

Agenda Including Addeds

London Advisory Committee on Heritage

11th Meeting of the London Advisory Committee on Heritage

November 10, 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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a. M. Greguol, Heritage Planner	
b. S. Harris, Indwell	

c. M. Hobson, Built Heritage Consultant

4.4. Heritage Planners' Report

a. *(ADDED) Heritage Planners' Report*

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5. Adjournment

London Advisory Committee on Heritage Report

10th Meeting of the London Advisory Committee on Heritage
October 20, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

ABSENT: L. Fischer, S. Gibson and K. Waud

ALSO PRESENT: L. Dent, K. Gonyou, K. Grabowski, M.
Greguol, L. Maitland and M. Schulthess

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

T. Jenkins discloses a pecuniary interest in Item 2.1 of the 10th Report of the London Advisory Committee on Heritage, having to do with the Victoria Bridge Replacement, by indicating that her employer is involved in this matter.

J. Dent discloses a pecuniary interest in Item 3.6 of the 10th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment - 100 Kellogg Lane, by indicating that his employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 3.8 of the 10th Report of the London Advisory Committee on Heritage, having to do with a Public Meeting and Revised Notice - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 14 Gideon Drive and 2012 Oxford Street West, by indicating that her employer is involved in this matter.

2. Scheduled Items

2.1 Victoria Bridge Replacement

That the Civic Administration and T. Jenkins and G. McDonald of AECOM BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the overall design of the Victoria Bridge Replacement as it relates to the original Heritage Impact Assessment recommendations; it being noted that the LACH suggests the following items be taken into consideration with respect to the above-noted design:

- the lamp pole design be sympathetic with the modern design of the bridge;
- the colour of the bridge be grey; and,
- the existing signage, noting the bridge name and original crossing dates, be included in the new design;

it being further noted that the presentation, as appended to the agenda, dated October 20, 2021, from T. Jenkins and G. McDonald, with respect to this matter, was received.

3. Consent

3.1 9th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 9th Report of the London Advisory Committee on Heritage, from its meeting held on September 8, 2021, was received.

3.2 Municipal Council Resolution - 8th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on September 14, 2021, with respect to the 8th Report of the London Advisory Committee on Heritage, was received.

3.3 Municipal Council Resolution - 9th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on October 5, 2021, with respect to the 9th Report of the London Advisory Committee on Heritage, was received.

3.4 15th Annual London Heritage Awards: Call for Nominations

That it BE NOTED that the 15th Annual London Heritage Awards: Call for Nominations document, as appended to the Agenda, from the Heritage London Foundation and the Architectural Conservancy Ontario London Region, was received.

3.5 Public Meeting Notice - Official Plan Amendment - Masonville Secondary Plan

That it BE NOTED that the Public Meeting Notice, dated September 29, 2021, from S. Wise, Senior Planner, with respect to an Official Plan Amendment related to the Masonville Secondary Plan, was received.

3.6 Notice of Planning Application - Zoning By-law Amendment - 100 Kellogg Lane

That it BE NOTED that the Notice of Planning Application, dated October 8, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 100 Kellogg Lane, was received.

3.7 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 560 and 562 Wellington Street

That the following actions be taken with respect to the Public Meeting Notice, dated October 14, 2021, from S. Wise, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 560 and 562 Wellington Street:

- a) the above-noted Notice BE RECEIVED; and,
- b) the matter of updating Public Meeting Notices and Notices of Planning Applications to include heritage notifications BE REFERRED to the Planning and Policy Sub-Committee for review.

3.8 Public Meeting and Revised Notice - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 14 Gideon Drive and 2012 Oxford Street West

That it BE NOTED that the Public Meeting and Revised Notice, dated September 29, 2021, from S. Meksula, Senior Planner, with respect to a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the properties located at 14 Gideon Drive and 2012 Oxford Street West, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on September 29, 2021, was received.

4.2 Education Sub-Committee Report

That it BE NOTED that the Education Sub-Committee Report, from its meeting held on October 13, 2021, was received.

5. Items for Discussion

5.1 Request for Designation for the property located at 1903 Avalon Street under Section 29 of the Ontario Heritage Act by S. Cox

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 October 20, 2021, related to a request for designation of the property located at 1903 Avalon Street by S. Cox:

- 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 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 1903 Avalon 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.

5.2 Heritage Alteration Permit Application by M. and J. DeQuartel for the property located at 64 Duchess Avenue, Wortley Village-Old South Heritage Conservation District

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 located at 64 Duchess Avenue, within the Wortley Village-Old South Heritage Conservation District BE PERMITTED, as submitted, with the following terms and conditions:

- the door and doorway be painted;
- the proposed alterations to the doorway be completed within six (6) 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;

it being noted that tripled arched wood doorways are important to the built heritage in London and the London Advisory Committee on Heritage is disappointed in the loss of this one.

5.3 Application to National Historic Sites and Monuments Board of Canada to Nominate Labatt Memorial Park as a National Historic Site of Canada

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 October 20, 2021, related 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.

5.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 370 South Street and 124 Colborne Street

That L. Maitland, Site Development Planner, BE ADVISED that the London Advisory Committee on Heritage supports the research and recommendations of the Heritage Impact Assessment, dated October 8, 2021, from M. Hobson, Built Heritage Consultant, as they relate to the Notice of Planning Application, dated October 6, 2021, from L. Maitland, Site Development Planner, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 370 South Street and 124 Colborne Street; it being noted that the above-noted Notice, with respect to this matter, was received.

5.5 Notice of Planning Application - Draft Plan of Subdivision - 723 Lorne Avenue and 25 Queens Place

That it BE NOTED that the Notice of Planning Application, dated September 16, 2021, from M. Clark, Planner I, with respect to a Draft Plan of Subdivision related to the properties located at 723 Lorne Avenue and 25 Queens Place, was received.

5.6 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated October 20, 2021, from the Heritage Planners, was received.

6. Additional Business

6.1 (ADDED) Film London Flyer

That it BE NOTED that the flyer, as appended to the agenda, from the London Economic Development Corporation, with respect to Film London and the film location database, was received.

7. Adjournment

The meeting adjourned at 7:15 PM.



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

Windermere Road Improvements, City of London Municipal Class Environmental Assessment Study Notice of Public Information Centre #2

The Study

The City of London is undertaking a Municipal Class Environmental Assessment (EA) study to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive (see map). The study will also assess the potential to connect active transportation facilities along Richmond Street from Windermere Road to the Thames Valley Parkway trail system. In addition, the accessibility improvements along the corridor and intersections will be implemented to accommodate road users of all ages and abilities.

The Process

The study is being conducted in accordance with the requirements of Schedule 'C' projects as outlined in the Municipal Class EA document (2000, as amended in 2007, 2011 and 2015), which is approved under the Ontario Environmental Assessment Act.

Online Public Information Centre

The purpose of this online Public Information Centre (PIC) is to present the alternative design concepts, environmental impacts and proposed mitigation measures, the Recommended Design Alternative, and next steps. While this project information would typically be presented at a public information centre event, adjustments are being made to ensure public safety and follow COVID-19 restrictions on public gatherings.

The City of London is committed to informing and engaging the public about this study and will be hosting a live webinar via videoconference using the Zoom platform on November 8, 2021 from 5 p.m. to 7 p.m. to present a project update, answer questions, and collect feedback from attendees. A link to the meeting will be posted on the City of London's Get Involved website, at getinvolved.london.ca/windermere. The webinar will also be recorded and posted on the project website on November 9, 2021.

We recognize that not everyone will be able to access this information online. If you require any accommodation to access the project information or online material, please contact the City Project Manager, Paul Yanchuk, noted below and we will work together to best share the information with you.

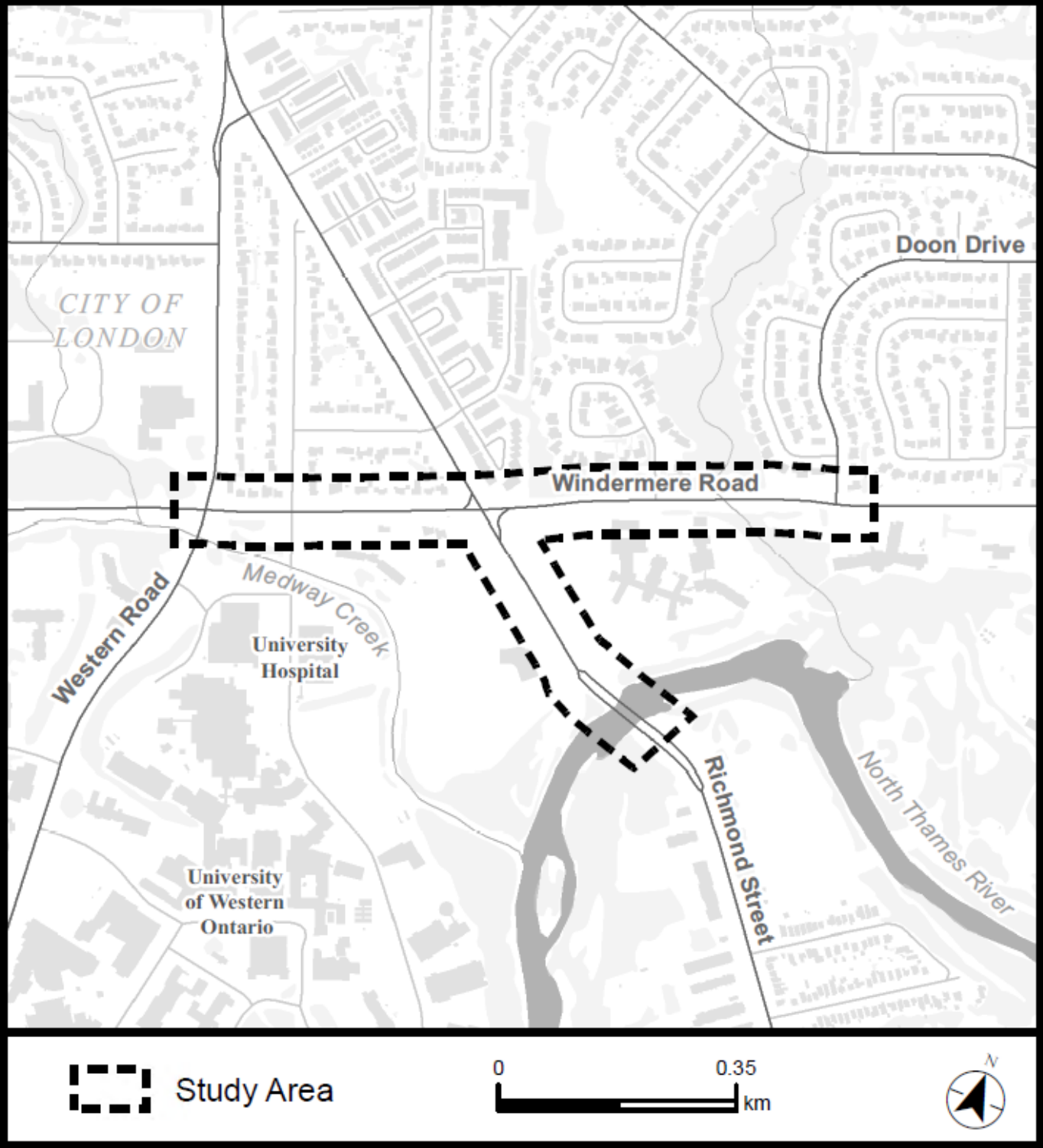
Paul Yanchuk, P.Eng
City of London
Tel: 519-661-2489 ext. 2563
Email: pyanchuk@london.ca

Kevin Welker, P.Eng., Project Manager
Stantec Consulting Ltd.
Tel: 226-919-5979
Email: kevin.welker@stantec.com

Personal information collected on this subject is collected under the authority of the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record and may be included in project documentation.

This notice first published on October 28, 2021.

Map of the Windermere Road improvements study area.



2022 MEMBERSHIP RENEWAL FORM

Name of MHC _____
or group or individual

Mailing Address _____

City/Town _____ Postal Code _____

MHC Chairperson _____ Number of members _____

Contact Person: Name _____
(if different than Chair)

Position _____

Phone: () _____

E mail address: _____

(please print clearly)

Community Heritage Ontario is an incorporated, province-wide organization of Municipal Heritage Committees (MHCs). It serves its members as an "umbrella" organization, providing heritage preservation support, publications, workshops and an annual conference, CHO also welcomes individual members, other groups and corporations to join as well.

Please enclose:

MHC Membership Fee \$ 75.

or: Individual membership: \$ 35.

or: Corporate/Business: \$ 100.

* _____ Extra copies CHOnews: _____

** postage surcharge for 10 or more copies \$ 15.

** surcharge for those using paypal \$ 3.

TOTAL _____

Cheque payable to:

Community Heritage Ontario

Forward form & cheque to:

Community Heritage Ontario

24 Conlins Road,

Scarborough, Ont., M1C 1C3

MHC membership includes six copies of CHOnews , mailed quarterly

** For additional copies, indicate the number of extras required and add \$ 4.00 each, per year
(+ for 10 or more copies quarterly, add \$ 15. annually for additional postage/handling)*

***An additional charge of \$ 3.00 is required to cover the paypal fees
for those using this payment method.***

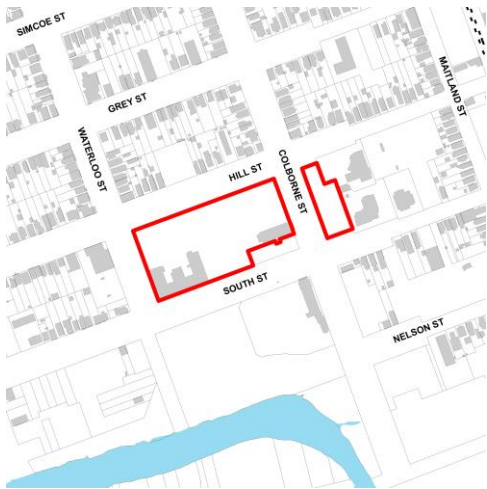
ie: for total of 8 copies of each issue add \$8.00 (2 extras x \$ 4.) for a total of \$ 83.00

*for total of 10 copies of each issue add \$ 16.00 (4 extras x \$4.)+ shipping surcharge ** (\$15.00) for a total of \$ 106.*

**Please also visit our website regularly for conference, workshops and other updates
< communityheritageontario.ca >**

Official Plan and Zoning By-law Amendments & Site Plan Public Meeting

370 South Street & 124 Colborne Street



File: OZ-9418 & SPA21-081

Applicant: Vision SoHo Alliance c/o InDwell - Attn: Sylvia Harris

What is Proposed?

Official Plan and Zoning amendments to allow:

- Development of five (5) apartment buildings (three 5 storeys, one 6 storeys and one 11 storeys in height) and the conversion of the two (2) existing buildings to apartments.

A public site plan to review the form of the development will immediately follow the meeting to address the amendments above.

YOU ARE INVITED!

Further to the Notice of Application you received on October 6, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 22, 2021, no earlier than 5:00 p.m.

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

For more information contact:

Leif Maitland
Imaitlan@london.ca
519-661-CITY (2489) ext. 1517
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9418 & SPA21-081
london.ca/planapps

Application Details – OZ-9418

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

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 detailed 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.

Application Details – SPA21-081

The Site is also subject to an application for Site Plan Approval to be reviewed as part of a site plan public meeting immediately following the Official Plan Amendment and Zoning By-law amendment discussed above. This is an opportunity to discuss site design issues such as landscaping and access.

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 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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested 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. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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

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

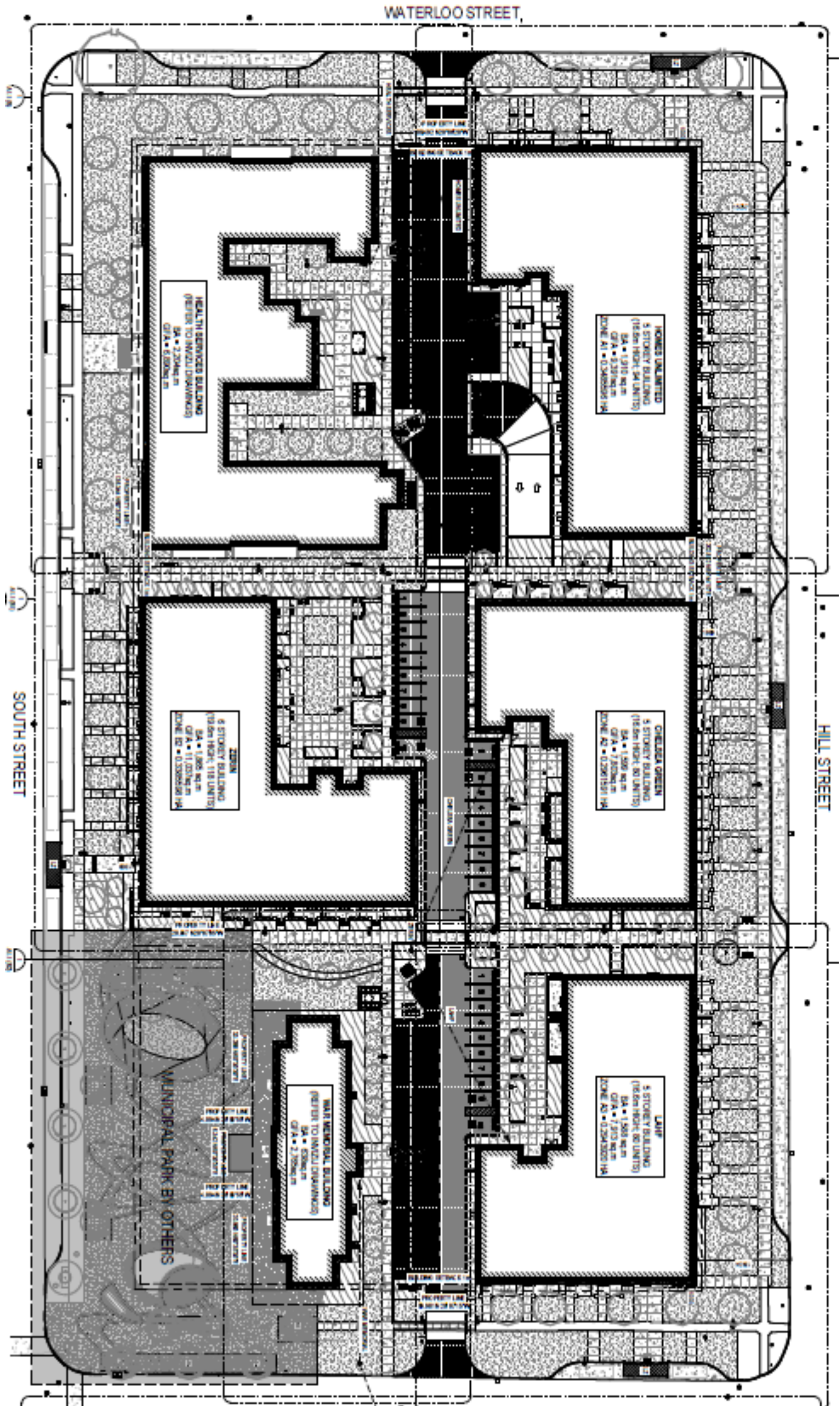
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

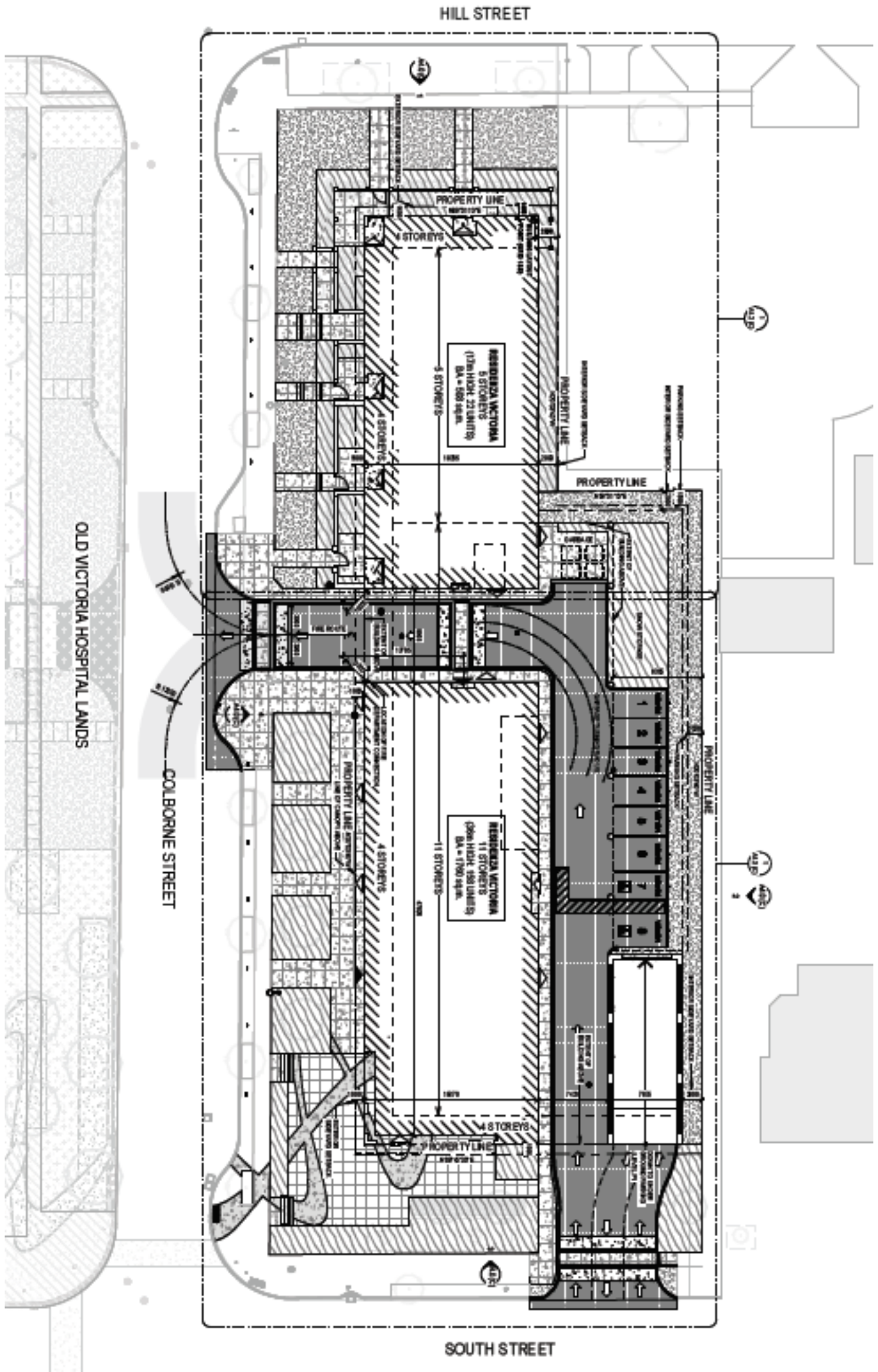
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City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

Accessibility – 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 or 519-930-3500 by (Date) 1 week in advance) to request any of these services.

Site Plan – 370 South Street



Site Plan- 124 Colborne



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

Public Participation Meeting Process

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 October 27, 2021

Location: Zoom Call
6:30pm-8:00pm

Present: M. Whalley, T. Regnier, J. Hunten, M. Bloxam, J. Cushing, K. Waud; M. Greguol (staff); N. Tausky

Agenda Items

1. Draft Cultural Heritage Evaluation: War Memorial Children's Hospital and Health Services Building (370 South Street)

- a. Draft Statement of Cultural Heritage Value or Interest
- b. Heritage Impact Assessment: Health Services Building and War Memorial Children's Hospital (Megan Hobson, Built Heritage Consultant, October 8, 2021)

M. Greguol provided a verbal presentation to the Stewardship Sub-Committee on the designation of the War Memorial Children's Hospital and the Health Services Building located at 370 South Street including a draft Statement of Cultural Heritage Value or Interest and list of Heritage Attributes for each building CHVI. The Stewardship Sub-Committee provided comments on the draft Statement of Cultural Heritage Value or Interest and Heritage Attributes.

Motion: The Stewardship Sub-Committee supports and recommends the designation of the War Memorial Children's Hospital and Health Services Building at 370 South Street under Section 29 of the Ontario Heritage Act and the Statement of Cultural Heritage Value or Interest, as revised. Moved: J. Hunten Seconded: M. Whalley Passed.

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 S. Doherty at 10
Bruce Street, Wortley Village-Old South Heritage
Conservation District
Date: Wednesday November 10, 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 porch of the heritage designated property at 10 Bruce Street, located within the Wortley Village-Old South Heritage Conservation District **BE PERMITTED** as submitted with the following terms and conditions,

- a) The porch be reconstructed using the salvaged brick and concrete block materials;
- b) The porch and railing system be reconstructed as previously constructed according to photographic documentation;
- c) The new columns consist of concrete with fluting and ornamental capitals to be replicated in kind based on the porch's previous construction;
- d) The Heritage Planner be circulated on the Building Permit to ensure the railing and columns are consistent with design of the previous porch;
- e) The proposed alterations to the porch be completed within six (6) months of Municipal Council's decision on this Heritage Alteration Permit; and,
- f) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The property at 10 Bruce Street is a significant cultural heritage resource, designated pursuant to Part V of the *Ontario Heritage Act* as it is included within the Wortley Village-Old South Heritage Conservation District. The property owners undertook alterations including the removal of the existing porch without obtaining Heritage Alteration Permit approval. After consulting with the Heritage Planner, the property owner has submitted a Heritage Alteration Permit application to restore the porch to its previous appearance using existing materials salvages from the porch, and to replace the adorned front columns to provide for a stronger structural element to the covered front porch. The alterations proposed in this Heritage Alteration Permit application 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:
 - Continuing to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Location

The property at 10 Bruce Street is located on the north side of Bruce Street between Wharncliffe Road South and Cynthia Street (Appendix A).

1.2 Cultural Heritage Status

The property at 10 Bruce Street is located within 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 C-rated in the *Wortley Village-Old South Heritage Conservation District Plan* which notes that the form and massing of the building belonged to a historical family of buildings, and that the building on the property is a good example of a modest design representing the area or repeated in many locations.

1.3 Description

The dwelling located at 10 Bruce Street was constructed circa 1912. The City Directory notes the first occupant of the dwelling to be J Herbert Childs, identified as a pattern maker. The construction of the dwelling, along with its neighbours at 8 Bruce Street and 12 Bruce Street represents one of the last few houses constructed on the north side of Bruce Street within the Wortley Village-Old South Heritage Conservation District. Much of this area was first established as Crown reserve for colonial administrators and was later surveyed into park lots and smaller buildings.

The dwelling at 10 Bruce Street is a two-storey vernacular dwelling constructed of concrete block, with a hipped roof and projecting central gable dormer. Contextually, the dwelling is one of three dwellings constructed in a row that share nearly identical characteristics in terms of form, scale, and mass. The exterior of 10 Bruce Street possesses relative uniqueness in that it is constructed of three types of concrete blocks including smooth concrete block, rusticated concrete blocks used for quoins, and smaller rusticated blocks (nearing the size of bricks) that are used for banding across the elevations of the dwelling. The various sizes and finishes of the concrete blocks are also used in the design and construction of the covered front porch.

The front porch spans the entirety of the front façade of the dwelling and includes a set of five concrete block plinths that provide a base for the five fluted concrete columns that support the flat porch roof. The railing system also consists of the various concrete block materials.

Though the exact builder of 10 Bruce Street has not been confirmed, the three dwellings at 8, 10, and 12 Bruce Street bear a resemblance to dwellings constructed by Thomas and John Wilkey, otherwise known as the Wilkey Brothers. The Wilkey Brothers were known for the construction of several homes on Lorne Avenue in what is now the Old East Heritage Conservation District. The 2 and 2 ½ storey houses they constructed beginning around 1910 often included concrete block foundation, as well as porches with concrete piers and columns.¹

¹ The Wilkey Brothers houses were primarily constructed along Lorne Avenue in two phases. The first were constructed between 1900-1910 and were generally 1 ½ storeys with decorative gables, small porches, large curved stained-glass windows, and stained glass transoms. These include 885 to 911 Lorne Avenue and 864 to 858 Lorne Avenue. The second phase of Wilkey houses were constructed after 1910 and included larger 2 and 2 ½ storey red brick dwellings on concrete block foundations, often including porches with concrete piers and columns. These dwellings can be found at 815 to 825 Lorne Avenue as well as 514 and 520 Ontario Street. The second phase of Wilkey houses share similarities with 8, 10, and 12 Bruce Street. For further information, see *Old East Heritage Conservation District Study*, 2004.

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 Contraventions 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

Porches within the Wortley Village-Old South Heritage Conservation District are recognized for their social, architectural, and historic importance. The *Wortley Village-Old South Heritage Conservation District Plan* notes that all porches “deserve to be

carefully conserved using adequate research to determine the original character and identify appropriate conservation and restoration techniques” (Section 8.2.5).

The guidelines included in Section 8.3.1.1 (Recommended Practices and Design Guidelines) for alterations provide a useful direction for considering porch restoration projects:

8.3.1.1 Recommended Practices and Design Guidelines

- a) *Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained;*
- b) *In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration;*
- c) *Seek similar properties (same age, same design, same builder, same architect) for evidence of details that may still exist as samples for reconstruction;*
- d) *Avoid “new” materials and methods of construction if the original is still available. In some cases, after careful research, substitute materials may perform better than original materials, but beware of using materials that have not been tested for years in a similar application;*
- e) *Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim;*
- f) *Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportions and material whenever possible.*
- g) *Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.*
- h) *Avoid concealing or irreversibly altering heritage attributes of property, such as entrances, windows, doors and decorative details when undertaking alterations;*
- i) *If in doubt, use discretion and avoid irreversible changes to the basic structure and architectural style.*
- j) *Keep accurate photographs and other records, and sample of original elements that have been replaced.*

2.2 Heritage Alteration Permit (HAP21-073-L)

The front porch of the dwelling at 10 Bruce Street sustained damage as a result of snow loading in the winter of 2021. In March 2021, an engineering consultant for the property owner contacted the City inquiring about potential requirements for Heritage Alteration Permit approval. The Heritage Planner consulted with the engineer confirming that a Heritage Alteration Permit would be required as a part of the reconstruction of the front porch in order to ensure that elements that were required to be replaced were compliant with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan*. No Heritage Alteration Permit application had been submitted following initial consultation.

In September 2021, a complaint from a community member regarding work taking place without approval at 10 Bruce Street was received by the City. A Building Inspector for the City confirmed that the existing porch had been removed in its entirety in anticipation of reconstruction. The property owner was advised that a Heritage Alteration Permit was required prior to work taking place.

On October 18, 2021, a Heritage Alteration Permit application was received by the City seeking approval for the following alterations to the heritage designated property at 10 Bruce Street:

- Reconstruction of a new porch on a new poured concrete foundation with the following details:
 - Reconstruction to previous conditions based on existing photographs prior to the removal including the salvage and re-use of existing concrete blocks;
 - Installation of new concrete columns to be replicated based on identical design to previous columns (and neighbouring columns).

The 90-day timeline for Municipal Council to consider this Heritage Alteration Permit application expires on January 16, 2022.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

Porch/verandah removal or replacement visible from the street is a class of alteration that requires Heritage Alteration Permit approval, identified within the *Wortley Village-Old South Heritage Conservation District Plan*.

The review of the proposed porch alterations included within this Heritage Alteration Permit application considers the direction outlined in Section 8.3.1.1 (Recommended Practices and Design Guidelines) and Section 9.5 (Porches and Verandahs). The proposed porch reconstruction complies in general with the guidelines included within the relevant sections of the *Wortley Village-Old South Heritage Conservation District Plan*. In particular, the salvage and re-use of the existing concrete block materials and reconstruction based on available photographic documentation complies with the guidelines for Alterations. The new concrete columns will be based on a replication of the previous concrete columns including decorative detailing that is consistent with the neighbouring properties at 8 and 12 Bruce Street.

The property owner's Building Permit drawings should reflect the unique characteristics of the previous porch including the pattern of the concrete block railing system, as well as the decorative concrete columns.

Conclusion

The proposed alterations to the porch at 10 Bruce Street, a heritage designated property included within the Wortley Village-Old South Heritage Conservation District seek to restore the porch to its previous appearance based on existing photographic documentation. The proposed alterations are consistent with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan* and should be permitted with terms and conditions.

Prepared by: Michael Greguol, 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

Sources

Corporation of the City of London. *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. September 2014.
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.
Corporation of the City of London. *2019-2023 Strategic Plan*.
Corporation of the City of London. *The London Plan*. 2019 (consolidated).
Ontario Heritage Act. 2021. Retrieved from <https://www.ontario.ca/laws/statute/90o18>.

Appendix A – Property Location

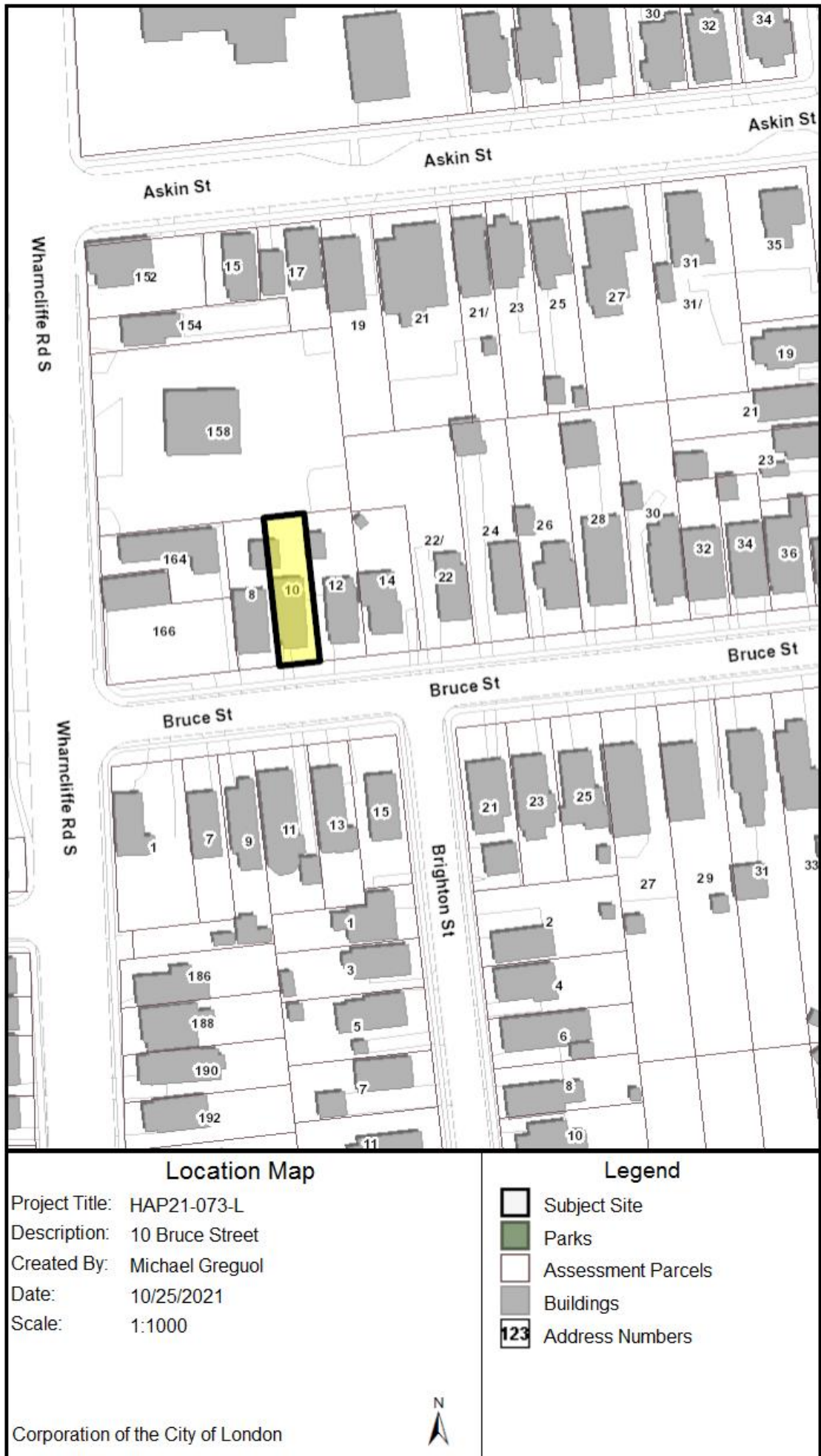


Figure 1: Location Map showing the subject property at 10 Bruce Street.

Appendix B – Images

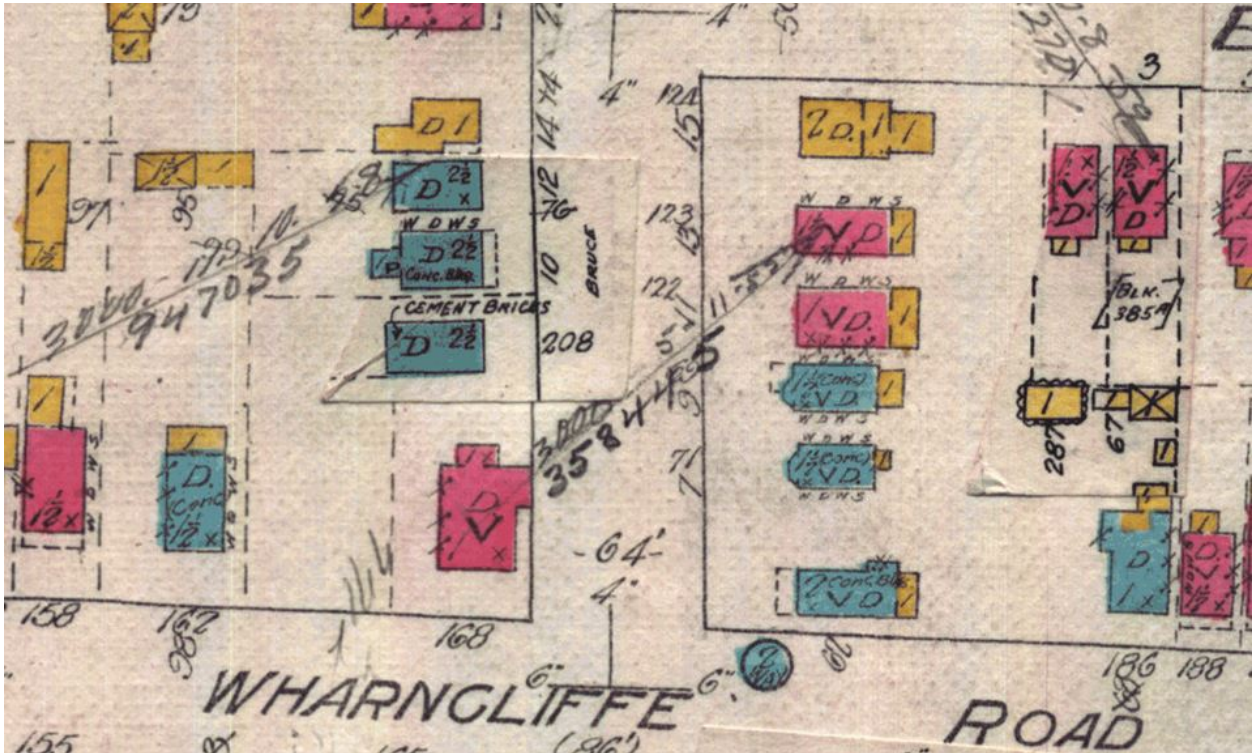


Figure 2: Excerpt of 1912 Revised 1915 Fire Insurance Plan, showing the set of three similar dwelling constructed on the north side of Bruce Street. A porch is depicted by the dotted line on the front of the dwelling at 10 Bruce Street.



Image 1: Photograph of the dwelling at 10 Bruce Street (right) and the adjacent 8 Bruce Street (left) submitted as a part of the Heritage Alteration Permit application. Note, the concrete plinths and columns on each property are similar, but the railing systems are different.



Image 2: Photograph submitted with the Heritage Alteration Permit application showing the previous appearance of the porch. The proposed alterations are to reconstruct the porch to replicate its previous design.



Image 3: Detail showing the previous decorative columns on the porch at 10 Bruce Street. The details of the columns are to be replicated for the new porch.



Image 4: Photograph showing the dwelling located at 10 Bruce Street following the removal of the previous porch, October 2021.



Image 5: Photograph showing the dwelling located at 10 Bruce Street following the removal of the previous porch, October 2021.



Image 6: Photograph showing the dwelling located at 10 Bruce Street following the removal of the previous porch, October 2021.

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 T. and B. Byrne at
466-468 Queens Avenue, West Woodfield Heritage
Conservation District
Date: Wednesday November 10, 2021

Recommendation

That, 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 alterations to the heritage designated properties at 466-468 Queens Avenue, in the West Woodfield Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) The existing wood windows on the 466 Queens Avenue portion of the property be retained; and,
- b) The London Doorway on the 466 Queens Avenue portion of the property be retained.

Executive Summary

The properties at 466-468 Queens Avenue are significant cultural heritage resources, designated pursuant to Part V of the *Ontario Heritage Act*, included within the West Woodfield Heritage Conservation District. Alterations were undertaken to the property at 468 Queens Avenue including the removal and replacement of the wood windows with vinyl replacement windows. As the alterations commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the terms and conditions for referral to the London Advisory Committee on Heritage (LACH). This Heritage Alteration Permit application seeks retroactive approval for the replacement of six windows on the south and easts facades of the dwelling. The recommended action is to permit the alterations with terms and conditions.

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 Location

The properties at 466-468 Queens Avenue are located on the north side of Queens Avenue, between Colborne Street and Maitland Street (Appendix A). The properties are currently under single ownership, and thus have been identified together as a part of this Heritage Alteration Permit application.

1.2 Cultural Heritage Status

The properties at 466-468 Queens Avenue are located within the West Woodfield Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3400-254. The West Woodfield Heritage Conservation District

came into force and effect on March 9, 2009.

1.3 Description

The properties at 466-468 Queens Avenue include a two-storey buff brick double house, originally constructed circa 1877. Though it would require further comprehensive historical research, the two portions of the double house may have been constructed at different times based on observations of the styles and architectural details of the buildings.

The 466 Queens Avenue portion of the property includes a two-storey buff brick dwelling with a side gable roof. The first and second storey includes double-hung windows with brick voussoirs and a textured mason keystone. This portion of the property also includes one of the distinctive London Doorways, a rare triple arched wood doorway only found in the London area.

The 468 Queens Avenue portion of the property includes a two-storey buff brick dwelling with a side gable roof, separated from the adjacent 466 Queens Avenue portion of the property by a separation wall, visible on the exterior by the raised parapet on the roof. The first storey includes a wood panelled door flanked by a panelled and glazed sidelights with a continuous rectangular transom above the doorway. Unlike the adjacent 466 Queens Avenue portion of the property, this dwelling includes a fixed first storey window with an arched stained-glass window. The second storey includes three asymmetrical double-hung windows with brick voussoirs.

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 Contraventions 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 *West Woodfield Heritage Conservation District Plan*

The intent of the *West Woodfield Heritage Conservation District Plan* is to "assist in the protection and conservation of the unique heritage attributes and character of the area" (*West Woodfield Heritage Conservation District Plan*, 2008).

To support the intent of the *West Woodfield Heritage Conservation District Plan*, Design Guidelines related to Alterations (Section 8.2.1) are included in order to provide direction towards the conservation of heritage attributes and character in the West Woodfield Heritage Conservation District.

Section 8.2.1 (Alterations):

- *Research the original style and appearance of the building to determine "authentic limits" of restoration or alteration so that the appropriate style is maintained;*
- *In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration;*
- *Seek similar properties (same age, same design, same builder) for evidence of details that may still exist as samples for reconstruction;*
- *Avoid "new" materials and methods of construction if the original is still available;*
- *Restore wherever possible rather than "replace", particularly for features such as windows, doors, porches and decorative trim.*
- *Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size, proportions.*
- *Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.*
- *Avoid concealing original parts of buildings, entrances and decorative details when undertaking alterations.*
- *If in doubt, use discretion and avoid irreversible changes to the basic structure and architectural style.*
- *Keep accurate photographs and other records, and sample of original elements that have been replaced.*

Section 10.6 (Doors and Windows) also provide direction related to the conservation and replacement of windows in the West Woodfield Heritage Conservation District. The relevant direction notes:

- “The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate;
- The traditional use of wood sash storm windows well fitted to the window opening, provides better thermal and sound insulation properties than modern sealed insulating units (Thermopane windows), and provides a protective barrier to the elements that can be replaced when deteriorated beyond repair.
- The original windows can be made more energy efficient by reducing air leakage. Keep the glass well sealed to the sash by keeping the putty in good condition and keeping the paint just touching the glass to seal the joints. Repair damaged sashes and maintain good weatherstripping for operating windows. Windows that are not used for ventilation can be sealed with a fine bead of butyl caulking and painted shut.
- The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to the style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.”

2.2 London Doorways

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.

2.2 Heritage Alteration Permit (HAP21-076-L)

A complaint regarding window replacement at 466-468 Queens Avenue was brought to the attention of the City in July 2021. Heritage Planning staff investigated the complaint and confirmed that the windows on the property at 468 Queens Avenue were being replaced. No Heritage Alteration Permit application had been received.

Heritage Planning staff sent a registered letter to the property owners advising of the violation of Section 42(1) of the *Ontario Heritage Act* and the requirements to obtain Heritage Alteration Permit approval prior to undertaking alterations to the heritage designated properties. The property owner contacted the Heritage Planner in order to better understand the non-compliance and requirements of the Heritage Alteration Permit process.

On October 25, 2021, a Heritage Alteration Permit application was received by the City seeking retroactive approval for the following alterations to the property at 468 Queens Avenue:

- Installation of three (3) new second storey double-hung vinyl windows with simulated divided lights on the front façade;
- Installation of a new fixed window on the first storey of the front façade;

- Installation of one (1) first storey double-hung vinyl window on the east façade;
- Installation of one (1) second storey fixed window on the east façade.

As a part of the Heritage Alteration Permit application, the property owners submitted a letter noting that the previous windows were damaged, cracked, and rotting. The letter also notes that a new exterior storm window has been installed over the arched stained-glass window to better protect it from the exterior elements, and that the previously-installed shutters on the front façade are being painted and re-installed.

The 90-day time limit for Municipal Council to consider this Heritage Alteration Permit application expires on January 23, 2021.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

Window removal, replacement and additions on street-facing facades is a class of alterations that requires Heritage Alteration Permit approval, identified within the *West Woodfield Heritage Conservation District Plan*.

The review of the proposed replacement windows included within this Heritage Alteration Permit application considers the direction outlined in Section 8.2.1 (Alterations) and Section 10.6 (Doors and Windows) of the *West Woodfield Heritage Conservation District Plan*. The retention and repair of the previous wood windows would have been preferable as the conservation of original windows and doors is strongly encouraged within the West Woodfield Heritage Conservation District. However, the replacement windows are generally consistent in size and style with the previous windows.

The property owners are encouraged to seek conservation strategies for the existing wood windows at 466 Queens Avenue that retain the existing windows. The property owners have also been advised on the importance of conserving the important London Doorway on the 466 Queens Avenue portion of the property.

Conclusion

The alterations to the windows at 468 Queens Avenue in the West Woodfield Heritage Conservation District were undertaken prior to obtaining Heritage Alteration Permit approval. The applicant is seeking retroactive approval for the replacement windows. The replacement windows are generally consistent with the guidelines of the West Woodfield Heritage Conservation District. The Heritage Alteration Permit application should be permitted with terms and conditions.

Prepared by: Michael Greguol, CAHP
Heritage Planner

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

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

Appendices

Appendix A Property Location
Appendix B Images

Sources

Beck, Julia et al. *London Doorways: A Study of Triple Arched Doorways*. 2014.
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.
Corporation of the City of London. *2019-2023 Strategic Plan*.
Corporation of the City of London. *The London Plan*. 2019 (consolidated).
Ontario Heritage Act. 2021. Retrieved from <https://www.ontario.ca/laws/statute/90o18>.
Gonyou, Kyle. "London Doorways – Celebrating a Unique Feature of London's Heritage." *Ontario Heritage Act + More*. Posted November 28, 2020.

Appendix A – Property Location

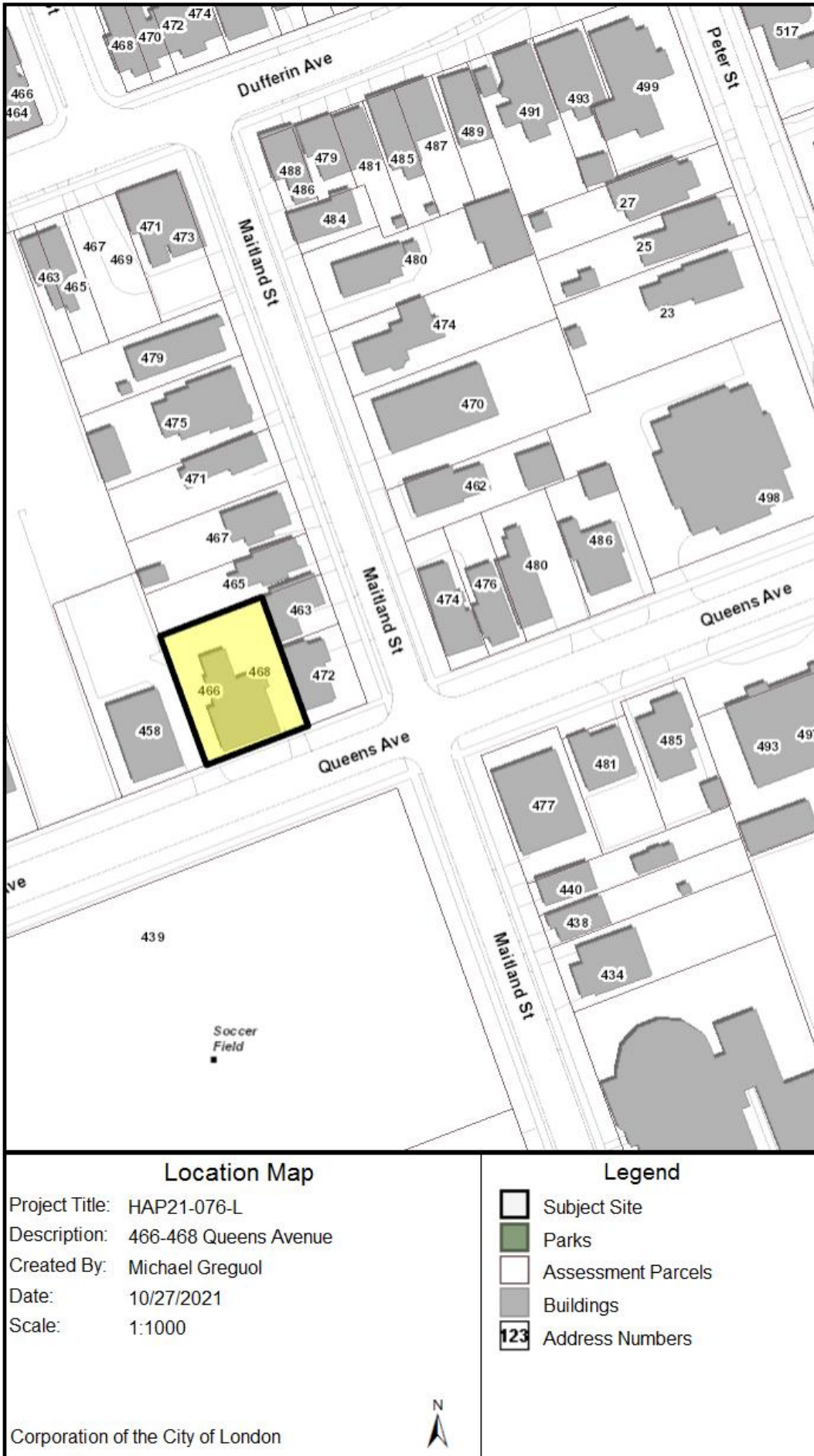


Figure 1: Location Map showing the subject property at 466-468 Queens Avenue.

Appendix B – Images



Image 1: Photograph showing the subject properties at 466-468 Queens Avenue, 2016.



Image 2: Photograph showing the subject properties at 466-468 Queens Avenue, 2020.



Image 3: Photograph showing the subject properties at 466-468 Queens Avenue, March 2021.



Image 4: Photograph showing the unapproved alterations to the windows at 468 Queens Avenue underway, July 2021.



Image 5: Photograph showing the unapproved alterations to the windows at 468 Queens Avenue underway, July 2021.



Image 6: Photograph showing the unapproved alterations to the windows at 468 Queens Avenue underway, July 2021.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Designation, Health Services Building and War Memorial
Children's Hospital, 370 South Street, under Section 29 of the
Ontario Heritage Act
Date: November 10, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of the property at 370 South 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 D and Appendix E of this report; and,
- b) Should no objection to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 370 South Street to be of cultural heritage value or interest for the reasons outlined in Appendix D and 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

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 on June 24, 2014 providing a policy framework to guide the evolution of the former Old Victoria Hospital property, and adjacent lands, into a vibrant residential community which incorporates elements of sustainability, cultural and natural heritage, mixed used development, walkability and high-quality urban design. The retention of as much of the identified cultural heritage resources as possible is one of the principles of the Secondary Plan.

In 2015, Municipal Council resolved that the Colborne Building, the 1922 portion of the War Memorial Children's Hospital and the Health Services Building be retained, and that Civic Administration be directed to work with proponents regarding the designation of the Colborne Building, the 1922 portion of the War Memorial Children's Hospital, and the Health Services Building so that they can be repurposed.

As a part of the proposed redevelopment of the Old Victoria Hospital Lands at 370 South Street, the applicant is proposing to adaptively re-use the existing Health Services Building and War Memorial Children's Hospital for residential uses. As a commitment to the conservation of these significant buildings, the applicant has agreed to designate the property pursuant to Part IV of the *Ontario Heritage Act*.

The evaluation of the property at 370 South Street determined that the property meets the criteria for designation under Section 29 of the Ontario Heritage Act. The Health Services Building and the War Memorial Children's Hospital are significant cultural heritage resources valued for their physical/design values, historical/associative values,

and contextual values. The property at 370 South Street should be designated pursuant to Section 29 of the *Ontario Heritage Act* to protect and conserve its cultural heritage value.

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 property at 370 South Street is bound by Hill Street to the north, Colborne Street to the east, South Street to the south, and Waterloo Street to the west (Appendix A). The property forms a portion of the Old Victoria Hospital Lands and includes the two extant buildings including the War Memorial Children's Hospital and the Health Services Building.

1.2 Cultural Heritage Status

The property at 370 South Street is a heritage listed property, included on the Register of Cultural Heritage Resources. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

1.3 Description

Built in 1921, the Health Services Building is located on the north side of South Street east of the intersection of Waterloo Street. The Health Services Building is a two-storey hospital building of red tapestry brick designed in the collegiate architecture style. Designed by the London firm of Watt & Blackwell, the building's form is characteristic of early-20th century collegiate architecture to serve its original function as the former University of Western Ontario's Medical School. The building was designed in an E-shape with wings extending towards the rear. The main (south) façade includes rows of large windows clustered into groups on the first and second storeys that extend the length of the elevation. The first-storeys windows also include a soldier course of tapestry brick that act as lintels for the window groupings. In between the window groupings are tapestry brick pilasters that are set on stone bases of Indiana limestone. The pilasters also include stone capitals with geometric designs. A stone cornice extends along the south, east, and west facades, and the tapestry brick parapet includes a series of deco-inspired stone blocks and diamonds that form a pattern around each elevation. The frontispiece on the main façade is constructed of stone and rises through the cornice to the parapet, where a cartouche is centered.

The War Memorial Children's Hospital opened in 1922 and is a three storey hospital building, also constructed of red tapestry brick and is inspired by the Neo-Classical designs. Also designed by Watt & Blackwell, the building was designed specifically to express a commemorative function to memorialize those who lost their lives during the First World War, while also serving as a hospital for the living. The main (south) façade includes a wide main façade, with an exterior of red tapestry brick set on an ashlar stone foundation. The frontispiece includes an all stone facing entranceway at the first floor entrance which includes stone pilasters and a broken pediment that acts as a base for a flagpole over the central door. Above the entranceway, a set of four stone pilasters frame the frontispiece, as they rise above the entrance. Triumphant wreaths are carved into the stone that forms blind transoms over the second floor windows. The commemorative naming of the building can be observed in the carved stone frieze, with the lettering "WAR MEMORIAL CHILDRENS HOSPITAL" flanked by a poppy on either

side of the lettering. Four commemorative urns rise above the building's parapet. The six windows that are included within the central bay consist of double-hung wood sash, eight-over-eight windows with a divided light transom located above the window units. The windows on rest of this elevation are double hung wood sash one-over-one windows.

1.4 Property History

1.4.1 Old Victoria Hospital Lands

The Old Victoria Hospital Lands, which are more broadly defined as the lands located along the north side of the Thames Valley Corridor, between Waterloo and Colborne Streets and south of Hill Street, has long been associated with medical practices and uses within London. The facilities first originated in 1866 when the City of London purchased the lands for the purposes of building a hospital for the City. Throughout the 20th century, the Old Victoria Hospital Lands continued to be the site of various medical buildings associated with Western University, and the London Health Sciences Centre, which continued to operate programs and facilities on the lands until 2013 when the last of their programs were relocated.

A comprehensive history of the Old Victoria Hospital Lands and the respective buildings that were located on the lands was previously documented in the Cultural Heritage Assessment (Tausky, 2011) prepared for the lands. Published secondary sources also address the history of the South Street complex as a whole, including *Growing to Serve: A History of Victoria Hospital, London, Ontario* (Sullivan and Ball, 1985), and *So Long South Street* (Craven, 2017).

1.4.2 Health Services Building

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.

1.4.3 War Memorial Children’s Hospital

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 as 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 focussed 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.

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

Section 2.6.1 of the *Provincial Policy Statement* (2020) directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.”

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. Designation

In 2011, Nancy Tausky, Heritage Consultant, was retained by the City of London to complete a Cultural Heritage Assessment of the buildings on the Old Victoria Hospital Lands. The report was prepared to evaluate the cultural heritage value of the property, including a prioritization of buildings to be preserved.

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 on June 24, 2014. The purpose of the Secondary Plan is to establish a more specific land use policy framework to guide the evolution of the former Old Victoria Hospital property, and adjacent lands, into a vibrant residential community which incorporates elements of sustainability, cultural and natural heritage, mixed used development, walkability and high-quality urban design. The retention of as much of the identified cultural heritage resources as possible is a one of the principles of the Secondary Plan.

In 2015, Municipal Council resolved that the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital and the Health Services Building be retained, and that Civic Administration be directed to work with proponents regarding the designation of the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital, and the Health Services Building so that they can be repurposed. Municipal Council also consented to the demolition of the 1945 and later additions to the War Memorial Children’s Hospital, the Gartshore Nurses Residence as well as the building located at 385, 373, and 351 Hill Street and the buildings located at the southeast corner of Hill Street and Waterloo Street.

As a part of the proposed redevelopment of the Old Victoria Hospital Lands at 370 South Street, the applicant is proposing to adaptively re-use the existing Health Services Building and War Memorial Children’s Hospital for residential uses. As a commitment to the conservation of these significant buildings, the applicant has agreed to designate the property pursuant to Part IV of the *Ontario Heritage Act*.

4.2 Cultural Heritage Evaluation – Health Services Building

The Health Services Building was evaluated using the criteria of O.Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 1: Evaluation of the Health Services Building using the criteria of O.Reg. 9/06.

Cultural Heritage Value	Criteria	Evaluation
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<p>The property has design value or physical value because it,</p>	<p>Is a rare, unique, representative or early type, expression, material, or construction method</p>	<p>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.</p>
	<p>Displays a high degree of craftsmanship or artistic merit</p>	<p>Although the property is a representative example of collegiate architecture and the Health Services Building is consistent with the anticipated degree of craftsmanship and artistic merit for its style, the property does not demonstrate a high degree of craftsmanship or artistic merit beyond conventional construction details of the period.</p>
	<p>Demonstrates a high degree of technical or scientific achievement</p>	<p>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.</p>
<p>The property has historical value or associative value because it,</p>	<p>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p>	<p>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. 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.</p>

	<p>Yields, or has the potential to yield information that contributes to an understanding of a community or culture</p>	<p>The property does not appear to yield, or have the potential to yield information that contributes to an understanding of a community or culture.</p>
	<p>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</p>	<p>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. Beal Technical School (now H.B. Beal 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.</p>
<p>The property has contextual value because it,</p>	<p>Is important in defining, maintaining, or supporting the character of an area</p>	<p>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.</p>
	<p>Is physically, functionally, visually, or historically linked to its surroundings</p>	<p>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.</p>
	<p>Is a landmark</p>	<p>The Health Services Building is one of three remaining hospital building associated with the Old Victoria Hospital, and is locally recognized as landmark in London.</p>

4.3 Cultural Heritage Evaluation – War Memorial Children's Hospital

The War Memorial Children's Hospital was evaluated using the criteria of O.Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 2: Evaluation of the War Memorial Children's Hospital using the criteria of O.Reg. 9/06.

Cultural Heritage Value	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early type, expression, material, or construction method	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 architectural style in an institutional building.
	Displays a high degree of craftsmanship or artistic merit	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.
	Demonstrates a high degree of technical or scientific achievement	Although the War Memorial Children's Hospital was the site of various medical advances, the property's design does not 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	<p>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.</p> <p>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.</p> <p>Further, in 1951, 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 focussed directly on cancer cells and initiated the use of radiation therapy that transformed cancer treatment.</p>

	Yields, or has the potential to yield information that contributes to an understanding of a community or culture	The property does not appear to yield, or have the potential to yield information that contributes to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	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 style, including the Ruggles 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 has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property played a key role on this portion of South Street as 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.
	Is physically, functionally, visually, or historically linked to its surroundings	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 and the Colborne Building. 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.
	Is a landmark	The War Memorial Children's Hospital is one of three remaining hospital buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London.

4.4 Statement of Cultural Heritage Value or Interest

As both the Health Services Building and the War Memorial Children's Hospital met the criteria for O.Reg. 9/06, the property has met the criteria for designation. A Statement of Cultural Heritage Value or Interest and list of heritage attributes has been prepared and identified for each building on the property, included in Appendix D.

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 Health Services Building and the War Memorial Children’s Hospital located at 370 South Street demonstrate a high degree of integrity. While the interior conditions of the existing buildings on the property are in various states of deterioration, the buildings continue to represent the cultural heritage value or interest of the property.

4.5 Consultation

At its meeting held on August 24, 2011, the Stewardship Sub-Committee of the LACH was consulted and provided comments regarding the Cultural Heritage Assessment Report (Tausky, 2011). In addition, at its meeting held on September 14, 2011, the LACH provided recommendations and provided further information for Municipal Council related to the retention and preservation of various buildings related to the Old Victoria Hospital Lands.

In 2015, Municipal Council resolved that the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital and the Health Services Building be retained, and that Civic Administration be directed to work with proponents regarding the designation of the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital, and the Health Services Building so that they can be repurposed.

As the applicant has agreed to the designation of the property pursuant to the *Ontario Heritage Act*, the applicant has reviewed and concurred with the Statement of Cultural Heritage Value or Interest and Heritage Attributes.

As a requirement of Section 29(2) of the Ontario Heritage Act, consultation with the LACH is required before Municipal Council may issue its notice of intention to designate the property at 370 South Street pursuant to Part IV of the *Ontario Heritage Act*.

Conclusion

The evaluation of the property at 370 South Street determined that the property meets the criteria for designation under Section 29 of the Ontario Heritage Act. The Health Services Building and the War Memorial Children’s Hospital are significant cultural heritage resources valued for their physical/design values, historical/associative values, and contextual values. The property at 370 South Street should be designated pursuant to Section 29 of the Ontario Heritage Act to protect and conserve its cultural heritage value.

Prepared by: Michael Greguol, 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	Statement of Cultural Heritage Value or Interest – Health Services Building
Appendix E	Statement of Cultural Heritage Value or Interest – War Memorial Children’s Hospital

Sources

Corporation of the City of London. *Old Victoria Hospital Lands Secondary Plan*. 2014.

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Tausky, Nancy Z. *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex, London, Ontario*. May 2011.

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Appendix A – Property Location

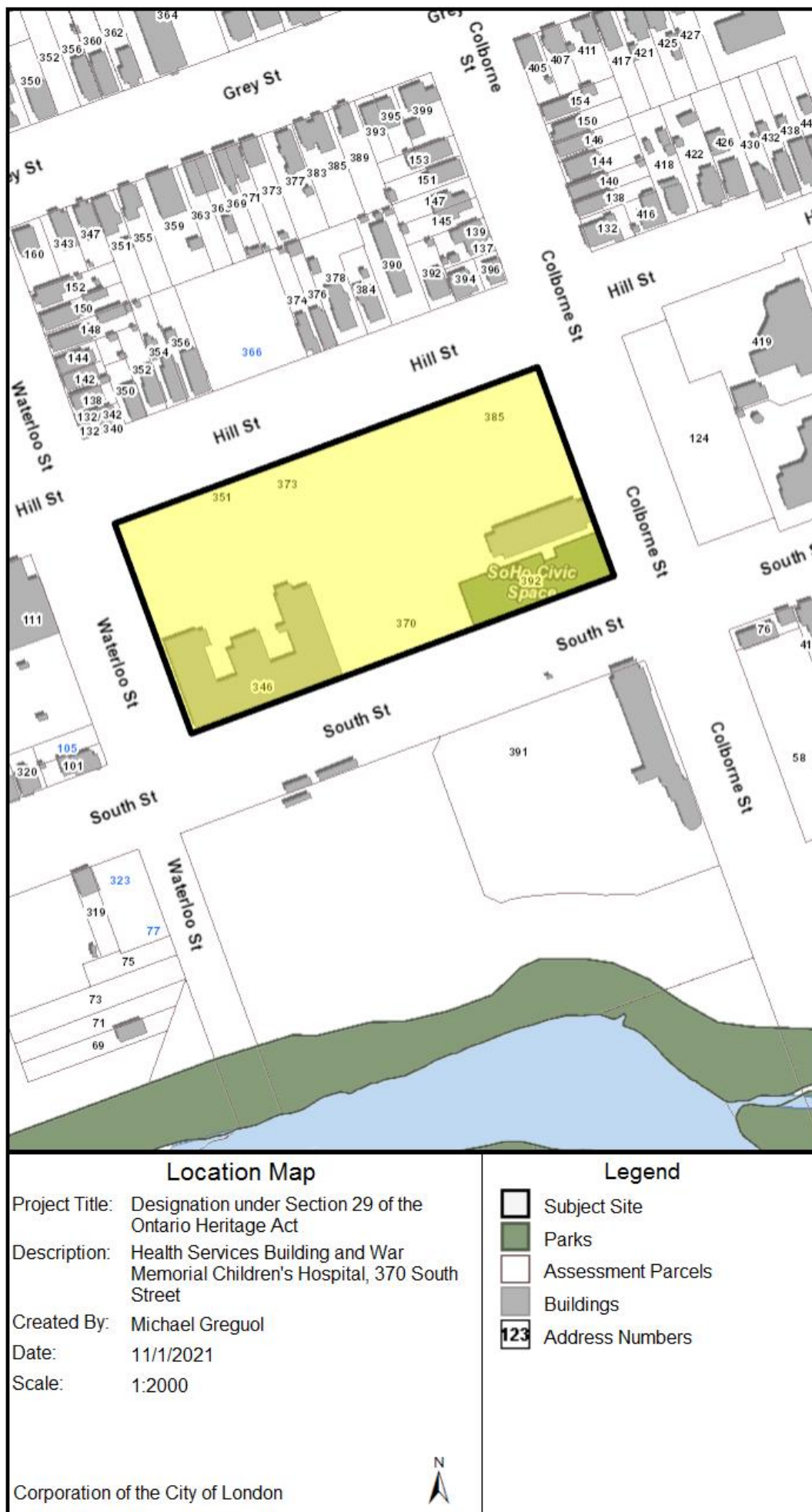


Figure 1: Location Map showing the location of the subject property at 370 South Street.

Appendix B – Images



Image 1: Photograph showing the south façade of the Health Services Building located on the Old Victoria Hospital Lands.



Image 2: Photograph showing the south façade of the Health Services Building located on the Old Victoria Hospital Lands.



Image 3: Photograph showing the west facade of the Health Services Building on the Old Victoria Hospital Lands.



Image 4: Photograph showing the east facade of the Health Services Building on the Old Victoria Hospital Lands.



Image 5 Photograph showing pilasters, cornice, and tapestry brick detailing on the Health Services Building.



Image 6: Detail showing pilasters and cornice on the Health Services Building.



Image 7: Photograph showing the south facade of the War Memorial Children's Hospital.



Image 8: Photograph showing the frontispiece and detailing on the War Memorial Children's Hospital.



Image 9: Photograph showing the north (rear) facade of the War Memorial Children's Hospital.



Image 10: Photograph showing the west facade of the War Memorial Children's Hospital.



Image 11: Detail showing the four commemorative urns situated on top of the War Memorial Children's Hospital.



Image 12: Detail showing pediment and stone frontispiece detailing on the War Memorial Children's Hospital.



Image 13: Detail showing commemorative wreaths located in the blind transoms above the windows on the War Memorial Children's Hospital.



Image 14: Detail showing cornice and bracket detailing on the War Memorial Children's Hospital.

Appendix C – Historical Documentation



Image 15: Health Services Building, c. 1921, known then as The Medical School (Tausky, 2011).

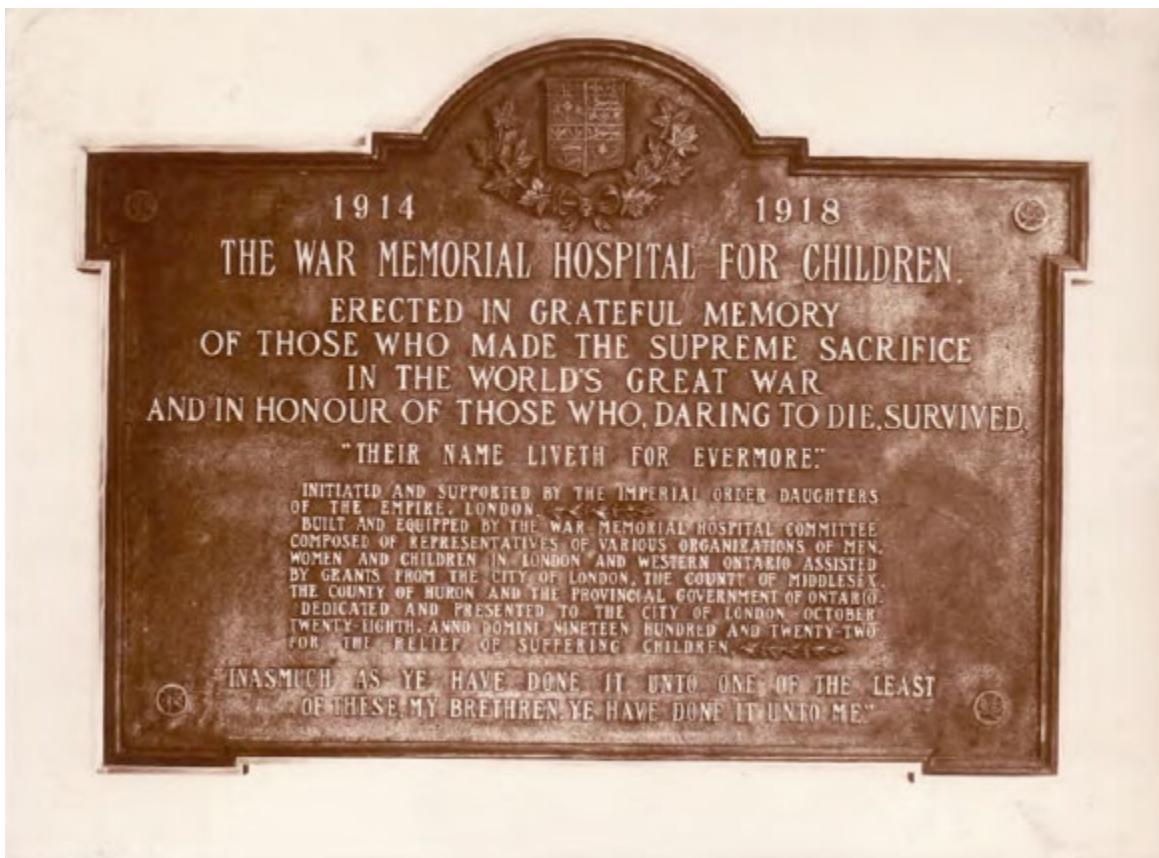


Image 16: Plaque formerly installed in the War Memorial Children's Hospital, now in the Archives (Tausky 2011).



Image 17: Perspective drawing of the proposed War Memorial Children's Hospital, by Watt & Blackwell (Tausky, 2011).



Image 18: Photograph of the War Memorial Children's Hospital, circa 1930 (Tausky, 2011)

Appendix D – Statement of Cultural Heritage Value or Interest – Health Services Building

Legal Description

Lots 6, 7 and 8 South of Hill Street East and Lots 6, 7 and 8 North of South Street East on Crown Plan 30, Lots 21, 22, 23, 24, 25, 37, 40 and Part of Lots 36, 38 and 39 on Registered Plan 172(E), designated as Parts 1 and 2 on Plan 33R-17942 Save and Except Parts 1, 2, 3 and 4 on Plan 33R-20703, BEING ALL OF PIN 08329-0197 and PART OF PIN 08329-0198, in the City of London and County of Middlesex.

Description of Property

The Health Services Building located on the property at 370 South Street is located on the north side of South Street, east of the intersection of Waterloo Street.

Statement of Cultural Heritage Value or Interest

The Health Services Building at 370 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 Neoclassical 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 the 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 state-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 Western University campus. 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. Beal Technical School (now H.B. Beal 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 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 is one of three remaining hospital buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London.

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;
 - Monumental limestone-clad frontispiece on the south façade rising through the cornice including:
 - Raised entry with landing, steps, and large stone wingwalls flanking the steps;
 - Tall portico with three recessed windows separated by limestone mullions and detailing;
 - Two-storey pilasters, with geometric design at the capitals and bases;
 - Limestone cartouche detailing in parapet;
 - "VICTORIA HEALTH SERVICES BUILDING" metal lettering applied above the main entry doors;
 - Continuous stone moulding spanning the façade above the second storey windows;
 - 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;
- Spatial relationship with the War Memorial Children's Hospital and the Colborne Building; and,
- Interior heritage attributes including:
 - Main entry foyer including:
 - Terrazzo flooring;
 - Interior entry doorway including set of three glazed interior wood doors with interior transom windows;
 - Two large decorative wood panelled posts flanking the steps leading to the auditorium;
 - Decorative details included within the auditorium, specifically:
 - Panelled wood veneer interior entry doors to the auditorium;
 - Elaborate proscenium arch;
 - Ornamental pilasters; and,
 - Deep cornice with decorative dentil details.

Appendix E – Statement of Cultural Heritage Value or Interest – War Memorial Children’s Hospital

Legal Description

Lots 6, 7 and 8 South of Hill Street East and Lots 6, 7 and 8 North of South Street East on Crown Plan 30, Lots 21, 22, 23, 24, 25, 37, 40 and Part of Lots 36, 38 and 39 on Registered Plan 172(E), designated as Parts 1 and 2 on Plan 33R-17942 Save and Except Parts 1, 2, 3 and 4 on Plan 33R-20703, BEING ALL OF PIN 08329-0197 and PART OF PIN 08329-0198, in the City of London and County of Middlesex.

Description of Property

The War Memorial Children’s Hospital located at 370 South Street, is located on the north side of South Street, west of the intersection of Colborne Street. The property includes the War Memorial Children’s Hospital, a building associated with the former Victoria Hospital.

Statement of Cultural Heritage Value or Interest

Built between 1921-1922, the War Memorial Children’s Hospital on the Old Victoria Hospital Lands property is a representative example of the Neoclassical 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 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 in 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, in 1951, 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. The successful use of the Cobalt-60 Beam Therapy Unit allowed gamma rays to be focussed directly on cancer cells and initiated the use of more powerful 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 style, including the Ruggles Truck Company building, and the now-demolished Gartshore Nurses Residence. The War Memorial Children’s Hospital is 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 as 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 the 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 and the Colborne Building. 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 buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London.

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 three-storey War Memorial Children's Hospital and its details including:
 - High, ashlar stone foundation, consisting of five courses of ashlar-cut stone, with the top two courses slightly projecting;
 - 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 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 sash windows;
 - Secondary entryways, flanking the frontispiece, with stone surround and Classical entablature with brackets and dentils;
 - Pavilion-style wings at the east and west ends 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
- Interior heritage attributes including:
 - Terrazzo flooring in the mail hall corridors.

Heritage Planners' Report to LACH: November 10, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 527 Quebec Street (OE HCD) – basement windows
 - b) 39 Ridout Street South (WV-OS HCD) – new side entrance
 - c) 169-173 Dundas Street (DT HCD) – security gate
 - d) 516 Elizabeth Street (OE HCD) – restore/replicate transom

Upcoming Heritage Events

- London Heritage Awards – seeking nominations.
 - More information: www.londonheritageawards.ca/
- International Council of Monuments and Sites (ICOMOS) – Online Lecture via Zoom
 - November 17, 7-8pm
 - “Opportunities and Challenges in Protecting Our Cultural Heritage: ICOMOS’ International Collaboration Trajectory”
 - <https://heritageottawa.org/events/opportunities-challenges-protecting-cultural-heritage-icomos-international>
- London Stories oral history project in the SoHo area. See attached.
 - More information: Michelle Hamilton, mhamilt3@uwo.ca, 519-661-2111 x84973
- Rotary Club of London South – Heritage Collectible Ornaments. See attached.
 - www.RotaryOrnaments.com

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**Questions? Contact: Michelle Hamilton
mhamilt3@uwo.ca, 519-661-2111 ext. 84973, or
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