are six-over-six. The central doorway is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight in a Georgian-inspired style.

The gable roof of the farmhouse was sympathetically altered by the three south-facing dormer style windows, before 1954. The style of the windows in the dormers replicates those of the main storey and original part of the house. One chimney remains at Clarke House, but likely originally featured chimneys at each gable-end of the house.

A detached garage was constructed in about 1977. The structure also includes a residential unit.

1.4 Property History

The Euro-Canadian history of the property at 1903 Avalon Street follows the conventional pattern of colonial settlement as much of southwestern Ontario. In 1810, Mahlon Burwell initiated a survey of the first four concessions of London Township. Surveying the remainder of London Township was interrupted by the War of 1812 and resumed once settlers began locating on lots.

1.4.1 Clarke Family

On July 11, 1829, John Clarke (1773-1873) purchased the property at the South Half of Lot 5, Concession I from the Canada Company. John Clarke emigrated from Ireland with his family and settled in London Township as a pioneer. Typical terms of purchase from the Canada Company dictated that the purchase was paid in annual installments and satisfying the other conditions of settlement, with the patent for the property issued when the debt had been relieved. On July 11, 1834, five years (and six payments) after the grant, John Clarke obtained the patent to his 100-acre property.

The 1861 Census of Canada West records the Clarke family living in a one-storey brick dwelling. This critical piece of information assists in dating the existing brick house at 1903 Avalon Street as having been constructed before 1861. In addition to information about the house, the 1861 Census of Canada West also reveals other interesting information about the Clarke family (H. Bates Neary, 2018); of the 100-acre farm, 55-acres were under cultivation with 40-acres in crops, 13-acres in pasture, and 2-acres in orchards and gardens. The remaining land were wood or wild. The Clarke family had two steers or heifers, eight milk cows, four horses, one colt or filly, 26 sheep, and 9 pigs.

The property at 1903 Avalon Street remained in the ownership of the Clarke family until David Clarke (b. 1854), grandson of John Clarke, sold the property to Abraham J. Montague in 1912. It appears that members of the Clarke family had relocated to the West Nissouri Township or elsewhere in London Township.

The Clarke family were a pioneer family in the former London Township that is now part of the City of London, with three generations of the family having lived in the farmhouse now known as the Clarke House. The significance of the Clarke family to the development of this area can be understood in their namesake Clarke Road, a sideroad in the former London Township that spans from the Thames River to Highway 7.

1.4.2 Argyle Land Company

The property is linked to the history of the Argyle area, yielding information to its subdivision and development in the early part of the twentieth century. Following the sale of the property by David Clarke to Abraham J. Montague it was sold again in 1913 to Henry Montague Peterman for \$16,000 with a large (\$12,800) mortgage. Henry Montague Peterman then entered into an agreement with David R. Wood to transfer his interests in the property for \$17,000. David R. Wood then transferred the property to The Argyle Land Company in 1914 for \$1.

Abraham J. Montague appears to have been involved in many real estate deals, particularly in the Pottersburg and Argyle areas in the early part of the twentieth century. He lived at Greenwood (251 Hale Street, now 551 Hale Street), a heritage listed property. Montague Place, running off Hale Street south of Dundas Street, is named for Abraham J. Montague; McDiarmid Street is named for his wife's maiden name – both created through the subdivision of land he acquired on Hale Street (Registered Plan 478). A 1913 article in *The London Advertiser* associates Abraham J. Montague with a "Winnipeg firm."

The "Winnipeg firm" that Abraham J. Montague is associated with appears to be the Argyle Land Company. The Argyle Land Company was a Winnipeg-based real estate/land development company. David R. Wood was the president of the Argyle Land Company. Organized in 1905, the company's first project was a Winnipeg subdivision known as "Argyle Gardens."

In 1908, the headquarters for the company were built at 224 Notre Dame Avenue in Winnipeg, known as the "Argyle Block." The Argyle Land Company appears to have acquired property across Canada, including similar residential developments in Winnipeg, Regina, Kitchener, and Westmount (Montreal).

In 1913, the Plan of Subdivision for "Argyle Park" was registered by the Argyle Land Company. Nationalistic street names, such as Saskatoon Street, Vancouver Street, Winnipeg Boulevard, Regina Street, Calgary Boulevard, and Edmonton Street, were included. The Argyle Land Company advertised residential lots for sale, with many promotions (see Appendix C).

The Argyle Land Company continued to acquire more property in the area, including what now includes 1903 Avalon Street. While the Argyle Land Company primarily focused on residential development, in 1914 the Argyle Land Company offered a 10-acre portion of the former Clarke farm for industrial development of the Crucible Metals Company of Canada, which failed to arise.

While the reasons are not clearly known, the Argyle Land Company appears to have gone bankrupt in 1918. All advertisement ceases in 1918 and company officers disappear from any reference in the City Directory. A Certificate of Order of Foreclosure is registered on the title of the property with the property reverting in ownership to its mortgagee, Abraham J. Montague in 1918. Subsequent property owners completed the residential subdivision of the area.

The “Argyle” namesake has been applied to the broader area, including the original Argyle Park subdivision and the Clarke House.

1.4.3 1903 Avalon Street

Following the bankruptcy of the Argyle Land Company, Abraham J. Montague sold the property, and it was transferred several times with portions subdivided. During this period, the Clarke House appears to have been tenanted. While difficult to complete property-based research in semi-rural locations that were not owner-occupied, Sam Cox has identified the Partridge family as a long-term tenant of the Clarke House in the early part of the twentieth century.

In 1942, a remaining five-acre parcel where the Clarke House is located was sold to John A. and Alice Edith Pack for \$2,800. The Pack family appear to have moved in, with City Directory records listing the family’s address as RR9, later assigning the address of 1903 Avalon Street. John A. Pack was the Director of Courses for Westervelt School and later a teacher at Medway High School in Arva. He and his wife were responsible for registering the final subdivision plan for the former Clarke property in Registered Plan 660 in 1949. Registered Plan 660 establishes the current lot fabric of the area surrounding the property at 1903 Avalon Street, where Clarke House is located on Lot 15, Lot 16, and Lot 17.

On December 1, 1953, the property was sold to James M. and Helen L. Fielding for \$12,500. It is not clear if the Pack family or the Fielding family were responsible for the alterations to the Clarke House, but the dormers on the upper storey appear to date from circa 1950 and are shown in the background of a 1954 photograph of the opening of the nearby Loblaw’s Grocery Store.

The property at 1903 Avalon Street was included in the 1961 annexation by the City of London. The property was purchased by Gerrit Jan and Hanna G. Klomps on July 12, 1965, for \$16,000. On September 9, 1977, the property was sold to Hendrik S. and Geertruida Van Weeren for \$74,000. On July 13, 1984, the property was sold to Daniel H. MacDonald and Eleanor MacDonald. In September 2020, the property was purchased by the current property owner.

1.5 Pre-1861 Farmhouses in London

There are 37 farmhouse type heritage listed and heritage designated properties with attributed dates of construction before 1861 included on the City of London’s Register of Cultural Heritage Resources, which represents less than 1% of the total number of heritage listed and heritage designated properties (Appendix D). These resources are in rural or formerly rural locations. Eight of these properties are designated pursuant to Parts IV and/or V of the *Ontario Heritage Act*.

The five-bay form, like that of the Clarke House, is also uncommon in the London area, with only a few examples of five-bay one or one-and-a-half storey dwellings. Examples include:

- House in the Grove, 2056 Huron Street (heritage listed property built circa 1840)
- Property at 249 Halls Mill Road (heritage listed property, built circa 1835)
- Property at 642 Waterloo Street (heritage designated property in the West Woodfield Heritage Conservation District, built circa 1880)
- Property at 123 Wilson Avenue (heritage designated property in the Blackfriars/Petersville Heritage Conservation District, built circa 1876)

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

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

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

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

2.1.2 Ontario Heritage Act

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

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

2.1.2.1 Ontario Regulation 9/06

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are reinforced by Policy 573_ of *The London Plan*. These criteria are:

1. Physical or design value:
 - 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. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - 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.

A property is required to meet one or more of the abovementioned criteria to merit

protection under Section 29 of the *Ontario Heritage Act*.

2.1.2.2 Ontario Regulation 385/21

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. The following information is a prescribed requirement of a heritage designating by-law, per Section 3(1), O. Reg. 385/21:

1. The by-law must identify the property by,
 - i. The municipal address of the property, if it exists;
 - ii. The legal description of the property, including the property identifier number that relates to the property; and,
 - iii. A general description of where the property is located within the municipality, for example, the name of the neighbourhood in which the property is located and the nearest major intersection to the property.
2. The by-law must contain one or more of the following that identifies each area of the property that has cultural heritage value or interest:
 - i. A site plan.
 - ii. A scale drawing.
 - iii. A description in writing.
3. The statement explaining the cultural heritage value or interest of the property must identify which of the criteria set out in subsection 1(2) of Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) made under the Act are met and must explain how each criterion is met.
4. The description of the heritage attributes of the property must explain how each heritage attribute contributes to the cultural heritage value or interest of the property.

2.2 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Section 29 of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1 Request for Designation

Following pre-application consultation with the City, the owner of the property at 1903 Avalon Street submitted a letter, dated December 6, 2020, to the City requesting the heritage designation of the property. This request was referred to the Stewardship Sub-Committee.

Access to archival sources proved challenging during a global pandemic. Research persevered and sought new ways to answer research questions to better understand the cultural heritage value of this property.

4.2 Cultural Heritage Evaluation

The property at 1903 Avalon Street was evaluated using the criteria of O. Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 1: Summary of the evaluation of the property at 1903 Avalon Street using the criteria of Ontario Regulation 9/06

	Criteria	Evaluation
The property has design value or	Is a rare, unique, representative or early example of a style, type,	The property at 1903 Avalon Street is a unique example of an evolved early brick

physical value because it,	expression, material, or construction method	farmhouse in the former London Township.
	Displays a high degree of craftsmanship or artistic merit	The property at 1903 Avalon Street is not believed to demonstrate a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement	The property at 1903 Avalon Street is not believed to demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property at 1903 Avalon Street has direct historical associations with the Clarke family, a pioneer family of London Township. The significance of the Clarke family is also articulated by their namesake of Clarke (Side) Road and reinforced by the long-term retention of their farmhouse.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<p>The property is linked to the history of the Argyle area, yielding information to its subdivision and development in the early part of the twentieth century.</p> <p>The “Argyle” name now characterizes the broader area and contributes to an understanding of the history of the Argyle area. Through its association with the Argyle Land Company, the Argyle area is associated with many other Argyle namesakes in Canada.</p> <p>The development of the former Clarke farm and the retention of the Clarke House at 1903 Avalon Street is important in understanding the development of the Argyle area. The relationship of the property to the Argyle Land Company, and the history of that company, has the potential to contribute to an understanding of how and why the Argyle area developed at the time and in the manner that it evolved.</p>
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property at 1903 Avalon Street is not believed to be associated with the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	Clarke House was originally constructed as the farmhouse for the Clarke family on their 100-acre farm lot in the former London Township before 1860. As the area has changed and developed in the late nineteenth and into the twentieth centuries, the farmhouse has become encompassed within a more suburban setting of single detached homes built in the late 1940s and early 1950s. The area surrounding the Clarke House is better recognized as part of the twentieth century development of the Argyle area. The property at 1903 Avalon Street, Clarke House, is sufficiently different from

		the prevailing character of the area to not define, maintain, or support it. The Clarke House is an important relic from an earlier period of development, which is better reflected as a historical or associative value for this property.
	Is physically, functionally, visually, or historically linked to its surroundings	Clarke House is sited with its primary façade oriented south, towards Dundas Street. This demonstrates its historical links of the property to the surrounding area that is significant in understanding the evolution of the former Clarke property. The subsequent subdivision and development of the land around the Clarke House has altered the relationship between the house and Dundas Street, however, the existing lot fabric allows the primary (south) façade of Clarke House to remain clearly oriented southerly towards Dundas Street.
	Is a landmark	The property at 1903 Avalon Street is locally recognized as a landmark within the Argyle community.

As the property at 1903 Avalon Street has met the criteria for designation, a Statement of Cultural Heritage Value or Interest and heritage attributes have been identified (Appendix E).

4.3 Comparative Analysis

The Register of Cultural Heritage Resources identified only 37 farmhouse type properties that are listed or designated pursuant to the *Ontario Heritage Act* with a date of construction before 1861. This is a small pool of comparison properties, which includes one-and-a-half storey farmhouses (like Clarke House at 1903 Avalon Street), but also includes single-storey farmhouses as well as two-storey farmhouses, which may have different architectural expressions and materials.

Of the eight pre-1861 farmhouses that are designated pursuant to the *Ontario Heritage Act*, there are few direct comparisons. The James McStay House at 1603 Richmond Street is a buff brick, three-bay farmhouse that may be closer in appearance to how the Clarke House looked before the dormers and stone porch were added. The Alexander Leslie House at 81 Wilson Avenue and Bruyland at 2115 Wilton Grove Road are more classic examples of the Ontario Farmhouse style; a one and a half storey buff brick farmhouse with a gable roof and a single central peak above the central doorway.

Clarke House is therefore reasonably understood as an early brick farmhouse, with a unique evolution and form. While it fits within the architectural vernacular of the London area, it is distinct to itself.

4.4. Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (Ministry of Culture, 2006).

The dwelling at 1903 Avalon Street demonstrates a high degree of integrity. While maintenance is an on-going requirement for a cultural heritage resource, the surviving physical features continue to represent the cultural heritage value of the Clarke House as unique example of a sympathetically evolved early brick farmhouse.

4.5 Consultation

As an owner-requested heritage designation, a cooperative approach has been taken in the research and evaluation. The property owner facilitated a site visit to Clarke House on March 3, 2021. The property owner has reviewed and concurred with the Statement of Cultural Heritage Value or Interest and Heritage Attributes (see Appendix E).

In compliance with Section 29(2) of the *Ontario Heritage Act*, consultation with the LACH is required before Municipal Council may issue its notice of intent to designate the property at 1903 Avalon Street pursuant to the *Ontario Heritage Act*.

Conclusion

The evaluation of the property at 1903 Avalon Street found that the property met the criteria for designation under Section 29 the *Ontario Heritage Act*. Clarke House is a significant cultural heritage resource that is valued for its physical or design values, its historical or associative values, and its contextual values. The property at 1903 Avalon Street should be designated pursuant to Section 29 of the *Ontario Heritage Act* to protect and conserve its cultural heritage value for future generations.

Prepared by: Kyle Gonyou, CAHP, Heritage Planner

Submitted by: Britt O’Hagan, MCIP, RPP, Manager, Community Planning, Urban Design, and Heritage

Recommended by: Gregg Barrett, AICP, Director, Planning and Development

Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Historical Documentation
Appendix D	Comparative Analysis
Appendix E	Statement of Cultural Heritage Value or Interest – 1903 Avalon Street

Sources

- Aerial photographs. Various years.
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With thanks to S. Cox, J. Cushing, C. Hartman, N. Martens, M. Rice, and T. Regnier.

Appendix A – Property Location

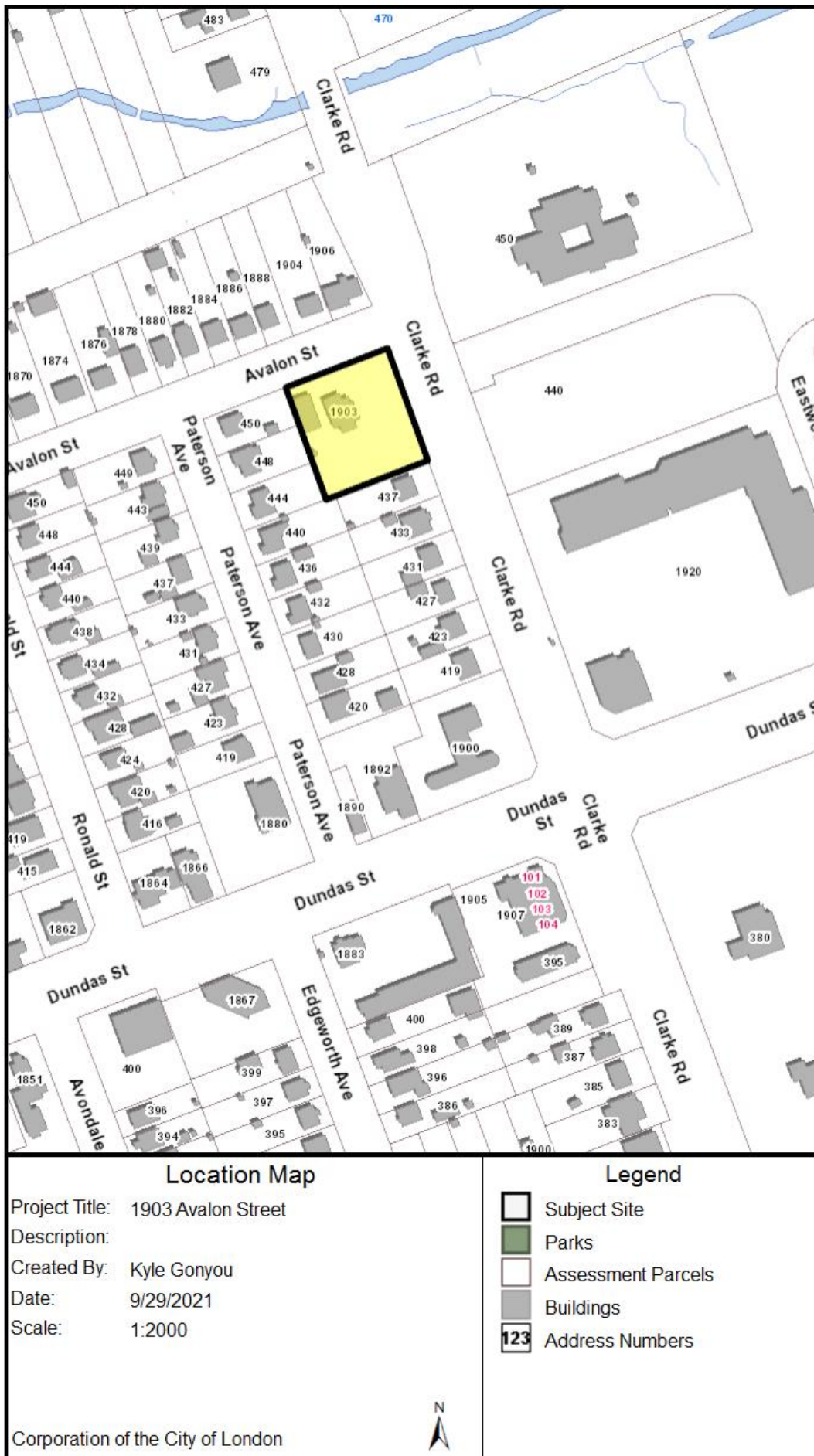


Figure 1: Property Location for 1903 Avalon Street.

Appendix B – Images



Image 1: Clarke House, as seen from the east side of Clarke Road looking northwest towards the property at 1903 Avalon Street (Clarke House).



Image 2: Clarke House, as seen from the east side of Clarke Road.



Image 3: View of the Clarke House from the east side of Clarke Road, with the intersection of Avalon Street shown.



Image 4: View of the main (south) façade of Clarke House. The detached garage is shown on the right.



Image 5: View of the Clarke House, looking northeast from the gate posts at Clarke Road.



Image 6: View showing the east elevation of the Clarke House, as seen from the sidewalk on Clarke Road.



Image 7: View of the Clarke House, as seen from the corner of Avalon Street and Clarke Road, looking southwest.



Image 8: The small, four-lite window on the north elevation, under the eaves, in the second storey of the Clarke House.



Image 9: View of the rear (north) elevation, as seen from Avalon Street.



Image 10: View showing the north and west elevations of the Clarke House.



Image 11: View showing the west and south elevation of the Clarke House.



Image 12: View of the Clarke House, looking northeast.



Image 13: Detail of the porch on the main (south) elevation of the Clarke House.



Image 14: Side view of the stone porch, showing the west elevation. Also showing the view towards Clarke Road.



Image 15: Detail of the front doorway of the Clarke House.



Image 16: Detail of the upper south window on the east elevation of the Clarke House. The sill was previously replaced.



Image 17: Representative image of the six-over-six wood windows on the ground storey and gable ends of the Clarke House. The dormer windows closely resemble these windows.



Image 18: View of the detached garage on the property at 1903 Avalon Street. The detached garage is not a heritage attribute of the property.

Appendix C – Historical Documentation and Research Materials

Table 2: Historical Events affecting the property at 1903 Avalon Street

Date	Historical Event
1796	London Township Treaty (Treaty No. 6) signed
1810	Survey of London Township initiated by Mahlon Burwell, including the first four concessions
1825-1826	Land acquired by the Canada Company
July 11, 1829	South Half of Lot 5, Concession I, London Township (100 acres) granted to John Clarke by the Canada Company
1834	Property patented by John Clarke
1861	Clarke House, a one-storey brick house, is recorded on the Census for Canada West (Ontario) and identified on subsequent mapping
1873	On the death of John Clarke, the property is passed to his son, John Clarke
1886	Western Ontario Pacific Railway (now Canadian Pacific Railway) acquired portion of the property
1893	On the death of John Clarke, the property is passed to his son, David Clarke
July 5, 1912	David Clarke sold the property to Abraham J. Montague for \$7,500
February 1913	Abraham J. Montague sold the property to Henry Montague Peterman for \$16,000 (with a \$12,800 mortgage)
February 1913	Henry Montague Peterman enters into an agreement with David R. Wood for 90-acres in the South Half of Lot 5, Concession I for \$17,000
January 29, 1914	David R. Wood transfers the property to the Argyle Land Company for \$1.00
1914-1917	Advertisement featuring property for sale by the Argyle Land Company, including industrial development
1918	Argyle Land Company appears to go bankrupt, as Certificate of Order of Foreclosure is registered against the property by the Supreme Court of Ontario; property returned to Abraham J. Montague (mortgagee)
1919-1942	Property sold, transferred, and subdivided several times. Clarke House appears to have been tenanted during this period
July 30, 1942	Property purchased by John S. and Alice Edith Pack for \$2,800
December 7, 1949	Plan 660 is registered, establishing the current lot pattern. Clarke House (property at 1903 Avalon Street) is located on Lot 15, Lot 16, and Lot 17 of RP660
December 1, 1953	John S. and Alice Edith Pack sold the property at 1903 Avalon Street to James M. and Helen L. Fielding for \$12,500
January 1, 1961	The property is included in the former London Township area annexed by the City of London
July 12, 1965	James M. and Helen L. Fielding sold the property at 1903 Avalon Street to Gerrit Jan and Hanna G. Klomps for \$16,000. The property is briefly identified as 443 Clarke Side Road
September 9, 1977	Hanna G. Klomps sold the property at 1903 Avalon Street to Hendrik S. and Geertruida Van Weeren for \$74,000
July 13, 1984	Hendrik S. and Geertruida Van Weeren sold the property at 1903 Avalon Street to Daniel N. MacDonald and Eleanor MacDonald
September 2020	Purchased by the current property owner



Figure 2: Sketch of Part of the London Township (1850) with the approximate location of the Clarke farm identified in a red circle. Courtesy Western Archives and Special Collections.

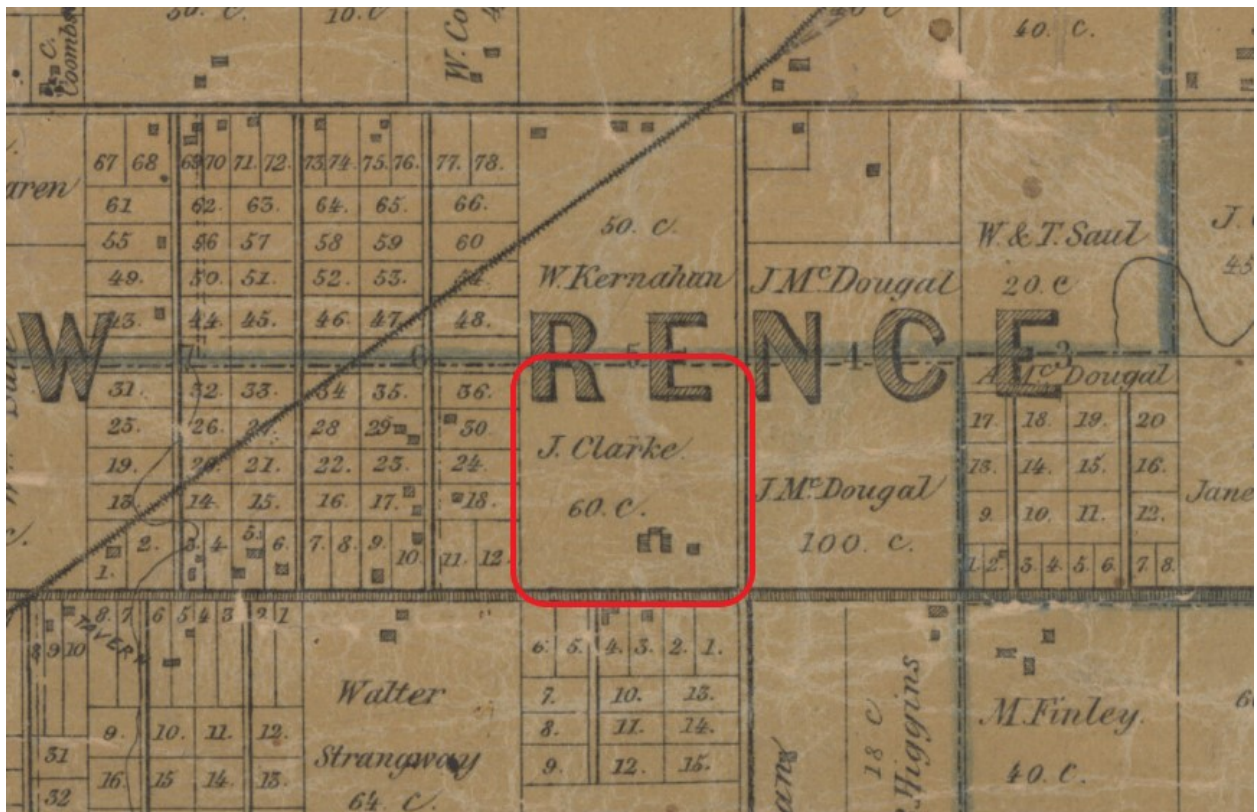


Figure 5: Detail extract of the Samuel Peter's Map of the Township of London, Canada West (1863), identifying the John Clarke farm with a house and barn structure noted. Courtesy Western Archives and Special Collections.

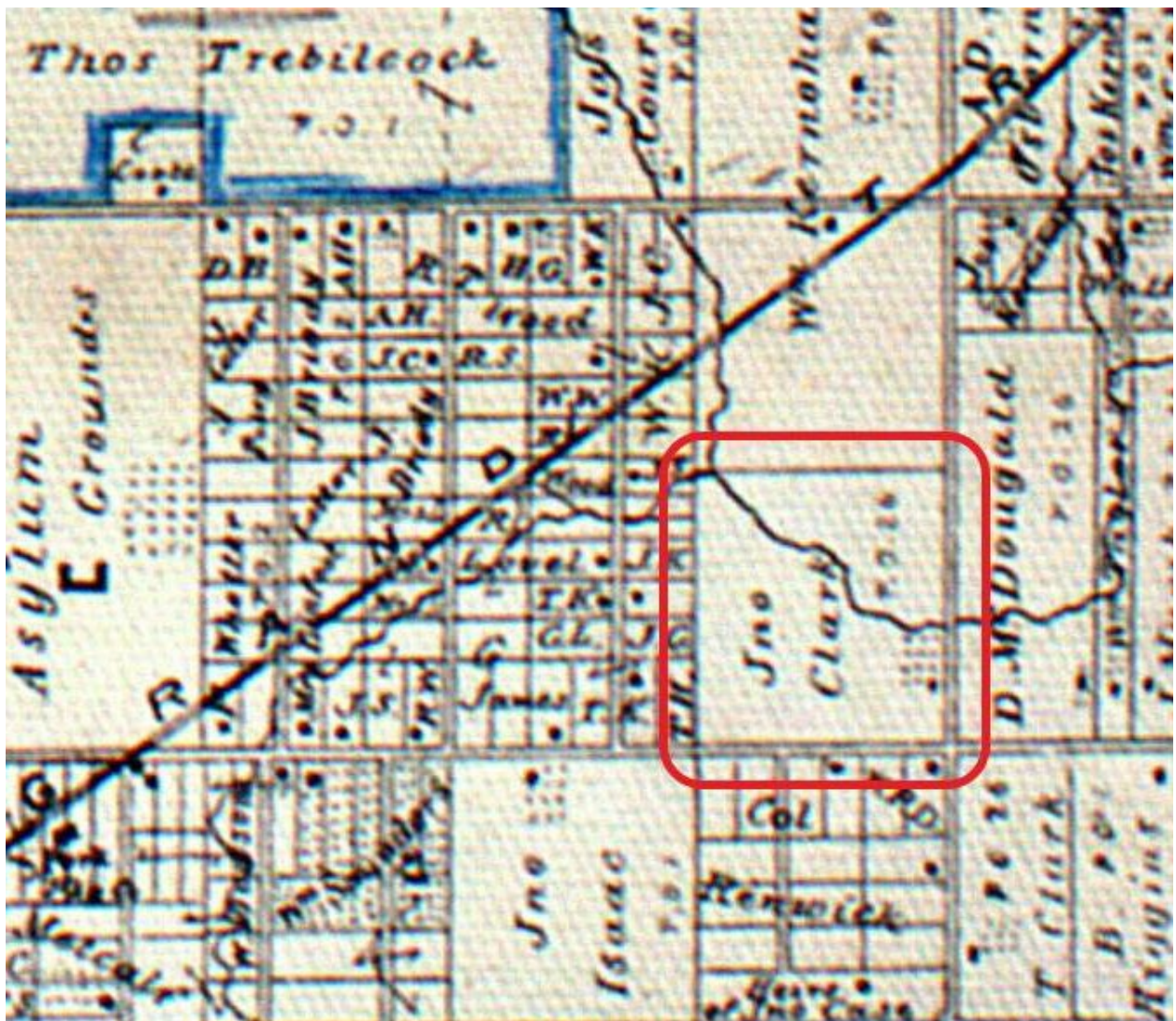


Figure 6: Detail of the Illustrated Historical Atlas of Middlesex County (London Township) (1878) showing the John Clarke property with a house noted. Courtesy McGill University.

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Figure 7: Advertisement for "Argyle Park" appearing in the June 20, 1913 edition of The London Advertiser. The first identified reference to "Argyle Park" in London. Courtesy www.canadiana.ca.



Russian Guns, Victoria Park.

OLD BOY MEMORIES

Recall the fact that it is only a few years ago there wasn't much of London east of the Fair Grounds.

NOW LOOK AT IT!

Isn't ARGYLE PARK in the very path of progress? Let us show you if you are looking for a Good Investment.

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*The Home of Western Ontario's finest horticultural productions.
Equal in Quality and selection we offer the Flowers of the changing seasons, for all Occasions.*

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Dicks,
FLOWER SHOP



School Children's Picnic, Springbank

Figure 8: Advertisement for the Argyle Land Company featured in the Old Boys' Reunion Souvenir Programme (1914).



Figure 9: Plan of Subdivision for "Argyle Park" for the Argyle Land Company, registered 1913. The Clarke House is not located within the Argyle Park subdivision but is historically associated with the Argyle Land Company.

BIG STEEL COMPANY WILL LOCATE ITS PLANT HERE, EMPLOYING 100 HANDS

*Accepts Argyle Land Co.'s Offer of Fine
10-Acre Site in East London.*

THE ONLY ONE IN CANADA

*Crucible Metals Company Is New Departure
For This Country.*

PRAISE FOR COMMISSIONER

*President of Company Has Kind Words
For Gordon Philip.*

London is to be the home of the Crucible Metals Company of Canada.

Today the president and one of the directors accepted an offer of a ten-acre site from the Argyle Land Company. The generosity of this land company, together with the activity of Gordon Philip, industrial commissioner, are given as the reasons for the company's decision to locate in this city.

The Argyle Land Company gives the site from a portion of the Clarke farm, immediately adjoining Argyle Park, and the company secures direct connection with the C. P. R., and is within a short distance of the Grand Trunk.

The company will be the only one of its kind in Canada. The president is a metallurgical engineer, who has been connected with most of the big companies working in steel in Canada. He and other practical steel men have seen the opportunity for some time, and had long since decided to launch a big company. This morning they came to the city, and after being driven to the property, decided that it was an ideal site for their plant and decided to locate upon it. The company will have a capital stock of \$500,000 and \$100,000 in gold bonds.

BEST PLACE IN CANADA.

"We have come to the conclusion that London is the best place in Canada for the location of an industry like ours," said the president, in announcing his intention. "You have a wonderful diversity of industries, all of which are purchasers of crucible steel products. We were impressed with the beauty of the city, and the generally attractive conditions. Your labor market is good and you have splendid railway connections. Then, you have a good industrial commissioner. He has put the case of London before us in such a manner as to make it impossible for us to refuse to come here. The Argyle Land Company certainly showed us the way big cities are built up, and I very much mistake the signs if London is not due to become an enormous city. You have the finest diversity of industries that I have ever seen in a single city. You seem to have the right spirit."

He further stated that there would be no difficulty in the securing of raw material. The company has gone into the matter thoroughly. The expectation was that 100 men would be employed at the start, probably more.

"All our hands will be high-class steel and brass moulders," said the president. "There will be a large expert staff of chemists and the executive staff will be chosen from among the best in the country."

CONSTRUCTION STARTS IMMEDIATELY.

Work on the erection of the building will proceed as soon as the company is given its charter, which has been applied for. The financing of the company is now under way.

Mr. Chartrand, of the Argyle Land Company, stated that his company had given the site to the industry because it wanted to advance the city. This concern will be one of the greatest in London, in the opinion of Mr. Chartrand.

Figure 10: Article from The London Advertiser (June 11, 1914) citing industrial development on a portion of the Clarke farm, which did not arise. Courtesy www.canadiana.ca.

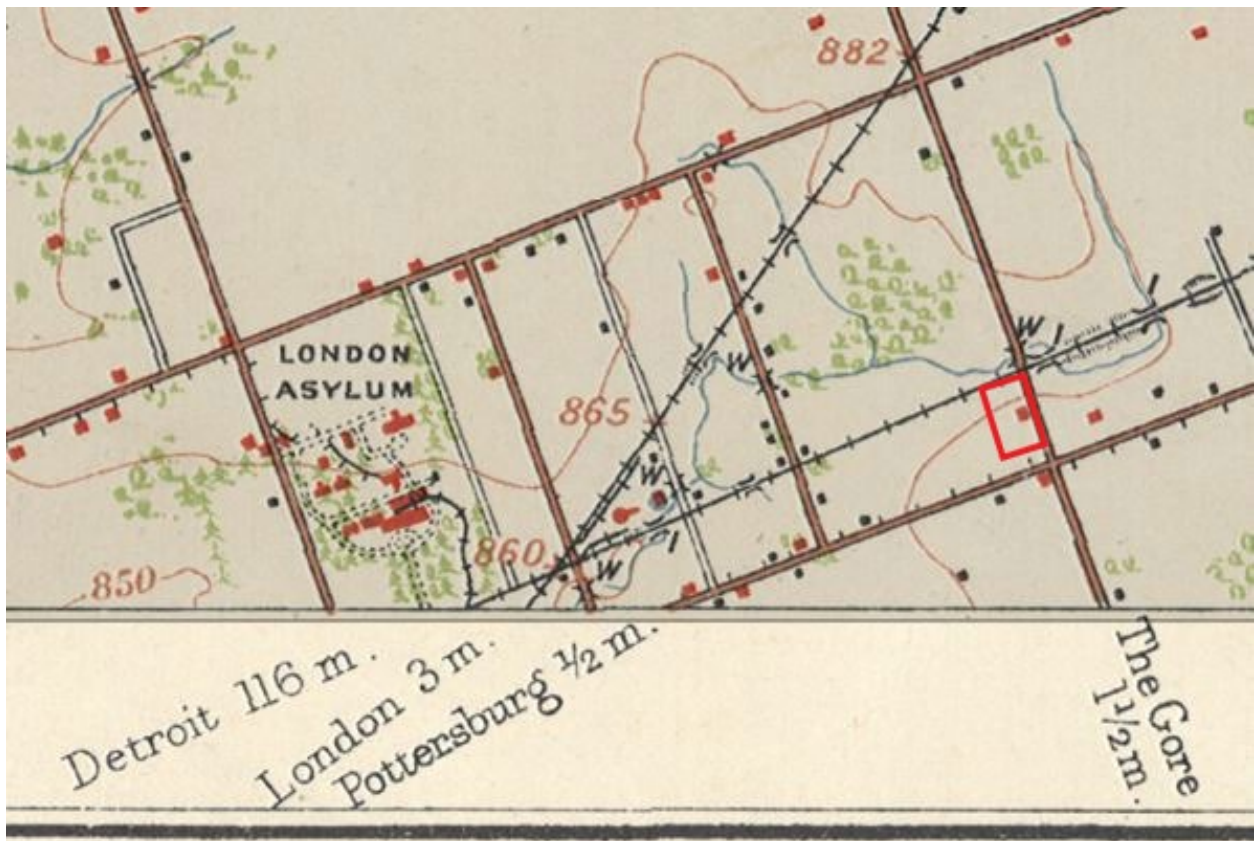


Figure 11: Detail of the Geodetic Survey (1915, Map Sheet 040P03) showing the former Clarke Farm.



Figure 12: Detail of the Geodetic Survey (1930, Map Sheet 040P03) showing the former Clark farm.



Figure 13: Detail of a 1946 aerial photograph showing the former Clarke farm. Courtesy Western University.

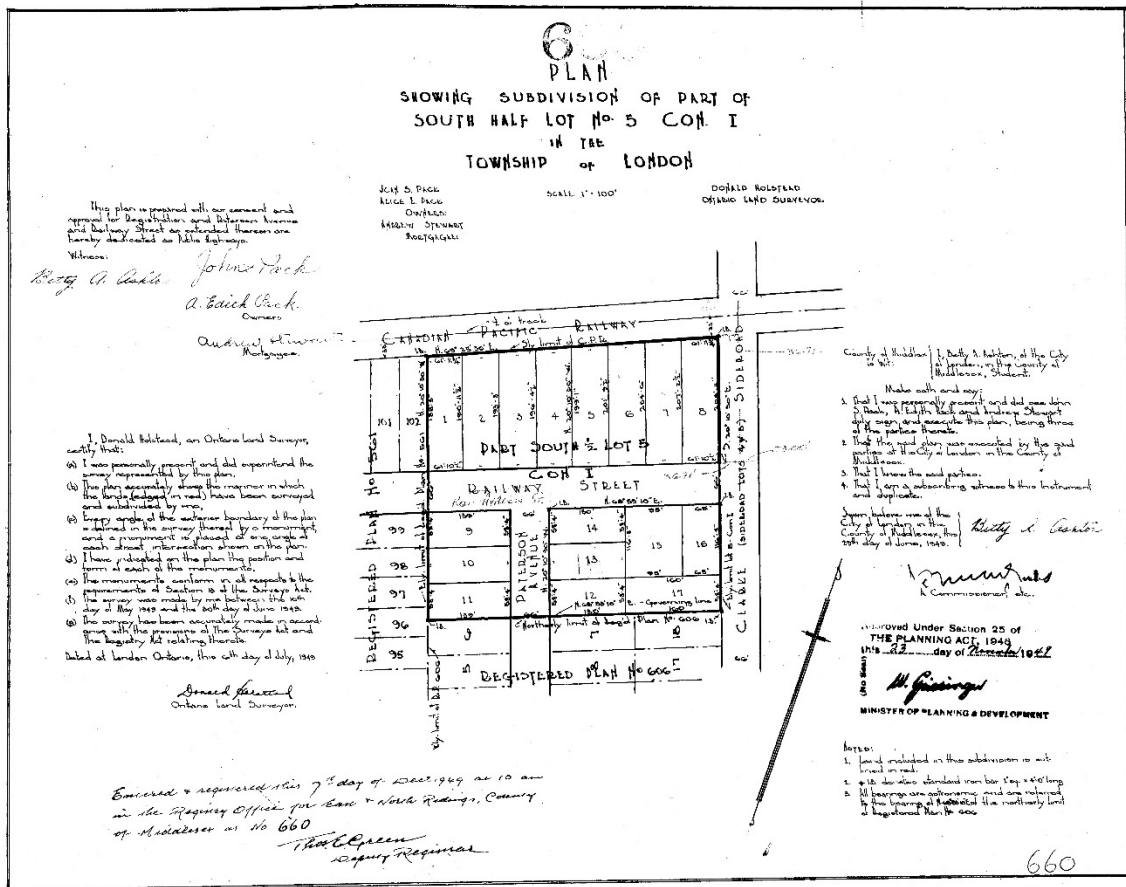


Figure 14: Plan of Subdivision 660, which includes the property at 1903 Avalon Street on Lots 15, 16, and 17. This plan was registered in 1949 and facilitated the residential development immediately surrounding the Clarke House.



Figure 15: Aerial photograph (May 15, 1949) showing the residential development around the Clarke House. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.



Figure 16: Aerial photograph (August 21, 1950) showing the intersection of Dundas Street and Clarke Road, where the initial stages of residential development around the Clarke House can be seen. The Clarke House is located within the cluster of trees between the railway and Dundas Street (identified by the row of trees that line is north right of way). Courtesy London and Suburban Planning Board.



Figure 17: Detail of a photograph of the opening of the Loblaws at Dundas Street and Clarke Road on July 15, 1954. In the background, the front porch and dormers of the Clarke House are legible. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.



Figure 18: Aerial photograph (March 1957) showing the intersection of Dundas Street and Clarke Road, where the Clarke House can be seen on the right hand edge of the image. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.



Figure 19: Photographs, courtesy of the Bos family via Sam Cox, showing the Clarke House in the 1960s and 1970s.



Figure 20: Aerial photograph showing the completion of the Argyle Mall in 1966. The Clarke House can be seen along the very top edge of the photograph. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.

Appendix D – Comparative Analysis

Heritage listed and heritage designated properties with attributed dates of construction before 1861 included on the Register of Cultural Heritage Resources:

- 1629 Bradley Avenue, Castle Hill Farm, built 1835, heritage listed property
- 1603 Richmond Street, James McStay House, built 1836, heritage designated property
- 1944 Bradley Avenue, built circa 1840, heritage listed property
- 6283 Colonel Talbot Road, Burtwistle, built circa 1840, heritage listed property
- 2056 Huron Street, House in the Grove, built 1840, heritage listed property
- 6414 Orr Drive, Lunana, built circa 1840, heritage listed property
- 555 Pond Mills Road, built circa 1840, heritage listed property
- 2707 Westminster Drive, built circa 1840, heritage listed property
- 7158 Wonderland Road South, built circa 1840, heritage listed property
- 120 Meadowlily Road South, Park Farm, built 1848, heritage designated property
- 6602 White Oak Road, Court, built 1848, heritage listed property
- 2017 Bradley Avenue, Roselawn, built 1850, heritage listed property
- 475 Fanshawe Park Road East, built circa 1850, heritage listed property
- 1976 Oxford Street West, built circa 1850, heritage listed property
- 1035 Sunningdale Road West, built circa 1850, heritage listed property
- 4594 White Oak Road, built circa 1850, heritage listed property
- 5435 White Oak Road, built circa 1850, heritage listed property
- 1458 Huron Street, Flower House, built 1853, heritage listed property
- 1810 Woodhull Road, Kilworth Hall, built 1853, heritage listed property
- 6983-6993 Colonel Talbot Road, built 1855, heritage listed property
- 1057 Oxford Street West, Elson Farm, built 1855, heritage listed property
- 2411 Oxford Street West, Comfort Cottage, built 1858, heritage designated property
- 3101 Westdel Bourne, Rosehill/Uptigrove House, built 1858, heritage listed property
- 5075 Westdel Bourne, Bodkin House, built 1858, heritage listed property
- 109 Chesterfield Avenue, built 1860 and altered circa 1915, heritage designated property
- 1424 Clarke Road, Tackabury farmhouse, built circa 1860, heritage listed property
- 5461 Colonel Talbot Road, built circa 1860, heritage listed property
- 7002 Colonel Talbot Road, built circa 1860, heritage listed property
- 1657-1733 Glanworth Drive, built circa 1860, heritage listed property
- 11 Haymarket Place, Greave farmhouse, built circa 1860, heritage designated property
- 5788 Old Victoria Road, built circa 1860, heritage listed property
- 1104 Sarnia Road, built circa 1860, heritage listed property
- 40 Sumner Road, Pleasant Hill Farmhouse, built 1860, heritage designated property
- 1950 Westminster Drive, built circa 1860, heritage listed property
- 371 Wharncliffe Road North, built circa 1860, heritage listed property
- 81 Wilson Avenue, Alexander Leslie House, built circa 1860*, heritage designated property
- 2115 Wilton Grove Road, Bruyland, built circa 1860, heritage designated property

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

LOTS 15,1 6, AND 17 PLAN 660 LONDON/LONDON TOWNSHIP

PIN

08110-0154

Description of Property

The property at 1903 Avalon Street is in the Argyle area of the City of London. The property is located at the southwest corner of Avalon Street and Clarke Road, north of the intersection of Clarke Road and Dundas Street.

The one-and-a-half storey painted brick farmhouse, known as the Clarke House, is located on the high point of the land of the property at 1903 Avalon Street. The primary façade of the Clarke House faces south, away from Avalon Street and Clarke Road but towards Dundas Street as the house was originally oriented. The farmhouse is sited on a rise of the property. The farmhouse was built before 1860, prior to the subdivision of the land, Registered Plan 660 (1949), which established the current lot fabric of the area.

Statement of Cultural Heritage Value or Interest

The Clarke House, at 1903 Avalon Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and contextual values.

Physical or Design Value

The property at 1903 Avalon Street is a unique example of a sympathetically evolved early brick farmhouse in the former London Township. Originally built before 1861, Clarke House was a five-bay brick farmhouse, with a central entryway. The farmhouse was constructed of buff brick, which has been coated in a lime rendering and subsequently painted, on a buff brick foundation. The brick masonry has been laid in a modified common bond, usually with eight stretcher courses between a header course, indicating a solid brick structure of at least two wythes of brick masonry. Additions have been constructed onto the rear of the original rectangular plan of the building, as well as a stone front porch. The gable roofline was sympathetically altered by the three south-facing dormer style windows, before 1954. The six-over-six wood dormer windows replicate the style of the wood six-over-six windows of the first storey and original part of the house. The front doorway is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight above in a Georgian-inspired style.

Historical or Associative Values

The property at 1903 Avalon Street has direct historical associations with the Clarke family, a pioneer family of London Township. On July 11, 1829, John Clarke (1777-1873) purchased the South Half of Lot 5, Concession I (100 acres) from the Canada Company. The patent for the property was issued by the Canada Company on July 11, 1834, after John Clarke had completed payments for the property. Like many London Township settlers, the Clarke family established a farm and over time increased their land holdings. Upon the death of John Clarke in 1873, the property passed to his son, John Clarke (1815-1893). The property was then passed to David Clarke (b. 1854) upon his father's death in 1893. David Clarke sold the property to Abraham J. Montague for \$7,500 on July 5, 1912. The property that now includes 1903 Avalon Street, the Clarke House, was owned by the Clarke family for 83 years. The significance of the Clarke family is also articulated by their namesake of Clarke (Side) Road and reinforced by the long-term retention of their farmhouse.

The property is linked to the history of the Argyle area, yielding information to its subdivision and development in the early part of the twentieth century. Following the sale of the property by David Clarke to Abraham J. Montague it was sold again in 1913 to Henry M. Peterman with a large mortgage. H. M. Peterman then entered into an

agreement with David R. Wood, whose interests were subsequently transferred to The Argyle Land Company in 1914 for \$1.

The Argyle Land Company appears to be a Winnipeg-based land developer/speculator that acquired property in the Dundas Street and Clarke Road area, including what now includes 1903 Avalon Street. While the Argyle Land Company primarily focused on residential development, in 1914 the Argyle Land Company offered a 10-acre portion of the former Clarke farm for industrial development of the Crucible Metals Company of Canada, which failed to arise.

While the reasons are not clearly known, the Argyle Land Company appears to have gone bankrupt in 1918. All advertisement ceases in 1918 and company officers disappear from any reference in the City Directory. A Certificate of Order of Foreclosure is registered on the title of the property with the ownership reverting to its mortgagee, Abraham J. Montague in 1918. Subsequent property owners completed the residential subdivision of the area.

The “Argyle” name now characterizes the broader area and contributes to an understanding of the history of the Argyle area. Through its association with the Argyle Land Company, the Argyle area is associated with many other Argyle namesakes in Canada.

The development of the former Clarke farm and the retention of the Clarke House at 1903 Avalon Street is important in understanding the development of the Argyle area. The relationship of the property to the Argyle Land Company, and the history of that company, has the potential to contribute to an understanding of how and why the Argyle area developed at the time and in the manner that it evolved.

Contextual Values

John Clarke obtained the patent to the South Half Lot 5, Concession I of the former London Township in 1834 after completing payments to the Canada Company. Lot 5 is located at the northwest corner of the first concession road of the former London Township and the sideroad laid out between Lots 4 and 5. The first concession road is Dundas Street, also known as the Governor’s Road or Highway 2. It was an important transportation corridor in the early colonial history of the London area. Clarke House is sited with its primary façade oriented south, towards Dundas Street. This demonstrates its historical links of the property to the surrounding area that is significant in understanding the evolution of the former Clarke property. The subsequent subdivision and development of the land around the Clarke House has altered the relationship between the house and Dundas Street, however, the existing lot fabric allows the primary (south) façade of Clarke House to remain clearly oriented southerly towards Dundas Street. The stone gates at Clarke Road physically mark the property’s connection to Clarke Road, named for its historical associations with the Clarke family.

The property at 1903 Avalon Street is locally recognized as a landmark within the Argyle community.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- A unique example of a sympathetically evolved early brick farmhouse, as demonstrated by:
 - Form, scale, and massing of the one-and-a-half storey farmhouse
 - Siting of the farmhouse, on a rise of the property, with its primary (south) façade oriented towards Dundas Street
 - The modified common bond brick structure, including the foundation, noting that the exterior masonry was coated with a lime rendering and has been painted
 - The strong symmetry of the original window openings and the original front doorway in the brick structure

- The five-bay south façade, articulated by two pairs of six-over-six wood windows to each side of a central entryway
- The front doorway that is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight above in a Georgian-inspired style
- The sympathetically introduced trio of dormers on the south slope of the gable roof which feature wood six-over-six windows, replicating the style of the windows in the first storey
- The painted wood frieze, painted wood soffit, and painted wood bargeboard which articulates the restrained architectural details
- On the east elevation, the two wood six-over-six windows on the ground storey and the two wood six-over-six windows on the upper storey
- On the west elevation, the two wood six-over-six windows on the ground storey and the two wood six-over-six windows on the upper storey
- The small square wood window in the upper storey of the north elevation
- The inset chimney at the east end of the farmhouse, which was likely originally flanked by a matching chimney at the west end
- The robust stone front porch, with a stone balustrade of the porch and steps, and the stone pillars that support a painted wood frieze and a hipped roof. The round columns are believed to be a later alteration to the porch.
- The two stone pillars, marking the entry to the property from Clarke Road, articulating the contextual values of the Clarke House
- The detached garage structure is not considered to be a heritage attribute.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Heritage Alteration Permit application by M. & J. DeQuartel at 64 Duchess Avenue, Wortley Village-Old South Heritage Conservation District
Date: Wednesday October 20, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the doorway of the heritage designated property at 64 Duchess Avenue, located within the Wortley Village-Old South Heritage Conservation District **BE PERMITTED** as submitted with the following terms and conditions,

- a) The door and doorway be painted;
- b) The proposed alterations to the doorway be completed within six (6) months of Municipal Council's decision on this Heritage Alteration Permit; and,
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The property at 64 Duchess Avenue is a significant cultural heritage resource, designated pursuant to Part V of the *Ontario Heritage Act* as part of the Wortley Village-Old South Heritage Conservation District. The property owners undertook alterations to the heritage designated property without obtaining a Heritage Alteration Permit, which resulted in the loss of the rare and significant London Doorway. Staff have worked with the property owners to propose alterations that are more compatible than the alterations that were completed without Heritage Alteration Permit approval. The alterations proposed in this Heritage Alteration Permit should be approved with terms and conditions.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continue to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Location

The property at 64 Duchess Avenue is located at the northwest corner of Duchess Avenue and Edward Street (Appendix A).

1.2 Cultural Heritage Status

The property at 64 Duchess Avenue is included in the Wortley Village-Old South Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321 on June 1, 2015. The property is B-rated by the *Wortley Village-Old South Heritage Conservation District Plan*, meaning that it contributes to the heritage character of the Wortley Village-Old South Heritage Conservation District.

1.3 Description

The house at 64 Duchess Avenue was constructed circa 1882 for Thomas Westby. The construction of the house at 64 Duchess Avenue was part of the trend of residential development that characterizes the evolution of London South – first established as a Crown reserve for colonial administrators, subdivided into park lots, and further divided into estate sized lots upon which the house at 64 Duchess Avenue was constructed.

The Italianate architectural style is exemplified in the design of the house at 64 Duchess Avenue. The two-and-a-half storey buff brick dwelling has a L-shaped plan, with historic and contemporary additions. A shallow hipped roof is exaggerated by a heavy frieze and bracket course, characteristic of the Italianate style. Other Italianate details include the brickwork details including pilasters and voussoirs, the combination of segmented arch and rounded arch openings, and the overall vertical emphasis of the dwelling's features. The house at 64 Duchess Avenue originally featured a London Doorway, a rare and unique tripled arched wood doorway that is only found in the London area.

In about 1940, the house at 64 Duchess Avenue was converted into five apartment units.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan* and the *Official Plan (1989, as amended)*.

2.1.1 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.”

“Conserved” is defined in the *Provincial Policy Statement (2020)*, “means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

2.1.2 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 make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.1.2.1 Contravention of the Ontario Heritage Act

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000.

2.1.3 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 one 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.*

2.1.4 Wortley Village-Old South Heritage Conservation District Plan

Doors and penetrations of the exterior walls of a building, like windows, are recognized as heritage attributes by the *Wortley Village-Old South Heritage Conservation District Plan* where they are recognized for their ability "to flaunt the unique qualities and character of each building" (Section 8.2.7).

The policies of Section 5.10.1 of the Wortley Village-Old South Heritage Conservation District Plan requires Heritage Alteration Permit approval for major alterations, including replacement of windows. Importantly, the replacement, installation, or removal of storm windows does not require Heritage Alteration Permit approval.

Section 8.2.7, Heritage Attributes – Windows, Doors and Accessories, of the Wortley Village-Old South Heritage Conservation District Plan notes,

Doors and windows are necessary elements for any building, but their layout and decorative treatment provides a host of opportunities for the builder to flaunt their unique qualities and character of each building.

Section 8.3.1.1.e, Design Guidelines – Alterations, provides the direction to:

Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.

Section 8.3.1.1.f, Design Guidelines – Alterations, states:

Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportions and material wherever possible.

2.2 London Doorway

London Doorways are a rare and unique architectural expression found only in the London region. A London Doorway can be identified by its triple arches: it has arched sidelights that extend above the head of the door jam, with a rounded arch transom that is set in a segmented arch opening. The arches of the sidelights must break the head of the door jam. London Doorways are always single-leaf doorways and always symmetrical. The sidelights may be divided and the transom may feature an oculus or etched glass. London Doorways vary slightly in proportion (height and width but scaled) and often exhibit slightly different carved and applied detailing.

London Doorways are typically found on residential structures built between 1868 and about 1890. This may represent the work or career of one artisan or craftsman, perhaps a wagon maker, cabinet maker, or furniture building. However, further research is required particularly into the method of construction of a London Doorway.

Forty-seven London Doorways were initially identified and included in the 2014 publication *London Doorways: A Study of Triple Arched Doorways* by Julia Beck. Each doorway was identified, documented with photographs, and presented as part of this important collection.

Since *London Doorways* was published, about twenty additional confirmed and suspected London Doorways have been identified. The subject property at 64 Duchess Avenue was included in *London Doorways* (2014).

2.2.1 Heritage Alteration Permit Application (HAP21-070-L)

A complaint from the community brought the alterations to the heritage designated property at 64 Duchess Avenue to the attention of the City in December 2020. The Heritage Planner investigated and identified alteration to the heritage designated property having been undertaken without first obtaining a Heritage Alteration Permit.

The Heritage Planner sent a letter to the property owners advising of the violation of Section 42(1) of the *Ontario Heritage Act*. The property owners promptly contacted the Heritage Planner, and since that time have worked to identify potential resolutions to the non-compliant alterations undertaken to the heritage designated property at 64 Duchess Avenue.

The London Doorway has been discarded and is not available for salvage or reuse.

On September 13, 2021, a Heritage Alteration Permit application was received by the City seeking approval for the following alterations to the heritage designated property at 64 Duchess Avenue:

- Replace the existing sidelights with same size and shape (rectangular) in frosted glass with no internal muntins.
- Replace the existing door with a solid panel door (no window or lite), with applied panelling detail added.
- Replace the upper cedar-shingled transom with one clear glass arched window.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

It is regrettable that a unique and rare London Doorway was removed from a heritage designated property.

The doorway that was installed on the subject property at 64 Duchess Avenue is not compatible with the heritage character of the property or the Wortley Village-Old South Heritage Conservation District. The oval shape of the light set in reverse ogee arch panelling is not appropriate to the period or architectural style of the building. The brass-coloured muntins and design of the lites or windows in the sidelights and door are also not appropriate to the period or architectural style of the building. The installation of the cedar singles in the place of the transom obscures this important architectural detail of the Italianate building.

To address the compatibility issues, the property owners and Heritage Planner have worked together to propose alterations that better fit the heritage character and architecture of the property.

Initially, replicating the London Doorway was the preferred resolution. Quotes were sought for the replication, however only one quote was obtained and was not feasible to implement.

As replication was not a viable solution, other resolutions were considered. This resulted in the proposed alterations of replacing the sidelights with more appropriate frosted glass (no muntins), replacing the door with a solid door with applied panelling, and reinstating a plain (or frosted) glass transom. The plain glass transom will be templated in place to ensure an appropriate fit of the wood frame to the existing brick opening. While these alterations fall short of replicating the London Doorway and its unique design, the proposed alterations are more compatible with the heritage character of the subject property and the Wortley Village-Old South Heritage Conservation District

than the existing condition. The proposed alterations are more consistent with the direction of Section 8.3.1.1.f of the *Wortley Village-Old South Heritage Conservation District Plan* and better conserve the heritage attributes of the heritage designated property than its existing condition.

To ensure its compatibility, the doorway should have a painted finish. Additionally, to ensure that the doorway issue is resolved in a timely manner, six months are recommended as a condition of the Heritage Alteration Permit approval.

The property owner is encouraged to consider future Heritage Alteration Permit applications to remove the awning over the doorway and to construct a more appropriate porch while maintaining the remaining heritage attributes of the property.

Conclusion

The loss of this London Doorway is regrettable. The conservation of London Doorways are very important as this architectural feature is unique to the London area.

The proposed alterations to the heritage designated property at 64 Duchess Avenue are more compatible with the heritage character of the subject property and the Wortley Village-Old South Heritage Conservation District than the existing conditions and should be approved with terms and conditions.

Prepared by: Kyle Gonyou, CAHP Heritage Planner

Reviewed by: Britt O'Hagan, MCIP RPP Manager, Community Planning, Urban Design and Heritage

Recommended by: Gregg Barrett, AICP Director, Planning and Development

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Proposed Alterations

Links

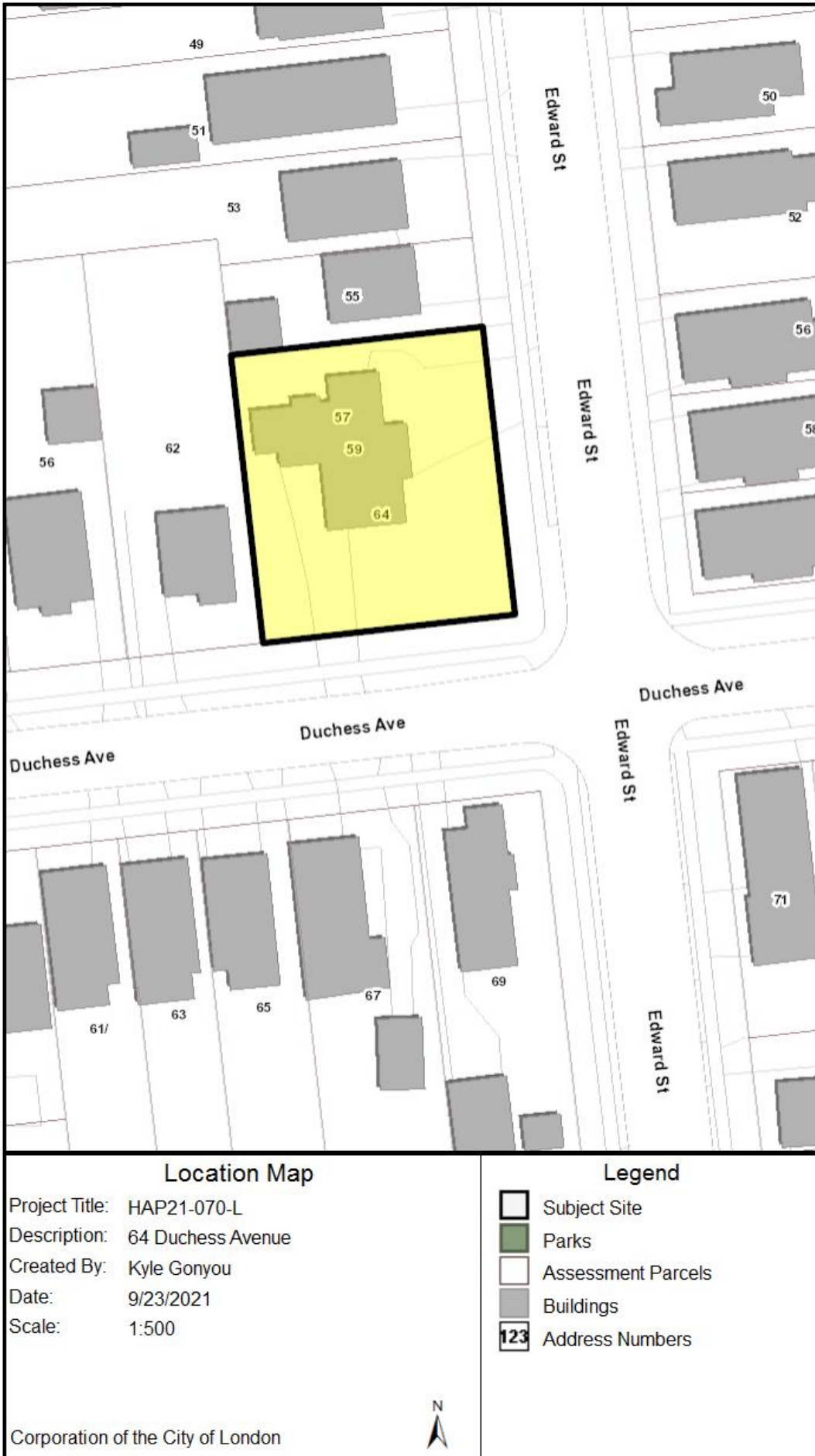
London Doorways – www.londondoorways.ca

Additional Sources

Beck, Julia et al. *London Doorways: A Study of Triple Arched Doorways*. 2014.

Gonyou, Kyle. "London Doorways – Celebrating a Unique Feature of London's Heritage." *Ontario Heritage Act + More*. Posted November 28, 2020.

Appendix A – Property Location



Appendix B – Images



Image 1: Photograph showing the Italianate building on the heritage designated property at 64 Duchess Avenue (October 7, 2016).



Image 2: Detail photograph of the London Doorway of the Italianate building at 64 Duchess Avenue (October 7, 2016).



Image 3: Photograph of the subject property at 64 Duchess Avenue, seen from the corner of Duchess Avenue and Edward Street, on December 3, 2020.



Image 4: Detail photograph showing the doorway that was installed without Heritage Alteration Permit approval.

Appendix C – Proposed Alterations



Figure 1: Materials for replacement sidelights and replacement door, submitted as part of the Heritage Alteration Permit application.

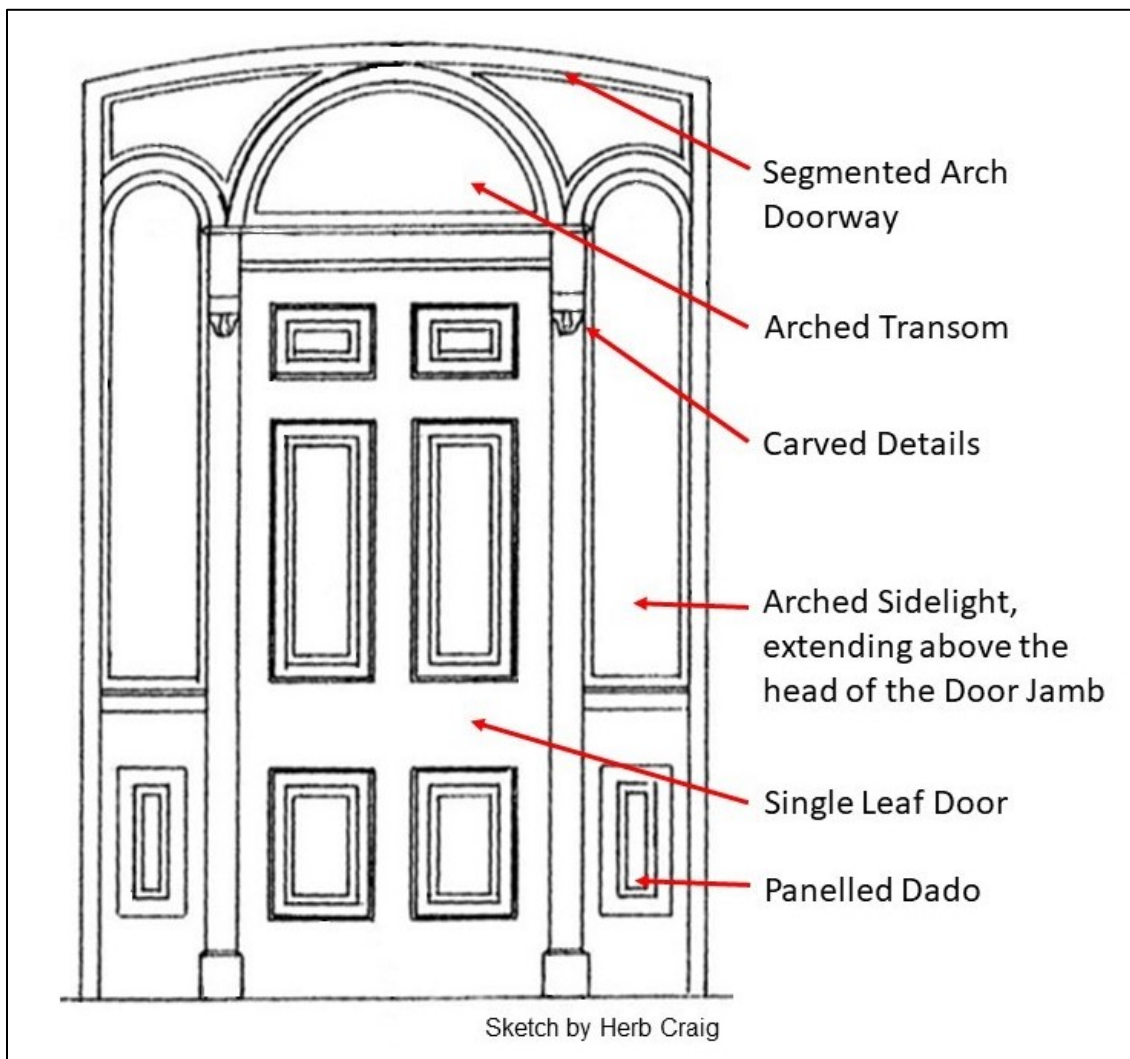


Figure 2: Labeled diagram of a London Doorway, showing typical panelled detailing found on a London Door. Courtesy www.londondoorways.ca.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: George Kotsifas, Deputy City Manager, Planning and Economic Development
Subject: Application to National Historic Sites and Monuments Board of Canada to Nominate Labatt Memorial Park as a National Historic Site of Canada
Date: October 20, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions **BE TAKEN** with respect to the application to the National Historic Sites and Monuments Board of Canada to nominate Labatt Memorial Park as a National Historic Site of Canada:

- a) The above noted initiative **BE ENDORSED**; and,
- b) The Civic Administration **BE DIRECTED** to submit the application to the National Historic Sites and Monuments Board of Canada with respect to this matter.

Executive Summary

Labatt Memorial Park is the world's oldest baseball grounds. Located at 25 Wilson Avenue, the cultural heritage value of Labatt Memorial Park is recognized locally by the property's designation pursuant to Part IV of the *Ontario Heritage Act* and inclusion in the Blackfriars/Petersville Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act*. At its meeting held on June 15, 2021, Municipal Council endorsed the initiative to begin the nomination process and directed civic administration to assist a volunteer steering committee to prepare a nomination to the Historic Sites and Monuments Board of Canada.

The Historic Sites and Monuments Board of Canada application process requires a resolution from a Municipal Council endorsing a municipality's nomination for designation as a National Historic Site. The intent of this report is to provide a report back to Municipal Council with the complete application, seeking Municipal Council endorsement to apply to the Historic Sites and Monuments Board of Canada to nominate Labatt Memorial Park as a National Historic Site of Canada pursuant to the *Historic Sites and Monuments Act*.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Report to London Advisory Committee on Heritage, Nomination of Labatt Memorial Park as a National Historic Site, May 12, 2021.

1.2 Property Location

The Labatt Memorial Park property at 25 Wilson Avenue is located on the east side of Wilson Avenue, just north of its intersection with Riverside Drive. The property is located northwest of the Forks of the Thames River (Appendix A).

1.3 Description

The property at 25 Wilson Avenue, commonly known as Labatt Memorial Park consists of the baseball diamond, a grandstand, and bleachers (constructed in the 1990s), and the Roy McKay Clubhouse, originally constructed in 1937 (Appendix B). Opening in 1877 as Tecumseh Park, the park has played an essential role in the growth and development of baseball in London and Canada and is the world's oldest baseball grounds. Labatt Memorial Park continues to be used for various levels of recreational and competitive baseball and is the home of the London Majors of the Intercounty Baseball League.

1.4 Cultural Heritage Status

To recognize and protect its cultural heritage value, the Labatt Memorial Park property was designated pursuant to Part IV of the *Ontario Heritage Act* in 1994 by By-law, L.S.P.-3237-544 in 1994, and amended by By-law, L.S.P.-3237(a)-319 in 1996. The park has been used today by the London Majors of the Intercounty Baseball League since 1925.

As a municipally-owned heritage property, the City continues to be stewards of its history and conservators of its cultural heritage value. As a part of its long-term conservation and protection, the Roy McKay Clubhouse is assessed as a part of conservation master planning for municipally-owned heritage properties to set out short and long term maintenance plans over a 10-year horizon. Recent improvements to the park and clubhouse include a restoration of the clubhouse in 2008, and improvements to the dugouts.

In 2015, the property was designated pursuant to Part V of the *Ontario Heritage Act* as it was included within the Blackfriars/Petersville Heritage Conservation District, designated by By-law No. L.S.P.-3437-179, which came into force and effect on May 15, 2015.

Labatt Memorial Park continues to be a hub of community activity. Most recently, Tourism London offered public tours of Labatt Memorial Park throughout the summer of 2021 as part of a "Southwestern Ontario Baseball Heritage Pass". Further, in September 2021, the London Sports Council inducted Labatt Memorial Park into the London Sports Hall of Fame, the first facility to be inducted.

In recent years, Labatt Memorial Park has been the subject of further research in baseball history. Competing with historic baseball fields in Clinton, Massachusetts and Pittsfield, Massachusetts, Labatt Park was subject to study by researchers and historians from the Society for American Baseball Research (SABR) and the Centre for Canadian Baseball Research (CCBR), concluding that the park was in fact, the world's oldest baseball grounds. Building on its successful claim as the world's oldest baseball grounds, members of the Friends of Labatt Park, the Canadian Centre for Baseball Research, the London Majors Alumni Committee, and heritage community members have requested that the City of London pursue National Historic Site designation for Labatt Memorial Park to recognize its importance in the growth and development of baseball in Canada.

In 2008, Guinness World Records certified that Labatt Memorial Park was in fact the oldest baseball diamond in the world.¹

1.5 Historical Background

1.5.1 Early History

The first complete London Township survey was undertaken beginning in 1810, by Deputy Provincial Surveyor Mahlon Burwell. The Burwell survey extends north from the Thames River and focussed on the first six concessions laying out the grid of lots and concessions. The survey was interrupted by the outbreak of War in 1812, however, by 1819 Crown patents were being given to settlers.²

Located at the Forks of the Thames, the property that would become Labatt Memorial Park was originally located within a low-lying flood plain bound by the North Branch of the Thames River to the east and the main branch of the Thames River to the south. Following Burwell's survey of London Township, much of the floodplain was granted to Joshua Applegarth. An early settler in London Township, Applegarth was granted the land in 1810 for the purpose of growing hemp intended for cordage and sails for the British Navy. Applegarth's residence was located within the vicinity of the current bend in Charles Street, west of Wharncliffe Road North but his land was used for hemp growing. Ultimately, the Applegarth initiative was unsuccessful and by 1819 moved south of the Thames River.³

Another early land owner and settler in the area surrounding what would become Labatt Memorial Park was John Kent. Kent, born in Staffordshire, England, immigrated to Upper Canada in 1823 where he later purchased Lots 1 & 2 east of the Wharncliffe Highway. The lands, totalling 192 acres stretched to both the east and west sides of the Thames River and included what became known as the "river flats" which would later become valuable farming land and building lots.⁴

In 1848, Kent had a portion of his land in Lots 1 & 2 east of the Wharncliffe Road between the existing Blackfriars Road south to the Thames River surveyed into Park Lots that ranged in size from 3 to 9 ¼ acre lots. Further, he had a road surveyed down the middle of the lots, known first as Centre Street, later re-named to Wilson Avenue. The survey would become registered as Plan 191, and Lot 6 on the east side of Centre Street (Wilson Avenue) would become home to Labatt Memorial Park. Upon Kent's passing in 1859, his will left his land holdings in the newly subdivided area to his sons and daughters.⁵

An analysis of early mapping depicts the gradual subdivision of land within the area that would become home to Labatt Memorial Park. By 1850, the *Sketch of Part of London Township* shows the Wharncliffe Highway and the road that would become Blackfriars Street in existence with the area undeveloped. The 1863 Township of London map prepared by Samuel Peters shows a similar arrangement with the area that is now the Blackfriars/Petersville Heritage Conservation District simply identified as "Kent Farm Subdivided". By 1872, the *Bird's Eye View of London* depicts the area as quickly developing. Several dwellings are depicted as constructed along Centre Street (Wilson Avenue), but the area that would become Labatt Memorial Park remained generally undeveloped. Two years later in an 1874 "Map of the Village of Petersville

¹ Since the Guinness World Records certification, the terminology in identifying historic baseball parks, grounds, and diamonds has been subject to on-going debate by baseball and sports historians. The most-widely agreed upon term that is used for Labatt Memorial Park at this time, is that is the "world's oldest baseball grounds".

² John H. Lutman and Christopher L. Hives, *The North and the East*, 53-54.

³ Corporation of the City of London, *Blackfriars/Petersville Heritage Conservation District Study Report*, p. 12-13; Daniel Brock, *Fragments from the Forks*, p. 5-8.

⁴ *Blackfriars/Petersville Heritage Conservation District Study Report*, p 14; John Lutman, *The Historic Heart of London*, p. 12.

⁵ *Blackfriars/Petersville Heritage Conservation District Study Report*, p 18; RP191(W); LRO 33, Instrument #5468, 9 July 1859.

(London West) was prepared showing the subdivided building lots in the area including most of the side-streets off Centre Street (Wilson Avenue) that now terminate at the Thames River. Lots 4, 5, and 6 on the east side of Centre Street were shown as undivided park lots at that time.

1.5.2 The London Tecumsehs and the Early History of Tecumseh Park

By the 1870s, the London Tecumsehs, a baseball team founded originally in 1868 was in need of a new permanent playing field. In 1876, the Tecumsehs became champions of the Canadian Association of Base Ball. Until that point the club had previously been using the only viable sports field in London, today's Victoria Park. However by the mid-1870s growing crowd support for the ball club fuelled by the team's rivalry with Guelph's team, the Guelph Maple Leafs, combined with the demand for use of the Victoria Park as the provincial exhibition grounds during the late season games necessitated a new permanent ball field. By 1877, W.J. Reid, a merchant and financial backer of the London Tecumsehs found the land on which Tecumseh Park would be constructed exclusively for the team.

Reporting on the need for a new permanent ball field, the *London Advertiser* of April 16, 1877 reported:

*“After visiting London East, the northern suburbs of the city and the Petersville and Kensington Flats, the most convenient plot, taking everything into consideration, that could be secured, was a piece of meadow land adjoining the west end of Kensington Bridge, on the north side of the road, and an agreement has been effected by the owners of it for its lease or purchase. Work will be commenced on it at once, and the expectation is that it will be ready in ten days, or a fortnight at the furthest.”*⁶

In May 1877, the newly constructed Tecumseh Park, named after the team for which it was constructed officially opened for baseball. At the first official league game hosted at the park, the *Advertiser* reported that 2,000 spectators were in attendance to watch the opening game between the Tecumsehs and the Hartfords of Brooklyn, New York. The *Canadian Illustrated News* referred to Tecumseh Park as “without doubt the best for its purpose in the Dominion.”⁷

The same year, the London Tecumsehs, together with the Guelph Maple Leafs, joined several other American-based baseball teams in forming the International Association, a “major-league” competitor to the National Association of Professional Baseball Clubs – now the National League of Major League Baseball. In the league's inaugural year, the Tecumsehs sported a record of 47 wins, 26 losses, and 7 ties. On October 13, 1877 the Tecumsehs beat the Pittsburgh Alleghenys at Tecumseh Park to become the first champions of the International Association making them what journalist Brian Martin identifies as “Canada's First Major League Baseball Champions.”⁸ In covering the event, a New York newspaper noted “Nothing better could have happened for the advancement of the popularity of baseball in Canada.”⁹

Unfortunately, the early success of the team and league was short lived. Within the span of a few years the Guelph Maple Leafs (funded by the success of brewer George Sleeman), and the London Tecumsehs both dropped out of the league due to financial reasons, low attendance, and suspicions of league-wide

⁶ *London Daily Advertiser*, “The Ball Field”, April 16, 1877.

⁷ Robert K. Barney and Riley Nowokowski, “A Canadian Distinction of Note: London, Ontario's Labatt Memorial Park, Baseball History's Oldest Continuously-Operating Baseball Precinct”, *Ontario History*, Volume 113, No. 2, Fall 2021; William Humber, *Diamonds of the North: A Concise History of Baseball in Canada*, p. 38.

⁸ For a comprehensive history of the London Tecumsehs and their International Association championship, Brian Martin, *The Tecumsehs of the International Association: Canada's First Major League Baseball Champions*, 2015.

⁹ “The International Championship” *The Brooklyn Clipper*, October 13, 1877.

cheating scandals. In losing the Canadian teams, the league changed its name to the National Association but by 1880 had dissolved in trying to compete with other major baseball leagues.

Despite the initial loss of a baseball presence on an international stage, Tecumseh Park continued to be a hub for sporting activity in London in its first few years of existence. In the late 1870s and early 1880s it was used not only for baseball but also for bicycle racing and lacrosse (See Section 1.5.7).

However, in 1883, the first of two major floods hit London. Overnight between July 10 and 11, 1883, a storm dropped a torrential amount of rain on London resulting in extensive damage to Blackfriars/Petersville area.¹⁰ Tecumseh Park was extensively damaged in the flooding. In describing the damages in London West, the *Advertiser* wrote: “The whole of Tecumseh Park, fences, stands, and houses, together with Massie’s boat house, all went down the river.”¹¹ Nonetheless, the park was eventually re-fenced, albeit with a relocated home-plate and infield to protect from further flooding damage and to present spectators with a view to London’s core.¹² Following the flood, baseball and other sporting activities continued at Tecumseh Park throughout the first decades of the 20th century.

Through the 1890s to the 1920s Tecumseh Park continued to be the home of several London-based baseball teams, including the Tecumsehs, and the Alerts. Between 1911 and 1915, the Tecumsehs entered a newly formed professional league called the Canadian League. In an exhibition game against the Detroit Tigers in August 1914, the park hosted one of its largest crowds hoping to see the Tigers star player, Ty Cobb. The Canadian League folded in 1915 as a result of the First World War.

Following the war, professional baseball returned to Tecumseh Park in 1919 when the London Tecumsehs entered the Michigan-Ontario League. The league operated until 1925. During that period various would-be professional baseball players either played for or against the London Tecumsehs at the Tecumseh Park. Charlie Gehringer, a second baseman for the Tecumsehs would later play for the Detroit Tigers, and the Tecumsehs again hosted an exhibition game against Ty Cobb and the Tigers in September 1920 in front of a crowd of 3,000 fans. Gehringer would later be inducted into the Baseball Hall of Fame. The park also hosted exhibition games between the Tecumsehs and the Boston Red Sox, the Pittsburgh Pirates, and the Washington Senators which included visits from Hall of Famers Tris Speaker, Walter Johnson, and Honus Wagner.

At one particular exhibition game in 1921, London’s baseball fans were delighted to host the Pittsburgh Pirates, managed by London’s own George “Mooney” Gibson.

Baseball continued to gain popularity in London throughout the 1920s well into the 1930s with the establishment of both men’s and women’s baseball and softball leagues, as well as church leagues, and industrial leagues operated and sponsored by businesses, all of which functioned in Tecumseh Park. It was

¹⁰ The area that is now generally known as the Blackfriars/Petersville Heritage Conservation District has been known historically by various names including Blackfriars, Petersville, Kensington, and London West, among other names used to describe the flats immediately west of the Thames River.

¹¹ *London Advertiser*, “The Latest: Terrible Destruction by Water – London West and Low Points of the City Submerged – Immense Loss of Life Feared – Moving Tales of the flood – The Damage to property Incalculable”, July 11, 1883.

¹² The location of home-plate has been changed various times in the history of Labatt Memorial Park to protect against potential future flooding as well as to accommodate alternative uses of the park. The details of the re-location are further explored in Robert K. Barney and Riley Nowokowski, “A Canadian Distinction of Note: London, Ontario’s Labatt Memorial Park, Baseball History’s Oldest Continuously-Operating Baseball Precinct”, *Ontario History*, Volume 113, No. 2, Fall 2021.

during this period that the Intercounty Baseball League (IBL) was founded in 1925. London's team was originally called the London Braves but changed their name often depending on company sponsorship. The team played under the names, the London Winery, the London Silverwoods, and of course, the London Majors.

1.5.5 Transition to Labatt Memorial Park and the Flood of 1937

By the mid-1930s, the future of baseball at Tecumseh Park was in jeopardy due to much-needed facility upgrades. Team sponsorships also gradually dropped due to the Great Depression and the facilities at Tecumseh Park were in decline. In an attempt to "save" the park from concerns about potential private purchase and demolition a Tecumseh Park "booster day" was held in June 1936, which included a game between Stratford and London. The intent was to raise the necessary funds to prevent its sale, and the day included guest appearances from Fred Goldsmith, a former pitcher for the Tecumsehs on the 1877 championship team.¹³ The *London Free Press* commented on the success of the event:

"The success of the day will save Tecumseh Park for this year, but this does not solve the problem for the future. Anyone who was at the game on Saturday must have been thoroughly convinced of the necessity of retaining the park as a centre for athletics in London. It is ideally and centrally located and could, without a great expenditure, be converted into the best athletic field for all sports in Canada. One hesitates in these days of financial stress, as far as taxpayers are concerned, to urge that the city should purchase the property. What an opportunity for some philanthropically-minded citizen to do something worth while for London!"¹⁴

Whether the article was written with a specific "philanthropically-minded citizen" in mind may never be known, however, six months later the *Free Press* highlighted positive momentum in the park's history with an eye-catching headline: "City is Given Tecumseh Park, \$10,000: Famous Playground Donated by Labatt Family to Citizens".¹⁵ John and Hugh Labatt purchased the park as a means to honour their father John Labatt Sr. upon the advice of their neighbour, Mooney Gibson. The park was renamed "Labatt Memorial Park", and given to the City with a donation of \$10,000 to maintain and update the park.¹⁶

The excitement and optimism for the donation of Labatt Memorial Park was short-lived as London was again devastated by flooding a few months later. In April 1937, after weeks of unusually high amounts of precipitation, the Thames River again flooded the area causing extensive damage to the City. Like in 1883, the newly named ballpark sustained extensive damage to the grandstand, bleachers, and fencing. It was not until mid-June that the London Silverwoods were able to return to Labatt Park as their home field. In its reconstruction, the newly-named park included a new grandstand, fencing and the construction of brand new cottage-style clubhouse that included changerooms for the teams, public washrooms, and concessions.¹⁷ A distinctive Art Deco style entrance gate was also constructed fronting onto Dundas Street (later re-routed for Riverside Drive), The Art Deco gate no longer remains, however, the clubhouse, now known as the Roy McKay Clubhouse is extant on the property.

¹³ Fred Goldsmith was a former pitcher for the London Tecumsehs. His career has been a part of on-going debate centred on the invention and usage of the "curveball" pitch used in baseball. His life and baseball career is extensively documented in John R. Castle Jr., *Goldie's Curve Ball: How Fred E. "Goldie" Goldsmith Invented, Demonstrated, Mastered, and Championed The Curve Ball*, 2010.

¹⁴ *London Free Press*, "Tecumseh Park", June 29, 1936.

¹⁵ *London Free Press*, "City is Given Tecumseh Park, \$10,000: Famous Playground Donated by Labatt Family to Citizens" December 15, 1936.

¹⁶ Barney and Nowokowski, "A Canadian Distinction of Note", *Ontario History*; Martin, *The Tecumsehs of the International Association*, p. 216-217.

¹⁷ *Ibid.*

1.5.6 Continued Baseball Legacy at Labatt Memorial Park

The 1940s brought men's and women's championship baseball at various levels to Labatt Park. Women's softball gained popularity during the war years, attracting large crowds and to the park. Many of the teams and leagues were sponsored by local businesses including Kellogg's, McCormick's, and Silverwood's. By 1942, the "London Ladies' Softball Association" was organized by the City. The women's league gained popularity resulting in the formation of two travelling teams, the most prominent of which was the London Supremes of the Michigan-Ontario League. The Supremes won the league championship in 1948. Before disbanding in 1951, the Supremes played a series of exhibition games across North America including games in Arizona and California, where they defeated the reigning US Ladies champions, the Orange County Lionettes.

The men's teams competing at Labatt Park were just as successful in the 1940s. In 1944, Bill Farquharson, the Director of the Public Utilities Commission for the City of London assumed responsibility of London's IBL team and re-named the team the Majors as a recognition to Major Chet Smith his predecessor and manager of the formerly-named London Army team. In 1948, Farquharson entered the Majors into the National Baseball Congress, Can-Am Championship Series. In the same year, they defeated the Fort Wayne Indiana General Electric's in Game 7 of the Championship Series to become the only Canadian team to win the Can-Am Championship. Game 7 was estimated to have had 10,000 spectators in attendance including London-born professional ballplayer Frank Colman, New York Yankees catcher Yogi Berra, and Detroit Red Wings Gordie Howe and Ted Lindsay.¹⁸

The 1950s to 1970s brought continued success and growth of the game in London and Canada. The 1950s started with the London Majors winning the IBL Championship in 1951, followed by the purchase of the team by Frank Colman in 1954 before winning the Championship again in 1956. In the 1960s, the ownership of the Majors switched hands numerous times and with that came name changes including the London Diamonds and the London Pontiacs. This trend continued in the 1970s with London's team becoming known as the London Avco's, the London El-Morrocco Majors, and finally a return to the Majors in 1975. That same year, they won the IBL Championship, an honour that London had simply not yet accomplished until this year. On October 1, 2021, the London Majors defeated the Toronto Maple Leafs at Labatt Memorial Park to win their first IBL Championship in 46 years.

Baseball's modern era of the 1980s and 1990s brought some of the more recent big name athletes to London. Between 1989 and 1993, Labatt Park was home to the London Tigers, a Double-A Minor League affiliate to Major League Baseball's Detroit Tigers.¹⁹ It was during this time that Londoners and Canadian baseball fans could see future Major Leaguers on their way through the minor league systems. Some of the more prominent players include Cliff Floyd, professional MLB and National Football League player Deion Sanders, All-Stars Jeff Bagwell, Jim Thome, and Travis Fryman, Pete Walker (current pitching coach for the Toronto Blue Jays) as well as World Series MVP Manny Ramirez. Sarnia, Ontario's Rob Thomson, current bench coach for the Philadelphia Phillies, also called Labatt Park home for a season, coaching 1st base for the London Tigers.²⁰

Labatt Park was also home to two of London's additional professional teams in the modern era. The Kalamazoo Kodiaks of the Frontier League, an independent professional league in North America relocated from Kalamazoo, Michigan to

¹⁸ Brock, *Fragments from the Forks*, 253.

¹⁹ *Ibid.*, 334.

²⁰ Rob Thomson also won a World Series championship as a member of the coaching staff for the New York Yankees in 2009. He was inducted into the Canadian Baseball Hall of Fame in 2019.

London in 1999 becoming the London Werewolves. The Werewolves won the Frontier League Championship in their inaugural season in the league, but would later relocate to Canton, Ohio. In 2003, the London Monarchs were London's representatives in the short-lived Canadian Baseball League. The first official game of the league was held at Labatt Park to a sold-out crowd.

In recent years, Labatt Park has continued to play an important role in the growth and development of baseball in Canada. The park was used for the 2001 Canada Summer Games, the 2018 Ontario Summer Games, and continues to host Baseball Canada and Baseball Ontario championships.

1.5.7 Additional Uses of Labatt Memorial Park

In addition to baseball, Labatt Park has hosted various sporting purposes since its early days.

Dating to its first few years in operation, the then Tecumseh Park hosted lacrosse as early as 1883. The London Lacrosse Club made Tecumseh Park their homefield. They opened their season in that year at Tecumseh Park in a game against the Brantford Brants. Reportedly, a crowd of 2,000 spectators visited the park to watch the game.²¹

In addition to lacrosse, Tecumseh Park also hosted rugby and football games, primarily at the collegiate level. Western University's rugby team began hosting their games at the park in 1907 with their inaugural game that year against the University of Toronto. The Western University football team continued to use Tecumseh Park for their games in the early-20th century as well. Aerial photography indicates the grid-iron football field laid out over the top of the baseball diamond, indicating the field's multi-sport usage. Western use the field until the late-1920s when the university constructed J.W. Little Stadium on campus.²²

Lastly, one of the most popular alternative uses of Tecumseh Park in the late-19th century was for bicycle track racing. In the 1880s, a cycling craze swept much of North America including London, which created the London Forest City Bicycle Club. In 1895, construction began at Tecumseh Park to create a third of a mile powdered brick and clay track intended for amateur and professional bicycle racing. The *Advertiser* noted the planned improvements for the park to accommodate a cycling track and noted it would be "one of the best athletic parks in Canada" including the third mile track with proper banking on the turns, and the baseball diamond configured on the interior of the oval, with a new grandstand to accommodate 2,500 spectators. Cycling remained popular in London and at Tecumseh Park until the middle of the First World War, when its popularity began to wane.²³

On a local level, the facility was used to host the City of London's "Playground Olympics" in the mid-20th century. Based on the success of the PUC's Outdoor Recreation Program managed by Bill Farquharson between 1935-1973, Labatt Park was used annually to host this event, which was a culmination of the Outdoor Recreation Program's activities and athletics competition. The program and the event drew thousands from across the City on a regular basis and provided children with the opportunity to participate in community-based sporting events. The program was referred to and applauded by its participants as one of the best in North America, and one that promoted inclusivity in sport.

²¹ Barney and Nowokowski, "A Canadian Distinction of Note", *Ontario History*.

²² Barney and Nowokowski, "A Canadian Distinction of Note", *Ontario History*; Robert S. Kossuth and Kevin B. Wamsley, "Cycles of Manhood: Pedaling Respectability in Ontario's Forest City" *Sports History Review*, Volume 34, Issue 2, p.167-189, 2003.

²³ "It's a Go", *The Advertiser*, May 25, Barney and Nowokowski, "A Canadian Distinction of Note", *Ontario History*.

In addition to sports, Tecumseh Park/Labatt Memorial Park was also used (and continues to be used) for community activities. In July 1927, the park was used for a Chautauqua event.²⁴ By the mid-20th century the park was used for military drumhead services. In 1997, the park was used as a facility from which to fire a 21-gun salute during the Queen Elizabeth II's Royal Visit to London. The park has also been used for public skating, civic receptions, the RCMP Musical Ride, and political rallies. On an annual basis, the park is used for Canada Day celebrations, usually including a baseball game and fireworks.

Most recently in August 2021, Labatt Memorial Park was used as a venue to celebrate the accomplishments of the London-based Canadian Olympic athletes who competed for Canada at the Tokyo Olympic Games. Among the athletes who were in attendance were women's rower Jennifer Martins, opening ceremony flag-bearer and women's basketball team member Miranda Ayim, member of the gold-medal winning women's eight rowing team Susanne Grainger, gold-medal swimmer Maggie MacNeil, and gold-medal winning decathlon champion Damian Warner.

Labatt Memorial Park continues to be valued by Londoners, Canadians, and sports-fans in North America.

2.0 Discussion and Considerations

2.1 Historic Sites and Monuments Act

The Historic Sites and Monuments Board of Canada (HSMBC) was established in 1919 and oversees the National Program of Historical Commemoration. The HSMBC is mandated through the *Historic Sites and Monuments Act* (1953) and makes recommendations to designate persons, places, and events of national historic significance to the Minister responsible for Parks Canada (Parks Canada, *Framework for History and Commemoration*, 2019). Unlike, the *Ontario Heritage Act*, as federal legislation the *Historic Sites and Monuments Act* does not protect or regulate property, but rather identifies and commemorates place, persons, and sites of national historic significance.

Currently, the Minister of the Environment and Climate Change is responsible for designating places, persons, and events of national historic significance. Parks Canada is the agency of the Government of Canada that provides professional and administrative services to support the HSMBC including the historical and archaeological research needed for evaluation applications for National Historic Site designation. The agency is mandated to “protect and present nationally significant examples of Canada’s natural and cultural heritage, and foster public understanding, appreciation, and enjoyment in ways that ensure their ecological and commemorative integrity for present and future

2.2 National Program of Historical Commemoration

National Historic Sites are places of profound importance to Canada, each telling their own unique story, contributing a sense of time, identity, and place to our understanding of Canada as a whole. Over 2,100 places, persons, and events have been commemorated by the Government of Canada for their national historic significance. Any aspect of Canada’s human history may be considered for a national designation if it has had a nationally significant impact on, or illustrates a nationally important aspect of, Canadian history. In Canada, National Historic Sites represent a variety of historic places, encompassing sites as diverse as sacred places, battlefields, archaeological sites, cultural landscapes, ships and shipwrecks, structures, and districts. Many are still used for work, religious practices, commerce and industry, education, and leisure.

In addition to National Historic Sites, the Government of Canada recognizes National Historic Persons and National Historic Events. National Historic Persons

²⁴ *London Advertiser*, “Rotary Bringing Chautauqua Here” July 1, 1927.

are individuals who have made a significant and lasting contribution to Canadian history. National Historic Events are designated if they represent a defining action, episode, movement, or experience in Canada history.

2.3 Eligibility Requirements and Application Process

2.3.1 Eligibility

The eligibility of a potential national historic designation is guided by criteria and guidelines set out by the Historic Sites and Monuments Board of Canada. Currently, the Minister is advised by the HSMBC based on the *Criteria and Guidelines for evaluating subject of potential national historic significance* (Fall 2017) (See Section 2.3.1.1). The guideline document sets out the detailed criteria and guidelines followed by the HSMBC. The following summary highlights the key concepts for criteria for national historic significance.

Any aspect of Canada's human history may be considered for ministerial designation of national historic significance. To be considered for designation, a place, person, or event must have had a nationally significant impact on Canadian history or must illustrate a nationally important aspect of Canadian human history.

Subjects that qualify for national historic significance will meet one or more of the following criteria:

1. A place may be designated of national historic significance by virtue of a direct association with a nationally significant aspect of Canadian history. An archaeological site, structure, building, group of buildings, district, or cultural landscape of potential national historic significance will:
 - a. Illustrate an exceptional creative achievement in concept and design, technology and/or planning, or a significant stage in the development of Canada; or,
 - b. Illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada; or
 - c. Be most explicitly and meaningfully associated or identified with persons that are deemed of national historic importance; or
 - d. Be most explicitly and meaningfully associated or identified with events that are deemed of national historic importance.
2. A person (or persons) may be designated of national historic significance if that person individually or as the representative of a group made an outstanding and lasting contribution to Canadian history.
3. An event may be designated of national historic significance if it represents a defining action, episode, movement, or experience in Canadian history.

In general, only one designation will be made for each place, person, or event of national historic significance. Uniqueness or rarity are not, in themselves, evidence of national historic significance, but may be considered in connection with the above noted criteria. Firsts, per se, are not considered for national historic significance.

Buildings, ensembles of buildings, and sites that are 40 years of age or older²⁵ may be considered for designation of national historic significance. A place must be in a condition that respects the integrity of its design, materials, workmanship, function and/or setting to be considered for designation of national historic significance, insofar as any of these elements are essential to understand its significance.

²⁵ Unlike national historic designations, age is not a criteria for designations pursuant to the *Ontario Heritage Act*. Individual properties designated pursuant to Part IV of the *Ontario Heritage Act* must meet one or more criteria of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

Persons deceased for at least 25 years may be considered for designation of national historic significance, with the exception of Prime Ministers, who are eligible for commemoration immediately upon death.

Events that occurred at least 40 years ago may be considered for designation of national historic significance. Historic events that continue into the more recent past will be evaluated on the basis of what occurred at least 40 years ago.

2.3.1.1 Criteria and Guidelines for evaluating subjects of potential national historic significance

The Minister is advised by the HSMBC based on the *Criteria and Guidelines for evaluating subject of potential national historic significance* (Fall 2017). This guideline document sets out the detailed criteria and guidelines for the HSMBC to frame their advice to the Minister. The specific “criteria” are those found in the *Criteria for National Historic Significance* (1998) (See Section 2.3.1 above). The guidelines included within the *Criteria and Guidelines for evaluating subject of potential national historic significance* (Fall 2017) refer to both the “General Guidelines” as adopted by the HSMBC in 1998, as well as “Specific Guidelines”, which are based on HSMBC decisions to address specific aspects of commemoration, adopted over time.

Sporting facilities, parks and fields are not specifically identified as a specific aspect of commemoration, however, the *Criteria and Guidelines for evaluating subject of potential national historic significance* (Fall 2017) includes specific guidelines related to the identification of parks and gardens of national significance, as well as specific guidelines in evaluating Canadian athletes. Read together, the guidelines assist in understanding the criteria and guidelines considered when evaluating sport facilities that may be evaluated for their national historic significance such as Labatt Memorial Park.

The specific guidelines of Section 3.10 (Identification of Parks and Gardens of National Significance) note:

In November 1994, the Board recommended that:

A park or a garden may be considered of national significance because of:

- 1) the excellence of its aesthetic qualities;*
- 2) unique or remarkable characteristics of style(s) or type(s) which speak to an important period or periods in the history of Canada or of horticulture;*
- 3) unique or remarkable characteristics reflecting important ethno-cultural traditions which speak to an important period or periods in the history of Canada;*
- 4) the importance of its influence over time or a given region of the country by virtue of its age, style, type, etc.;*
- 5) the presence of horticultural specimens of exceptional rarity or value;*
- 6) exceptional ecological interest or value;*
- 7) associations with events or individuals of national historic significance;*
- 8) the importance of the architect(s), designer(s), or horticulturalist(s) associated with it.*

The Board stated, however, that it expected the case for national commemoration of any garden or park would not rest solely on one of the eight guidelines adopted, save in the most exceptional of circumstances.

The specific guidelines of Section 4.7 (Evaluating Canadian Athletes) note:

In July 2007, the Board adopted the following guidelines:

An athlete may be considered of national significance if:

- 1) he or she fundamentally changed the way a sport in Canada is played through his or her performance; and/or he or she greatly expanded the perceived limits of athletic performance; and*
- 2) he or she came to embody a sport, or had a transcendent impact on Canada*

Note: When these guidelines are applied to a sport team, the team will be presented to the Board as an “event” rather than a “person”

2.3.2 Nomination Requirements

Parks Canada has set out criteria for all nomination requirements submitted to the HSMBC for national historic designations. Nominations are submitted to the HSMBC Secretariat. All nominations must contain the following information:

- Identification of the Applicant – a point of contact for inquiries, clarifications, and correspondence between the Applicant and the HSMBC;
- Identification of the Subject – identification of the place, person, or event for nomination including important dates, buildings or structure, construction dates, and/or parameters of an event;
- Documentation and Suggestions for More in-depth Research – suggestions for research, including historical sources, photograph collections, documents, bibliographic reference, and contact person

Additional special requirements are necessary for nominations for National Historic Sites. This includes:

- Consent of the Property Owner(s) – written consent of the property owner (if the applicant is not the owner) is required, otherwise, the HSMBC will not consider applications for the designation. If the property falls under a municipal authority, consent may take the form of a Municipal Council resolution to endorse the nomination;
- Boundaries of the Site Proposed for Designation – description of the boundaries of the property being proposed for designation, which may include a sketch map, legal description, or survey map;
- Components of the historic property – identification of all of the major built and/or natural components of the property;
- Site Condition – description of the condition of the site, identify any existing potential threats to the integrity of the site; and,
- Additional Documentation – photographs, plans, and/or elevations of buildings if necessary.

The endorsement of Municipal Council in pursuing the nomination is a critical component of the nomination requirements.

2.3.3 Application Process and Timelines

The application process for national historic site designations can take several years (Appendix C). Upon receiving a nomination, the HSMBC Secretariat confirms that all required components have been submitted prior to sending the nomination to the Parks Canada Cultural Sciences Branch. Preliminary research is conducted to ensure that the nomination meets the criteria and guidelines and that there is sufficient documentation for a report to be prepared to the satisfaction of the HSMBC. This initial step can take approximately four months for completion.

If a nomination is successful in the preliminary evaluation stage, Parks Canada historians prepare a comprehensive report for submission to the HSMBC at one of their bi-annual meetings. During the meeting, the HSMBC reviews the reports for each subject and issues recommendations or may seek clarification on

aspects of an application. When clarification is requested, the subject is resubmitted at a subsequent meeting.

HSMBC recommendations are brought forward to the Minister of Environment and Climate Change for approval.

2.4 Implications for Maintaining National Historic Site Designation

Every National Historic Site has a set of reasons or an explanation for why it is significant or distinctive. The reasons why a National Historic Site are important are established by the HSMBC, and are laid out in a Statement of Commemorative Intent (*Framework for History and Commemoration*, 2019).

The *Historic Sites and Monuments Act* does not have the scope to legally protect designated sites, as the designation is commemorative in intent. As federal legislation, the federal government does not regulate privately owned property. A National Historic Site designation helps focus public attention on a particular site, but it does not affect ownership of the site or provide protection against interventions. However, before undertaking alterations to a National Historic Site, Parks Canada recommends following the guidance of the *Standards and Guidelines for the Conservation of Historic Places in Canada*²⁶. Alterations to a National Historic Site that have a profound impact on the site's "integrity" or the reasons outlined the Statement of Commemorative Intent, may result in the removal of the National Historic Site designation.

For Labatt Memorial Park, the property's "double-designation" pursuant to the *Ontario Heritage Act* provides legal protection for the property's cultural heritage value. Heritage Alteration Permit approval may still be required for alterations to the property.

A National Historic Site designation is not anticipated to result in implications to the day-to-day operations or planned infrastructure improvements of the Labatt Memorial Park property for City staff.

2.5 Letters of Support

Letters of support from organizations and individuals are encouraged to accompany the nomination to demonstrate community support for the nomination. City staff and steering committee members have been successful in gathering support from individuals in the sports, heritage, and political community on a local, provincial, federal, and international level. A list of individuals and their representative organizations have provided letters of support in nominating Labatt Memorial Park as a National Historic Site of Canada. The valuable contents of their support letters can be found in Appendix E.

Support letters have been received by:

- John Thorn, Official Historian, Major League Baseball;
- Paul Beeston, Former President and Current President Emeritus, Toronto Blue Jays;
- Canadian Centre for Baseball Research Board of Directors – Andrew North, Robert K. Barney, William Humber, Brian "Chip" Martin;
- Dr. Colin Howell, Centre for the Study of Sport and Health, Saint Mary's University;
- Frank Consentino, Professor Emeritus, York University, Grey Cup Champion and Vanier Cup Champion;
- William Humber, Educator, Author, Historian, and Canadian Baseball Hall of Fame Inductee, 2018;
- Dr. Stephanie Radu, Beachville District Museum;

²⁶ The *Standards and Guidelines for the Conservation of Historic Places in Canada* was prepared by Parks Canada in 2001, as a part of an initiative called the Historic Places Initiative (HPI). The primary purpose of the document was to provide consistent best practices and guidelines for heritage conservation in Canada. The *Standards and Guidelines for the Conservation Historic Places in Canada* has not been adopted by the City of London.

- Zanth Jarvis, Director, Sport Tourism, Tourism London;
- Jennifer Grainger, Past President, London Region Branch, Architectural Conservancy Ontario;
- Terence Kernaghan, Member of Provincial Parliament, London North Centre;
- Scott Bush, CEO, Society for American Baseball Research; and,
- Barbara Barclay and Brenda Logan, Co-Chair, Hamilton Road Community Association and Members of the Hidden History of Hamilton Road.

3.0 Financial Impact/Considerations

3.1 Financial Requirements

There are no costs to apply to the HSMBC for a national historic site designation. Likewise, there are no costs or fees to maintain status as a National Historic Site.

3.2 Financial Opportunities

National Historic Sites are eligible for the National Historic Sites of Canada Cost-Sharing Program. This program supports preparatory aid projects and conservation projects, as well as the development of heritage presentation for owner and eligible lessees of national historic sites. A site owner may be reimbursed up to 50% of eligible costs incurred in the conservation and presentation of a National Historic Site. Funded projects include planning and works to conserve the heritage fabric of a site, as well as presentation projects to communicate the reasons for federal designation. The guidelines and calls for supported projects for this program are established annually.

Lastly, as a designation that is honorary in nature and commemorative in intent, National Historic Site designation increases public awareness of heritage places. Combined with the success of Tourism London's public tours of Labatt Memorial Park, as well as the partnership with the Canadian Baseball Hall of Fame and Museum and the Beachville District Museum in a "Southwestern Ontario Baseball Heritage Pass", National Historic Site designation has the potential to increase public attention for Labatt Memorial Park and a tourism site for London, Ontario.

Conclusion

First opening in 1877 as Tecumseh Park, now known as Labatt Memorial Park was initially the home of the London Tecumsehs. The park has played an important role in the growth and development of baseball in Canada and is recognized as the world's oldest baseball grounds.

National Historic Sites are places of profound importance to Canada, each telling their own unique story, contributing a sense of time, identity, and place to our understanding of Canada as a whole. To highlight its importance in Canadian sport history, staff recommend submitting the application to the National Historic Sites and Monuments Board of Canada to nominate Labatt Memorial Park as a National Historic Site of Canada.

Acknowledgments

Staff would like to acknowledge the numerous baseball and sport historians, enthusiasts, and volunteers who graciously contributed their time and effort to assist staff in researching the history of Labatt Memorial Park. Special thanks to Barry Wells who has long advocated for the commemoration of Labatt Memorial Park. Special thanks also to Stephen Harding, Riley Nowokowski, and Robert Barney who have provided continuous support to staff in researching Labatt Memorial Park and for gathering support for the application to the National Historic Sites and Monuments Board of Canada.

Prepared by: Michael Greguol, CAHP, Heritage Planner

Reviewed by: Britt O’Hagan, MCIP, RPP, Manager, Community Planning, Urban Design, and Heritage

Recommended by: Gregg Barrett, AICP, Director, Planning and Development

Submitted by: George Kotsifas, P. Eng. Deputy City Manager, Planning and Economic Development

Appendix A – Property Location

Appendix B – Images

Appendix C – Historic Documentation and Images

Appendix D – Parks Canada National Historic Designation Flowchart

Appendix E – Letters of Support

Sources

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Appendix A – Property Location



Figure 1: Location map, showing Labatt Memorial Park located at 25 Wilson Avenue.

Appendix B – Images



Image 1: Photograph looking west from the outfield towards the grandstands at Labatt Memorial Park.



Image 2: Detail looking west from the outfield showing the infield and grandstand.



Image 3: Photograph showing the scoreboard at Labatt Memorial Park, noting the park as the “World’s Oldest Baseball Grounds”.



Image 4: View looking down the third base line from leftfield.



Image 5: Photograph showing third base dugout and grandstand.



Image 6: Photograph showing the third base dugout.



Image 7: Photograph showing view through the front gate to Labatt Memorial Park from Wilson Avenue, showing the view to downtown London.



Image 8: Photograph showing a tour of Labatt Memorial Park in progress during the summer of 2021.



Image 9: Photograph showing one of the “fan-favourite” components of the tours of Labatt Memorial Park – an opportunity to play catch on the world’s oldest baseball grounds.



Image 10: Photograph showing the Roy McKay Clubhouse, constructed in 1937, located behind the grandstands along the third baseline.



Image 11: Photograph showing the Roy McKay Clubhouse. The cottage-style clubhouse is identified as a heritage attribute protected by the heritage-designating by-law for the property's designation pursuant to Part IV of the Ontario Heritage Act.



Image 12: Photograph showing the interior of the Roy McKay Clubhouse as shown during the tours of Labatt Park during the summer of 2021.



Image 13: Photograph showing display within the Roy McKay Clubhouse during the tours of Labatt Memorial Park in the summer of 2021.



Image 14: Photograph showing display within the Roy McKay Clubhouse during the tours of Labatt Memorial Park in the summer of 2021.

Appendix C – Historic Documentation and Images



Image 15: Excerpt from the 1850 Sketch of London Township, showing the Forks of the Thames River. The Wharcliffe Road is shown west of the river running in a north-south orientation.



Image 16: Excerpt from the 1863 Township of London map prepared by Samuel Peters. The area that is now known as the Blackfriars/Petersville Heritage Conservation District is shown primarily as "Kent Farm Subdivided", including the location of Labatt Memorial Park.



Image 17: Excerpt from the 1872 Bird's Eye View of London, Ontario showing approximate future site of Tecumseh Park.

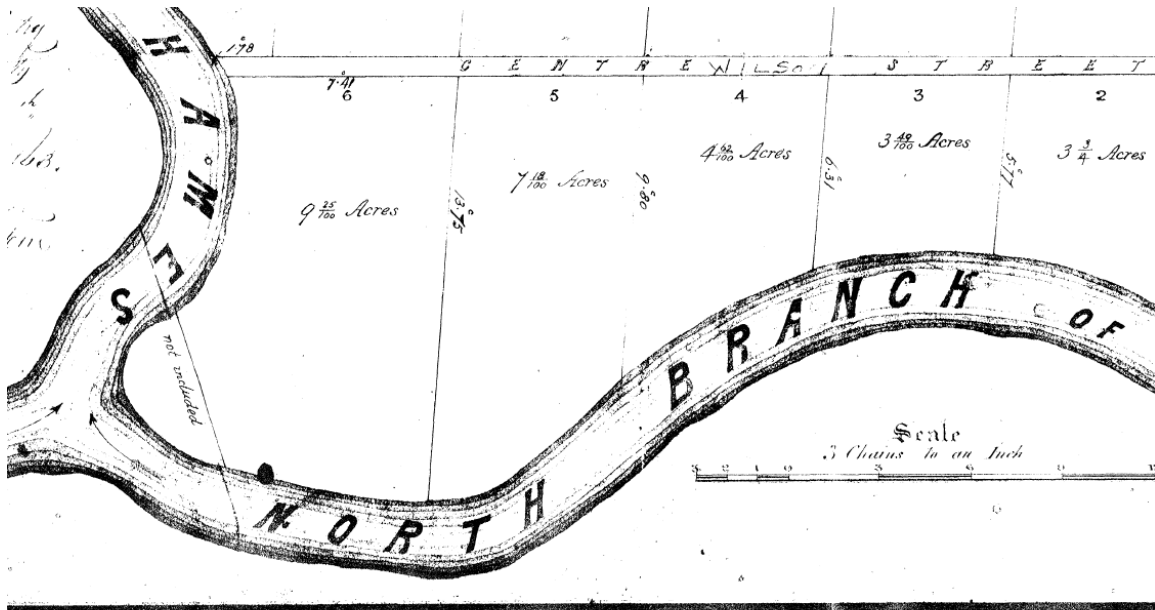
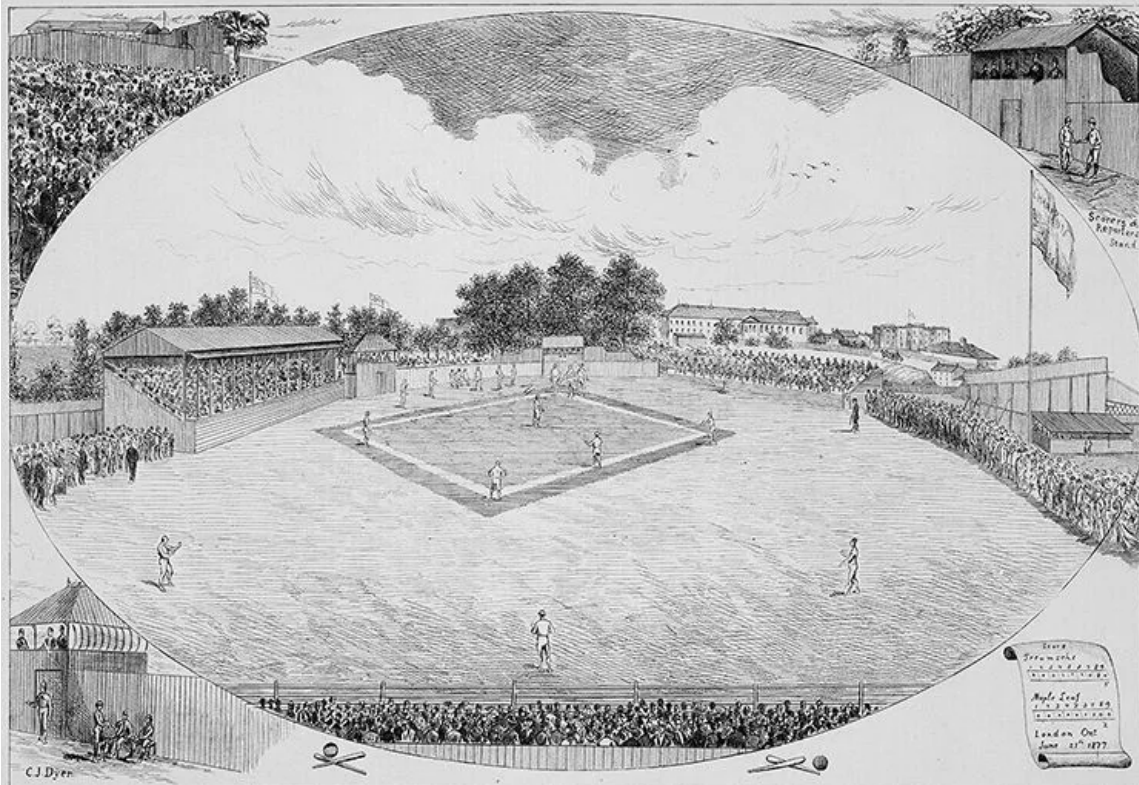


Image 18: An excerpt from RP191(W) prepared for John Kent showing Lots 5 and 6 on East of Centre Street (now Wilson Avenue). Tecumseh Park would later be constructed on a portion of these park lots.



LONDON, ONT.—INTERNATIONAL BASE BALL MATCH BETWEEN THE TECUMSEH CLUB OF LONDON, AND THE MAPLE LEAF CLUB OF GUELPH.
FROM A SKETCH BY C. J. DYER.

Image 19: Sketch showing an “International Base Ball Match Between the Tecumseh Club of London and the Maple Leafs of Guelph”, as shown in the *Canadian Illustrated News*, July 14, 1877 (Western Archives).



Image 20: Image showing an early baseball game held at Tecumseh Park in the 1870s. The Middlesex County Courthouse is depicted in the distance (Western Archives).



Image 21: 1876 London Tecumsehs baseball club as shown in the *Canadian Illustrated News*, July 15, 1879 (Western Archives).



Image 22: Historic photograph of a baseball game taking place at Tecumseh Park, c. 1920 (Photograph from the Hines Collection, Western University Archives).

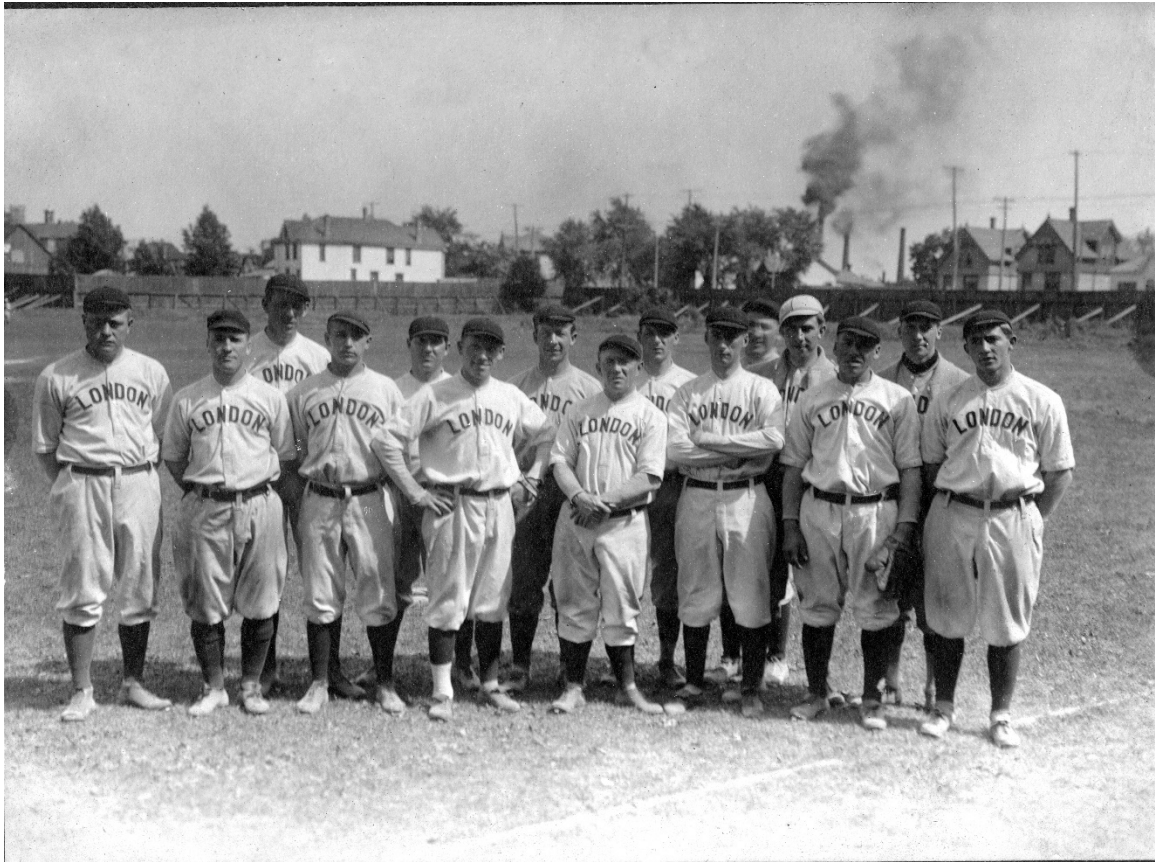


Image 23: 1911 London Tecumsehs of the Canadian League (Western Archives).



Image 24: Photograph of London's own catcher George "Mooney" Gibson (Western University).



Image 25: 1922 Aerial Photograph showing Tecumseh Park at bottom right. Note, the grid-iron pattern of the football field can also be seen in the aerial photograph. (Map and Data Centre, Western University).

London Majors, Canadian Senior Champions 1944



Front row: Wallace Woods, of.; Tim Burgess, of.; Bill Farquharson, Pres.; Clare VanHorne, Mgr.-of.; Tommy White, p.; Russ Evon, ss. and John Gilhes, p. Back Row: Bill Knowles, util.; Bob Bloxam, of.; Bill Brown, c.; Wilf Dippel, of.; Bobby Rose, 2b; F. Chase, p.; Gil Betzel, trainer; Duncan Galbraith, c.; Dick Watts, of.; Ossie Swift, 3b.; and Hank Biassatti, 1b. Maskot: Don Donahue.

Image 26: Photograph of the 1944 London Major team, as shown in the London Free Press (Courtesy of the London Majors Alumni Association).



Image 27: 1947 photograph of the Kellogg's women's softball team that held a reunion at Labatt Memorial Park. The team won at least one Ontario championship during the 1930s (Courtesy of the Friends of Labatt Park).



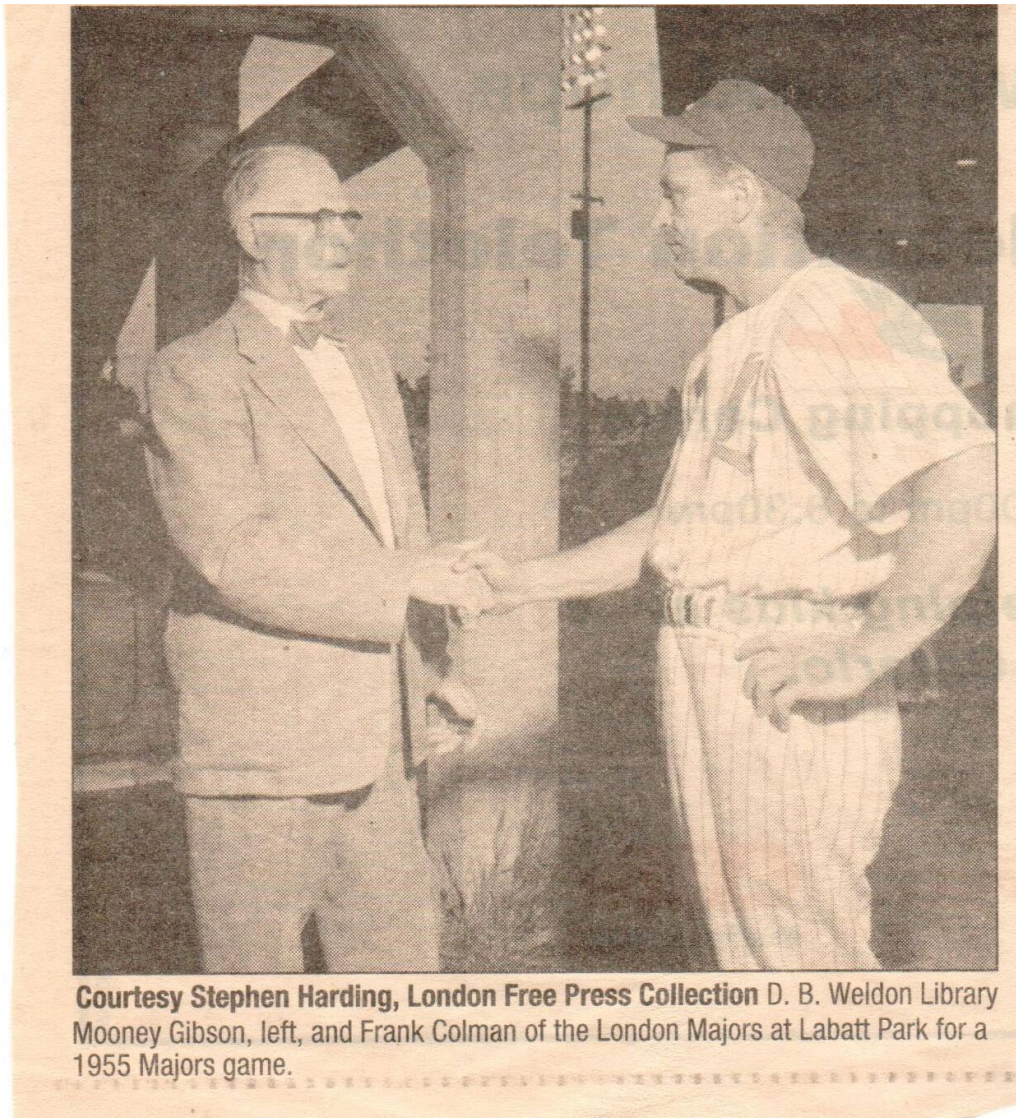
Image 28: Photograph of the 1948 London Majors (Western Archives).



Image 29: Photograph showing Labatt Park c. 1940 shortly after the reconstruction following the flood in 1937. Note, the Art Deco style gates providing access from Dundas Street can be seen at bottom left (Ron Nelson Collection, Western Archives).



Image 30: Detail of the Art Deco style gates that provided access to Labatt Memorial Park from Dundas Street. The gates were officially opened in 1940 (Ron Nelson Collection, Western Archives).



Courtesy Stephen Harding, London Free Press Collection D. B. Weldon Library
Mooney Gibson, left, and Frank Colman of the London Majors at Labatt Park for a 1955 Majors game.

Image 31: Photograph shown in the London Free Press, including George "Mooney" Gibson at left and Frank Colman, 1955 (Courtesy of Stephen Harding).



Image 32: Promotional photograph appearing in the London Free Press in 1989, marking the use of Labatt Memorial Park by the London Tigers (London Free Press).



Image 33: Photograph showing the first ever pitch at a London Werewolves game in 1999.



Football Game - Labatt Park - London Ontario

circa 1920

Image 34: Photograph showing rugby being played at Tecumseh Park in the 1920s, one of the many alternative uses for Tecumseh Park, later Labatt Memorial Park (Western Archives).

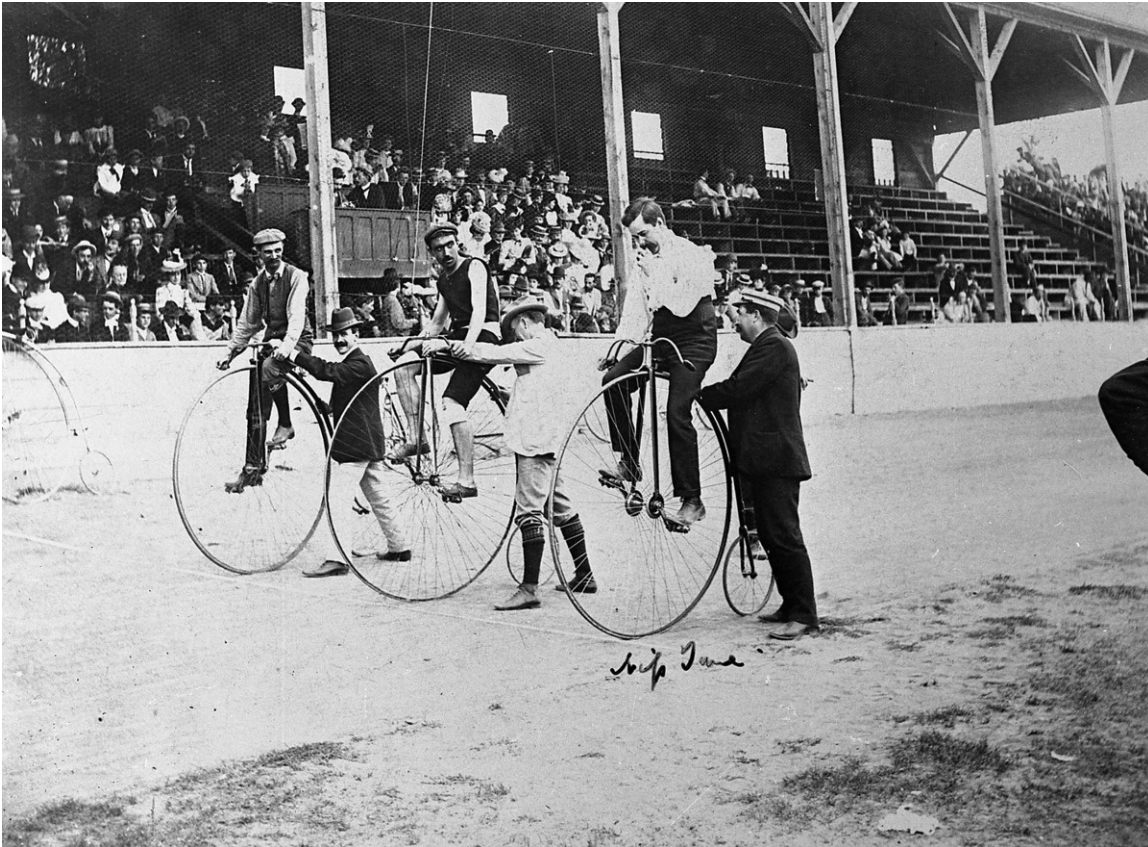
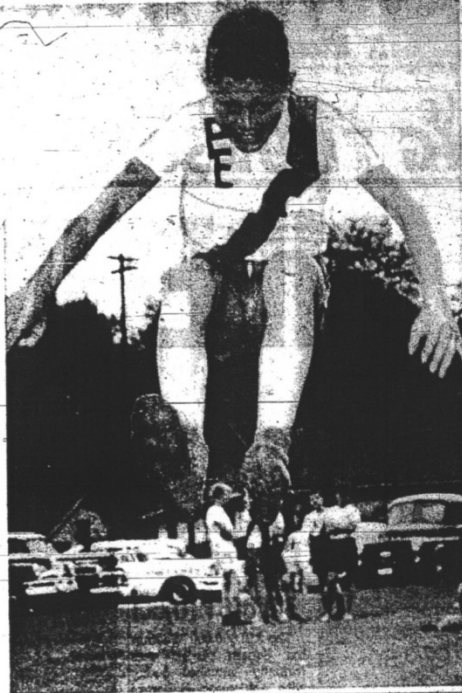


Image 35: Photograph showing the starting line of a bicycle race in the 1890s (Western Archives).

City Playground 'Olympics' Draw 1,200 to Two-Day Meet



COMPETITION KEEN AT LABATT PARK JUNIOR OLYMPICS
 --- young supporters cheer their favorites

--- Free Press Photos by George Blumson
PRINCESS ELIZABETH PUPIL IN BROAD JUMP
 --- Jim Hoover flies through the air

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Image 36: Newspaper clipping highlighting the successful and popular Playground Olympics as a part of the City's Outdoor Recreation Program. The "Olympic" event took place annually at Labatt Memorial Park throughout the mid-20th century (Courtesy of the Friends of Labatt Park).

Appendix D – Parks Canada National Historic Designation Flowchart

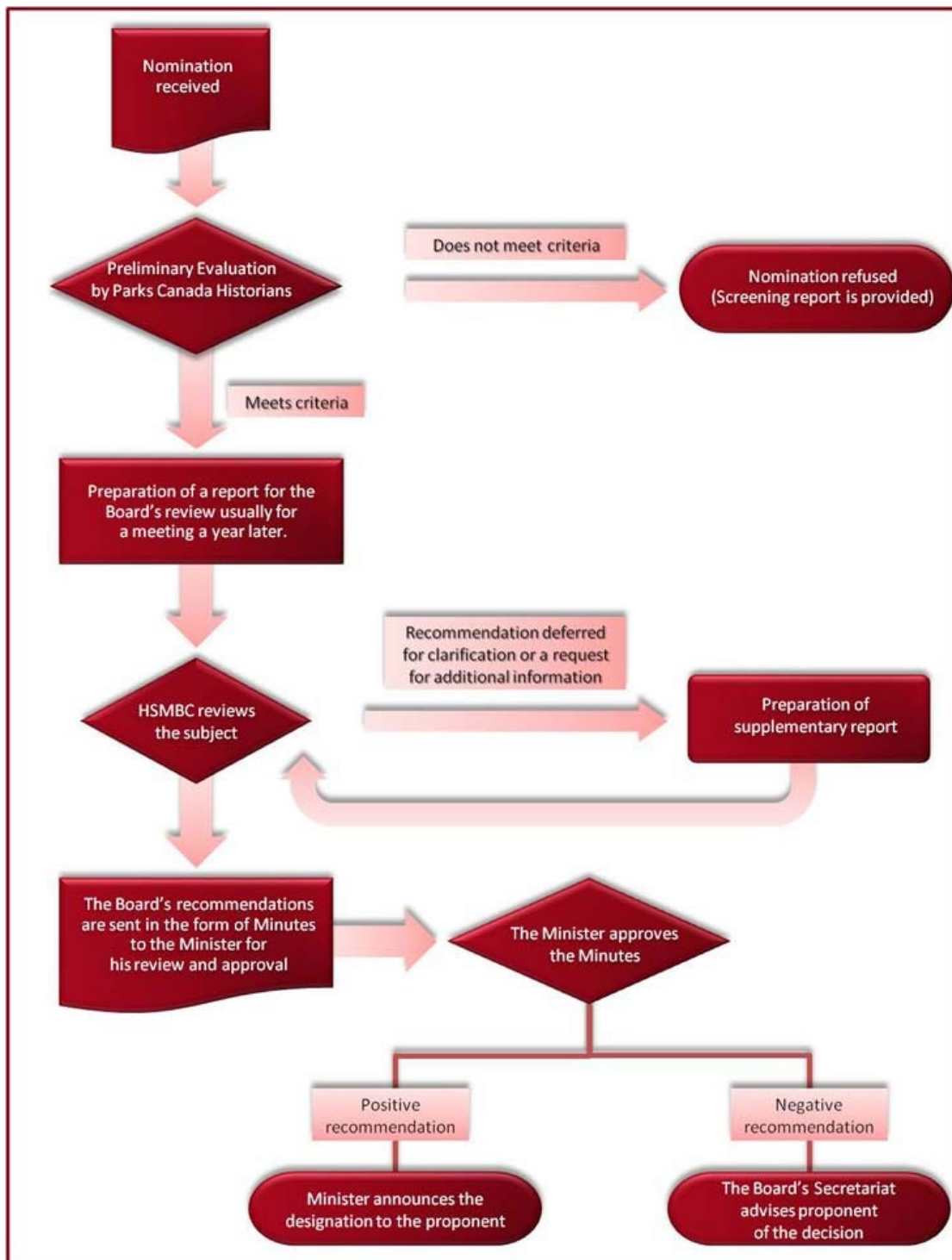


Figure 2: Flowchart provided by Parks Canada showing the nomination and designation process used when evaluating national historic designations.

Appendix E – Letters of Support

Letters of Support for nominating Labatt Memorial Park as a National Historic Site of Canada [attached separately].



September 13, 2021

Michael Greguol, CAHP
Heritage Planner
City Planning
City of London (Ontario)

Dear Mr. Greguol:

As Major League Baseball's Official Historian, I write today in support of the City of London's application to the Canadian Federal Government to recognize Labatt Memorial Park as a National Heritage Site.

This improbable survivor dates to 1877, when the professional game and league play were new: the International Association was founded as a rival to the National League, established the year before. Today scholars of the game identify the International Association as the game's first minor league, with many players from both sides of the national border.

The earliest MLB ballpark still in use is Boston's Fenway Park, from 1912. The concrete-and steel edifices of that era testified to the magnates' confidence in the enduring popularity of the game. The largely wooden construction of the earliest period reflected their hope that professional baseball would take hold.

Labatt Memorial Park is the oldest extant ballpark built to accommodate spectators—the key to the game. Canada and the United States have shared this pastime from its beginnings. They have built ballparks, torn them down, and replaced them. Only this one, from the dawn of the game, survives.

Now, I believe, is the right time to honor Labatt Memorial Park as a National Heritage Site.

Thank you for your consideration of my views.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Thorn", with a long horizontal flourish extending to the right.

John Thorn
Official Historian, Major League Baseball

Paul M. Beeston

Michael Greguol CAHP
Heritage Planner
City Planning
City of London

Dear Mr. Greguol,

Please accept my enthusiastic and unconditional support of the City of London's *application to our Federal Government to recognize Labatt Memorial Park as a National Heritage site.*

Having lived in London for twelve years, I spent many evenings at Labatt Park in the 1960s-1970s; enjoying the great game of baseball at this historic ballpark, that was just shy of it's 100th anniversary when I attended my first game in the 1960s.

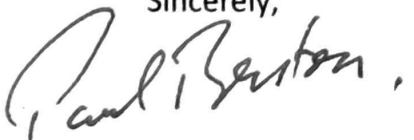
This ballpark, located in the centre of the city, has played host to professional, semi-professional and amateur teams of all ages for over 140 years and is recognized by fans of all sports, but for fans of baseball in particular. Labatt Memorial Park means London.

We do not have many venues in Canada (or North America for that matter) that have stood the test of time. Labatt Memorial Park has clearly met this threshold. Labatt Park was and is a meeting place where citizens from generations long ago to the present enjoy the game in the exact same location, on the bank of the Thames River.

As a former president of both Major League Baseball and the Toronto Blue Jays, I recognize my bias. As a Canadian citizen and fan of the game, I am impartial in my thoughts and support and encourage without reservation the recognition of Labatt Memorial Park as a National Heritage Site.

I would be pleased to provide further details should you require.

Sincerely,



Paul Beeston CM



Centre for Canadian Baseball Research

398 Queen St. E., P.O. Box 3305, St. Marys, Ont. N4X 0A6

Date: March 4, 2019

To: Mayor and Members of London City Council

Labatt Park (nee Tecumseh Park) was at first considered to be too far out of town to ever be sustained by a baseball loving public in London. How wrong those 1877 naysayers were! It's not only an urban jewel on the edge of the city's downtown but Canada's claimant to international standing as the game of baseball's oldest ballpark. Long may it reign as a nationally recognized treasure.

The undersigned heartily endorse the consideration of Labatt Park for National Heritage designation.

Robert K. Barney, Director

William Humber, Director

Brian "Chip" Martin, Director

Andrew North, Director

Tecumseh/Labatt Park

In early 1877, after months of controversy, Canada's new baseball champions, the London Tecumsehs, finally acquired a new park to replace their temporary home at the Exhibition Grounds, near today's Victoria Park.

Finding new quarters was essential to the team, whose popularity was soaring. Contests with archrival Guelph Maple Leafs, for instance, had drawn as many as 10,000 spectators. After the collapse of temporary stands during a Guelph game the previous year, Tecumseh directors needed something permanent to meet team needs and those of its growing legion of fans. Besides, every September, late in their season, the team lost their field to the annual Western Fair.

W. J. Reid, a successful china merchant and team backer, found a chunk of land across the Thames River from downtown. The low-lying field at the river forks was susceptible to flooding, but when dry, animals grazed there. Impromptu games, including baseball, had been played for at least two decades on the grassy meadow where natives had once grown corn. The six-acre site, located in a small settlement known as Petersville, had great potential. It was an easy five-minute walk across Kensington Bridge from downtown shops, businesses, and homes and the Grand Trunk Railway station on York Street.

The field was named Tecumseh Park. Of the playing field, the *London Advertiser* said:

There is a strong force at work leveling and preparing the new grounds for the Tecumsehs, and numbers visit the place during the day to view the location and watch proceedings. Every friend of the club appears pleased with the pluck and enterprise displayed by the Tecumseh managers in grappling so successfully with the difficulties thrown in their way by certain citizens who opposed the granting of a ball field off the Park grounds. Property in the immediate neighborhood of the new ball grounds has increased in value a hundred per cent, since Saturday.ⁱ

A contract for 2,000 yards of sod was let to a Mr. Murdoch, and fencing and construction of stands for spectators proceeded quickly, along with a “brisk competition” for the lease of the refreshment stands. The city provided road shavings to help raise and level the land.

Construction was overseen by contractors Broadbent and Overall. The work included installation of a telegraph wire from the downtown office of the Montreal Telegraph Company so game scores could be relayed promptly to and from other ballparks.ⁱⁱ

A 600-seat grandstand arose in short order as well as bleachers and a separate structure for reporters, scorers, and telegraph operators. The playing surface featured an in-ground watering system. A “director’s pavilion” was also erected, paid for by new Tecumseh president Jake Englehart.

The new ballpark caught the attention of the *Canadian Illustrated News* a few months later. The publication

featured an illustration of Tecumseh Park during a game between London and Guelph. “The baseball grounds and buildings,” it said, “have been fitted up at an expense of upwards of \$3,000 and without doubt are the best for the purpose in the Dominion.”ⁱⁱⁱ

The first game, was an exhibition match against the city’s premier amateur team, the Atlantics on May 3. Two days later, the first professional game was a 6-2 loss to the Hartford (Connecticut) Dark Blues.

During 1876, the Tecumsehs emerged from the shadows of the Guelph Maple Leafs, winning all four of their contests before thousands of rabid fans. To beat Guelph at their own game, the Tecumsehs began adding Americans to their roster. The Tecumsehs captured and mirrored the young city of London’s hopes and aspirations, just as the Maple Leafs had done for Guelph, a town half the size of London.

So by 1877 it wasn’t far-fetched for either team to want to play some of the best teams in the United States on a regular basis. Topnotch competition in Canada was hard to find. Barnstorming American teams often visited Southern Ontario and regularly sought games with London and Guelph because of the good crowds they drew. Despite their relatively small size compared to many American cities, London and Guelph felt the strong attendance at their games was a factor that might help gain them entry into any U.S.-based professional loop. When it came to attendance, the Ontario cities were already in the big leagues.

In 1877, London and Guelph became founding members of the International Association, a league that competed head-on against the one-year-old National League. And London won the inaugural pennant at Tecumseh Park when the Tecumsehs defeated the Alleghenys of Pittsburgh in October.

London left the International Association after 1878, although at one point the Tecumsehs considered joining the National League.

By 1936, the park had become run down and at risk of being demolished when the Labatt Family purchased it, donated \$10,000 to help rebuild it and gave the property to the city of London. It was renamed Labatt Memorial Park.

In 1990, the park was awarded the Beam Clay Baseball Diamond of the Year Award as the best natural grass ballpark in North America.

In 1994, the park was declared an historic site under the Ontario Heritage Act.

In 2009, the Guinness Book of World Records named Labatt Park the World's Oldest Baseball Grounds.

In 2011, Baseball Canada held a contest in which voters chose it as "Canada's Favourite Ballpark."

During its long history, several professional, semi-professional and amateur teams have called Labatt Park

home. The longest tenant has been the London Majors of the Intercounty Baseball League.

By Chip Martin, author of *The Tecumsehs of the International Association*, founding director of the Centre for Canadian Baseball Research, member of the National and Canadian Baseball Halls of Fame and of the Society for American Baseball Research.

ⁱ *London Advertiser*, April 17, 1877.

ⁱⁱ "Ball and Bat," *London Free Press*, April 25, 1877.

ⁱⁱⁱ *Canadian Illustrated News*, July 14, 1877, quoted in Pat Morden, *Putting Down Roots* (St. Catharines, Ontario: Stonehouse Publications, 1988), 47.

July 15, 2021

Michael Gerguol, CAHP
Heritage Planner
City Planning
City of London

Dear Mr. Greguol:

The City of London has an illustrious baseball history, from the early exploits of the London Tecumsehs almost a century and a half ago, to the wartime and postwar London Majors, longtime participation in the Intercounty League, and various stints with the minor leagues and independent league baseball. One constant throughout its history is Tecumseh/Labatt Park which has the distinction being “the world’s oldest, continually operating ballpark in baseball history.” This claim is not mere “boosterism, but has been carefully documented by Dr. Bob Barney and Riley Nowokowski, who demonstrate that London’s claim is stronger than that of the two other competitors for this honour, Clinton and Pittsfield, Massachusetts.

Given its significance I am pleased to write in support the proposal for the national historic designation of Labatt Park. As a baseball historian who has also worked in support of the Canadian Baseball Hall of Fame, I am very committed to recognizing the history of the game across the country as well as London’s pre-eminent place in that larger story.

Yours sincerely,

ColinHowell

Dr. Colin Howell
Academic Director
Centre for the Study of Sport and Health
Saint Mary’s University
Halifax, NS, B3H 3C3

**Michael Greguol, CAHP,
Heritage Planner,
City Planning,
London City Hall,
206 Dundas St.,
London, Ontario,
N6A 1G7**

**Frank Cosentino. PhD,
Professor Emeritus
York University, Toronto
M3J 1P3**

July 27, 2021

Dear Sir:

I am writing this letter in support the City of London's Heritage Department quest to have Labatt Park declared a National Heritage Distinction Site.

There is no question that the upcoming article to the *Ontario History* by Dr. Bob Barney and Riley Nowokowski and the action by the Guinness Book of Records verifies your claim.

The purpose of this missive is not to so much repeat the already submitted records. My submission has more to do with my national outlook, to make the public more aware of significant events, to instill pride in our nation.

For more than 30 years I taught courses in sport history with emphasis on Canada. I discovered that we, as a nation, suffered from "cultural amnesia". We had few books, movies, music and, yes, sport, within our memory banks. Students who took the courses were always surprised and amazed that Canada had such an abundance of stories, perhaps ones that their grand parents recalled but not so the students' generation.

One example re baseball: It was known by many as America's Pastime, its date of "discovery" in 1845 by Alexander Cartwright and his team the New York Knickerbockers. But that was 8 years after baseball was played in Canada at Beachville on June 4, 1838. (Canadian Encyclopedia, William Humber, p.143). Sometimes, there is a tendency when "legend" interferes with "fact" it is the legend that is promoted or printed.

Writing as an author of mostly Canadian sport books, I am well aware of the difficulty of Canadian books still being published. The Heritage projects are therefore even more valuable for identifying terminal points, markers if you will, of our Canadian History and it is my humble opinion that London's

Labatt Park “has played an important role in the growth and development of baseball in Canada and is recognized as the world’s oldest baseball grounds. (And I’m pleased to mention that as a member of the Intercounty Baseball League I played in Labatt Park.)

All the best in this very noteworthy and necessary addition to Canada’s National Heritage Distinction Site.


Frank Cosentino

Frank Cosentino, professor emeritus and senior scholar, York University, played ten years in the CFL and coached 12 years intercollegiate football. He was on two Grey Cup winning teams and coached 2 Vanier Cup winners. He has authored or co-authored 18 books. See www.valleyoldtimers.com He is a member of the Canadian Football Hall of Fame Class of 2018

William Humber, 15 Beech Avenue, Bowmanville, Ontario, Canada L1C 3A1
educator, author and historian
wa.humber@gmail.com

This letter is written in support of Labatt Memorial Park's designation as a National Historic Site of Canada. In so doing, it would recognize the extraordinary story of baseball's deep, and often misunderstood, heritage in this country.

Baseball's development as a modern game is one shared by Canada with the United States in all important aspects of its evolution from a folk game, through multiple modernization experiments, to its taken for granted sports identity today. As a folk game, we have ample records of its play in Canada from the late 18th through the early 19th century in a period before the game claimed any national identity. The 4 June baseball contests in Upper Canada in 1819 and 1838 are simply one example of the continuity necessary for this joint venture between Canadians and Americans to develop a modern foundation. As the game rounded into a true modern form in the 1850s through early 1870s Canadians controlled all aspects of the game's play in their country including internal organizational leadership, lineups of local players, and teams who not only represented towns and cities regardless of size but who often competed against each other for national supremacy.

This Canadian initiative would become increasingly connected with its American partners in the form of regularized cross border play and the sharing of player talent. As late as 1876, however Canadian teams in Ontario had their own distinct league as a counterpoint to the American-based National League. In 1877, the London Tecumsehs and Guelph Maple Leafs took a leap of faith in the sport's future by fully integrating their organizations into the International Association, a radical attempt to create a different approach from the exclusive membership model of the National League. Had it succeeded baseball in North America might have come to resemble the tiered but open network of teams later popularized in European soccer. Unfortunately, it failed and so a caste system of major and minor league entities, with no on-field opportunity for the latter to join the former, came to define baseball, as it would other modern sports in North America.

At the centre of this process was the London Tecumsehs organization, which effectively declared its big league status in 1877 by constructing Tecumseh Park, on the very site of today's Labatt Memorial Park, for their first season in the International Association. The Park had all the aspects of a major league facility of its day including telegraph resources not only to broadcast game reports to the outside world but also to receive those from other cities. Guelph would leave this circuit by the end of the 1877 season while London's possible off-season intention of applying for, or accepting, National League membership was abandoned at least in part because it would have meant a loss of lucrative exhibition dates with local rivals.

In 1878, the era's foremost sports paper, the New York Clipper, described the International Association as baseball's leading professional entity. At the same time, the National League was still dealing with how it might replace expelled franchises in New York and Philadelphia after the 1876 season, and the impact of a gambling crisis in Louisville in 1877. Its future was by no means certain. Alas, the International's long-term survival was not to be. London left the International Association by season end of 1878 and its baseball future would forever be one of either membership in baseball's minor league

“caste” system, or in the independent, semi-pro, Intercounty Baseball League. In all of these entities Tecumseh Park, renamed Labatt Park after severe flooding in the 1930s destroyed any remnant of its original built iteration, has been continuously maintained as the place for the highest available level of baseball play, though home plate has shifted so that fly balls are now hit toward the Thames River.

It is an extraordinary story and more so since this living symbol of the game in Canada continues to function with the same purpose as when the site was built upon in 1877, though never again at its early major league level. It is simply the oldest continuously functioning ballpark site anywhere in the world as defined by being a place for both a grandstand of spectators and a ball diamond of players.

Labatt Memorial Park is a historic jewel in the Canadian landscape of built-upon features. As such, it should be designated as a National Historic Site in Canada.

In appreciation,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke that ends in a small flourish.

William Humber,
Canadian Baseball Hall of Fame inductee 2018



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BEACHVILLE

DISTRICT

HISTORICAL

SOCIETY

Attn: Mail Room, Michael Greguol (206 Dundas) c/o 300 Dufferin Ave., London, ON N6B 1Z2
Letter of Support: National Designation for Labatt Memorial Park

Designated National Historic Sites provide opportunities for Canadians to capture, share, celebrate and learn from our countries exceptional designs, cultural traditions, important figures and defining events. Recognizing this criterion, I am writing in support of the application to designate Labatt Memorial Park.

One need only look at the popularity of Cooperstown, New York to acknowledge how significant national centres of sport history can develop. Cooperstown functions as a hub for baseball scholarship and tourism. It is a site of pilgrimage for baseball enthusiasts and allows the roots of the sport to be preserved and shared. Labatt Park is positioned to become a similar hub of present sport activities, research, education-focused public history and sports-focused tourism. It is the home of the Inter-county Baseball League's London Majors, making the ballpark a lively site for baseball fans to visit. It also hosts the Major's Alumni Association, a team of researchers and former players committed to the study of baseball's history and to the commemoration of baseball's greats within the Park. It has maintenance and preservation support from the City of London and Tourism London. This team of caretakers and stakeholders is equipped to ensure the park functions as a strong national historic site for public appreciation.

Canada marks less than a handful of places connected to its baseball heritages. While it does have museums and halls that speak to the history of the sport, Labatt Memorial Park offers a new opportunity for the culture of the sport to be understood and more tangibly felt. The ballpark occupies the same footprint it did in the 19th century. As a historic site, it was known as Tecumseh Park, and was the home base of the London Tecumsehs, who became Canadian Champions. It was also a major site in the early years of Canada's baseball leagues – drawing international teams across borders to play at the Park against Canada's best athletes. The Park operated as a training ground for some of Canada's highly-skilled baseball players and as a site for Canada's cycling enthusiasts (as the hometown of the Canadian Wheelmen's Association). It was also where the Eager Beaver Baseball Association grew up. While the Association was locally run by the Public Utilities Commission, it became a model for other baseball training programs and was emulated across the country.

Professionally, I maintain ties with the Canadian Baseball Hall of Fame, the London Majors, the Society for American Baseball Research and the Canadian Centre for Baseball Research, and Western University and I understand that there is great demand amongst those who run such organizations (as well as among the sport-loving audiences that these sites and organizations serve) for Labatt Park's full significance to be recognized and celebrated. As the longest-continuously-operating baseball grounds in the world (with a history dating back to 1877) and as a site of numerous stories and events of national significance, it belongs in our country's list of designated heritage sites.

With regards,

A handwritten signature in blue ink that reads 'Stephanie Radu'.

Dr. Stephanie Radu
Curator

Thursday, September 16, 2021

Michael Greguol
Heritage Planner, Planning and Economic Development
City of London
206 Dundas Street
London, ON N6A 1G7

Greetings,

On behalf of Tourism London, the destination marketing organization for the City of London, I'd like to provide this letter of support towards the National Heritage Site Designation Application for Labatt Memorial Park, the world's oldest baseball grounds. This designation would provide the much-deserved recognition of this historic site which has been hosting baseball for nearly 150 years and has welcomed some of Baseball's most legendary and impactful players including Ty Cobb, Satchel Paige, Honus Wagner among many others.

Not only is this designation important from a civic pride perspective, but it's also extremely meaningful for tourism. Each year, many passionate tourists travel to London to visit Labatt Park to learn more about this historic facility which they've discovered through their own research. To support this tourism demand, this past summer we launched a tour program where we produced signage and offered guided tours around the venue (www.labattparktours.com). The program was an overwhelming success, with guests traveling from across Ontario to learn more about Labatt Park and its impressive history.

This shows that the demand for tourism exists, and by receiving National Heritage Site Designation, it would officially acknowledge and recognize the important heritage of Labatt Park while allowing us to promote at a national level, resulting in an increase in tourism for the City.

We are proud to support this application and appreciate you taking the time to review this letter. Best of luck as you continue to go through this process and please don't hesitate if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Zanth Jarvis".

Zanth Jarvis
Director, Sport Tourism
Tourism London
zjarvis@londontourism.ca
(226) 984-8640

Architectural Conservancy Ontario – London Region Branch
Grosvenor Lodge, 1017 Western Road, London, ON N6G 1G5

Monday, September 20, 2021

Mr. Michael Greguol, Heritage Planner, City of London

Re: Labatt Park as a Canadian National Historic Site

Dear Mr. Greguol:

I am writing in support of the designation of London's Labatt Park as a National Historic Site of Canada.

Our National Historic Sites are places of profound significance. They bear witness to our nation's defining moments and exemplify our creativity, accomplishments, and culture. Each of our National Historic Sites tells its own distinctive narrative, part of the greater story of Canada, and contributes to a better understanding of our country as a whole.

The following points illustrate the importance of Labatt Park:

- Labatt Park is the world's oldest baseball field, in use since at least 1877.
- It is also London, Ontario's oldest sports facility.
- The park was built for the London Tecumsehs, one of the best-performing ball teams in the world at that time. The Tecumsehs won the inaugural pennant of the International Association, established to rival the National League in 1877.
- The park was designated an historic site under Part IV of the Ontario Heritage Act in 1994.
- The Roy McKay Clubhouse dates to 1937, having been built after the devastating Thames River flood of that year. This clapboard building, an important London Majors gathering place, was designated under Part IV of the Ontario Heritage Act in 1996.

The fact that London, Ontario is home to the world's oldest baseball park seems to be largely unknown beyond London's heritage community and baseball historians. Designation as a National Historic Site would help to remedy this situation, as subsequent promotion would help publicize the park to Canadians and baseball fans around the world. Tourism will bring sightseer dollars to London's core and help revitalize our downtown.

London has only four other National Historic Sites: Banting House; Wolseley Barracks; the former Middlesex County courthouse; and the Ridout Street complex known as "Bankers' Row." The two latter sites are owned by developers, making their future as historic monuments in doubt. I would argue that, for a city of its size, London should have more nationally-recognized sites. London does not lack history but often seems to lack "home town pride" or the will for self-promotion. The addition of another site helps remedy this situation. Labatt Park is eminently worthy of being our next National Historic Site and we at ACO London fully support its designation.

Sincerely,

Jennifer Grainger
Past President, London Region Branch, Architectural Conservancy Ontario



29 September 2021

Dear Historic Sites and Monuments Board of Canada Secretariat,

It is my pleasure to write to you in support of Labatt Memorial Park receiving official designation as a National Historic Site. For over a century, the grounds at Labatt Memorial Park have provided entertainment, leisure, and community to thousands of Londoners, spectators, and hosted professional athletes from all over North America. An official designation from the Historic Sites and Monuments Board of Canada would recognize the important role Labatt Memorial Park has played as a site of culture, leisure, and the development of professional baseball in Canada.

Located at the forks of the Thames River on Wilson Avenue, Labatt Memorial Park holds the record for the world's oldest baseball field. The site is already recognized at local and provincial levels as a site of significance under the *Ontario Heritage Act*, but merits national recognition as well. Other national historic sites in Canada have earned their designation for playing an integral role in the development of professional sports in our country and for embodying exciting moments in our sporting history. Toronto's Maple Leaf Gardens and the Montreal Forum in Quebec, for instance, are two notable examples designated for their contributions to Canada's hockey culture. Originally built in 1877, the grounds at Labatt Memorial Park have played a similar role in charting the development of baseball in Canada. The field has hosted countless teams and numerous championship games featuring Canadian and American athletes throughout its lengthy history. As a proud Londoner, I remember attending many games with my father, hearing stories about visiting legends such as Satchel Paige as well as homegrown heroes such as Frank Colman and Tom Burgess, and those who came to London after storied professional careers such as Denny McLain and Fergie Jenkins. Recently, Labatt Memorial Park was the most appropriate venue to host London's returning Tokyo Olympians Damian Warner, Maggie McNeil, Miranda Ayim, Susanne Grainger, and Jennifer Martins in a celebration of their spectacular achievements. The world's oldest baseball field is firmly rooted in history and looks forward to the bright future of sport.

Labatt Memorial Park is an important site that reflects the development of Canadian baseball and tells us how Canadians have used sport to cultivate a sense of pride and community. It is my hope that the Historic Sites and Monuments Board strongly considers designating Labatt Memorial Park a National Historic Site to ensure it remains an important site of Canadian sporting history.

Sincerely,

Terence Kernaghan



Society for American Baseball Research

Cronkite School at ASU
555 N. Central Ave. #416, Phoenix, AZ 85004
602.496.1460 (phone)
SABR.org

October 4, 2021

Michael Greguol, CAHP
Heritage Planner
City Planning
City of London Ontario, Canada

Dear Mr. Greguol:

The Society for American Baseball Research (SABR) and its members have long known that the City of London embraces a distinguished place in baseball history, from the early years of the 1870s until the present day. To further this fact, SABR is currently publishing a substantial book on the history of baseball in Canada, of which the story of Tecumseh-Labatt Park is one of its most substantial chapters. Our organization, with nearly 7,000 members worldwide, is dedicated towards preserving the history of baseball, including its rare artifacts from the past that continue to have a presence in our lives today. Labatt Memorial Park in London is one such rarity, being baseball history's oldest ball-grounds precinct. The names of some of Canada's and America's most revered National Baseball Halls of Fame members (in St. Marys, Ontario and Cooperstown, New York) played at the Park at one time during their noteworthy careers—Ferguson Jenkins, Ty Cobb, and Charlie Gehringer among them. The Park's rich history has been both honored and ably embellished on-site by distinguished plaques, colorful storyboards, enhanced City of London beautification efforts, and well-received heritage tours.

Therefore, SABR eagerly and enthusiastically registers its unreserved support for the efforts of the City of London in the quest for Labatt Park to become a National Historic Site. Such a distinction is a powerful agent in the heritage protection/preservation of this now hallowed 144 year old site-location enjoyed by both London and greater Canadian visitors/users.

Yours in baseball,

Scott Bush
SABR CEO
XXXXXXXXXX

Hidden History of Hamilton Road



October 5, 2021

Michael Greguol
Heritage Planner
City of London
mgreguol@london.ca

Designate Labatt Memorial Park as a National Historic Site

The Hamilton Road Community has enjoyed many significant connections to baseball in London, beginning in the 1870's. Jacob Englehart was among London's pioneer oil refiners and a founder of Imperial Oil of Canada. Imperial Oil's first refinery was located in the vicinity of Hamilton Road and Adelaide Street. Mr. Englehart was the major sponsor of the London Tecumsehs, "Canada's First Major League Baseball Champions". ¹

There have been many great players, managers and team owners that have come from the Hamilton Road area of whom we are most proud! Included are; the late great Stan (Gabby) Anderson, Gerry Anderson, Norm Aldridge, Stan "Tubby" Jones, Tom "Scrap" Brownlie, Barry Howson, Frank Colman, Alfie White, Irene Brownlie, Pearl Price, Marion Clarke-Knowles, Barbara Bossance, and many others.

The present owners of the London Majors Baseball Club, Scott Dart and Roop Chanderdat were raised in the Hamilton Road area and went to school here. In the late 1950s and early 60's the London Majors were owned by Frank Colman and his brother Jack, who also came from the Hamilton Road area.

It would be wonderful if Labatt Memorial Park could become a National Historic Site.

Thank you!!

Barbara Barclay/Brenda Logan
Co-Chairs, Hamilton Road Community Association
Members, Hidden History of Hamilton Road

¹ *"The Tecumsehs of the International Association"*, by Brian "Chip" Martin, pub. 2015

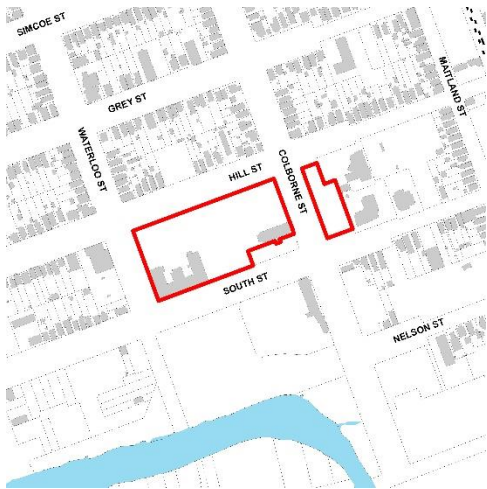


Intercounty Baseball League "Gabby Anderson's Golden Bat" presentation. Standing l-r are: Mike Mitchel, Barry Boughner, Rick Corner, Dave Byers of the Majors Alumni, Cleveland Brownlee, designated hitter for the London Majors and Richard Anderson. Gabby was raised on Glenwood Avenue in the Hamilton Road area.

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

370 South Street & 124 Colborne Street



File: OZ-9418

Applicant: Vision SoHo Alliance c/o Indwell (Attention Sylvia Harris)

What is Proposed?

Official Plan and Zoning amendments to allow:

- To permit apartment buildings of 5-storeys or less along Hill Street through an amendment to the Old Victoria Hospital Lands Secondary Plans;
- To permit apartment buildings of 6 and 11 storeys along South and at the northwest corner of Colborne and South respectively.
- To construct the development as proposed through a vacant land condominium;
- To adjust the size and location of existing zones; and,
- Special provisions associated with the request and detailed below.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 1, 2021**

Planner Name: Leif Maitland

Planner's Email: lmaitlan@london.ca

519-661-CITY (2489) ext. 1517

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9418

london.ca/planapps

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

Ward Councillor Name: Arielle Kayabaga

Councillor's Email: akayabaga@london.ca

519-661-CITY (2489) ext. 4013

Application Details

Requested Amendment to the 1989 Official Plan

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Section 19.15.4(iii) in the 1989 City of London Official Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Section 19.15.4(iv) in the 1989 City of London Official Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Section 19.15.4(v) in the 1989 City of London Official Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

Requested Amendment to The London Plan (New Official Plan)

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Policy 1709(3) of The London Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Policy 1709(4) of The London Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Policy 1709(5) of The London Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

The application seeks amendments to the Old Victoria Hospital Lands Secondary Plan to redesignate the north portion of the subject lands currently designated Low Rise Residential and amendments to the Four Corners Designation, specifically:

1. Notwithstanding "Schedule 2: Character Area Land Use Designation Plan" in the Old Victoria Hospital Lands Secondary Plan, re-designate all subject lands currently identified as "*Low Rise Residential*" to "*Mid-Rise Residential*" with a special policy to permit a maximum height of 5-storeys for all apartment buildings fronting onto Hill Street and a special policy to permit a minimum height of 2-storeys all existing buildings fronting onto South Street.
2. Notwithstanding Section 20.6.4.1 (iii) in the Old Victoria Hospital Lands Secondary Plan, residential uses are permitted on the ground floor *in the "Four Corners"* land use designation, and relatedly, non-residential uses are not required on the ground floor.
3. Notwithstanding Section 20.6.4.1 (iv) in the Old Victoria Hospital Lands Secondary Plan, building floorplates are not required to be designed to accommodate non-residential uses at-grade, nor is the height of the ground floor required to be greater than the height of any upper storey *in the "Four Corners"* land use designation.
4. Notwithstanding Section 20.6.4.1 (iv) in the Old Victoria Hospital Lands Secondary Plan, direct vehicle access from South Street is permitted for Parcel '1' *in the "Four Corners"* land use designation.

Requested Zoning By-law Amendment

The lands are zoned Holding Residential R8 Special Provision (h*h-5* R8-4(56) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(57)) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(58)) Zone, and a Holding Residential R4 Special Provision/Residential R8 Special Provision (h*h-5*R4-6(13)/R8-4(59)) Zone. The requested amendment seeks the relocation of the zone boundary between the R8-4(59) and the R8-4(56) and R8-4(57) zones south within the block bounded by Waterloo, Hill, Colborne and South streets. Amendments to the regulations are requested for the R8-4(57), R8-4(58) and R8-4(59) as detail below.

Requested amendment to the R8-4(57) Zone:

1. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
2. Recognize Colborne Street as the front lot line;
3. Interior Side Yard Depth (min.) of 0.0m;
4. Rear Yard Depth (min.) of 2.0m;
5. Landscaped Open Space (min.) of 16.4%; and,
6. Parking rate (min.) of 0.0 spaces per sq.m. for non-residential uses at-grade.
7. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an

additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,

8. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(58) Zone:

1. Recognize South Street as the front lot line.
2. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
3. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
4. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(59) Zone:

1. Add apartment buildings to the list of permitted uses.
2. Recognize Hill Street as the front lot line (for the block bounded by Waterloo, Hill, Colborne and South Streets);
3. Recognize Colborne Street as the front lot line (for the block bounded by Colborne, Hill, Maitland and South Street);
4. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
5. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
6. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.
7. Interior Side Yard Depth (min.) of 0.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
8. Rear Yard Depth (min.) of 2.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
9. Landscaped Open Space (min.) of 17.3%; and (for the block bounded by Colborne, Hill, Maitland and South Street).

Both Official Plans and the Zoning By-law are available at london.ca.

The City may also consider additional or amended special provisions as required to support the 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 Multi Family High Density Residential in the 1989 Official Plan, which permits low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting townhouses and apartment buildings with commercial as specified through the Old Victoria Hospital Lands Secondary Plan.

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.

See More Information

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

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

Reply to this Notice of Application

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

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

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested 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. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed 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 Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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

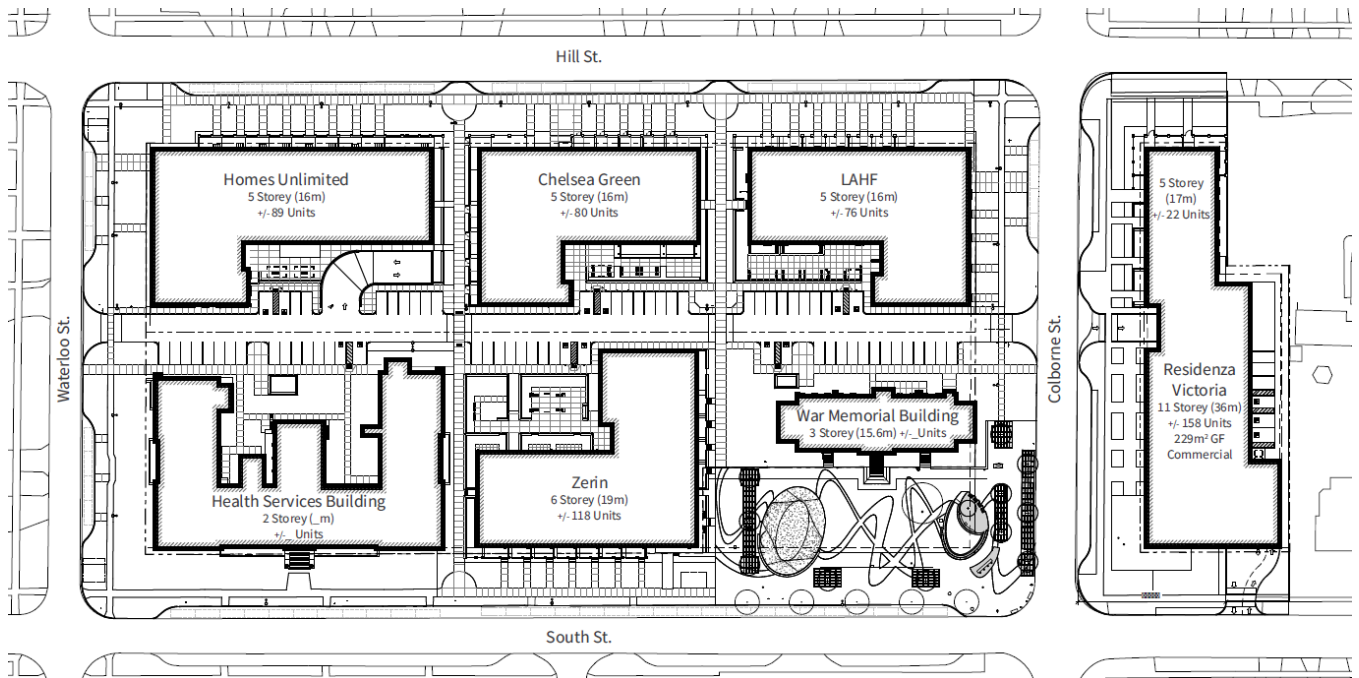
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Site Concept



Rendering (Looking Southwest)



Rendering (Looking Northeast)



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

HERITAGE IMPACT ASSESSMENT



HEALTH SERVICES BUILDING & WAR MEMORIAL CHILDREN'S HOSPITAL

OLD VICTORIA HOSPITAL LANDS
LONDON, ONTARIO

08 OCT 2021

MEGAN HOBSON CAHP
M.A. DIPL. HERITAGE CONSERVATION
BUILT HERITAGE CONSULTANT
mhobson@bell.net

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EXECUTIVE SUMMARY

This *Heritage Impact Assessment* (HIA) assesses impacts of a proposal by Indwell to rehabilitate the Health Sciences Building and War Memorial Children's Hospital for affordable housing.

Indwell is a non-profit charitable organization that is proposing to create residential units within the existing envelope of the heritage buildings. There will be minimal impacts to the building exteriors and heritage elements on the exterior of both buildings will be conserved. The interiors of both buildings are in very poor condition and the spaces will be reconfigured for the new residential units. Opportunities to conserve interior heritage elements is very limited due to their current condition. The axial layout of the interiors is well suited to the proposed use and the central corridors and existing stairwells will be utilized in the new layout. The Auditorium in the Health Sciences Building will be reserved as a shared amenity space and the front entrances and entrance lobbies of both buildings will continue to be used as places of entry. The windows are generally in poor condition and a total window replacement is anticipated, with new thermal windows that replicate the style of the heritage windows.

The adaptive re-use of the Health Sciences Building and War Memorial Children's Hospital is part of a larger development plan for the whole block that is being undertaken by Indwells development partners, Vision SoHo Alliance. New mid-rise residential blocks will be built on the vacant land between and behind the heritage buildings. The proposed height, massing and setback of the new development is compatible with the heritage buildings and is designed in a contemporary manner that is distinct but complimentary to the heritage buildings. The scale of the new development is also compatible with adjacent heritage buildings, such as the Colborne Building that is located directly across the street.

Indwells proposal includes landscaping around the heritage buildings that will enhance the streetscape and the open space in front of the War Memorial Children's Hospital has been dedicated as a public park called SoHo Civic Place.

The proposal is consistent with the City's vision for redevelopment of this area and will conserve two significant heritage buildings that are currently at risk by re-purposing them for a compatible new use. It is therefore recommended that this application be approved.

1.0 INTRODUCTION

Preparation of this report included site investigation, review of previous heritage reports, review of updated building condition assessments, review of relevant planning documents and consultation with members of the project team and with heritage planning staff at the City of London.

The Health Sciences Building and Children’s War Memorial Hospital are located on the Old Victoria Hospital lands that are currently undergoing redevelopment. Most of the former hospital buildings have been demolished and the subject buildings have been mothballed for several years. The City of London has developed a vision to guide redevelopment of the area that includes conservation and adaptive reuse of the remaining hospital buildings.

2.0 LOCATION & SITE DESCRIPTION



LOCATION MAP – 1. Health Services Building – 2. War Memorial Children’s Hospital – 3. Colborne Building



STREETSCAPE – 1. Health Services Building – 2. War Memorial Children’s Hospital – 3. Colborne Building

Health Services Building, 346 South Street



The Health Services Building is located at 346 South Street and occupies a corner site with frontages on South Street and Waterloo Street. The building is boarded up and services are disconnected. The interior is littered with debris and interior finishes are severely deteriorated. There is standing water in the basement below the auditorium and water pools in the entrance lobby on the ground floor after heavy rainfall.

War Memorial Children's Hospital, 392 South Street



The War Memorial Children's Hospital is located at 392 South Street and occupies a corner site with frontages on South Street and Colborne Street. There is open space in front of the building that is currently used for parking. Rear additions have been demolished and the building is boarded up and services are disconnected. The interior is littered with debris and interior finishes are severely deteriorated.

3.0 HERITAGE PLANNING CONTEXT

In 2013, the London Health Sciences Centre (LHSC) moved the last of its medical programs out of the hospital facilities located on South Street, also known as the Old Victoria Hospital Lands (OVHL). The Old Victoria Hospital Lands Secondary Plan was approved by City Council in 2014. The purpose of the Secondary Plan is to establish a planning framework to guide redevelopment of the former OVHL and adjacent lands, for a vibrant residential community that incorporates elements of sustainability, cultural and natural heritage, mixed-use development, walkability and high quality urban design. The retention of identified cultural heritage resources is one of the principles of the Secondary Plan.

The subject buildings were added to the Municipal Heritage Register in 2007. In 2011, a *Cultural Heritage Assessment* (CHAR) was completed by heritage consultant Nancy Tausky for the City of London. The 2011 CHAR provided the historical context for the buildings and identified cultural heritage values associated with each building. Both buildings were identified by Tausky as 'Priority 1' buildings because they had high cultural heritage value and should be conserved in the future redevelopment of the Old Victoria Hospital Lands. Specific heritage elements on the exterior and interior of each building were identified at that time. Since that time the buildings have been vacant and without services. Vandalism and deterioration due to exposure to the elements has resulted in significant damage to exterior doors and windows and extensive deterioration of interior finishes.

Old Victoria Hospital Lands

The Old Victoria Hospital Lands are being redeveloped as a residential neighbourhood. The redevelopment is guided by a long-term vision and the City of London has developed a number of policies and guidelines for the area. The goals for the area are to:

- provide a mix of housing types and designs with a high standard of design
- retain cultural heritage resources
- protect and enhance natural heritage
- promote connectivity, mobility and accessibility within and between neighbourhoods, Downtown, employment lands, parks and open spaces
- achieve high standards of environmental sustainability
- create a financially viable and sustainable community

War Memorial Children's Hospital & the Four Corners

The War Memorial Children's Hospital is located in a planning area called the Four Corners at the intersection of South Street and Colborne Street. South Street provides a major east-west link to the Wellington Street Transit-oriented Main Street Corridor and Colborne Street provides a major north-south link to the Thames River. The vision for the Four Corners is to create a walkable urban "main street" with a pedestrian scale that is a focal point for the neighbourhood and a gateway to the Thames Valley Corridor.

The War Memorial Children's Hospital is adjacent to two Listed heritage buildings located at the Four Corners that are known as the Colborne Building and 76 Colborne Street.

War Memorial Children's Hospital & the SoHo Civic Space

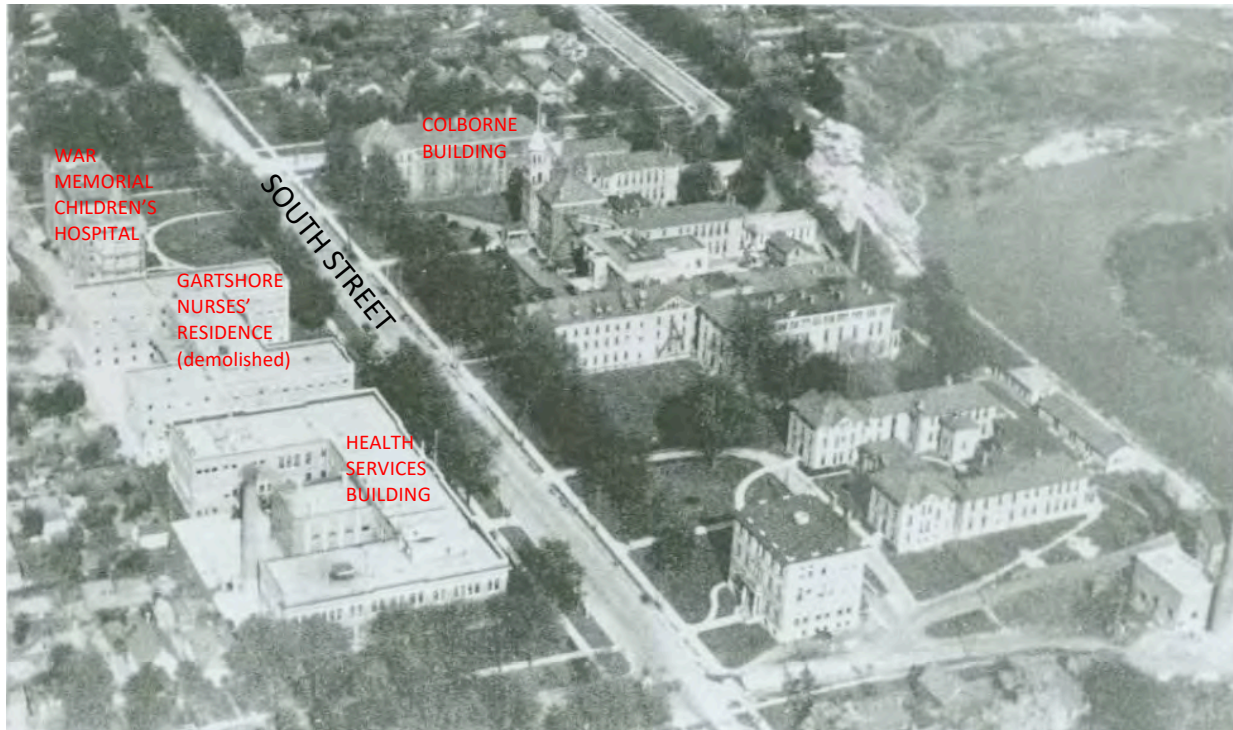
The open space in front of the War Memorial Children's Hospital has been dedicated as a City-owned park called SoHo Civic Place. This area will be a neighbourhood gathering place and a gateway feature for the Thames Valley Corridor.



SoHo Civic Space – the City's concept for the public park in front of the War Memorial Children's Hospital

4.0 HISTORIC CONTEXT

Early 20th century Medical Buildings



1935 AERIAL VIEW – the subject buildings are two of the large scale medical buildings built in the early 20th century (left), opposite from the earlier pavilion style hospital across the street (right)

Historically, the subject buildings are part of a grouping of three medical buildings built on the north side of South Street in the early 20th century. The Health Services Building was originally built for Western University but later became part of the municipal hospital system after the Faculty of Medicine relocated to a new building on the University campus. The War Memorial Children's Hospital was built to alleviate overcrowding in the children's ward at Victoria Hospital, a Late Victorian pavilion-style hospital complex located on the south of South Street. The new Children's Hospital was dedicated as a memorial to those who served in WW I and two cannons were installed in the open space in front of the building as commemorative displays. The Gartshore Nurses' Residence that originally stood on the vacant space between the subject buildings has been demolished. Later additions located at the back of the Children's War Memorial Hospital have also been demolished.

Health Services Building (1921)



- 1921-65 Medicine School, University of Western Ontario
- 1965- Health Services Building, Victoria Hospital

The draft Cultural Heritage Evaluation for the Health Services Building includes the following historical background:

The Health Services Building first opened in 1921 to house the Medical School for the University of Western Ontario. The Faculty of Medicine became associated with the University in 1882, and prior to its location on the South Street campus, was housed in a building located on St. James Street, originally constructed in the 1860s to house the Hellmuth Boy's College. Although associated with the University of Western Ontario, the medical school was owned at the time by its professors. By 1888, the professors erected a new building at the northeast corner of York Street and Waterloo Street. The new building housed the medical school for the next three decades. During this time, under pressure from the Province of Ontario, the medical school became publicly owned and officially became a part of the University in 1913. Dr. H.A. McCallum accepted his appointment as the new Dean of Medicine under the condition that a new building be constructed to house the medical school.

The search for a new location and a new building for the medical school began in 1917. The location of a new building on the hospital grounds was considered by the medical school faculty to be of importance to eliminate student travel time between the hospital and the medical school, to accommodate growing class size and technology, to attract more students and funding from the provincial government, and lastly to improve the medical school's rating among others in North America and Britain. A better-equipped and more aesthetically impressive building was considered of importance for the medical school's new facilities.

Designed by the London architectural firm of Watt & Blackwell, the building was designed in a form that is characteristic of collegiate architecture in the early-20th century. The large groupings of windows were designed to reduce the amount of artificial light required, and was commonly used in contemporary school buildings. The medical school occupied the building for 44 years,

between 1921 and 1965. During the medical school's occupancy of the building, research and medical improvements became a major function of the medical faculty. The discovery of insulin by Sir Frederick Banting in 1921 resulted in increased government funding, research, and clinical trials. In addition, the medical school became known during this time for its associations with the artificial kidney machine, the Cobalt Bomb, research projects concerning carbohydrate metabolism, and important technological advancements such as the development of an electrocardiograph, a heart amplifier, and a heart-lung machine.

By 1965, the medical school was moved to a new building on the main campus of the University, where the program would continue to expand. The medical school building was sold to Victoria Hospital, who operated it as a "health services building" providing research space for the hospital and housed the Middlesex-London District Health Unit.

War Memorial Children's Hospital (1922)



- 1921-85 War Memorial Children's Hospital

The draft Cultural Heritage Evaluation for the Health Services Building includes the following historical background:

The War Memorial Children's Hospital first opened in 1922. Prior to that, a Children's Pavilion was included in the 1899 Victoria Hospital (see Tausky, 2011). The Children's Pavilion became increasingly overcrowded and by 1919 the London Municipal Chapter of the Imperial Order of the Daughters of the Empire (I.O.D.E.) spearheaded efforts to building a new children's hospital a memorial to those who lost their lives during the First World War. The Victoria Hospital Trust accepted the I.O.D.E. proposal, and plans for the new children's hospital began. A design was prepared, again by Watt & Blackwell, however, the bids for the construction of the building were estimated at two-and-a-half times the estimated price. An aggressive fund-raising campaign took

place, led by the local branch of the National Council of Women (NCW), who approached nineteenth other branches of the NCW in southwestern Ontario, aiming to raise the \$250,000. Inflation raised the costs again to another \$50,000 which was raised by 54 charitable associations in the area including many Mother's Club's, Women's Institutes, Shriners, Masons, and Rotarians. The funds were successfully raised, and in October, 1922 the War Memorial Children's Hospital opened. In Dr. H.A. McCallum's address to the Rotary Club on the symbolic importance of the building, he noted that the hospital was "Not only a memorial to the brave dead, but a life-saving measure for sick children" (Tausky, 2011). In 1945, an addition was constructed on the north side of the building, and was dedicated to those who served during the Second World War.

In addition to its commemorative importance, the War Memorial Children's Hospital also played an important role in the advancement of cancer treatment in Canada in the mid-20th century. The facility became the first place in the world to use the Cobalt-60 Beam Therapy Unit (the Cobalt Bomb) to treat a cancer patient, in October 1951. The Cobalt Bomb allowed gamma rays to be focused directly on cancer cells during treatment commencing the use of radiation therapy in the treatment of cancer. The London Cancer Clinic was located in the Main Hospital, however, a special installation was required to hold the Cobalt Bomb equipment, and a room in the basement of the War Memorial Children's Hospital was made available for the installation of the unit. In 2001, the 50th anniversary of the unit's first medical use, the development of the Cobalt-60 Beam Therapy Unit was designated as a National Historic Event by the National Historic Sites and Monuments Boards of Canada.

5.0 CULTURAL HERITAGE VALUE

The subject buildings have historical and contextual significance associated with the University and City hospitals and they reflect London's importance as a Canadian centre for pioneering medical research and pediatric care. Both buildings were designed by Watt & Blackwell, a prominent local architectural firm that designed many important buildings in London. The War Memorial Children's Hospital was built at considerable cost and has significant architectural value as an example of a purpose-built children's hospital and as a war memorial.

5.1 Health Services Building

Statement of Cultural Heritage Value

The draft *Cultural Heritage Evaluation* for the Health Services Building includes the following Statement of Cultural Heritage Value:

The property at 346 South Street is of significant cultural heritage value or interest because of its physical/design value, its historical/associative value, and its contextual value.

Built in 1921, The Health Services Building located on the Old Victoria Hospital Lands property is a representative example of the collegiate architectural style that typifies institutional buildings in the early-20th century. The building's "E" shape with three wings extending to the rear, as well as its rows of large windows clustered into groups and its pavilion massing of its broad south façade contributes to its representative qualities of the collegiate architectural style. Although

conventional in form, its proportions and refinements elevate it as a representative example of its style. The building's design details are also influenced by various styles including the Neoclassical style.

The Health Services Building was originally designed as the new home of the University of Western Ontario's Medical School. Built in 1921 as a purpose-built facility, the building was designed to be a start-of-the-art facility as a school and a centre for medical research. The building included an auditorium, a library, facilities dedicated to the study of embryology and pathology, physiology, anatomy, and pharmacology. The Health Services Building was considered to be a state-of-the-art facility and a new centre of medical research for the University of Western Ontario's Medical School, demonstrating a high degree of technical and scientific achievement.

The property is directly associated with the University of Western Ontario's Medical School, which has been a part of the University of Western and London since 1882. The University of Western Ontario, and the University's Medical School has been a significant organization to the City of London since the late-19th century. The Health Services Building is associated with the growth and increasing enrollment of the University's medical school in the early-20th century. The building was designed specifically to house the university's medical program and continued to be associated with the university for 44 years, between 1921 and 1965, when the program was moved to the main campus on Western Road. During this period, the medical school became a leader in its field, and its students and professors consistently participated in important medical research including furthering important research developments in the use of insulin, the artificial kidney machine, and the "Cobalt bomb", much of which was conducted in the Health Services Building, former Western Medical School.

The Health Services Building demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several local institutional buildings including the Aberdeen Public School, Tecumseh Public School, and H.B. Technical School (now H.B. Secondary School). The Health Services Building demonstrates the work of the firm using a collegiate architectural style. The firm is considered significant for their contributions within the City of London. The property played a key role on this portion of South Street was described as one of three structures in a "remarkably well integrated, unique, and handsome streetscape." Although only two of the three structures now remain, the Health Services Building located at the corner of South Street and Waterloo Street is important in maintaining the character of this portion of South Street as the location of the former Victoria Hospital in London.

The property played a key role on this portion of South Street and was one of three structures located on the north side of South Street, between Waterloo Street and Colborne Street, all constructed in the early-20th century. Although only two of the three structures now remain, the Health Services Building located at the corner of South Street and Waterloo Street is important in maintaining the character of this portion of South Street as the location of the former Victoria Hospital in London. The Health Services Building plays an important role in defining the heritage character of the Old Victoria Hospital. Located at the northeast corner of South Street and Waterloo Street, the Health Services Building acts as an anchor to the area.

The Health Services Building on the Old Victoria Hospital Lands property is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey its historic connection to the former medical uses of the property. As the historic home of University of Western Ontario's Medical School, the Health Services Building is historically connected to the Old Victoria Hospital, and it is visually connected with the other two remaining structures within the area, including the War Memorial Children's Hospital and the Colborne Building. Formerly, the Health Services Building also had functional connections to the War Memorial Children's Hospital and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital.

The Health Services Building at 346 South Street is one of three remaining hospital building associated with the Old Victoria Hospital, and is locally recognized as landmark in London.

List of Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Form, scale, and massing of the Health Services Building and its details including:
 - "E" shape form of the building with three wings extending towards the rear;
 - Flat roof;
 - Rows of large windows clustered into groups of two, three, and four along the south, east, and west façades in a symmetrical, balanced manner;
 - Red tapestry brick;
 - Ashlar-cut Indiana limestone foundation cladding;
 - Pattern of brick pilasters on the south, east, and west facades, with stone bases and capitals, and geometric designs included within the capitals;
 - Limestone-clad frontispiece on the south façade rising through the cornice including:
 - Raised entry with landing and steps;
 - Portico in antis with three recessed windows separated by limestone mullions and detailing;
 - Pilasters, with geometric design at the capital and bases;
 - Limestone cartouche detailing in parapet;
 - "VICTORIA HEALTH SERVICES BUILDING" metal lettering applied above the main entry doors;
 - Stone cornice of the building detailed with stone blocks and diamonds;
 - Brick parapet;
 - Brick soldier course that defines the upper limits of the stone foundation and first floor windows;
 - Windows, including fenestration pattern, window proportions, window surrounds and wooden frame, and elaborate mouldings;
- Set back of the building from South Street and Waterloo Street; and,
- Spatial relationship with the War Memorial Children's Hospital and the Colborne Building.

Evaluation According to Ontario Regulation 09/06 Criteria for Determining Cultural Heritage Value

A property is required to meet one or more of the criteria to merit protection under Section 29 of the Ontario Heritage Act. The Health Services Building meets 8 of the 9 criteria and therefore merits Designation.

Medical Services Building, 346 South Street

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It was built in 1921 to designs by Watt & Blackwell and is a representative example of a Beaux-Arts style medical school.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It displays a moderate degree of artistic merit as a purpose-built medical school. It does not display a high degree of craftsmanship.
iii) Demonstrates a high degree of technical or scientific achievement	YES	It was designed as the new home of the University of Western Ontario's Medical School. When it was built in 1921 it was considered to be a state-of-the-art medical school and research facility.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It is associated with the University of Western's Faculty of Medicine from 1921-1965 and then with Victoria Hospital. It is associated with Canadian advances in medical research and treatments, including developments in the use of insulin, the artificial kidney machine and the 'Cobalt Bomb'.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	YES	It contributes to an understanding of the London's important contributions to Canadian advances in medical research and treatments.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	YES	It is a good example of the work of Watt & Blackwell, a local architectural firm responsible for many prominent buildings in London in the early 20 th century.
2. Contextual value		

i) Is important in defining, maintaining, or supporting the character of an area	YES	It occupies a prominent corner site and, together with the Children’s Hospital, defines the character of South Street between Colborne & Waterloo Streets.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is visually and historically linked to the University of Western Ontario and Victoria Hospital, and is one of three remaining buildings on the Old Victoria Hospital Lands.
iii) Is a landmark	YES	It is recognized as a locally significant landmark.

5.2 War Memorial Children’s Hospital

Statement of Cultural Heritage Value

The draft *Cultural Heritage Evaluation* for the Health Services Building includes the following Statement of Cultural Heritage Value:

Built between 1921-1922, the War Memorial Children’s Hospital on the Old Victoria Hospital Lands property is a representative example of the Neoclassical Revival style, used in the design of a hospital building. The design expresses its commemorative function, including its wide main façade, as well as its main frontispiece inclusive of its framed entranceway, flagpole rising from the broken pediment, four tall pilasters, decorative urns, and triumphal wreaths.

Additional design details including its rounded arch brick lintels, carved inscription reading “WAR MEMORIAL CHILDRENS HOSPITAL”, and entryways flanking the stone frontispiece with stone surround and Classical entablature with brackets and dentils all contribute to its architectural style and its representation of the Neoclassical Revival architectural style in an institutional building.

The concentration of decorative stone design details included on the frontispiece of the War Memorial Children’s Hospital contribute to the expression and function of the building as commemorative building in its Neoclassical architectural style. As a result, the property displays a high degree of craftsmanship and artistic merit.

The War Memorial Children’s Hospital is historically associated with the commemorative measures and activities that were undertaken within London shortly after the end of the First World War. As a memorial hospital, extensive fund-raising efforts were undertaken and specific design elements were incorporated into the building to memorialize those who lost their lives during the First World War.

In addition, the London Municipal Chapter of the IODE was heavily involved in raising funds for the hospital as well as championing the pursuit of a memorial hospital for children.

Further, the War Memorial Children’s Hospital was the first facility in the world to use the Cobalt-60 Beam Therapy Unit in the treatment of a cancer patient. As a result, the successful use of the

Cobalt-60 Beam Therapy Unit allowed gamma rays to be focused directly on cancer cells and initiated the use of radiation therapy that transformed cancer treatment.

The War Memorial Children's Hospital demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several institutional and industrial buildings in the Neoclassical Revival style, including the Ruggle Truck Company building, and the now-demolished Gartshore Nurses Residence. The War Memorial Children's Hospital demonstrated one of the few remaining Neoclassical Revival institutional buildings designed by Watt & Blackwell in London.

The property played a key role on this portion of South Street was one of three structures in a "remarkably well integrated, unique, and handsome streetscape." Although only two of the three structures now remain, the War Memorial Children's Hospital located at the corner of South Street and Colborne Street is important in maintaining the character of this portion of South Street as the location of the Old Victoria Hospital in London.

The War Memorial Children's Hospital is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey its historic connection to the former medical uses of the property. As a children's hospital, the property is historically connected to the Old Victoria Hospital, and it is visually connected with the two other remaining structures within the area, the Health Services Building (346 South Street) and the Colborne Building (391 South Street). Formerly, the War Memorial Children's Hospital also had functional connections to the Health Services Building and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital.

The War Memorial Children's Hospital is one of three remaining hospital building associated with the Old Victoria Hospital, and is locally recognized as a landmark in London

List of Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The form, scale, and massing of the War Memorial Children's Hospital and its details including:
 - High, Ashlar stone-clad foundation, consisting of five courses of ashlar-cut stone, with the top two courses protruding;
 - Flat roof;
 - Red tapestry brick exterior cladding;
 - Elaborate frontispiece on the South Street facade including;
 - Elevated main entry set in ashlar stone, framed by pilasters with Classical entablature;
 - Stone facing of the first storey;
 - Broken pediment constructed of stone, with flagpole rising from the pedestal over the main doorway;
 - Entablature detailing;

- Four tall pilasters rising above the first storey entranceway;
- Four three-foot tall garlanded urns;
- Triumphal wreaths carved into the stone blind transoms of second floor windows;
- Blind stone balustrade of the parapet;
- Rounded arch brick lintels above second storey windows with stone keystones;
- Carved inscription reading , “WAR MEMORIAL CHILDRENS HOSPITAL” in the stone entablature, flanked by decorative stone poppies;
- Metal cornice and stringcourse;
- Sash-style wood windows with four-light transoms throughout the building; the sash windows in the frontispiece are eight-over-eight divided light windows and the remainder of the windows in the War Memorial Children’s Hospital are undivided;
- Entryways, flanking the frontispiece, with stone surround and Classical entablature with brackets and dentils, accessed by two stone steps and a stone landing with a short metal guard projecting from the building;
- Pavilion-style wings are the east and west extremities of the War Memorial Children’s Hospital building with broad window openings set between pilaster- like brick-clad structural members and a strong metal cornice at its cap;
- Soldier course brick lintels above first, second, and third storey windows
- Setback of the building on the property;
- Spatial relationship with the Health Services Building and the Colborne Building.

Evaluation According to Ontario Regulation 09/06 Criteria for Determining Cultural Heritage Value

A property is required to meet one or more of the criteria to merit protection under Section 29 of the Ontario Heritage Act. The Health Services Building meets 8 of the 9 criteria and therefore merits Designation.

War Memorial Children’s Hospital, 392 South Street

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It was built in 1922 to designs by Watt & Blackwell and is a good example of a Beaux-Arts style children’s hospital. It is unique in the use of classical motifs associated with cenotaphs that expresses its commemorative function as war memorial.
ii) Displays a high degree of craftsmanship or artistic merit	YES	It was built at considerable expense with money raised by the community (\$300,000 in 1921). The centre bays are embellished with carved stone details and surmounted by four 3-foot high memorial urns.

iii) Demonstrates a high degree of technical or scientific achievement	NO	It does not demonstrate a. high degree of technical or scientific achievement.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It is associated with Victoria Hospital and pediatric care. It is associated with charitable organizations that raised funds for its construction. It is associated with the commemoration of those who served in WW I. In 1951, it was the site of the world's first cancer radiation therapy using the 'cobalt bomb' (Cobalt 60 Beam), an event designated as a 'National Historic Event' by the Historic Sites and Monuments Board of Canada.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	YES	It contributes to an understanding of London's commitment to pediatric care. It contributes to an understanding of efforts to commemorating those who served in WWI.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	YES	It is a good example of the work of Watt & Blackwell, a local architectural firm responsible for many prominent buildings in London in the early 20 th century.
2. Contextual value		
i) Is important in defining, maintaining, or supporting the character of an area	YES	It occupies a prominent corner site and, together with the Health Sciences Building, defines the character of South Street between Colborne & Waterloo Streets.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is visually and historically linked to the Old Victoria Hospital Lands. It is one of three remaining hospital buildings associated with the Old Victoria Hospital.
iii) Is a landmark	YES	It recognized as a locally significant landmark.

6.0 PROPOSED DEVELOPMENT

The proposed rehabilitation of the Health Services Building and War Memorial Children’s Hospital for affordable housing is a key component of a larger development plan envisioned for the area by the Vision SoHo Alliance.

Vision SoHo Alliance

The Vision SoHo Alliance is a development partnership that includes Chelsea Green Home Society, Homes Unlimited, Indwell, Italian Seniors’ Project, London Affordable Housing Foundation and ZerIn Development Corporation. The partnership is committed to creating a vibrant and inclusive residential neighbourhood on the Old Victoria Hospital Lands that includes a range of housing types for all income levels, from market rate units to affordable and deeply affordable units. Celebrating the heritage of the Old Victoria Hospital Lands is a core principle and rehabilitation of the Health Services Building and the War Memorial Children’s Hospital is a key component of the development plan.



Vision SoHo Alliance – a mixed-income housing development that includes conservation of the Health Sciences Building and War Memorial Children’s Hospital

Indwell

Indwell is a key partner in the SoHo Alliance. It is a non-profit, charitable organization that provides affordable residential units that prioritize energy efficiency, neighbourhood sensitivity and heritage conservation.

Invizij Architects has worked with Indwell on a number of successful adaptive re-use projects. In each of these projects, heritage buildings were conserved and sensitively rehabilitated for affordable housing. The general approach is to retain as much of the existing fabric as possible so that the character of the heritage building is preserved and to reduce the cost of construction. Energy efficiency is a key

component of Indwells retrofit projects, as well as a high standard of design for any alterations or additions that are needed to support the new use.



- Total Units: 110-120
- Affordable Units: All
- Deeply affordable supportive housing

Vision SoHo Alliance - Health Sciences Building



Vision SoHo Alliance - War Memorial Children's Hospital & SoHo Civic Space

7.0 HERITAGE IMPACT ASSESSMENT

7.1 New Development Adjacent to the Heritage Buildings

A new residential block will be built on the vacant land between the Health Services Building and War Memorial Children's Hospital. Three new residential blocks will be built on the vacant land at the rear of the buildings. The design of these buildings is still in the conceptual stage. The preliminary concepts show that the intent is for the arrangement and scale of the buildings to be sensitive to the heritage context. The new building between the heritage buildings will maintain the same setback as the Health Sciences Building and will be slightly higher than the heritage buildings so that it does not overwhelm the heritage buildings. The three buildings proposed for the vacant area behind the heritage buildings will maintain the lot pattern so that they are aligned with the heritage buildings on South Street. The arrangement includes an interior street through the middle of the block that all of the buildings back onto. The interior area will also contain landscaping and parking.



Vision SoHo Alliance – concept drawing

7.2 Adaptive-Reuse of the Health Services Building

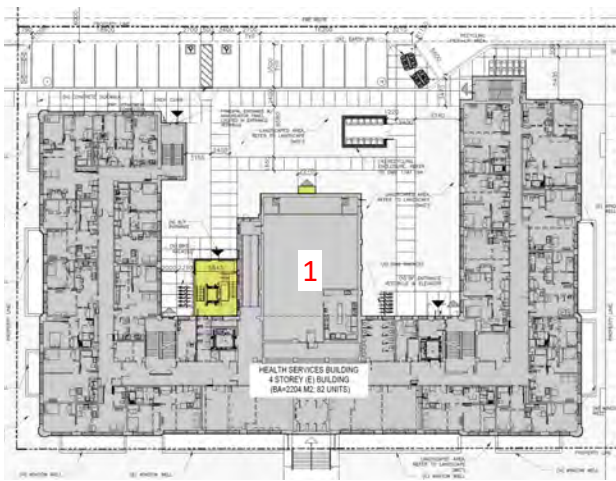
The proposed rehabilitation and residential conversion of the Health Services Buildings will have beneficial impacts including re-roofing and masonry repairs. Portions of the roof, including the roof above the Auditorium have failed and water is actively entering the building. There is currently several feet of standing water in the basement below the Auditorium and water pools in the entrance lobby after heavy rainfall. Site investigation confirms that water infiltration has caused significant damage to plasterwork in the Auditorium, to the extent that repair is not feasible. The proposed conservation work will stop the ongoing deterioration of the building and restore exterior heritage elements to their original condition.

The conversion to residential use is well suited to existing interior layout. Residential units will open onto the existing central corridors. The layout of individual units is designed around existing window openings so that no new window openings will be required on the primary facades. The existing front entrance will

remain as the primary entrance and the vestibule and lobby will continue to function as entry spaces. The Auditorium space will be utilized as a shared amenity space.



PROPOSED SOUTH STREET ELEVATION



PROPOSED 1ST FLOOR PLAN – 1. Auditorium

Impacts on Heritage Attributes of the Health Sciences Building

HERITAGE ATTRIBUTE	PROPOSED	IMPACT ASSESSMENT
"E" shape form of the building	No change proposed	No negative impacts
Flat roof	Solar panels will be installed on the roof	No negative impacts <ul style="list-style-type: none"> The solar panels will not be visible from the ground
Rows of large windows clustered into groups of two, three, and four along the south, east, and west façades in a symmetrical, balanced manner	No change to the fenestration pattern is proposed	No negative impacts
Red tapestry brick	Minor repairs will be undertaken to secure the building envelope	Positive impacts <ul style="list-style-type: none"> repair of a heritage attribute
Ashlar-cut Indiana limestone foundation cladding	No change proposed	No negative impacts

Pattern of brick pilasters on the south, east, and west facades, with stone bases and capitals, and geometric designs included within the capitals	No change proposed	No negative impacts
Limestone-clad frontispiece on the south façade rising through the cornice including	No change proposed	No negative impacts
Raised entry with landing and steps	No change proposed	No negative impacts
Portico in antis with three recessed windows separated by limestone mullions and detailing	No change proposed	No negative impacts
Pilasters, with geometric design at the capital and bases	No change proposed	No negative impacts
Limestone cartouche detailing in parapet	No change proposed	No negative impacts
“VICTORIA HEALTH SERVICES BUILDING” metal lettering applied above the main entry doors	No change proposed	No negative impacts
Stone cornice of the building detailed with stone blocks and diamonds	No change proposed	No negative impacts
Brick parapet	Minor repairs will be undertaken to secure the building envelope	Positive impacts <ul style="list-style-type: none"> • repair of a heritage attribute
Brick soldier course that defines the upper limits of the stone foundation and first floor windows	No change proposed	No negative impacts
Windows, including fenestration pattern, window proportions, window surrounds and wooden frame, and elaborate mouldings	Window replacement is proposed	Loss of original fabric <ul style="list-style-type: none"> • The original windows have deteriorated to such an extent that repair is not feasible. • Loss will be mitigated through replacement in kind.
Set back of the building from South Street and Waterloo Street	No change proposed	No negative impacts
Spatial relationship with the War Memorial Children’s Hospital and the Colborne Building	No change proposed	No negative impacts

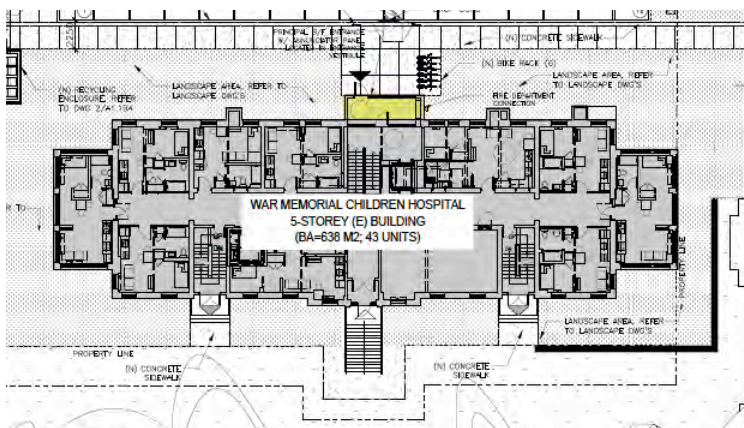
7.3 Adaptive-Reuse of the War Memorial Children's Hospital

The proposed rehabilitation and residential conversion of the Children's Hospital will have beneficial impacts and will include re-roofing and masonry repairs. Metal vents that were previously installed on the main elevation will be removed and the masonry will be restored to its original condition. Missing sections of the metal cornice will be replicated. The proposed conservation work will stop the ongoing deterioration of the building and restore exterior heritage elements to their original condition.

The conversion to residential use is well suited to the existing layout that includes a central corridor along the main axis of the building. The layout of individual units will be designed around existing window openings so that no new windows opening will be required on the principal elevations. The existing front entrance and secondary entrances on the main elevation will remain as entry doors.



PROPOSED SOUTH STREET ELEVATION



PROPOSED 1ST FLOOR PLAN

Impacts on Heritage Attributes of War Memorial Children's Hospital

HERITAGE ATTRIBUTE	PROPOSED	IMPACT ASSESSMENT
High, Ashlar stone-clad foundation, consisting of five courses of ashlar-cut stone, with the top two courses protruding	No change proposed	No negative impacts
Flat roof	Solar panels will be installed on the roof	No negative impacts <ul style="list-style-type: none"> The solar panels will not be visible from the ground
Red tapestry brick exterior cladding	Selective repairs to remove vents installed on the main elevation and to repair the brick parapet	Positive impacts <ul style="list-style-type: none"> removal of inappropriate vents and restoration of masonry to its original condition repair and selective replacement of deteriorated brick above the metal cornice
Elaborate frontispiece on the South Street facade	Minor repairs will be undertaken to secure the building envelope	Positive impacts <ul style="list-style-type: none"> repair of a heritage attribute
Elevated main entry set in ashlar stone, framed by pilasters with Classical entablature	No change proposed	No negative impacts
Stone facing of the first storey	No change proposed	No negative impacts
Broken pediment constructed of stone, with flagpole rising from the pedestal over the main doorway	No change proposed	No negative impacts
Entablature detailing	No change proposed	No negative impacts
Four tall pilasters rising above the first storey entranceway	No change proposed	No negative impacts
Four three-foot tall garlanded urns	No change proposed	No negative impacts
Triumphal wreaths carved into the stone blind transoms of second floor windows	Selective repairs to remove vents installed on the main elevation	Positive impacts <ul style="list-style-type: none"> removal of inappropriate vents and restoration of masonry to its original condition
Blind stone balustrade of the parapet	No change proposed	No negative impacts
Rounded arch brick lintels above second storey windows with stone keystones	No change proposed	No negative impacts

Carved inscription reading, "WAR MEMORIAL CHILDRENS HOSPITAL" in the stone entablature, flanked by decorative stone poppies	No change proposed	No negative impacts
Metal cornice and stringcourse	Selective repairs and replacement of missing sections of the cornice	Positive impacts <ul style="list-style-type: none"> restoration of metal cornice to its original condition
Sash-style wood windows with four-light transoms throughout the building; the sash windows in the frontispiece are eight-over-eight divided light windows and the remainder of the windows in the War Memorial Children's Hospital are undivided	Window replacement is proposed	Loss of original fabric <ul style="list-style-type: none"> The original windows have deteriorated to such an extent that repair is not feasible. Loss will be mitigated through replacement in kind.
Entryways, flanking the frontispiece, with stone surround and Classical entablature with brackets and dentils, accessed by two stone steps and a stone landing with a short metal guard projecting from the building	No change proposed	No negative impacts
Pavilion-style wings at the east and west extremities of the War Memorial Children's Hospital building with broad window openings set between pilaster-like brick-clad structural members and a strong metal cornice at its cap	No change proposed	No negative impacts
Soldier course brick lintels above first, second, and third storey windows	No change proposed	No negative impacts
Setback of the building on the property	No change proposed	No negative impacts
Spatial relationship with the Health Services Building and the Colborne Building	No change proposed	No negative impacts

8.0 CONSERVATION STRATEGY

The conservation strategy for both buildings is to preserve all of the exterior heritage attributes, with the exception of the windows that have deteriorated to such an extent that repair is not feasible. The replacement windows will match the style and configuration of the original windows. Some of the original windows have already been replaced with modern windows that are not complimentary to the original design. Installation of new windows will create a consistent look and will improve the thermal performance of the buildings. Interior elements that can be incorporated into the new interiors will be preserved where feasible. Based on the poor condition of the interiors of both buildings, it is anticipated that only the most durable elements, such as the terrazzo flooring in the main corridors and the metal staircases in the stairwells, will be fit for use. Detailed information regarding the conservation of deteriorated heritage elements will be outlined in a Conservation Plan and will include selective masonry repairs and restoration of missing sections of the metal cornice on the War Memorial Children's Hospital. These repairs will enhance the principal facades and restore them to their original condition.

9.0 CONCLUSIONS & RECOMMENDATIONS

The proposed adaptive reuse of the Health Sciences Building and the War Memorial Children's Museum provides an appropriate and sustainable use for surplus hospital buildings that is compatible with planning policies for the area. A large number of affordable units will be created within the existing building envelopes with no impact to heritage attributes, with the exception of the windows that are deteriorated to such an extent that repair is not feasible. All exterior heritage attributes will be conserved and the interior layout, consisting of rooms that open onto a central corridor, can easily accommodate the new use.

Given that these buildings are currently vacant and are in need of significant repairs to prevent further deterioration and loss of heritage attributes, the proposed rehabilitation will have significant benefits for the community.

It is therefore recommended that this proposal be approved, with the following conditions:

- that the owner agrees to Designation of the Health Sciences Building and the War Memorial Children's Hospital
- that further details be provided to heritage staff regarding the proposed conservation work and replacement windows
- that more detailed drawings be provided to heritage staff for the new building to be constructed between the Health Sciences Building and the War Memorial Children's Hospital, to ensure that the height and setback are sensitive to adjacent heritage buildings

10.0 SOURCES

Planning Documents

City of London:

- *Old Victoria Hospital Lands Secondary Plan* (2014)
- *Thames Valley Corridor Plan* (2011)
- *Draft Cultural Heritage Evaluation Report: Old Victoria Lands Phase II – War Memorial Children’s Hospital and Health Services Buildings* (M. Greguol, June 15, 2020)

MTCS

- *Ontario Heritage Toolkit* (2014)

Parks Canada

- *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

Collections

LHSC London Health Sciences Centre

- Archives

University of Western Ontario

- Beldon Library, Archives & Special Collections

Historical Background

Blackwell, Victor Joseph (1885-1965), entry in the *Biographical Dictionary of Architects in Canada 1800-1950*, edited by Robert Hill. Accessed online 18 Sep 2021.

‘Children’s War Memorial Hospital, 1920-21, Construction xvii (Dec 1924), p 383, 386 (illus. & descrip.)

Growing to Serve; A History of Victoria Hospital, London, Ontario (1985)

‘Medical School, University of Western Ontario, 1920-21’, *London Advertiser* (26 March 1921); 13. (illus. & descrip.)

‘Medical School, University of Western Ontario, 1920-21’, *Construction* xv (May 1922); 154-55. (illus. & descrip.)

Tausky, Nancy. *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex, London, Ontario*. Revised version, May 2011. Prepared for the City of London.

Watt, John Macleod (1878-1954), entry in the *Biographical Dictionary of Architects in Canada 1800-1950*, edited by Robert Hill. Accessed online 18 Sep 2021.

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTOS_HEALTH SERVICES BUILDING



AERIAL VIEW – SOUTH STREET STREETScape



AERIAL VIEW – REAR ELEVATION



FRONT ENTRANCE



MAIN ELEVATION



MAIN ELEVATION



MAIN ELEVATION - DETAIL



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION - AUDITORIUM



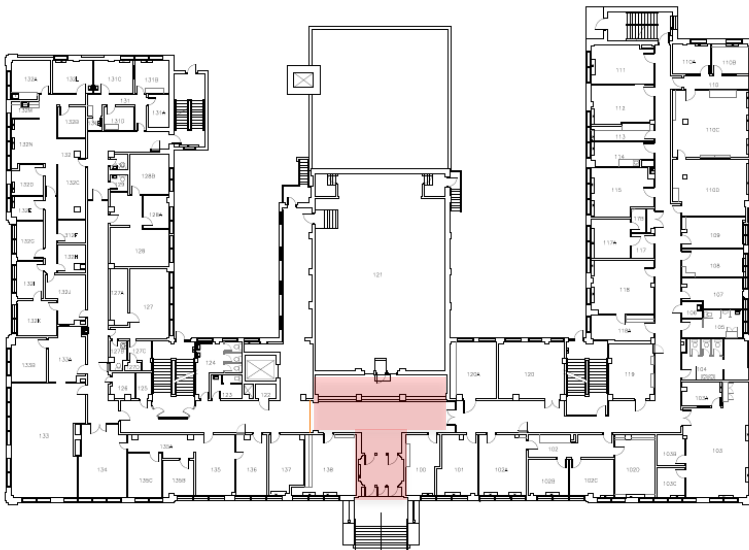
REAR ELEVATION



SIDE ELEVATION



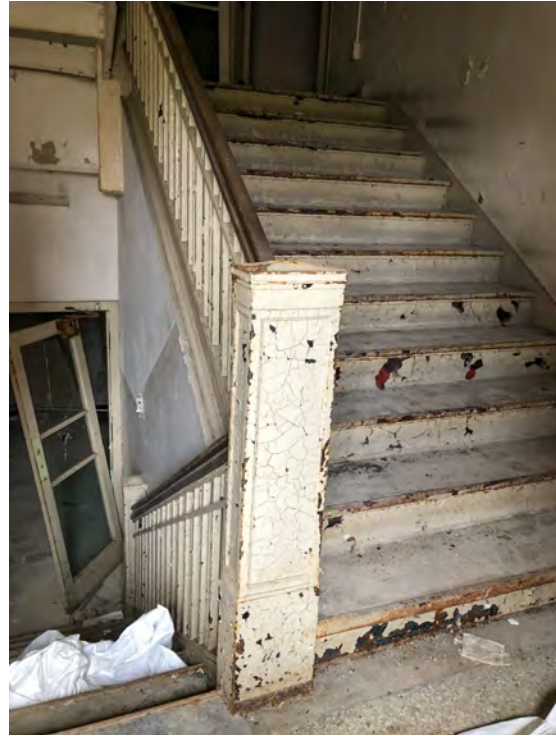
ENTRANCE VESTIBULE - DOUBLE SET OF WOOD DOORS WITH GLAZED TRANSOMS



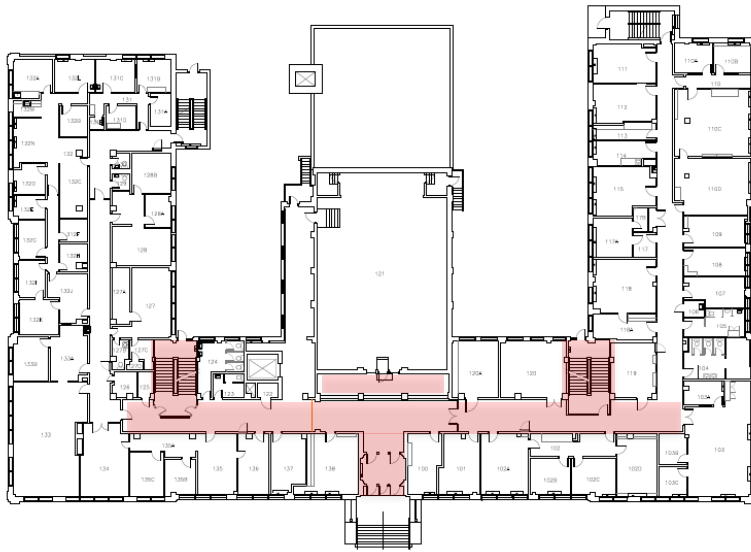
ENTRANCE VESTIBULE & LOBBY – double set of wood doors – two wood paneled columns – plaster walls and ceiling



TERRAZZO FLOORING



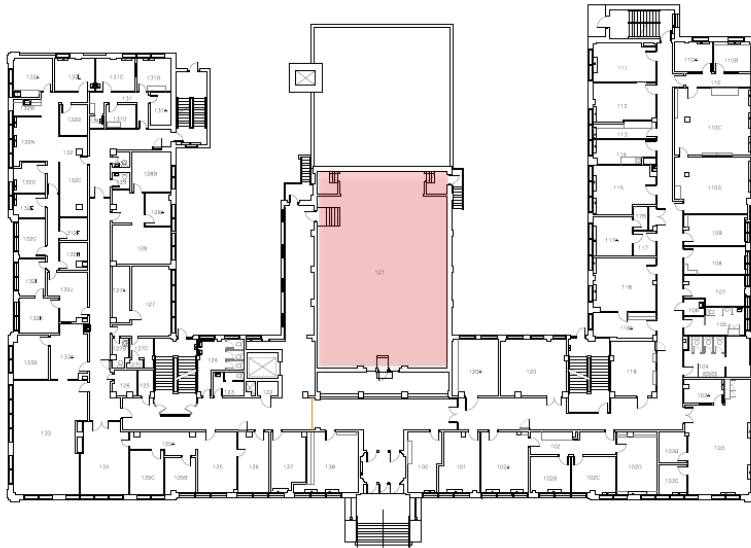
STEEL STAIRS WITH WOOD HANDRAILS & TERRAZZO TREADS



1ST FLOOR HALLWAY & SOUTH STAIRWELLS - terrazzo flooring & steel stairs with wood handrails



AUDITORIUM – proscenium arch



1ST AUDITORIUM – proscenium arch, plasterwork, acoustic panels



AUDITORIUM – the current condition of the plasterwork and acoustic panels is very poor – there is evidence of extensive water infiltration that has caused portions of the ceiling to fall. There is mould growth on plaster surfaces. Testing has confirmed that there is asbestos in the adhesive used to install the acoustic panels.

APPENDIX A: PHOTOS_WAR MEMORIAL CHILDREN'S HOSPITAL



AERIAL VIEW – SOUTH STREET STREETScape



AERIAL VIEW – REAR ELEVATION



MAIIN ELEVATION – set back from the road



MAIN ELEVATION - Classical detailing



MAIN ELEVATION – four urns on the roofline with protective plywood covering



MAIN ELEVATION – classical urn on the roof



MAIN ELEVATION - SECONDARY ENTRANCE



MAIN ELEVATION – SECONDARY ENTRANCE



MAIN ELEVATION – STEPS TO THE FRONT ENTRANCE – concrete stairs are severely deteriorated



MAIN ELEVATION – STAIRS TO THE FRONT ENTRANCE – the metal railings are in fair condition



MAIN ELEVATION – missing section of the original cornice



MAIN ELEVATION – missing section of the original cornice



SIDE ELEVATION



REAR ELEVATION – rear additions have been demolished



REAR ELEVATION



REAR ELEVATION – the Health Sciences Building is visible on the right side of the photo



SIDE ELEVATION



WINDOWS – 8 over 8 wood sash windows on the main elevation are in poor condition



WINDOWS – 1 over 1 wood sash windows with 4-pane transom above are in poor condition



WOOD DOORS – wood doors at the main entrance are in fair to poor condition



WOOD DOORS – wood doors with transom above are in fair to poor condition



SUNROOM – wood casement windows in the sunrooms are in fair to poor condition



MAIN FLOOR – TERRAZZO FLOORING – the floor is littered with dust and debris but the terrazzo appears to be in fair to good condition



STAIRWELLS – the steel stairs with wooden handrails are in fair condition

APPENDIX B: HISTORIC_HEALTH SERVICES BUILDING



1921 photo



1923 postcard



1930 aerial view

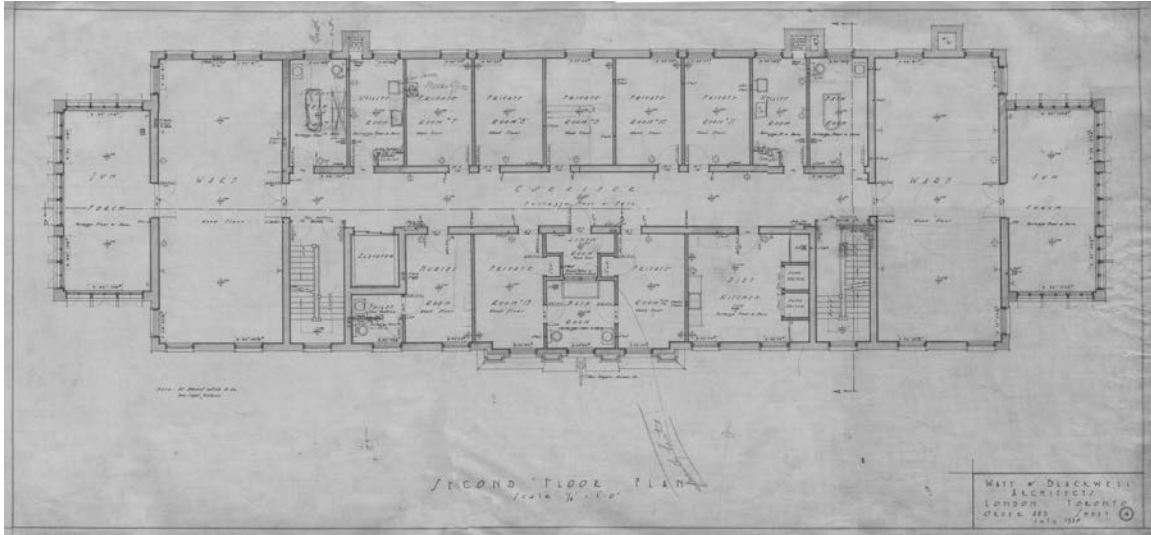
APPENDIX B: HISTORIC_WAR MEMORIAL CHILDREN'S HOSPITAL



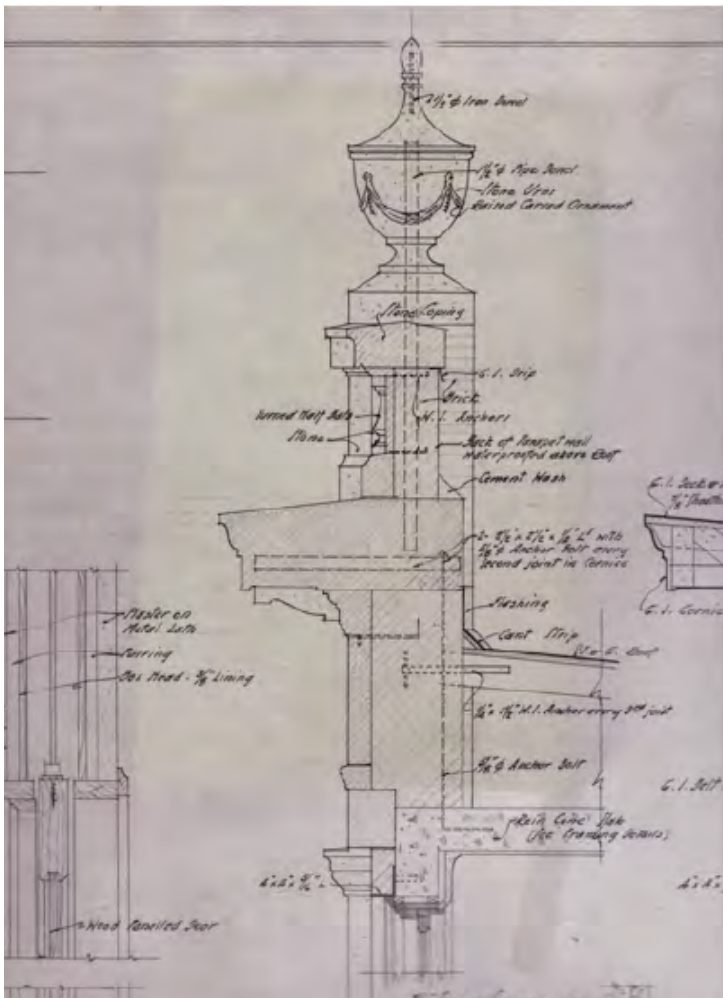
1921 PERSPECTIVE BY WATT & BLACKWELL



1921 ELEVATION DRAWING BY WATT & BLACKWELL



1921 1ST FLOOR PLAN BY WATT & BLACKWELL



1921 DETAIL FOR THE MEMORIAL URNS ON THE ROOF BY WATT & BLACKWELL



1930 PHOTO



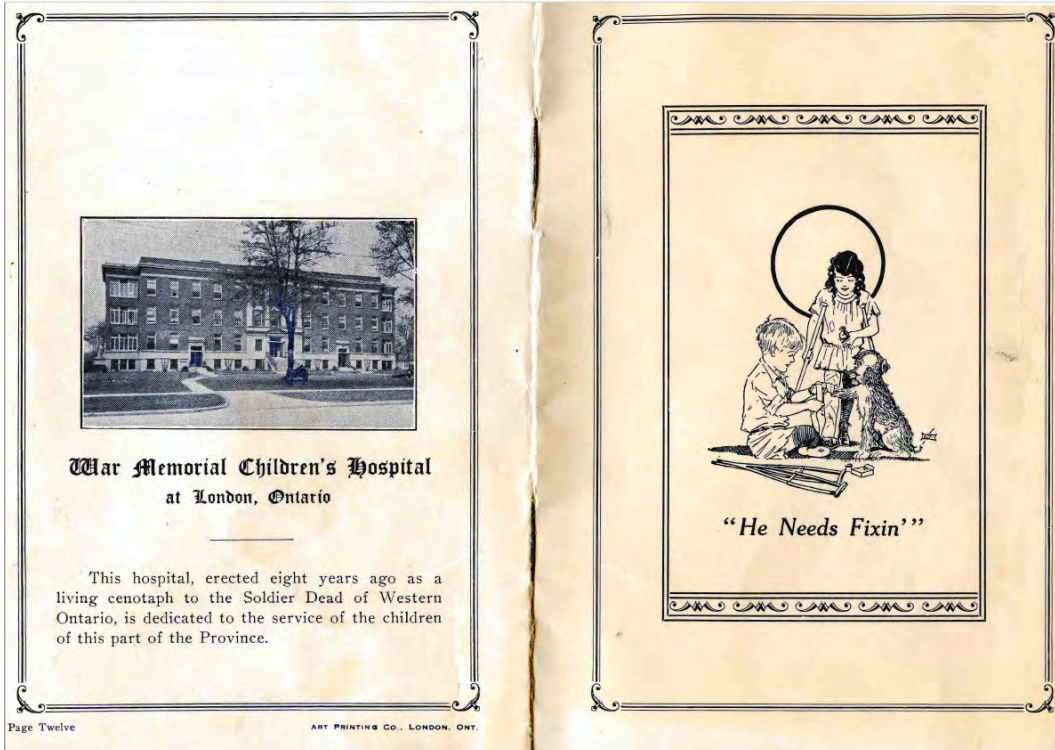
1935 PHOTO



1920s PHOTO OF ONE OF THE WARD ROOMS



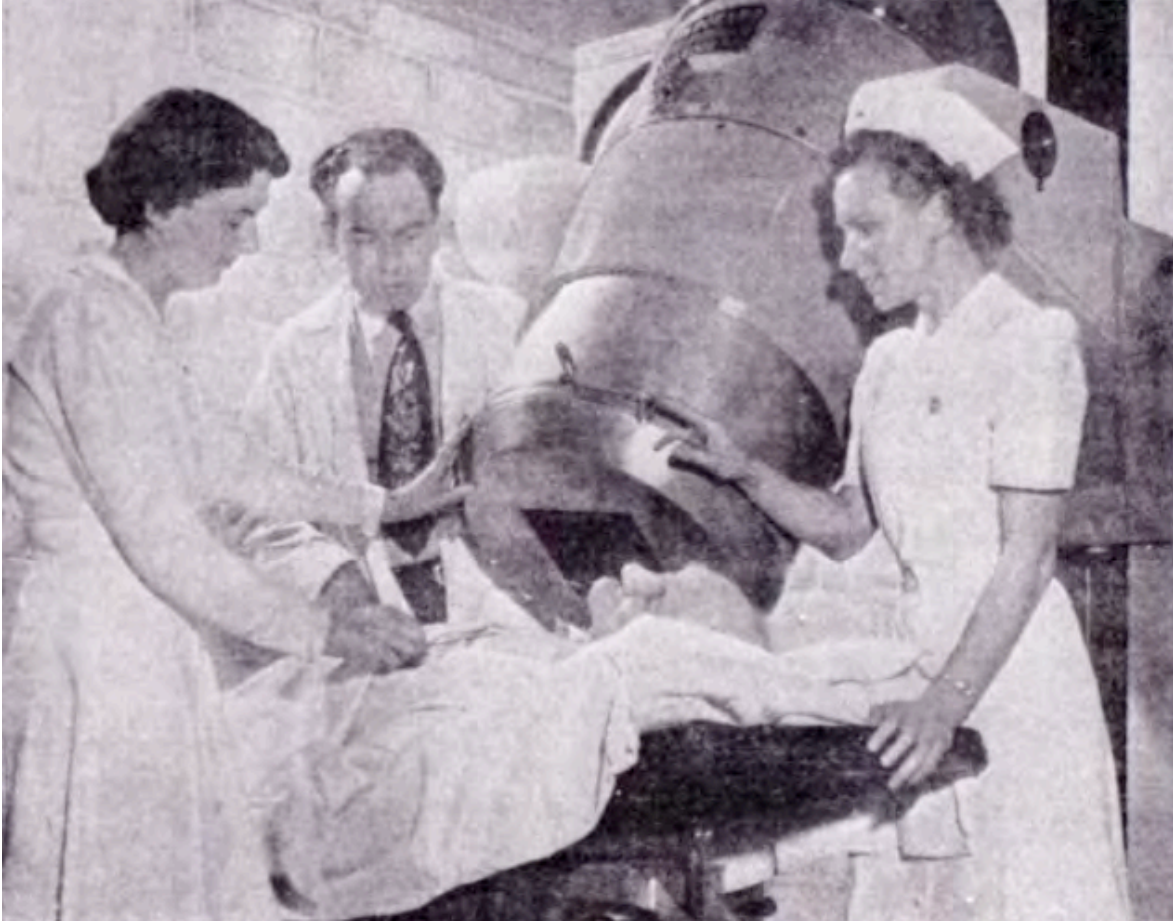
1920s PHOTO OF ONE OF THE SUNROOMS



1929 CAMPAIGN COMMITTEE PAMPHLET



1921 PLAQUE

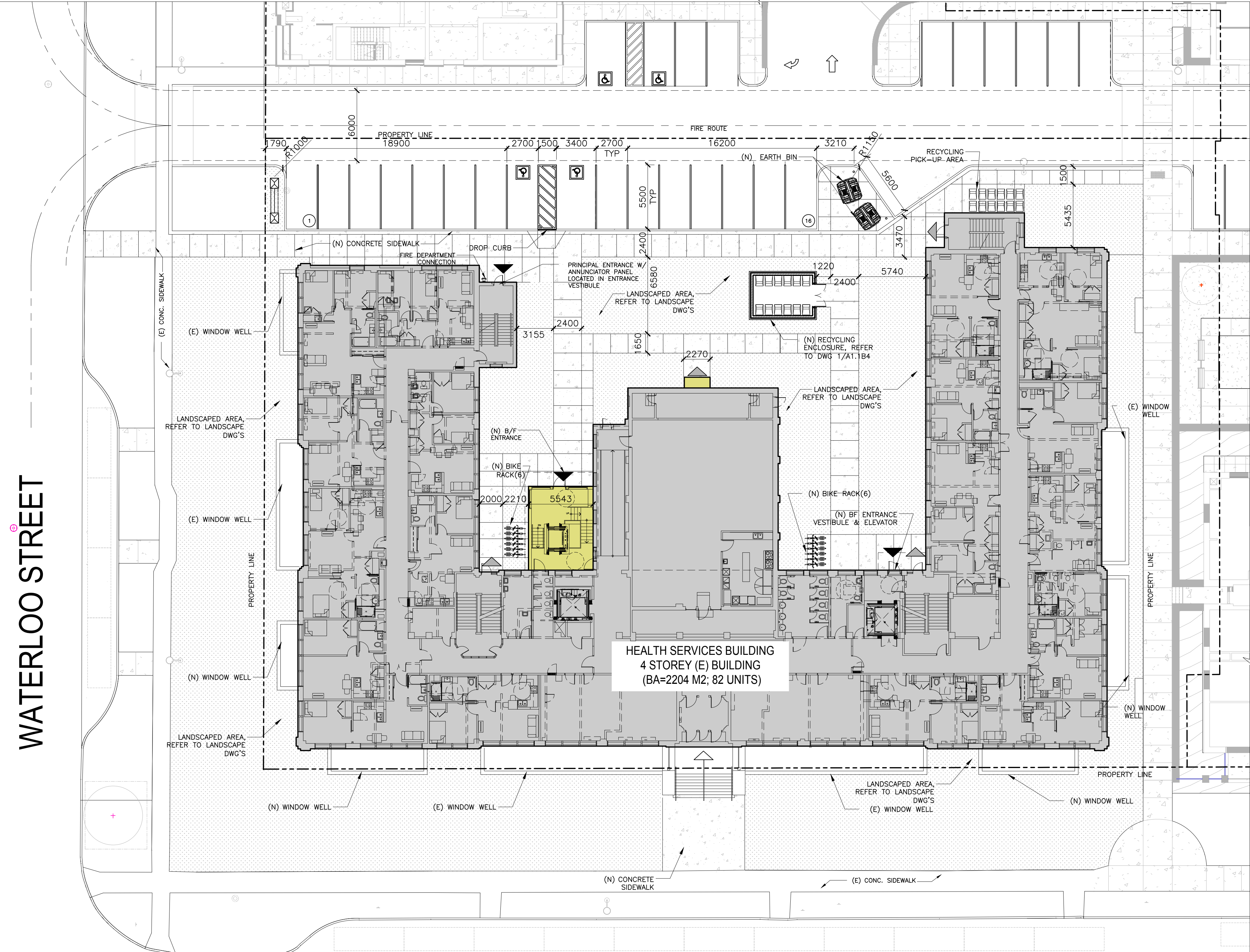


1951 COBALT TREATMENT UNIT



2011 HSMBC HERITAGE PLAQUE – COBALT TREATMENT THERAPY NATIONAL HISTORIC EVENT, 790 Commissioners Road East, London.

HOMES UNLIMITED - REFER TO OVERALL SITE PLAN



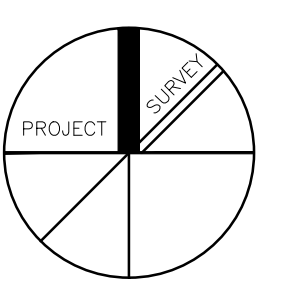
WATERLOO STREET

SOUTH STREET

ZERIN - REFER TO OVERALL SITE PLAN

--	--

REV.	DESCRIPTION	DATE



DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE. ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZIJ ARCHITECTS INC.

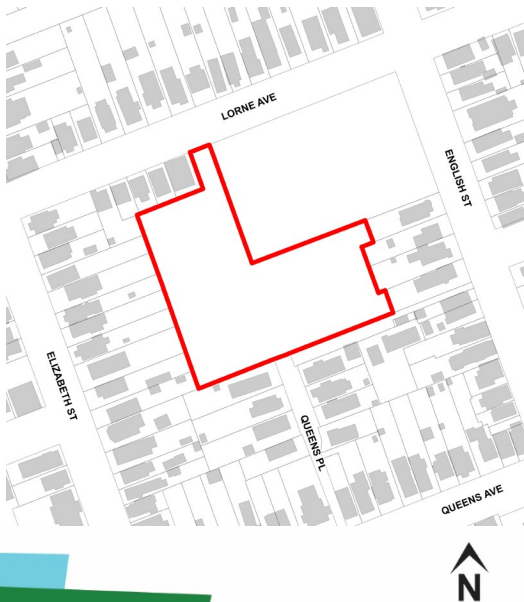
PROJECT NAME:	INDWELL HEALTH SERVICES BUILDING REDEVELOPMENT
PROJECT ADDRESS:	346 SOUTH STREET, LONDON, ON
PROJECT NO.:	21-029
DRAWING TITLE:	SITE PLAN
PLOT DATE:	
DRWN.:	NB
CHKD.:	EC
DATE:	APR 2019
SCALE:	1:200
DRAWING NO.:	

A1.1B

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision

723 Lorne Avenue & 25 Queens Place



File: 39T-21504

Applicant: Habitat for Humanity – Heartland Ontario

What is Proposed?

Draft Plan of Subdivision to allow:

- 12 single detached dwellings;
- served by the extension of Queens Place north to Lorne Ave.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 15, 2021**

Michael Clark

mclark@london.ca

519-661-CITY (2489) ext. 4586

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-21504

london.ca/planapps

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

Jesse Helmer

jhelmer@london.ca

519-661-CITY (2489) ext. 4004

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

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 12 single detached dwellings all served by the extension of Queens Place north to Lorne Avenue.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include 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 Draft Plan of Subdivision on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning and Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

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

If you wish to be notified of the decision of the City of London on the proposed official plan and/or 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 Ontario Land Tribunal

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

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of

subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

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 developmentsservices@london.ca for more information.

Requested Draft Plan of Subdivision

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER OF OFFER AND THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DRAFT PLAN OF SUBDIVISION
OF PART OF
**LOTS 1, 2, 3, 4, 5, 6, 7, 8,
11, A & B
BLOCK '1'**
REGISTERED PLAN 296 (3rd)
IN THE
**CITY OF LONDON
COUNTY OF MIDDLESEX**

ONTARIO LAND SURVEYOR
PAUL CHAPMAN

SCALE 1 : 200 (METRIC)

1006 OSI

Callon Dietz
INCORPORATED
ONTARIO LAND SURVEYORS
OAKLETON PLACE
LONDON
NORTH BAY

info@callondietz.com
callondietz.com

SURVEY NO.: DRAWN BY: FILE NO.: PLAN NO.:

SITE LOCATION
1:10,000
MAY 18, 2020

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:

1) AS SHOWN	6) AS SHOWN
2) AS SHOWN	7) AS SHOWN
3) AS SHOWN	8) AS SHOWN
4) AS SHOWN	9) AS SHOWN
5) AS SHOWN	10) AS SHOWN

LAND USE SCHEDULE

LOTS 1 TO 12 - SINGLE FAMILY RESIDENTIAL CODE No. (R20.1) M.(M)

ROADS 0.151 No. (1.6) M.(M)

TOTAL SITE AREA 0.742 Ha. (7,427.28 sq.m.)

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE CALLON DIETZ INC. TO SUBMIT THIS PLAN OF PROPOSED SUBDIVISION TO THE CORPORATION OF THE CITY OF LONDON FOR APPROVAL.

MAY 26 2021
LONDON, ONTARIO

MARKED FOR REMOVAL - HARTLAND ONTARIO
BRUNA LILLET, C.O.O.
TO END THE CORPORATION

SURVEYOR'S CERTIFICATE

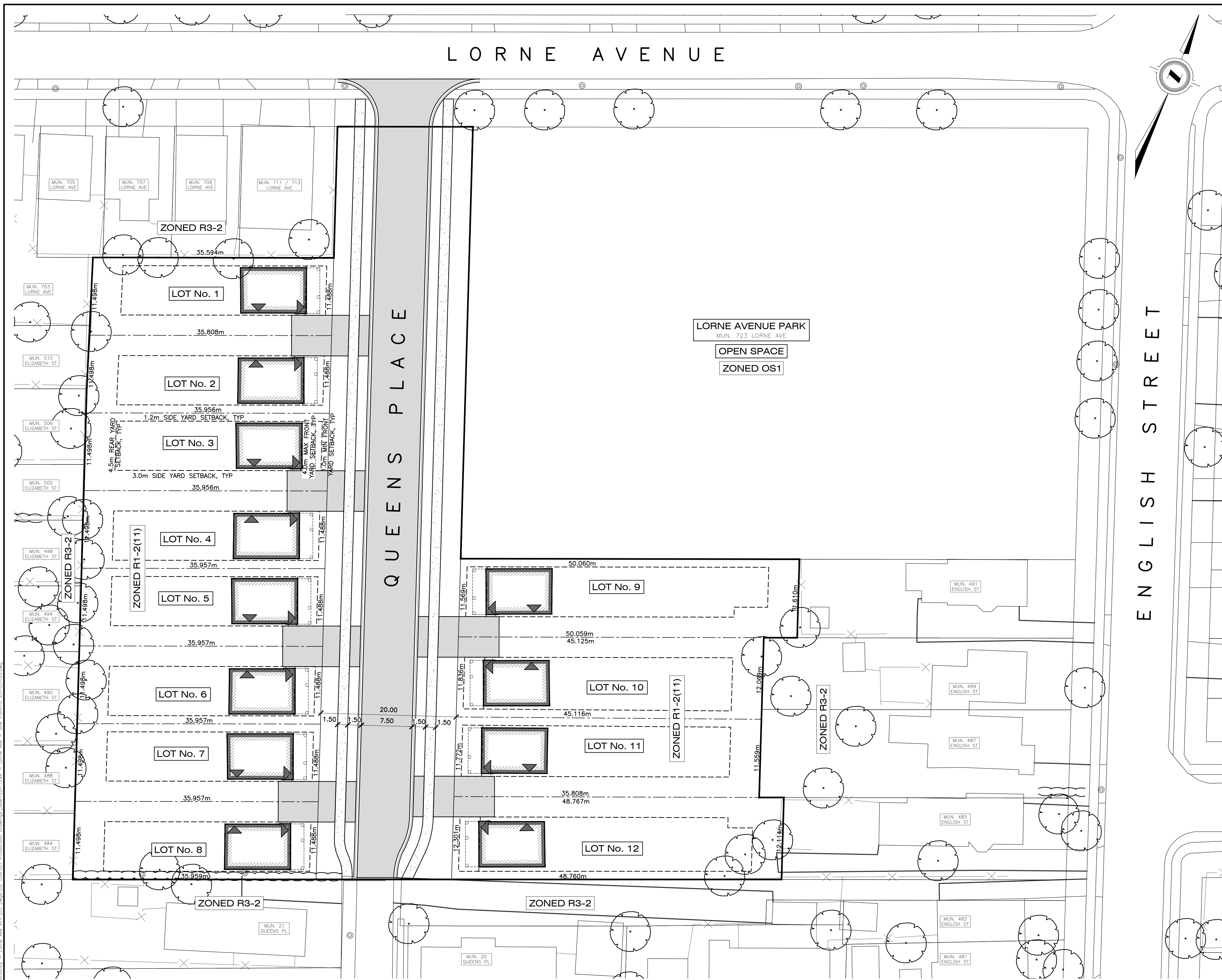
I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

MAY 26 2021
LONDON, ONTARIO

METRIC DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
C:\Users\paulc\Documents\2021\2021-05-26\2021-05-26-01.dwg (1:200) (1:200)

(ESTABLISHED BY REGISTERED PLAN 296 (3rd) AND/OR APPROVED BY REGISTERED PLAN 304 (3rd))

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



LEGAL INFORMATION

PART OF
 LOTS 1, 2, 3, 4, 5, 8,
 9, 10, 11, A & B
 BLOCK "I"
 AND ALL OF
 LOTS 6 & 7
 BLOCK "I"
 REGISTERED PLAN 296 (3rd)
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

WASTE REMOVAL

GARBAGE TO BE STORED ON-SITE AND PLACED CURB SIDE THE EVENING BEFORE OR MORNING OF MUNICIPAL PICK-UP.

CANADA POST

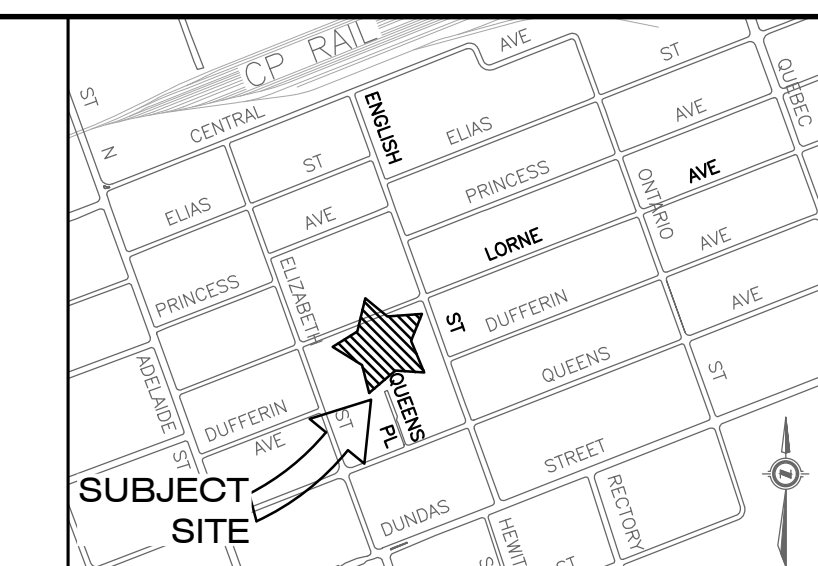
THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

BUILDING CLASS.

RESIDENTIAL - GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE

REFERENCE DOCS:

1. PLAN OF SURVEY BY CALLON DIETZ, FILE No. 18-22301, DATED JANUARY 2019.
2. CONCEPTUAL SITE PLAN PROVIDED IN THE REQUEST FOR PROPOSAL No. 20-02.
3. CONCEPTUAL BUILDING ELEVATIONS BY STRIK, BALDINELLI, MONIZ LTD, FILE No. SBM-20-1299, DATED MAY 2020.
4. CITY OF LONDON REQUEST FOR PROPOSAL No. 20-02.



KEY PLAN
N.T.S.

LEGEND:

- BUILDING ENTRANCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF DEVELOPMENT BOUNDARY
- LIMIT OF PROPOSED RIGHT-OF-WAY
- LIMIT OF SFR INTERIOR LOT LINE
- PROPOSED SFR BUILDING SETBACKS

R1-2(11) ZONING DATA CHART

ITEM	R1-4(7)	REQUIRED	PROVIDED
1	PERMITTED USES	SINGLE DETACHED DWELLING	SINGLE DETACHED DWELLING
2	LOT AREA (m MIN)	300	410.140
3	LOT FRONTAGE (m MIN)	9.0	11.488
4	LOT DEPTH (m MIN)	NA	35.594
5	REAR YARD SETBACK (m MIN)	4.5	>4.5
6	FRONT YARD SETBACK - MIN (m)	1.0	>1.0
	- MAX (m)	4.0	<4.0
7	INTERIOR SIDE YARD (m MIN)	1.2 3.0	>1.2 >3.0
8	LANDSCAPE OPEN SPACE (% MIN)	30.0	79.85
9	LOT COVERAGE (% MAX)	45.0	15.787
10	HEIGHT (M MAX)	2 STOREY OR 9.0m	<9.0
11	PARKING AREA COVERAGE (% MAX)	25.0	<25.0
12	DRIVEWAY WIDTH (m MAX)	3.0	3.0
13	No. OF SINGLE DETACHED DWELL	1	1

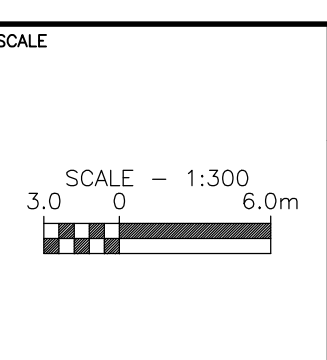
ABOVE CALCULATIONS BASED ON THE "WORST CASE" SMALLEST LOT, BEING LOT 1

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	KEK	01	FOR CLIENT REVIEW/DISCUSSION	19/05/20	KEK
	DRAWN	KEK	02	FOR "REQUEST FOR PROPOSAL" INCLUSION	26/05/20	KEK
	CHECKED	KAM				
	APPROVED	KAM				
	DATE			25/05/2020		
	CAD			20-1299		

STRIK BALDINELLI MONIZ
 CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT
HABITAT FOR HUMANITY HEARTLAND ONTARIO
 P: 519.854.1907
 E: GDEVLUPT@HABITAT4HOME.CA



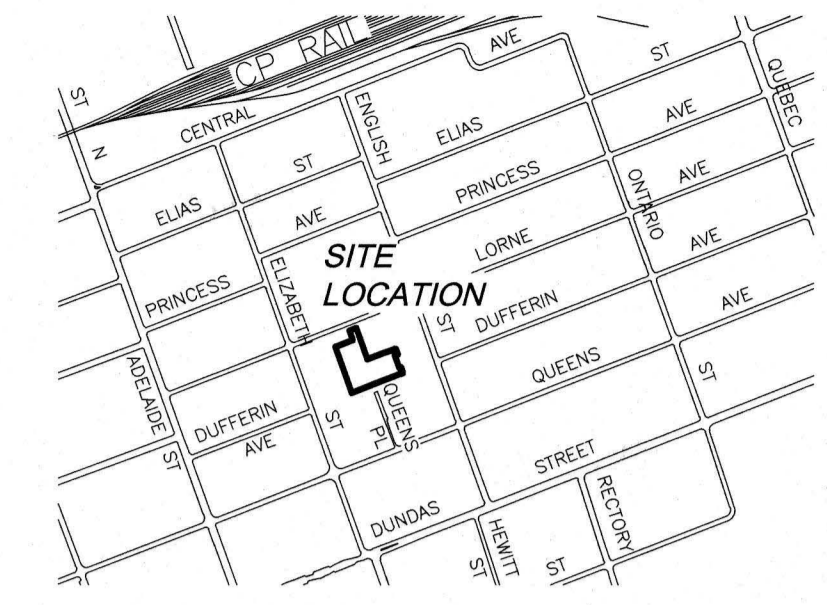
TITLE
CONCEPTUAL DEVELOPMENT PLAN, ZONING CHART, AND LEGEND
LORNE AVENUE RFP
 723 LORNE AVENUE (FORMERLY LORNE AVE. PUBLIC SCHOOL)
 LONDON, ON.

PROJECT No.
SBM-20-1299

SHEET No.
SP1

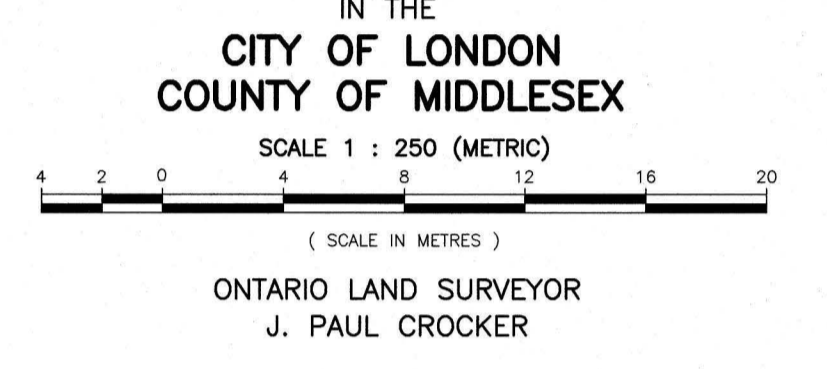
PLAN FILE No.
 -

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.



KEY MAP (NOT TO SCALE)

**DRAFT PLAN OF SUBDIVISION
OF PART OF
LOTS 1, 2, 3, 4, 5, 6, 7, 8,
11, A & B
BLOCK 'I'
REGISTERED PLAN 296 (3rd)**



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:

- | | |
|-------------|--|
| a) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) MUNICIPAL WATER AVAILABLE |
| c) AS SHOWN | i) SILTY CLAY LOAM |
| d) AS SHOWN | j) AS SHOWN |
| e) AS SHOWN | k) STORM & SANITARY SEWERS, HYDRO, GAS |
| f) AS SHOWN | l) AS SHOWN |

LAND USE SCHEDULE

LOTS 1 TO 12 - SINGLE FAMILY RESIDENTIAL	0.582 ha. (5,820.31 sq.m.)
ROADS	0.161 ha. (1,606.94 sq.m.)
TOTAL SITE AREA:	0.743 ha. (7,427.25 sq.m.)

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE CALLON DIETZ INC. TO SUBMIT THIS PLAN OF PROPOSED SUBDIVISION TO THE CORPORATION OF THE CITY OF LONDON FOR APPROVAL.

5/26/21
LONDON, ONTARIO

HABITAT FOR HUMANITY HEARTLAND ONTARIO
BRIAN ELLIOT, CEO
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

May 26/21
LONDON, ONTARIO

J. PAUL CROCKER
ONTARIO LAND SURVEYOR

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

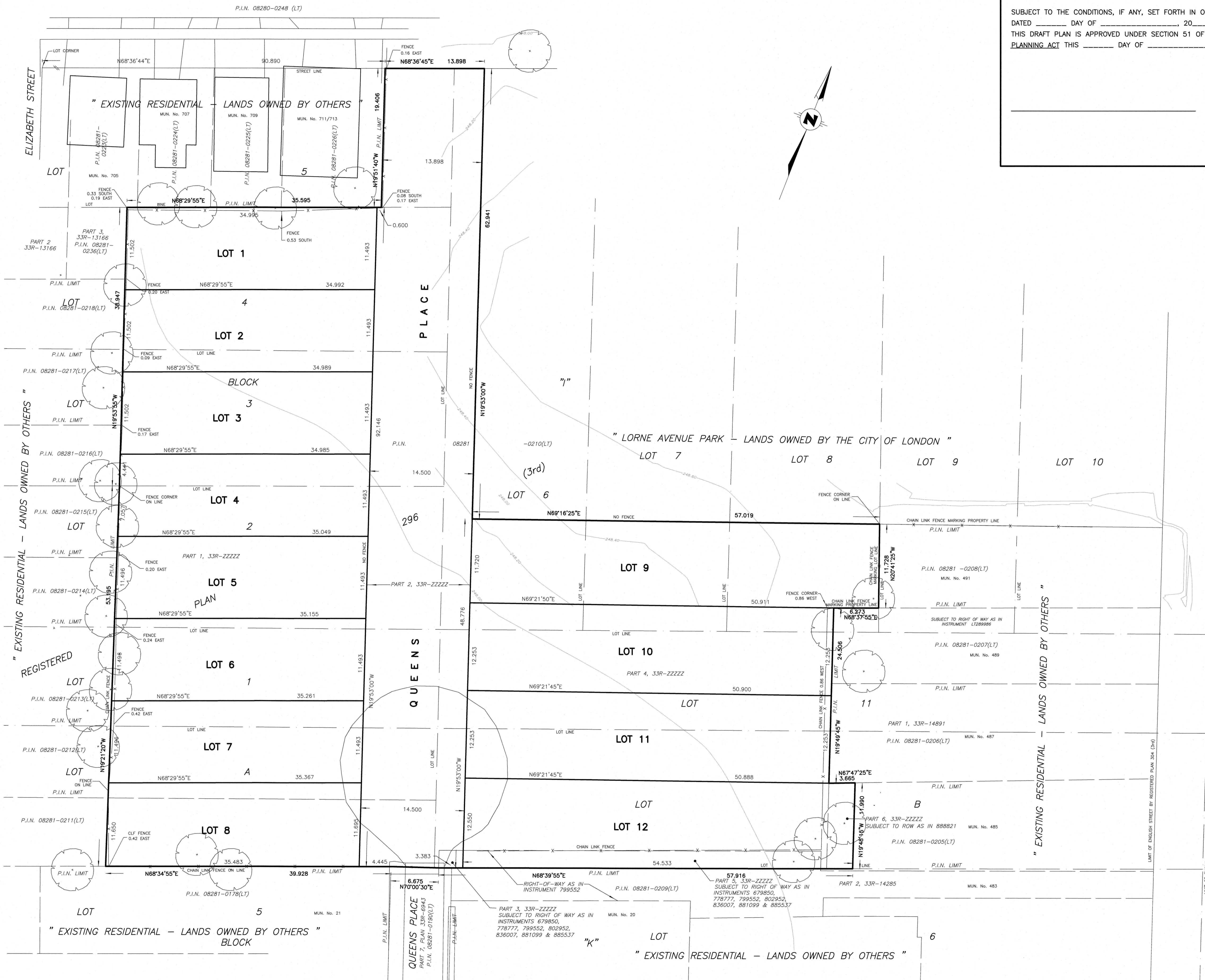
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Callon Dietz INCORPORATED
ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: H.D. FILE NO: 18-22301 C PLAN NO: X-2741

REGISTERED
ISO 9001



Heritage Planners' Report to LACH: October 20, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 518 William Street (EW HCD) – chimney alteration
 - b) 12 Brighton Street (WV-OS HCD) – detached garage
 - c) 112 Elmwood Avenue East (WV-OS HCD) – porch and alteration
 - d) 877 Waterloo Street (BH HCD) – rear addition

Upcoming Heritage Events

- London Heritage Awards – seeking nominations. More information: www.londonheritageawards.ca/
- Survey: Ontario Place redevelopment: <https://www.ontario.ca/form/survey-ontario-place-redevelopment> (open until October 28, 2021)



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