

Agenda Including Addeds

London Advisory Committee on Heritage

1st Meeting of the London Advisory Committee on Heritage

December 8, 2021, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Please check the City website for current details of COVID-19 service impacts.

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.

	Pages
1. Call to Order	
1.1. Disclosures of Pecuniary Interest	
2. Consent	
2.1. 11th Report of the London Advisory Committee on Heritage	3
2.2. Notice of Planning Application - Zoning By-law Amendment - 4519, 4535, 4557 Colonel Talbot Road	6
2.3. Notice of Planning Application - Official Plan and Zoning By-law Amendments - 952 Southdale Road West	11
2.4. Notice of Planning Application - Official Plan and Zoning By-law Amendments - 3207 Woodhull Road	18
3. Sub-Committees and Working Groups	
3.1. Stewardship Sub-Committee Report	23
4. Items for Discussion	
4.1. Demolition Request for Heritage Designated Property located at 50 King Street, Downtown Heritage Conservation District, by 50 King Street London Limited	24
a. K. Gonyou, Heritage Planner;	
b. D. Currie, MHBC; and,	
c. A. Soufan and C. Ramirez, York Developments	
4.2. Heritage Alteration Permit Application by K. and C. Siemens for the property located at 59 Albion Street, Blackfriars/Petersville Heritage Conservation District	153
a. M. Greguol, Heritage Planner; and,	
b. K. and C. Siemens	
c. <i>(ADDED) C. Siemens - Changes to 59 Albion Street</i>	177

4.3.	Cultural Heritage Assessment Report - Windermere Road Improvements - City of London	182
	a. <i>(ADDED) Revised Cultural Heritage Assessment Report - Windermere Road Improvements</i>	284
	b. <i>(ADDED) F. Smith, Stantec</i>	
4.4.	Heritage Planners' Report	
	a. <i>(ADDED) Heritage Planners' Report</i>	390
5.	<i>Additional Business</i>	
	5.1. <i>(ADDED) Notice of Study Commencement - Kensington Bridge Environmental Assessment</i>	392
6.	Adjournment	

London Advisory Committee on Heritage Report

11th Meeting of the London Advisory Committee on Heritage

November 10, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

ABSENT: S. Bergman, L. Fischer, T. Jenkins, S. Jory and J. Manness

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

The meeting was called to order at 5:35 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 10th Report of the London Advisory Committee on Heritage, from its meeting held on October 20, 2021, was received.

2.2 Windermere Road Improvements - Municipal Class Environmental Assessment Study - Notice of Public Information Centre #2

That it BE NOTED that the Notice of Public Information Centre #2, dated October 28, 2021, from P. Yanchuk, City of London and K. Welker, Stantec Consulting Ltd., with respect to Windermere Road Improvements Municipal Class Environmental Assessment Study, was received.

2.3 Community Heritage Ontario News - 2022 Membership Renewal Form

That the London Advisory Committee on Heritage (LACH) 2022 membership with the Community Heritage Ontario BE APPROVED; it being noted that the LACH has sufficient funds in its 2021 Budget to cover the \$75.00 renewal fee.

2.4 Public Meeting Notice - Official Plan and Zoning By-law Amendments and Site Plan Public Meeting - 370 South Street and 124 Colborne Street

That it BE NOTED that the Public Meeting Notice, dated November 4, 2021, from L. Maitland, Site Development Planner, with respect to Official Plan and Zoning By-law Amendments and Site Plan Public Meeting, related to the properties located at 370 South Street and 124 Colborne Street, was received.

3. Sub-Committees and Working Groups

3.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from the meeting held on October 27, 2021, was received.

4. Items for Discussion

4.1 Heritage Alteration Permit Application by S. Doherty for the Property Located at 10 Bruce Street, 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 porch of the heritage designated property located at 10 Bruce Street, located within the Wortley Village-Old South Heritage Conservation District BE PERMITTED, as submitted, with the following terms and conditions:

- the porch be reconstructed using the salvaged brick and concrete block materials;
- the porch and railing system be reconstructed as previously constructed according to photographic documentation;
- the new columns consist of concrete with fluting and ornamental capitals to be replicated in kind based on the porch's previous construction;
- the Heritage Planner be circulated on the Building Permit to ensure the railing and columns are consistent with design of the previous porch;
- the proposed alterations to the porch 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.

4.2 Heritage Alteration Permit Application by T. and B. Byrne for the Properties Located at 466-468 Queens Avenue, West Woodfield Heritage Conservation District

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 located at 466-468 Queens Avenue, in the West Woodfield Heritage Conservation District, BE APPROVED with the following terms and conditions:

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

4.3 Designation, Health Services Building and War Memorial Children's Hospital, 370 South Street, Under Section 29 of the Ontario Heritage Act

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 November 10, 2021, related to the Designation of the Health Services Building and War Memorial Children's Hospital, located at 370 South Street, under Section 29 of the Ontario Heritage Act:

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 above-noted property to be of cultural heritage value or interest for the reasons outlined in Appendix D and Appendix E of the above-noted report; and,

b) should no objection to Municipal Council's notice of intention to designate be received, a by-law to designate the property located at 370 South Street to be of cultural heritage value or interest for the reasons outlined in Appendix D and Appendix E of the above-noted 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;

it being noted that the London Advisory Committee on Heritage encourages that effort be put into locating and using the original memorial plaque, as appended to the above-noted staff report in Appendix C, in the development of the property.

4.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated November 10, 2021, from the Heritage Planners, was received.

5. **Adjournment**

The meeting adjourned at 6:16 PM.

NOTICE OF PLANNING APPLICATION

Zoning By-law Amendment

4519, 4535, 4557 Colonel Talbot Road



File: Z-9433

Applicant: Farhi Holdings Corp

What is Proposed?

Zoning amendment to allow:

- 80 townhouses and 62 back-to-back stacked townhouses; and
- Special provisions for increased density to 81 units per hectare, reduced interior side yard setbacks of 5 metres, and a reduced rear yard setback of 5 metres.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 15, 2021**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

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

File: Z-9433

london.ca/planapps

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

Phil Squire

psquire@london.ca

519-661-5095

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

Application Details

The purpose and effect of this zoning change is to permit 80 townhouse dwellings and 62 stacked townhouse dwellings with an increased density and reduced setbacks.

Requested Zoning By-law Amendment

To change the zoning **FROM** Arterial Commercial (AC) Zone, a Residential R1 (R1-11), and a Holding Residential R1 (h-4*R1-11) Zone **TO** a Residential R6 Special Provision R6-5 () Zone and a Residential R8 Special Provision (R8-4()) Zone.

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

Current Zoning

Zone: Arterial Commercial (AC) Zone

Permitted Uses: A range of retail, office and service uses in a small scale , and single detached dwellings.

Requested Zoning

Zone: Residential R6 Special Provision R6-5 () Zone and a Residential R8 Special Provision (R8-4()) Zone

Permitted Uses: Cluster housing, townhouses, stacked townhouse.

Special Provision(s): Special provisions for increased density to 81 units per hectare, reduced interior side yard setbacks of 5 metres, and a reduced rear yard setback of 5 metres..

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential and Multi-Family Medium Density Residential.

The Low Density residential designation permits a range of land uses including townhouses with a maximum of 30 units per hectare (UPH), as well as opportunities for intensification, where appropriate, up to 75 UPH (Policy 3.2.1 - 3.2.3). The Multi-Family Medium Density designation permits a range of land uses including such as townhouses and stacked townhouses up to four-storeys in height and permits a maximum density of 75 UPH and a minimum of 35 UPH. (Policy 3.3.1-3.3.3)

The subject lands are in the Neighbourhoods Place Types in The London Plan. The Neighbourhoods Place Type permits a broad range of housing types including stacked townhouses and low-rise apartment buildings, home occupations, group homes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences, mixed-use buildings and stand-alone retail, service, and office buildings. The London Plan contemplates bonusing up to, but not exceeding a maximum of 6-storeys at this location.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

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

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

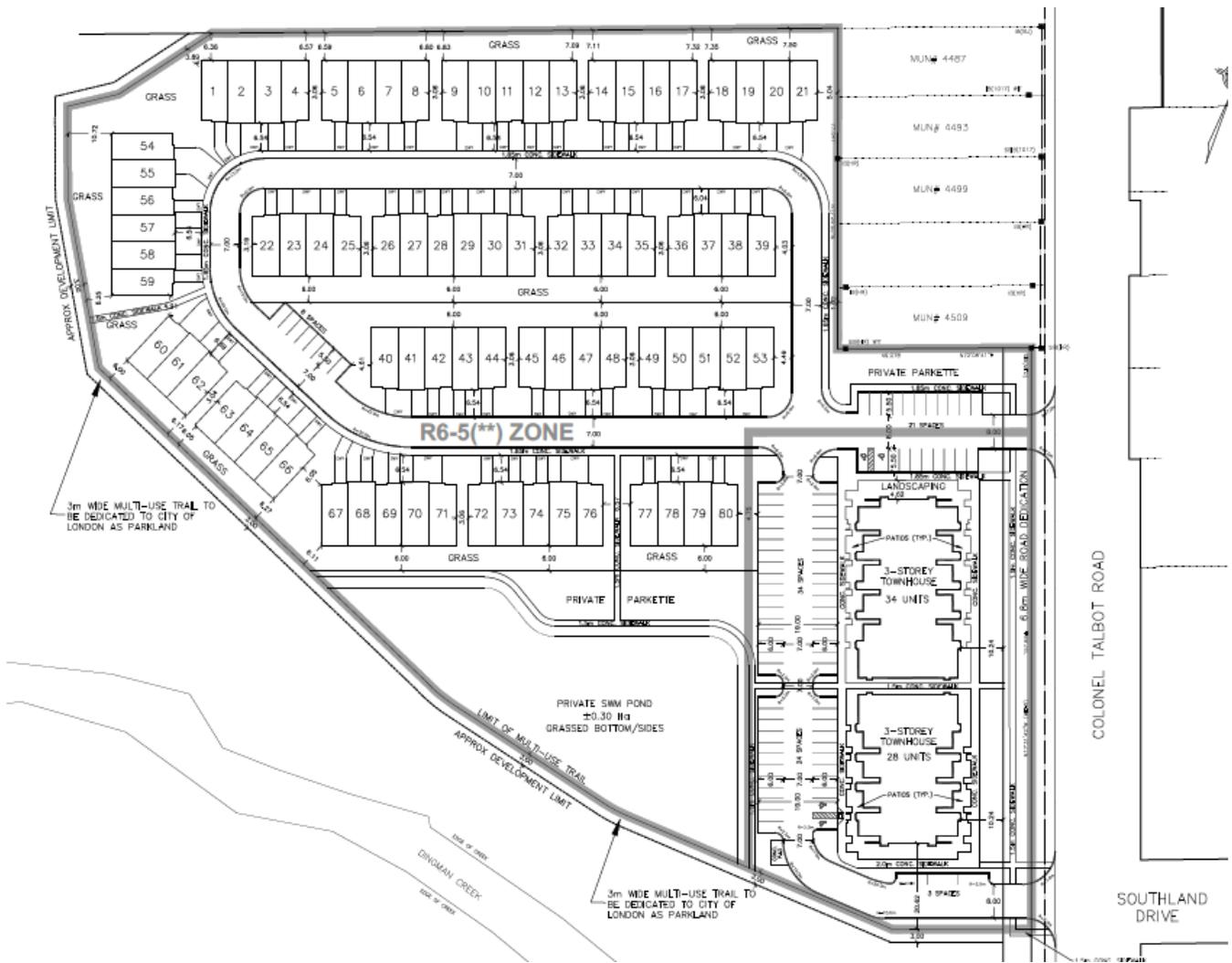
Notice of Collection of Personal Information

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

Accessibility

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

Site Concept



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

Building Renderings



Front view of townhouses



Front view of stacked townhouses

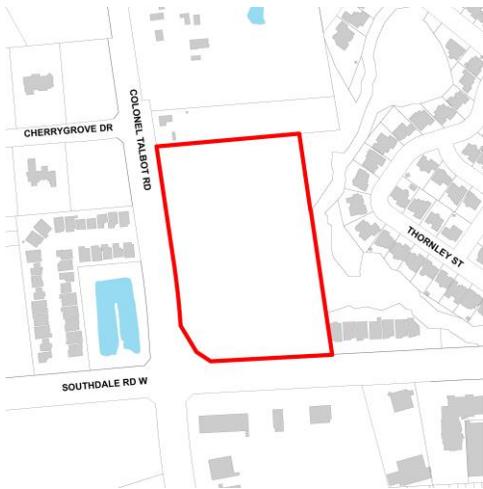


The above images represent the applicant's proposal as submitted and may change.

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

952 Southdale Road West



File: OZ-9431

Applicant: 1739626 Ontario Limited (Westdell Corp.)

What is Proposed?

Official Plan and Zoning amendments to allow:

- Mixed-use commercial/office/residential
- On south part of site - grocery store, 2-storey office/commercial building and single storey commercial building
- On north part of site - four 3-storey stacked townhouse buildings with a total of 54 units
- East part of site to remain undeveloped for environmental and hazard protection

LEARN MORE & PROVIDE INPUT

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

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

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

File: OZ-9431

london.ca/planapps

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

Paul VanMeerbergen

pvanmeerbergen@london.ca

519-661-CITY (2489) ext. 4010

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

Application Details

The purpose and effect of this Official Plan and zoning change is to permit a mixed-use commercial/office/residential development. The requested commercial component, located on approximately the southerly 2/3 of the site, includes a grocery store, a 2-storey commercial/office building, and a single-storey commercial building, with a total gross floor area (GFA) of 5,000m² and a drive through facility. The requested office component within the commercial development has an area of approximately 660m². The requested residential component, located on approximately the north 1/3 of the site includes four, three-storey stacked townhouse buildings with a total of 54 units (density 48 uph). With the exception of a 0.21ha future residential area located at the southeastern limit of the site, the easterly part of the site is proposed to remain undeveloped to promote the protection and preservation of a Provincially Significant Wetland and associated natural heritage features and buffers.

Requested Amendment to the 1989 Official Plan

To change the designation of the property to add a Specific Area Policy to permit a maximum of 5,000 sq.m. of commercial/office space and a drive-through facility in the existing Multi-family, Medium Density Residential designation, and to change the land use designation in the southeast quadrant of the site from Open Space to Multi-family, Medium Density Residential.

Requested Amendment to The London Plan (New Official Plan)

To change the Place Type on Map 1 for a portion of the property from Green Space to Neighbourhoods, and to modify the natural heritage features on Map 5 to reflect current Ministry of Natural Resources and Forestry mapping.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR2) Zone to a Residential R8 Special Provision/Community Shopping Area Special Provision (R8-4(_)/CSA1(_)) Zone, an Urban Reserve Special Provision (UR2(_)) Zone, and an Open Space (OS5) Zone. Also to place a Holding Zone (h-129) on a portion of the proposed development area and the Open Space (OS5) Zone to prohibit development to accommodate an interim flood storage solution until permanent flood storage measures are identified.

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

Current Zoning

Zone: Urban Reserve (UR2) Zone

Permitted Uses: [--->insert current use(s) <---]

Special Provision(s): n/a

Height: 15.0 metres

Requested Zoning

Zone: Residential R8 Special Provision (R8-4(_)) Zone and Holding Residential R8 Special Provision (h-129*R8-4(_)) Zone**

Permitted Uses: apartment buildings, handicapped persons apartment buildings, lodging house class 2, stacked townhouse, senior citizen apartment building, emergency care establishment, continuum-of-care facility

Special Provision(s): a minimum exterior side yard depth of 5.0 metres in place of 8.0m, a minimum interior side yard depth of 2.1m in place of 4.5m, a minimum landscaped open space of 22% in place of 30%, a minimum of 51 parking spaces in place of 81 spaces (.94 spaces/unit in place of 1.5 spaces/unit), and to permit stacked townhouses 3 units high whereas a maximum of 2 unit high stacked townhouses are permitted

Residential Density: 75 units per hectare

Height: 13.0 metres

The City may also consider a reduced residential density and specify the areas of the site on which residential development may occur.

Requested Zoning

Zone: Community Shopping Area Special Provision (CSA1(_)) Zone and Holding Community Shopping Area Special Provision (h-129*CSA1(_)) Zone**

Permitted Uses: a broad range of retail, service, office, recreational, and institutional uses

Special Provision(s): a minimum front yard depth of 1.5m in place of 8.0m, a minimum exterior side yard depth of 3.0m in place of 8.0m, a minimum interior side yard depth of 2.0m in place of 3.0m, a maximum building height of 13.0m in place of 9.0m, a minimum of 220 parking spaces in place of 255 spaces (1 space/22.73sq.m. of GFA in place of 1 space/20sq.m. of GFA), a minimum of 8 drive through stacking spaces in place of 15 spaces, a minimum of 8 accessible parking spaces in place of 10 spaces, a minimum parking setback

from Colonel Talbot Road of 0.5m in place of 3.0m, and to reduce the maximum permitted commercial/office GFA from 6,000sq.m. to 5,000sq.m.

Height: 13.0 metres

The City may also specify the areas of the site on which commercial development may occur

Requested Zoning

Zone: Urban Reserve Special Provision (UR2(_)) Zone

Permitted Uses: existing dwellings, agricultural uses, conservation lands, managed woodlot, wayside pit, passive recreation use, farm gate sales

Special Provision(s): a minimum lot area of 0.2ha in place of 6.0ha

Height: 15.0 metres

Requested Zoning

Zone: Open Space (OS5(_)) and Holding Open Space (h-129*OS5(_)) Zone**

Permitted Uses: conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, managed woodlots

Special Provision(s): n/a

Height: 12.0 metres

**h-129 – To ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority.

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

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-family, Medium Density Residential and Open Space in the 1989 Official Plan. The Multi-family, Medium Density Residential designation permits multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. The Open Space designation permits parks, private open space, flood plain lands and lands that are subject to natural hazards, components of the Natural Heritage System, and lands that contribute to important ecological functions as the main uses.

The subject lands are in the Neighbourhoods and Green Space Place Types in The London Plan. The Neighbourhoods Place Type permits a broad range of housing types including stacked townhouses and low-rise apartment buildings, home occupations, group homes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences, mixed-use buildings and stand-alone retail, service, and office buildings. A site-specific policy approved by the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) permits retail, service and office uses to have a combined maximum floor area of 5,000 sq. m. subject to conditions. The permitted uses in the Green Space Place Type vary considerably dependent on natural heritage features, hazards and natural resources and may include parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community services.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning &

Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

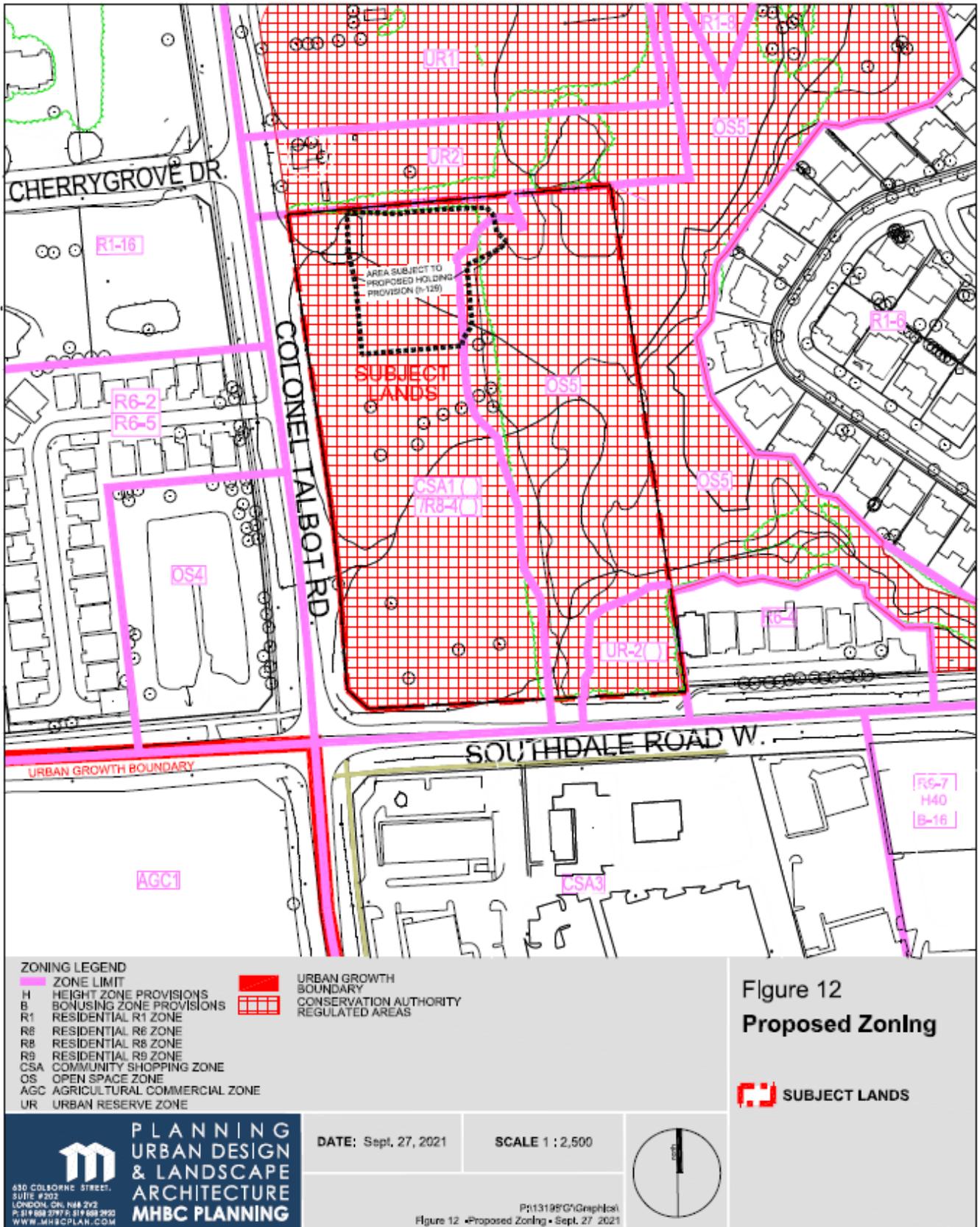
Notice of Collection of Personal Information

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

Accessibility

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

Requested Zoning



Building Renderings



View of commercial/office from intersection of Southdale Road West and Colonel Talbot Road



View of commercial building from Southdale Road West



View of Townhouses from Colonel Talbot Road

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

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

3207 Woodhull Road



File: O-9429/Z-9430

Applicant: Karen and Eric Auzins

What is Proposed?

Official Plan and Zoning amendments to facilitate:

- the severance of the woodlot from the farm holdings for conservation purposes

LEARN MORE & PROVIDE INPUT

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

Barb Debbert

bdebert@london.ca

519-661-CITY (2489) ext. 5345

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

File: O-9429/Z-9430

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

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

Application Details

Requested Amendment to The London Plan (New Official Plan)

To align the boundary of the Green Space Place Type on Map 1 – Place Types with proposed lands to be severed, and to change the Potential Environmentally Significant Area on Map 5 – Natural Heritage to Environmentally Significant Area and align it with the proposed lands to be severed to recognize areas to be protected as part of the natural heritage system.

Requested Zoning By-law Amendment

To change the zoning of the lands proposed to be severed from a Holding Open Space (h-2*OS4) Zone and an Agricultural (AG2) Zone to an Open Space Special Provision (OS5(_)) Zone. To change the zoning of the lands proposed to be retained from an Agricultural (AG2) Zone and an Environmental Review (ER) Zone to an Agricultural Special Provision (AG2(_)) Zone and an Environmental Review (ER) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Holding Open Space (h-2*OS4), Agricultural (AG2) , and Environmental Review (ER) Zones

Permitted Uses: Open Space (OS4) – conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural purposes, sports fields without structures. Agricultural (AG2) – a range of agricultural uses, livestock facilities, farm dwellings, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conservation system, compost facility, aquaculture, agricultural research station, manure storage facility, mushroom farm. Environmental Review (ER) – conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

Special Provision(s): n/a

Residential Density: 1 farm dwelling per lot in the Agricultural (AG2) Zone

Height: 12 - 15 metres in the Agricultural (AG2) Zone

Requested Zoning – Severed Lands

Zone: Open Space Special Provision (OS5(_)) Zone

Permitted Uses: conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, managed woodlots.

Special Provision(s): lot frontage of Zero (0.0m) in place of 15.0 metres, and a reduced Minimum Distance of Separation between livestock barns, manure storage or anaerobic digesters and surrounding land uses from of 62.3 metres in place of 164.8 metres.

Residential Density:

Height: 12.0 metres

The City may also consider a special provision to delete passive recreation uses which include hiking trails and multi-use pathways from the permitted uses on the site.

Requested Zoning – Retained Lands

Zone: Agricultural Special Provision (AG2(_)) Zone and Environmental Review (ER) Zone

Permitted Uses: Agricultural Special Provision (AG2(_)) – a range of agricultural uses, livestock facilities, farm dwellings, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conservation system, compost facility, aquaculture, agricultural research station, manure storage facility, mushroom farm. Environmental Review (ER) – conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

Special Provision(s): In the AG2 Zone, to permit a lot area of less than the required minimum of 40.0 hectares.

Residential Density: 1 farm dwelling per lot in the Agricultural Special Provision (AG2(_)) Zone

Height: 12 – 15 metres

The City may also consider a Holding provision for the AG2(_)) Zone to require a Subject Lands Status Report and/or an Environmental Assessment prior to any rezoning that would permit non-farm development on the retained farm parcel.

This property is also the subject of an application for consent to sever (City File B.036/21).

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 Agriculture, Open

Space, and Environmental Review in the 1989 Official Plan. The Agriculture designation permits the cultivation of land and the raising of livestock as the main uses. The Open Space designation permits parks, private open space, flood plain lands and lands that are subject to natural hazards, components of the Natural Heritage System, and lands that contribute to important ecological functions as the main uses. The Environmental Review designation permits existing uses, agriculture, woodlot management, horticulture, conservation, and recreational uses, and essential public utilities and municipal services as the main uses.

The subject lands are in the Farmland, Green Space, and Environmental Review Place Types in The London Plan. The Farmland Place Type permits agricultural uses, residential uses on existing lots of record, home occupations, secondary farm occupation and on-farm diversified uses, agricultural-related commercial and industrial uses that are directly related to farm operations in the area, ancillary retail for on-farm grown and/or produced goods, limited non-agricultural uses, natural resource extraction, small wind energy conservation system, green energy projects and existing uses. The permitted uses in the Green Space Place Type vary considerably dependent on natural heritage features, hazards and natural resources and may include parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community services. The Environmental Review Place Type permits existing uses, agriculture, woodlot management, horticulture, conservation, and recreational uses.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

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

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

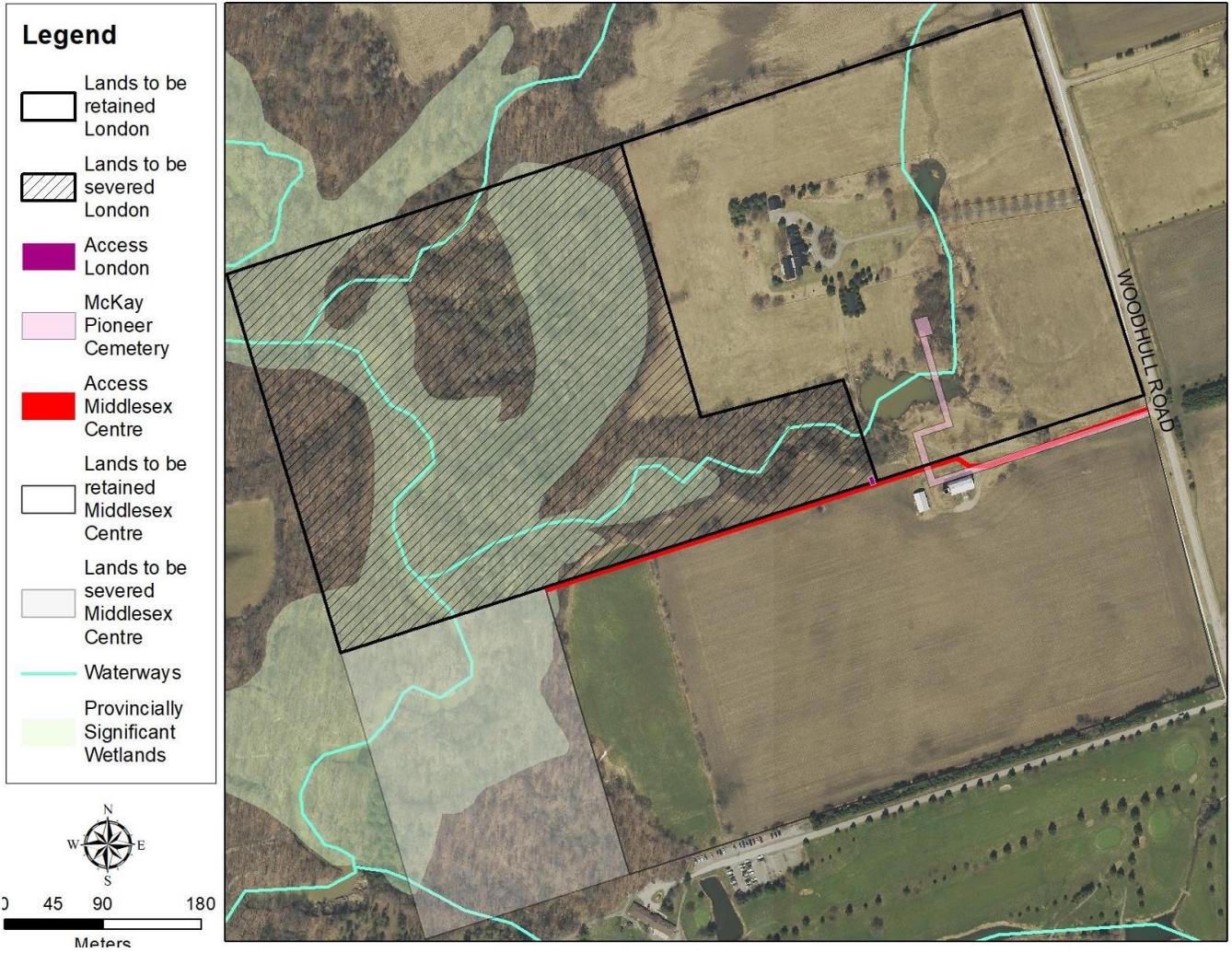
Notice of Collection of Personal Information

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

Accessibility

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

Site Concept



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

LACH Stewardship Sub-Committee
Wednesday November 24, 2021

Location: Zoom call
6:30pm

Present: M. Whalley (Chair), K. Waud, J. Hunten, M. Bloxam; K. Gonyou (staff)

Agenda Items

1. Demolition Request for Heritage Designated Property at 50 King Street, Downtown Heritage Conservation District

The Stewardship Sub-Committee reviewed the Cultural Heritage Impact Assessment (MHBC, dated October 25, 2021). Janet Hunten provided a historical summary of the Court House Block, afforded by her experience as a guide at the Middlesex County Building.

The Stewardship Sub-Committee would like to provide the following comments:

- The significance of the old Court House and Gaol
- The importance of the old Court House and Gaol to the development of London
- The significance of views to and of the old Court House, as well as its connections to the Forks of the Thames River
- Noting concerns for future redevelopment, and encouraging compatible design sympathetic and appropriate to the old Court House and Gaol

The Stewardship Sub-Committee noted that the research undertaken as part of the Cultural Heritage Impact Assessment was not sufficiently comprehensive.

Motion: The Stewardship Sub-Committee does not object to the conclusions and recommendations of the Cultural Heritage Impact Assessment with it being noted that the site is an important cultural heritage landscape and should continue to be part of an institutional and public realm landscape in the Downtown Heritage Conservation District. Moved: K. Waud; Seconder: M. Whalley. Passed.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: George Kotsifas, Deputy City Manager, Planning and Economic Development
Subject: Demolition Request for Heritage Designated Property at 50 King Street, Downtown Heritage Conservation District, by 50 King Street London Limited
Date: Wednesday December 8, 2021

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development with the advice of the Heritage Planner, the demolition request for the heritage designated property at 50 King Street, located in the Downtown Heritage Conservation District, **BE PERMITTED** pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

- a) Prior to any demolition, photographic documentations and measured drawings of the existing building at 50 King Street be completed by the property owner and submitted to the satisfaction of the Director of Planning and Development.
- b) Prior to any demolition, a demolition plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development demonstrating how the heritage attributes of adjacent cultural heritage resources are conserved, mitigating any potential direct or indirect adverse impacts, and implementing the recommendations of the Cultural Heritage Impact Assessment submitted as part of the demolition request, it being noted that should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required.
- c) Prior to any demolition, a landscape plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development identifying work required to create a grass lawn on the property as an interim condition until any future redevelopment. No additional commercial and/or accessory parking will be permitted on the property as an interim use prior to the redevelopment of the property. The landscape plan should identify the cost of the work for the purpose of calculating a landscape security.
- d) A security for landscape be taken to ensure condition c) is implemented within an appropriate timeframe.
- e) Prior to demolition, the plaques commemorating the opening of the Middlesex Municipal Building in 1959 and 50 King Street in 1986 be salvaged by the property owner.
- f) Efforts to commemorate the Middlesex Municipal Building and the Court House Block be addressed through any future Heritage Impact Assessment required for the site and integrated into any landscape plans for the broader site.

It being noted that a separate Heritage Impact Assessment will be required as part of a future planning application for the property and Heritage Alteration Permit approval will be required before the issuance of a Building Permit.

Executive Summary

The former Middlesex Municipal Building, at 50 King Street, in the Downtown Heritage Conservation District, is a C-rated, Non-Heritage resource as identified in the *Downtown Heritage Conservation District Plan*. Demolition is discouraged by the policies of the *Downtown Heritage Conservation District Plan*. In keeping with appropriate City policies, demolition may be considered, however demolition is a final and irreversible act.

Given the ranking and assignment of the property at 50 King Street by the *Downtown Heritage Conservation District Plan*, the demolition should be permitted with terms and conditions. These terms and conditions serve to document the existing building prior to its demolition, salvage key artifacts, ensure that its demolition does not adversely affect any other cultural heritage resources, and provide direction on the interim use of the property prior to its redevelopment.

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 property at 50 King Street is located on the northwest corner of King Street at Ridout Street North (Appendix A).

The property at 50 King Street is located within the “Court House Block,” bounded by Dundas Street, Ridout Street North, King Street, and the former road allowance of Thames Street/foot of the gaol walls.

The property at 50 King Street was severed from the remainder of the property on the Court House Block, known municipally as 399 Ridout Street North, in 2014 (B.012/14). The current property boundaries for the subject property at 50 King Street are shown in Appendix A.

1.2 Cultural Heritage Status

The property at 50 King Street is designated pursuant to Part V of the *Ontario Heritage Act*, by By-law No. L.S.P.-3419-124, as part of the Downtown Heritage Conservation District. The Downtown Heritage Conservation District came into force and effect on June 27, 2013.

The property at 50 King Street is identified as a Priority C-property by the *Downtown Heritage Conservation District Plan* with a Non-Heritage identification and a Civic/Institutional streetscape classification (Appendix B).

Both the subject property at 50 King Street and any adjacent properties are “protected heritage properties” per the definition of the *Provincial Policy Statement (2020)*.

1.2.1 Adjacent Cultural Heritage Resources

As the property at 50 King Street is located within the Downtown Heritage Conservation District, it is surrounded by cultural heritage resources in all directions.

To the north and west of the subject property is the remainder of the Court House Block, including the Old Court House and Gaol known as 399 Ridout Street North. The Court House is a National Historic Site of Canada, recognized by the Historic Sites and Monuments Board of Canada.^a The Ontario Heritage Trust holds a Heritage Easement Agreement on the Court House, as was required to access Provincial grants for the restoration of the Court House in 1977-1981. Additionally, the Court House and the Gaol are each individually designated pursuant to Section 29 (Part IV) of the *Ontario*

^a The plaque and boulder commemorating the Court House as a National Historic Site of Canada has been removed and stored by Parks Canada in advance of the construction on Ridout Street North for the City’s Downtown Loop Phase 2 project for Rapid Transit. Parks Canada will return the plaque and boulder to the Court House following construction to be installed in an appropriate location.

Heritage Act, as well as its designation as a landmark within the Downtown Heritage Conservation District. Burials are known/suspect on the Gaol yards.

To the south, across King Street, is the former site of the Peter McGregor (sic. MacGregor) cabin/tavern which is commemorated in the former Jenkins/Sterling, now Info~Tech, building at 345-359 Ridout Street North. This heritage designated property is part of the Downtown Heritage Conservation District.

To the east, across Ridout Street North, is the parking lot of the Budweiser Gardens arena (99 Dundas Street). To the southeast, kitty corner, is the “Renaissance” high rise tower (71 King Street).

1.3 Property History

The Euro-Canadian history of the Court House Block dates to the earliest part of the colonial settlement of London. Following a fire in the administrative capital of the London District, then in Vittoria inland from Lake Erie,^b in November 1825, a special act was passed on January 30, 1826 to relocate the capital to a reserved tract of land overlooking the Forks of the Thames River (Corfield 1974; Tausky 1993, 28). In June 1826, Mahlon Burwell laid out the original town plot, setting aside the land at Forks for the “administration of justice” (Corfield 1974).

Colonel Thomas Talbot was appointed President of the “Commission for the Building of the Gaol and Court House, London District,” along with Mahlon Burwell, Provincial Land Surveyor, James Hamilton, later Sheriff of London District, Charles Ingersoll and John Matthews, members of the Legislative Assembly (Tausky 1993, 28). First, a wooden gaol and court house was constructed as a temporary building.^c On April 9, 1827 the Commission accepted the proposal of master builder and architect John Ewart for a building which was completed in 1829 (Corfield 1974). While the style of the building was not defined in the tender call, it seems apparent that the Commission influenced the “somewhat Gothic” style of the Court House. The London District Court House was described by contemporary Anna Jameson as “the glory of the townspeople” (Tausky 1993, 28).

By the 1840s, the need for a larger jail (or gaol) facility was apparent. The original Court House, with the gaol on the ground (or lower) floor, faced the Thames River. However, the new gaol was built onto its western front entrance in 1844-1846. The gaol was originally parged like the Court House. The brick structure of the gaol was exposed during the restoration in the early 1980s.

In 1878, a large addition onto the east of the Court House was constructed resulting in the prominent tower that is recognized by Londoners today as a landmark. These renovations maintained the Gothic Revival architectural style initiated in John Ewart’s original design through the careful hand of Thomas Tracy, architect and City engineer, and County engineer Charles Holmes (Tausky 1993, 30). Similarly, a 1911 library addition was constructed onto the south façade under the supervision of Albert E. Nutter, architect, both “impressive and sympathetic” in its allusions to the Gothic features of the main building (Tausky 1993, 30).

Hangings at the Court House are documented to have occurred between 1830 and 1951. Prior to 1869, hangings occurred in the public square in front of the Court House; after 1869, hangings took place in the gallows yard. Approximately six burials are believed to have been interred within the Gaol yards, although the precise number and location is not known. During construction work on the parking lot behind the Court House in 1985, the remains of Marion “Peg Leg” Brown were uncovered.

^b The first administrative capital of the London District was established at Charlotteville (Turkey Point), established in 1800 until it was relocated inland to Vittoria in 1815.

^c This building, included within the contract for John Ewart, was moved around the Court House Block. It subsequently served as London’s first grammar school. The building was subsequently demolished in 1929 for the construction of the Police Station on the Court House Block (Corfield 1974).

In 1955, the Court House was recognized as a National Historic Site of Canada by the Historic Sites and Monuments Board of Canada. A plaque, commemorating its national significance, was installed on a granite boulder on the front lawn of the Court House in 1956. In addition, plaques commemorating National Historic Persons, including Archibald McCallum, Arthur Currie, Adam Shortt, George William Ross, and Edward Blake, are installed within the Court House building.

During the 1970s, Middlesex County began to consider the future of the Court House Block as its function in the “administration of justice” had been assumed by the Province.^d The Courts were relocated to the “new” Court House at 80 Dundas Street, which was completed in the Brutalist architectural style to the design of David C. Stevens and Paul M. Skinner, architects, in 1974. In *Towers of Justice* (1974), William Corfield remarks of the old Court House,

This building gradually became inadequate as London and Middlesex County developed, and Grand Juries condemned the facilities regularly since the turn of the century, despite periodic interior improvements. However, it continued as the seat of justice until mid-1974 when a new Court House opened on the northeast corner of Dundas and Ridout, towering many stories above the castellated turrets of Ewart’s original design which remains as a historical reminder of pioneer justice and architecture which are no more. The building’s record of continuous use for its original purpose over 145 years is, in itself, a unique historical saga.

The Gaol was closed following the opening of the Elgin-Middlesex Detention Centre (711 Exeter Road) in 1977.

A variety of proposals were presented with many variants on potential uses and designs of the Court House Block, instigating public debate and comment. In 1977, Middlesex County committed to the restoration of the Court House in a four-year project. The restoration of the Court House was supported by \$800,000 from Parks Canada, \$800,000 from the Province (through Wintario and the Ontario Heritage Foundation), and \$600,000 from Middlesex County. The restoration of the Court House was overseen by Norbert J. Schuller, architect, and John Cutler Construction (London) Ltd., contractor. Middlesex County’s administrative offices and County Council Chambers were relocated to the Court House as part of the restoration. The “Middlesex County Building” was officially named by the Council of Middlesex County and celebrated with its official opening on June 26, 1981.^e

This project was followed by the restoration and renovation of the Gaol. The Gaol was converted into office spaces and meeting rooms, with one jail cell retained. During the restoration project, the gaol walls were reduced to their present extent.

On November 27, 2019, Middlesex County announced the sale of the properties at 399 Ridout Street North and 50 King Street (Court House Block) to York Developments, the current property owner.

In addition to the Court House and Gaol, other buildings were located on the Court House block as part of its function in the “administration of justice.” These buildings included:

- Temporary Court House and Gaol (timber), later the first grammar school, built in 1826 and demolished in 1929
- Mechanics’ Institute, built in 1842 but later moved to the west side of Talbot Street opposite Queens Avenue and destroyed by arson in 1888
- County Administration Building (later Surrogate Court Annex), built in 1865, expanded in 1875, and demolished in 1980
- County Registry Office, built in 1867 and demolished in about 1979

^d The original patent from the Crown on December 11, 1868, gave the Court House Block to the Corporation of the County of Middlesex with the restriction that it the land be used for the “administration of justice.” An act, the *Middlesex County Act*, was passed by the Provincial legislature in 1979 to transfer the property in fee simple to alleviate the restriction on the use of the property.

^e Prior to 1849, the building was known as the London District Court House.

- Police Station, built in 1929-1930 on land leased to the City from the County and demolished in 1978, with a City Yard established prior
- City Registry Office, built in 1924 on land leased to the City from the County and demolished in about 1979
- Middlesex Municipal Building (see Section 1.4)

1.4 Middlesex Municipal Building

The Middlesex Municipal Building (also referred as the Middlesex County Building and more recently the Middlesex-London Health Unit Building) was built in 1959 on the northwest corner of King Street and Ridout Street North (see images in Appendix C).

The Middlesex Municipal Building was a two-storey office building with a partial basement. It is described as having been clad in green glazed brick. The “modern office building,” as labelled by *The London Free Press*, had air conditioning and featured white and silver stairs “delicately suspended in mid-air” and a large blue wall in the lobby with a silver skeleton clock. The building featured three entrances: a westerly entrance and two along King Street (see Image 6). The building was designed by David C. Stevens, architect, and built by Quinney Construction Ltd., of Byron, at a cost of \$360,000 (*London Free Press*, 1959).

The Middlesex Municipal Building housed the administrative offices of Middlesex County, including County Council Chambers from 1959 to 1981. Additionally, the Middlesex County Library, the County health unit, and (Ontario) Ministry of Agriculture and Food were located within the building. The Middlesex Municipal Building was opened by Premier Leslie Frost on November 4, 1959. A plaque commemorating the opening of the Middlesex Municipal Building is installed inside the east foyer (see Image 16).

In the mid-1970s, Middlesex County began to consider how to reorganize its administrative functions once the new Court House and Elgin-Middlesex Detention Centre were completed. Following the restoration of the old Court House, the administrative offices and County Council Chambers were relocated. In a report, Norbert J. Schuller, architect, provided comment on the Middlesex Municipal Building, stating that the building has “no historic significance but does provide good economical office space” (*Report for the Middlesex Court House Property*, 1977, 25). By 1980, plans had been produced to enlarge the Middlesex Municipal Building to better accommodate the Middlesex-London District Health Unit (now Middlesex-London Health Unit). The alterations included plans to remove the glazed green bricks in favour of pre-cast panels that were intended to better complement the architectural character of the Court House as part of an addition project (“Middlesex Oks building expansion,” *London Free Press*, February 18, 1980). These plans were not implemented as they were subsequently deemed “not economically feasible” as determined by County Wardens.

In the following years, *The London Free Press* reported complaints from County Wardens of costs and the design. Changes were made and a more subdued building design to accommodate the Middlesex-London District Health Unit was prepared in 1985 by Norbert J. Schuller, architect, with an estimated cost of \$2,750,000 (“Health unit nears togetherness with sod-turning for expansion,” *London Free Press*, March 11, 1985; see Image 5). Construction was completed in 1986 by Patrick-Enright Construction Ltd., including the large addition and complete brick re-cladding of the old Middlesex Municipal Building. These, and later, renovations removed any remnants of the County Council Chambers from the interior of the building (see Image 15). The building at 50 King Street was opened by Premier David Peterson on May 16, 1986, with a plaque commemorating the opening installed in the main west vestibule of the building (see Image 17).

Following its renovation in 1986, the Middlesex Municipal Building is a two and three-storey building, with a flat roof. It has an irregular but generally rectangular plan, resulting in a dynamic massing, including an umbrage at the main entrance on the

westerly end of the building (see Image 13). The renovation also adapted the building in what could be identified as part of a Post-Modern expression but appears somewhat more transitional or influenced by late Brutalism in its heaviness of the masonry. Ribbon windows and long soldier courses of masonry elongate the horizontality of the façade, especially the north and west façades. The building is clad in a red-brown brick masonry laid in a stretcher bond. Masonry is also used to clad planters around the building's exterior. The building has been integrated in the landscape and pathways of the Court House Block. A terraced parking lot is located to the west of the Middlesex Municipal Building.

The Middlesex-London Health Unit remained the occupant of the former Middlesex Municipal Building until it moved into the Citi Plaza (355 Wellington Road, former Wellington Square Mall/Galleria) on March 30, 2020.

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 in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*.

2.1.1 Provincial Policy Statement

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

In addition, Policy 2.1.3 states,

Planning authorities shall not permit development or site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (Provincial Policy Statement, 2020).

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

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

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value. This includes the designation of individual properties to be of cultural heritage value or interest pursuant to Section 29 (Part IV), *Ontario Heritage Act*, and groups of properties that together have cultural heritage value or interest pursuant to Section 42 (Part V), *Ontario Heritage Act*, as a Heritage Conservation District.

While the criteria for the designation of a Heritage Conservation District are found in Policy 576_ of *The London Plan*, the *Ontario Heritage Act* establishes process requirements for decision making.

Section 42(1), *Ontario Heritage Act*, states,

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. *Alter, or permit the alteration, of any part of the property owner than the interior of any structure of building on the property.*
2. *Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c.6 s.32(1).*

Following the receipt of a complete Heritage Alteration Permit application and within 90-days of receipt, pursuant to Section 42(4), *Ontario Heritage Act*, the municipality shall give the applicant,

- a) The Heritage Alteration Permit applied for;
- b) Notice that Municipal Council is refusing the application for the Heritage Alteration permit; or,
- c) The Heritage Alteration Permit applied for, with terms and conditions attached.

Pursuant to Section 42(4.1), *Ontario Heritage Act*, consultation with the London Advisory Committee on Heritage (LACH) is required before a decision is made by Municipal Council.

The refusal or terms and conditions on the approval of a Heritage Alteration Permit application may be appealed by the property owner to the Ontario Land Tribunal within 30-days of Municipal Council's decision.

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in."

Policies 575_ and 576_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area.

Applicable policies include, but are not limited to:

- Policy 565_: *New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on those resource. A heritage impact assessment will be required for new development, redevelopment, and all civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impact and explore alternative development approaches and mitigate measures to address any impact to the cultural heritage resource and its heritage attributes.*
- Policy 567_: *In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resources is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.*
- Policy 594_: *Within heritage conservation district established in conformity with this chapter, the following policies shall apply:*
 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 be complementary to 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.*
- Policy 597_: *Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of*

buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act.

- *Policy 598_ : Development and site alteration on adjacent lands to a heritage conservation district may be permitted where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- *Policy 599_ : Where a property is located within a heritage conservation district and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for consideration of a request for demolition or removal.*
- *Policy 600_ : Where a property within a heritage conservation district is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.*

2.1.4 Downtown Heritage Conservation District Plan

The cultural heritage value of the Downtown was recognized through its designation as a Heritage Conservation District, pursuant to Part V, *Ontario Heritage Act*, which came into effect in 2013. The *Downtown Heritage Conservation District Plan* provides policies and guidelines to protect, manage, and enhance the unique heritage attributes (character defining elements) and heritage character of London's Downtown.

The significance of the Court House block is acknowledged by its repeated reference in the Heritage Character Statement in Section 2.2 of the *Downtown Heritage Conservation District Plan* as representing an important period of growth and transition beginning in the 1830s and part of its architectural character and as a key public building in the "London District Court House" and administrative centre. The historic public open space of the "Court House Square" is noted, as well as the view of the Court House from Dundas Street and Ridout Street North (also noted in Section 6.2.4, Institutional and Public Realm, and Section 6.2.7, Spatial Elements – Views and Vistas, *Downtown Heritage Conservation District Plan*).

The *Downtown Heritage Conservation District Plan* contains specific policies regarding demolition. The policies of Section 4.6 of the *Downtown Heritage Conservation District Plan* state,

The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage conservation district is strongly discouraged.

The *Downtown Heritage Conservation District Plan* recognizes that there are situations where,

...demolition may be necessary such as partial destruction due to fire or other catastrophic events, sever structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

Principles outlined in Section 3.1 of the *Downtown Heritage Conservation District Plan* are derived from *The Venice Charter* (1964). These principles include –

Find a viable social or economic use – buildings that are vacant or underutilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. City Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to preserve heritage properties.

Encouraging redevelopment, intensification, and acceptance of the Downtown as the cultural and social focus of the community as a social goal and objective of the *Downtown Heritage Conservation District Plan*. Policies and guidelines for new

development are found in Section 6.1.4 of the *Downtown Heritage Conservation District Plan*.

2.2 Demolition Request (Heritage Alteration Permit)

On November 17, 2021, a Heritage Alteration Permit application, seeking approval to demolish the existing building on the heritage designated property at 50 King Street, was received. The demolition request alludes to a future proposed construction, however is limited to the demolition of the existing building only. A Cultural Heritage Impact Assessment was submitted as part of the Heritage Alteration Permit application (see Section 2.2.1).

Consistent with the requirements of the *Ontario Heritage Act* and the Council Policy Manual, Municipal Council must respond to the Heritage Alteration Permit application within 90-days, or the request is deemed permitted. During this 90-day period, the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning and Environment Committee (PEC).

The 90-day period for this demolition request expires on February 15, 2022.

2.2.1 Cultural Heritage Impact Assessment

A Cultural Heritage Impact Assessment (CHIA) (MHBC, October 25, 2021 - revised) was submitted as part of the Heritage Alteration Permit application. The CHIA is attached as Appendix D.

The CHIA states,

There is no significant adverse impacts identified in Section 7.0 of this report as a result of the removal of the existing building at 50 King Street which is identified as a Priority C/Non-Heritage property in the DHCD Plan (2012).

The CHIA provides recommendations to mitigate any potential adverse impacts:

- *If the tree row along the north elevation of 50 King Street is removed as part of the demolition, it is expected they will be compensated within the proposed tree compensation strategy;*
- *That a Demolition Plan be completed by the demolition contractor in conjunction with a structural engineer (preferably a member of CAHP) identifying the tools and methods for demolition to confirm the most appropriate method of demolition with sensitivity to the adjacent protected heritage property to be required at the Demolition Permit Application stage and be reviewed by Heritage Planning Staff in conjunction with Building Staff;*
- *That entry and exit point for construction traffic be located to the west of the site; entering and exiting the site should not be permitted off of Ridout Street North along the north property line;*
- *Equipment and materials should not be stored on the adjacent property;*
- *Equipment and materials should not be stored along the north property line in a manner which could cause damage to the adjacent property;*
- *Regular inspections should be conducted to ensure that dust and debris have not caused any obstructions to drainage systems of the adjacent property;*
- *Servicing systems of the adjacent property are not to be disturbed;*
- *The demolition of the building should not cause significant changes in grading on-site and/ or water table resulting in poor drainage patterns that negatively impact the adjacent property; and,*
- *The site should be secured, by means of installing perimeter fencing around the site, and monitored in the interim between the demolition of the existing building on the subject property and the new construction.*

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Demolition

The conservation of our cultural heritage resources is non-renewable; once they are gone or demolished, they are gone forever.

To assist in this important decision making, the policy framework of the *Downtown Heritage Conservation District Plan* has a ranking system to identify the most significant cultural heritage resources within its boundaries. Each Heritage Conservation District Plan establishes its own ranking system or identification of contributing resources, intended to relate to the cultural heritage value or heritage character of that specific Heritage Conservation District. While not wishing to create a curio-cabinet of preserved relics, careful consideration should be undertaken for any demolition request within a Heritage Conservation District as part of the value of a Heritage Conservation District is the collective value of those resources together – the sum of the whole is greater than its parts.

The subject property at 50 King Street is identified as a Priority C, Non-Heritage, Institutional/Civic landscape classification by the *Downtown Heritage Conservation District Plan*. This acknowledges that the property has contributions to the heritage character of the Downtown Heritage Conservation District. However, it acknowledges that the previous renovations or alterations to the built heritage resource are “after the critical period” and “without any discernable heritage features or attributes.” The Priority C ranking affirms the historical significance of the property, but recognizes the changes undertaken to the resource.

Demolition is discouraged by policies of Section 4.6 *Downtown Heritage Conservation District Plan*. The policy does acknowledge that demolition may be permitted, “occasionally... in keeping with appropriate City policies.” With the Priority C, Non-Heritage property at 50 King Street, demolition of the existing building may not be inappropriate.

The potential direct and indirect impacts of demolition must be considered, with any adverse impacts to the subject property, adjacent properties, and the Downtown Heritage Conservation District mitigated.

4.2 Documentation

Demolition is a direct adverse impact to the existing built heritage resource on the subject property at 50 King Street. While its cultural heritage value is limited, per the ranking and classification ascribed by its designation as part of the Downtown Heritage Conservation District, the property retains historical significance as part of the Court House Block, the seat of the Council of Middlesex County from 1959 to 1981, and contributing to the administration of justice and civic life in London and Middlesex County. In time, the architectural expression of the building may be viewed differently.

For these reasons, measured drawings of the building’s exterior and high quality photographs documenting the building’s exterior should be prepared by the property owner and submitted to the satisfaction of the City prior to the building’s demolition in accordance with Policy 600_ of *The London Plan*. The measured drawings and photographs will serve as an archival record of the existing building.

4.3 Salvage

The existing building features two plaques which commemorate the building’s openings in 1959 and 1986 (see Images 16 and 17). These plaques are key artifacts in the building’s history. These plaques should be salvaged by the property owner prior to the building’s demolition.

4.4 Demolition Impacts

The act of demolishing the existing building at 50 King Street will directly affect that property but could also directly and indirectly affect adjacent and nearby properties.

Immediately adjacent (contiguous, abutting) to the subject property is the Court House (399 Ridout Street North). It is a sensitive and exceedingly significant cultural heritage resource that warrants the highest degree of protection.

Further information is required to demonstrate how the demolition activities will conserve the heritage attributes of adjacent cultural heritage resources consistent with Policy 2.6.3 of the *Provincial Policy Statement* and Policy 598_ of *The London Plan*. A demolition plan, demonstrating how adjacent properties will be conserved, shall be prepared by the property owner and submitted to the satisfaction of the Director of Planning and Development prior to the issuance of a demolition permit. Fencing, hoarding, or other barriers should be considered in the demolition plan, as well as implementing the recommendations of the CHIA submitted as part of the demolition request.

In addition, there are sensitive archaeological resources known within the area. Should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required.

4.5 Interim Property Condition

The demolition request received on November 16, 2021 is limited to the demolition of the existing building at 50 King Street. While the CHIA alludes to a future development on the subject property, no planning application has been submitted. Therefore, it is reasonable to anticipate there will be a period of time following the demolition of the existing building prior to the construction of a future development. A vacant construction site would be inappropriate adjacent to the old Court House.

Similarly, the interim use of the property for surface parking, whether commercial or accessory, would also be inappropriate adjacent to the Court House, and should be prohibited.

To maintain the Institutional/Civic landscape character of the subject property, the open, grassed lawn should be extended into the property at 50 King Street as an interim condition that is befitting its location. Inspiration could be drawn from the “Plan of laying out the ground of Publick Square, London” (circa 1800, courtesy Western University; included as Figure 18 of the CHIA in Appendix D).

A landscape plan, demonstrating the work required to extend a grass lawn onto the property, shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development prior to the issuance of a demolition permit. The landscape plan will be required to be implemented within a reasonable amount of time and securities to ensure adherence to the landscape plan will be required.

4.6 Future Building/Redevelopment

The demolition of the existing building at 50 King Street anticipates its replacement in the future redevelopment of the site. With this brings the opportunity of a compatible, sensitive, and brilliantly designed emblem of civic pride befitting its location adjacent to the most historically significant location in London.

Consistent with the guidelines for development in Section 6.1.4 of the *Downtown Heritage Conservation District Plan* and policies 565_, 598_, and 594_2 of *The London Plan*, any future redevelopment should:

- Respect the local history of the site and its surroundings through architecture and landscape architecture
- Should not diminish the landmark value of the Court House and Gaol, and should seek ways to enhance its landmark value
- Designed anticipating views from 360-degrees, as the site is prominent from many vantages
- Seamlessly link to its surroundings

- Minimize shadows on the Court House and Gaol, and its courtyard, and other adverse impacts
- Seize opportunities to reconnect the Downtown to the Thames River, through physical connections for pedestrians in publicly accessible open spaces as well as views and vistas to, from, and of the site
- Commemorate the historic administration of justice function of the Court House Block in the future development of the site, including the appropriate integration of the National Historic Site of Canada plaque for the Court House as well as the broader site

A separate Heritage Impact Assessment, assessing the impacts of a proposed development on site, on adjacent resources, and on the Downtown Heritage Conservation District, shall be required for a future planning application.

Heritage Alteration Permit approval, in accordance with the requirements of Section 42(1), *Ontario Heritage Act*, shall be required before a Building Permit is issued.

Conclusion

The former Middlesex Municipal Building, at 50 King Street, in the Downtown Heritage Conservation District, is a C-rated, Non-Heritage resource as identified in the *Downtown Heritage Conservation District Plan*. Demolition is discouraged by the policies of the *Downtown Heritage Conservation District*. In keeping with appropriate City policies, demolition may be considered, however demolition is a final and irreversible act.

Given the ranking and assignment of the property at 50 King Street by the *Downtown Heritage Conservation District Plan*, the demolition should be permitted with terms and conditions. These terms and conditions serve to document the existing building prior to its demolition, salvage key artifacts, ensure that its demolition does not adversely affect any other cultural heritage resources, and provide direction on the interim use of the property prior to its redevelopment.

Prepared by: Kyle Gonyou, CAHP
Heritage Planner

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

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

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

Appendices

Appendix A Property Location

Appendix B Extract from *Downtown Heritage Conservation District Plan* – 50 King Street

Appendix C Images

Appendix D Cultural Heritage Impact Assessment (MHBC, dated October 25, 2021)

Sources

Campbell, C. T. *Pioneer Days in London: Some Account of Men and Things in London before it became a City*. 1921.

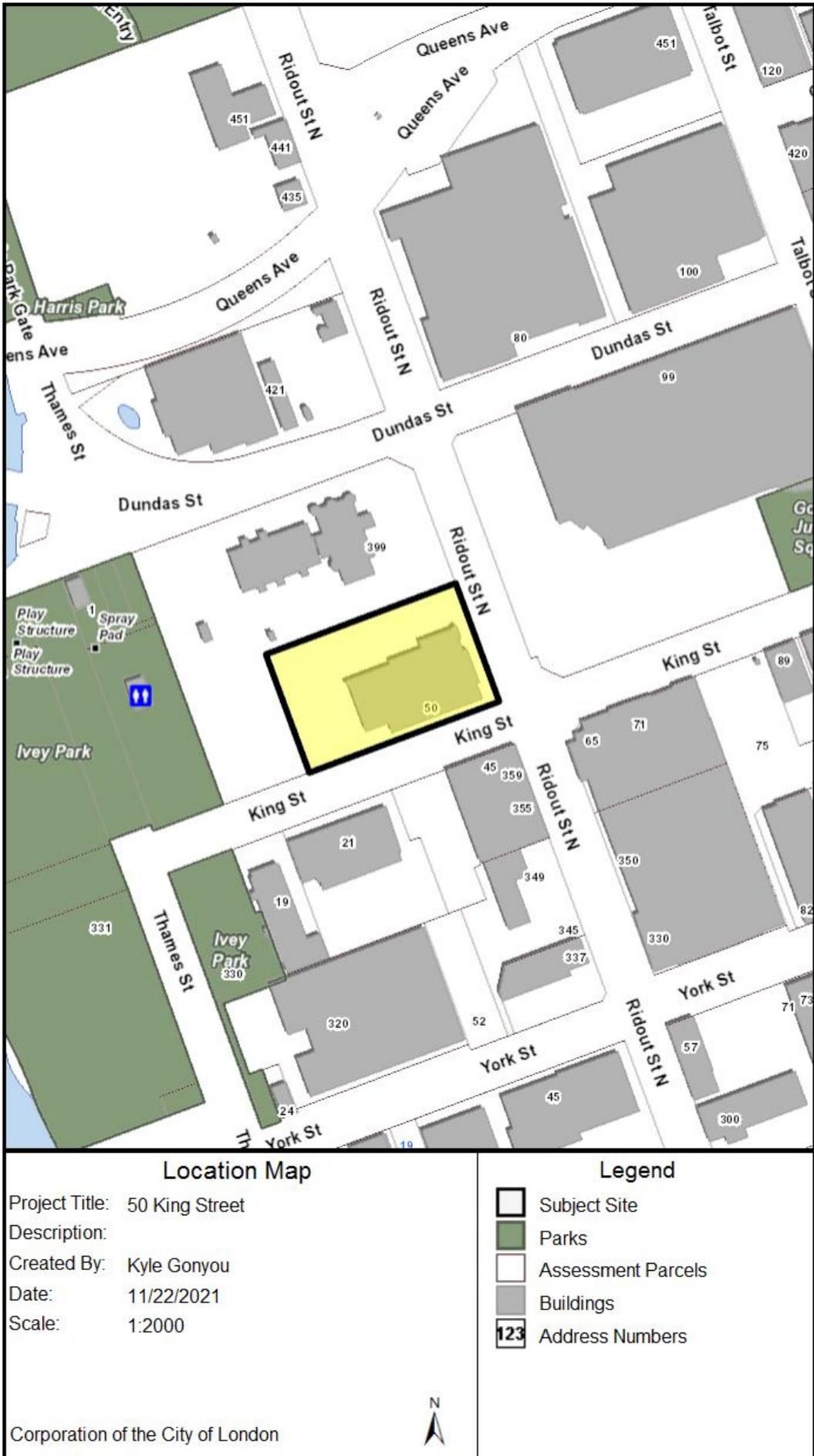
Corfield, W. *Towers of Justice*. 1974.

Corporation of the City of London. Application by: Corporation of the County of Middlesex, 50 King Street. Staff report to Planning and Environment Committee. File: Z-8372. December 14, 2015.

Brock, D. *Fragments from the Forks*. 2011.
Downtown [London] Heritage Conservation District Plan. 2012.
Evans, M. J. *Core Heritage*. 2009.
“Frost opens County building,” *London Free Press*, November 5, 1959.
Middlesex County. *Middlesex Interactive Tour*. Retrieved from
<https://www.middlesex.ca/3dtour/tour/>.
“Official opening of Middlesex County Building.” Programme. June 26, 1981.
Property file.
Provincial Policy Statement. 2020
Tausky, N. *Historical Sketch of London From Site to City*. 1993.
The London Plan. 2016.
Timmins Martelle Heritage Consultants. *Stage 3 Archaeological Assessment London Rapid Transit Corridor Lands Adjacent to the former Middlesex County Courthouse & Jail*. P324-0492-2020. June 26, 2020.
Wainman, G. “Pay \$1 million for courthouse? London seems uninterested.” *London Free Press*. March 12, 1975.
“\$12,000 architectural fee puts board in tizzy.” *London Free Press*. July 30, 1981.

Also see *Cornerstones of Order: Courthouses and Town Halls of Ontario, 1874-1914* by M. Macrae and A. Adamson (1982) and *Middlesex Two Centuries* by E. Phelps (1989).

Appendix A – Property Location



Appendix B – Extract from *Downtown Heritage Conservation District Plan – 50 King Street*

Downtown London Heritage Conservation District Plan

How does this impact my property?

THE MATRIX

All properties within the boundary of the Heritage Conservation District have been listed in the **Downtown London HCD Matrix**. The matrix identifies how each property is classified under three categories.

ASSIGNMENT – classification of the building by its age and/or proximity to other heritage buildings.

RANK – the evaluation of a building’s heritage importance and attributes classified as either a priority A, B, or C.

LANDSCAPE – a building or site’s relevance to the adjoining streetscape and historical land uses.

HOW TO USE THE MATRIX

Step 1 – check the map to see if your property is within the boundary of the Downtown London HCD. If so, identify the Quadrant number that includes your property.

Step 2 – turn to the page that lists the properties found within that Quadrant.

Step 3 – find the address for your property and scroll across the line to determine how the property was classified under the three categories.

Example:

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
487 Richmond St.	H	Brick com. C. 1890	B	Two storey painted brick Replacement windows on left façade Wood sash in right façade Traditional store fronts Brick cornices	ii

Step 4 – Refer to the Index below to see how this affects your property.

Downtown London Heritage Conservation District Plan

MATRIX INDEX

Assignment:

H (Historic) – Structure built within the critical period between the 1830’s -1980’s as defined during the Downtown London HCD Study (January, 2011). The building’s architectural character is derived from a number of elements which may include: materials; window design and pattern; store fronts and upper facades; signage; and/or roof type. It may also be associated with other historical attributes such as architect, owners, use. Its importance as part of the streetscape and the District as a whole is reflected in its ranking. ***It is imperative that buildings with an H assignment are recognized as falling under the most stringent guidelines of this document based on the associated Ranking. (Section 6.1.1 – 6.1.3)***

I (Infill) – Structures and/or sites with no identifiable heritage characteristics but their location as part of the streetscape and/or proximity to other heritage structures deems them integral to the District. As potential redevelopment sites they are subject to the appropriate guidelines. (Section 6.1.4)

N (Non-Heritage) – Structures built after the critical period (c.1985) and without discernable heritage features or attributes. At the time of redevelopment they may need to have regard for the applicable infill guidelines. (Section 6.1.4)

Ranking:

A – Structure assessed as currently having any combination of the following attributes: all or most of the building’s façade elements are intact; windows may be replaced but occupy original openings; store front retains tradition shape and some features such as windows or terrazzo pavement; previously designated; historical or landmark significance; noted architect; good or very good example of recognizable style; important to streetscape; good restorations.

B – Structure assessed as currently having any combination of the following attributes: elements have been lost or replaced; façade has been painted or covered with stucco or cladding; windows replaced but occupy original openings; period store front altered or replaced; may still have historical or landmark significance; possibly noted architect; important to streetscape.

C – Structure assessed as currently having any combination of the following attributes: most or all of the façade elements have been replaced; store front replaced; retains original form and massing; retains some historical significance; does not relate to streetscape; renovated using inappropriate material or designs.

D – Structure assessed as currently having any combination of the following attributes: some or all of the original detailing is present but has no historical or architectural significance. These buildings are not covered by the alteration guidelines other than with respect to demolition and replacement by new structures subject to the joint HCD guidelines/urban downtown design guidelines.

Downtown London Heritage Conservation District Plan

Use the following chart to determine the applicable Guidelines as found within the report:

	H – Historic	I –Infill	N – Non-Heritage
A*	All elements to be retained. (Section 6.1.1 – 6.1.3)		
B*	Elements should be replicated using traditional materials. (Section 6.1.1 – 6.1.5)		
C	Restorations should be considered using traditional materials. (Section 6.1.5)	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)
D	Demolition/replacement subject to guidelines for new development only.	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)

*** Heritage Alteration Permit required**

Landscape:

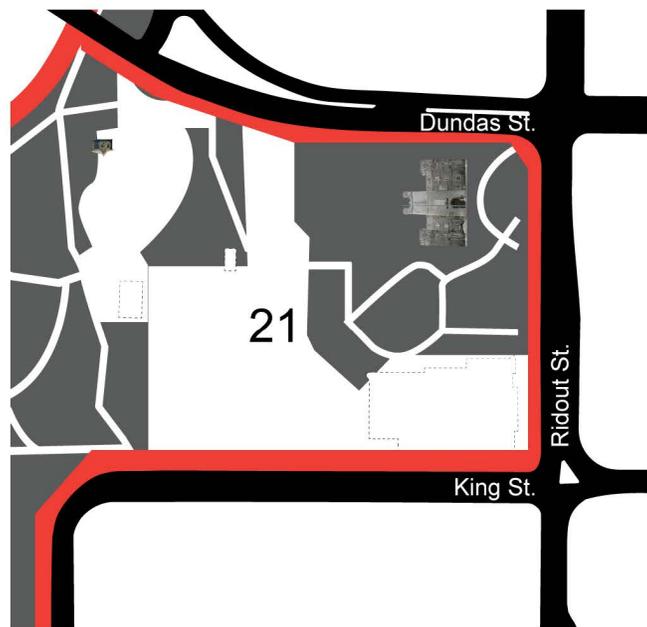
This classification will have limited impact on most property owners as it deals with the streetscapes and open spaces within the District. Primarily, it will define guidelines and considerations when embarking upon a site redevelopment and the interface with the adjacent public right-of-way. It will establish the type of streetscape that one would expect to see existing and preserved in front of their respective properties.

i – Residential landscape pattern defined by the plots which were originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street. (Section 6.2.1)

ii – Commercial landscape pattern defined by the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level.

iii – Industrial/Warehouse landscape pattern defined by wider street profiles and a greater expanse between opposing structures thus emphasizing vehicular traffic over pedestrian movements.

iv – Institutional and Public Realm landscape is a composite of several parks, plazas, gardens, green spaces and public gathering areas that have evolved in London’s downtown over time and are important to its character.



Quadrant 21

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
399 Ridout St. North	H	County Building, 1829; Enlarged 1878	A	John Ewart; refer to Designation By-law for court house and for Gaol;	iv
50 King St.	N	Health Unit	C	New façade;	iv
1 Dundas St.	H	House, c. 1880	A	Unpainted brick; original windows and front door refer to Designation By-law;	iv

Appendix C – Images



Image 1: Aerial image from 1919, looking east towards Downtown, with the location of the subject property at 50 King Street shown in a circle. Courtesy Bishop Barker Co. Ltd., 1919.

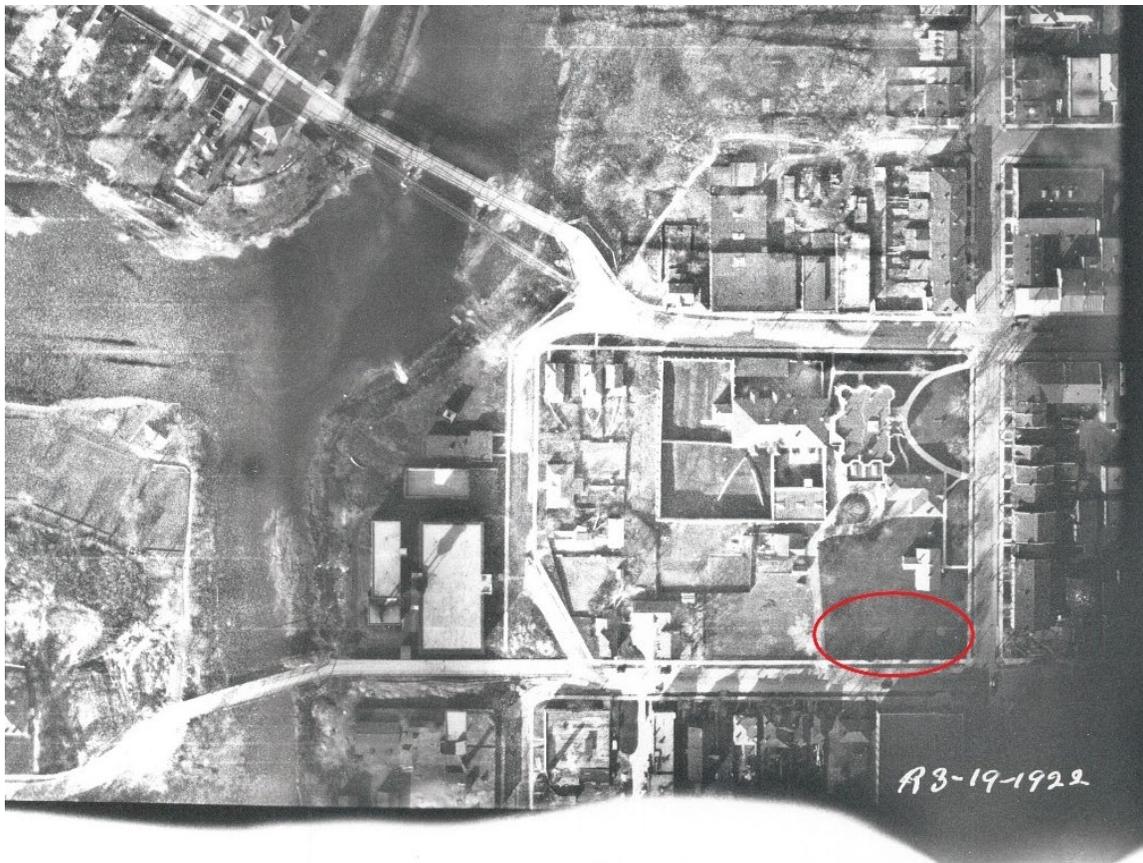


Image 2: Aerial photograph from 1922, showing the Forks of the Thames, with the subject property at 50 King Street highlighted. Note there is no building present on subject property. Line R3, Photograph 19. Courtesy Western University.

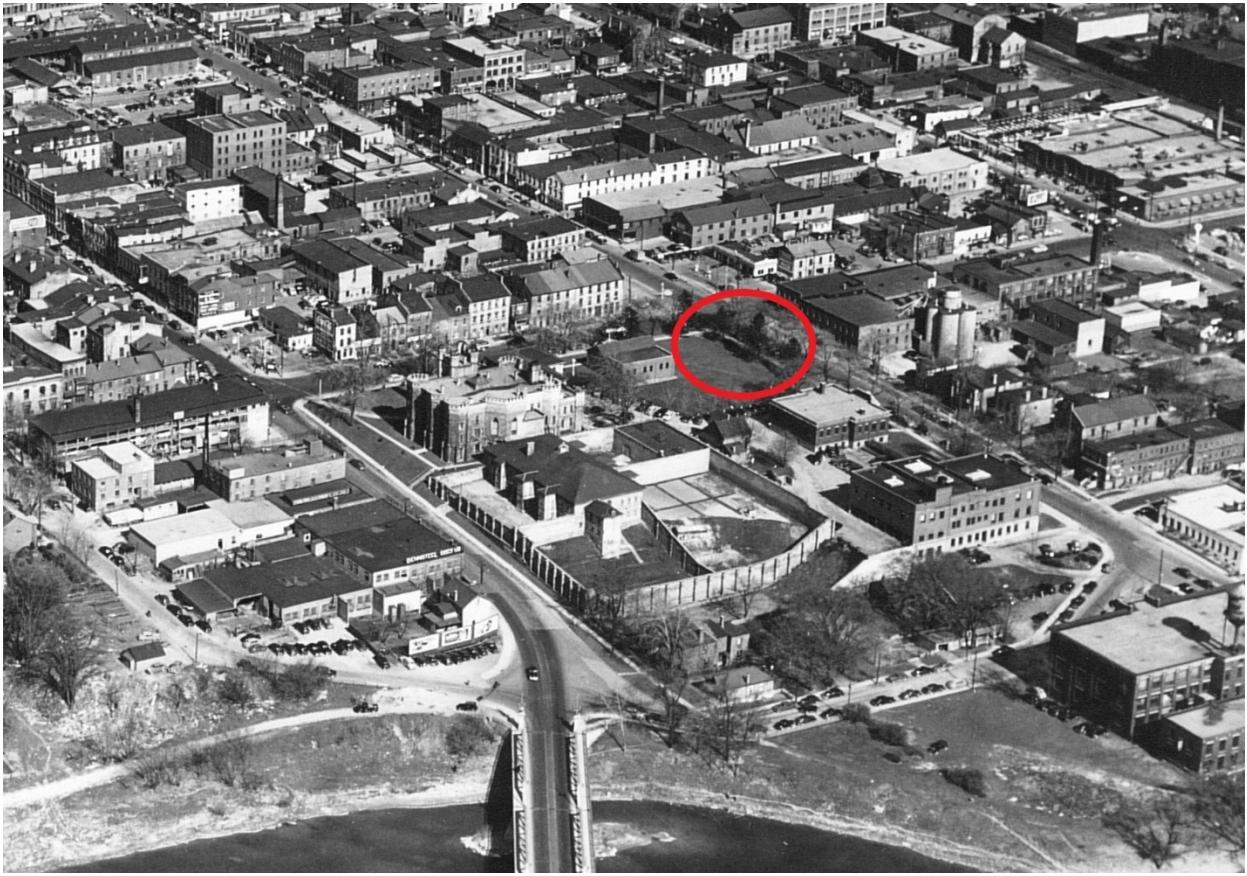


Image 3: Aerial photograph (1951-1952) showing a view looking southeast towards Downtown, with the approximate location of the subject property at 50 King Street circled. The Court House, Gaol, Middlesex County Building, County Registry Office, City Registry Office, and Police Station can be seen. Courtesy Ron Nelson Photographs, Serial No. 5, A1228, for the London and Suburban Planning Board.

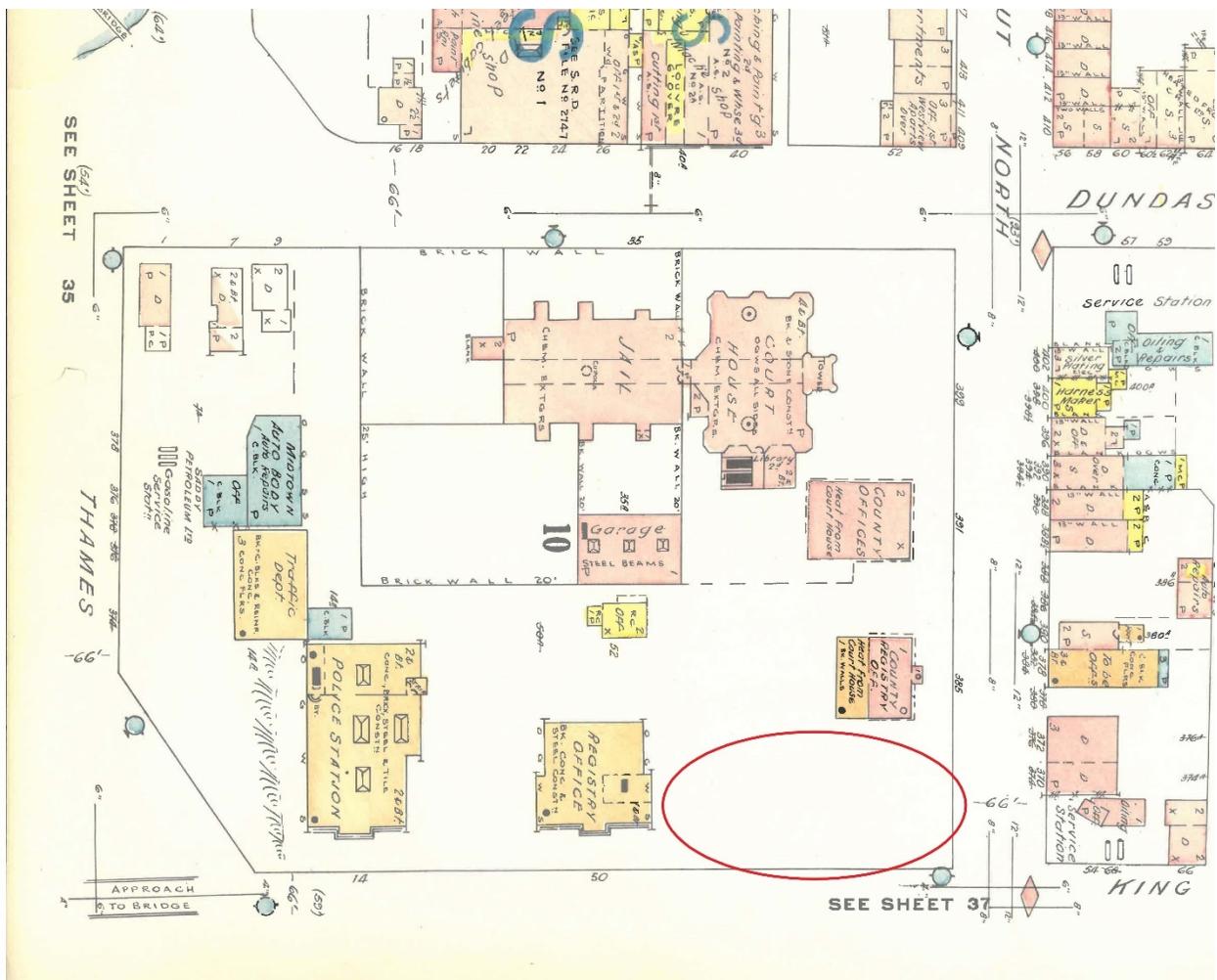


Image 4: Annotated detail, extracted from Sheet 36 of the Fire Insurance Plan (1959) showing the approximate location of the subject property at 50 King Street circled in red. Note the County Office building, County Registry office, [City] Registry office, Police Station, as well as the Court House and Gaol.

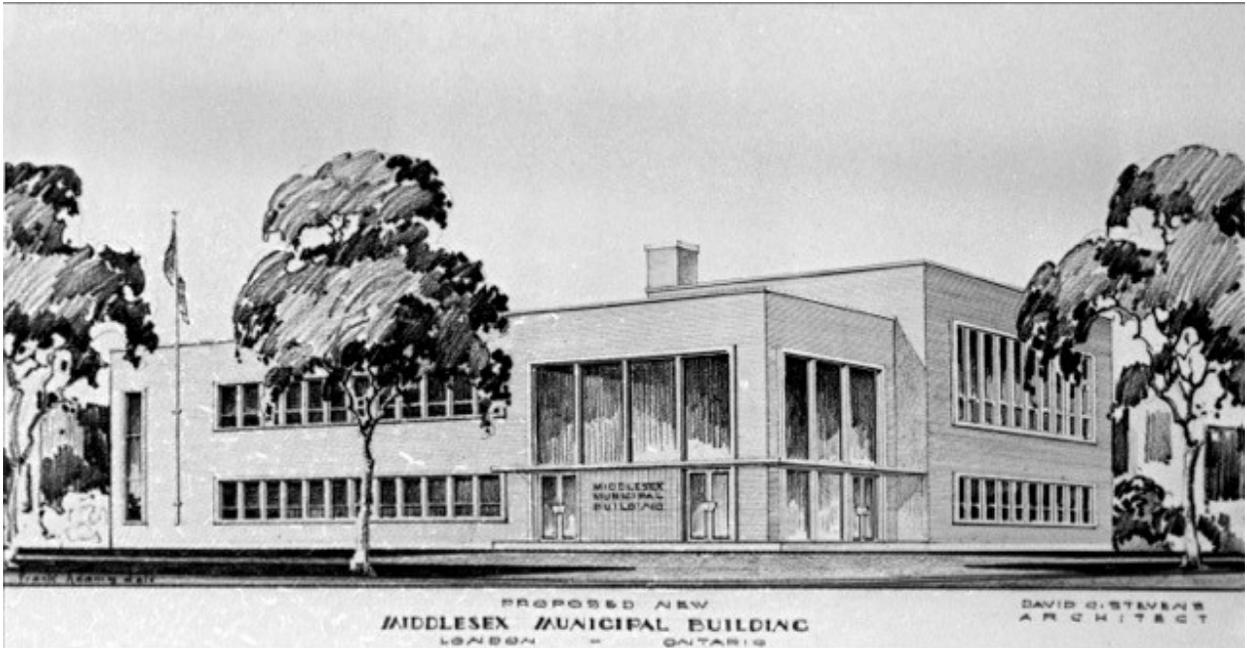


Image 5: Architectural drawing, by David C. Stevens, architect, for the Middlesex Municipal Building. Courtesy Archives and Special Collections, Western University.



Image 6: View of the south and east façades of the Middlesex Municipal Building taken shortly after its construction in 1959. Courtesy Archives and Special Collections, Western University.



Image 7: View showing the Court House Block and the Downtown, looking northeast, in 1966. This view shows the two-storey Middlesex Municipal Building, constructed in 1959. Aerial envelope 706, courtesy Archives and Special Collections, Western University.



Image 8: Aerial photograph from 1978 annotated to show the building at 50 King Street (circled in red). The old Police Station has been demolished, and demolition is underway on the Penman's Factory (now Ivey Park) as well as the Exchange Building (now the lawn of Museum London at 421 Ridout Street North). The City Registry Office, the County Registry Office, and the County Building (Surrogate Court Building) are still extant at the time of the photograph in 1978.

Image 9: Aerial photograph showing the Court House Block, with the Court House and Gaol, and Middlesex Municipal Building in 1982. Courtesy Middlesex County Interactive Tour.



Image 10: Aerial photograph showing the Court House Block, with the Court House and Gaol, and Middlesex Municipal Building in 1982. Courtesy Middlesex County Interactive Tour.



Image 11: Artist's sketch of the expansion of the Middlesex Municipal Building for the Middlesex-London District Health Unit featured in The London Free Press on March 11, 1985. The sketch shows the north and west façade of the addition.



Image 12: East (Ridout Street North) elevation of the building on the subject property at 50 King Street.



Image 13: South (King Street) and west elevations of the building on the subject property at 50 King Street. The main entrance is located under the umbrage (overhang).



Image 14: Detail of the west and north elevations of the building on the property at 50 King Street.



Image 15: This photograph, showing the westerly staircase/stairwell with the doors onto King Street, shows some of the few remnants of the 1959 building's details: terrazzo flooring, stacked roman bricks, and the staircase.



Image 16: This meeting room, with its large window facing Ridout Street North, appears to have been the former Council Chambers for Middlesex County.



Image 17: Plaque, installed in the east vestibule with access off Ridout Street North, commemorating the opening of the Middlesex Municipal Building by Premier Leslie M. Frost on November 4, 1959.



Image 18: Plaque commemorating the opening of the building at 50 King Street by Premier David Peterson on May 16, 1986, installed in the main (west) vestibule.

Appendix D – Cultural Heritage Impact Assessment

Cultural Heritage Impact Assessment (MHBC, dated October 25, 2021) – *attached separately*

Cultural Heritage Impact Assessment

50 King Street,
London, Ontario

Date:

October 25, 2021

Prepared for:

York Developments

Prepared by:

**MacNaughton Hermsen Britton
Clarkson Planning Limited (MHBC)**

200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9

T: 519 576 3650

F: 519 576 0121

Project No. 1094BO

Table of Contents

Project Personnel.....	3
Glossary of Abbreviations	3
Acknowledgement of Indigenous Communities.....	4
Other Acknowledgements	4
Executive Summary	5
1.0 Introduction	7
1.1 Description of Subject Property.....	7
1.2 Description of Surrounding Area	9
1.3 Heritage Status	11
1.4 Land Use and Zoning.....	14
2.0 Policy Context	15
2.1 The Ontario Planning Act.....	15
2.2 Provincial Policy Statement (2020)	15
2.3 Ontario Heritage Act	16
2.4 Historic Sites and Monuments Act	17
2.5 City of London Official Plan.....	17
2.6 Downtown London Heritage Conservation District Plan (2012)	18
2.6.1 Character Statement and Building Classification	18
2.6.2 Demolition.....	23
2.7 City of London Terms of Reference	23
3.0 Historical Background	24
3.1 Indigenous Communities and Pre-Contact History	24
3.2 City of London.....	25
3.3 Historical Overview of 50 King Street.....	27
4.0 Detailed Description of Subject Property.....	39
4.1 Description of Built Features.....	39
4.2 Description of Landscape Features	42

5.0 Overview of Cultural Heritage Value or Interest of Adjacent Property	44
6.1 Designation under Part IV of the Ontario Heritage Act.....	44
6.2 Designation under Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District	45
6.3 Easement with Ontario Heritage Trust	45
6.4 National Historic Site of Canada	47
6.0 Description of Proposed Development	49
7.0 Impact Analysis	51
7.1 Introduction	51
7.2 Impact Analysis for HCD	52
7.2.1. Destruction or Alteration	53
7.3 Impact Analysis for 399 Ridout Street North	54
7.3.1 Impact of Alteration and Land Disturbances	55
8.0 Alternative Development Options and Mitigation Measures	57
8.1 Alternative Development Options.....	57
8.2 Mitigation and Conservation Measures	57
9.0 Implementation and Monitoring	59
10.0 Conclusions & Recommendations	60
11.0 Bibliography	62
Appendix A– Maps	67
Appendix B– Existing Floor Plans	68
Appendix C- Designation By-law for 399 Ridout Street North, London	69
Appendix D–Structural Engineer Demolition Memo	70
Appendix E–Curriculum Vitae	71

Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public. Western University Archives and Research Collections Centre, at the time of this report, is closed to non-Western affiliated researchers.

Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Redshaw, MA, HE Dipl., CAHP	<i>Heritage Planner</i>	Research and Author

Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
DHCD	<i>Downtown London Heritage Conservation District</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 50 King Street, City of London, is situated within territory of the Haudenosaunee Confederacy. The subject property is included in lands part of Treaty 6 also known as the London Township Purchase.

This document takes into consideration the cultural heritage of indigenous communities including the Chippewas of the Thames First Nation, Oneida Nation of the Thames, Munsee-Delaware Nation, Chippewas of Kettle, Stony Point First Nation and Walpole Island First Nation, including their oral traditions and history when available and related to the scope of work.

Other Acknowledgements

This CHIA also acknowledges the City of London, Western University and the Ontario Heritage Trust for providing information required to complete this report.

Executive Summary

MHBC was retained in August 2021 by York Developments to undertake a Cultural Heritage Impact Assessment (CHIA) for the subject property located at 50 King Street, London, Ontario. The purpose of this CHIA is to determine the impact of the development on the adjacent protected heritage property located at 399 Ridout Street, also known as the Old Middlesex Courthouse and Gaol as well as the Downtown (London) Heritage Conservation District.

In summary, the following adverse impacts were identified:

1. Negligible impact of destruction to DHCD if the tree row along north elevation of 50 King Street is removed; and,
2. Potential impact of alteration and land disturbances for 399 Ridout Street, Old Middlesex County Courthouse and Gaol.

There are no significant adverse impacts identified in Section 7.0 of this report as a result of the removal of the existing building at 50 King Street which is identified as a Priority 'C' / Non-heritage property in the DHCD Plan (2012) . Therefore, alternative development options were not explored.

The following mitigation measures are recommended in Section 8.0 of this report as it relates to identified adverse impacts:

- If the tree row along the north elevation of 50 King Street is removed as part of the demolition, it is expected they will be compensated within the proposed tree compensation strategy;
- That a *Demolition Plan* be completed by the demolition contractor in conjunction with a structural engineer (preferably a member of CAHP) identifying the tools and methods for demolition to confirm the most appropriate method of demolition with sensitivity to the adjacent protected heritage property to be required at the Demolition Permit Application stage and be reviewed by Heritage Planning Staff in conjunction with Building Staff;
- That entry and exit point for construction traffic be located to the west of the site; entering and existing the site should not be permitted off of Ridout Street North along the north property line;
- Equipment and materials should not be stored on the adjacent property;
- Equipment and materials should not be stored along the north property line in a manner which could cause damage to the adjacent property;

- Regular inspections should be conducted to ensure that dust and debris have not caused any obstructions to drainage systems of the adjacent property;
- Servicing systems of the adjacent property are not to be disturbed;
- The demolition of the building should not cause significant changes in grading on-site and/ or water table resulting in poor drainage patterns that negatively impact the adjacent property; and,
- The site should be secured, by means of installing perimeter fencing around the site, and monitored in the interim between the demolition of the existing building on the subject property and the new construction.

1.0 Introduction

The purpose of this Cultural Heritage Impact Assessment (CHIA) is to assess the impact of the demolition of the existing building located at 50 King Street, London, Ontario. The CHIA will be divided into two (2) phases. The first phase will assess the impact of the demolition of the existing building on-site and the second phase will assess the impact of the proposed new development. The subject property located at 50 King Street is listed on the *Register of Cultural Heritage Resources (2019)* as a property designated under Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District. The property is also adjacent to 399 Ridout Street North, London also known as the Middlesex County Court House, which is designated under Part IV and V of the *Ontario Heritage Act*, protected by an Ontario Heritage Trust easement and recognized as a National Historic Site of Canada.

This report constitutes Phase I and will analyze the impact of demolition on-site upon the Downtown London Heritage Conservation District as well as the adjacent Middlesex County Courthouse which is a cultural heritage resource. If adverse impacts are identified, the report will provide mitigation, conservation measures and/ or alternative development options as required. The Phase II of the CHIA will be completed at a later time once the details of the proposed development are confirmed.

1.1 Description of Subject Property

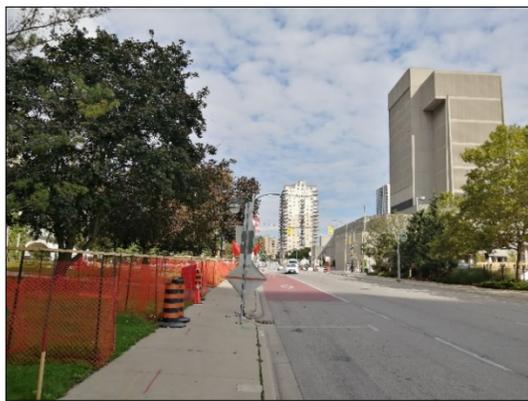
The subject property is located at 50 King Street, London is legally described as Part of Lots 21, 22 & 23, North of King Street, Designated as Part 2, 33r019880, City of London. The subject property is located at the intersection of King and Ridout Street North and is north of King Street, south of Dundas Street, west of Ridout Street North and west of the Thames Valley Parkway. Forks of the Thames River and Ivey Park. The subject property is approximately 5188.1m² in size. See “**Appendix A**” for map of subject property.



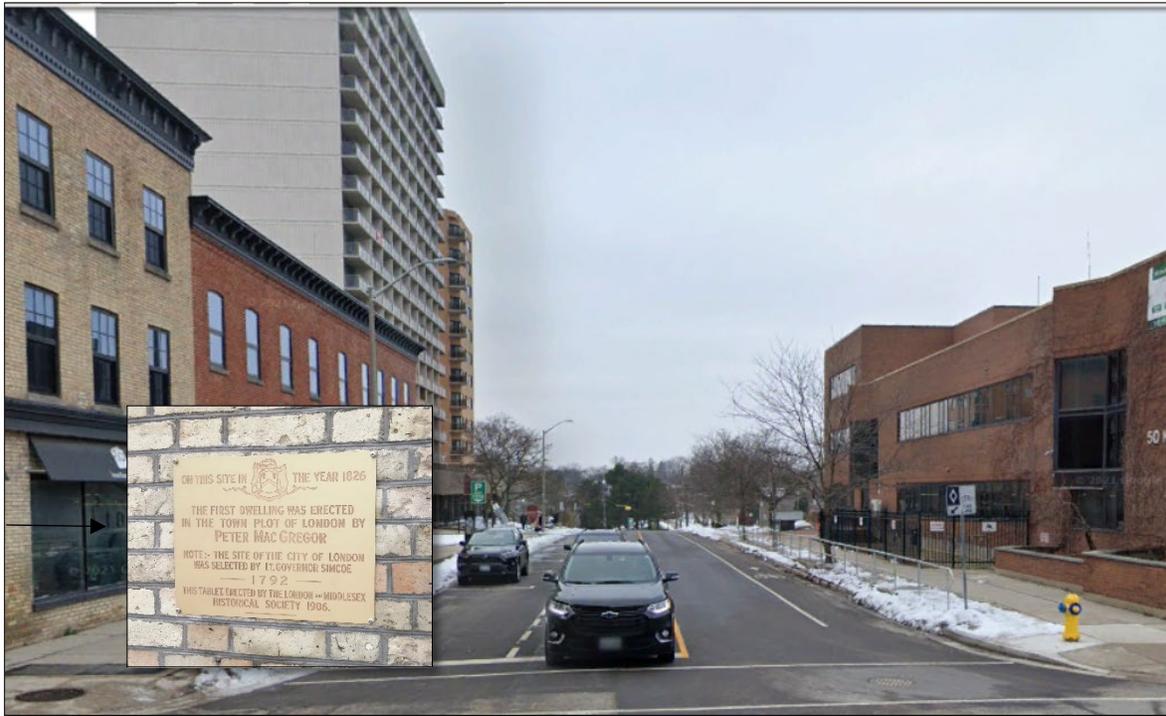
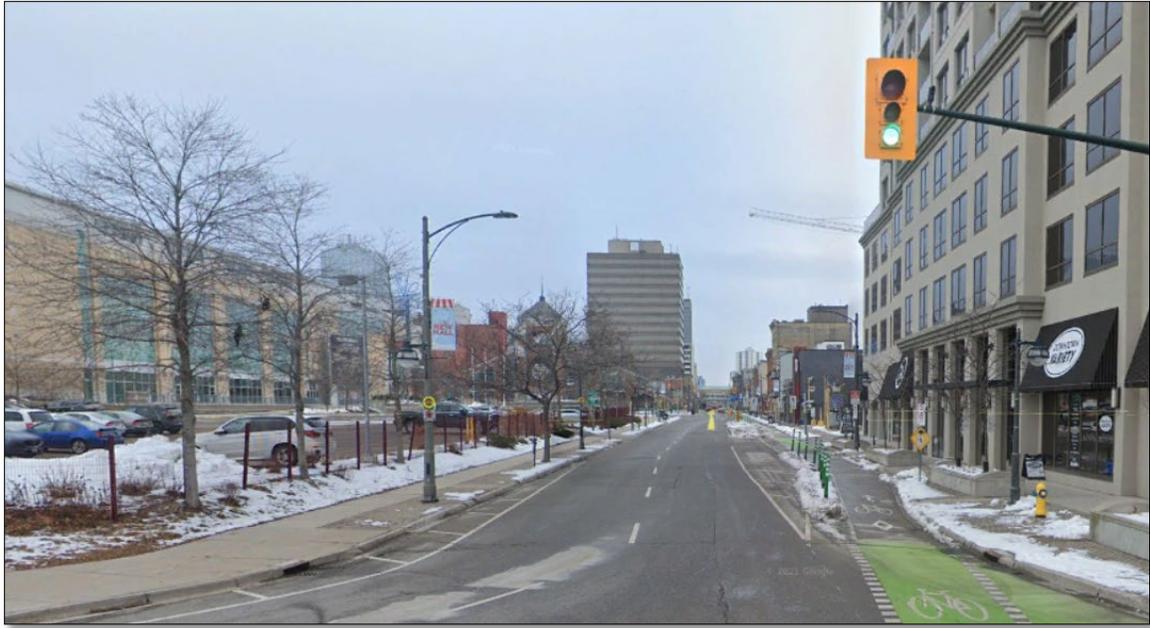
Figure 1: Aerial photograph of the subject property noted in red (Source: MHBC, 2021).

1.2 Description of Surrounding Area

The subject property is located at the intersection of King Street and Ridout Street North which historically and currently is the geographical heart of the City of London. To the north are a range of low to high rise buildings with mixed uses; directly to the east is the Budweiser Gardens and northwards runs a tree boulevard which terminates at Queens Avenue. To the south, there is a range of low to high-rise buildings including low-rise historic buildings on the south-west corner of King Street and Ridout Street North, which is the site of the first dwelling in the town plot of London. The background view of the existing building located at 50 King Street shows the nearby high-rise development. North-west of the subject property is Dundas Street which leads to Kensington Bridge to cross over the Thames River.



Figures 2, 3, 4, 5: (above left) View looking northwards along Ridout Street; (above right) View of Ridout Street looking southwards towards King Street; (below left) View of north elevation of existing building on subject property from adjacent courthouse; (below right) View of Queens Avenue (Source: MHBC, 2021)



Figures 6, 7 & 8: (above) View of King Street looking eastwards; (below main) View of King Street looking westward towards Thames River; (below left) View of heritage plaque commemorating the first dwelling erected in the Town Plot of London opposite to existing building at 50 King Street (Source: MHBC, 2021)

1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted such as: *City of London's Register of Cultural Heritage Resources* (2019), *City of London's Official Plan*, the *Ontario Heritage Act Register* (Ontario Heritage Trust), the *Canadian Register of Historic Places*.

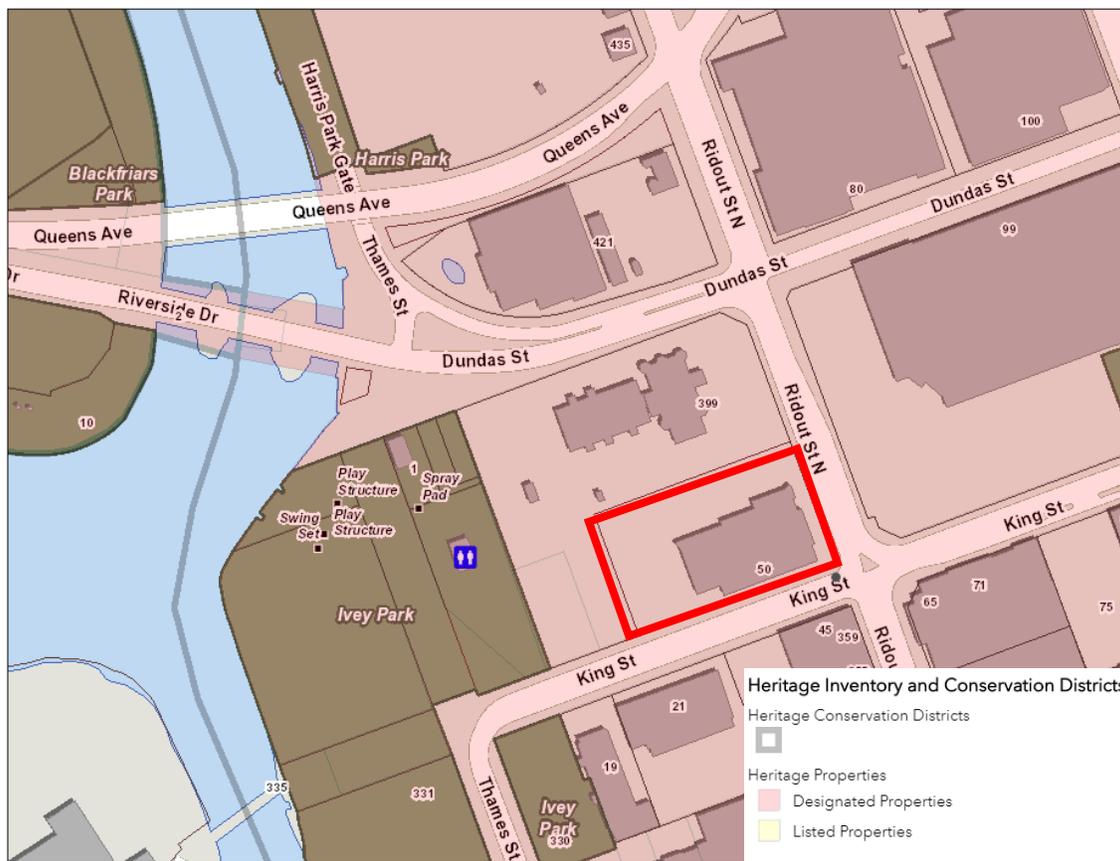


Figure 9: Excerpt of the London's City Map noting the location of the subject property (outlined in red), listed on the heritage register (Source: City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2020)

The subject property is designated under Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District as per Map 9, "Heritage Conservation Districts and Cultural Heritage Resources" of The London Plan and is considered "Priority C" or "Non-heritage". The property is also adjacent to 399 Ridout Street North, London also known as the Middlesex County Court House, which is designated under Part IV and V of the Ontario Heritage Act, protected by an Ontario Heritage Trust Easement and recognized as a National Historic Site of Canada.

Table 1.0 Heritage Status

Address	Photograph	Heritage Status, HCD Assignment and Ranking
<p>50 King Street (Subject Property) Health Unit</p>		<p>Designated under Part V of the Ontario Heritage Act within the Downtown (London) Heritage Conservation District (2021), Quadrant 21 <u>Ranking:</u> N- Non Heritage Priority C</p>
<p>399 Ridout Street North County Building, 1829; Enlarged 1878</p>		<p>-Designated under Part IV of the Ontario Heritage Act, By-law No. L.S.P.-2534-582 (designating the Court House), By-law No. L.S.P.-2917-501 – designating the Gaol -Easement Agreement with the Ontario Heritage Trust Middlesex County Courthouse National Historic Site of Canada -Designated under Part V of the Ontario Heritage Act within the Downtown (London) Heritage Conservation District (2021), Quadrant 21 <u>Ranking:</u> H- Historic Priority A</p>

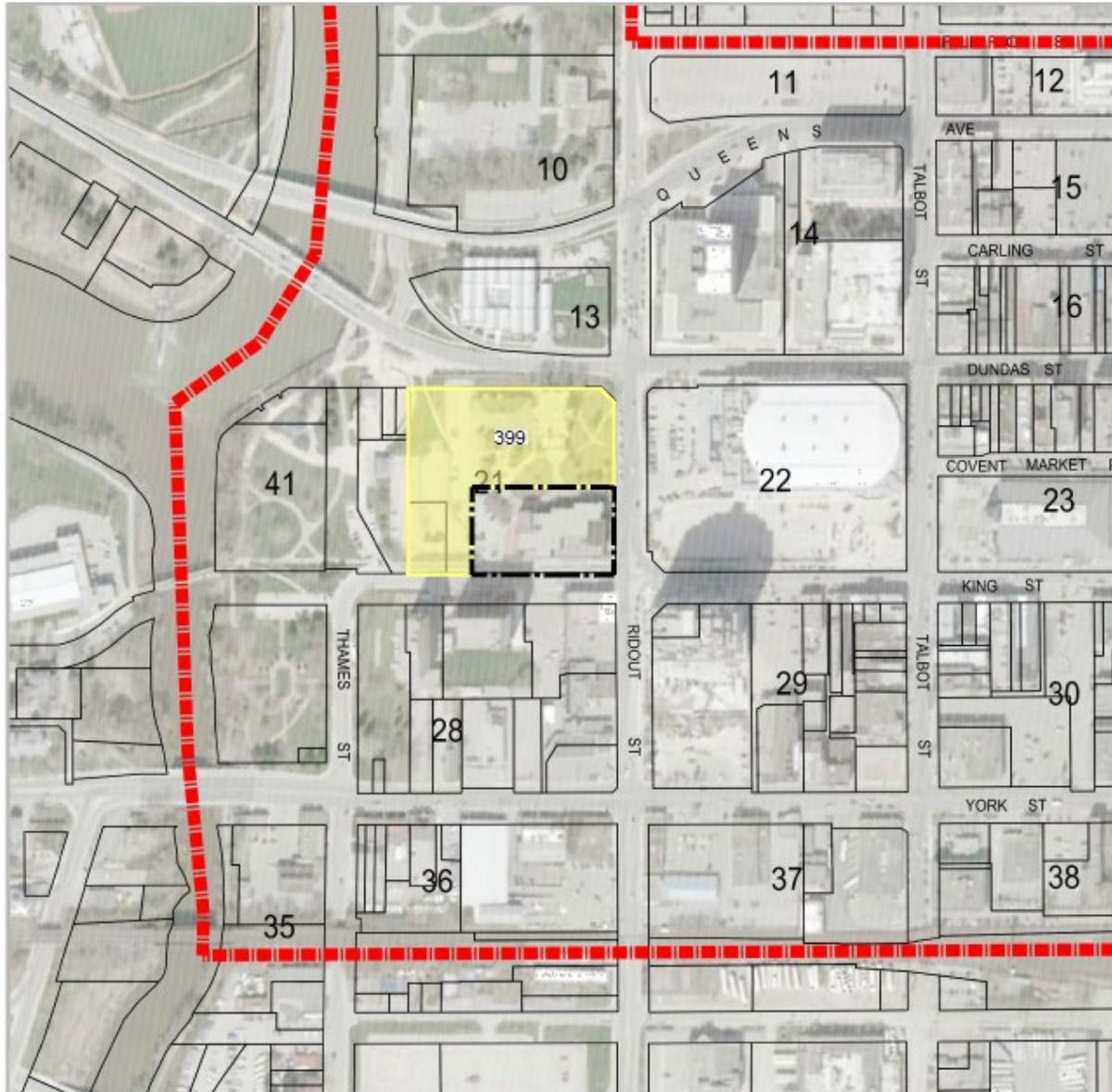


Figure 3:
Heritage Property

- LEGEND**
-  Subject Lands
 -  Downtown London Heritage Conservation District designated under Part V of the Ontario Heritage Act
 -  399 Ridout St N
-Designated under Part IV of the Ontario Heritage Act
-Middlesex County Court House National Historic Site of Canada
-Easement with the Ontario Heritage Trust

DATE: September 2021

SCALE: 1: 3,500

FILE: 1094B0

DRAWN: LC



K:\1094B0 - 50 King St. London\97\Heritage Property.dwg

50 King Street
City of London

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3W7
P. 519.576.3600 F. 519.576.0121 | WWW.MHBCPLAN.COM

1.4 Land Use and Zoning

As of August 2014, the subject property is located in the Downtown Area and is designated Community Facility 1, Downtown Area 2, Density 350 and has a holding provision 15.

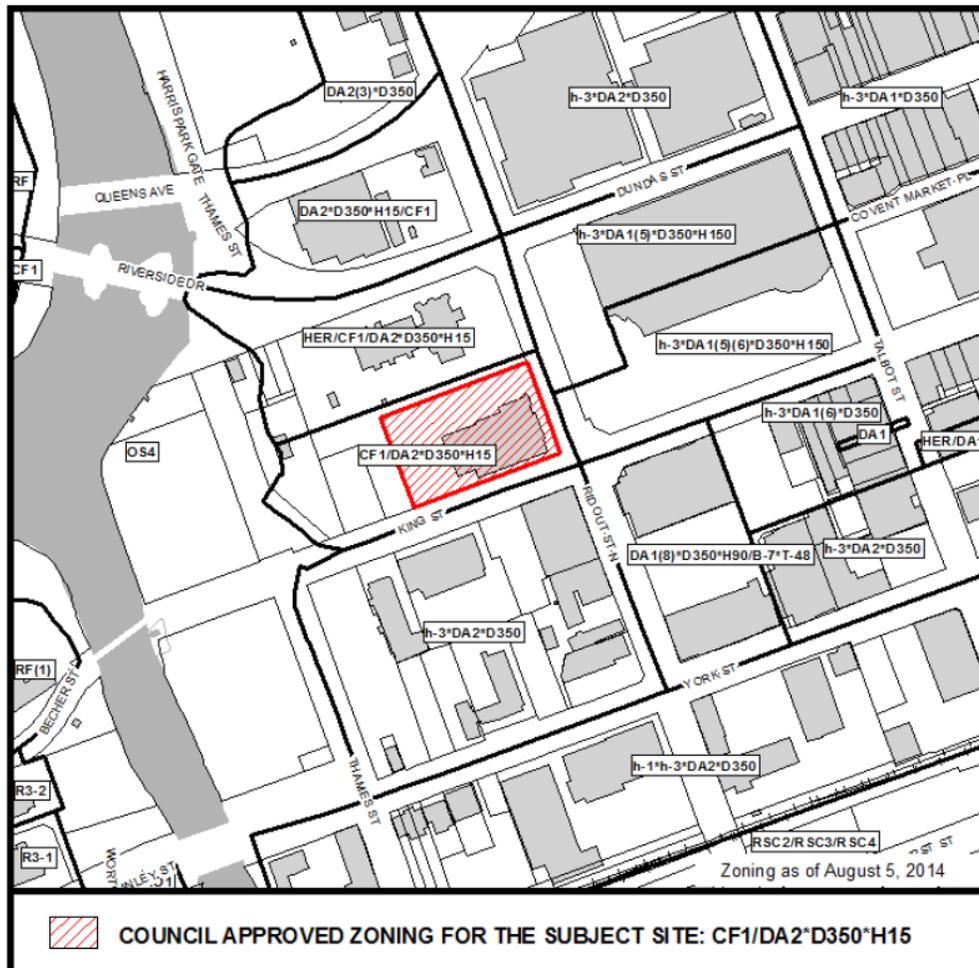


Figure 10: Excerpt from the Zoning By-law for the purpose of Public Participation Meeting on December 14, 2015 (Source: City of London)

2.0 Policy Context

2.1 The Ontario Planning Act

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

2.2 Provincial Policy Statement (2020)

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

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

demonstrated that the *heritage attributes of the protected heritage property will be conserved.*

The PPS defines the following terms

Significant: *in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

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

Protected Heritage Property: *means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

The adjacent property at 399 Ridout Street, London, Ontario is a “Protected Heritage Property” as it is designated under Parts IV & V of the Ontario Heritage Act and subject to a heritage conservation easement under Parts II of the Ontario Heritage Act.

2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA acknowledges the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.4 Historic Sites and Monuments Act

The Historic Sites and Monuments Act R.S.C. 1985, C. H-4 is to establish the Historic Sites and Monuments Board of Canada. An historic place is defined as follows,

a site, building or other place of national historic interest or significance, and includes buildings or structures that are of national interest by reason of age or architectural design; (lieu historique)

Through the power of the appointed Minister for the Parks Canada Agency, the Board is able to commemorate historic sites as follows:

- *(a) by means of plaques or other signs or in any other suitable manner mark or otherwise commemorate historic places;*
- *(b) make agreements with any persons for marking or commemorating historic places pursuant to this Act and for the care and preservation of any places so marked or commemorated;*
- *(c) with the approval of the Governor in Council, establish historic museums;*
- *(d) with the approval of the Treasury Board, acquire on behalf of Her Majesty in right of Canada any historic places, or lands for historic museums, or any interest therein, by purchase, lease or otherwise; and*
- *(e) provide for the administration, preservation and maintenance of any historic places acquired or historic museums established pursuant to this Act.*

The Middlesex County Courthouse is an identified National Historic Site of Canada and has been commemorated with a plaque and boulder which has been removed for storage by Parks Canada as its location interfered with the Rapid Transit Project; the future reinstatement of these will not be discussed in this first phase of the report but will be brought forth in the second phase of this Heritage Impact Assessment.

2.5 City of London Official Plan

The Official Plan states that new development on or adjacent to heritage properties will require a heritage impact assessment. The London Plan identifies adjacent as follows:

Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact

identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the Downtown (London) Heritage Conservation District and adjacent Middlesex County Courthouse which is a Protected Heritage Property.

2.6 Downtown London Heritage Conservation District Plan (2012)

2.6.1 Character Statement and Building Classification

The Downtown (London) Heritage Conservation District Plan¹ was established in 2012. The purpose of the Plan is to, “establish a framework by which the heritage attributes of the Downtown can be protected, managed and enhanced as this area continues to evolve and change over time” (Section 1.2, DHCD). The Heritage Character Statement concludes the following:

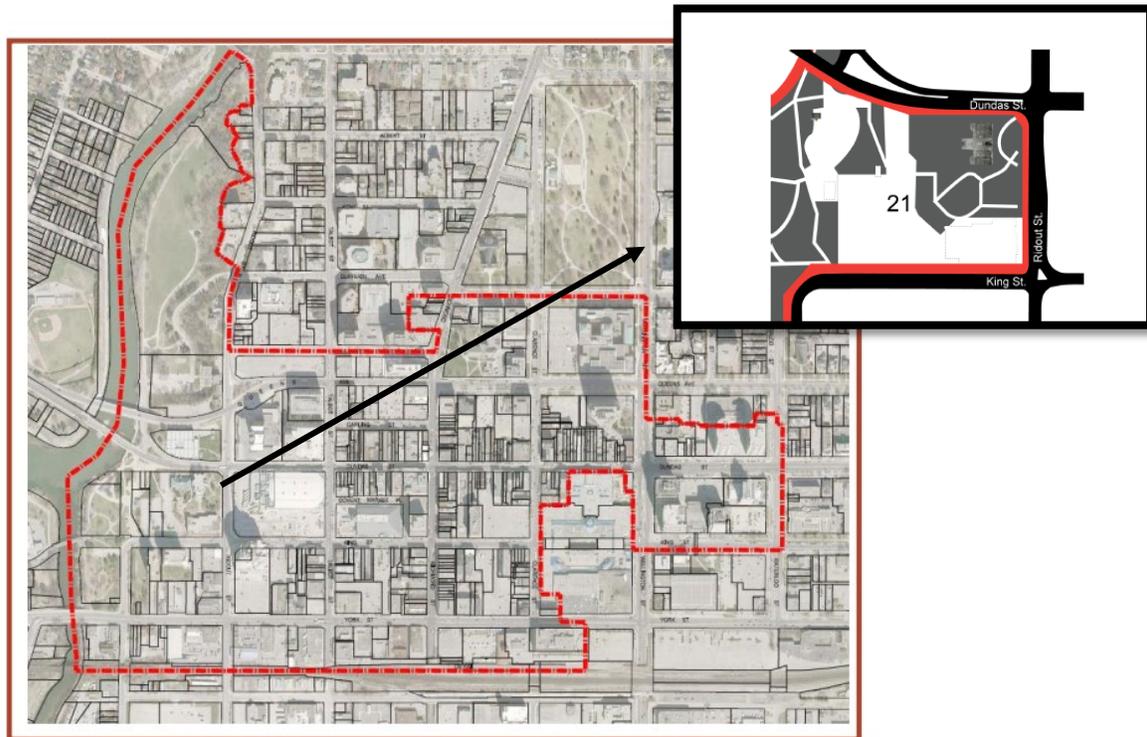
Today the structures comprising the Downtown London Heritage Conservation District are a good representation of the buildings that contained a variety of

¹ Plan is entitled “Downtown London Heritage Conservation District”, however, is referred to as the “Downtown Heritage Conservation District” (DHCD) within the City’s Register of Cultural Heritage Resources.

services, industries and commercial and financial enterprises that brought London to prominence across the country.

The character statement identifies that buildings within the HCD relate to one of five stages of development of the downtown. It also identifies that the London District Court House and administrative office is considered one of the ‘key public buildings still in existence’ (Section 2.5, DHCD). The architectural statement acknowledges that there are a range of land uses and building types within the Downtown which “all contribute to unique streetscapes throughout the Downtown”. The landscape statement identifies the Court House Square, open space along the river surrounding of the Forks of the Thames as well as the historic view of the Middlesex County Courthouse from the intersection of Dundas and Ridout Street” (Section 2.7, DHCD)

The subject property and adjacent Middlesex County Courthouse are located within the Downtown (London) Heritage Conservation District within quadrant 21 (see Figures 11 & 12 below).



Downtown London Heritage Conservation District Boundary

Figures 11 & 12 (centre above) Downtown London Heritage Conservation District boundary); (above right) Excerpt of quadrant in HCD; black arrow identifies location of quadrant 21 within the overall HCD (Source: DLHCD Plan, 2012)

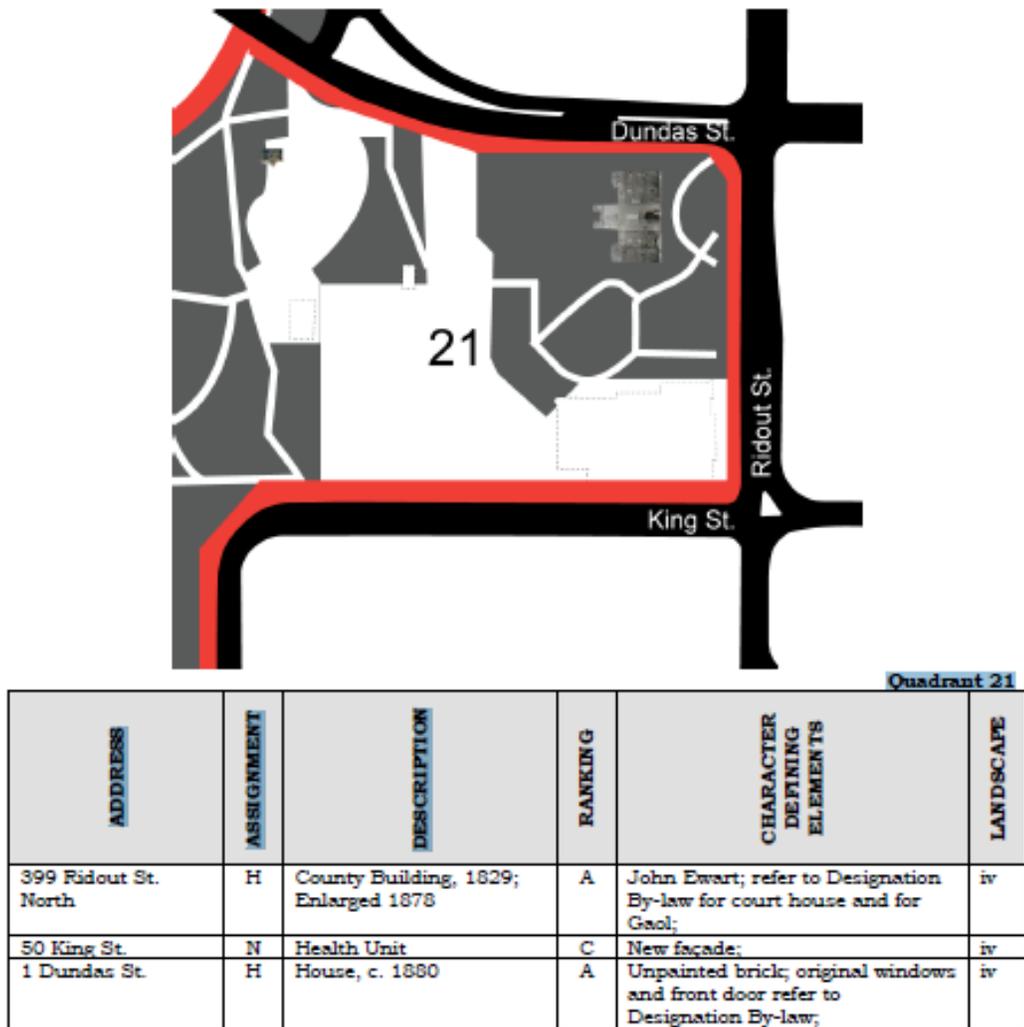
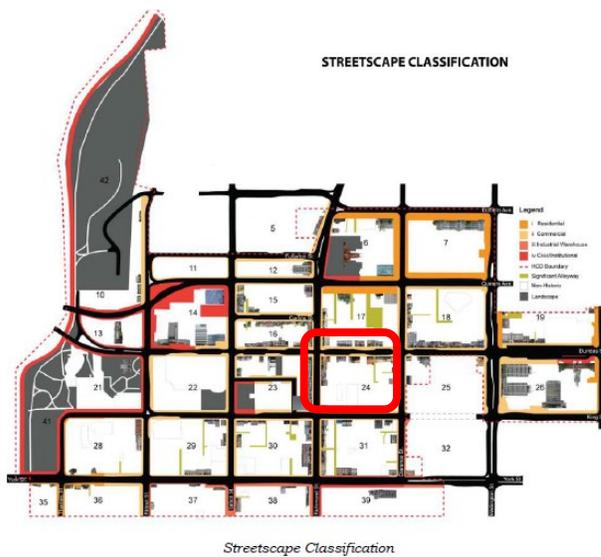


Figure 13: Excerpt of quadrant in HCD (Source: DLHCD Plan, 2012)

The Heritage Conservation District Plan includes a diagram that classifies buildings within the District. The classification or ranking are identified by Priority which ranges from Priority A and D, the latter having the least contribution to the overall District. In addition to classification/ ranking, buildings also are provided with assignments which range from Historic, Infill and Non-heritage. **Table 1.0** of this report identifies the associated classifications/ rankings and assignments for both the subject property and adjacent property at 399 Ridout Street North. It is also important to note that landscape features are also identified as contributing to the HCD, including the landscaping around the Middlesex County Courthouse which is considered an institutional and public realm landscape (Section 6.2.4, DHCD Plan).

6.1 ARCHITECTURAL



Figures 14 & 15: (above) Excerpt from DHCD Plan identifies architectural building classification; red box identifies the block including the subject property and adjacent property (below) Streetscape classification (Source: DHCD Plan, 2012)

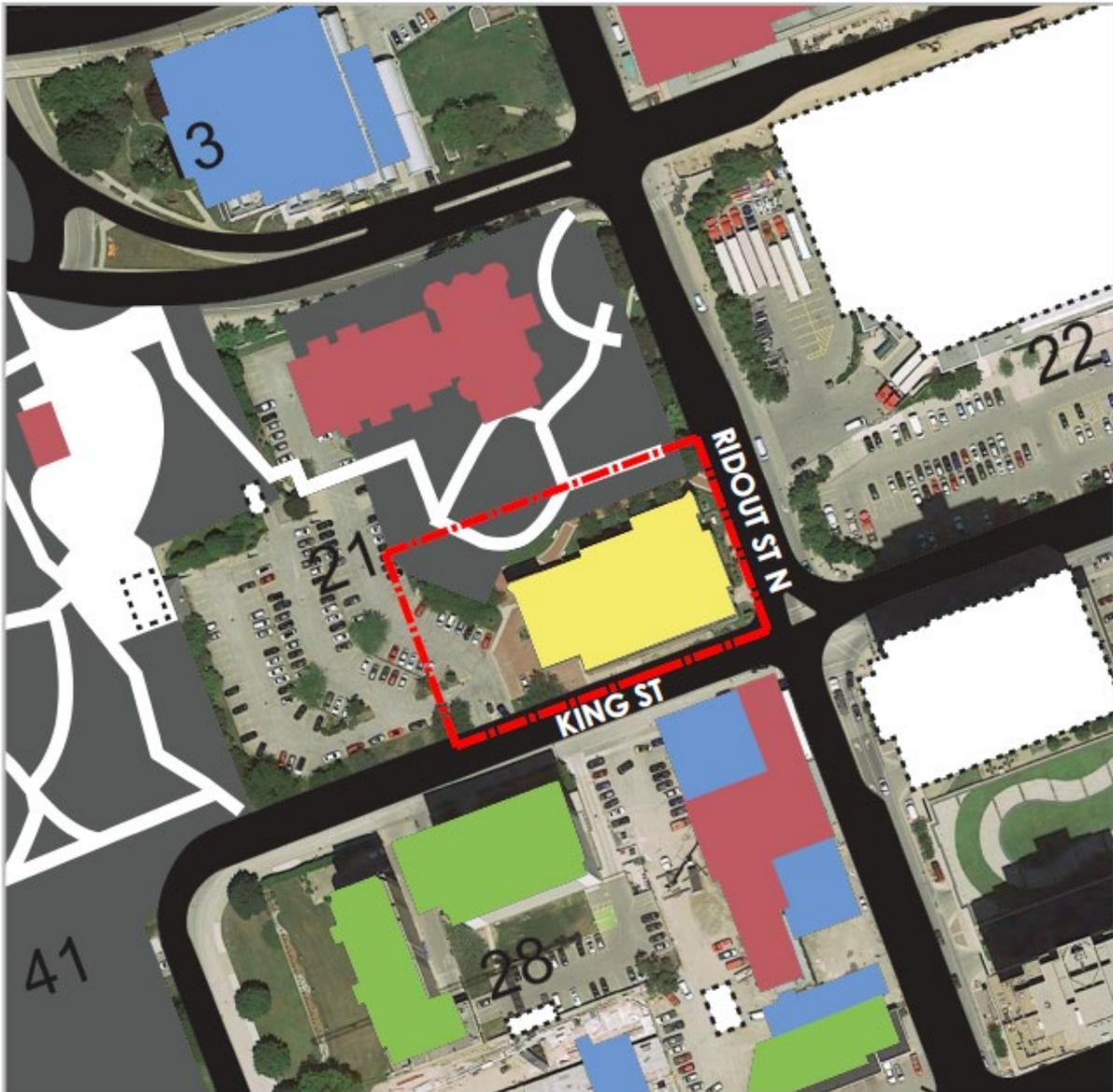


Figure 5:
**Building
 Classifications**

50 King Street
 City of London

LEGEND

-  Subject Lands
-  Priority A (Historic)
-  Priority B
-  Priority C (Non-Historic)
-  Priority D
-  Non-Historic
-  Landscape
-  HCD Boundary

DATE: September 2021

SCALE: 1: 1,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Building Classification.dwg

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 200-940 KINGMANS CENTRE DR. KITCHENER, ON, N2B 3K9
 P: 519.575.3650 F: 519.576.0221 | WWW.MHBCPLAN.COM

2.6.2 Demolition

The objective of the HCD is to “preserve and protect the heritage assets within the short term and over the long term” (Section 4.6, DHCD Plan 2012). Section 4.6 of the Plan outlines the policies regarding demolition in the District and states that “demolition of buildings within a heritage district is strongly discouraged.” It is acknowledged, however, that there are instances when demolition is necessary including “fire, or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies” (Section 4.6). It also states that “The City of London has implemented a Demolition Policy establishing the requirement of the Heritage Planner authorization for any demolition requests City—wide”.

Section 5.1 outlines the approval process for Heritage Alteration Permits for changes within the HCD. As this project is proposing a demolition within the HCD, a Heritage Alteration Permit (HAP) will be required to be completed to the satisfaction of City Staff and submitted for approval. The Plan identifies that properties that are both Priority ‘A’ and considered ‘Historic’ require the HAP for all elements which should be retained (Section 6.1.1-6.1.3); this is relative to 399 Ridout Street North, London, Ontario.

2.7 City of London Terms of Reference

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries *InfoSheet #5* which are as follows:

- Historical Research, Site Analysis and Evaluation;
- Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource;
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

The above-noted categories will be the method to determine the overall impact to the subject property and its heritage attributes as it relates to the proposed development.

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)). The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations (City of London, 2020). On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km² and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermilion” (Ministry of Indigenous Affairs, Government of Ontario).

Today, the neighbouring First Nations communities including: the Chippewas of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames, identify the City of London and area as traditional territory (The London Plan, 2019, 137).

3.2 City of London

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). Thomas Talbot who accompanied Simcoe immigrated to Upper Canada upon receiving a land grant in the newly established London District in 1800 (Historic Places Canada).

It was not until more than three decades, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020) (see Figure 16 below; red outline identifies vicinity of subject property).

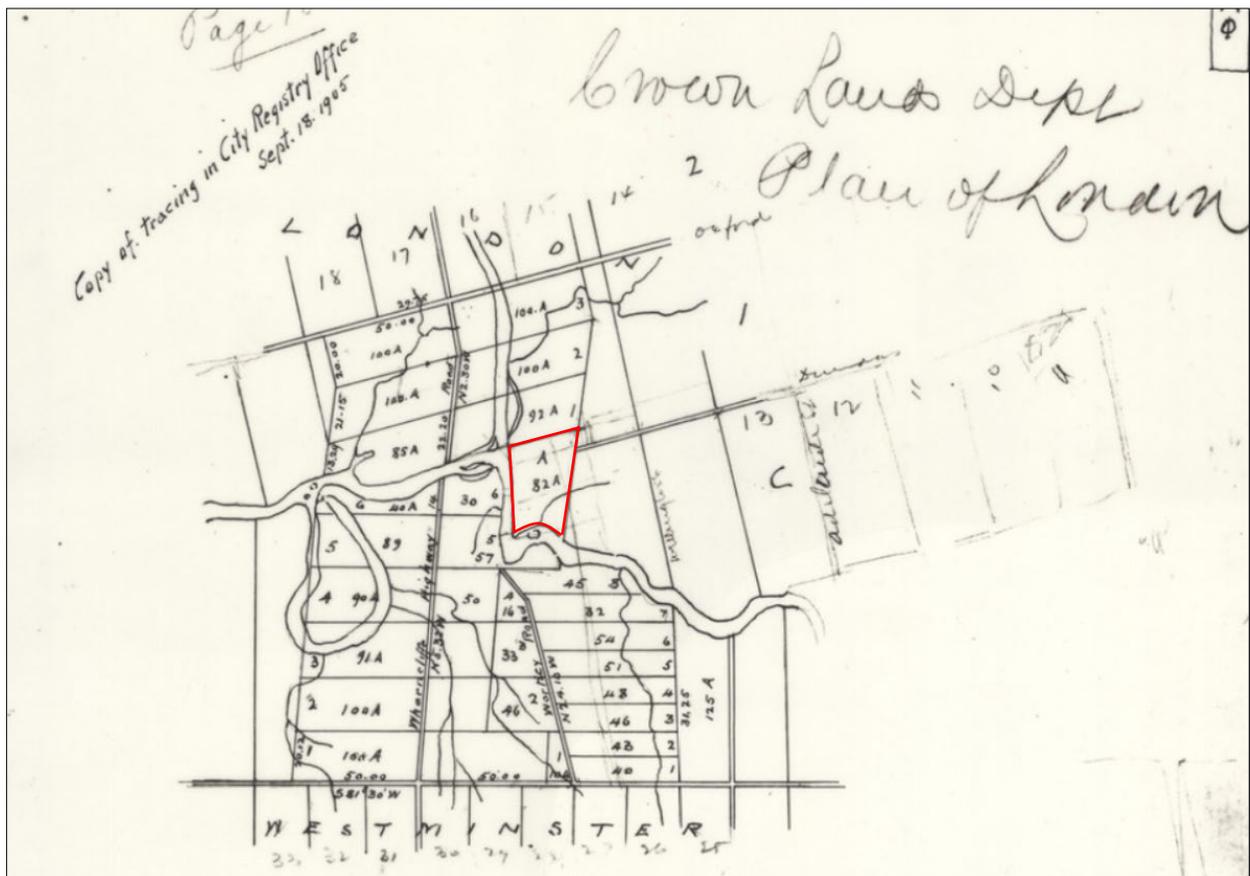


Figure 16: Crown Lands Department Plan of London of 1824 (Courtesy of Western University).

The town expanded from the court house with the development of storefronts and by 1834, there were 1,000 residents (City of London, 2020). The Mackenzie Rebellion was the catalyst to establishing a garrison in the town which served as a military base between 1838 and 1869 in what is presently Victoria Park (City of London, 2020).

Leading merchants such as John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).



Figure 17: Artist's illustration of London, entitled “London, Canada West” painted between 1847 and 1852 by Richard Airey (Courtesy of the McIntosh Collection, Purchase, Library Collections, 1957).

Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town's centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running through the town, allowing for businesses to flourish with the ability to import and export more goods. In 1855, the Town of London was officially incorporated as a City (Whebell & Goodden, 2020).

In the latter half of the 19th century, many of London's neighbouring communities were annexed including London South in 1890 into Westminster Township, which at the time was one of the largest townships within Middlesex County (Whebell & Goodden, 2020). The Council for the Westminster Township was first established in March of 1817 (Brock and Moon, 84). By the mid-1800s, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries.

By the First World War, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City grew albeit challenges posed by the Great Depression. The year 1961 marked the great annexation of London which increased its population by 60,000 residents which included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

3.3 Historical Overview of 50 King Street

The following section is not intended to be an exhaustive history of the subject property or surrounding area, but rather an overview to understand its history and context. The subject property is located in the area at the forks of the Thames which was initially reserved by John Graves Simcoe, the first lieutenant-governor of Upper Canada, for the proposed capital of the province. Even though it was not selected as the capital, it continued to be a government site for public use and became the new District Seat of Upper Canada's parliament in 1826 (Historic Places). The figure below is a sketch of the fork of the River Thames completed in 1816.

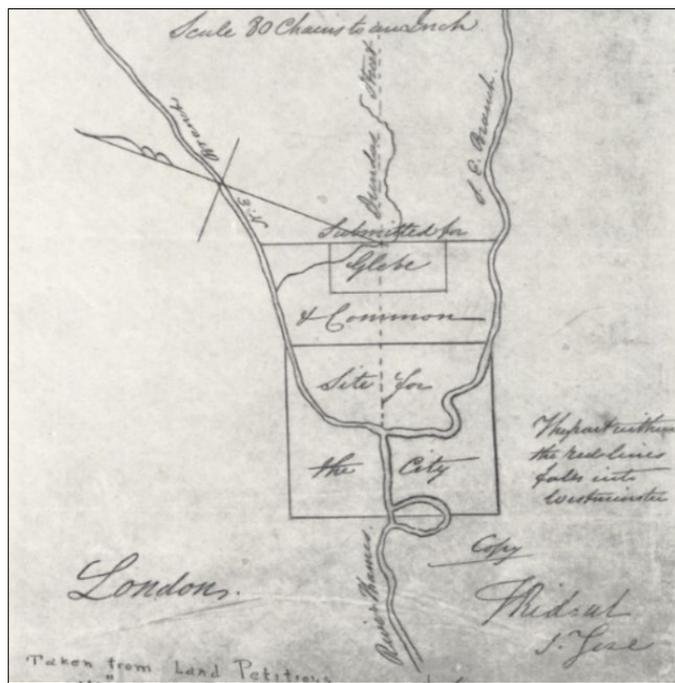


Figure 18: Sketch of the fork of the River Thames shewing (sic) the site for the City of London, March 2nd, 1816 (Courtesy of Western University).

In 1827, Thomas Talbot led the construction of a new courthouse and jail in the District Seat at London which was completed in 1829 with subsequent additions in 1846, 1878 and 1911 (Historic Places). A map from the early 1800s shows that the subject property includes a landscaped courtyard.

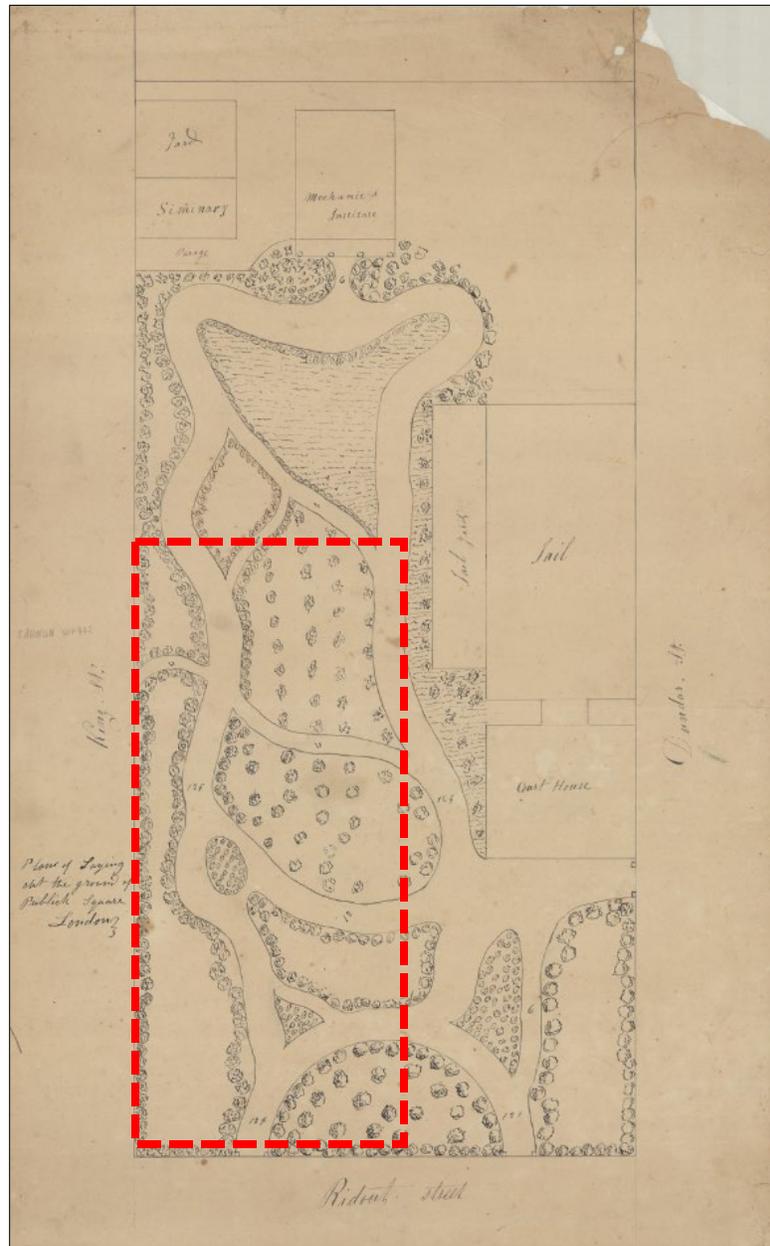
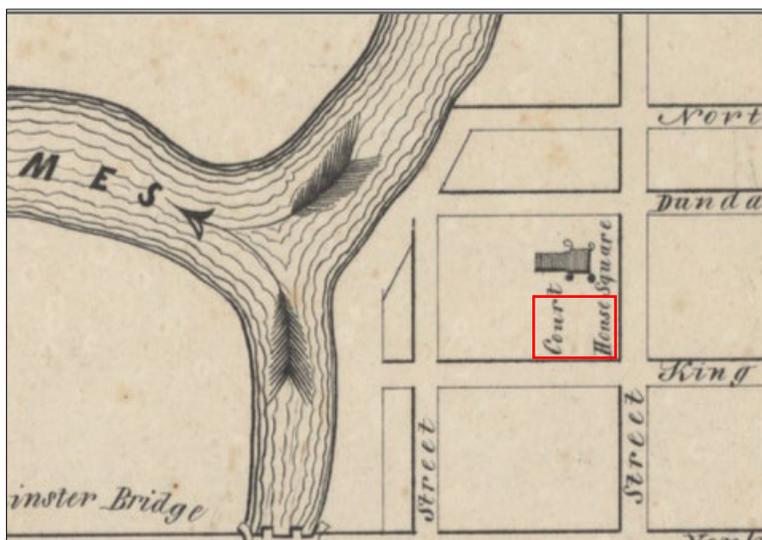


Figure 19: Map of proposed park bordered by Ridout St, King Street & Dundas St. adjacent to the Old Middlesex County Court House and Jail, 1800s; red dotted lines approximate location of subject property at 50 King Street (Courtesy of Western University Library).

Historical cartography from the 1840s and 1850s show that the primary feature of this block was the courthouse, at that time, with the rear addition of the jail as well as its communal purpose as a market square. By 1855, a Mechanic's Institute was constructed on Lot 24 within the market square block which currently includes the surface parking lot to the west of subject property.



Figures 20 & 21: (above) Excerpt from the Town of London, CW, Published by The Craig, London, 1846 (below) Excerpt from Map of the City of London Canada West Surveyed and Drawn by S. Peters, 1855 (Courtesy of Western University Library).

The four-acre parcel of land upon which the Courthouse and later Gaol was built, was chosen from “strategic and local defence purposes” but also became a social hub for the community. It is stated that “Historically the property was used for community events

including markets and fairs. Public hangings often drew a large crowd to the Courthouse from the surrounding area” (Canada’s Historic Places). In the 1872 Bird’s Eye View, the Mechanic’s Institute appears south west of the Courthouse in the block and another building appears immediately to the right of the Courthouse. The subject property is represented being void of buildings, structures or vegetation. In the 1893 Bird’s Eye View, two buildings appear along the frontage of Ridout Street North in front and to the right of the courthouse. The Mechanic’s Institute remains present and the subject property is depicted as being open space/ landscaped in addition to containing the newer building along the frontage of Ridout Street.



Figures 22 & 23: (above) Excerpt from 1872 Bird’s Eye View of London (below) Excerpt from 1893 Bird’s Eye View of London (Courtesy of Western University Library).

The figures below show the Courthouse c. 1875 and 1895. The photograph c. 1875 shows the Courthouse prior to extensive alterations made in 1876. There appears to be minor landscaping including the fence line and a few young plantings. An open gabled

addressed at 385 Ridout Street which was adjacent to the two storey, brick County Office depicted in Figure 25 addressed at 391 Ridout Street.

The Fire Insurance Plan of 1892 revised 1907 shows that one of the outbuildings to the rear of 389 (formerly 391) Ridout Street was removed and another constructed to the west of the outbuilding that remains in this Plan. A one storey brick addition is shown to the rear of the County Registry Office, a two storey wood frame house with one storey addition is shown to the rear of 385 Ridout Street North and is addressed 67 (presumably 67 King Street). And to the south abutting the rear property line is the City Corporation Yard at 73 King Street.

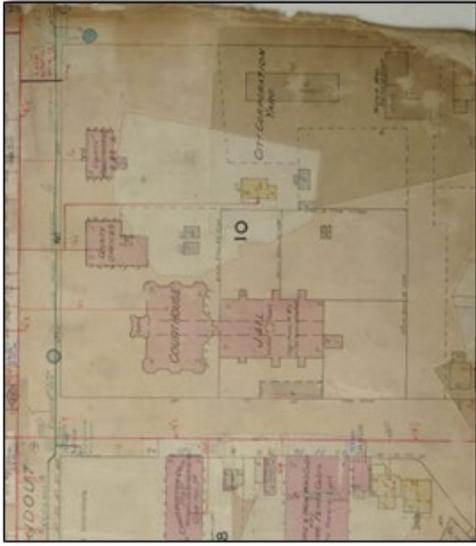
The Fire Insurance Plan of 1912 revised 1915 show that there were no changes from its 1907 counterpart as it relates to the subject property; the one storey wood frame building used for the City Corporation Yard is labelled, "Storage and Tools". By the Fire Insurance Plan 1912 revised 1922, the only change is the removal of the City Corporation Yard Storage and Tools outbuilding and the construction replaced by a wood frame, stone veneered garage. *See page 34 for excerpts of the corresponding Fire Insurance Plans for educational purposes.*

In a photograph in the 1930s, it appears that some designed landscaping had established. Some of this is present today including the row of deciduous trees along the north side of the property and a few of the remaining coniferous trees in the front yard of the Courthouse along the Ridout Street North frontage.

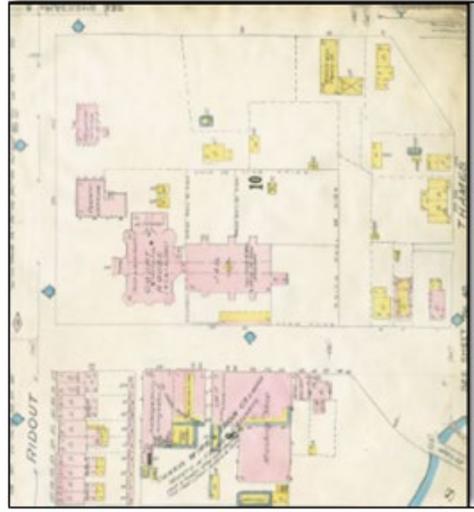


Figures 26 & 27: (above) Photograph of the courthouse and landscaping in 1933 (Source: Seale Family); (below) Photograph of the Middlesex County Courthouse 1939 with the County Office in the background to the left of the photograph (Courtesy of Western University Library).

Figure 29



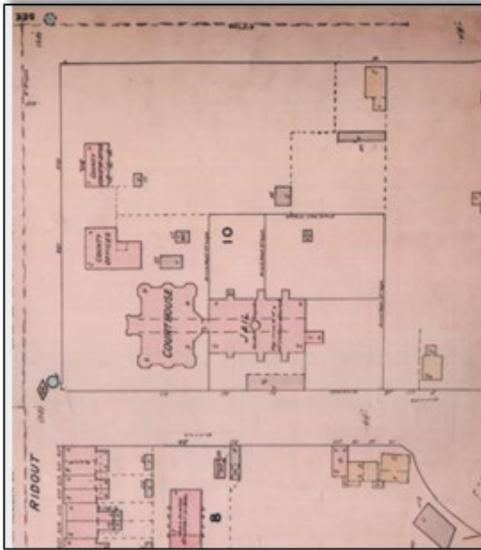
Fire Insurance Plan 1892 revised 1907



Fire Insurance Plan 1912 revised 1922

Figure 31

Figure 28

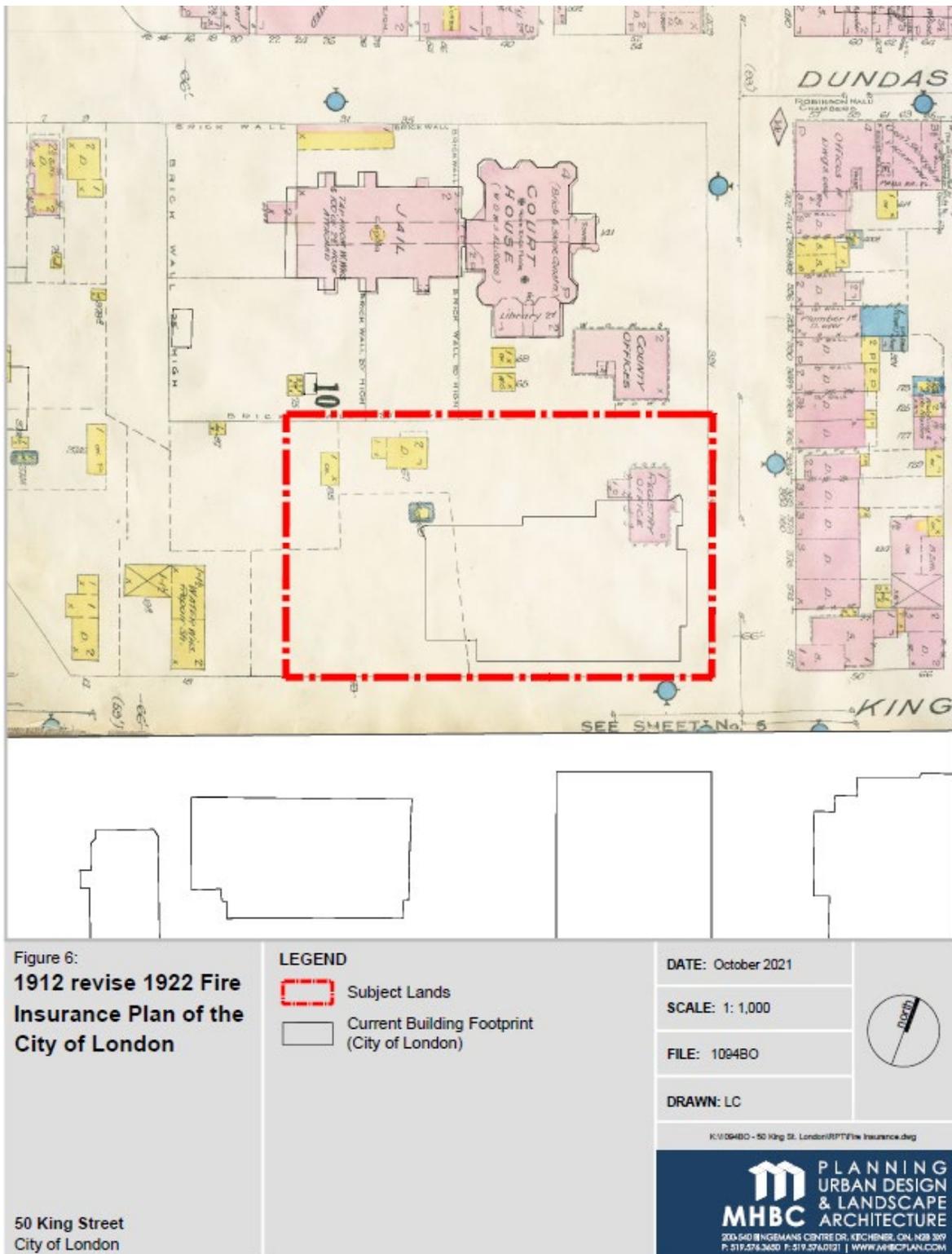


Fire Insurance Plan 1881 revised 1889



Fire Insurance Plan 1912 revised 1915

Figure 30



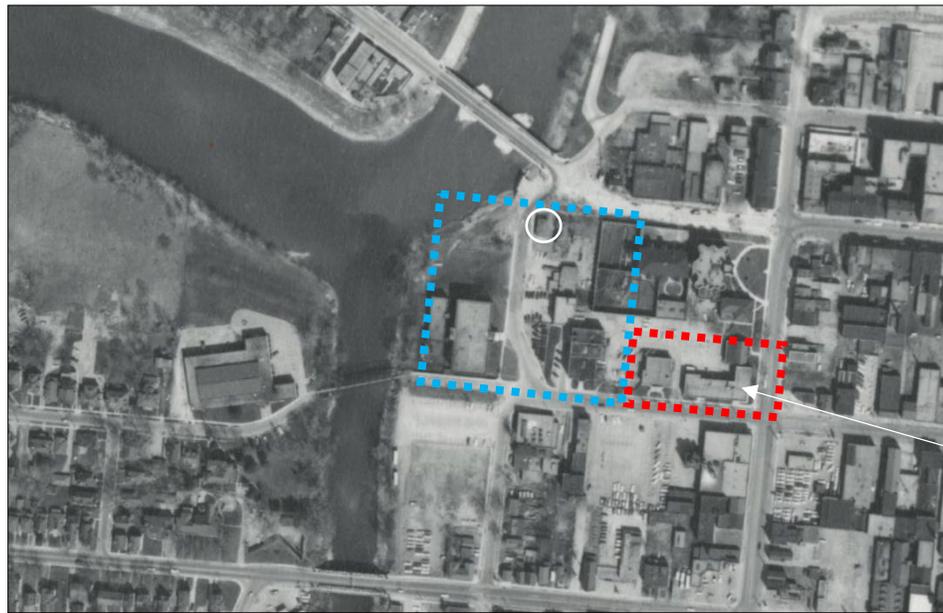
Aerial photographs from 1954 and 1965 on the following page, show that an arched pathway was a present landscape feature. They also show that both the County Offices and County Registry remained; the pathways to the south of the property at 399 Ridout Street North were arranged to function around both of these buildings.

Since the removal of these buildings, these original landscape features were altered and new landscape features established such as the addition of trees and open space where the County Offices were formerly located as well as the addition of a pathway that traverses diagonally across the arched pathway in the forefront of the courthouse.

There was a building constructed between 1954 and 1965 at the corner of Ridout Street North and King Street (see Figure 33) which appears to be a portion of the existing building today. There was also a building to the west of the corner building which has since been removed likely to facilitate the enlargement of that building.

Since 1965, the original brick walls used for the County Courthouse and Gaol were removed and all original buildings on the western side of the block have been removed with the exception of a one storey, brick building formerly identified as a 'dwelling' with a one storey frame addition which appeared within the 1881 revised 1889 Fire Insurance Plan; this building still exists with the exception of the rear addition and functions as part of the Ivey Park Spray Pad (see white circle in Figure 33 indicating the location of this building).

The block has experienced a significant amount change, which is typical of a downtown urban core. Since the mid-century, most of the original buildings on this block have since been removed and replaced with surface parking and recreational open space for Ivey Park. Currently, the remaining features of this block include the Middlesex County Courthouse and Gaol, the semi arched pathway in the forefront of the courthouse along with remaining coniferous trees in the immediate vicinity and the line of deciduous trees along the north property line along the north elevation of the courthouse.



Figures 32 & 33: (above) 1954 aerial photograph including subject property outlined approximately in red (Courtesy of the University of Toronto Map and Data Library); (below) 1965 aerial photograph including the subject property outlined approximately in red and blue box indicating the removal of all but one of the buildings (see white circle) located in that area since 1965 (Courtesy of London Air Photo Collection, 2020).

In the early 1980s, City Council approved the demolition of the Middlesex County Office immediately north of the subject property which now includes an open landscaped area.



Figures 34: View of the Middlesex County Office in 1980 prior to demolition (Source: Glen Curnoe, 1980).

4.0 Detailed Description of Subject Property

4.1 Description of Built Features

Exterior

The subject property includes one building on-site which is three storeys in height and constructed of brick with soldier brick coursing. The building is vernacular in style, although is indicative of the Post Modern architectural period.

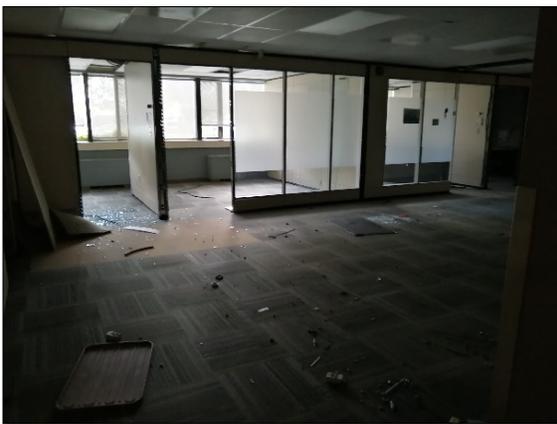
The south elevation is generally three storeys in height divided by several bays, the ones to the west being of three storeys. Ribbon windows stretch horizontally along the elevation. The second storey section on the east side of the building is enclosed by protruding, abstract, triangular wall sections. The south-western corner of the building includes an open first floor overhang which supports two storeys above which continue the length of the ribbon window; there is an entry at this location. The west elevation includes the two storey overhang (3 storeys in total) and a fourth storey podium tower. The northern end of this tower includes a protruding bay which is similar in form to those on the south elevation; this section consists of windows placed vertically along the either side of the wall section.

The north elevation includes four bays consisting of the four storey podium and recessing bays of three storeys exhibiting a series of ribbon windows along the elevation. The elevation terminates to the east by a protruding, abstract, triangular wall section displayed on all other elevations.

The east elevation includes four bays; the three storey bay to the north consists solely of masonry, the second bay which is recessed, includes ribbon windows on the second and third level. The third bay at two storeys protrudes with pseudo brick pilasters flanking either end and includes ribbon windows. The final bay at the south-east corner at the intersection of King Street and Ridout Street North includes a protruding, abstract, triangular wall section which hovers over an entry.

Interior

An interior tour was completed throughout the building (see Figures 39 and 40). It is apparent that the building had undergone several renovations and there were no notable or significant interior features identified. There is a 'CHUBB' safe vault door located within the building on the second floor; Chubb Safe Equipment Company Ltd manufactured safes and vaults in the late 1980s. The safety door, however, has been painted over.



Figures 35, 36, 37, 38, 39 & 40: (above left) View of south and east elevation looking north-west from intersection of King and Ridout Streets; (above right) View south and west elevation looking north-east from south side of King Street; (middle left) View of south elevation from south of King Street; (middle right) View of north elevation from courthouse; (below left) View of interior of existing building; (below right) View of interior of existing building (MHBC, 2021).

4.2 Description of Landscape Features

The majority of the subject property is comprised of the existing building. The figure below outlines the landscaped area identified in the Downtown (London) Heritage Conservation District; note that a portion of this landscape is included within the boundary of the subject property. To the north and west is hardscaping that includes a reddish hue permeable pavement areas with concrete sidewalks as well concrete borders that flank either side of the permeable pavement pathways. There are rows of trees that line either side of the pathway directly to the north of the existing building which lines to the Ridout Street North streetscape. The existing building includes built in masonry planters along the south-west corner.

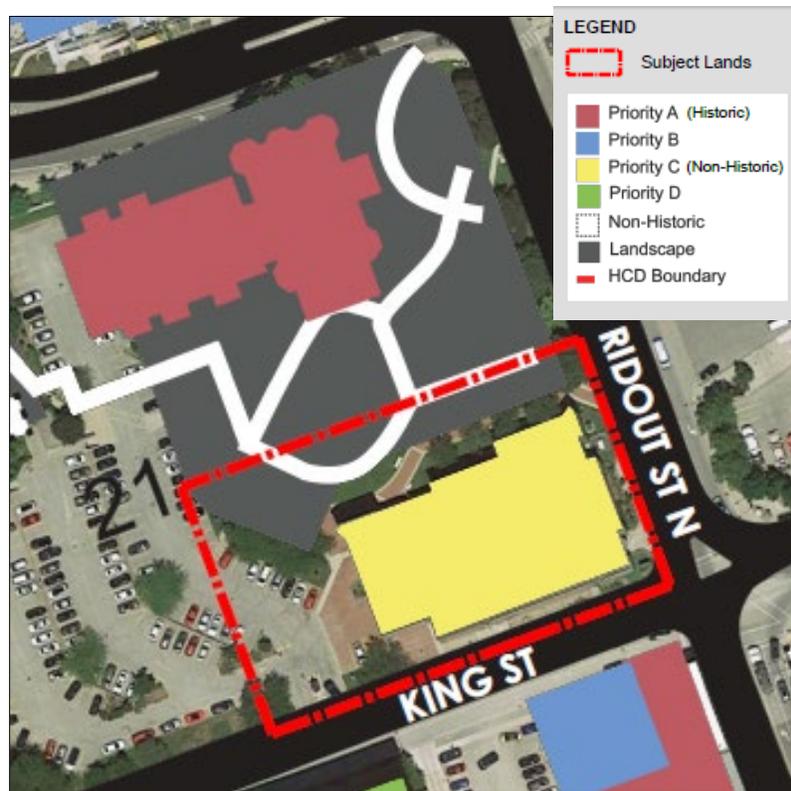


Figure 41: HCD Plan map figure overlay identifying contributing landscape in grey within the boundary of the subject property identified by the red box (MHBC, 2021).



Figures 42, 43, 44, 45, 46 & 47: (upper left) View of courtyard between 50 King Street and 399 Ridout Street looking eastward towards Ridout Street; (upper right) View of courtyard between 50 King Street and 399 Ridout Street looking towards 50 King Street (middle left) View of tree row along north elevation of 50 King Street; (middle right) View of courtyard and stone fence line looking towards the courthouse; (below) View of the east elevation of 50 King Street (Source: MHBC, 2021).

5.0 Overview of Cultural Heritage

Value or Interest of Adjacent Property

The adjacent property located at 399 Ridout Street North, London, also known as the Middlesex County Courthouse and Gaol, is designated under Part IV and Part V of the Ontario Heritage Act, has an easement with the Ontario Heritage Trust and recognized as a National Historic Site of Canada. The following sub-sections provide an overview of identified cultural heritage value or interest (CHVI) as part of each of these forms of protections and recognition. The heritage value and character defining elements identified in this section will be used to adequately assess potential impact as a result of the proposed demolition on the subject property.

6.1 Designation under Part IV of the Ontario Heritage Act

The Middlesex County Courthouse and Gaol are both designated under Section 29 of the Ontario Heritage Act. The Courthouse is designated under By-law No. L.S.P. 2534-582 which was signed on November 3, 1980 (see **Appendix 'D'**). Schedule 'B' of the By-law identifies the rationale for designation which includes:

Architectural Reasons:

The Court House was completed in 1829 and its architecture represents progressive interpretation of the Gothic Revival style in London, Ontario between 1827 and 1911.

Historical Reasons:

For almost a century and a half, this building has served as a focal point for much of the history of London and the administration of justice in Middlesex County.

The Gaol is designated under By-law No. L.S.P. 2917-501 which was signed on November 17, 1986 (see **'Appendix D'**). Schedule 'B' of the By-law identifies the rationale for designation which includes:

Architectural Reasons:

The Old Middlesex Gaol was erected between 1842 and 1846 when the prison facilities in the adjoining Court House (now Middlesex Municipal Offices and

designated in 1980) became too small for the London district. Together the two buildings form an extremely important group at the Forks of the Thomas. The Old Gaol was used as a prison until 1978.

Historical Reasons:

The gaol is built of red, yellow and buff bricks most of which were made nearby. Its architecture is utilitarian in concept with vestiges of Italianate design in its massing, fenestration and cupola. An original cell block, complete with metal doors and solitary confinement and hanging hook and trap door are preserved.

6.2 Designation under Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District

The Middlesex County Courthouse and Gaol are designated under Section 41 of the Ontario Heritage Act within the Downtown (London) Heritage Conservation District and identified as “County Building 1829, enlarged 1878”. The property is identified as being Priority ‘A’, and ‘Historic’ which has the highest heritage ranking/ classification within the District. The property is significant for the buildings on-site as well as the surrounding landscape which is identified as an ‘institutional and public realm landscape’ within the Plan. The Plan states that the Courthouse is, “the most historic open space in the Downtown, set aside in February 1793; it has continuously served as a public open space through for a variety of purposes” (Section 6.2.4).

6.3 Easement with Ontario Heritage Trust

An Ontario Heritage Foundation Easement was established under the Ontario Heritage Act with the Ontario Heritage Trust as a means of preserving the heritage property in perpetuity on November 16, 1981. The Trust is entrusted to ensure that any proposed changes are completed in a manner that is consistent with the conservation purpose of the easement. The Court House was listed on the Canadian Register February 22, 2008. The Ontario Heritage Trust easement files describe the Heritage Value of the property as follows:

Situated on a hill overlooking the Thames River, the Courthouse was built on a four-acre parcel of land chosen for its strategic and local defence purposes. Following its construction, the courthouse became an immediate landmark and focal point, due to its prominent position in the rapidly developing community. Historically the property was used for community events including markets and fairs. Public hangings often drew a large crowd to the Courthouse from the surrounding area. Today the courthouse is still an important landmark located south of Dundas Street, and north of King Street in downtown London. Other significant heritage buildings neighbouring the courthouse include: the former

Middlesex County Gaol, the Old Middlesex County Jail, the Dr. Alexander Anderson House, as well as Eldon House (London Museum).

The Middlesex County Court House is significant for its association with the development and implementation of government and judicial systems in Ontario. In 1798 the Parliament of Upper Canada created the District of London. The centre of government was moved to Vittoria in 1815, and a courthouse and gaol was constructed. Vittoria was the administrative capital until 1825 when there was a massive fire that destroyed the Vittoria courthouse. The authorities in Upper Canada decided that instead of rebuilding the Vittoria courthouse, a larger courthouse should be built in a more central location in order to service the growing population. A location on a hill at a fork in the Thames River was chosen to build the London District Court House (now known as the former Middlesex County Court House). Colonel Thomas Talbot, who was the private secretary to Governor John Graves Simcoe, was an instrumental figure in the settling of the area that currently comprises the counties of Elgin, Essex, Haldimand, Kent, Middlesex and Norfolk. Talbot had an influence on the construction and design of the courthouse.

The courthouse is also linked to some important trials in Canadian history. In 1838 prisoners captured at Prescott and Windsor during the Rebellion of 1837 were tried in the Courthouse by a military court. Six of the men tried were convicted and hanged, while most of the rest were exiled to Van Dieman's Land (Tasmania). The courthouse is also known for its connection to the notorious Irish-Canadian family, the Donnellys. Five members of the Donnelly family were murdered on 4 February 1880 in the nearby town of Lucan by a mob of townsmen. There were two trials relating to the Donnellys' murders at the Courthouse. Both of the trials were dismissed.

Middlesex County Court House is significant for its unique design and its association to Toronto architect John Ewart, who also designed Osgoode Hall. The Middlesex County Court House was unlike any other courthouse built in Upper Canada at the time, and is one of three castellated judicial buildings built in Ontario. The courthouse's Gothic detailing resembles a castle, for it has a central pavilion with two side wings incorporating octagonal towers at each corner. The Courthouse has a stone foundation and brick walls covered with parging and scored to give the appearance of stone. The octagonal towers, polygonal bay, tall lancet windows, and distinctive crenelations all add to its fortress-like structure and authoritative presence. It is believed that the courthouse was modelled after Malahide Castle near Dublin, Ireland, which was the ancestral home of Colonel Thomas Talbot.

The following character-defining elements are identified as contributing to the heritage value of the Courthouse:

Character defining elements that contribute to the heritage value of the Middlesex County Court House include its:

- octagonal towers
- polygonal bay
- tall lancet windows
- large wooden doors
- distinctive crenellated parapets
- stone foundation
- parged brick walls that create a stone-like appearance
- resemblance to a castle
- prominent position on a hill
- location near the Thames River
- close proximity to other heritage properties in London, especially the Gaol

6.4 National Historic Site of Canada

The Middlesex County Court House National Historic Site of Canada is recognized within the Parks Canada Directory of Federal Heritage Designations. The property was designated May, 10, 1955 and recognized under the Historic Sites and Monuments Act (R.S.C. 1985, c. H-4). There was a plaque on-site which has since been temporarily removed by Parks Canada. The heritage value is defined as follows:

The Middlesex County Court House was designated a national historic site of Canada in 1955 because: it is associated with the early administrative organization of the province, the site of the building having been proposed by Lieutenant-Governor John Graves Simcoe for the provincial capital. The building was constructed in 1827 as the District Seat under the leadership of Colonel Thomas Talbot, founder of the Talbot Settlement; and, it is a nationally significant example of the Gothic Revival Style of architecture in Canada.

In 1793, John Graves Simcoe, the first lieutenant-governor of Upper Canada reserved an area at the forks of the Thames for the proposed capital of the province. Although York (Toronto) was eventually chosen as the capital, the government retained the site for public purposes. The London district was created in the south-western part of Upper Canada in 1800. A year later, Thomas Talbot, who had accompanied Simcoe as his private secretary during his tour of inspection of the province in 1793, immigrated to Upper Canada and received an extensive land grant in the new district. Talbot spent the next 40 years promoting the settlement of a huge area of present-day south-western Ontario along the north shore of Lake Erie, known as the Talbot Settlement.

In 1826, Upper Canada's parliament situated the new District Seat at the forks of the Thames and had a town plot surveyed for the town of London. In 1827 the Court House Building Committee under Talbot's leadership undertook to build a new courthouse and jail in the District Seat at London. Designed by John Ewart of York, the impressive Gothic Revival style structure was completed early in 1829. In 1846, a separate jail building was attached to the west side. By 1878, an eastward extension and a massive central tower were added. A law library was added to the south side in 1911.

Source: Historic Sites and Monuments Board of Canada, Minutes, July 2007.

Within the Federal Directory the following have been identified as Character-Defining Elements:

Key elements that contribute to the heritage character of the site include: its prominent location, bounded by Ridout, Dundas and King Streets; its siting, setback from the street in a park-like setting; its three-and-a-half-storey massing, symmetrical façade with 1911 library addition on the south façade; its solid brick construction with smooth stucco finish; its rectangular form, classical in inspiration, with base storey, 'piano nobile' and attic storey, reflecting its early construction date and Romantic Gothic Revival character; its Gothic Revival exterior features, including its central tower, corner octagons, crenellation, pointed arch windows and doors, label mouldings and smooth surfaces; existing interior Gothic Revival features, such as the exposed timber ceiling in the court room; streetscapes along Ridout, Dundas and King streets, and towards the Thames River.

6.0 Description of Proposed Development

The owner proposes to demolish the existing, three storey, brick building located on the subject property. The demolition of the building also includes the removal of hardscaping and landscape features and may include the tree rows on either side of the permeable sidewalk to the immediate north of the building. Once the building is removed, the property will be fenced until construction commences. The existing building is proposed to be demolished with conventional demolition techniques utilizing heavy machinery as required (see **Appendix 'D'** for the demolition memo by VanBoxmeer & Stranges Engineering Limited).



Figure 48: Current aerial photograph of the subject property and surrounding area; red box indicates approximate location of subject property (Source: Google Earth Pro, 2021).

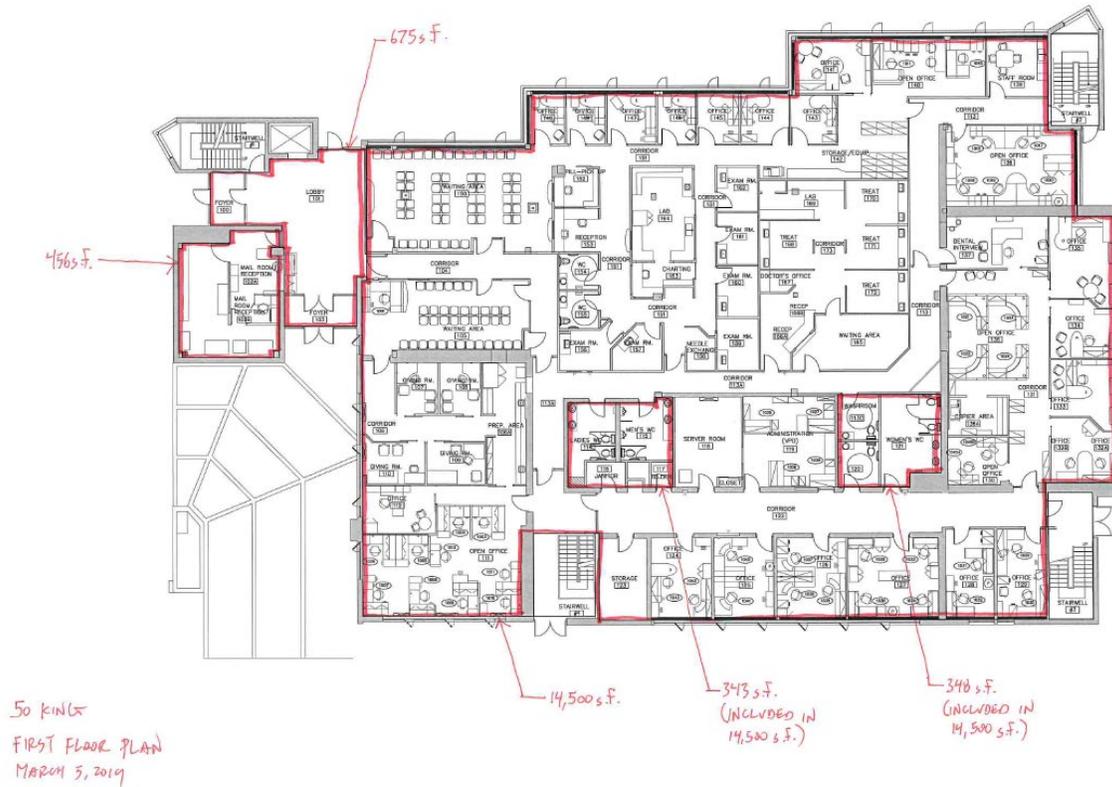


Figure 49: View of existing first floor of 50 King Street, London (Courtesy of York Developments March 2019).

7.0 Impact Analysis

7.1 Introduction

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

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

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. Severity of impacts used in this report derives from *ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)*.

Built Heritage and Historic Landscapes	
Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource of significantly modified.
Minor	Changes to the setting an historic building, such that it is significantly modified. Change to key historic building elements, such that the asset is slightly different.
Negligible/ Potential	Change to setting of an historic building, such that is it noticeably changed. Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

7.2 Impact Analysis for HCD

The following chart evaluates the impact of the demolition of the existing building on the subject property to the overall Downtown London Heritage Conservation District.

Table 2.0 Adverse Impacts		Impact to DHCD
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	Negligible.	The demolition may include the removal of some trees and some hardscaping that are part of an identified landscape with the HCD. These trees, however, were planted within the past 40 years (c.1980) upon the removal of the municipal Registry Office. See sub-section 7.2.1.

Shadows	No	The removal of the building does not create shadows.
Isolation	No	The removal of the building will not isolate heritage attributes of either adjacent property or overall HCD.
Direct or Indirect Obstruction of Views	No	The removal of the building does not impact views and vantage points of the Old Middlesex County Courthouse and Gaol.
A Change in Land Use	No.	The removal of the building will not change the land use.
Land Disturbance	No.	The removal of the building will not create land disturbances for the overall HCD.

7.2.1. Destruction or Alteration

The demolition of the existing building has no impact on the Downtown (London) Heritage Conservation District as it does not have cultural heritage value or interest and is not considered a contributing resource to the District.

The proposed demolition on-site may include the removal of the tree rows on either side of the pathway immediately north of the building. These trees are newer plantings from the latter half of the 20th century and not integral to the historic landscape of the court square.

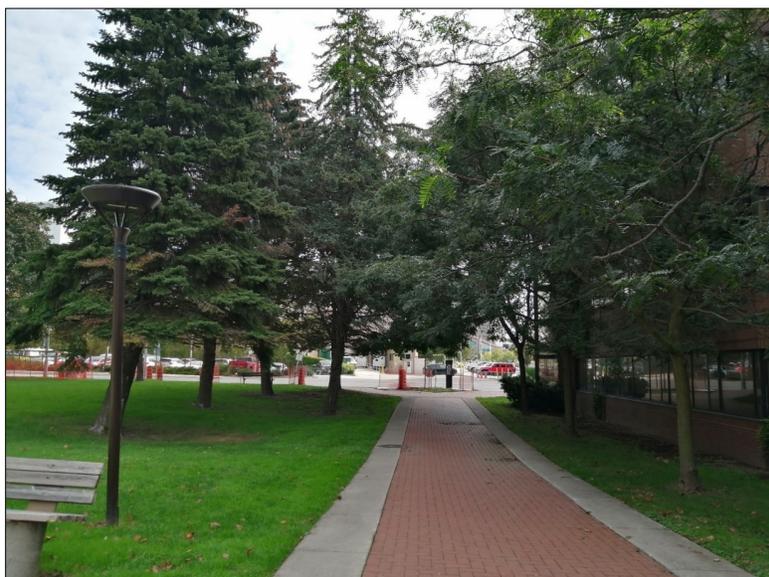


Figure 50: Tree row along north elevation of 50 King Street that may be removed (Source: MHBC, 2021).

7.3 Impact Analysis for 399 Ridout Street North

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource.

Table 3.0 Adverse Impacts		399 Ridout Street North
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	Potential.	The demolition of the existing building on the subject property will not destroy or alter character defining elements as defined in Section 6.0. There is, however, potential that heritage attributes will be altered if the demolition is not completed appropriately (see sub-section 7.2.1).
Shadows	No	The demolition of the existing building on the subject property will not cause adverse shadows for character defining elements.
Isolation	No	The demolition of the existing building on the subject property will not isolate character defining elements.
Direct or Indirect Obstruction of Views	No	The removal of the existing building on the subject property will not negatively impact views of the Middlesex County Courthouse and Gaol.
A Change in Land Use	No.	A change of land use is not proposed for the demolition.
Land Disturbance	Potential.	<p>There is potential that the removal of the existing building, including its underground levels, could cause changes in the water table and drainage pattern which has potential to damage the adjacent property (see Sub-section 7.2.1).</p> <p>The closest distance between the adjacent courthouse and the existing building is approximately 37.47 metres.</p>

7.3.1 Impact of Alteration and Land Disturbances

The proposed development is approximately 37 metres from the north elevation of 50 King Street to the south elevation of the existing courthouse at 399 Ridout Street (see Map Figure 4 on following page). The distance is reasonable to not anticipate significant impacts of alteration or destruction, however, there is potential for the following to occur if the demolition is not undertaken appropriately:

- Method of demolition not appropriate/ sensitive for adjacent protected property;
- Traffic is not directed away from buildings on adjacent protected property;
- Equipment and material stored in locations that could cause potential damage to adjacent protected property;
- Significant amounts of dust and debris from the demolition damages vulnerable attributes (i.e. windows);
- Excavation disturbs adjacent servicing systems and/ or drainage patterns;
- Site is not properly supervised post removal of the existing building attracting criminal activity and potential damage to adjacent protected property (i.e. vandalism).

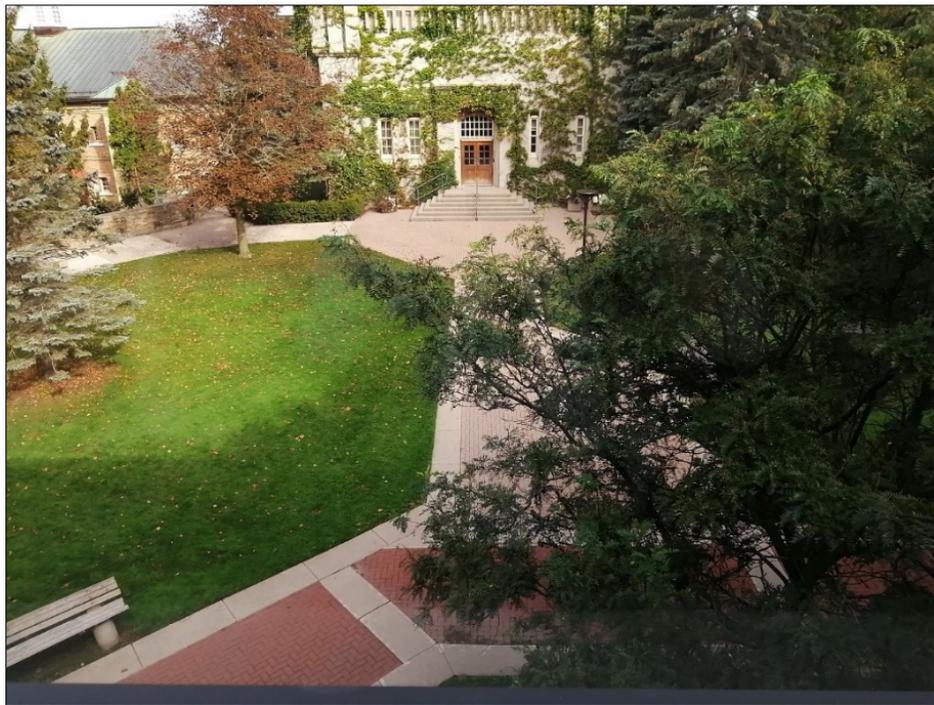


Figure 51–View of distance between 50 King Street and adjacent Old Middlesex County Courthouse looking from second floor of existing building at 50 King Street (Source: MHBC, 2020)



Figure 4:
**Approximate Distance
between Buildings**

50 King Street
City of London

Note:
Distance between demolition site and courthouse are only
approximate

DATE: September 2021

SCALE: 1: 750

FILE: 1004BO

DRAWN: LC



K:\1004BO - 50 King St, London\RPT\Closet Distance.dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
203 S40 WINGMANS CENTRE DR. KITCHENER, ON, N2B 3P7
P: 519.576.3650 F: 519.576.0101 | WWW.MHBCPLAN.COM

8.0 Alternative Development Options and Mitigation Measures

8.1 Alternative Development Options

There are no significant adverse impacts identified in Section 7.0 of this report as a result of the removal of the existing building at 50 King Street and therefore, alternative development options were not explored.

8.2 Mitigation and Conservation Measures

There is a potential impact of alteration and land disturbances for 399 Ridout Street. The following outlines mitigation measures as it relates to the impacts identified in Section 7.0 of this report:

- If the tree row along the north elevation of 50 King Street is removed as part of the demolition, it is expected they will be compensated within the proposed tree compensation strategy;
- That a *Demolition Plan* be completed by the demolition contractor in conjunction with a structural engineer (preferably a member of CAHP) identifying the tools and methods for demolition to confirm the most appropriate method of demolition with sensitivity to the adjacent protected heritage property to be required at the Demolition Permit Application stage and be reviewed by Heritage Planning Staff in conjunction with Building Staff;
- That entry and exit point for construction traffic be located to the west of the site; entering and existing the site should not be permitted off of Ridout Street North along the north property line ;



Figure 52– Aerial view of subject property and surrounding area; red arrow identifies preferred entry location (Source: Google Earth Pro, 2021)

- Equipment and materials should not be stored on the adjacent property;
- Equipment and materials should not be stored along the north property line in a manner which could cause damage to the adjacent property;
- Regular inspections should be conducted to ensure that dust and debris have not caused any obstructions to drainage systems to adjacent property;
- Servicing systems not to be disturbed to the adjacent property;
- The demolition of the building should not cause significant changes in grading on-site and/ or water table resulting in poor drainage patterns that negatively impact the adjacent property; and,
- The site should be secured, by means of the installation of perimeter fencing, and monitored in the interim between demolition and new construction.

9.0 Implementation and Monitoring

The implementation of the mitigation and conservation measures will be through the project team which includes:

- York Developments (Owner)
- MHBC Planning Ltd (Heritage Planning/ Consultation)
- VanBoxmeer & Stranges, Engineering Limited (Project Structural Engineer)
- Project Manager (TBD)
- Demolition Contractor (TBD)

These measures are to be implemented in three phases, prior, during and post construction.

Timing	Prior	During	Post
Measures	Demolition Plan Traffic Plan	Regular inspections should be conducted for storage of equipment and material and ensuring proper drainage patterns.	Site secured and regularly monitoring
Personnel	Demolition Contractor Project Structural Engineer Owner	MHBC Planning Ltd.	Owner Project Manager

10.0 Conclusions & Recommendations

MHBC was retained in August 2021 by York Developments to undertake a Cultural Heritage Impact Assessment (CHIA) for the subject property located at 50 King Street, London, Ontario. The purpose of this CHIA is to determine the impact of the development on the adjacent protected heritage property located at 399 Ridout Street, also known as the Old Middlesex Courthouse and Gaol as well as the Downtown (London) Heritage Conservation District.

In summary, the following adverse impacts were identified:

3. Negligible impact of destruction to DHCD if the tree row along north elevation of 50 King Street is removed; and,
4. Potential impact of alteration and land disturbances for 399 Ridout Street, Old Middlesex County Courthouse and Gaol.

There are no significant adverse impacts identified in Section 7.0 of this report as a result of the removal of the existing building at 50 King Street which is identified as a Priority 'C' / Non-heritage property in the DHCD Plan (2012) . Therefore, alternative development options were not explored.

The following mitigation measures are recommended in Section 8.0 of this report as it relates to identified adverse impacts:

- If the tree row along the north elevation of 50 King Street is removed as part of the demolition, it is expected they will be compensated within the proposed tree compensation strategy;
- That a *Demolition Plan* be completed by the demolition contractor in conjunction with a structural engineer (preferably a member of CAHP) identifying the tools and methods for demolition to confirm the most appropriate method of demolition with sensitivity to the adjacent protected heritage property to be required at the Demolition Permit Application stage and be reviewed by Heritage Planning Staff in conjunction with Building Staff;

- That entry and exit point for construction traffic be located to the west of the site; entering and exiting the site should not be permitted off of Ridout Street North along the north property line;
- Equipment and materials should not be stored on the adjacent property;
- Equipment and materials should not be stored along the north property line in a manner which could cause damage to the adjacent property;
- Regular inspections should be conducted to ensure that dust and debris have not caused any obstructions to drainage systems of the adjacent property;
- Servicing systems of the adjacent property are not to be disturbed;
- The demolition of the building should not cause significant changes in grading on-site and/ or water table resulting in poor drainage patterns that negatively impact the adjacent property; and,
- The site should be secured, by means of installing perimeter fencing around the site, and monitored in the interim between the demolition of the existing building on the subject property and the new construction.

Respectfully submitted,



Rachel Redshaw, MA, HE Dipl., CAHP
Heritage Planner, MHBC



Dan Currie, MA, MCIP, RPP, CAHP
Partner, MHBC

11.0 Bibliography

Armstrong, Frederick H, & Brock. Reflections on London's Past. Corporation of the City of London, 1975.

Armstrong, F.H. The Forest City: An Illustrated History of London, Ontario, Canada. Windsor Publications, 1986.

Blumenson, John. Ontario Architecture: A Guide to Styles and Building Terms 1874 to the Present. Fitzhenry and Whiteside, 1990.

Bremner, Archibald. City of London, Ontario, Canada: The Pioneer Period and the London of Today (2nd Edition). FB& C Limited, 2016.

Brock, Daniel and Muriel Moon. The History of the County of Middlesex, Canada. Belleville, Ontario: Mika Studio.

Canada's Historic Places. *Middlesex County Court House*. Accessed October 20, 2021. HistoricPlaces.ca - HistoricPlaces.ca

City of London. *City of London Register of Cultural Heritage Resources*. 2019. (PDF).

City of London. *The London Plan*, 2016.

City of London. 50 King Street, *London*. London City Map. Accessed September 30, 2020. <https://london.maps.arcgis.com/apps/webappviewer/index.html?id=0187f8a72f204edcbc95d595f31b5117>

City of London. "Founding of the Forest City". *About London*. Accessed October 21, 2021. <http://www.london.ca/About-London/london-history/Pages/Overview.aspx>

City of London, By-law 2534-582. *A by-law to designate the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, of historic and architectural value*. (3 November, 1980)

City of London, By-law 2917-501. *A by-law to designate the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street to be of historic and architectural value*. 17 November, 1986).

Google Maps & Google Earth Pro, 50 King Street, *City of London*. 2021.

Government of Canada. Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.

International Council on Monuments and Sites (ICOMOS). *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. January 2011. PDF. [icomos_guidance_on_heritage_impact_assessments_for_cultural_world_heritage_properties.pdf](https://www.icomos.org/sites/default/files/publications/000/030/icomos_guidance_on_heritage_impact_assessments_for_cultural_world_heritage_properties.pdf) (iccom.org)

The Historic Site and Monuments Act. Statutes of Canada. C. H-4, 1985.

London Advisory Committee on Heritage and Department of Planning and Development. *Inventory of Heritage Resources (Real Property – Buildings and Structures)*. London: City of London, 2006.

Meligrana, John F. The Politics of Municipal Annexation: The Case of the City of London's Territorial Ambitions during the 1950s and 1960s. *Urban History Review*. Vo. 29 (1): 3–20.

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*, InfoSheet #2, Cultural Heritage Landscapes . Queens Printer for Ontario, 2006.

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*, InfoSheet #5 Heritage Impact Assessments and Conservation Plans . Queens Printer for Ontario, 2006.

Ontario Heritage Trust. Middlesex County Courthouse, London. Accessed October 10, 2021. [Middlesex County Courthouse - Ontario Heritage Trust](https://www.ontarioheritage.ca/middlesex-county-courthouse)

Ministry of Tourism Culture and Sport. *Ontario Heritage Act Ontario Heritage Act* 2005, R.S.O. 1990, c. 0.18 . Retrieved from the Government of Ontario website: <https://www.ontario.ca/laws/statute/90o18>.

Ministry of Affairs and Housing. *Ontario Provincial Policy Statement 2020*. S.3 the Ontario Planning Act R.S.O 1996. Retrieved from the Government of Ontario website: <http://www.mah.gov.on.ca/Page215.aspx>

Ontario Stantec, SJMA Architecture Inc., Michael Baker & Sylvia Behr. *Downtown London Heritage Conservation District Plan*. March 2021. PDF.

Ontario Heritage Trust. Ontario Heritage Foundation Easement for 399 Ridout Street North, London. November 16, 1981. HPON06-013, Conservation Easement Files Ontario Heritage Trust.

Whebell, C.F.J., & Gooden. "City of London, Ontario." *The Canadian Encyclopedia*. Accessed September 9, 2020.

<https://www.thecanadianencyclopedia.ca/en/article/london>.

VanBoxmeer & Stranges Engineering Limited. *Structural Review of Demolition Procedure 50 King Street, London, Ontario*. October 27, 2021.

CARTOGRAPHY AND ART

Airey, Richard. *London, Canada West*. 1847-1852; McIntosh Collection, London.

Craig, Thomas, London, Scobie & Balfour Toronto Lithography. *Plan of the Town of London, CW, Published by The Craig, London*. 1846. Courtesy of Western University.

Curnoe, Glen. *Middlesex County Office in 1980 prior to demolition*.

Goad, Charles E. *Insurance Plan of London Ontario*. 1881 (revised 1888). 500ft= 1 inch. Online. Accessed October 15, 2021.

https://www.lib.uwo.ca/madgic/projects/fips/london_fip_1888/index.html

Goad, Charles E. *Key Plan of the City of London, Ontario*. 1892 (revised 1907). 500 ft- 1 inch. Online. Accessed October 15, 2021.

https://www.lib.uwo.ca/madgic/projects/fips/london_fip_1907/index.html

Goad, Charles E. *Key Plan of the City of London, Ontario*. 1912 (revised 1915). 500 ft- 1 inch. Online. Accessed October 15, 2021.

https://www.lib.uwo.ca/madgic/projects/fips/london_fip_1915/index.html

Glover, E.S. *Looking North-East, Population 20,000: Reproduction: Canadian Cities: Bird's Eye Views of 1872*. 1872. 71 x 56 cm. Coloured Lithograph. Cincinnati, Ohio: Strobridge & Co. Lith. J.J. Talman Regional Collection Room, University of Western, Ontario.

Government of Canada. *Middlesex: Historical Canadian County Atlas*. 1877. Scale not given. McGill University Rare Books and Special Collections Division, McGill University (Digital).

<http://digital.library.mcgill.ca/CountyAtlas/searchmapframes.php>

Hobbs Manufacturing Co. *Bird's Eye View drawing of London, Ontario from Hobbs Manufacturing Co*. 1890. Scale not given. 51 x 91cm. Drawing. Courtesy of Western Libraries.

O' Connor, John Kyle. *The Middlesex County Court House c. 1875*. James Egan Collection, Ivey Family London Room.

Peters, Samuel. *Map of the city of London, surveyed and drawn by Sam'l Peters, P.L.S., published by Geo. Railton, for the London Directory, 1856.* George Railton, 1856. 16 chains=1 inch. 43 x 28cm. Courtesy of Western Libraries.

Peters, S. *Map of the City of London Canada West.* 1855. Courtesy of Western University.

Rogers, John. *Map of the city of London and suburbs, originally a supplemental map to the Illustrated Historical Atlas of Middlesex.* Hammerburg Productions. 1878. 10 chains =1 inch. 74 x 65 cm. Courtesy of Western Libraries.

Seale Family. *Photograph of the courthouse and landscaping.* 1933. Accessed September 23, 2021. [Vintage London, Ontario \(facebook.com\)](https://www.facebook.com/VintageLondonOntario/)

Smallman & Ingram. *London at the time Smallman & Ingram was founded: Bird's eye view of London, Ontario, Canada, 1872.* No scale. Courtesy of Western Libraries.

Toronto Lithographing Co. *City of London, Canada with Views of Principal Business Buildings.* 1893. Lithograph. 94 x 69cm. Courtesy of Western Libraries.

Unknown. *Map reproduction dated 1970 outlining the historic features of North Central London in the 1840s.* Original production date May 21, 1845. Facsimile. 1"=400". 51 x 37cm. Courtesy of Western Libraries.

Unknown. *Aerial photograph of subject lands and surrounding area.* 1965. Courtesy of London Air Photo Collection. Accessed October 12, 2021. [Aerial Photography - Western Libraries - Western University \(uwo.ca\)](https://www.uwo.ca/westernlibraries/aerial-photography/)

Unknown. *Copy of Part of the Township of London of the Early Plan for the Location of London, Ontario within London Township Survey by Mahlon Burwell.* 1824. 40 Chains per 1 inch. 51 x 48 cm. Courtesy of Western Libraries.

Unknown. *Plan of London, Middlesex County, Ontario.* 1875. 1cm= 40rods. 48 x 28cm. Coloured print. Courtesy of Western Libraries.

Unknown. *1954 Air Photos of Southern Ontario.* Online Map and Data Library. University of Toronto Libraries. [1954 Air Photos of Southern Ontario | Map and Data Library \(utoronto.ca\)](https://www.utoronto.ca/1954-air-photos-of-southern-ontario/)

Unknown. *Sketch of the fork of the River Thames shewing (sic) the site for the City of London, March 2nd, 1816.* Courtesy of Western Libraries.

Unknown. *Plan of laying out the ground of Publick Square, London.* 1800s. Courtesy of Western Libraries.

Unknown. Copy of part of Map of a Road, and lots adjoining through the Reserves of London and Westminster near the forks of the Thames: by order from the Surveyors General Office bearing date at York the 24th day of January 1824. Courtesy of Western Libraries.

Unknown. *The Middlesex County Court House and Jail c. 1895*. James Egan Collection, Ivey Family London Room.

Whitfield, E. *Whitefield's Original Views of North American Cities, No. 36. Reproduction of a drawing of London, Ontario*. 1855. 88 x 56 cm. Courtesy of Western Libraries.

Appendix A– Maps



Figure 1:
Location Map

LEGEND

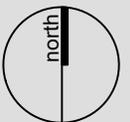
 Subject Lands

DATE: September 2021

SCALE: 1: 2,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Location.dwg

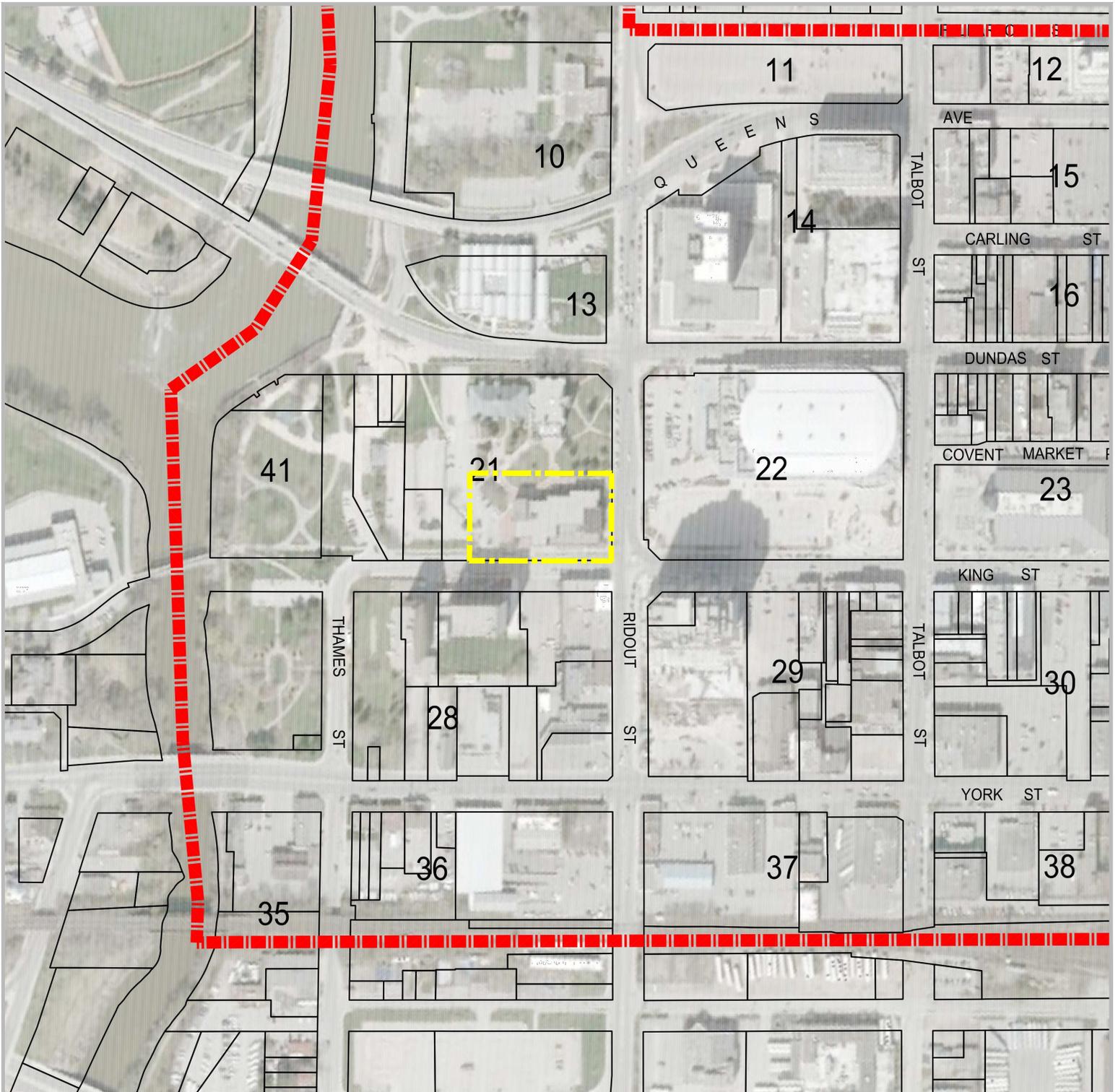


Figure 2:
**Downtown London
 Heritage
 Conservation District
 designated under
 Part V of the Ontario
 Heritage Act**

LEGEND

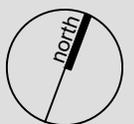
-  Subject Lands
-  Downtown London Heritage Conservation District Boundary

DATE: September 2021

SCALE: 1: 2,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Downtown London Heritage.dwg

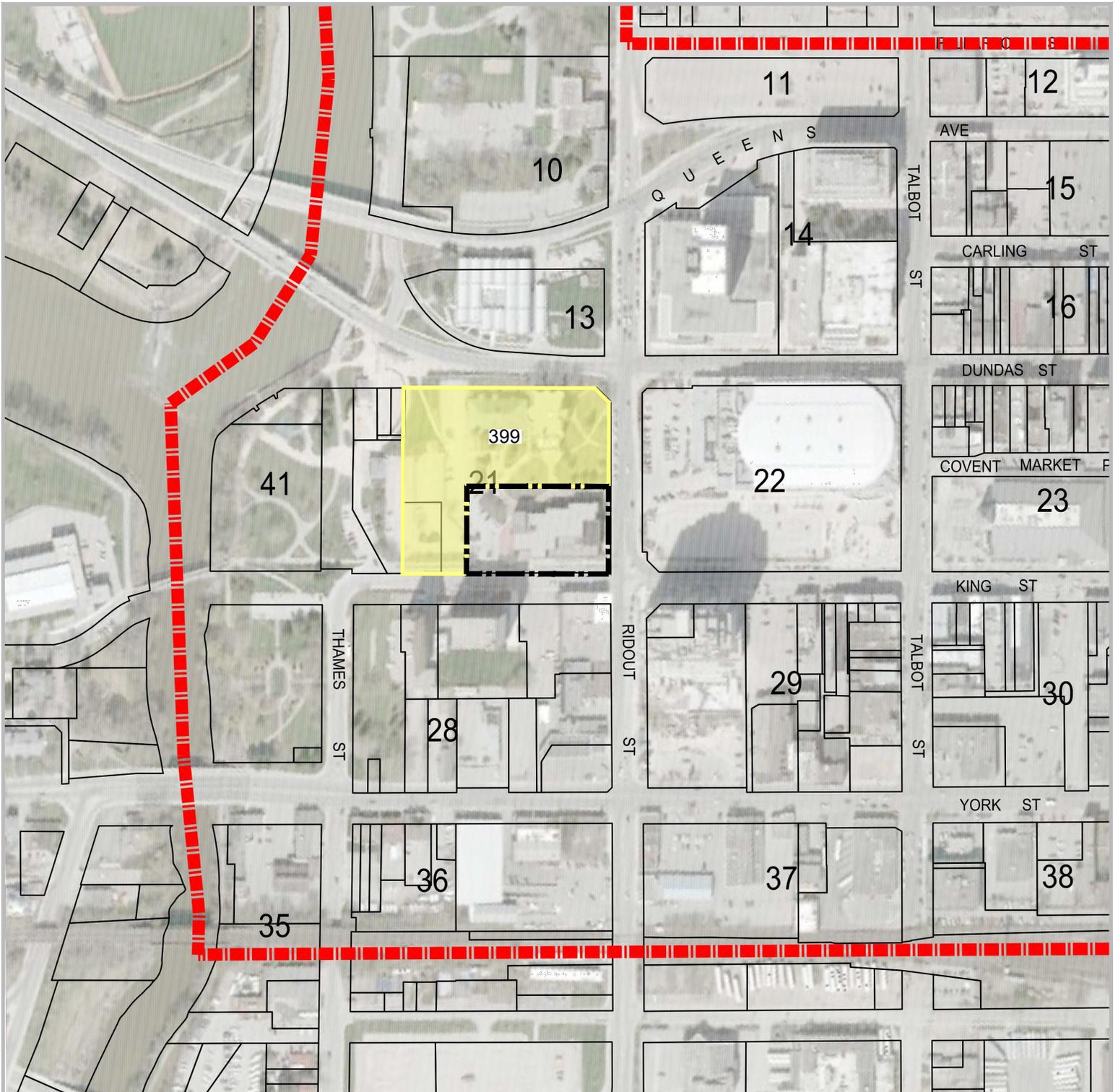


Figure 3:
Heritage Property

LEGEND

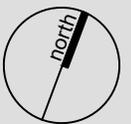
-  Subject Lands
-  Downtown London Heritage Conservation District designated under Part V of the Ontario Heritage Act
-  399 Ridout St N
 -Designated under Part IV of the Ontario Heritage Act
 -Middlesex County Court House National Historic Site of Canada
 -Easement with the Ontario Heritage Trust

DATE: September 2021

SCALE: 1: 3,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Heritage Property.dwg

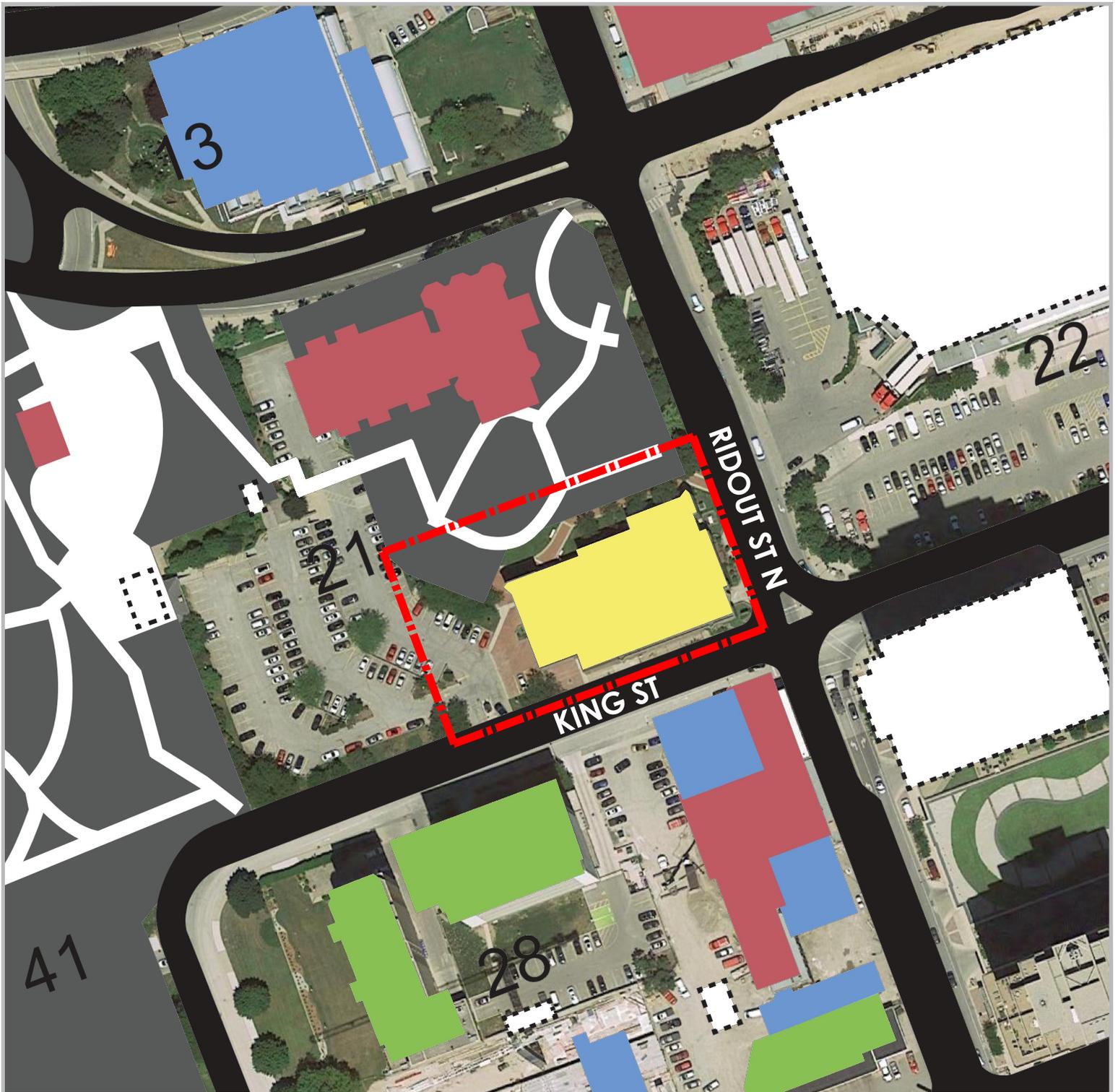


Figure 5:
Building Classifications

LEGEND

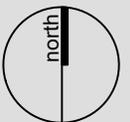
-  Subject Lands
-  Priority A (Historic)
-  Priority B
-  Priority C (Non-Historic)
-  Priority D
-  Non-Historic
-  Landscape
-  HCD Boundary

DATE: September 2021

SCALE: 1: 1,500

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RPT\Building Classification.dwg

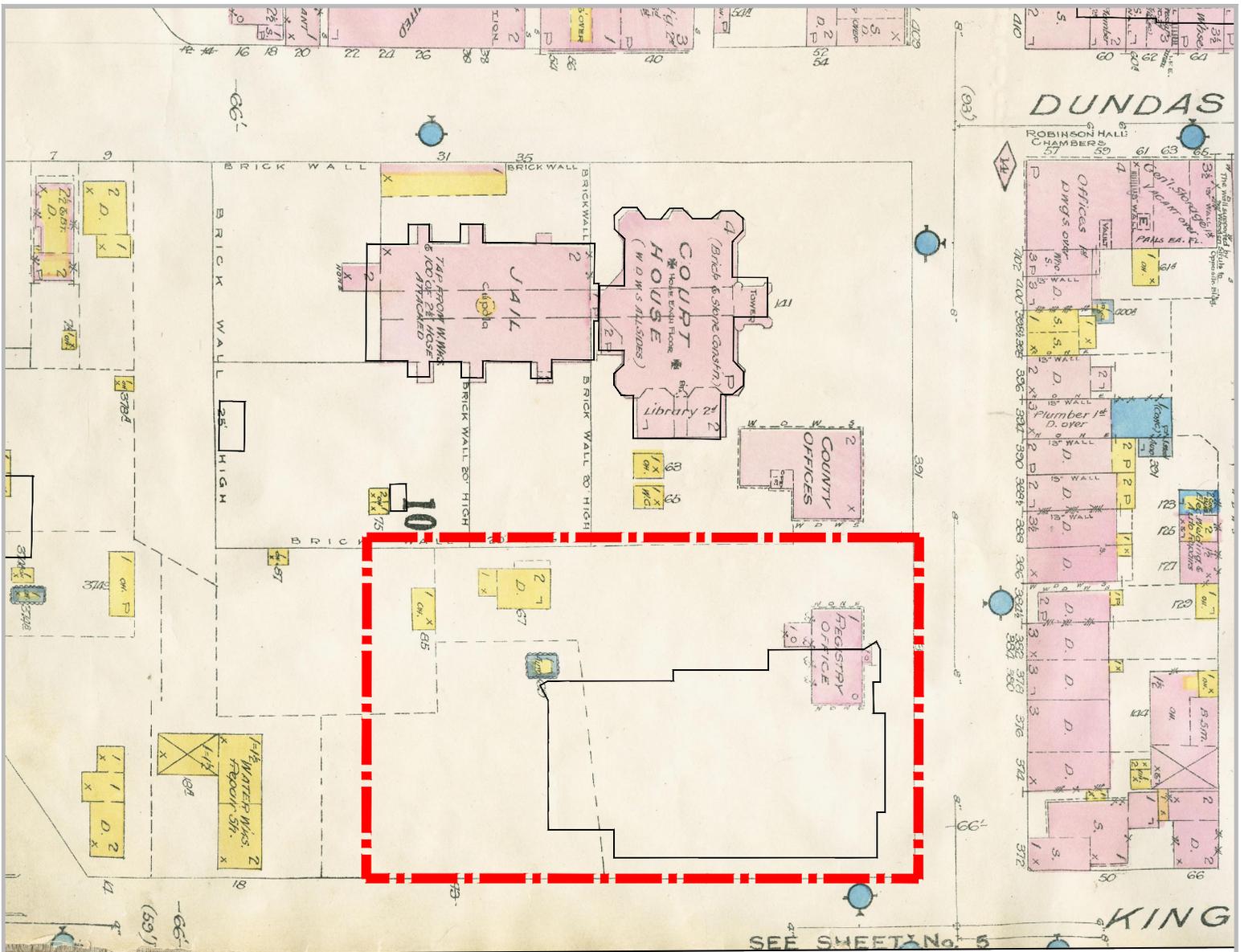


Figure 6:
1912 revise 1922 Fire Insurance Plan of the City of London

LEGEND

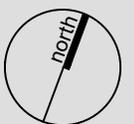
-  Subject Lands
-  Current Building Footprint (City of London)

DATE: October 2021

SCALE: 1: 1,000

FILE: 1094BO

DRAWN: LC



K:\1094BO - 50 King St. London\RP\T\Fire Insurance.dwg



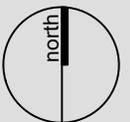
Figure 4:
**Approximate Distance
 between Buildings**

DATE: September 2021

SCALE: 1: 750

FILE: 1094BO

DRAWN: LC

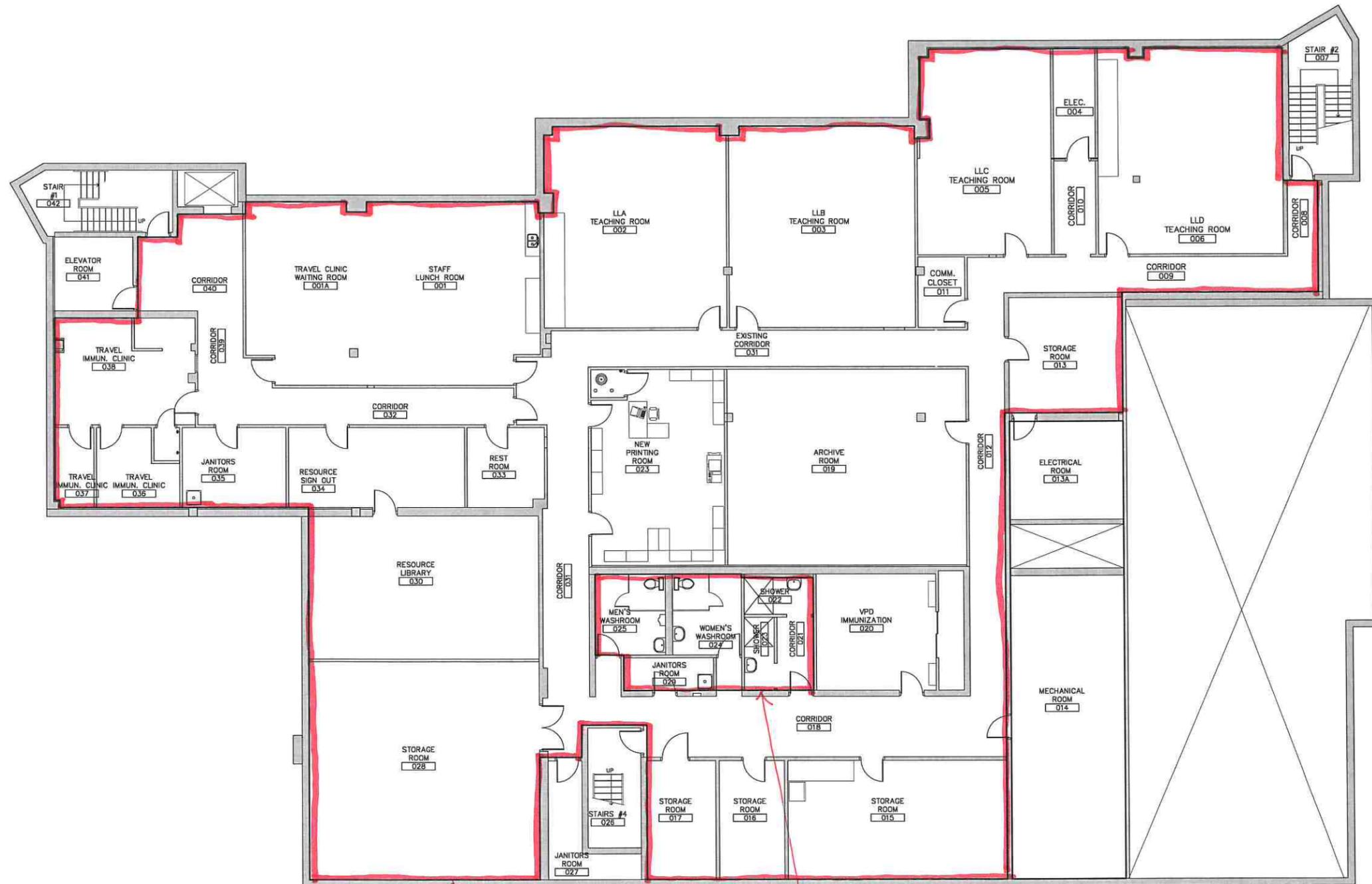


K:\1094BO - 50 King St. London\RPT\Closest Distance.dwg

50 King Street
 City of London

Note:
 Distance between demolition site and courthouse are only approximate

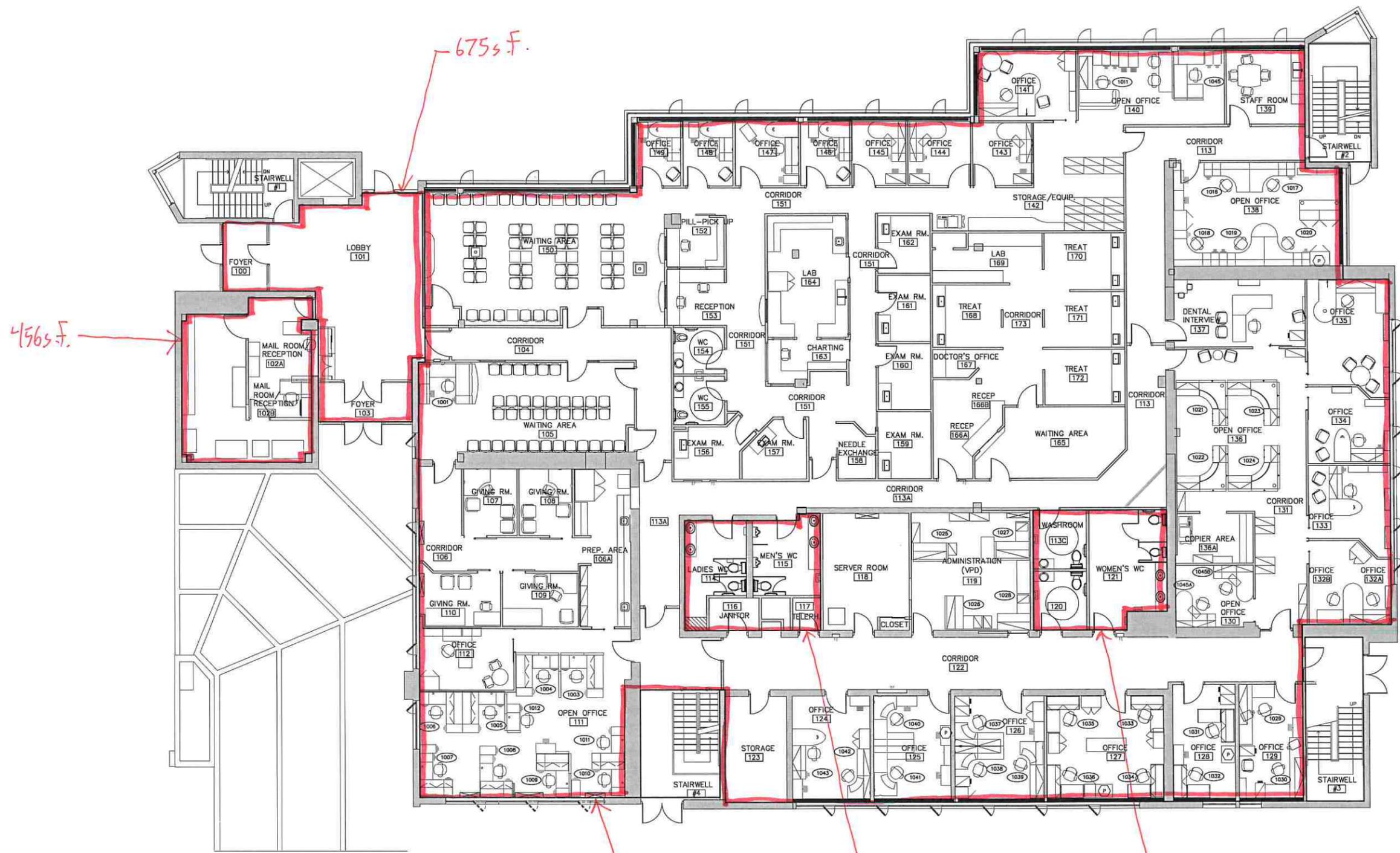
Appendix **B**– Existing Floor Plans



12,225 s.f.

454 s.f. (INCLUDED IN 12,225 s.f.)

50 KING
 LOWER LEVEL
 MARCH 5, 2019



50 KING
 FIRST FLOOR PLAN
 MARCH 5, 2019

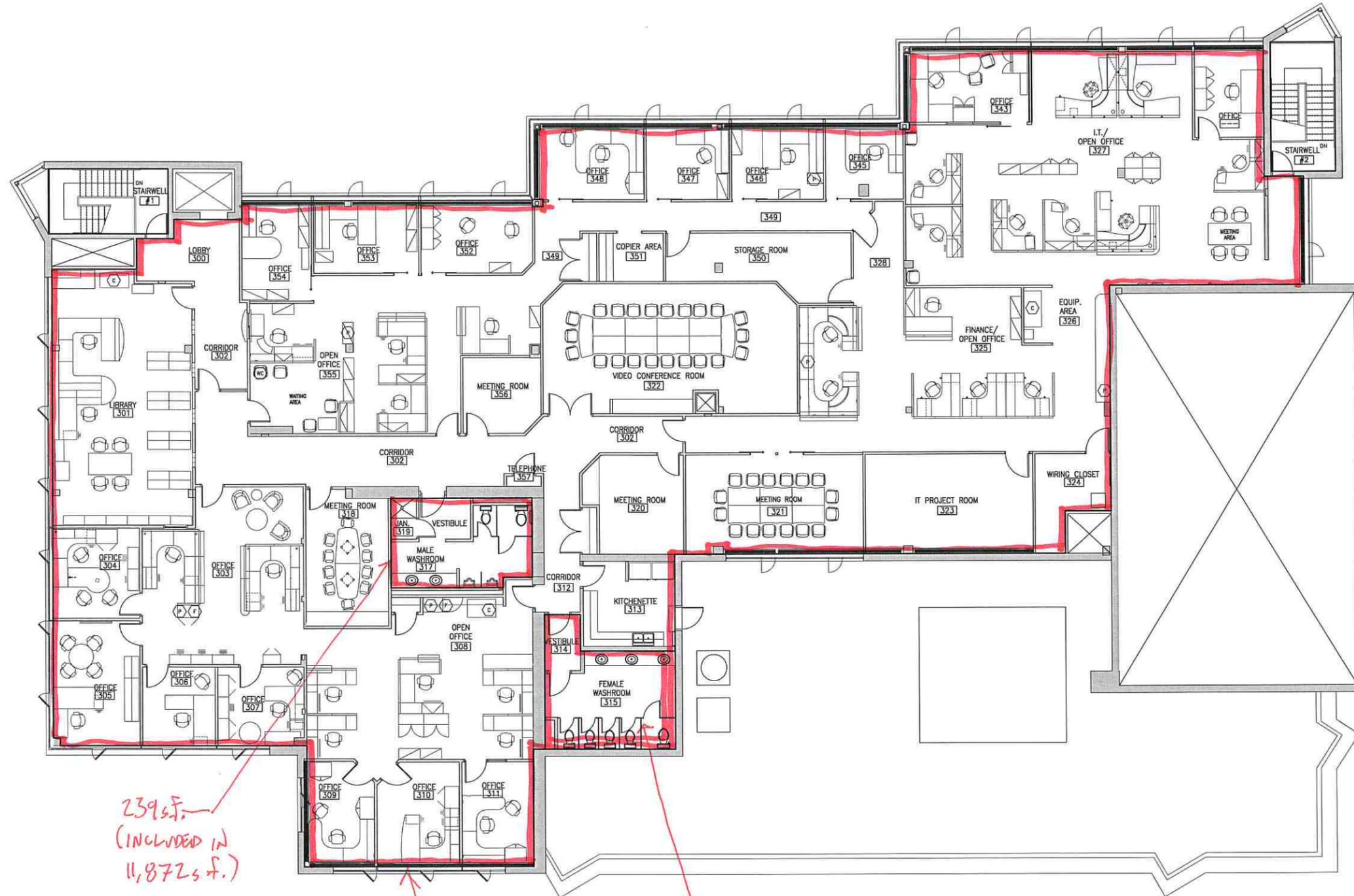


50 KING
 SECOND FLOOR PLAN
 MARCH 5, 2019

16,910 s.f.

626 s.f.
 (INCLUDED IN
 16,910 s.f.)

50 s.f.
 (INCLUDED IN
 16,910 s.f.)



239 s.f.
(INCLUDED IN
11,872 s.f.)

11,872 s.f.

273 s.f.
(INCLUDED IN 11,872 s.f.)

50 KING
THIRD FLOOR PLAN
MARCH 5, 2019

Appendix C- Designation By-law for 399 Ridout Street North, London

HAP



FOR OFFICE USE ONLY

NUMBER **753702**
CERTIFICATE OF REGISTRATION

86 DEC 29 AM: 37

MIDDLESEX EAST
No. 33
LONDON

[Signature]
LAND REGISTRAR

(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

HOUSING DIVISION
RECEIVED
JAN 16 1987
REF. _____
Dollars \$ _____

(4) Nature of Document
By-law No. L.S.P.-2917-501

(5) Consideration

(6) Description

All that portion of Lots 22, 23, and 24, south of Dundas Street, and Lots 22, 23 and 24 north of King Street in the City of London and County of Middlesex, more particularly described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 30 minutes east of the northerly limit of the said Lots 22, 23 and 24;

CONTINUED ON SCHEDULE

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(8) This Document provides as follows:

A certified copy of the by-law is attached.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE CITY OF LONDON
Applicant

[Signature]

1986 11 18

Name: K. W. Sadler
Title: City Clerk

(11) Address for Service

P.O. Box 5035, London, Ontario, N6A 4L9

(12) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property

Not Assigned

(15) Document Prepared by:

City Clerk's Department
City Hall
300 Dufferin Avenue
London, Ontario
N6A 4L9

Fees and Tax	
Registration Fee	
Total	

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

Commencing at a point in the northerly limit of the said Lot 22, distant 176.38 feet measured south 68 degrees 30 minutes west along the northerly limit of Lot 21 south of Dundas Street and the northerly limit of the said Lot 22, from the northeast corner of the said Lot 21;

Thence south 18 degrees 47 minutes 07 seconds east 212.54 feet;

Thence south 68 degrees 34 minutes 10 seconds west 210.74 feet;

Thence north 20 degrees 09 minutes 40 seconds west 212.10 feet, more or less, to the northerly limit of the said Lot 24;

Thence north 68 degrees 30 minutes east along the northerly limit of the said Lots 24, 23 and 22 a distance of 215.85 feet, more or less, to the point of commencement.

FOR OFFICE
USE ONLY

Bill No. 592
1986

By-law No. L.S.P.-2917-501

A by-law to designate the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street to be of historic and architectural value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337 the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street has been duly published and served and no notice of objection to such designation has been received.

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

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, at the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under The Ontario Heritage Act, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on November 17, 1986.



T. C. Gosnell
Mayor



K. W. Sadler
City Clerk

First reading - November 17, 1986
Second reading - November 17, 1986
Third reading - November 17, 1986

SCHEDULE "A"

to By-law No. L.S.P.-2917-501

All that portion of Lots 22, 23 and 24, south of Dundas Street, and Lots 22, 23 and 24 north of King Street in the City of London and County of Middlesex, more particularly described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 30 minutes east of the northerly limit of the said Lots 22, 23 and 24;

Commencing at a point in the northerly limit of the said Lot 22, distant 176.38 feet measured south 68 degrees 30 minutes west along the northerly limit of Lot 21 south of Dundas Street and the northerly limit of the said Lot 22, from the northeast corner of the said Lot 21;

Thence south 18 degrees 47 minutes 07 seconds east 212.54 feet;

Thence south 68 degrees 34 minutes 10 seconds west 210.74 feet;

Thence north 20 degrees 09 minutes 40 seconds west 212.10 feet, more or less, to the northerly limit of the said Lot 24;

Thence north 68 degrees 30 minutes east along the northerly limit of the said Lots 24, 23 and 22 a distance of 215.85 feet, more or less, to the point of commencement.

SCHEDULE "B"

to By-law No. L.S.P.-2917-501

Historical Reasons

The Old Middlesex Gaol was erected between 1842 and 1846 when the prison facilities in the adjoining Court House (now Middlesex Municipal Offices and designated in 1980) became too small for the London district. Together the two buildings form an extremely important group at the Forks of the Thames. The Old Gaol was used as a prison until 1978.

Architectural Reasons

The gaol is built of red, yellow and buff bricks most of which were made nearby. Its architecture is utilitarian in concept with vestiges of Italianate design in its massing, fenestration and cupola. An original cell block, complete with metal doors and solitary confinement, and hanging hook and trap door are preserved.

By-law No. L.S.P.- 2534-582

A by-law to designate the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, of historic and architectural value.

WHEREAS pursuant to The Ontario Heritage Act, 1974, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, having been duly published and served, no notice of objection was received to such designation;

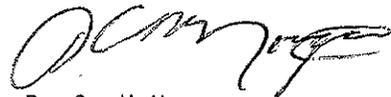
BE IT THEREFORE ENACTED by the Municipal Council of The Corporation of the City of London, as follows:

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as the Middlesex Court House at the south-west corner of Dundas and Ridout Streets, for the reasons set out in Schedule "B" hereto.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under Part IV of The Ontario Heritage Act, 1974.
4. This by-law comes into force on the day of its final passing.

PASSED in open Council this third day of November, A.D., 1980.



M. A. Gleeson
Mayor



P. C. McNorgan
Deputy City Clerk

First reading - November 3, 1980
Second reading - November 3, 1980
Third reading - November 3, 1980

SCHEDULE "A"

to By-law No. L.S.P.- 2534-582

DESCRIPTION OF COURTHOUSE SITE FOR ONTARIO HERITAGE ACT DESIGNATION (REVISION 2)

All that portion of Lots 21 and 22, south of Dundas Street and Lots 21 and 22, north of King Street, formerly in the Town of London, now in the City of London, in the County of Middlesex, in the Province of Ontario and described as follows:

Premising that all hearings herein are astronomic and are referred to the bearing north 68 degrees, 30 minutes east of the northerly limit of the said Lots 21 and 22, south of Dundas Street;

Commencing at the northeast corner of the said Lot 21, south of Dundas Street;

Thence south 68 degrees, 30 minutes west along the northerly limit of the said Lots 21 and 22 a distance of 176.38 feet;

Thence south 18 degrees, 47 minutes, 07 seconds east 212.54 feet;

Thence north 68 degrees, 34 minutes, 10 seconds east 82.23 feet;

Thence north 21 degrees, 26 minutes, 30 seconds west 68.08 feet;

Thence north 68 degrees, 34 minutes, 10 seconds east 104.00 feet more or less to the easterly limit of the said Lot 21, south of Dundas Street;

Thence north 21 degrees, 26 minutes, 30 seconds west along the said easterly limit 144.44 feet more or less to the point of commencement.

SCHEDULE "B"

to By-law No. L.S.P.- 2534-582

Architectural Reasons:

The Court House was completed in 1829 and its architecture represents progressive interpretation of the Gothic Revival style in London, Ontario between 1827 and 1911.

Historical Reasons:

For almost a century and a half, this building has served as a focal point for much of the history of London and the administration of justice in Middlesex County.

BY-LAW NUMBER L.S.P.-2534-582

No. **587605**
Registry Division of Middlesex East (No. 33)
I CERTIFY that this instrument is registered as of
1108A.M.
Registry Office **DEC 16 1980** in the
at London,
Ontario.

Hubert J. Sumner
REGISTRAR.

ap.

A by-law to designate the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, of historic and architectural value.

All of Lots 21 and 22, south of Dundas Street
Lots 21 and 22, north of King Street

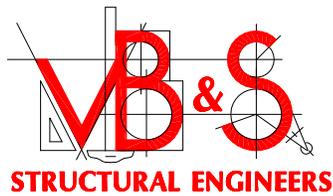
PASSED - November 3, 1980

City Clerk's Office
City Hall
London, Ontario

21-

Appendix D—Structural Engineer

Demolition Memo



VanBoxmeer & Stranges

1108 Dundas St., Suite 104
London, Ontario
N5W 3A7
P: (519) 433-4661
vbands@vbands.com

4802 Portage Rd, Unit 1
Niagara Falls, Ontario
L2A 6E3
P: (905) 357-2030
al@vbands.com

October 27, 2021
VB&S Project: 21272

YORK Developments
303 Richmond St., Suite 201
London Ontario
N6B 2H8
Attn: Mr Ali Soufan, President

Structural Review of
Demolition Procedure
50 King Street
London, Ontario

Dear Mr. Soufan:

Thank you for retaining VB&S to provide a demolition report for 50 King St. in London, Ontario. We understand that this building area is greater than the maximum requirement of 600m² to be able to demolish without retaining a structural engineer.

Building Description

- Structural steel framed.
- Concrete slab placed on v-rib deck on open web steel joist bearing on steel beams.
See Photo No 01 & 02.
- Cast-in-place concrete foundation walls.
- Elevator and stairwell walls constructed as either concrete block or cast in place concrete.

Building Description

The structure will be demolished using a procedure typical of these types and heights of buildings. Some of the methods include shears, grapplers, shovels and cranes.

The steel roof and second floor slab demolition will be completed by dismantling the structure. This will involve cutting and dismantling the steel structure in pieces and lowered to grade. At no time will there be lifts or bobcats allowed on the suspended slabs.

The concrete core walls are reinforced with steel reinforcing. The concrete will be crushed in situ and separated from the reinforcing steel and removed. The core walls do not require the existing floors for stability.

Prior to the start of construction and at the end of the working day, the site must be made secure to ensure public safety. All parties involved understand that demolition of the buildings is to proceed carefully to ensure that the safety of the workers and the public is not compromised. All parties acknowledge that our review of the demolition will occur to ensure there are no uncovered items that could compromise the life safety during this process.

We trust that this report meets your satisfaction. If you have any questions or comments, please do not hesitate to contact our office.

Regards,
**VanBoxmeer & Stranges
Engineering Ltd.**



Rick Stranges, P. Eng.
President

RAS/ras

Appendix **E**–Curriculum Vitae



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto
City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan
 Niagara-on-the-Lake Corridor Design Guidelines
 Cambridge West Master Environmental Servicing Plan
 Township of West Lincoln Settlement Area Expansion Analysis
 Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
 Township of Tiny Residential Land Use Study
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

540 Bingham Centre Drive,
 Suite 200
 Kitchener, ON N2B 3X9
 T 519 576 3650 x 744
 F 519 576 0121
 dcurrie@mhbcplan.com
 www.mhbcplan.com



EDUCATION

2011

Higher Education Diploma
Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts
World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon- Sorbonne, UNESCO, ICCROM, Macquarie University

www.linkedin.com/in/rachelredshaw

CONTACT

540 Bingemans Centre
Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
redshaw@mhbcpplan.com
www.mhbcpplan.com

CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is member of the Canadian Association of Heritage Professionals.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lecturers on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Intern Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)
RSM Building Consultants

2017 Deputy Clerk,
Township of North Dumfries

2015-2016 Building/ Planning Clerk
Township of North Dumfries



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 2009-2014 Historical Researcher & Planner
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey)
and Executive Assistant, Waterloo Region Plowing Match
and Rural Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2019-2020 Intern Member, Canadian Association of Heritage
Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical
Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries
Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Village Sub-committee, Doors Open
Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken
Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society
- 2011 Member, University of Waterloo Sub-steering Committee for
HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story
of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business
Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and
Gallery

CONTACT

540 Bingemans Centre
Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
redshaw@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- | | |
|-----------|--|
| 2013 | Lecture, <i>The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History</i> , University of Guelph Spring Colloquium |
| 2012-2013 | Gaelic Events Facilitator, University of Guelph |
| 2012-2015 | Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto |
| 2012 | <i>Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal</i> (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia. |
| 2012 | Waterloo Historical Society Publication, <i>Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries</i> |
| 2007-2012 | 25 historical publications in the Ayr News (access to some articles http://ayrnews.ca/recent) |

PROFESSIONAL DEVELOPMENT COURSES

- | | |
|-----------|---|
| 2020 | Condo Director Training Certificate (CAO) |
| 2018 | Building Officials and the Law (OBOA Course) |
| 2017-2018 | AMCTO Training (MAP 1) |
| 2017 | AODA Training |
| 2010 | Irish Archaeological Field School Certificate |

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

CONTACT

540 Bingemans Centre
Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
redshaw@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

SELECT PROJECT EXPERIENCE 2018-2020

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- Old Kent Brewery, 197 Ann Street, City of London
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (temporary relocation of 107 Young St)

CONTACT

540 Bingham Centre
Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
redshaw@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (CRB)
- 6170 Fallsview Boulevard, City of Niagara Falls

CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener (Temporary relocation)
- 1395 Main Street, City of Kitchener (Relocation)
- 10379 & 10411 Kennedy Road, City of Markham (Relocation)

Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)

- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener (Photographic Documentation Report)
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)

CONTACT

540 Bingemans Centre
Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
redshaw@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

CONTACT

540 Bingemans Centre
Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
rredshaw@mhbcplan.com
www.mhbcplan.com



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: George Kotsifas, Deputy City Manager, Planning and Economic Development
Subject: Heritage Alteration Permit application by K. and C. Siemens at 59 Albion Street, Blackfriars/Petersville Heritage Conservation District
Date: Wednesday December 8, 2021

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the use of the NUVO Iron railing system on the front porch of the heritage designated property at 59 Albion Street within the Blackfriars/Petersville Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) Any future repair, alterations, or replacement to the railing system require the implementation of the squared wooden spindles approved through HAP21-018-D.

Executive Summary

The property at 59 Albion Street is a Contributing Resource, located within the Blackfriars/Petersville Heritage Conservation District. In March 2021, a Heritage Alteration Permit was approved with terms and conditions for alterations to the front façade of the dwelling including the reconstruction of a new front porch. The proposed front porch included a railing system to be constructed of squared wooden spindles, set in between a top and bottom rail according to a connection style compatible with the historic dwelling. Following receipt of the approved Heritage Alteration Permit, the applicants considered a material change for the spindles and were advised that the “NUVO” iron railing system was not of a material or design that would be supported by staff. Subsequently, the applicants installed the unapproved spindles. An existing Building Permit was revised and issued to include the NUVO iron railing system without circulation to Heritage staff for review for compliance with the existing Heritage Alteration Permit.

The applicants have now made a new Heritage Alteration Permit application seeking retroactive approval for the installation of the “NUVO” iron spindles to address the non-compliance with the existing Heritage Alteration Permit (HAP21-018-D). This Heritage Alteration Permit application is not consistent with the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* and is not compatible with the Contributing Resource at 59 Albion Street. However, acknowledging the work has already been completed in accordance with the revised Building Permit, staff are recommending the Heritage Alteration Permit be approved with the condition that any future replacement, alteration or repair to the porch railing system implement the originally approved squared wooden spindles.

Linkage to the Corporate Strategic Plan

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

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

Analysis

1.0 Background Information

1.1 Property Location

The property at 59 Albion Street is located on the east side of Albion Street between Blackfriars Street and Chandler Avenue (Appendix A).

1.2 Cultural Heritage Status

The property at 59 Albion Street is located within the Blackfriars/Petersville Heritage Conservation District, designated pursuant to Part V of the Ontario Heritage Act by By-law No. L.S.P.-3437-179. The Blackfriars/Petersville Heritage Conservation District was designated on May 6, 2014 and came into force and effect on May 15, 2015 following the withdrawal of an appeal to the Ontario Municipal Board.

The Statement of Cultural Heritage Value, found in Section 2.3 of the *Blackfriars/Petersville Heritage Conservation District Plan*, identifies what makes the Blackfriars/Petersville area significant as a Heritage Conservation District and also identifies the heritage attributes of the Blackfriars/Petersville Heritage Conservation District.

The Blackfriars/Petersville Heritage Conservation District Plan identifies Contributing Resources and Non-Contributing Resources. The property at 59 Albion Street is identified as a Contributing Resource. Contributing Resources are defined as “a property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition.”

1.3 Description

The dwelling on the property consists of a single storey cottage structure with a hipped roof. The exterior of the dwelling has been previously altered including the installation of side-sliding windows on the front façade, vertically oriented siding and angel-stone on the front façade, and horizontal vinyl siding on the north and south sides of the dwelling (Appendix B).

Following some foundation repairs in 2020, the property owners applied for, and received a Heritage Alteration Permit for the covered front porch which includes the raised front porch, wood structural posts, and a gable peak faced with painted wood shingle.

The construction history of the dwelling on the property is unclear. The form, scale, and mass of the dwelling suggests that the dwelling was constructed in the late-19th century or early-20th century. Information included within the Register of Cultural Heritage Resources suggests a construction date of 1900. The current property owners have expressed concern that the construction date may be in error, as a neighbour has suggested the dwelling was moved to the property in the 1960s. No information to support this claim has been found.

To better understand the history of the dwelling, a review of historic Fire Insurance Plans, geodetic mapping, and aerial photography, supplemented with City Directory information was undertaken (Appendix C). A dwelling is not depicted on the 1912 Revised 1922 Fire Insurance Plan nor is it shown on the 1922 Aerial Photograph. A dwelling is depicted on the property by the 1926 Geodetic Survey of London, suggesting the dwelling was constructed between 1922 and 1926 (Image 9, Appendix C). The dwelling is again shown on the 1957 Geodetic Survey, showing the same building footprint. To further narrow a date of construction, a review of City Directories includes an entry for 59 Albion Street by 1925.

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 in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*.

2.1.1 Provincial Policy Statement

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

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

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

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

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*).

2.1.2.2 Contravention of the Ontario Heritage Act

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000 for an individual and \$250,000 for a corporation.

2.1.3 The London Plan/Official Plan

The London Plan is the new official plan for the City of London (Municipal Council adopted, approved by the Ministry of Municipal Affairs and Housing with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the Local Planning Appeal Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of Municipal Council but are not determinative for the purposes of this application.

The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London’s cultural heritage resources for future

generations. To ensure the conservation of significant cultural heritage resources, including properties located within a Heritage Conservation District, the policies of *The London Plan* provide the following direction:

Policy 594_ Within heritage conservation districts established in conformity with this chapter, the following policies shall apply:

- 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.*

Policy 596_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the Ontario Heritage Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the City may delegate approvals for such permits to an authority.

2.1.4 Blackfriars/Petersville Heritage Conservation District Plan

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

As a goal for the Heritage Conservation District:

Goal: To acknowledge, protect, and enhance Blackfriars/Petersville's cultural heritage value and interest including contributing heritage resources such as structure, streetscapes, landmarks and landscape features and understand the valuable contribution they make to the area collectively by:

- Encouraging the conservation of the area's cultural heritage value and interest through the appropriate practice of restoration, preservation, and rehabilitation processes that will maintain and enhance the value of the area;*
- Providing guidance on best practice procedures related to the stewardship of heritage conservation;*
- Understanding that the cultural heritage value of the district is expressed most effectively as a collection of resources that together possess unique qualities and characteristics; and,*
- Providing a clear set of guidelines for alterations requiring and not requiring a Heritage Alteration Permit, and providing property owners with the necessary information (terminology, checklists, and graphics) to guide them through the application process by which individual property owners will obtain these permits if necessary.*

Specifically, for its cultural heritage resources:

Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:

- Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;*
- Encouraging the maintenance and retention of significant heritage landmarks identified in the district;*
- Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,*

- *Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.*

To implement this goal and these objectives, the policies of Section 7.4 (Contributing Resources) and the design guidelines of Section 10.3.1 (Design Guidelines – Alterations and Additions) and Architectural Conservation Guidelines of Section 11 are considered in the evaluation of a Heritage Alteration Permit application.

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

- Policy 7.4.1.a *The cultural heritage value of the Blackfriars/Petersville Heritage Conservation District shall be conserved;*
- Policy 7.4.1.b *Contributing resources shall be conserved;*
- Policy 7.4.1.c *Classes of alterations for contributing resources requiring or not requiring a Heritage Alteration Permit shall be identified.*
- Policy 7.4.1.e *Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted.*
- Policy 7.4.1.i *Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alteration should only be considered where the intent is to conserve the contributing resource.*
- Policy 7.4.1.j *Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.*

The Conservation Guidelines (Section 11.2) of the Blackfriars/Petersville Heritage Conservation District Plan provide guidelines for maintaining and restoring resources to be considered by owners and approval authorities when work is being considered. Section 11.2.9 (Porches and Verandahs) provide relevant guidelines including:

- *Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged;*
- *Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration;*
- *When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original;*
- *For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product;*
- *Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detracts from the visual appearance of architectural coherence of porches and verandahs.*

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Heritage Alteration Permit Applications (HAP21-018-D & HAP21-079-L)

4.1.1 HAP21-018-D

In February 2021, the property owner contacted the City of London with inquiries related to the Heritage Alteration Permit approval process. Through consultation with the Heritage Planner, the owners were provided with information to assist them in applying for a Heritage Alteration Permit.

A Heritage Alteration Permit application (HAP21-018-D) was received for proposed alterations to the front façade of the Contributing Resource at 59 Albion Street on March 1, 2021. The Heritage Alteration Permit was processed through the Delegated Authority By-law, and was issued on March 10, 2021. The approved work included the installation of a new covered front porch with the following details:

- 20" Sonotube footings;
- Wooden steps with handrail;
- 2" x 8" pressure treated deck joists;
- Pressure treated deck boards;
- Framed porch skirting;
- Railing/guard system to consist of wooden squared spindles set in between a top and bottom rail, connected by EC-1 or EC-2 connections of the SB-7 Supplementary;
- 6" x 6" pressure treated posts, enclosed/capped with wood painted wood to finish to support gable porch roof;
- Porch roof with a pitch of 12 over 5, consistent with the pitch of the house, finished with asphalt shingles;
- Face of the gable to be clad with painted wood shingle; and,
- All exposed wood to be painted.

The porch, as proposed in HAP21-018-D was evaluated as compliant with the *Blackfriars/Petersville Heritage Conservation District Plan* and was approved under the terms of the By-law No. C.P. 1502-129, and issued under Section 42(2.1) of the *Ontario Heritage Act* (Appendix D).

Following approval of the Heritage Alteration Permit, the applicant contacted the City to inquire about a change in the railing system that was approved, noting the request to change the approved wood rails and spindles to the "NUVO Iron" railing system. Through correspondence with the applicant, staff confirmed that the NUVO Iron railing system would not be a material or design that would be supported for use on front porches in the Blackfriars/Petersville Heritage Conservation District.

4.1.2 Issuance of Revised Building Permit

Despite the correspondence between the applicant and Heritage staff, a revised Building Permit application was submitted. Unfortunately, the Building Permit was reviewed and approved without confirmation of an updated Heritage Alteration Permit. This is a rare occurrence, as Building and Heritage staff work closely in reviewing applications for proposed projects to heritage designated properties to ensure compliance with the respective heritage requirements. The applicant proceeded to undertake the work without Heritage Alteration Permit approval.

While conducting a nearby site visit in the Blackfriars/Petersville Heritage Conservation District in July 2021, staff observed that the NUVO Iron railing system had in fact been installed contrary to the direction provided by the applicant, and not in compliance with the approved Heritage Alteration Permit. Staff have since corresponded with the applicant to identify the non-compliance with the Heritage Alteration Permit as a violation of the *Ontario Heritage Act*. Despite obtaining an approved Heritage Alteration Permit and acknowledging the approved materials, an unapproved alteration was completed.

4.1.2 HAP21-079-L

A new Heritage Alteration Permit application (HAP21-079-L) was received on November 17, 2021 seeking retroactive approval for the installation of the NUVO Iron railing system.

Porches, are an important contribution to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. Alterations to porches of Contributing Resources in the Blackfriars/Petersville Heritage Conservation District requires Heritage Alteration Permit approval.

The compatibility of metal railing systems have been a topic of consideration in other Heritage Alteration Permit applications in the Blackfriars/Petersville Heritage Conservation District. Metal railings are found on some porches of resources within the Blackfriars/Petersville Heritage Conservation District, often reflecting the period of construction of the resource or as evidence of previous alterations but are not necessarily appropriate for all resources. Traditional painted wood railings are appropriate for most resources in the Blackfriars/Petersville Heritage Conservation District. The architectural form of the dwelling and available historical records suggest that the dwelling on the property was constructed in the early-20th century, before the Second World War. A painted wood railing system as initially approved is the most sympathetic and contextual to the existing resource and its context, consistent with the policies of the Blackfriars/Petersville Heritage Conservation District.

The proposed “NUVO Iron railing system” consists primarily of a set of thin metal balusters (spindles) set in between a top and bottom rail consisting of pressure treated lumber. As a modern construction material in design and appearance, the railing systems are not compatible with front porches on Contributing Resources historic within a Heritage Conservation District.

The preferred approach to alleviate the non-compliance with the Heritage Alteration Permit approval already obtained, would be for the property owner to remove the non-compliant railing system and install painted wood railings and spindles. However, acknowledging the error in issuing the Building Permit prior to circulation to heritage staff for compliance review, staff are recommending the new Heritage Alteration Permit (HAP21-079-L) be approved with the condition that any future alteration, repair or replacement of the railing implement the previously approved squared wooden spindles.

Conclusion

The property at 59 Albion Street is a Contributing Resource, located within the Blackfriars/Petersville Heritage Conservation District. In March 2021, a Heritage Alteration Permit was approved with terms and conditions for alterations to the front façade of the dwelling including the reconstruction of a new front porch. A revised Building Permit was issued without heritage staff review, in error and the porch was not constructed according to the approved Heritage Alteration Permit.

A new Heritage Alteration Permit application was submitted seeking retroactive approval for the installation of the “NUVO” iron railing system to address the non-compliance with the existing Heritage Alteration Permit (HAP21-018-D). Acknowledging the work is compliant with the issued Building Permit, staff is recommending approval of the Heritage Alteration Permit with the condition that future alteration, repair or replacement of the railing comply with the alterations approved in the original Heritage Alteration Permit, including the installation of squared wooden spindles.

Prepared by: Michael Greguol, CAHP
Heritage Planner

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

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

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

Appendices

- Appendix A Property Location
- Appendix B Images
- Appendix C Historic Documentation
- Appendix D HAP21-018-D

Appendix A – Property Location

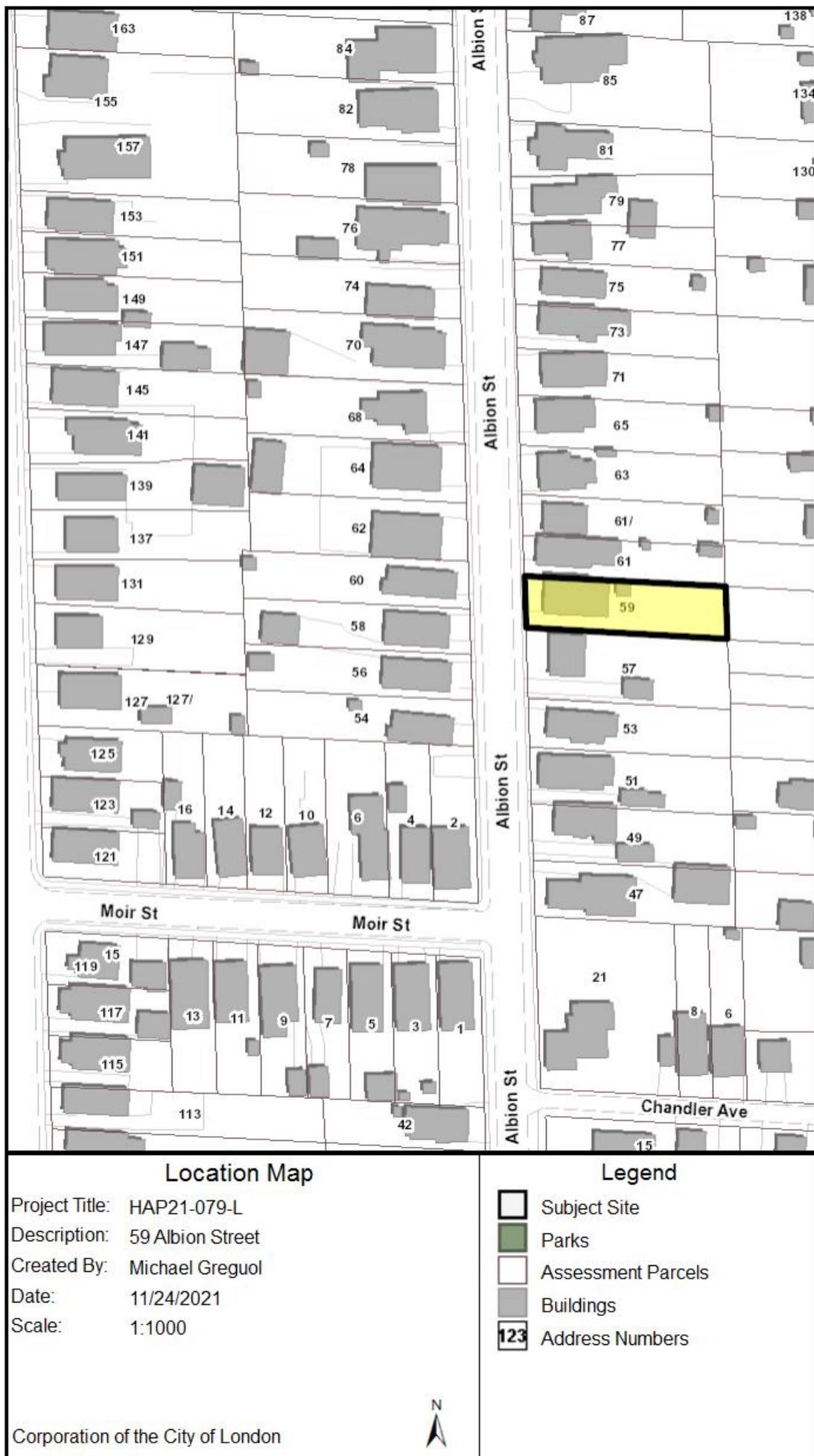


Figure 1: Location Map showing the subject property at 59 Albion Street

Appendix B – Images



Image 1: Photograph of the dwelling located at 59 Albion Street in August 2020, showing foundation repair work being undertaken, necessitating a restored front porch.



Image 2: Photograph of the dwelling located at 59 Albion Street showing the porch under construction in spring of 2021.



Image 3: Photograph of the dwelling located at 59 Albion Street, as observed in July 2021 showing unapproved railing system.



Image 4: Photograph of the dwelling located at 59 Albion Street, as observed in July 2021 showing unapproved railing system.



Image 5: Detail of the railing system on the property at 59 Albion Street showing the unapproved NUVO Iron railing system, July 2021.

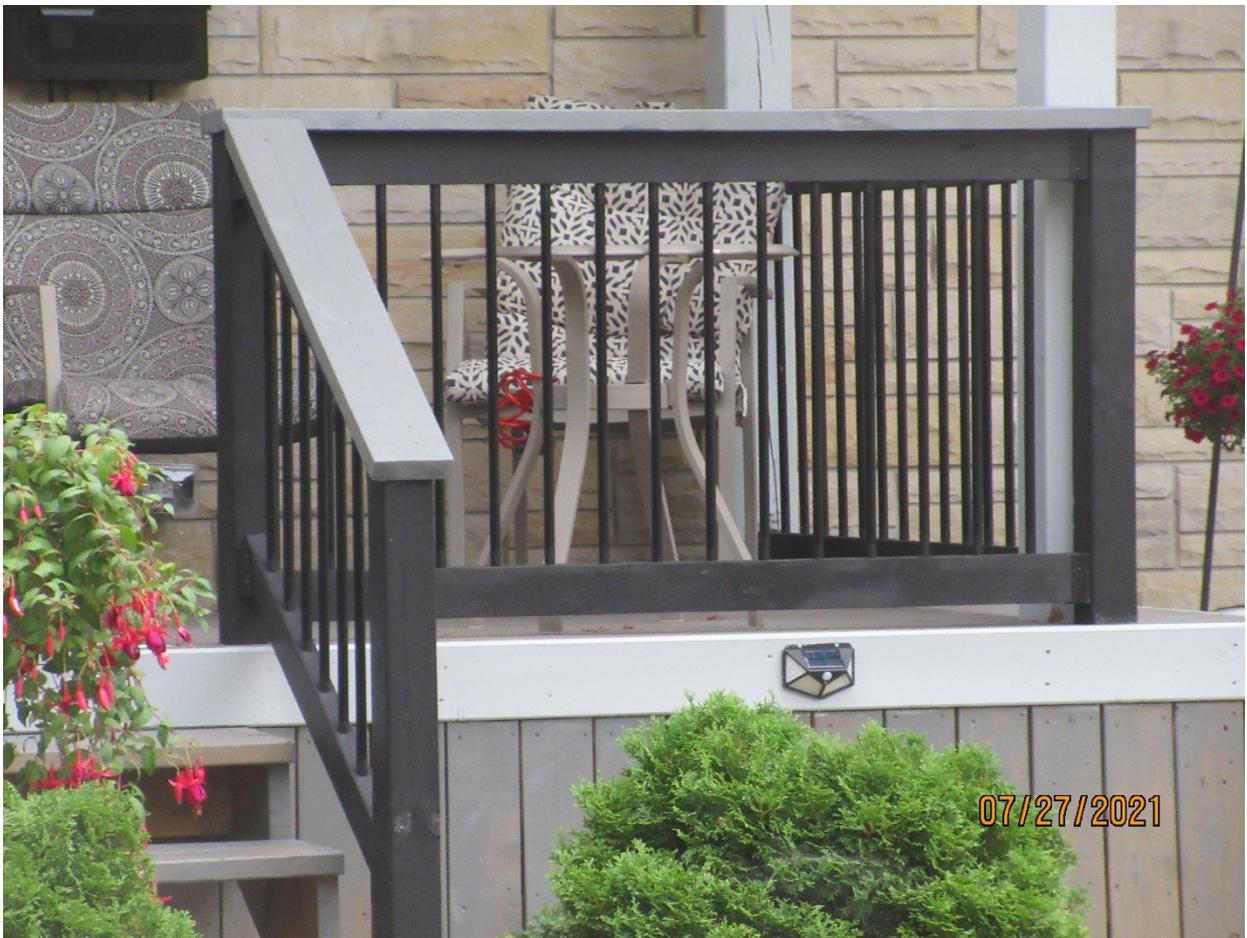


Image 6: Detail of the railing system on the property at 59 Albion Street showing the unapproved NUVO Iron railing system, July 2021.

Appendix C – Historic Documentation

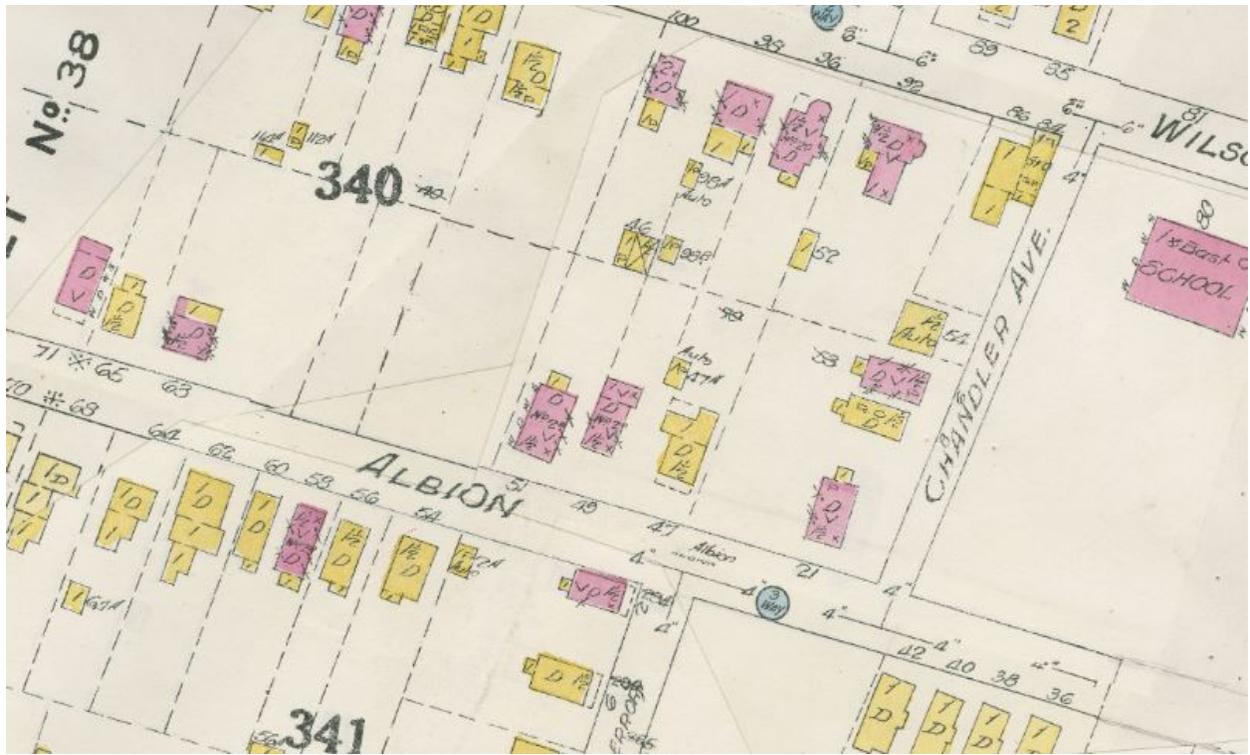


Image 7: Excerpt from the 1912 Revised 1922 Fire Insurance Plan showing the dwellings on the east side of Albion Street constructed by 1922. Note, the subject property at 59 Albion Street had not yet been constructed (Western Archives).



Image 8: Excerpt from a 1922 aerial photograph confirming the information depicted on the 1912 Revised 1922 Fire Insurance Plan (Map and Data Centre, Western University).

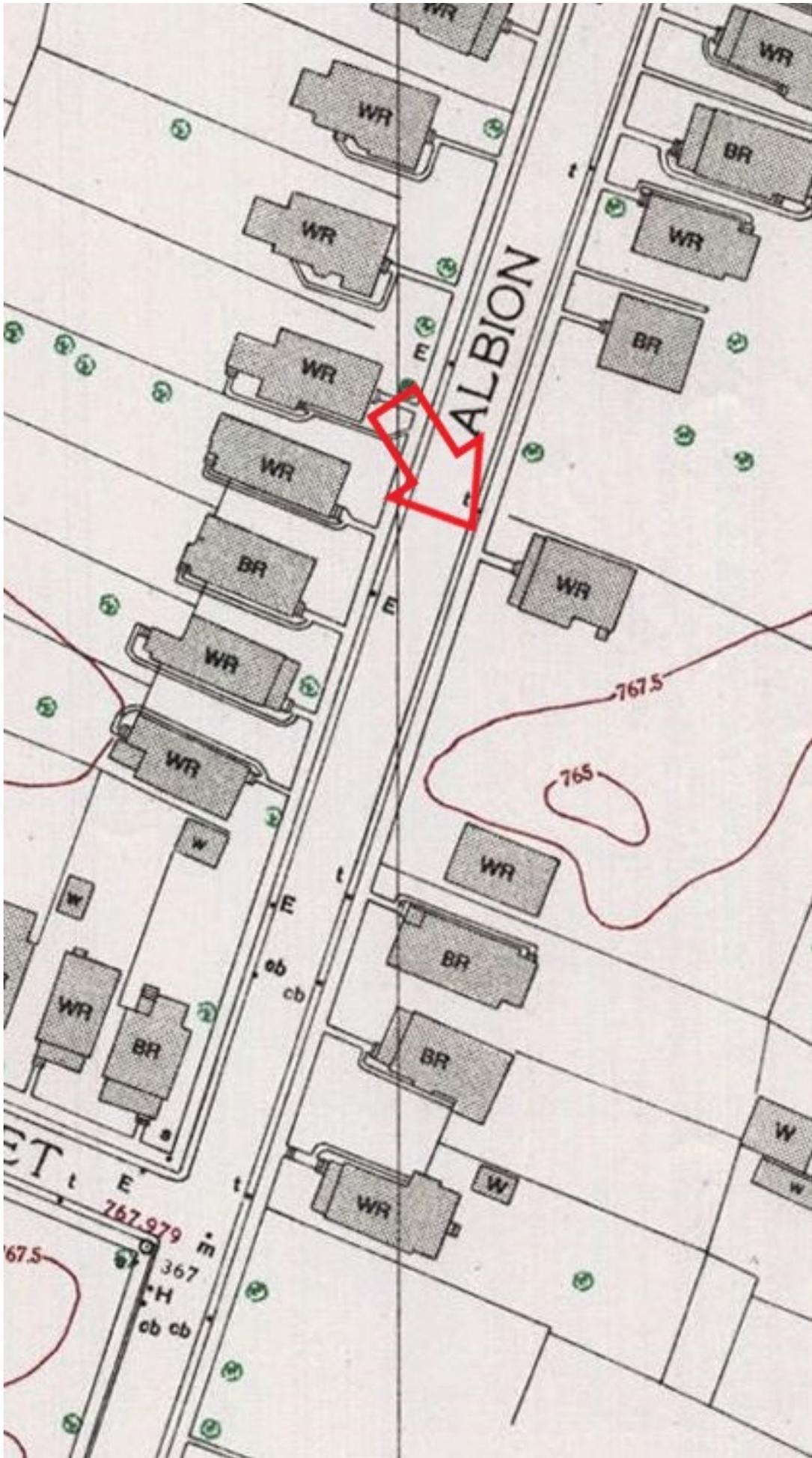


Image 9: Excerpt from the 1926 Geodetic Survey of London, showing a dwelling constructed at 59 Albion Street (Archives and Special Collections, Western University).

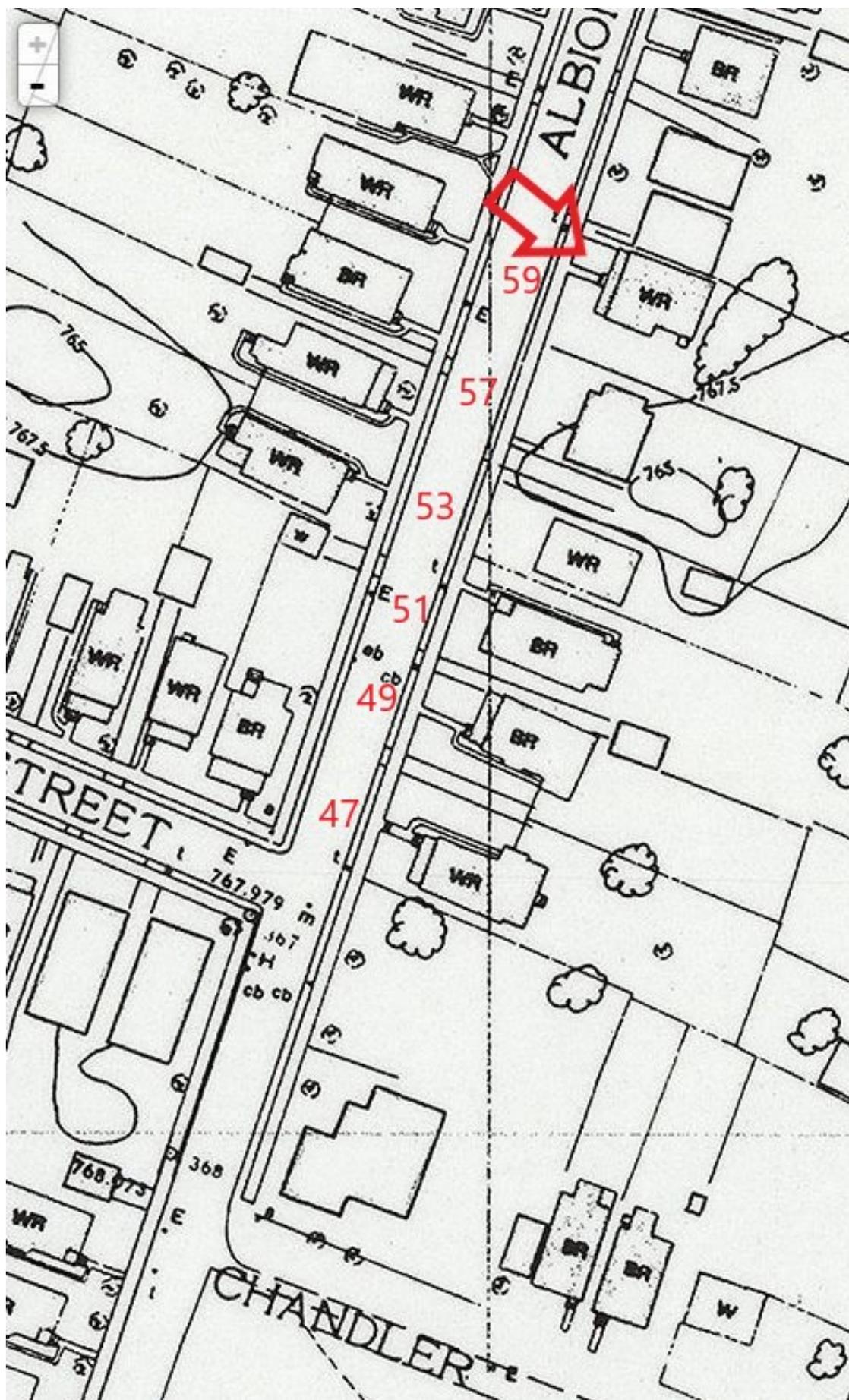


Image 10: Excerpt from the 1957 Geodetic Survey of London showing the dwelling at 59 Albion Street. The image has been annotated with the municipal addresses (Archives and Special Collections, Western University).

Used Parts for **WHITE AUTO WRECKERS** London's Bargain Accessory House
 749 SIMCOE ST. E. Phone 6881
 New Accessories at Bargain Prices

MARLEY-HEXTER TAXI

483 RICHMOND ST. PHONE 2859

36 Adelaide VERNON'S DIRECTORY Albion

869 Thompson, J H
 869 Bapty, C W
 871 Burke, F D
 875 Boyd, Hugh
 881 Wallace, Pztk
 883 Alexander, Frank
 885 Farr, G A, gro
 Sub P O No 1
 †Grosvenor st crosses
 889 Cree, Rev A S H
 891 Lukings, Arthur
 †Cheapside st crosses
 Phinn Bres, brick mfrs
 Hill Michl
 †Victoria st crosses
 †Huron st crosses
 1083 Winnett, J W G
 Campbell, Duncan
 Walters, F A

ADELAIDE ST, Chelsea
 Green, east side
 2 Smith, Melville
 4 Salisbury, Thos
 6 Reader, Hy G
 8 Ferguson, R M
 10 Cole, Harold
 12 Jackson, C E
 14 Ferguson, P L
 18 Dickson, Robt
 20 Crossley, F, gro
 22 Hathaway, Norris, gro
 †Terrace st crosses
 34 Mana, Mrs H H
 34 Brazel, Mrs E A
 36 Jewkes, John H
 42 Haynes, S W
 46 Reeves, E F
 48 Smith, Levi
 †Edna st crosses
 Presbyterian church
 58 Webb, Geo H
 New house
 66 Downes, G F
 66 Donaghey, J E
 68 Mills, Thos
 74 Cooper, Rev W H
 †Mand st crosses

ADELAIDE ST, Chelsea
 Green, west side
 1 Grant, John
 3 Masterson, Edwd
 5 Clayton, G J
 7 Cummings, John
 9 Smith, Jas
 11 Richmond, Jas
 21 Pierson, J C
 †Terrace st crosses
 27 Chambers, Mrs C
 29 Stone, Thos F
 31 Wilkinson, R W
 33 Buckland, Albt
 35 Holmes, G E
 37 Kingsbury, A E, patr
 39 Clark, H W
 41 Marchant, J A
 43 Lindsey, Jas S
 45 Snow, Geo
 47 Trinity, Church
 †Edna st crosses
 55 Tye, C W
 57 Watson, Wm L
 69 La Motte, G B
 †Maud st crosses
 95 Marsh, Hiram

ALAUNIA, from River, east of Egerton, s of Hamilton rd
 72 Mudge, Hy
 82 Martin, S H
 82 Martin, S, jr
 es 90 Fitzpatrick, Wm
 104 Elkington, Wm
 es 112 Froud, Sydney
 es 114 Baker, Richd
 †Dakin st crosses

ALBANY ST, e from Nightingale av to C P R tracks
 Not built on

ALBERT ST, n side, from 862 Ridout to Richmond
 76 Ambrose, W J
 90 Fisher, R G
 †Talbot st crosses
 124 Green, Rev Bowley, D
 D

128 Benenati, Ralph
 130 Vacant
 136 Young, Robt J
 152 Kingsmill, T F
 164 Gillespie, G H
 176 Wrighton, W T E
 178 Williams, J T
 180 Gleason, A A
 186 Bayly, Mrs Eliza
 188 Broderick, E J
 190 Seutler, Edwd
 192 Neville, Mrs Laura
 194 Grant, Mrs M
 200 Rider, Miss F
 Vincent, Hy
 202 Miller, W J, brbe

ALBERT ST, s side
 †Talbot st crosses
 119 Shawcross, Mrs J
 121 Dixon, Robt
 125 Fremlin, E N
 127 Hungerford, S G
 129 Vacant
 133 Whitten, Robt
 137 McCartney, Jos
 153 Munro, A L
 155 Tierney, Maria
 155½ Hebebrand, Mrs Laura
 159 Adams, Chas J
 165 Solomons, M H, violin mkr
 167 Gleason, P C
 173 Beck Mfg Co, box mfrs
 175 Carter, Hy J
 177 Read, Edwin T
 179 Pope, Harry
 179½ Daniel, Chas
 181 Wrighton, R R

ALBERT ST (Ealing), from Hamilton rd, now Price st

ALBION ST, e side from Rogers av to Blackfriars
 21 Trudell, Wm T
 47 Wilkins, A J
 49 Dwyer, Vincent
 51 Benson, Jos
 63 Diamond, Mrs Elzbt
 69 Fortier, Mrs Margt

C. T. & S. F. GLASS Insurance Brokers
 302 Dominion Savings Bldg. PHONE 220

Figure 2: Excerpt from the 1924 Vernon's City Directory showing entries for the east side of Albion Street at bottom right. Note, at this time there is no entry for 59 Albion Street.

W. A. MACKENZIE & CO., Limited Investment Bankers
 Toronto, London, Ont.
 Local Office: ROOM 207 ROYAL BANK BLDG., R. COTTRELL, Mgr. Phone 6145J
 All Bond Prices Quoted Upon Application.

Albert

OF CITY OF LONDON

Ann 37

179 Pope, Harry
 179½ Daniel, Chas
 181 Wrighton, R R

ALBERT ST (Ealing), from
 Hamilton rd, now Price st

ALBION ST, e side from
 Rogers av to Blackfriars

21 Trudell, Wm T
 47 Wilkins, A J
 49 Dwyer, Vincent
 51 Benson, Joe
 53 Unfinished house
 59 **Altenau, Chas**
 63 Kantenbach, Alfd
 65 Robinson, Mark
 69 Fortier, Mrs Margt
 71 Sellery, Mrs A
 73 Smithson, Wm
 75 Dunlevy, Wm
 77 McNiven, C H
 79 Deacon, Hy
 81 Robinson, Jas
 85 Edwards, Fanny
 93 Johnson, Wm
 99 Downey, Annie

ALBION ST, w side

36 Walsh, Herbt
 38 Wood, Wm
 40 Foxcroft, Saml
 42 Johnson, W J
 †Moir st begins
 54 Hyde, Arthur
 56 McNeil, Mrs J
 58 Jenner, Bert
 60 Sanham, Wm
 62 Johnson, Mrs S E
 64 Clark, W B
 68 Kaltenbach, Mrs E
 70 Raison, Mrs C
 74 Teller, Mrs E
 76 Pilgrim, Geo
 78 Osborn, A E
 82 Grigg, Albt H
 84 Page, Stephen
 88 Jeffries, H T
 94 Jeffries, Thos
 96 Cameron, D
 102 Judge, W H

ALEXANDER ST, n side
 from 48 Wilson av

7 Spyer, Jas
 9 Nairn, J W
 11 Vantassel, Mrs
 17 Fairweather, Geo
 21 Turner, Wm
 23 Lambourn, John
 25 Jones, Regina
 27 Goodyear, Wallace
 29 Knaggs, Hy
 31 Gray, Robt H

ALEXANDER ST, s side

12 Andrews, David
 14 Rapson, Thos
 18 Ellis, Jas
 20 Ellis, Walter
 24 Bolaa, N
 26 Ballantine, Wm
 28 Egan, J W
 30 Winegarden, Wm

ALEXANDER AV (Manor
 Park), from Tecumseh av

wa Bugler, Alex
 es Dutton, Arthur
 †Emery, Langarth, Briscoe
 and Forbes sts cross

ALFRED ST, e side, from

572 Pall Mall
 8 Gillis, Jas
 10 Shannon, Russell
 12 Stevenson, Wm
 14 Ellman, J H
 16 Lewis, Benj
 18 Lloyd, P L
 20 Wakeling, Arthur
 22 Dorey, A E
 24 Jack, T W

ALFRED ST, w side

7 Simons, H S
 9 Waud, Mrs Ellen
 11 Seburn, Mrs Jennie
 13 Bremner, John

ALMA ST, e side, from 250
 St James

16 Wheatley, Albt H

20 Blackburn, H S
 32 Allsop, G W
 36 Manning, B B
 40 Harding, R T
 50 Elliott, J C, real estate
 50 Fear, Rev E A
 52 Burgess, Jas

ALMA ST, w side

23 Barron, W C
 47 Coleman, Louis
 51 Woodward, Harold
 53 Burwell, Emma A

ANDERSON AV, e side
 from Trafalgar st to Ham-
 ilton rd, 1 e Rectory

68 Carty Brass Co
 72 Barnes, A F
 74 Dickey, Robt
 76 Crosier, R W
 78 Marsh, Wm
 80 Head, John
 82 Saunders, Alfd
 86 Warren, M

ANDERSON AV, w side

75 Fitchett, Jas H
 77 Braund, W H
 81 Bailey, J W
 85 Smith, E L
 87 Graham, Geo H
 89 Koch, J S

ANN ST, n side, from the
 River to Richmond st, 2ne
 south of Oxford

†Talbot st crosses
 146 McLanis, David
 148 Scott, Geo W
 150 Alford, Jno
 152 Walker, Peder D
 154 Burgess, Chas
 156 Henson, Elias
 164 Forbes, Jas E
 164 Forbes, Mrs Clara, gro
 †St George st crosses
 Store house
 Daly Coal Co, scales


ELECTRIC RANGES
 Protected Elements & Seamless Enamelled Oven.

F. H. THOMPSON BICYCLES Locks Repaired
 355 TALBOT PHONE 2380W Keys made of all
 Descriptions

Figure 3: Excerpt from the 1925 Vernon's City Directory for London showing the first entry for 59 Albion Street in 1925.



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

London
CANADA

March 10, 2021

Christine and Kurtis Siemens
59 Albion Street
London, ON N6H 1Z1

HAP21-018-D

Dear Mr. and Mrs. Siemens,

**Re: Heritage Alteration Permit application: 59 Albion Street,
Blackfriars/Petersville Heritage Conservation District**

Thank you for submitting a Heritage Alteration Permit application for the property at 59 Albion Street located in the Blackfriars/Petersville Heritage Conservation District (designated under Part V of the *Ontario Heritage Act*). I acknowledge receipt of your Heritage Alteration Permit application received on March 1, 2021.

Proposed Work

I note the following proposed work outlined in your application and per the attached drawings:

- Installation of new covered front porch on the west façade approximately 14' in width with the following details:
 - 20" Sonotube footings;
 - Wooden steps with handrail;
 - 2" x 8" pressure treated deck joists;
 - Pressure treated deck boards;
 - Framed porch skirting;
 - Railing/guard system to consist of wooden squared spindles set in between a top and bottom rail, connected by EC-1 or EC-2 connections of the SB-7 Supplementary (see attached connection detail);
 - 6" x 6" pressure treated posts, enclosed/capped with wood painted wood finish to support gabled porch roof;
 - Porch roof with a pitch of 12 over 5, consistent with the pitch of the house, finished with asphalt shingles;
 - Face of the gable to be clad with painted wood shingle; and,
 - All exposed wood to be painted.

Compliance Evaluation

The previously installed porch on the Contributing Resource at 59 Albion Street was removed as a part of tree removal and foundation repairs. The proposed replacement porch consists of a covered porch, including painted wood steps, flooring, spindles and rails, and posts to support the gable porch roof. The gable of the porch will be clad with painted wood shingles or shakes. The proposed design and materials sufficiently complies with the policies outlined in Section 7.4.1 (Contributing Resources) and the guidelines included in Section 11.2.0 (Conservation Guidelines), and Section 11.2.9 (Porches and Verandahs) of the *Blackfriars/Petersville Heritage Conservation District Plan*.

Under the terms of the By-law No. C.P. 1502-129, the City Planner has been delegated authority to grant your Heritage Alteration Permit.

Approved Work

The Corporation of the City of London
Office: 519-661-4980
Fax: 519-661-5397
www.london.ca

Page 1 of 6

The proposed work is permitted as submitted and shown in the attached drawings with the following terms and conditions:

- All exposed wood to be painted;
- Display the Heritage Alteration Permit (attached) in a location visible from the street until the work is completed; and,
- Notify Michael Greguol, Heritage Planner (519-661-4980, mgreguol@london.ca) upon completion of the work. Please provide digital photographs of the work completed.

This is your Heritage Alteration Permit, issued under Section 42(2.1) of the *Ontario Heritage Act*. This Heritage Alteration Permit has been issued to permit the alterations as submitted and described above and authorized by this Heritage Alteration Permit only. **Any changes or deviations from the proposed work as submitted in your Heritage Alteration Permit application and approved with terms and conditions shall require amendment to your Heritage Alteration Permit.** Applicants are advised to contact the Heritage Planner if any changes are proposed or contemplated to the alterations authorized by this Heritage Alteration Permit in advance of undertaking any changes.

A Building Permit is required. Please contact the Building Division (519-661-4555, building@london.ca).

Yours truly,



Gregg Barrett, ACIP
Director, City Planning & City Planner

Z:\policy\HERITAGE\Heritage Alteration Permit Reports\Albion Street, 59\HAP21-018-L\HAP21-018-D_letter.docx

c: Michael Greguol, Heritage Planner

Attachment:
Heritage Alteration Permit – 59 Albion Street
Photographs
Drawings – Designed For Life (2/9/2021)



Image 1: Photograph of the Contributing Resource located at 59 Albion Street in the Blackfriars/Petersville Heritage Conservation District. The previous porch was removed to address foundation issues.



Image 2: Photograph showing the existing conditions of the property located at 59 Albion Street, in the Blackfriars/Petersville Heritage Conservation District.

i. Dimensions shown are in mm unless otherwise specified.

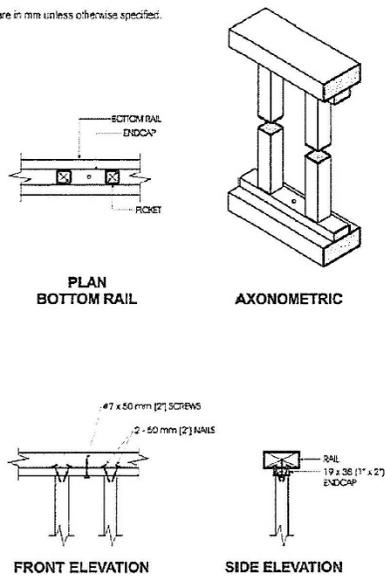


Figure 1: Drawing showing EC-1 connection type, one of the proposed connections for the railings/guards for the proposed porch at 59 Albion Street

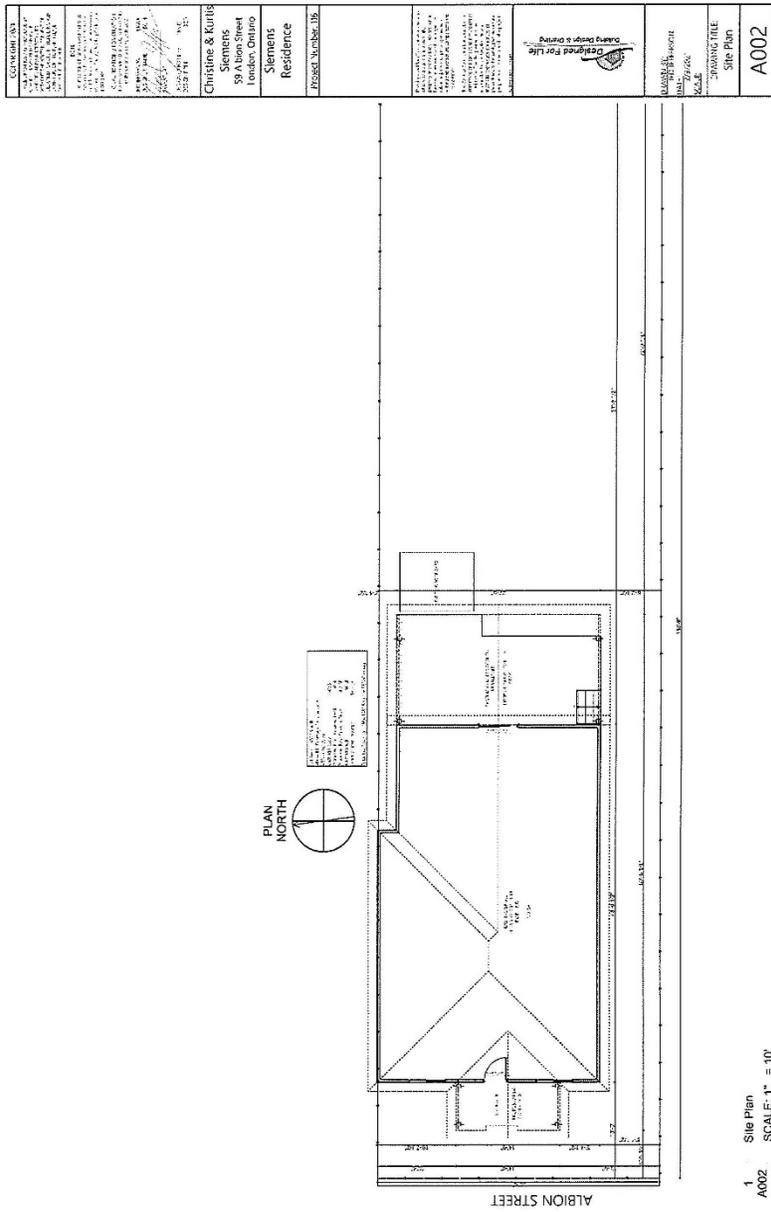


Figure 2: Drawing submitted as a part of the Heritage Alteration Permit application for the property at 59 Albion Street showing the proposed porch design. Note, the rear porch is no longer being pursued.

HERITAGE ALTERATION PERMIT

THE CORPORATION OF THE CITY OF LONDON HEREBY ISSUES THIS PERMIT:

Property: **59 Albion Street**

Ontario Heritage Act Status: **Blackfriars/Petersville Heritage Conservation District**

Proposed Change: **Porch replacement**

Application Number: **HAP21-018-D**

Approval: 
Gregg Barrett, AICP
Director, City Planning & City Planner

Approval Date: **March 11, 2021**

For further information call: 519-661-4980



London
C A N A D A

What started the process of the changes to 59 Albion St.

What began was to be a simple renovation of adding a bathroom into the basement (estimated to take 3 weeks to complete).

After removal of a wall, ceiling and flooring it was discovered that the 2 main support beams were compromised because a support post had been removed causing a cantilever pressure on the foundation causing major crack to the front foundation of the home.

This led to a complete removal of everything in the front including a tree, the front entrance precast concrete steps, which led to replacing the front wall foundation and underpinning the sides of the house with concrete knee walls.

Afterwards it was suggested that sonar tubes be installed to make a new front entrance creating a front porch addition rather than returning to the precast concrete steps.

In looking around the neighborhood and reviewing the structure of our home it seemed that going with a style of Ontario cottage would be most favorable and would be pleasing.

Approval was given for the front porch. As long as we follow the SB-7 guidelines for the railing and understand that would be appropriate to paint the exposed wood.

(This does not seem to be the case of the many other front porches/entrances in the neighborhood (unpainted wood and railings not to code.)

The concern/issue:

The spindles of the porch are not wood.

As noted in the end of this report there are many front entrances/porches that are not using wood spindles.

Also, in reviewing the guidelines for Blackfriars and the historical information found on 59 Albion St, it would seem that there should be no real issue with spindles remaining as the NUVO spindle system (galvanized steel).

On the next page you will find the before photo and after photo plus the inspiration for the front porch.



Before: 59 Albion St
Front Entrance:
Aluminum Awning and
Railing.



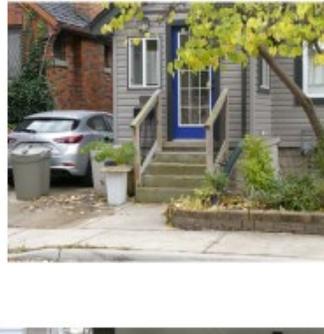
Inspiration!!



After: 59 Albion St
Porch Addition

(you will note in the pages following this one and pictures of different porches, spindles and front entrances that are made from various materials









**Cultural Heritage Assessment
Report—Windermere Road
Improvements,
City of London**

DRAFT REPORT

April 20, 2021
File: 165001183

Prepared for:

City of London
300 Dufferin Avenue
London, Ontario N6B 1Z2

Prepared by:

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

Executive Summary

The City of London (the City) retained Stantec Consulting Ltd. (Stantec) to undertake an Environmental Assessment (EA) for the Windermere Road Improvements. The requirement to consider cultural heritage in Municipal Class Environmental Assessments (MCEA) is discussed in the *Municipal Class Environmental Assessment Manual* (MCEA Manual) (Municipal Engineers Association 2015) and the revised 2020 *Provincial Policy Statement* (PPS) (Government of Ontario 2020). The MCEA Manual considers cultural heritage, including built heritage resources and cultural heritage landscapes, as well as archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

As part of the EA, a Cultural Heritage Assessment Report (CHAR) has been completed to identify cultural heritage resources, including built heritage and cultural heritage landscapes, present within, and adjacent to, the Study Area. The Study Area consists of the Project Location and a 50 metre (m) buffer surrounding the Project Location. The 50 m Study Area boundary is used as a sufficient distance to encompass a buffer zone for potential vibration effects resulting from the Project. Although structures on a specific property may be situated outside the 50 m buffer, in some instances the property boundary is within the buffer, and therefore resources on the property are required to be examined as they are within the Study Area.

The study methodology is broadly based on guidelines provided by Ministry of Heritage, Sport, Tourism and Culture Industries within InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. This involves identification of cultural heritage resources and the assessment of impacts of the Project on these cultural heritage resources. In addition, the City requested that four properties listed on the *City of London Register of Cultural Heritage Resources* receive detailed evaluations in the report (20 Tallwood Circle, 1480-1490 Richmond Street, 368 Windermere Road, and 1507 Richmond Street).

The City also identified that Huggabone's Hill has been scheduled to receive recognition through the installation of a heritage plaque. The research undertaken in the CHAR determined Huggabone's Hill to be historically located on Western Road between approximately Elgin Drive and Medway Creek. Based on historical research, an appropriate location suitable for the installation of the plaque is the parkette located at the southeast corner of the intersection of Windermere Road and Western Road.

Where a potential cultural heritage resource was identified within the Study Area, an evaluation of the cultural heritage value or interest of the property, or properties, was undertaken. Where potential cultural heritage value or interest was identified, a structure or landscape was assigned a cultural heritage resource (CHR) number and the property was determined to contain a heritage resource. A total of ten CHRs were identified, including two institutional properties and eight residences. Of these ten CHRs, three included previously identified properties (20 Tallwood Circle, 1480-1490 Richmond Street, and 1507 Richmond Street).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Where the cultural heritage resource was identified within the Study Area, an assessment of potential impacts resulting from the Project was undertaken. The assessment of potential impacts was undertaken according to InfoSheet #5.

Of the ten CHRs identified, a total of seven CHRs contain heritage attributes that are located within 50 m of the Project Location, including six residences and one institutional property. Depending on the approaches that may be identified through planning and detailed design, these cultural heritage resources may be at risk for indirect impacts resulting from construction-related ground vibration. It is recommended that the City consult with a qualified building conditions specialist or geotechnical engineer with previous experience working with heritage structures to identify appropriate vibration mitigation measures in advance of construction. Mitigation measures for vibration may include developing an appropriate vibration setback distance, a vibration attenuation study, and/or a construction monitoring program.

To further understand the potential for the Project to effect cultural heritage resources, where a cultural heritage resource is situated within the Study Area, the impact assessment contained within this report should be amended when alternatives for transportation and intersection improvements have been identified so potential impacts can be refined and measures to avoid those impacts can be implemented.

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



Table of Contents

EXECUTIVE SUMMARY	I
PROJECT PERSONNEL	VI
ABBREVIATIONS	VII
1.0 INTRODUCTION	8
1.1 STUDY PURPOSE AND OBJECTIVES	8
2.0 METHODOLOGY	12
2.1 REQUIREMENTS	12
2.2 BACKGROUND HISTORY	12
2.3 MUNICIPAL AND AGENCY CONSULTATION	13
2.4 FIELD PROGRAM	13
2.5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST	13
2.5.1 Ontario Regulation 9/06	13
2.6 ASSESSMENT OF PROJECT IMPACTS	14
3.0 HISTORICAL DEVELOPMENT	16
3.1 INTRODUCTION	16
3.2 PHYSIOGRAPHY	16
3.3 TOWNSHIP OF LONDON AND CITY OF LONDON	16
3.3.1 Survey and Settlement	16
3.3.2 19 th Century Development	17
3.3.3 20 th Century Development	18
3.4 SITE HISTORY	19
3.4.1 Lot 15, Concession 3	19
3.4.2 Lot 16, Concession 3	20
3.4.3 Lot 17, Concession 3	21
3.4.4 Lot 15, Concession 4	22
3.4.5 Lot 16, Concession 4	23
3.4.6 Lot 17, Concession 4	24
3.5 20 TALLWOOD CIRCLE	25
3.6 1480-1490 RICHMOND STREET	26
3.7 368 WINDERMERE ROAD	27
3.8 1507 RICHMOND STREET	27
4.0 SITE DESCRIPTION	34
4.1 GENERAL STUDY AREA/LANDSCAPE CONTEXT	34
4.2 20 TALLWOOD CIRCLE	34
4.3 1480-1490 RICHMOND STREET	35
4.4 368 WINDERMERE ROAD	36
4.5 1507 RICHMOND STREET	37



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

5.0	EVALUATION OF PREVIOUSLY IDENTIFIED RESOURCES	39
5.1	20 TALLWOOD CIRCLE	39
5.1.1	Design or Physical Value	39
5.1.2	Historic or Associative Value	39
5.1.3	Contextual Value	40
5.1.4	Summary of Evaluation	40
5.1.5	Statement of Cultural Heritage Value	41
5.2	1480-1490 RICHMOND STREET	42
5.2.1	Design or Physical Value	42
5.2.2	Historic or Associative Value	43
5.2.3	Contextual Value	43
5.2.4	Summary of Evaluation	44
5.2.5	Statement of Cultural Heritage Value	45
5.3	368 WINDERMERE ROAD	47
5.3.1	Design or Physical Value	47
5.3.2	Historic or Associative Value	47
5.3.3	Contextual Value	47
5.3.4	Summary of Evaluation	47
5.3.5	Statement of Cultural Heritage Value	48
5.4	1507 RICHMOND STREET	49
5.4.1	Design or Physical Value	49
5.4.2	Historic or Associative Value	49
5.4.3	Contextual Value	49
5.4.4	Summary of Evaluation	50
5.4.5	Statement of Cultural Heritage Value	51
6.0	RESULTS	52
6.1	AGENCY AND MUNICIPAL CONSULTATION	52
6.2	FIELD PROGRAM	52
6.3	EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST	52
7.0	EVALUATION OF ANTICIPATED IMPACTS	61
7.1	DESCRIPTION OF PROPOSED UNDERTAKING	61
7.2	ANTICIPATED IMPACTS	61
7.3	SUMMARY OF IMPACTS	64
8.0	MITIGATION	66
9.0	RECOMMENDATIONS	67
9.1	RE-EVALUATION WHEN DESIGN FINALIZED	67
9.2	AVOIDANCE OF CULTURAL HERITAGE RESOURCES	67
9.3	SUPPLEMENTARY RESEARCH	ERROR! BOOKMARK NOT DEFINED.
10.0	CLOSURE	68
11.0	REFERENCES	69



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

LIST OF TABLES

Table 1:	Evaluation of 20 Tallwood Circle According to <i>Ontario Regulation 9/06</i>	40
Table 2:	Evaluation of 1480-1490 Richmond Street According to <i>Ontario Regulation 9/06</i>	44
Table 3:	Evaluation of 368 Windermere Road According to <i>Ontario Regulation 9/06</i>	48
Table 4:	Evaluation of 1507 Richmond Street According to <i>Ontario Regulation 9/06</i>	50
Table 5:	Agency and Municipal Consultation.....	52
Table 6:	Determination of CHVI According to O. Reg 9/06.....	53
Table 7:	Evaluation of Potential impacts	61
Table 8:	Evaluation of Mitigation and Avoidance Options.....	66

LIST OF FIGURES

Figure 1:	Location of Study Area	10
Figure 2:	Study Area	11
Figure 3:	1810 Survey Plan of London Township	29
Figure 4:	1863 Map of London Township	30
Figure 5:	1878 Map of London Township	31
Figure 6:	Topographic Mapping 1915 and 1936	32
Figure 7:	Aerial Photos 1942 to 1967	33
Figure 8:	Potential Cultural Heritage Resources.....	59
Figure 9:	Identified Cultural Heritage Resources	60

LIST OF APPENDICES

APPENDIX A CULTURAL HERITAGE RESOURCE/LANDSCAPE FORMS

\\ca0217-ppfss01\work_group\01609\active\165001183\05_report_deliv\draft_doc\rpt_char_windermere_165001183_20210407_dft.docx



Project Personnel

Project Manager:	Kevin Welker, P.Eng.
Heritage Consultant:	Meaghan Rivard, MA, CAHP
Report Writers:	Ruth Dickau, PhD Frank Smith, MA
GIS Specialist:	Julie Werner
Administrative Assistant:	Carol Naylor
Quality Reviewer:	Tracie Carmichael, BA, B.Ed.
Independent Reviewer:	Colin Varley, MA, RPA

DRAFT



Abbreviations

BHR	Built Heritage Resource
CAHP	Canadian Association of Heritage Professionals
CHAR	Cultural Heritage Assessment Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Resource
CHVI	Cultural Heritage Value or Interest
EA	Environmental Assessment
M	metre
MA	Master of Arts
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
PPS	Provincial Policy Statement
RoW	Right-of-Way



1.0 INTRODUCTION

1.1 STUDY PURPOSE AND OBJECTIVES

As part of the Municipal Class Environmental Assessment (MCEA), Windermere Road Improvements, a Cultural Heritage Assessment Report (CHAR) has been completed to identify cultural heritage resources, including built heritage and cultural heritage landscapes, present within, and adjacent to, the Study Area. The purpose of the project is to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive. In addition, the accessibility improvements along the corridor and intersections are anticipated to accommodate users of all ages and abilities.

The Study Area is located in the City of London, Ontario and extends from 40 metres (m) west of the intersection of Western Road and Windermere Road east to approximately 40 m east of the intersection of Doon Drive and Windermere Road (Figure 1). The Study Area also includes a 50 m boundary around the Project Location (Figure 2). The 50 m Study Area boundary is used as a sufficient distance to encompass a buffer zone for potential vibration effects resulting from the Project. Although structures on a specific property may be situated outside the 50 m buffer, in some instances the property boundary is within the buffer, and therefore cultural heritage resources on the property are required to be examined as they are within the Study Area.

The term Project Location is used to refer to the corridor within and adjacent to the municipal right of way (RoW), whereas the term Study Area refers to the 50 m extending on either side of the Project Location. The boundaries of the municipal RoW and Project Location were determined from City of London GIS data.

As part of the CHAR report, potential cultural heritage resources were identified, inventoried, and evaluated according to *Ontario Regulation (O. Reg.) 9/06*, the criteria for determining cultural heritage value or interest (CHVI) (Government of Ontario 2006a). A land use history was completed to provide a cultural context for the Study Area and historical background upon which to base evaluations. Where CHVI was identified, the resource was mapped, and recommendations were made for further study. The objectives of the CHAR are summarized below:

- Prepare a land use history of the Study Area for use in the identification and evaluation of cultural heritage resources.
- Identify potential cultural heritage resources within the Study Area through a windshield survey from the public RoW;
- Evaluate the CHVI of the potential cultural heritage resources to determine the number of heritage resources present; and
- Prepare recommendations for future work where cultural heritage resources were identified.



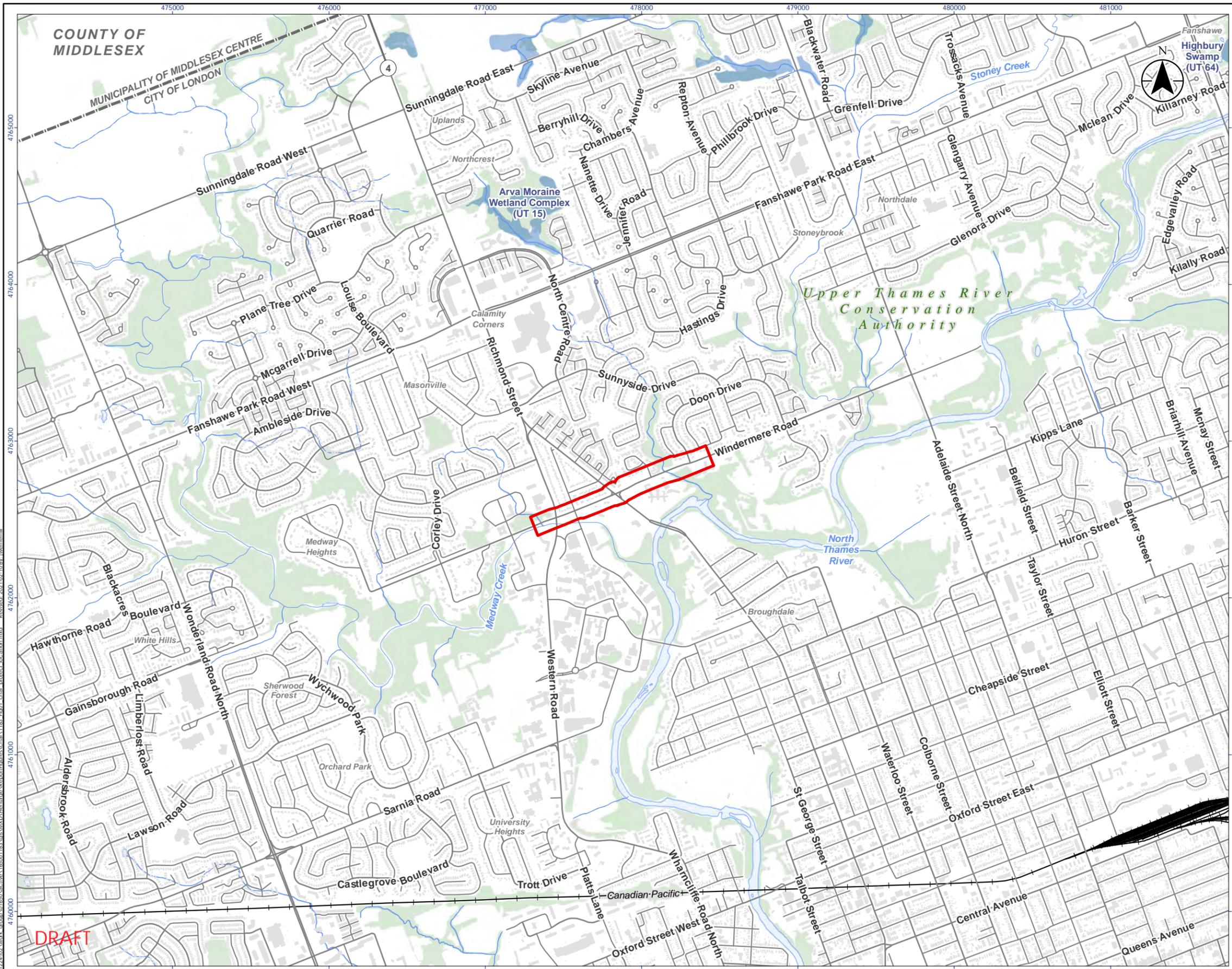
CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Introduction
April 20, 2021

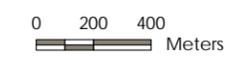
In addition, the City of London has identified four properties within the Study Area as previously identified cultural heritage resources that are listed on the *City of London Register of Cultural Heritage Resources* (the Heritage Register). These properties are 368 Windermere Road, 1507 Richmond Street, 1480-1490 Richmond Street, and 20 Tallwood Circle. A detailed evaluation of each of these four properties will be provided in the report.

DRAFT





- Legend**
- Study Area
 - Constructed Drain
 - Railway
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Conservation Authority Boundary
 - Municipal Boundary, Upper
 - Municipal Boundary, Lower
 - Waterbody
 - Wooded Area



1:25,000 (At original document size of 11x17)

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.



Project Location: City of London
 Prepared by JW on 2021-02-10
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No.
 1

DRAFT

Title
 Location of Study Area

DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Methodology
April 20, 2021

2.0 METHODOLOGY

2.1 REQUIREMENTS

The requirement to consider cultural heritage in Municipal Class EAs (MCEA) is discussed in the *Municipal Class Environmental Assessment Manual* (MCEA Manual) (Municipal Engineers Association 2015) and the revised 2014 *Provincial Policy Statement* (PPS) (Government of Ontario 2014). The MCEA Manual considers cultural heritage, including built heritage resources and cultural heritage landscapes, as well as archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

The MCEA Manual further suggests that cultural heritage resources that retain heritage attributes should be identified early in the EA process and avoided where possible. Where avoidance is not possible, potential effects to these attributes should be identified and minimized. Adverse impacts should be mitigated according to provincial and municipal guidelines. It is suggested that this happen early in the process so that potential impacts to significant features can be included in an understanding of project impacts and plans established to mitigate these impacts.

In addition to requirements outlined in the MCEA Manual, provisions made under the PPS were also considered in the preparation of the study. Section 2.6 of the PPS addresses cultural heritage in the land use planning process and was considered. The applicable provisions include:

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

2.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Government of Ontario 2014)

2.2 BACKGROUND HISTORY

To familiarize the study team with the Study Area, local historical resources were consulted, archival documents were reviewed, and a summary of the historical background of the local area was prepared. Specifically, historical mapping from 1810, 1863, 1878, 1915, and 1936 and aerial photography from 1942, 1950, 1955, and 1967 was reviewed to identify the presence of structures, settlements, and other potential cultural heritage resources in advance of the field program.



Methodology
April 20, 2021

2.3 MUNICIPAL AND AGENCY CONSULTATION

Listings of provincially and locally designated properties, districts, and easements for the municipality were collected from the Ontario Heritage Trust (OHT), the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), and the City of London. Consultation with these interested agencies and municipalities within which the Project is proposed was undertaken to determine the presence of designated, listed, or registered heritage properties within the Study Area.

2.4 FIELD PROGRAM

A vehicular windshield survey was conducted by Ruth Dickau, Material Culture Analyst, on January 21, 2021 from the RoW. The weather conditions were cold and overcast. At that time, the Study Area was surveyed for potential cultural heritage resources, including both built heritage resources and cultural heritage landscapes. Where identified, these were photographed, and their locations recorded. Characteristics of each potential heritage resource were noted while in the field and recorded.

In general, cultural heritage resources of more than 40 years of age were evaluated during the survey for their potential to satisfy *Ontario Regulation 9/06* (O. Reg. 9/06) criteria. The use of the 40-year threshold is generally accepted by both the federal and provincial authorities as a preliminary screening measure for CHVI. This practice does not imply that all properties more than 40 years of age are inherently of significant heritage value, nor does it exclude exceptional examples constructed within the past 40 years of being of cultural heritage value.

2.5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

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

2.5.1 Ontario Regulation 9/06

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

1. *The property has design value or physical value because it,*
 - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. *displays a high degree of craftsmanship or artistic merit, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Methodology
April 20, 2021

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - i. is important in defining, maintaining or supporting the character of an area,*
 - ii. is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. is a landmark.*

(Government of Ontario 2006a)

2.6 ASSESSMENT OF PROJECT IMPACTS

The assessment of impacts on cultural heritage resources is based on the impacts defined in the MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006b). Impacts to cultural heritage resources may be direct or indirect. Direct impacts include:

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

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

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

(Government of Ontario 2006b)



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Methodology
April 20, 2021

In addition to direct effects related to destruction, the potential for indirect effects resulting from vibration due to construction and operation activities and the transportation of Project components and personnel were also evaluated. Although the existing effect of traffic and construction vibrations on historic period structures is not fully known, negative effects have been demonstrated on buildings with a setback of less than 40 m from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of Project components to cultural heritage resources was considered in this assessment, particularly those within 50 m, in order to encompass a wide enough buffer zone to account for built resources less than 40 m from curbside or potential Project activities. The 50 m buffer represents a conservative approach to effects identification.

DRAFT



Historical Development
April 20, 2021

3.0 HISTORICAL DEVELOPMENT

3.1 INTRODUCTION

The Study Area is located along Windermere Road, between Doon Drive and Western Road, in the City of London. Historically, the Study Area is located in the former Township of London, on parts of Lots 15 to 17, Concessions 3 and 4. The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present-day.

3.2 PHYSIOGRAPHY

The Study Area is situated with the Stratford Till Plain physiographic region of southern Ontario in undrumlined till plain landform (Chapman and Putnam 1984). The Stratford Till Plain is a broad clay till plain extending from London to the Grand River Valley. The plain consists of a large ground moraine, interrupted by several terminal moraines. It is divided in its drainage by the Thames River in the centre and southern areas and by the Grand River in the northern area. The plain is included within the Lake Huron lake-effect belt and receives more precipitation than average in southern Ontario. This, combined with the good natural soil fertility, allows it to be one of the most agriculturally productive areas in Ontario (Chapman and Putnam 1984: 133-134).

3.3 TOWNSHIP OF LONDON AND CITY OF LONDON

3.3.1 Survey and Settlement

John Graves Simcoe was appointed Lieutenant-Governor of Upper Canada and arrived in June 1792 with ambitious plans to mold the colony into “the very image and transcript of that of Great Britain” (Taylor 2007: 9). In 1793, Simcoe selected the site at the forks of the river called “La Tranche” by the French as the location for the new capital of Upper Canada (Lutman 1978: 6). He renamed the river the Thames River, and named the area New London (Tausky and Distefano 1986: 5). Merchants in Upper Canada, as well as Guy Carleton, Governor of Canada, objected to the proposed site because of its inaccessibility. The capital never moved to London. When Simcoe returned to England in 1796, the capital title was instead transferred from Niagara-on-the-Lake to York (now Toronto) (Armstrong 1986: 21).

The London District was created in 1800, and included the counties of Middlesex, Huron, Norfolk and Oxford. Initially the County of Middlesex was comprised of ten townships: Aldborough, Dunwich, Southwold, Yarmouth, Malahide, Bayham, Delaware, Westminster, Dorchester, and London (Brock and Moon 1972: 69). The Study Area is located in the former Township of London. Despite Simcoe’s vision, the entire Township of London remained largely unsettled until after the War of 1812. It was surveyed by Provincial Land Surveyor Mahlon Burwell beginning in 1810, but was put on hold during the War of 1812, and finished in the spring of 1819 (Page & Co. 1878: 9). The survey was based on the double front system, with lots divided into 200-acre parcels and arranged in 16 concessions and three additional concessions that are broken due to the Thames River (Figure 3). Most townships, including London



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

Township, surveyed during this period were surveyed according to the “Chequered Plan”, which set aside two sevenths of a township as reserves (Craig 1964: 24, 27). Half of these reserves were Crown Reserves and the other half Clergy Reserves. Crown Reserves were intended for future Crown use while Clergy Reserves were intended to support the Anglican Church (Craig 1964: 24). The Study Area includes both a Crown Reserve (Lot 16, Concession 4) and a Clergy Reserve (Lot 15, Concession 3).

The first settler in London Township was Joshua Applegarth, who arrived in 1807, and attempted to cultivate hemp before switching to other crops (Page 1878: 5). The first land patent in the township occurred in 1812 when John Hale was granted land. In 1813, several lots were granted to Mahlon Burwell, as part payment to formally survey the township (Page 1878: 9). Burwell had arrived in London Township with Colonel Thomas Talbot in 1810 with plans to develop the township and much of southwestern Ontario. London Township was the largest township in Middlesex County, containing over 96,000 acres of land on 12 square miles (Page 1878: 9). The first township meeting was held on January 4, 1819, in Joshua Applegarth’s house (Armstrong 1986: 29).

3.3.2 19th Century Development

Settlement in the township was initially slow, until it was decided by Provincial Parliament, following the destruction by fire of the courthouse in Vittoria, Norfolk County, in 1825, that the administrative seat for the London District would be situated at the forks of Thames River, in the settlement of London. The act was passed on January 30, 1826, making London the new district town and providing for the survey of a town plot and appointment of commissioners responsible for building a new courthouse and jail. These commissioners were Thomas Talbot, Mahlon Burwell, James Hamilton, Charles Ingersoll and John Matthews (The London and Middlesex Historical Society 1967:15).

Settlement progressed steadily during the first decades of the 19th century under the stewardship of Colonel Talbot. In 1818, he recommended his relative, Richard Talbot, settle about 25 new families in London Township. These settlers had come from Ireland. In 1819, the population further increased when Colonel Talbot settled an additional 98 immigrants in London Township (London Township History Book Committee [LTHBC] 2001: 14).

The population of London Township was recorded as 2,677 in 1839. The township assessment recorded 15,446 acres of cultivated land. (Rosser 1975: 18). By 1850, the population of London Township had increased to 6,034 and contained five grist mills and four sawmills. The township was known for fertile soil and the main crops grown in the township included wheat, oat, peas, and turnips. Livestock raised included sheep and cows, with the township’s farmers producing 32,000 pounds of wool and 28,000 pounds of butter in 1849 (Goodspeed 1889: 515). While the agricultural prosperity grew, the settlement of London at the forks of the Thames River also grew. In 1840, London was incorporated as a Town with a population of 1,716 (Armstrong 1986: 63).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

Development was bolstered in 1853 when the Great Western Railway was built through Middlesex County. The rapid growth of the Town of London following the arrival of the railway led to its incorporation as a City in 1855 (Armstrong 1986: 68). Other railways in the township built in the 19th century included the London, Huron, and Bruce Railway and the Grand Trunk Railway. In 1871, the population of London Township reached 10,991, the highest it would reach in the 19th century (Dominion Bureau of Statistics 1953). That year, there were 1,443 farmsteads in the township, 1,180 of which were owned, and 255 of which were operated by tenant farmers. The farms were of various sizes, but the majority (86%) were less than 100 acres. In 1871, 47,007 acres of London Township was in crops, 19,120 acres were in pasture, and 2,278 acres were orchards or gardens (Census of Canada 1871).

By the end of the 19th century, London Township contained several rural hamlets, including Arva, Birr, Elginfield, Denfield, Ilderton, Vanneck, Bryanston, and Hyde Park Corner. In addition to rural hamlets, suburbs adjacent to the City developed in London Township. Historic mapping from the mid 19th century shows various lots around the outskirts of the London town plot as being subdivided into smaller parcels. This includes areas around the confluence of Medway Creek and the North Thames River, and around what today is Masonville. While not depicted on the mapping, the closest hamlet to the Study Area was the community of Broughdale, located on Richmond Street just north of Huron Street and the city limit. The hamlet was founded on a clergy reserve managed by Reverend Charles Brough. He subdivided the land in the lot for development and the new community became known as Broughdale (Grainger 2002: 286, Shawyer 1981: 98).

During the end of the 19th century, the London suburbs of London East and London West were briefly incorporated before being annexed to the City in 1885 and 1898, respectively (Armstrong 1986: 128-129). In 1891, as a result of annexations and growth, the City of London contained a population of 30,062, while the population of London Township had declined to 8,934 (Dominion Bureau of Statistics 1953).

3.3.3 20th Century Development

At the start of the 20th century, the population of London Township declined further, to 8,878, while the City of London increased, to 37,976 (Dominion Bureau of Statistics 1953). The contraction of population in the Township and growth of the City was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

The Census of 1921 shows that the population of London Township decreased to 7,201, the lowest the population would reach between Confederation and the Second World War (Dominion Bureau of Statistics 1953). In 1921, the township had 1,244 farmsteads, 1,024 of which were owned and 156 of which were operated by tenant farmers. The amount of occupied land in the Township was 96,337 acres. Of that amount, 43,822 acres were under crops, 23,911 acres were pasture, and 918 acres were orchards (Census of Canada 1921).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

The City of London halted annexation from surrounding townships in the first decades of the 20th century as the effects of the First World War, the Great Depression, and the Second World War curtailed demand for new development (Curtis 1992: 15). However, the population of the City grew from 46,300 in 1911 to 60,959 in 1921 (Dominion Bureau of Statistics 1953).

Like much of North America, London and Middlesex County experienced rapid development and growth in the post-war era. By the 1950s, the City of London was almost fully developed and needed new land to continue to grow. As demand for housing in the post-war era grew, London and Westminster Townships began to see significant development along their borders with the City of London. Between 1951 and 1956, the population of London Township increased 66% (Meligrana 2000: 8). In 1958, the City began the process of annexing 57,000 acres of land in London, West Nissouri, Westminster, and North Dorchester Townships. The Study Area along Windemere Road at Richmond Street was annexed to the City of London in 1961.

Some township residents opposed annexation and believed their taxes would increase with little in return from the City. Township officials claimed that businesses had chosen to locate themselves in the township and should not be forced into the City. In May 1960, the Ontario Municipal Board ruled in favour of annexation and awarded 30,000 acres of land in London Township to the City. The annexation became effective in 1961 (Globe and Mail 1960: 10).

In the early 1960s, London witnessed its greatest period of growth, which was set in motion by the 1960 official plan, "Urban Renewal London Ontario: A Plan for Development and Redevelopment" (Miller 1992: 211). The following year annexation was approved by the Ontario Municipal Board, which granted the city more land with the amalgamation of London Township and Westminster Township. This resulted in a population increase from 63,369 to 165,815. By the 1960s London had over 328 manufacturing plants, 80 wholesale businesses, and 70 construction supply companies (Miller 1992: 219).

During the 1980s, the pace of growth in the City steadied. The population of the City in 1980 was 261,841 (Armstrong 1986: 327) and most new growth in London occurred at the south and north ends, including within the Study Area, as subdivision development continued (Miller 1992: 229). In 1993, the City annexed an additional 84,014 acres of London Township. The remainder of the township amalgamated with Lobo Township and Delaware Township in 1998 as the Municipality of Middlesex Centre (LTHBC 2001: 37). The City of London is continuing to grow and develop in the 21st century. In 2016, the City of London had a population of 383,822 an increase of 4.8% since 2011 (Statistics Canada 2019).

3.4 SITE HISTORY

3.4.1 Lot 15, Concession 3

Lot 15, Concession 3, was originally surveyed in 1810 and designated a Clergy Reserve (Figure 3). By 1851, the northern part of Lot 15, Concession 3, north of the North Thames River (within the Study Area), was occupied by Reverend Charles C. Brough (age 57), a clergyman in the Episcopal (Anglican) church, along with his wife Wilhil (age 47), six children (ages 4 to 24), and five servants (one of whom, John Brian,



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

was blind) (Census of Canada 1851). The small adjoining northeast parcel of Lot 16, Concession 3, north of the North Thames River and east of Proof Line Road (now Richmond Street) was also part of this property. The family lived in a frame structure on a hill overlooking the North Thames River (Grainger 2002: 283) and the 1863 map depicts two structures in this location (Figure 4) (Peters 1963).

The southeastern portion of Lot 15, Concession 3, east of Richmond Street and south of the North Thames River, was designated “glebe” land; land reserved to support a parish priest (Figure 4). Rev. Brough and his family would later move from north of the North Thames River to a new house constructed in the southeastern part of the lot in 1867, located in the vicinity of what today is the corner of Richmond Street and Broughdale Avenue (Grainger 2002: 286, Shawyer 1981: 98). This residence, located at 1132 Richmond Street, is designated under Part IV of the *Ontario Heritage Act* (City of London 2019). This was north of Huron Street, which at the time was the northern limit of London. This area was subdivided into town lots and became known as Brough after the Reverend, and later Broughdale (Grainger 2002: 286, Shawyer 1981: 98). The bridge on Richmond Street across the North Thames River within Lot 15, Concession 3, built in 1842, was also named after Rev. Brough.

After the Brough family moved to the south portion of the lot, the property north of the river was transferred by the church to Isaac Hellmuth in 1867 (ONLand 2021a). Isaac Hellmuth was born in Poland to a Jewish family, but converted to Christianity and became an Anglican priest (Turner 1994). He was educated in England and Toronto and formed a close association with Bishop Benjamin Cronyn during his tenure as secretary of the Colonial Church and School Society and through various fundraising activities for the society. In 1866, Bishop Cronyn appointed Hellmuth Rector of St. Paul’s Church in London and Dean of Huron (Turner 1994). Hellmuth established and built Hellmuth Ladies College where Brough’s original residence once stood on Lot 15. He also founded Hellmuth College (for boys), and the University of Western Ontario (now Western University). In 1899, Hellmuth Ladies College was purchased by the Sisters of St. Joseph and renamed Mount St. Joseph Mother House. It served as both a Catholic convent and orphanage, and later a private girl’s school, until 2006, when it was converted into a retirement residence and a new motherhouse was built at 485-501 Windermere Road

The glebe land in the southwestern portion of Lot 15 west of Richmond Street was rented by William Turvill in 1863 (Figure 4) (Brock & McEwen 2011: 55). He operated the Hartley Mills on the property. These mills are depicted on the historical maps along a mill race that runs east to west across Lots 14, 15, and 16 (Figure 4 and Figure 5). Like the glebe land on the other side of Richmond Street, this portion of Lot 15 was subdivided into small farms or town lots during the later part of the 19th century and became part of Broughdale (Figure 5). During the early 20th century, Broughdale continued to develop and urbanize on the northern edge of the City of London, and Mount St. Joseph Mother House expanded and added new buildings north of the river (Figure 6 and Figure 7).

3.4.2 Lot 16, Concession 3

Lot 16, Concession 3, totaling 200 acres, was granted by the Crown to Daniel Hine in 1836 (ONLand 2021a). The lot was subsequently subdivided and portions transferred ownership several times, including portions to Benjamin Cronyn of the Anglican Church, between 1826 and 1849. In 1849, Thomas Ball



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

purchased 45 acres, and in 1858, an additional 110 acres. During this period, various portions of Lot 16 were sold and resold between Thomas Ball, Richard Patterson, Francis Talbot, and Henry Allan, among others (ONLand 2021a). Ball is depicted as the owner of the portion of Lot 16, Concession 3 west of the North Thames River and south of Medway Creek on the 1863 map (Figure 4). However, there is no indication based on census data that he lived on the property, and the land remained uncultivated (Census of Canada 1851, 1861). Historic mapping shows that a grist mill was located in the northwest corner of the lot fronting Windemere Road, with a mill race and pond diverted off of Medway Creek (Figure 4). It also shows that the northern part of the lot west of Richmond Street was divided into narrow parcels that fronted both Richmond Street and Medway Creek. Similarly, the southern part of the lot was divided into various sized town lots, close to the northern limit of the town of London. Land Registry comments make reference to Ball's Survey and Patterson's Survey, indicating that Thomas Ball and Richard Patterson were early land agents who bought land and then sold off parcels to settlers (ONLand 2021a).

Topographic mapping from 1915 shows that most of Lot 16, Concession 3, was cleared of forest, with the exception of an area on the northwest bank of the North Thames River (Figure 6). Brick and wood buildings are depicted along the west side of Richmond Street and the north side of Huron Road, with increasing development in the Broughdale area in the southeastern corner of the Lot. Significant development of Lot 16 occurs between 1928 and 1930, with the establishment of Western University, the construction of streets and a bridge to the university, and increased development along the northern boundary of the City of London. By 1936, a golf course existed in much of the northern portion of the Lot, on the south bank of Medway Creek (Figure 6 and Figure 7). This area eventually became University Hospital in the second half of the 20th century.

3.4.3 Lot 17, Concession 3

The north half of Lot 17, Concession 3, was a patent granted from the Crown to David Huggabone in 1832, according to the Land Registry (ONLand 2021a). However, Rosser (1975) indicates that Huggabone had settled on the property in 1819. Huggabone sold the property in 1833 (ONLand 2021a). The lot included a hill with a steep elevation change from 800 feet to 825 feet above sea level (Department of Militia and Defence 1915). The hill was located between present-day Elgin Drive and Medway Creek on Western Road (Department of Militia and Defence 1915; Brock and McEwen 2011: 17).

This hill running through the lot became known as "Huggabone's Hill." The hill became part of local folklore when in 1835 John Hodgins (nicknamed Castle) and his son Henry were traveling along the hill while returning from the London and Middlesex Courthouse. Their horses were spooked, and John Hodgins was killed in the resulting accident and his son was either injured or killed. In the following years, a legend grew that horses would stop and resist continuing along the hill and they would let out a "neigh" at the spot that Hodgins was killed (City of London 2021; Colombo 1999: 130; Brock and McEwen 2011: 17).

The south half of Lot 17 was granted to John Birstate in 1833. Similar to Lot 16, Concession 3, ownership of Lot 17 was transferred numerous times over the next few decades through land agents and developers, including Thomas Ball, Henry Allen, Gibson Wright, and the London Building Society, and subdivided into smaller parcels (ONLand 2021a). In 1863, portions of the lot were owned by Thomas Ball, William Turnvill,



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

Keenleyside and Andrews, J. Wilson, C.B. Scott, and Mrs. Casey. The southeastern portion of the lot is denoted as being “in chancery”; in process of litigation in a court of equity (Figure 4). The Agricultural Census of 1861 does not list the lot, which may indicate that it was not settled and had not been cleared for cultivation.

Historical mapping indicates the property was owned by Thomas F. Kingsmill by 1878 (Figure 5). Kingsmill, along with his wife Ann, emigrated from Ireland in 1860, and went on to become one of the most prominent businessmen in London (Hord 2017). Thomas Kingsmill is perhaps best known for establishing Kingsmill’s dry goods store on Dundas Street in downtown London (Hord 2017). He also served as a city alderman and was instrumental in getting Blackfriar’s bridge built (Hord 2017).

Lot 17, Concession 3, remained largely undeveloped in the early 20th century, with only a few structures depicted along Western Road which traversed the Lot from southwest to northeast (Figure 6). By 1936, however, the lot was being rapidly developed as part of the new Western University.

3.4.4 Lot 15, Concession 4

The north half of Lot 15, Concession 4, was a patent granted from the Crown to John Parsonson in 1827 (ONLand 2021a). The property was bought and sold frequently, as well as subdivided, over the next several decades. Speculators include L. Lawrason and J. Wright who were among a large number of 19th century London merchants who engaged in large-scale land speculation around London (Brock 1982). Historical mapping from 1863 depicts structures fronting what is now Fanshawe Road, so the property was likely leased to farmer tenants (Figure 4). By 1878, historical mapping indicates the north half of Lot 15 was largely owned by J. Thompson, with smaller portions occupied by a “H.J.” and a Jenkins (Figure 5).

The south half of Lot 15, Concession 4 was a patent granted from the Crown to I. Lowell in 1830 according to the Land Registry (ONLand 2021a). However, Rosser (1975) indicates that the property was first settled in 1819 by George Powell. Simon Bueller bought the property in 1830 and immediately sold it to Jacob Scandrett in 1830 (ONLand 2021a). Jacob Scandrett was born in 1788 in Scotland. He emigrated to Upper Canada in 1832 with his wife Margaret and five children, Thomas, Richard, John, Joseph, and Maria (Goodspeed 1889: 62). Jacob subdivided four acres in the southwest corner and sold this to Freeman Talbot (ONLand 2021a). Jacob Scandrett died in 1849 (Canada Gen Web 2021), and his widow, Margaret, transferred the property to her son John (ONLand 2021a). According to the 1851 Agricultural Census, 32 acres was still owned by Margaret Scandrett, of which 12 acres were under cultivation at the time (Agricultural Census of Canada 1851). By 1861, the property belonged to her son Joseph, and an additional 12 acres had been cleared (Agricultural Census of Canada 1861). John Scandrett owned the other portion of the lot, 64 acres, of which 54 acres were under cultivation (Agricultural Census of Canada 1861). Historical mapping from 1863 confirms John Scandrett as owner, and there are three buildings arranged in a U shape east of Tallwood Creek, fronting Windemere Road (Figure 4). By 1878, these buildings were gone, but the property was still owned by the Scandrett family (Figure 5). The area remained agricultural until the mid to late 20th century, when suburban sprawl encroached upon the area.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

3.4.5 Lot 16, Concession 4

According to the original survey map of London Township, Lot 16, Concession 4 was designated Crown Reserve (Figure 3). The entire lot was a patent granted from the Crown to “King’s College” in 1838 (ONLand 2021a). This institution is not related to King’s University College located today in north London, which was founded in 1954 as Christ the King College, affiliated with the Roman Catholic St. Peter’s Seminary (King’s University College 2019). In 1844, Benjamin Cronyn of the Anglican Church sold the north part of Lot 16 to Freeman Talbot, and later, the south part of Lot 16 to L. Lawrason (ONLand 2021a). Both individuals were land speculators active in the area north of London. Cronyn also was very active in land transactions in this area, based on Land Registry records (ONLand 2021a). According to Talman (1972): “His land transactions were complicated, profitable, and, according to some, devious.” However, the church defended his actions, saying all his dealings were in service to the church, not for speculation or personal gain (Talman 1972).

According to Land Registry records, in 1844 Joseph Marshall purchased the south half of Lot 16 (ONLand 2021a). The 1851 Census lists the occupants of the property as Charles Marshall, a farmer born in 1824 in Ireland, his wife Frances, and their two children, Joseph and Mary (Census of Canada East 1851). Charles Marshall owned 130 acres, of which 60 were under cultivation in 1851 (Agricultural Census of Canada 1851). The remaining portions of Lot 16 were farmed by Freeman Talbot (10 acres, all under cultivation), and John Scandratt (50 acres, 20 under cultivation). In 1861, the Agricultural Census indicates that within Lot 16, John Bell owned 4.5 acres, all under cultivation; William Hughes, a carpenter, owned 4 acres, all under cultivation; Henry Lysk, a miller, and his family (wife Eliza, sons Henry and Oswald) owned 43 acres, all under cultivation; Samuel Spracklen, owned 42 acres, of which 32 were under cultivation; William Smibert owned 4 acres, all under cultivation; and Edward Marshall owned 40 acres, of which 30 were under cultivation. Edward Marshall was born ca. 1824 in Ireland. He immigrated to Canada with his wife Jane and 2 children, Jane and Joseph (Census of Canada 1871).

Lot 16 was bought and sold multiple times throughout the mid and late 19th century by land speculators, and portions subdivided (ONLand 2021a). In particular, the northern half of the lot was subdivided into numerous small lots. The intersection of Proof Line Road (Richmond Street) and Concession 5 (Fanshawe Road) marked the northwestern corner of the Lot 16, and a small settlement known as McMartin’s Corners developed here, named after one of the first tavern owners (London and Middlesex Historical Society 1994). The area later became known as Masonville, after the Mason House tavern and inn (Grainger 2002: 132). On the 1863 map, a tavern is depicted on Richmond Street, just north of the toll gate on Proof Line Road (where Richmond Street and Western Road meet today) (Figure 4). C. Rudd and a “Hynes” are identified as landowners of two of the small lots in the northern half of Lot 16. No landowners are indicated for the southern half of Lot 16, but a narrow parcel was subdivided on the east side of the lot and two buildings are depicted fronting Windemere Road. One of these structures straddles the lot line between Lot 16 and Lot 15, and a small parcel in the southwest corner of Lot 15 likely belongs to this property. This structure is close to where 20 Tallwood Circle is located today. Other structures are depicted east of Richmond Street to the north, and west of Richmond Street.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

A post office opened in Masonville in 1874. Robert Mason was the first postmaster (London and Middlesex Historical Society 1994). Several factories were located here in the late 19th century (Grainger 2002: 132). The 1878 map shows the north part of Lot 16 as divided into numerous small lots (Figure 5). In the south part of Lot 16, a narrow parcel on the east side is owned by E. Burwell, with a smaller subdivided parcel on Windemere Street and a structure. Another narrow parcel beside is owned by C.T. Priddis with several structures depicted on the east side of Richmond Street. Charles Priddis (b. 1819) is listed in the 1871 Census with his wife Harriett, and three children (Census of Canada 1871). The remaining portion of the lot is owned by Edward Marshall, with a structure depicted on the west side of Richmond Street. The area remained agricultural until the mid to late 20th century, when suburban sprawl encroached upon the area. The first post-war period residences were built in 1946 to the early 1950s and included a mix of Colonial Revival, Period Revival, and Minimal Traditional style residences. The Colonial Revival style is meant to evoke the colonial architectural heritage of the Americas while the Period Revival reflects European designs (Blumenson 1990). The Minimal Traditional style of architecture, popular between about 1935 and 1955. The Minimal Traditional style is a looser and simpler interpretation of Tudor architecture, evidenced by dominant but less steep front gables and large brick chimneys. The Minimal Traditional style was especially popular after the Second World War and until the mid-1950s, when it was supplanted by ranch style residences (McAlester and McAlester 1984: 477-478).

3.4.6 Lot 17, Concession 4

Lot 17, Concession 4, was a patent granted from the Crown to Daniel Hines in 1826 (ONLand 2021a). The property was bought by James McStay in 1830. He sold off small parts of the lot but kept the majority of the northern half (ONLand 2021a). McStay was born around 1810 in Ireland and immigrated to Canada in the early 19th century with his wife Sarah (Census of Canada 1871). They are listed in the 1871 and 1881 censuses, with Hugh Young living with them, possibly as a hired hand (Census of Canada 1871, 1881). Historic mapping shows that this portion of Lot 17 remained in the McStay family into the late 19th century (Figure 4 and Figure 5). The McStay farmhouse remains at present-day 1603 Richmond Street and is designated under Part IV of the *Ontario Heritage Act* (City of London 2019).

The southern 50 acres of Lot 17, on the north bank of Medway Creek, were divided into a series of eight lots (Figure 4). Small lots were created in the northeast corner of Lot 17 around McMartin's Corners, which was later named Masonville. Robert Mason, the tavern owner after whom the settlement is named, bought his property in 1849. A tavern is depicted on historical mapping in the north part of Lot 17 (Figure 4). Mason became the first postmaster of Masonville in 1874. Masonville school opened in 1857 as S.S. 18 at the south end of Lot 17, Concession 5 (Figure 4), and was later moved across Concession Road 5 (Fanshawe Road) to the north end of Lot 17, Concession 4 in 1872 (London and Middlesex Historical Society 1994) (Figure 5). The school remained a one-room schoolhouse until 1947.

According to historical mapping, the northern 50 acres of the southern half were owned by Orange Clarke in 1863, with three structures are depicted on the west side of Proof Line Road, along with the Proof Line toll gate (Figure 4). Ownership of this parcel transferred to George Shoebottom in 1862. George Shoebottom was born around 1828 in Ontario and was of Irish decent (Census of Canada 1871). Along



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

with his wife Jane and four children Henrietta, Alfred, Melville, and Mary Edith, he farmed Part of Lot 17 and Part of Lot 18, Concession 4 (Census of Canada 1871) (Figure 5).

By 1915, Lot 17 was almost entirely cleared except for a small woodlot in the central portion (Figure 6). Masonville school and post office were located in the northeast corner of the lot, and other buildings existed along Proof Line Road, and in the southern portion of the lot near Medway Creek. One of the landowners in the southern portion of Lot 17 was John Smallwood, who built a manor there in 1925, and raised horses and grew cash crops on the surrounding land (Western University 2021). Known as Windermere Manor, it is a listed property on the City Heritage Register (City of London 2019). Aerial photography from the first half of the 20th century shows this property as a large, landscaped estate, with a racetrack adjacent to Western Road (Figure 7). The southern portion of Lot 17 was eventually bought by Western University and became a Research Park in 1989 (Western University 2021).

3.5 20 TALLWOOD CIRCLE

The property at 20 Tallwood Circle is listed on the City Heritage Register as a c. 1880 Italianate residence. Historically, the property is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see Section 3.4.5. Historical mapping from 1863 does not indicate an owner of the property that now includes 20 Tallwood Circle and although two structures are depicted in close proximity to present-day 20 Tallwood Circle, they are too far east of the footprint of present-day 20 Tallwood Circle to represent this house (Figure 4). Historical mapping from 1878 shows a structure present at the approximate location of 20 Tallwood Circle (Figure 5). The historical mapping indicates that this structure, positioned at the eastern edge of the lot and located just west of a stream, was owned by E[dward] Burwell. Edward Burwell was a farmer from Port Talbot, Elgin County, and was the youngest son of Mahlon Burwell, the prominent surveyor and close associate of Colonel Talbot. Edward Burwell acquired 78 acres of land in Lots 15 and 16, Concession 4 between 1876 and 1890. Based on land registry records, secondary sources, and historical mapping, Burwell constructed the residence at present-day 20 Tallwood Circle between 1876 and 1878 (ONLand 2021a; Bates-Neary 2021: 12). He named this residence “Brookside”, reflecting its proximity to Tallwood Creek (Bates-Neary 2021: 12-13). By the time Burwell built Brookside, the land along Windermere Road was becoming an increasingly attractive spot for wealthy Londoners to build estates and farms (Bates-Neary 2021: 12).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

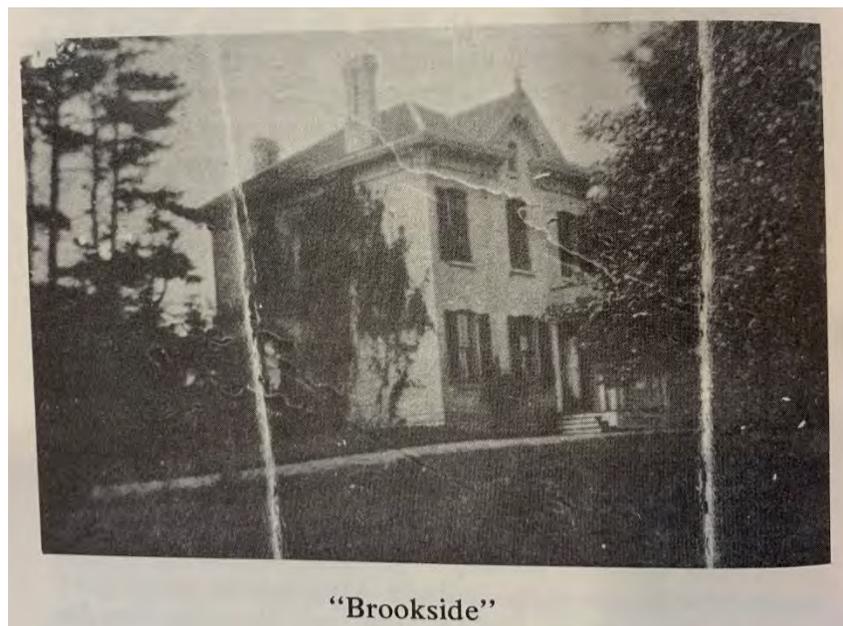


Plate 1: 20 Tallwood Circle, c.1900 (Burwell 1974)

Burwell died in 1907 and left Brookside to his wife, Matilda. She died in 1910 and their daughters Juliet, Maud, and Agnes inherited the property (Bates-Neary 2021: 17). In 1912, the sisters sold Brookside to the lawyer Thomas Greaves Meredith. That same year, Meredith sold the entire property, selling the eight acres that contained Brookside to Thomas Redge, a London building contractor. Redge proceeded to further subdivide the lands and the property containing Brookside was reduced to just over five acres and was sold to James Stobie (Bates-Neary 2021: 18). In 1916, Stobie and his wife gave the property to their daughter Jennie, who remained at Brookside until 1926, when she sold it to Charles Morris Taylor, a commercial traveler. Aerial photography from 1942 shows 20 Tallwood Circle was surrounded by mature trees and located adjacent to several farmsteads, reflecting the rural nature of the area before the Second World War (Figure 7).

Taylor remained at Brookside until his death in 1949 and his wife sold the property to George Leslie Mitchell, a London based lawyer. By 1969 the property contained just under five acres and was owned by the London business executive Peter V. Edmonson (Bates-Neary 2021: 19-20). In 1981, the lands around 20 Tallwood Circle were subdivided into the present-day residential subdivision which is part of Plan 33M94 (ONLand 2021b). The new development was named Tallwood and it is unclear when the name Brookside fell out of use.

3.6 1480-1490 RICHMOND STREET

The property at 1480-1490 Richmond Street is listed on the City Heritage Register as the Mount St. Joseph Mother House. According to the City Heritage Register, it was built in 1953 in the mid-century



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

modern style. Historically, the property is located on part of Lots 15 and 16, Concession 3 in the former Township of London. For a detail history of Lots 15 and 16, Concession 3, see Section 3.4.1 and 3.4.2.

In 1899, the property was purchased by the Sisters of St. Joseph. The sisters of St. Joseph are an order of Catholic sisters focused on caring for orphans, the poor, the elderly, and providing for the education of young girls. The sisters renamed the property Mount St. Joseph Mother House and used the property as both a convent and an orphanage.

In 1953, construction began on a new Motherhouse. The Motherhouse was designed by Reverend Mother Margaret Coughlin in collaboration with the London based architecture firm of Watt and Tillman. The newly completed building contained a private girl's academy in the west wing and a chapel. The property was used by the sisterhood until 2006, when it was sold and became the Windemere on the Mount Retirement residence (Windemere on the Mount 2006).

3.7 368 WINDERMERE ROAD

The property at 368 Windemere Road is listed on the City Heritage Register as a structure built in 1947. It is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see section 3.4.5. This date of construction is likely correct, as no structure is present at the southeast corner of Windemere Road and Richmond Street in aerial photography from 1942. Aerial photograph from 1950 shows that the structure at 368 Windemere Road was present (Figure 7). The property at 368 Windemere Road was built as part of County Plan 589, a subdivision of part of Lot 16, Concession 4 in the Township of London. The subdivision was located approximately north of Windemere Road, east of Western Road, and west of Richmond Street. The subdivision was surveyed by F.E. Farncomb for George O. Trudell. The property at 368 Windemere Road is on Lot 1 of County Plan 589 (ONLand 2021c).

According to land registry records, George Trudell granted the lot to Nancy C. Budds in December 1946 for \$15,500. Budds was granted many of the neighbouring lots in the subdivision and the remarks of the land registry records noted this transaction was part of “building restrictions.” Therefore, it is unlikely Budds occupied the residence at 368 Windemere Road, but she may have had a financial interest in Trudell's subdivision. In 1947, Trudell sold Lot 1 to John and Thora Payne. John Payne was in the insurance business and in 1948 was listed as a branch manager of the Life Assurance Company in London (Vernon Directories 1948). The Payne family was likely the first occupant of the structure at 368 Windemere Road and John and Thora remained on Lot 1 until February 1962, when it was sold to Ann MacKenzie (ONLand 2021c). Ann MacKenzie was the wife of Charles MacKenzie. Charles was a barrister at the firm of Mackenzie and Raymond (Vernon Directories 1963).

3.8 1507 RICHMOND STREET

The property at 1507 Richmond Street is listed on the City Heritage Register as a structure built in 1947. It is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see section 3.4.5. This date of construction is likely correct, as no structure at the



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
April 20, 2021

southeast corner of Windermere Road and Richmond Street is present in aerial photography from 1942. Aerial photograph from 1950 shows that the structure at 368 Windermere Road was present (Figure 7). The property at 368 Windermere Road was built as part of County Plan 589, a subdivision of part of Lot 16, Concession 4 in the Township of London. The subdivision was located approximately north of Windermere Road, east of Western Road, and west of Richmond Street. The subdivision was surveyed by F.E. Farncomb for George O. Trudell. The property at 1507 Richmond Street is on Lot 3 and 4 of County Plan 589 (ONLand 2021c).

According to land registry records, George Trudell granted the lot to Nancy C. Budds in December 1946 for \$15,500. Budds was granted many of the neighbouring lots in the subdivision and the remarks of the land registry records noted this transaction was part of “building restrictions.” Therefore, it is unlikely Budds occupied the residence at 368 Windermere Road, but she may have had a financial interest in Trudell’s subdivision. In November 1948, Trudell sold Lot 3 to Herbert and Mildred Joy. Herbert Joy was a lawyer at the law firm Cousins & Joy and later Joy & Oatman (Vernon Directories 1948; 1963). The Joy family remained at 1507 Richmond Street until 1958, when it was sold to William and Edith Clark (ONLand 2021c). William Clark was an inspector at the Department of Commerce and Trade in London (Vernon Directories 1963).

DRAFT



\\C:\d24\work_group\01650\active\165001183\on\MKD\Heritage\Report\Figures\Figure1183_Fig03_char_1810_survey.mxd Revised: 2021-02-03 By: iwmrncm



Legend
[Red Box] Approximate Location - Heritage Study Area

NOT TO SCALE

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Burwell, Mahlon. 1810. Survey Plan of London Township.

Project Location: City of London
165001183 REV4
Prepared by JW on 2021-02-03
Technical Review by ABC on yyyy-mm-dd
Independent Review by ABC on yyyy-mm-dd

Client/Project
CITY OF LONDON
EA WINDERMERE ROAD IMPROVEMENTS
CULTURAL HERITAGE ASSESSMENT REPORT

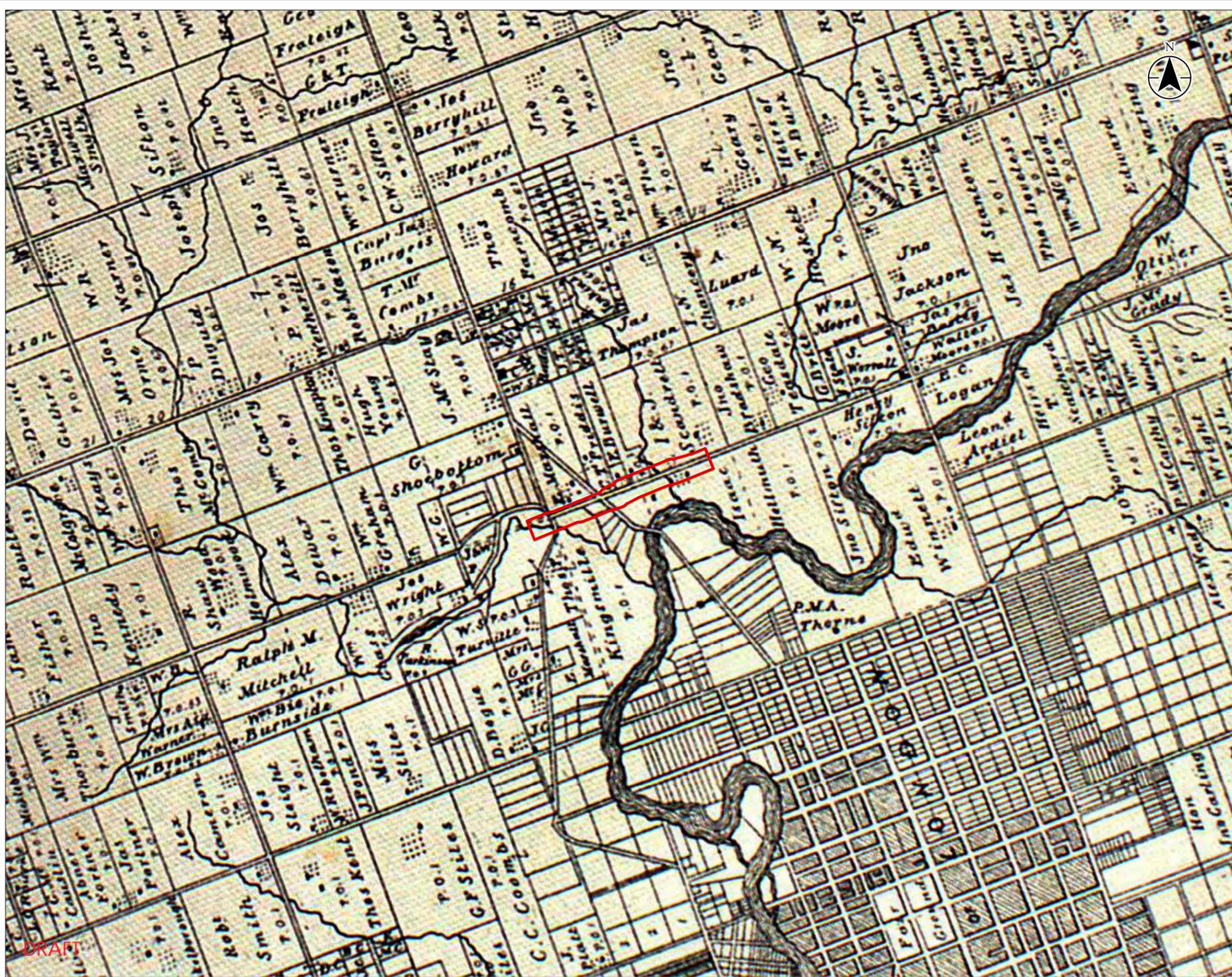
Figure No. 3 **DRAFT**

Title
1810 Survey Plan of London Township

DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

\\CG124242\work_group\01650\active\165001183\on\MDX\Heritage\Report\Figures\Fig05_183_Fig05_char_1878_map.mxd Revised: 2021-02-03 By: lworombh



Legend
[Red rectangle] Approximate Location - Heritage Study Area

NOT TO SCALE

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Page, H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex, Ont. Toronto: Correll, Craig & Co. Lith. Toronto.

Project Location: City of London
165001183 REV4
Prepared by JW on 2021-02-03
Technical Review by ABC on yyyy-mm-dd
Independent Review by ABC on yyyy-mm-dd

Client/Project
CITY OF LONDON
EA WINDERMERE ROAD IMPROVEMENTS
CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 5

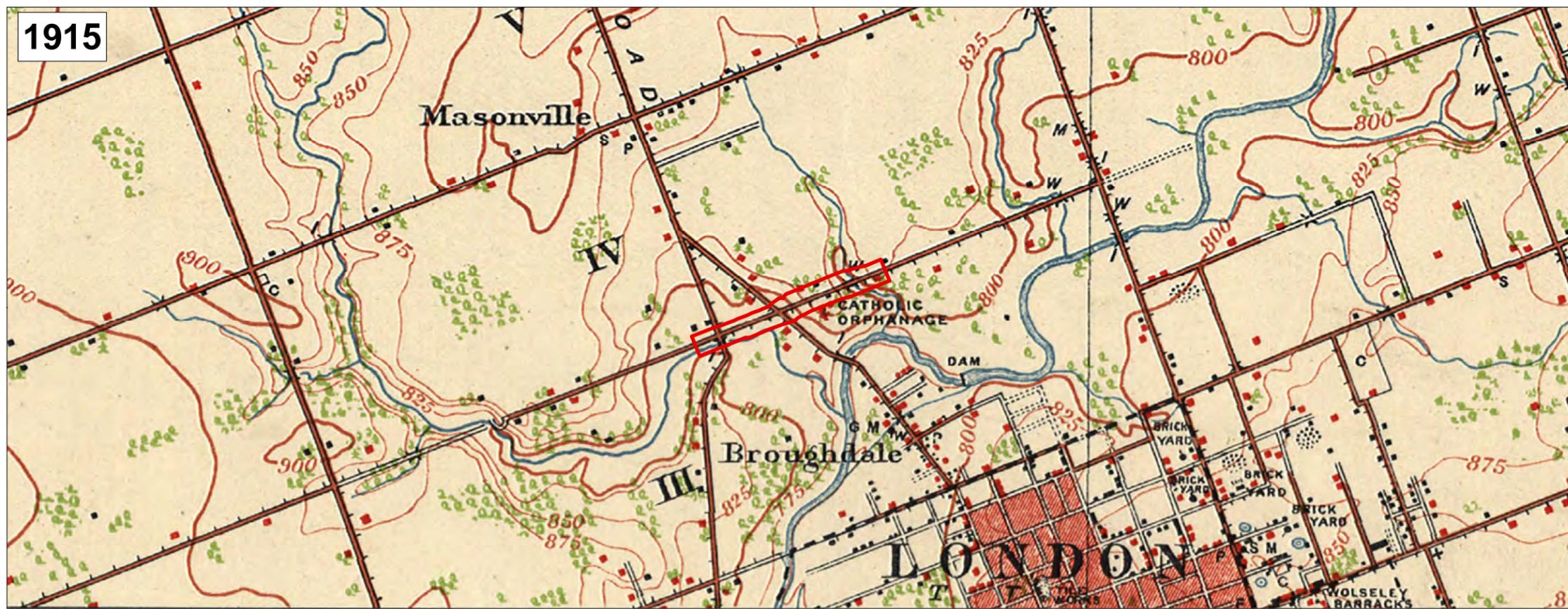
Title
1878 Map of London Township

DRAFT

DRAFT

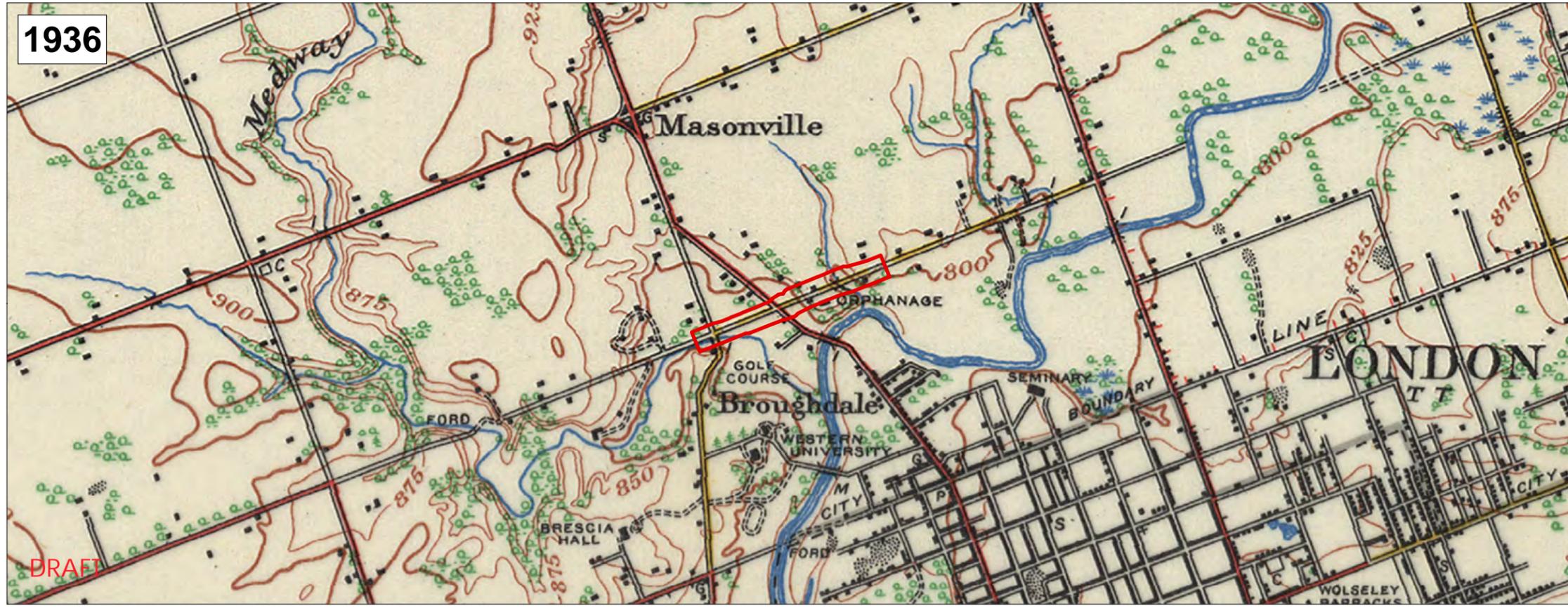
Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

1915



Legend
 Approximate Location - Heritage Study Area

1936



NOT TO SCALE

Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Survey Division, Department of Militia and Defence, 1915. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 1]. Topographic Map.
 Geographical Section, General Staff, Department of National Defence, 1936. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 5]. Topographic Map.

Project Location: City of London
 Prepared by JW on 2021-02-03
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

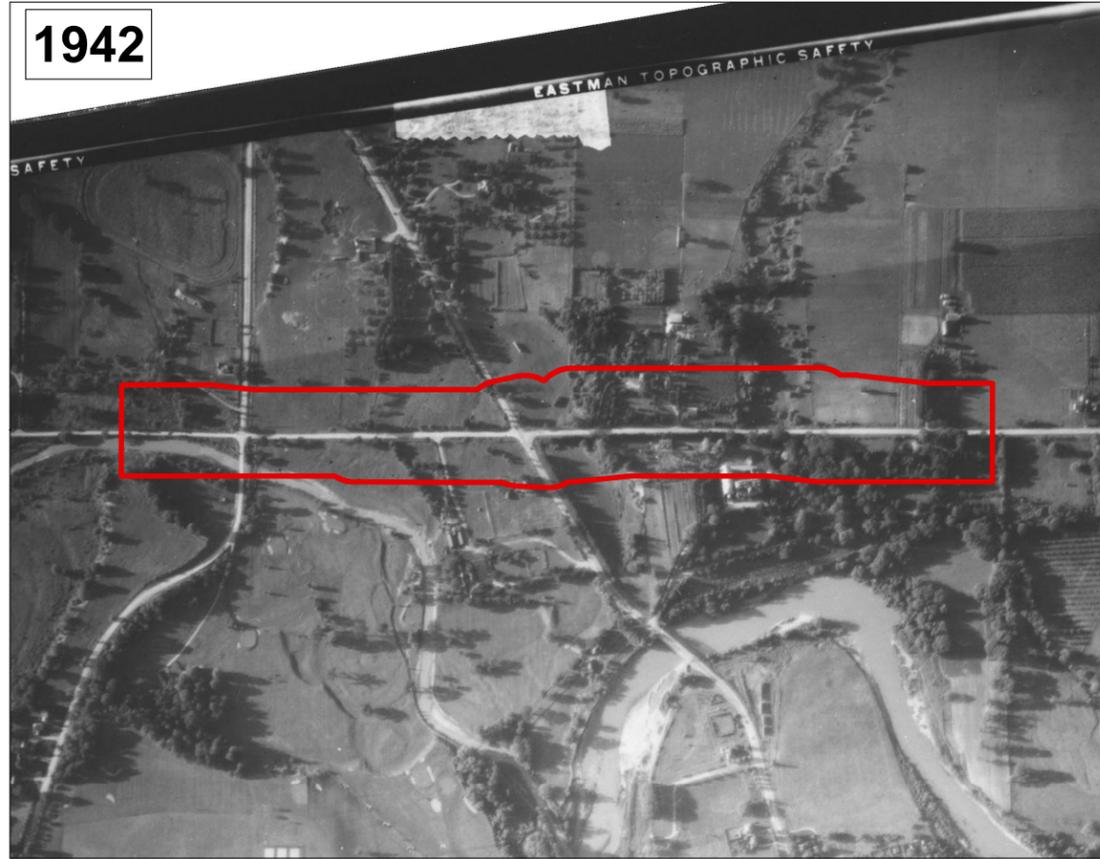
Figure No. 6 DRAFT

Title
 Topographic Mapping 1915 and 1936

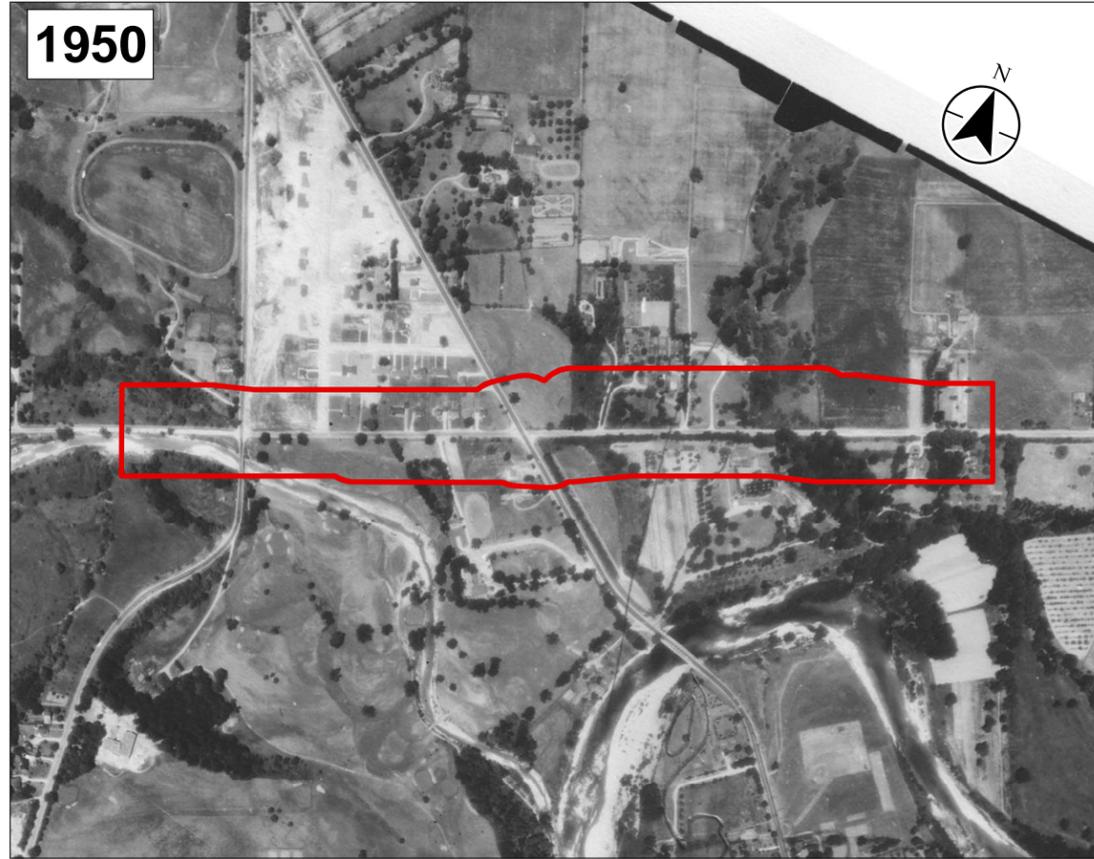
\\CG1242402\work_group\01650\active\165001183\topo\heritaop\Report\Figures\Fig06_1915_1936.mxd
 Revised: 2021-02-03 By: lwentmehl
 1915_1936.mxd

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

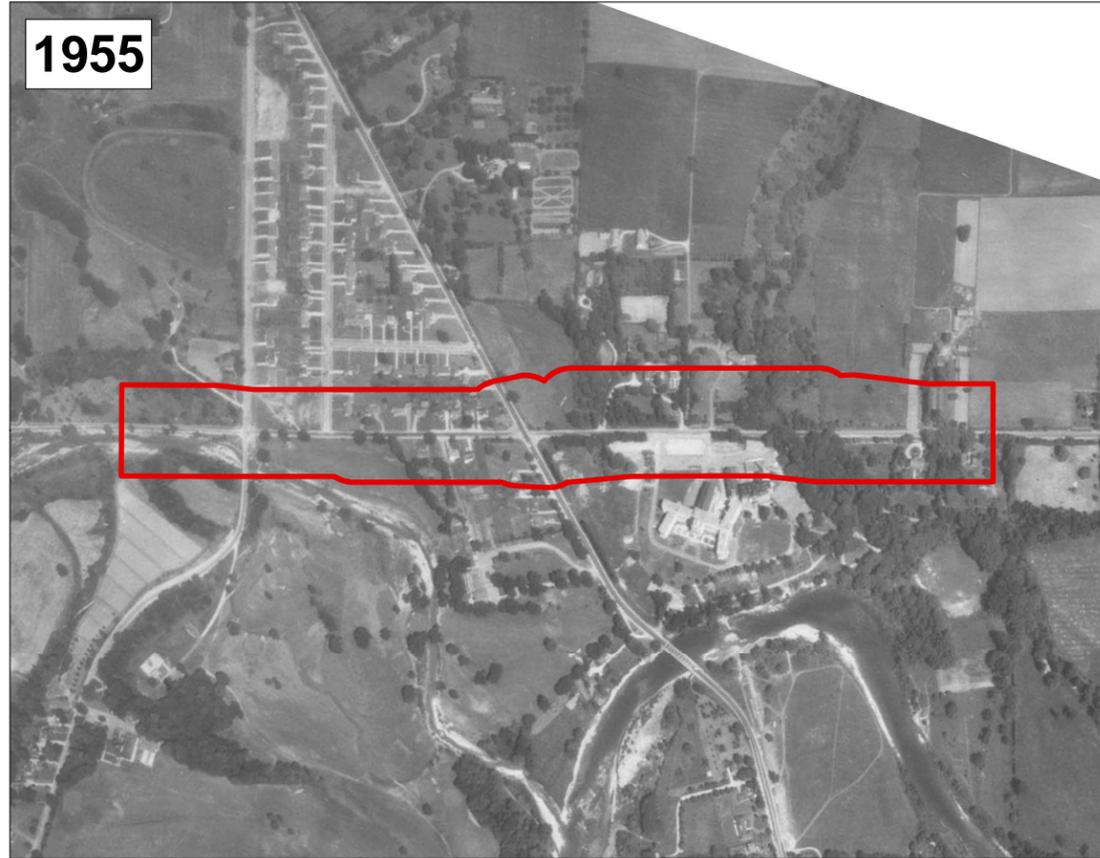
1942



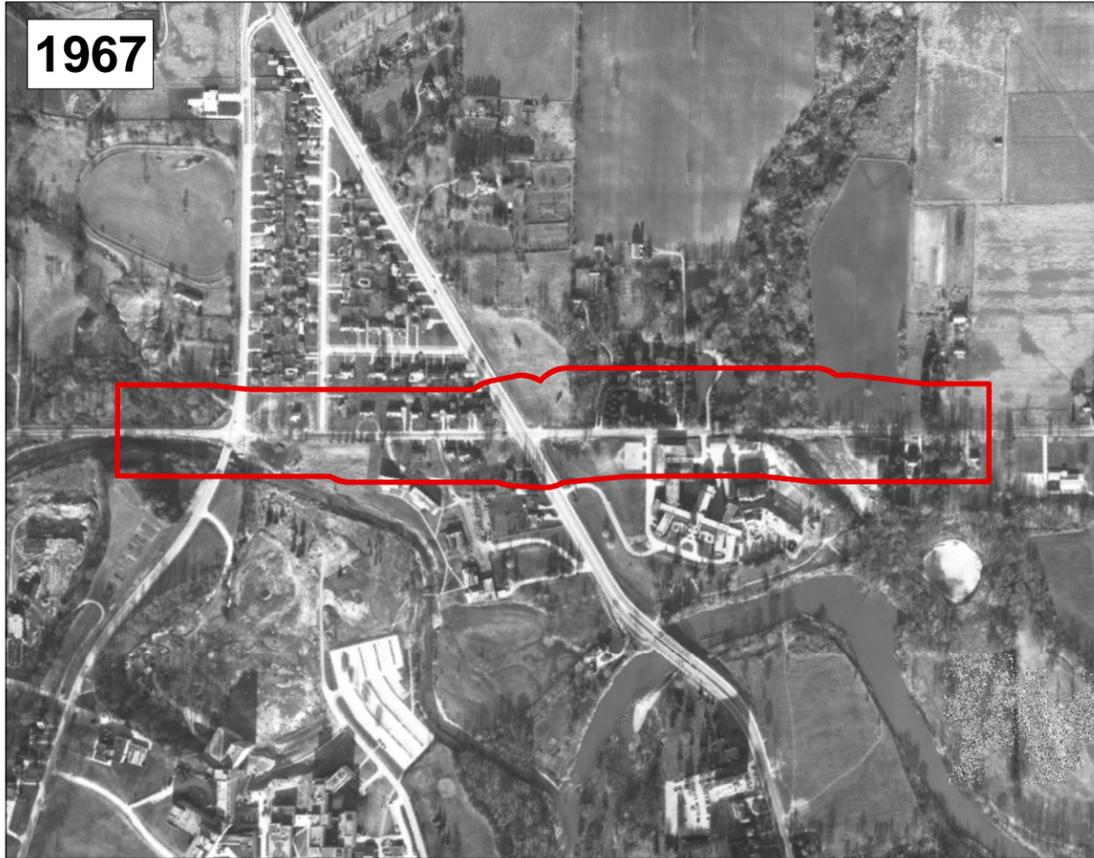
1950



1955



1967



Legend
[Red Box] Approximate Location - Heritage Study Area

0 200 400 Meters
1:10,000 (At original document size of 11x17)

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Air Photos obtained from (1942) Department of Lands and Forests. 1942. London Air Photo Collection, Line 15, Photo 24.
(1950) National Air Photo Library. 1950. London Air Photo Collection. Roll: A12512, Photo: 22.
(1955) Department of Lands and Forests. 1955. London Air Photo Collection, Roll 4300, Photo 10.
(1967) Lockwood Survey Corp. 1967. London Air Photo Collection. Line 5, Photo 54

Project Location: City of London
165001183 REV4
Prepared by JW on 2021-02-03
Technical Review by ABC on yyyy-mm-dd
Independent Review by ABC on yyyy-mm-dd

Client/Project
CITY OF LONDON
EA WINDERMERE ROAD IMPROVEMENTS
CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 7 **DRAFT**

Title
Air Photos 1942 to 1967

\\C:\12242\work_group\01650\active\165001183\on\MKD\Heritage\Report\Figures\Fig7\183_Fig7_char_1942_1967.mxd Revised: 2021-02-03 By: lwonmhb

CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
April 20, 2021

4.0 SITE DESCRIPTION

4.1 GENERAL STUDY AREA/LANDSCAPE CONTEXT

The Study Area is located on Windermere Road and includes the intersections of the road with Western Road, University Hospital, Richmond Street, Tallwood Circle, and Doon Drive. Within and adjacent to the Study Area, Windermere Road is a two-lane asphalt paved road with dedicated turning lanes, no shoulder, and concrete curbs. Both sides of the roadway contain concrete sidewalks and with the exception of the sidewalk along Windermere on the Mount and west of Western Road, the sidewalks are separated from the curb by grass medians. The north side of Windermere Road is lined with wooden utility poles with municipal streetlighting with LED luminaries. The south side of Windermere Road contains freestanding metal streetlighting fixtures with LED luminaries. The character of the Study Area is predominantly suburban and is heavily influenced by Western University and Windermere on the Mount. These large properties border the south side of the Study Area and the Study Area west of Western Road and are characterized by containing large expanses of lawns, mature vegetation, and institutional buildings. The north side of the Study Area contains mid-20th century detached suburban residences between Richmond Street and Western Road. East of Richmond Street, the north side of Windermere Road contains late 20th century townhouses and residences, vegetation which screens the late 20th century subdivision along Tallwood Circle, and stream and vegetation located in the Tallwood Valley Park.



Plate 2: Looking east on Windermere Road



Plate 3: Looking west on Windermere Road

4.2 20 TALLWOOD CIRCLE

The property at 20 Tallwood Circle is located within a late 20th century residential subdivision. According to land registry records, the subdivision was built around 20 Tallwood Circle in the early 1980s. While 20 Tallwood Circle predates the subdivision it is now part of, it is well blended into the landscape. The surrounding late 20th century residences have similar setbacks and landscapes which contain large expanses of lawn, trees in various stages of growth, and multi-car driveways. The property is landscaped with mature Norway spruce trees, small deciduous trees, small spruce trees, shrubs, gardens, and a lawn. The residence contains an interlocking brick paver driveway.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
April 20, 2021

Views of 20 Tallwood Circle are partially obscured by vegetation. The residence is a two storey structure with a medium-pitched hip roof, two bookend brick chimneys, and wood brackets. The front (west) façade of the residence does not face Tallwood Circle, reflecting how the structure predates Tallwood Circle. The front (west) façade of the residence contains a buff brick exterior and modern windows in segmental arch openings, and the main entrance door is not visible from the roadway. The north façade of the residence has been heavily modified by the inclusion of an addition with a two-car garage with a gable dormer. The foundation is obscured by distance from roadway and vegetation (Plate 4).



Plate 4: Looking south at 20 Tallwood

4.3 1480-1490 RICHMOND STREET

The landscape of 1480-1490 Richmond Street is strongly influenced by a hill with a large expanse of lawn, atop of which the structure is located. The hill slopes gently downward west to Richmond Street and more steeply downward north to Windermere Road (Plate 5). The property contains a metal picket fence and a stone entrance gate along Richmond Street. The property is also landscaped with small, intermediate, and mature deciduous and coniferous trees, access roadways, and parking lots.

The structure at 1480-1490 Richmond Street is a large and sprawling institutional building. The building is four storeys in height and is clad variously in stone, concrete, metal panels, and modern siding. The building has an irregular plan as a result of the various additions and wings added to the structure during its existence. The main wing in which the other wings of the building radiate out is centrally located and contains a mid-century modern tower. The building is private property and additional architectural details were obscured by vegetation and distance from roadway (Plate 6).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
April 20, 2021



Plate 5: Looking east at 1480-1490 Richmond Street, showing hill



Plate 6: Looking south at 1480-1490 Richmond Street, showing tower

4.4 368 WINDERMERE ROAD

The property at 368 Windermere Road is located at the northwest corner of the intersection of Windermere Road and Richmond Street. The property is mostly screened from these two roadways by mature deciduous vegetation. The property is landscaped with a concrete fence and wooden fence, mature deciduous trees, shrubs, a lawn, and a concrete driveway.

The residence at 368 Windermere Road is a one and one half storey structure with a steeply pitched intersecting gable roof clad in asphalt shingles and a stone chimney. The exterior of the residence is clad in modern siding. The front (south) façade is asymmetrical and contains a recessed main entrance with a wood surround and wood door. The upper storey of the front façade contains modern 4/4 windows with shutters and the main storey contains modern 9/9 windows with shutters (Plate 7). The west façade contains an attached two car garage and modern windows on the first and upper storey. The north façade is not visible from the roadway but it may contain two gable dormers based on aerial photography. The east façade contains a modern bay window and other modern windows (Plate 8). The foundation of the residence is obscured. The residence is a late example of an Ontario vernacular structure and contains elements of the Period Revival design style.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
April 20, 2021



Plate 7: Front (south) façade of 368 Windermere Road, looking north (concrete fence is also visible)



Plate 8: East façade of 368 Windermere Road, looking west

4.5 1507 RICHMOND STREET

The property at 1507 Richmond Street is located between Westchester Drive and Windermere Road along the west side of Richmond Street. The property is landscaped with mature trees, including Colorado blue spruce, northern catalpa, and Norway maple. The property is also landscaped with a lawn, shrubs, and a multi-car asphalt driveway. At the end of the driveway is a two-car garage.

The residence at 1507 Richmond Street is a two storey structure with a medium-pitched side gable roof with bookend brick chimneys and asphalt shingles. The exterior of the residence is clad in red brick. The front (east) façade is symmetrical and contains a centre entrance with wood door surround. The residence has modern 1/1 windows and the front façade windows are flanked by shutters (Plate 9). The foundation of the residence is obscured by vegetation. The residence is an example of the Georgian Revival design style. Additional details about the residence are obscured by vegetation and distance from the roadway.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Site Description
April 20, 2021



Plate 9: Front (east) façade of 1507 Richmond Street, looking west

5.0 EVALUATION OF PREVIOUSLY IDENTIFIED CULTURAL HERITAGE RESOURCES

5.1 20 TALLWOOD CIRCLE

5.1.1 Design or Physical Value

The residence at 20 Tallwood Circle is a representative example of an Italianate residence. Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched window openings. The residence may include additional Italianate design elements as views of the residence are partially obscured by vegetation and distance from the roadway. In addition, the front (west) façade does not face the street. According to historical mapping the residence was built between approximately 1863 and 1878, with the City of London providing a date of circa 1880 in the Heritage Register (City of London 2019).

The Italianate style was popular in Ontario from about 1850 to 1900 (Blumenson 1990). The City of London Heritage Register describes Italianate structures as “A popular nineteenth century architectural style for domestic architecture. Italianate buildings are often tall and narrow (vertical emphases), often feature round or segmented arched window and door openings, hipped roofs (often shallow), strongly accented corners, and cornice brackets which are often paired” (City of London 2019). The City of London contains 347 properties on the Heritage Register which are considered Italianate, accounting for nearly six percent of listed and designated structures within the City.

Based on the above discussion, the residence at 20 Tallwood Circle is a representative example of an Italianate residence in the City of London. Because the residence has been heavily modified by a modern addition and garage on the north façade, there are likely examples of this style with a higher degree of heritage integrity than 20 Tallwood Circle.

The residence at 20 Tallwood Circle does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout mid to late 19th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout mid to late 19th century Ontario.

5.1.2 Historic or Associative Value

Historical mapping indicates that the residence at 20 Tallwood Circle was historically associated with the Burwell family, specifically Edward Burwell, son of the prominent surveyor and politician Mahlon Burwell. Edward Burwell constructed Brookside, one of several affluent 19th century residences built by wealthy Londoners along Windermere Road. The residence at 20 Tallwood Circle is an example of one of these estate style residences located along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19th and early 20th centuries. Therefore, 20 Tallwood Circle



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

has associative value for its direct connection to this historically significant settlement pattern in London Township. .

The property is located within a late 20th century subdivision and does not have the potential to yield information that contributes to an understanding of a community or culture. The architect or builder of 20 Tallwood Circle is unknown, and it was not found to demonstrate the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

5.1.3 Contextual Value

The property at 20 Tallwood Circle is a 19th century residence set in a late 20th century subdivision and constitutes a remnant landscape. The residence is not important to defining, maintaining, or supporting the character of the area. Because much of the original property of 20 Tallwood Circle has been severed to form the subdivision it has no physical, functional, visual, or historical link to its surroundings. Located behind dense vegetation and with its front façade not facing the street, 20 Tallwood Circle cannot be considered a landmark.

5.1.4 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 1: Evaluation of 20 Tallwood Circle According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 20 Tallwood Circle is a representative example of an Italianate residence. Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched windows. The residence may include additional Italianate design elements as views of the residence are partially obscured by vegetation and distance from the roadway.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 20 Tallwood Circle does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout mid to late 19 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	The residence does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout mid to late 19 th century Ontario.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

Table 1: Evaluation of 20 Tallwood Circle According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The residence at 20 Tallwood Circle is an example of an estate style residence located along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19 th and early 20 th centuries.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property is located in a late 20 th century subdivision and does not 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	No	The architect or builder of 20 Tallwood Circle is unknown, and it was not found to demonstrate the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	The property at 20 Tallwood Circle is a 19 th century residence set in a late 20 th century subdivision. As a remnant landscape, the residence is not important to defining, maintaining, or supporting the character of the area.
Is physically, functionally, visually, or historically linked to its surroundings	No	Because much of the original property of 20 Tallwood Circle has been severed to form the subdivision it has no physical, functional, visual, or historical link to its surroundings.
Is a landmark	No	20 Tallwood Circle is located behind dense vegetation and with its front façade not facing the street, cannot be considered a landmark.

5.1.5 Statement of Cultural Heritage Value

5.1.5.1 Description of Property

The structure at 20 Tallwood Circle is located on Tallwood Circle, approximately 80 m northwest of the intersection of Windermere Road and Tallwood Circle. The property contains a residence that was built between approximately 1863 and 1878 and is an Italianate style structure.

5.1.5.2 Cultural Heritage Value

The property at 20 Tallwood Circle demonstrates design/physical value as it contains a representative example of an Italianate residence within the City of London, Ontario. The Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched window openings.

The property at 20 Tallwood Circle demonstrated historical and associative value as an example of an estate style residence located along Windermere Road. It is one of several affluent 19th century



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

residences built by wealthy Londoners along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19th and early 20th centuries.

5.1.5.3 Heritage Attributes

- Two storey structure
- Hip roof with tall bookend brick chimneys
- Buff brick exterior
- Segmentally arched window openings

5.2 1480-1490 RICHMOND STREET

5.2.1 Design or Physical Value

The structure at 1480-1490 Richmond Street is a large institutional structure built in 1953 and expanded over the years. It is a representative example of a mid-century modern institutional and religious structure within the City of London. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade of the original section of the structure. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design. The limestone exterior of the structure is reminiscent of the Collegiate Gothic design style, a popular style for institutional buildings from about 1900-1945 (Blumenson 1990: 134). Subsequent additions, some of which were added between 1954 and 1967 contain stronger mid-century modern design elements, including the use of colourful panels between windows. While these additions have a stronger mid-century modern influence, they are sympathetic to the original sections of the structure and also include limestone exterior walls.

The Mid-Century Modern architectural style arose shortly after the end of the Second World War. The exact style elements of Mid-Century Modern architecture vary greatly, but often incorporate materials such as steel, glass, and concrete and the forms are often simplified, with little ornamentation. The City of London Heritage Register defines mid-century modern as “A design movement of post-World War II period, which generally emphasize open floor plans and large windows. Typically constructed between 1945 and 1975” (City of London 2019). Within the City of London, there are 27 listed or designated mid-century modern properties. As the style arose in the post Second World War building boom, it remains widespread throughout Ontario. Therefore, 1480-1490 Richmond Street is not considered to be a rare or early example of the mid-century modern design style.

The structure at 1480-1490 Richmond Street demonstrates a high degree of craftsmanship through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20th century (Windermere on the Mount 2006). The structure at 1480-1490 Richmond Street does not demonstrate a high degree of technical or



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.2.2 Historic or Associative Value

The property at 1480-1490 Richmond Street has historical and associative value for its direct association with the Sisters of St. Joseph, a Roman Catholic order of sisters. This order of sisters has been active in London, Ontario since 1868. Within a year of arriving in London, the sisters established an orphanage in the City and in 1888, the sisters opened St. Joseph's Hospital, which exists into the present-day. In 1899, the sisters purchased the property at 1480-1490 Richmond Street and remained on the property until 2005 (Sisters of St. Joseph London 2007). Through their charitable, educational, and healthcare activities, the sisters are an institution significant to the City of London and the wider southwestern Ontario region.

Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City. The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman. The firm also designed the mid-century modern offices of Supertest Petroleum at 245 Pall Mall Street.

5.2.3 Contextual Value

Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River. Together with The University of Western Ontario, these two properties create a character of large institutional buildings interspaced by access roads, mature vegetation, lawns, and large institutional buildings.

The structures at 1480-1490 Richmond Street are situated atop a hill, are readily visible atop the hill and thus visually link the property to its surroundings. Because of this prominent position the property is considered a landmark. The large hill and lawn along Richmond Street and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

5.2.4 Summary of Evaluation

Table 2: Evaluation of 1480-1490 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	1480-1490 Richmond Street is a representative mid-century modern institutional building. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design and the limestone exterior of the structure is reminiscent of the Collegiate Gothic design style. Subsequent additions, some of which were added between 1954 and 1967 contain stronger mid-century modern design elements.
Displays a high degree of craftsmanship or artistic merit	Yes	The structure at 1480-1490 Richmond Street demonstrates a high degree of craftsmanship through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20 th century
Demonstrates a high degree of technical or scientific achievement	No	The structure at 1480-1490 Richmond Street does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property at 1480-1490 Richmond Street has historical and associative value for its direct association with the Sisters of St. Joseph, a Catholic order of sisters. Through their charitable, educational, and healthcare activities in London, the sisters are an institution significant to the City.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

Table 2: Evaluation of 1480-1490 Richmond Street According to *Ontario Regulation 9/06*

Criteria of O. Reg. 9/06	Yes/No	Comments
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Yes	The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman. The firm also designed the mid-century modern offices of Supertest Petroleum at 245 Pall Mall Street.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	Yes	Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River.
Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is visually linked to the hill on which it is located.
Is a landmark	Yes	The large hill and lawn along Richmond Street and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.

5.2.5 Statement of Cultural Heritage Value

5.2.5.1 Description of Property

The property at 1480-1490 Richmond Street, presently known as Windermere on the Mount, is located at the southeast corner of the intersection of Richmond Street and Windermere Road. The property contains a large four storey institutional building which contains a chapel and is presently used as a retirement residence.

5.2.5.2 Cultural Heritage Value

The structure at 1480-1490 Richmond Street contains design/physical value as it is a representative example of mid-century modern architecture in the City of London and the chapel displays a high degree of craftsmanship. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade of the original section of the structure. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design. The limestone exterior of the structure is reminiscent of the Collegiate Gothic design style, a popular style for institutional buildings from about 1900-1945. Subsequent additions, some of which were added between 1954 and 1967, contain stronger mid-century modern design elements, including the use of colourful panels between windows. While these additions have a stronger mid-century modern influence, they are sympathetic to the original sections of the structure and also include limestone exterior walls. The high degree of craftsmanship of



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

1480-1490 Richmond Street is expressed through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20th century.

The property at 1480-1490 Richmond Street contains historic and associative value through its direct association with the Sisters of St. Joseph, through its possibility to yield information about the Sisters of St. Joseph and the wider Catholic community of London, and as an example of the work of the architecture firm Watt and Tillman, significant architects in the City of London. This Sisters of St. Joseph has been active in the City of London since 1868. In 1899, the sisters purchased the property at 1480-1490 Richmond Street and remained on the property until 2005. Through their charitable, educational, and healthcare activities—including at 1480-1490 Richmond Street—the sisters are an institution significant to the City of London and the wider southwestern Ontario region. Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City. The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman, important architects within the City.

The property at 1480-1490 Richmond Street has contextual value as it supports the character of the area along Richmond Street and Windermere Road and the property is a landmark. Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is visually linked to its surroundings and important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River. The property is a landmark as the large hill and lawn and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.

5.2.5.3 Heritage Attributes

- Four storey structure with flat roof
- Irregular shaped plan
- Mid-century modern tower located at the centre of the south façade
- Limestone cladding
- Use of exposed concrete and colourful panels around windows
- Chapel which displays a high degree of craftsmanship through its stained glass windows and hand carved woodwork
- Landmark position along Richmond Street and Windermere Road



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

5.3 368 WINDERMERE ROAD

5.3.1 Design or Physical Value

The residence at 368 Windermere Road is a one and one half storey structure built in 1947 according to the City Heritage Register, land registry records, and aerial photography. The residence is an Ontario vernacular structure with Period Revival influence. While the massing and plan of the residence incorporates Period Revival influence, expressed through its one and one half storey structure and steeply pitched roof lines, the residence has been modified over the years with modern siding and new windows and it not representative of a style, type, expression, material or construction method. As one of many postwar period residences, the residence cannot be considered rare or unique.

The residence at 368 Windermere Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.3.2 Historic or Associative Value

Research undertaken did not reveal that 368 Windermere Road has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community. As a mid-20th century vernacular structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture. The architect or designer of 368 Windermere Road is unknown.

5.3.3 Contextual Value

Located at the northwest corner of Richmond Street and Windermere Road, a heavily traveled intersection in the City of London, 368 Windermere Road is not particularly visible. It is partially screened by vegetations and the character of the intersection is dominated by the institutional properties of Western University and Windermere on the Mount. Therefore, 368 Windermere Road is not important in defining, maintaining, or supporting the character of the area.

The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings. Because it is screened partially by vegetation and located at an intersection heavily influenced by large institutional properties, 368 Windermere Road cannot be considered a landmark.

5.3.4 Summary of Evaluation

Table 2 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

Table 3: Evaluation of 368 Windermere Road According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	The residence is a late example of an Ontario vernacular structure. The residence has been modified over the years with modern siding and new windows. The residence does not contain a plan, massing, or architectural elements that are representative of a style, type, expression, material or construction method.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 368 Windermere Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	Research undertaken did not reveal that 368 Windermere Road has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	As a mid-20 th century vernacular structure that has been modified over the years, the residence does not have 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	No	The architect, builder, or designer is unknown.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	368 Windermere Road is not particularly visible. It is partially screened by vegetation and the character of the intersection is dominated by the large institutional properties to the south.
Is physically, functionally, visually, or historically linked to its surroundings	No	The property is part of a mid-20 th century subdivision and is not linked to its surroundings.
Is a landmark	No	368 Windermere Road is not particularly visible. It is partially screened by vegetation and the character of the intersection is dominated by large institutional properties and cannot be considered a landmark.

5.3.5 Statement of Cultural Heritage Value

The structure at 368 Windermere Road was not determined to have CHVI. Accordingly, a statement of CHVI was not prepared.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

5.4 1507 RICHMOND STREET

5.4.1 Design or Physical Value

The residence at 1507 Richmond Street is a Georgian Revival residence built in 1947 according to the City Heritage Register, land registry records, and aerial photography. The Georgian Revival style is a subtype of the Colonial Revival style. Georgian Revival design elements include symmetrical front façade, side gable roof, bookend brick chimneys, brick exterior, and door frontispiece with minimal ornamentation. The Colonial Revival style is meant to evoke the colonial architectural heritage of the Americas while Period Revival styles evoke European design styles (Blumenson 1990: 142-143). The Georgian Revival subtype evokes the Georgian architecture popular in the colonial United States and with early settlers of Upper Canada. Georgian Revival style residences were most popular from about 1915 to the 1950s (McAlester and McAlester 1984: 326)

The residence at 1507 Richmond Street does not have an architectural style listed on the City Heritage Register. However, Colonial Revival residences are rare on the register, accounting for less than one percent of listed or designated structures in the City (City of London 2019). Therefore, the residence at 1507 Richmond Street is a representative Colonial Revival structure with Georgian Revival design elements.

The residence at 1507 Richmond Street does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.4.2 Historic or Associative Value

Research undertaken did not reveal that 1507 Richmond Street has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community. As a mid-20th century Georgian Revival structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture. The architect or designer of 1507 Richmond Street is unknown.

5.4.3 Contextual Value

Located along Richmond Street north of Windermere Road, this section of Richmond Street is characterized by the late 20th century townhouses, and the brick privacy wall for these properties, on the east side of the road and mostly mid-20th century detached residences on large lots on the west side of the road. These residences are mostly mid-century in design style, in contrast to the Colonial Revival character of 1507 Richmond Street. Therefore 1507 Richmond Street is not important in defining, maintaining, or supporting the character of the area.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings. Because it is screened partially by vegetation and one of many detached residences on the west side of Richmond Street, the residence cannot be considered a landmark.

5.4.4 Summary of Evaluation

Table 4 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 4: Evaluation of 1507 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 1507 Richmond Street is a representative Colonial Revival structure which exhibits elements of the Georgian Colonial style, a subtype of the Colonial Revival style. Georgian Colonial design elements include its symmetrical front façade, side gable roof, bookend brick chimneys, brick exterior, and door frontispiece with minimal ornamentation.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 1507 Richmond Street does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	1507 Richmond Street does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	Research undertaken did not reveal that 1507 Richmond Street has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	As a mid-20 th century Georgian Revival structure that has been modified over the years, the residence does not have 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	No	The architect or designer of 1507 Richmond Street is unknown.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

Table 4: Evaluation of 1507 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	Located along Richmond Street north of Windermere Road, this section of Richmond Street is characterized by the late 20 th century townhouses on the east side of the road and mostly mid-20 th century detached residences on large lots on the west side of the road. These residences are mostly mid-century in design style, in contrast to the Colonial Revival character of 1507 Richmond Street.
Is physically, functionally, visually, or historically linked to its surroundings	No	The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings.
Is a landmark	No	Because it is screened partially by vegetation and one of many detached residences on the west side of Richmond Street, the residence cannot be considered a landmark.

5.4.5 Statement of Cultural Heritage Value

5.4.5.1 Description of Property

The structure at 1507 Richmond Street is located on the west side of Richmond Street approximately 70 m north of the intersection of Richmond Street and Windermere Road. The property contains a residence that was built in 1947 and is a Colonial Revival dwelling which exhibits Georgian Colonial design elements.

5.4.5.2 Cultural Heritage Value

The property at 1507 Richmond Street demonstrates design/physical value as it contains a representative example of a Colonial Revival residence with Georgian Colonial elements within the City of London, Ontario. The Colonial Revival and Georgian Colonial design elements of the residence include its side gable roof with bookend brick chimneys, symmetrical front façade, brick exterior, and frontispiece with minimal ornamentation.

5.4.5.3 Heritage Attributes

- Two storey structure
- Side gable roof with bookend brick chimneys
- Red brick exterior
- Symmetrical front façade
- Frontispiece with minimal ornamentation



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Results
April 20, 2021

6.0 RESULTS

6.1 AGENCY AND MUNICIPAL CONSULTATION

As described in Section 2.3, in order to identify protected properties, the OHT, MHSTCI, and City of London were contacted. A summary of agency and municipal consultation is contained in Table 5

Table 5: Agency and Municipal Consultation

Agency/Municipality	Date Contacted	Contact Information	Response
OHT	January 28, 2021	Kevin DeMille, Natural Heritage Coordinator	No OHT conservation easements or trust owned properties within or adjacent to Study Area
MHSTCI	January 28, 2021	Karla Barboza, (A) Team Lead Heritage	No MHSTCI heritage interests within or adjacent to Study Area
City of London	January 28, 2021	Kyle Gonyou, Heritage Planner	No additional listed or designated properties within Study Area. It was noted that Huggabone's Hill is the subject of a historical plaque that has yet to be installed.

6.2 FIELD PROGRAM

As described in Section 2.4, a pedestrian survey of the Study Area was undertaken to identify potential cultural heritage resources situation within the Study Area, including the four properties previously identified by the City of London. Where identified, the cultural heritage resource was photographed from publicly accessible roadways.

During the survey, a total of 25 properties were identified as containing potential cultural heritage resources in addition to the four properties identified by the City of London. Detailed property descriptions of the four previously identified properties are contained in Section 5.1-5.4 and detailed property descriptions for the additional 25 properties identified by the field program are contained in Appendix A.

6.3 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Where a potential cultural heritage resource was identified within the study area, an evaluation of the CHVI of the property was undertaken (Figure 8). Detailed evaluations of previously identified properties are contained in Section 5.0 while detailed evaluations of properties identified during the field program are contained within Appendix A. As described in Section 2.5, each potential cultural heritage resource was evaluated according to O. Reg. 9/06, the criteria for determining CHVI. Each potential cultural heritage resource was considered both as an individual structure and as a landscape. Where CHVI was identified, a structure or landscape was assigned a CHR and the property was determined to contain a cultural heritage resource.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
April 20, 2021

Following evaluation, ten cultural heritage resources were identified on properties within the study area (Figure 9). Of these ten resources, three were previously identified properties and seven were identified during the field program. A summary of properties assessed and corresponding CHR, where appropriate, is provided in Table 6 below.

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
20 Tallwood Circle	Residence (Listed Property)		Two storey structure, hip roof with tall bookend chimneys, buff brick exterior, segmentally arched window openings	Yes	CHR-1	Within Study Area
1480-1490 Richmond Street	Institutional (Listed Property)		Four storey structure with flat roof, irregular shaped plan, mid-century modern tower, limestone cladding, use of exposed concrete, chapel, landmark position	Yes	CHR-2	Within Study Area
368 Windermere Road	Residence (Listed Property)		N/A	No	N/A	Within Study Area
1507 Richmond Street	Residence (Listed Property)		Two storey structure, side gable roof with bookend brick chimneys, red brick exterior, symmetrical front façade, frontispiece with minimal ornamentation	Yes	CHR-3	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
April 20, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
1508 Western Road	Residence		N/A	N/A	N/A	Within Study Area
326 Windermere Road	Residence		N/A	N/A	N/A	Within Study Area
330 Windermere Road	Residence		N/A	No	N/A	Within Study Area
334 Windermere Road	Residence		N/A	No	N/A	Within Study Area
338 Windermere Road	Residence		N/A	No	N/A	Within Study Area
342 Windermere Road	Residence		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
April 20, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
507 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
506 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
500 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
350 Windermere Road	Residence		Side gable roof, projecting gable bays, wide brick chimney, and exterior which contains a mix of stone, brick, and siding.	Yes	CHR-4	Within Study Area
354 Windermere Road	Residence		Side gable roof, projecting gable bays, mix of stone and siding, and wide brick chimneys.	Yes	CHR-5	Within Study Area
356 Windermere Road	Residence		Side gable roof, red brick exterior, brick chimney, gable portico with columns	Yes	CHR-6	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
April 20, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
360 Windermere Road	Residence		Side gable roof, wide brick chimney, front facing projecting gable bays, buff brick exterior, decorative half-timbering	Yes	CHR-7	Within Study Area
362 Windermere Road	Residence		N/A	No	N/A	Within Study Area
364 Windermere Road	Residence		N/A	No	N/A	Within Study Area
1503 Richmond Street	Residence		Pyramidal roof, red brick exterior, bay window on front (east) façade, and wood frontispiece at main entrance door.	Yes	CHR-8	Within Study Area
51 Westchester Drive	Residence		N/A	No	N/A	Within Study Area
55 Westchester Drive	Residence		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
April 20, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
57 Westchester Drive	Residence		Projecting gable bays, wide brick chimney, stucco exterior, and decorative half timbering	Yes	CHR-9	Within Study Area
59 Westchester Drive	Residence		N/A	No	N/A	Within Study Area
12 Tallwood Circle	Residence		N/A	No	N/A	Within Study Area
96 Tallwood Circle	Residence		N/A	No	N/A	Within Study Area
1400 Western Road	Institutional		Representative Gothic Collegiate structures, some of which display a high degree of craftsmanship and artistic merit.	Yes	CHR-10	Within Study Area
339 Windermere Road	Institutional		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

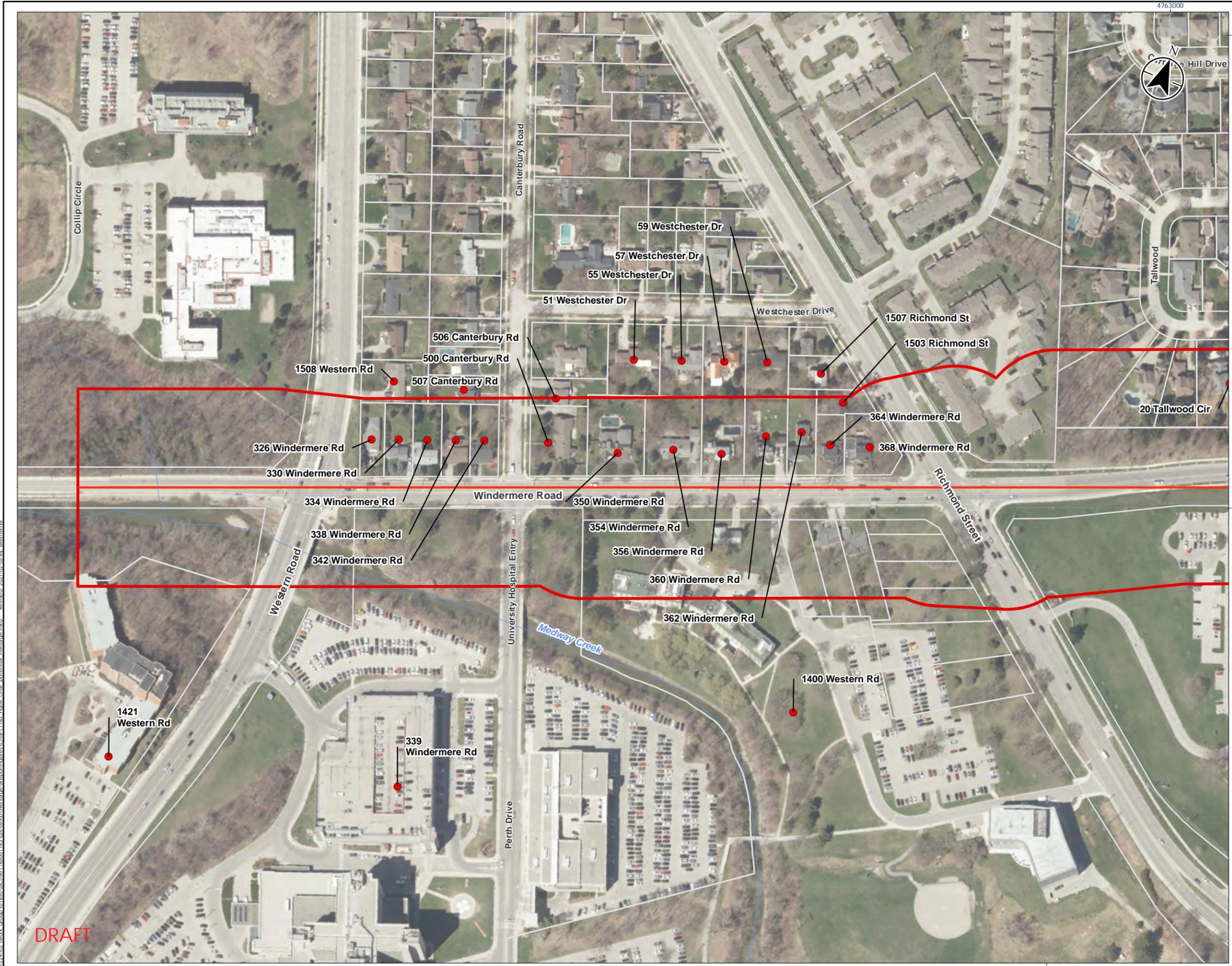
Results
April 20, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

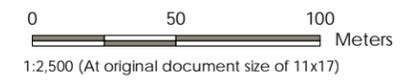
Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
1421 Western Road	Institutional		N/A	No	N/A	Within Study Area

DRAFT





- Legend
- Potential Heritage Resource
 - Study Area
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: City of London
 Prepared by JW on 2021-02-03
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

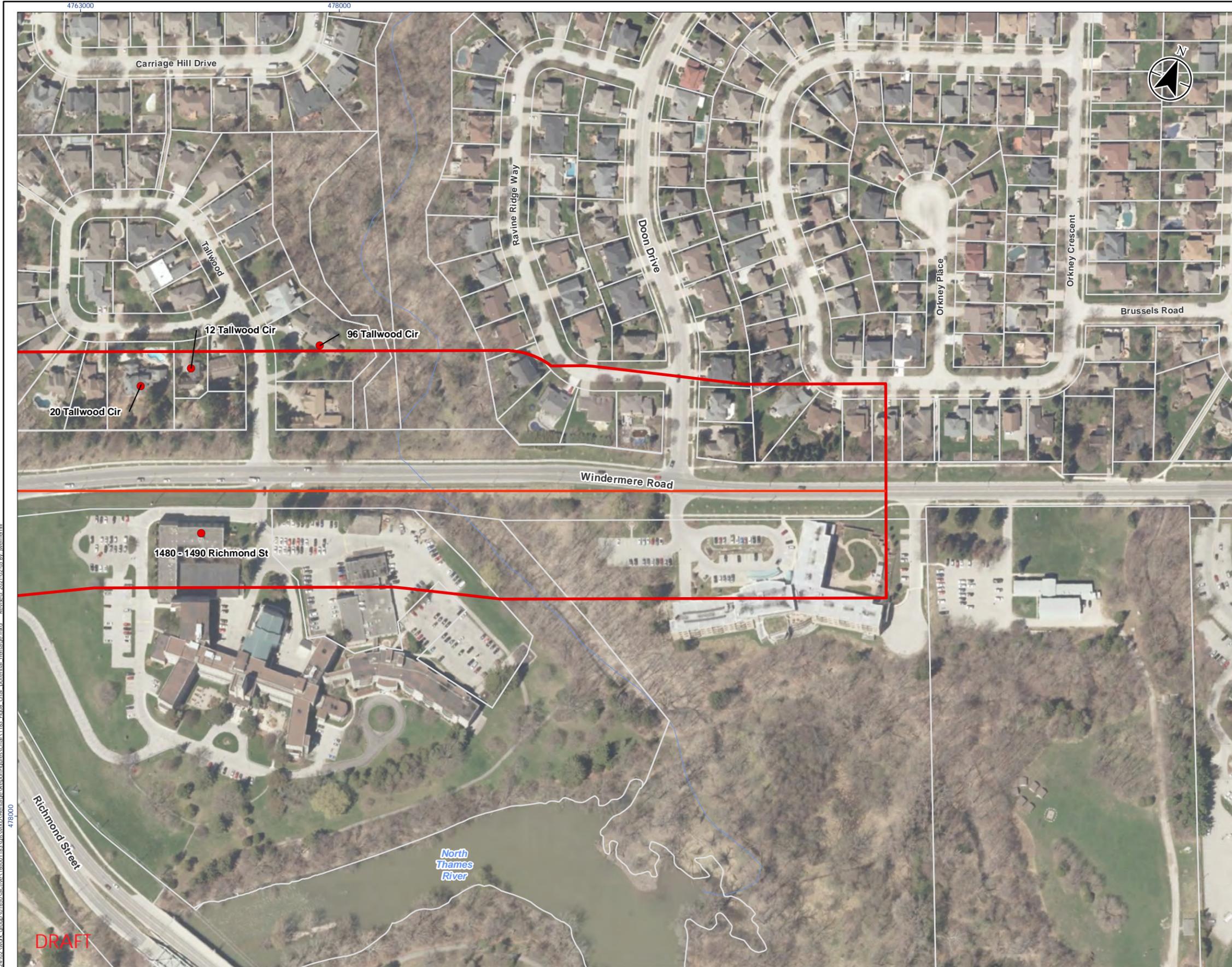
Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 8-1 DRAFT
 Title
 Potential Heritage Resource

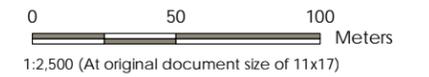
\\C:\124\24\work_group\016500\active\165001183\on\MKD\heritage\Report\Figures\Subarea_1183_Fig08_char_potential_heritage.mxd Revised: 2021-02-03 By: kevinmehill

DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



- Legend
- Potential Heritage Resource
 - Study Area
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: 165001183 REV4
 City of London
 Prepared by JW on 2021-02-03
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

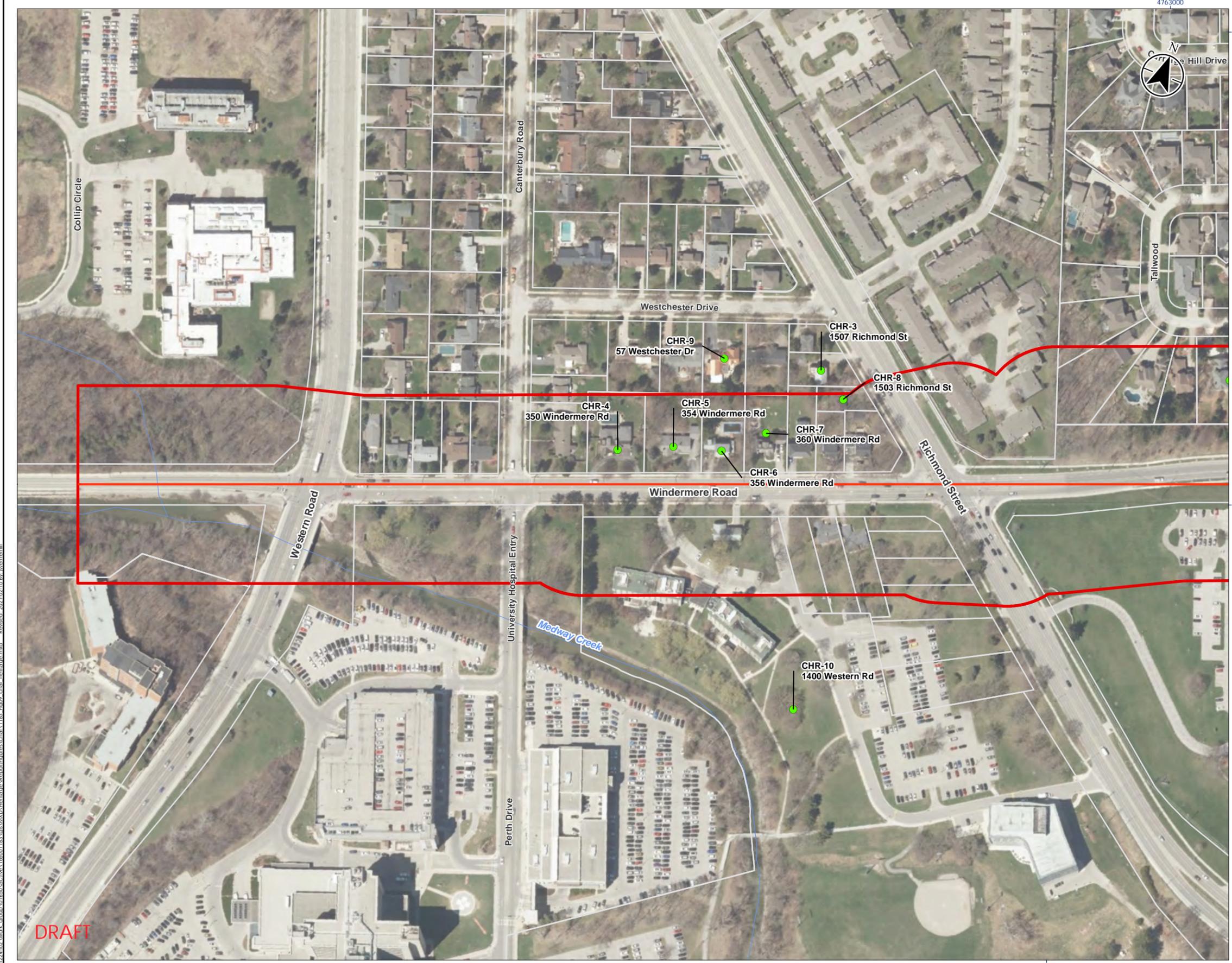
Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 8-2 DRAFT

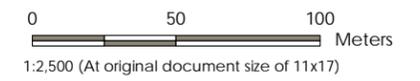
Title
 Potential Heritage Resource

DRAFT

\\C:\d124\work_group\01650\active\165001183\on\MA\K\K\Utilities\Report\Figures\chba\1183_Fig08_char_potential_heritage.mxd Revised: 2021-02-03 By: kevinmhill
 4763000
 478000



- Legend
- Heritage Resource
 - Study Area Including 50 Metre Buffer
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: City of London
 Prepared by JW on 2021-02-10
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

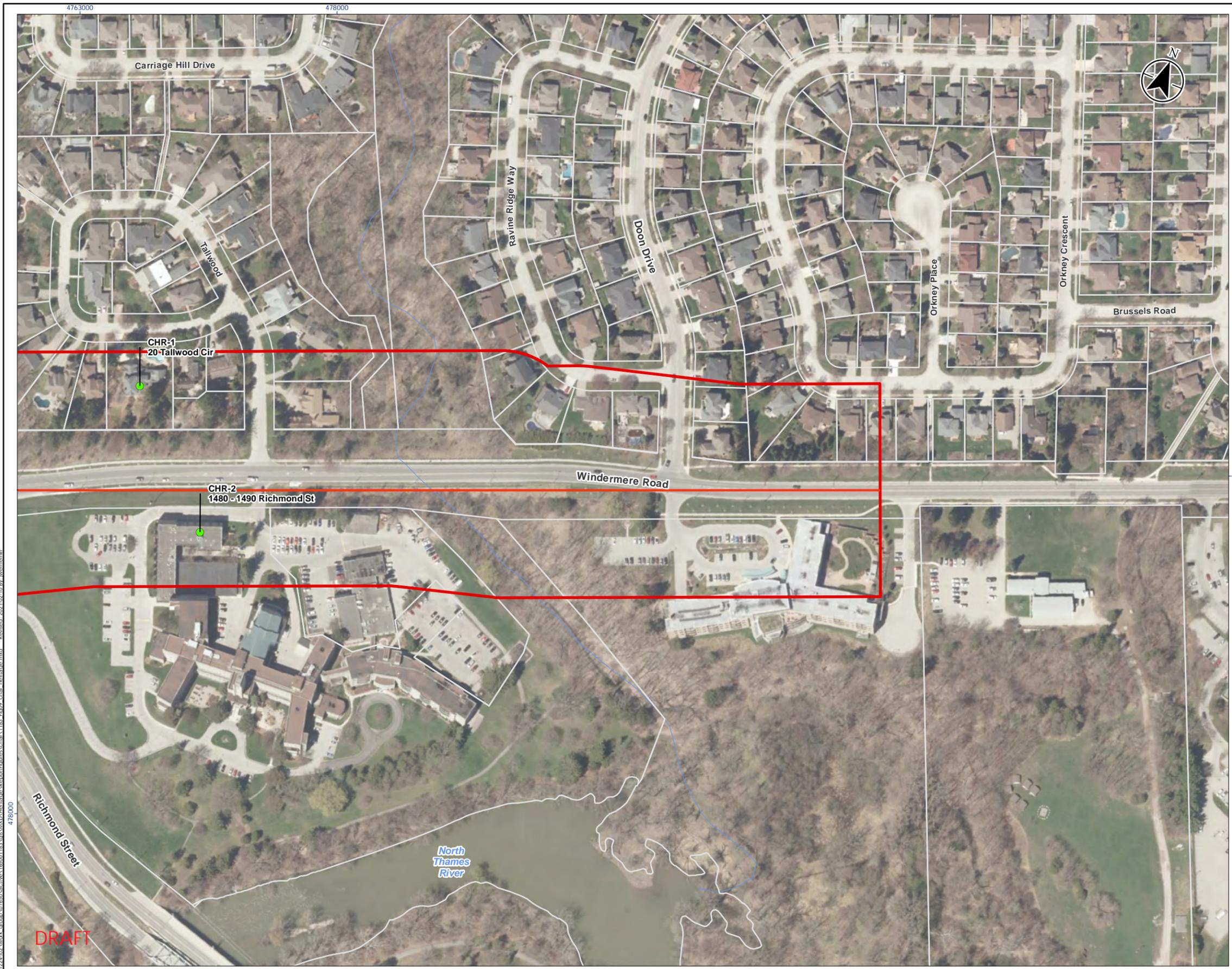
Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. **9-1** **DRAFT**

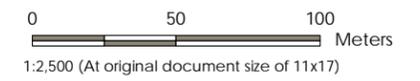
Title
 Identified Heritage Resources

DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



- Legend
- Heritage Resource
 - Study Area Including 50 Metre Buffer
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: 165001183 REV4
 City of London
 Prepared by JW on 2021-02-10
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. **9-2** **DRAFT**

Title
 Identified Heritage Resources

\\C:\1224\work_group\01650\active\165001183\on\MA\K\Utilities\Report\Figures\char\1183_Fig02_char_heritage.mxd - Revised: 2021-02-10 By: wsmerrill

DRAFT

CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Anticipated Impacts
April 20, 2021

7.0 EVALUATION OF ANTICIPATED IMPACTS

7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The purpose of the project is to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive. In addition, the accessibility improvements along the corridor and intersections will be implemented to accommodate users of all ages and abilities.

7.2 ANTICIPATED IMPACTS

Where a component of a cultural heritage resource was situated within the study area, the impacts of the proposed undertaking were evaluated (Table 7). The impacts, both direct and indirect, were evaluated according to *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006b). See Section 2.5 for further discussion of impacts assessed.

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
20 Tallwood Circle (CHR-1)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Anticipated Impacts
April 20, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
1480-1490 Richmond Street (CHR-2)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
1507 Richmond Street (CHR-3)	N	N	N	N	N	N	N	<p>Although part of the property is located within 50 metres of the Project Location, the position of the heritage attributes identified is more than 50 m from the Project Location.</p> <p>Therefore, no mitigation measures are required.</p>
350 Windermere Road (CHR-4)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
354 Windermere Road (CHR-5)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore,</p>



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Anticipated Impacts
April 20, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								<p>project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
356 Windermere Road (CHR-6)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
360 Windermere Road (CHR-7)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
1503 Richmond Street (CHR-8)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is</p>



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Anticipated Impacts
April 20, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.
57 Westchester Drive (CHR-9)	N	N	N	N	N	N	N	Although part of the property is located within 50 metres of the Project Location, The position of the heritage attributes identified is more than 50 m from the Project Location. Therefore, no mitigation measures are required.
1400 Western Road (CHR-10)	N	N	N	N	N	N	N	Although part of the property is located within 50 metres of the Project Location, The position of the heritage attributes identified is more than 50 m from the Project Location. Therefore, no mitigation measures are required.

7.3 SUMMARY OF IMPACTS

Depending on the nature and location of the transportation improvements, there may be potential for indirect impacts on the cultural heritage resources within the Study Area. The project has not entered the Preliminary or Detailed Design phase. However, it is anticipated that the transportation improvements will be within the existing right-of-way and are not anticipated to result in destruction or isolation of the cultural heritage resources. Shadows affecting the cultural heritage resources or obstruction of significant views are not anticipated. A change in land use form is not anticipated.

Land disturbance may occur with construction activities given the position of cultural heritage resources within 50 m from the Project Location. The following cultural heritage resources were determined to be within 50 m of the Project Location:

- 20 Tallwood Circle (CHR-1)
- 1480-1490 Richmond Street (CHR-2)



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Anticipated Impacts
April 20, 2021

- 350 Windermere Road (CHR-4)
- 354 Windermere Road (CHR-5)
- 356 Windermere Road (CHR-6)
- 360 Windermere Road (CHR-7)
- 1503 Richmond Street (CHR-8)

DRAFT



Mitigation
April 20, 2021

8.0 MITIGATION

For most potential impacts, a preventive approach to mitigation measures serves to reduce the risk of indirect impacts. As identified in Section 7.2, no direct or indirect impacts are currently anticipated, and mitigation measures are currently not required. Table 8 contains a summary of the evolution of mitigation options and their applicability to this project.

Table 8: Evaluation of Mitigation and Avoidance Options

Methods	Discussion
Alternative Development	The preferred detailed design has not yet been determined for the project but is anticipated to be limited to the existing right of way. As such, alternative developments are not warranted at this phase of the study.
Isolation of Development	The project will not introduce impacts on heritage resources. Therefore, isolating development from heritage resources is not required.
Harmonization of Design Guidelines	The Project is not anticipated to introduce above ground features that would adversely impact the heritage resource. Therefore, no design guidelines are currently required.
Limitation of Construction	The Project is not anticipated to introduce above ground features that would adversely impact the heritage resource. Therefore, no limitations on height or density of construction are required.
Compatible Additions	The Project is not anticipated to introduce above ground features that would adversely impact the heritage resource. Therefore, compatible additions are not required.
Reversible Alterations	The Project is not anticipated to introduce alterations that would adversely impact the heritage resource. Therefore, no mitigations for alterations are required.
Planning Mechanisms	The current approach may result in the potential for land disturbance during the construction phase of the project. As such, planning mechanisms may be considered at this phase of study to avoid the heritage resource. When detailed designs are prepared, staging areas and construction activities should be planned and undertaken in a manner to avoid the heritage attributes of the identified heritage resource.



Recommendations
April 20, 2021

9.0 RECOMMENDATIONS

9.1 RE-EVALUATION WHEN DESIGN FINALIZED

To further understand the potential for the Project to effect cultural heritage resources, where a heritage resource is situated within the Project Location, the impact assessment contained within this report should be amended when detailed design information on proposed construction activity is finalized. When detailed design information is received, potential direct impacts and indirect can be refined and measures to avoid those impacts considered.

9.2 AVOIDANCE OF CULTURAL HERITAGE RESOURCES

Staging areas and construction activities should be planned and undertaken in a manner to avoid the heritage attributes of the identified cultural heritage resources. Should future work require an expansion of the current Study Area and/or the development of other alternatives, then a qualified heritage professional should be consulted, and the findings of this report updated to reflect those changes.

9.3 HUGGABONE'S HILL PLAQUE

Huggabone's Hill has been scheduled to receive recognition through the installation of a heritage plaque. The research undertaken in the CHAR determined Huggabone's Hill to be historically located on Western Road between Elgin Drive and Medway Creek. Based on historical research, an appropriate location suitable for the installation of the plaque is the parkette located at the southeast corner of the intersection of Windermere Road and Western Road.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Closure
April 20, 2021

10.0 CLOSURE

This report has been prepared for the sole benefit of the City of London, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

STANTEC CONSULTING LTD.

Meaghan Rivard, MA, CAHP
Senior Cultural Heritage Specialist
Phone: (519) 645-3350
Fax: (519) 645-6575
meahghan.rivard@stantec.com

Colin Varley, MA, RPA
Senior Archaeologist, Senior Associate
Phone: (613) 738-6087
Fax: (613) 722-2799
colin.varley@stantec.com



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

April 20, 2021

11.0 REFERENCES

- Agricultural Census of Canada. 1851. *Census of the Canadas, 1851-2*, Vol. I. Quebec: John Lovell.
- Agricultural Census of Canada. 1861. *Census of the Canadas, 1860-61*, Vol. I. Quebec: S.B. Foote.
- Armstrong, Frederick H. 1986. *The Forest City: An Illustrated History of London, Canada*. Windsor: Windsor Publications.
- Bates-Neary, Hilary. 2021. *Tallwood: the House and its Land*. Unpublished manuscript on file with the City of London.
- Blackwell, John D. 2013. Benjamin Cronyn. *The Canadian Encyclopedia*. Electronic document: <https://www.thecanadianencyclopedia.ca/en/article/benjamin-cronyn>. Last accessed January 20, 2021.
- Blumenson, John. 1990. *Ontario Architecture*. Canada: Fitzhenry and Whiteside.
- Brock, Daniel and Moon, Muriel. 1972. *The History of Middlesex County*. Belleville: Mika Studio.
- Brock, Daniel James. 1982. Lawrason, Lawrence. *Dictionary of Canadian Biography*, vol. 11. University of Toronto/Université Laval. Electronic Document: http://www.biographi.ca/en/bio/lawrason_lawrence_11E.html. Last access January 21, 2021.
- Brock, Daniel and McEwen, Catherine. 2011. *Fragments from the Forks*. London: London and Middlesex Historical Society.
- Burwell, Mahlon. 1810. *Survey Plan of London Township*. Crown Land Surveys, Map B7. Peterborough: Ministry of Natural Resources and Forestry.
- Burwell, Alice Gertrude. 1974. *Thanks Papa*. Detroit: Harlo Press.
- Census of Canada. 1851. *Census of the Canadas, 1851-2*, Vol. I. Quebec: John Lovell.
- Census of Canada. 1861. *Census of the Canadas, 1860-61*, Vol. I. Quebec: S.B. Foote.
- Census of Canada. 1871. *Census of Canada 1871*. Ottawa: I.B. Taylor.
- Census of Canada. 1881. *Census of Canada, 1880-81*, Vol. III. Ottawa: Maclean, Roger & Co.
- Census of Canada. 1921. *Sixth Census of Canada, 1921, Volume V—Agriculture*. Ottawa: F.A. Acland.
- Canada Gen Web. 2021. Scandrett, Jacob. *St John's Cemetery, Middlesex County, ON*. Electronic Document: <http://www.geneofun.on.ca/cems/ON/ONMID12718?page=10>



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

April 20, 2021

- Chapman, L.J., and D.F. Putnam. 1984. *The Physiography of Southern Ontario, Third Edition*. Toronto: Ontario Ministry of Natural Resources.
- City of London. 2019. *Register of Cultural Heritage Resources*. Electronic Document: <https://london.ca/sites/default/files/2020-10/Register-2019-AODA.pdf>. Last Accessed: February 4, 2021.
- City of London. 2021. *Ghost of Huggabone's Hill*. Plaque in storage at City of London, image provided to Stantec.
- Colombo, John Robert. 1999. *Mysteries of Ontario*. Toronto: Hounslow Press.
- Cooper, Charles. 2017. *London, Huron & Bruce Railway*. Electronic Document: https://s3.amazonaws.com/content.sitezoogole.com/u/131959/9575371f8709ea05eed212bbec138b8f413c8b78/original/22d-london-bruce-huron-railway.pdf?response-content-type=application%2Fpdf&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAJUKM2ICUMTYS6ISA%2F20210406%2Fus-east-1%2Fs3%2Faws4_request&X-Amz-Date=20210406T203437Z&X-Amz-Expires=604800&X-Amz-SignedHeaders=host&X-Amz-Signature=539548aa29db6257c23690d45ebd7e9f4003d0871d64115a7c3f02bcaf01e01e Last Accessed: February 10, 2021.
- Craig, Gerald R. 1963. *Upper Canada: The Formative Years*. Don Mills: University of Toronto Press.
- Crispino, M. and M. D'Apuzzo. 2001. Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building. *Journal of Sound and Vibration* 246(2): 319-335.
- Curtis, Bruce E. 1992. *The Boundary Adjustment Process: The Case of Arbitration in the Greater London Area*. Electronic Resource: http://localgovernment.uwo.ca/resources/docs/research_papers/1992/Curtis,%20Bruce%20-%201992.pdf. Last Accessed: February 4, 2021.
- Department of Militia and Defence. 1915. *Topographic Map, Ontario, Lucan Sheet*.
- Dominion Bureau of Statistics. 1953. *Ninth Census of Canada, 1951, Volume 1—Population*. Ottawa: Edmond Cloutier.
- Drummond, Ian M. 1987. *Progress without Planning: The Economic History of Ontario from Confederation to the Second World War*. Toronto: University of Toronto Press.
- Ellis, P. 1987. Effects of Traffic Vibration on Historic Buildings. *The Science of the Total Environment*. 59: 37-45.
- Geographical Section, General Staff, Department of National Defence. 1936. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 5]. Topographic Map.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

April 20, 2021

Globe and Mail. May 13, 1960. *Approve Annexation: Population of London to Jump by 40,000.*

Goodspeed, W.A. & C.L. Goodspeed. 1889. *History of the County of Middlesex, Canada: From the Earliest Time to the Present, and Including a Department Devoted to the Preservation of Personal and Private Records, Etc.* Toronto and London: W.A. & C.L. Goodspeed.

Government of Ontario. 2006a. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act.* Electronic document:
<https://www.ontario.ca/laws/regulation/060009>. Last accessed: January 13, 2021

Government of Ontario. 2006b. *InfoSheet #5 in Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.* Electronic Document: http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf. Last accessed: January 13, 2021

Government of Ontario. 2020. *Provincial Policy Statement.* Electronic Document:
<https://www.ontario.ca/page/provincial-policy-statement-2020> Last accessed: November 7, 2020.

Grainger, Jennifer. 2002. *Vanished Village of Middlesex.* Dundurn Publishers, Toronto, Ontario.

Hord, Levi. 2017. The Kingsmill Family, Industrialization, and Victorian Mortality. *Woodland Cemetery History.* Electronic document: <https://woodlandcemeteryhistory.wordpress.com/2017/06/07/the-kingsmill-family-industrialization-and-victorian-mortality/>. Last accessed January 20, 2021.

King's University College. 2019. *Facts.* Electronic Document: <https://www.kings.uwo.ca/about-kings/facts-and-information/facts/>. Last Accessed: February 10, 2021.

London and Middlesex Historical Society. 1994. *The History of Masonville.* Electronic document:
<https://www.londonhistory.org/society-publications>. Last accessed January 25, 2021.

London Township History Book Committee. 2001. *London Township: Volume 1: A Rich Heritage 1796-1997.* Aylmer, Ontario: London Township History Book Committee.

Lutman, John H. 1977. *The Historic Heart of London.* London: Corporation of the City of London.

McAlester, Virginia and McAlester, Lee. 1984. *A Field Guide to American Houses.* Mount Vernon: Consumer's Union.

Meligrana, John F. 2000. The Politics of Municipal Annexation: The Case of the City of London's Territorial Ambitions during the 1950s and 1960s. In *Urban History Review* 291: 3-20.

Miller, Orlo. 1992. *London 200: An Illustrated History.* London: Chamber of Commerce.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

April 20, 2021

- ONLand. 2021a. *Middlesex County (33), Middlesex, London, Book 4*. Electronic Document: <https://www.onland.ca/ui/33/books/49013/viewer/688398633?page=1>. Last Accessed: February 4, 2021.
- ONLand. 2021b. *Middlesex County (33), Middlesex, Section 33M94*. Electronic Document: <https://www.onland.ca/ui/33/books/49095>. Last Accessed: February 2, 2021.
- ONLand. 2021c. *Middlesex County (33), Book 176, County Plan 589*. Electronic Document: <https://www.onland.ca/ui/33/books/58647/>. Last Accessed: February 2, 2021.
- Page, H.R. & Co. 1878. *Illustrated Historical Atlas of the County of Middlesex, Ont.* Toronto: Correll, Craig & Co. Lith. Toronto.
- Peters, Samuel. 1863. *Map of the Township of London, Canada West, corrected from actual survey, lithographed & published by Samuel. Peters, P.L.S. & C.E.* 1863. London: Samuel Peters.
- Rainer, J.H. 1982. Effect of Vibrations on Historic Buildings. *The Association for Preservation Technology Bulletin*. 14 (1): 2-10.
- Rosser, Frederick T. 1975. *London Township Pioneers*. Mika Publishing Company, Belleville.
- Ryerson, Reverend Adolphus Egerton, John George Hodgins, & Adam Crooks. 1868. Educational Intelligence: The Hellmuth Ladies' College. *The Journal of Education for Ontario*, 21 (9): 141–142
- Sampson, Daniel. 2012. Rural Canada in an Urban Century. In *Canadian History: Post-Confederation*. Electronic Document: <https://opentextbc.ca/postconfederation/chapter/9-14-rural-canada-in-an-urban-century/>. Last Accessed: February 4, 2021.
- Shawyer, A.J. 1981. *Broughdale – Looking for its Past: A History of a Residential Neighbourhood Within the City of London, Ontario*. Broughdale Community Association, London.
- Sisters of St. Joseph London. *Sister*. London: Sisters of St. Joseph.
- Survey Division, Department of Militia and Defence. 1915. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 1]. Topographic Map.
- Statistics Canada. 2019. *Census Profile, 2016 Census, London, City*. Electronic Document: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/Page.cfm?Lang=E&Geo1=CSD&Code1=3539036&Geo2=PR&Code2=47&Data=C&SearchText=North&SearchType=Begins&SearchPR=01&B1=All>. Last Accessed: January 6, 2021.
- Talman, James. 1972. Cronyn, Benjamin. In *Dictionary of Canadian Biography, Volume 10*, Toronto: University of Toronto.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

April 20, 2021

Tausky, Nany Z. and DiStefano, Lynne D. 1986. *Victorian Architecture in London and Southwestern Ontario*. Toronto: University of Toronto Press.

Taylor, Alan. 2007. "The Late Loyalists: Northern Reflections of the Early American Republic." In *Society for Historians of the Early American Republic, Volume 27, Spring 2007*.

Turner, H.E. 1994. Hellmuth, Isaac. *Dictionary of Canadian Biography, vol. 13*. University of Toronto, Université Laval. Electronic document: http://www.biographi.ca/en/bio/hellmuth_isaac_13E.html. Last accessed January 19, 2021.

Vernon Directories Limited. 1948. *Vernon's City of London, Ontario Directory*. Hamilton Vernon Directories.

Vernon Directories Limited. 1963. *Vernon's City of London, Ontario Directory*. Hamilton Vernon Directories.

Windermere on the Mount. 2006. *London's Most Cherished Historic Building*. Electronic Document: <https://www.thehealthline.ca/pdfs/HistoryoftheMount.pdf>. Last Accessed: February 2, 2021.

Western University. 2021. *Western Research Parks*. Electronic Document: [About Us - Western Research Parks - Western University](#). Last Accessed: February 10, 2021.

Wiss, J.F. 1981. Construction Vibrations; State-of-the-Art. *Journal of Geotechnical Engineering Division*. 107: 167-181.



APPENDIX A
Cultural Heritage Resource/Landscape Forms

DRY
V
E
T

Municipal Address: 1508 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1950-1955

Relationship to Project: Within Study Area

Description:

The property contains a one storey residential ranch-style building clad in light coloured brick. The residential building has a low-pitched cross-gable roof with asphalt shingles and a brick chimney. The principal façade faces Western Road and has modern 6/6 windows with shutters, a large picture casement window with shutters, a bay window, a single entrance door facing south, and an attached garage. The residence is set back from the street with a yard landscaped with lawn and deciduous and coniferous trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 326 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a side-split ranch residential building on the northeast corner of Windemere Road and Western Road. The residence has a low-pitched hip roof with a low-pitched cross gable roof clad in asphalt shingles, and a brick chimney. The structure is clad in red brick and modern siding, with modern casement windows, and a picture window with grillwork. The principal façade faces west to Western Road and has a central single entrance door within an enclosed porch. An attached garage on the south façade faces Windemere Road. The landscape contains lawn, shrubs, spruce trees, and a gravel driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 330 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a side-split ranch residential building. The residence has a low-pitched hip roof with a low-pitched cross gable roof clad in asphalt shingles. The structure is clad in red brick and modern siding, with 6/6 windows, and a large picture window with grillwork. The principal (south) façade faces Windemere Road and has a central single half glass and 4 panel cross modern door. The landscape contains a lawn, spruce trees, coniferous and deciduous shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 334 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1968

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched side gable roof clad in asphalt shingles. The building is clad in red brick and modern siding. The principal (south) façade faces Windemere Road and is symmetrical excluding the attached single garage. The residence has modern windows with grillwork and black shutters, a double central entrance door with four panel doors, with a shed roof porch. The landscape contains spruce trees, gardens, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 338 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1967

Relationship to Project: Within Study Area

Description: The property contains a two storey residential building and attached garage. The residence has a low-pitched side gable roof clad in asphalt shingles. The structure is clad in red brick and modern siding, with double 1/1 windows in the second level, and a large 3 panel casement window on the ground level, with black shutters. The principal (south) façade faces Windemere Road and has a central single half glass and 2 panel modern door with side lights, and a shed roof porch. The landscape contains a lawn, gardens, a spruce tree, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 342 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1968

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched side gable roof clad in asphalt shingles. The building is clad in white brick and modern siding. The principal (south) façade faces Windemere Road and is symmetrical excluding the attached garage. The residence has modern 1/1 windows, a double central entrance door with half glass 2 panel doors, with a shed roof porch. The landscape contains a lawn and young deciduous trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 507 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched cross gable roof clad in asphalt shingles, with a brick chimney. The house is clad in buff coloured brick with brick quoins on the corners. The principal (east) façade faces Canterbury Road and contains modern 6/6 windows. The windows on the ground floor have green shutters. The house has a projecting front gable garage and porch, with a single entrance door to the house. The house is set back from the street and the landscape contains lawn, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 506 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched hip roof, and an attached garage with a low-pitched side gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in red brick. The principal (west) façade faces Canterbury Road and contains modern 6/6 windows with white shutters. The front entrance is a modern single 6 panel door with side lights and arched fan grill transom, with a gable portico. The house is set back from the street and the landscape contains a lawn, a large spruce tree, shrubs, a brick lamp post, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 500 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: The property contains a one storey ranch-style residence with low pitched cross gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in buff brick with red and white brick highlights, and the front gable has faux half timbering. The principal (west) façade faces Canterbury Road and contains modern 6/6 windows and a large picture window with 3 1/1 casements, with grey shutters. The front entrance is a modern single 6 panel door with a shed roof partial porch. The house is set back from the street and the landscape contains a lawn, a mature maple tree, smaller coniferous and deciduous trees, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 350 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: The property contains a one and a half storey residence with medium to high pitched cross gable roof with a gable dormer clad in asphalt shingles with wide brick chimney. The residence is clad in modern cut stone, red brick, and modern siding. The principal (south) façade faces Windemere Road and has modern 6/1 windows and a modern picture window with side casements, a single central modern entrance door, and attached garage. The residence is set back from the street with a semi-circular driveway, and the landscape contains a lawn, mature maple tree, gardens, and shrubs. **Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:**



	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Minimal Traditional architectural style, popular in North America between 1935 and 1955. Elements that are representative of the Minimal Traditional style include the prominent front facing gable roof pitches, mix of stone, brick, and siding, and wide brick chimney.

Identified Heritage Attributes: side gable roof, front facing gable projections, wide brick chimney, and exterior which contains a mix of stone, brick, and siding.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-4
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 354 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a one storey residence with low pitched cross gable roof, clad in asphalt shingles with two brick chimneys. The residence is clad in cut stone and modern siding. The principal (south) façade faces Windemere Road and contains modern casement windows with grillwork, a front central entrance door with 6 panels, and an attached garage. The house is set back from the street and the landscape contains a lawn, mature deciduous and coniferous trees, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Minimal Traditional architectural style, popular in North America between 1935 and 1955. Elements that are representative of the Minimal Traditional style include the prominent front facing gable roof pitches, mix of stone and siding, and wide brick chimneys.

Identified Heritage Attributes: side gable roof, front facing gables, mix of stone and siding, and wide brick chimneys.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-5
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 356 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with medium-pitched side gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in red brick. The principal (south) façade faces Windemere Road and contains wood 6/6 windows with white shutters. The front asymmetrical entrance is a wood, single 6 panel door with wood door surround, within a gable portico. There is an attached single-storey gable roof double garage on the west façade and a gable roof sunroom on the east façade. The house is set back from the street and the landscape contains a lawn, terraced stonework, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: The residence contains elements that are representative of the Colonial Revival design style, popular in Ontario since the early 20th century. Colonial revival elements include the gable portico with columns, brick exterior, and the general height and massing of the structure.

Identified Heritage Attributes: side gable roof, red brick exterior, brick chimney, gable portico with columns.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-6
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 360 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1946

Relationship to Project: Within Study Area

Description: The property contains a one and a half storey residence with high-pitched cross-gable roof clad in asphalt shingles, with a wide brick chimney. The residence is clad in buff brick with red brick highlights, and the front entrance gable has half timbering. The principal (south) façade faces Windemere Road and contains modern casement windows with grillwork, two shed dormers, and a single central entrance with a 4 panel and glass arch door. There is an attached double garage on the east façade. The house is set back from the street and the landscape contains a lawn, cedar trees, stone pathway, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Tudor Revival architectural style, popular between approximately 1890 to 1940. Elements that are representative of the Tudor Revival style include the steep front facing gable roof pitches, wide brick chimney, buff brick exterior, and decorative half timbering.

Identified Heritage Attributes: side gable roof, wide brick chimney, front facing projecting gables, buff brick exterior, decorative half-timbering.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-7
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 362 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with a low pitched hip roof clad in asphalt shingles. The house has a concrete foundation, vertical sliding windows, and a single glazed entrance door with sidelights. The first storey is clad in faux stone on the front façade with the second storey and the rest of the structure clad in red brick. There is a red brick chimney on the east façade. The house has a single door attached garage. The landscape contains a driveway, a lawn, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 364 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: The property contains a two and one half storey residence with a medium pitched side gable roof clad in asphalt shingles. The house has a concrete foundation with red brick cladding on the first storey and modern vinyl siding on the upper storey and a half. It has vertical modern sliding windows and a single glazed entrance door. There is a red brick chimney and a siding clad shed roof addition on the structure's west façade. The residence contains elements of the Colonial Revival style but has been modernized with vinyl siding and modern windows. The east façade has a semi-detached siding clad gable roof garage. The landscape contains a lawn, mature trees, shrubs, and a driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1503 Richmond Street

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with a hipped pyramid roof clad in asphalt shingles. The house is clad in variegated red brick with a matching brick chimney on the southeast façade. It has vertical sliding windows on the second storey and a bay window with four vertical sliding windows on the first storey. The front entrance has a decorative wood front piece. There is a single storey, shed roof, one-door garage clad in vinyl siding on the northwest façade. The landscape contains a lawn, intermediate deciduous trees, and a driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: The residence contains elements that are representative of the Colonial Revival design style, popular in Ontario since the early 20th century. Colonial revival elements include the red brick exterior, bay window, main entrance with wood frontispiece.

Identified Heritage Attributes: pyramidal roof, red brick exterior, bay window on front (east) façade, and wood frontispiece at main entrance door.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-8
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 51 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey building with a low-pitched hip roof with asphalt shingles. The exterior is clad in buff brick. The residence contains modern windows, a modern door, and an attached two car garage. The foundation is obscured. The property is landscaped with a walkway, a lawn, mature spruce trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 55 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1952

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey building with an intersecting gable roof with a low pitch and asphalt shingles. The residence has a brick chimney. The exterior is clad in modern siding and red brick. The residence contains modern windows, modern shutters, and a modern door. The residence has an attached one car garage and the foundation is obscured. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: None identified

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith, Lashia Jones	Date Completed: November 12, 2019

Municipal Address: 57 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1952

Relationship to Project: Within Study Area

Description: This property contains a residence. The residence is a one and one half storey structure with a steeply pitched cross gable roof with a stucco chimney and metal roof. The exterior is clad in stucco with decorative half timbering. The residence contains modern windows, a modern door, and an attached one car garage. The foundation is obscured. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Tudor Revival architectural style, popular in North America between 1890 to 1940. Elements that are representative of the Tudor Revival style include the wide chimney, projecting gable bays, stucco exterior, and decorative half timbering.

Identified Heritage Attributes: projecting gable bays, wide brick chimney, stucco exterior, and decorative half timbering.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-9
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 59 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey structure with a low-pitched intersecting gable roof with a brick chimney and asphalt shingles. The exterior of the residence is clad in modern windows, contains a modern door, and has an attached garage. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 12 Tallwood Circle

Former Township: Township of London

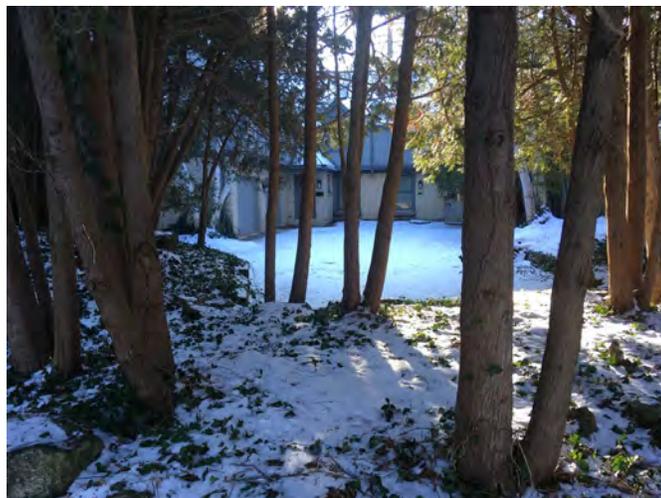
Municipality: City of London

Resource Type: Residence

Associated Dates: Possibly c. 1880

Relationship to Project: Within Study Area

Description: The property contains a modern residence and detached garage, which may possibly be an older structure dating to c. 1880, an outbuilding associated with 20 Tallwood Circle. A wood structure is depicted in this approximate location on topographic mapping from the early 20th century, and a structure is visible in this location in air photos from 1942 to 1967, prior to the construction of most of the rest of the residences on Tallwood Circle in the 1980s. The property is heavily screened by vegetation and is difficult to view from the road. The garage is a two-storey structure which is either modern or heavily modified with steeply pitched side gable roof clad in asphalt shingles. The garage is clad in red brick with two columns supporting the overhanging roof. There are two unglazed garage doors and no windows or entrance doors facing the street. The residence appears to be a one and one half and two storey structure with front gable roof clad in asphalt shingles. The residence is clad in red brick and wood siding, with a brick chimney and rectangular windows. The yard contains an asphalt driveway, lawn, and mature trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 96 Tallwood Circle

Former Township:

Municipality:

Resource Type: Residence

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: This property contains a residence. The residence is a one- and one-half storey structure with a steeply pitched hip and gable roof clad in asphalt shingles and containing two brick chimneys. The exterior of the residence is clad in buff brick and contains modern windows and modern doors. The residence is attached to a two-car garage by a breezeway. The foundation is obscured. The property is landscaped with trees, shrubs, and a horseshoe driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1400 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1924

Relationship to Project: Within Study Area

Description: This property is part of a large parcel of land containing the main campus of The University of Western Ontario (UWO). Classes began on the property in 1924. The campus contains a mix of buildings ranging of varying architectural styles including Collegiate Gothic, Brutalist, and contemporary. The university is landscaped with large expanses of lawn, mature trees (including naturalized stands), gardens, walkways, and recreational and sports facilities.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or	✓	
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,	✓	
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or	✓	
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓	
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,	✓	
ii. Is physically, functionally, visually or historically linked to its surroundings, or	✓	
iii. Is a landmark.	✓	

Draft Statement of Cultural Heritage Value or Interest: This property at 1400 Western Road contains a part of the campus of University of Western Ontario. The university was founded in 1827 and relocated to its present-day campus in 1924. The property contains a mix of architectural styles, including representative Collegiate Gothic structures, some of which were designed by the prominent London architect O. Roy Moore. Some of these Collegiate Gothic structures, such as University College, display a high degree of craftsmanship and artistic merit through their towers, stone exteriors, and detailing. Other structures present on the property include Brutalist structures and contemporary structures. The university is an important academic institution in Ontario and Canada and is important to defining the character of the area along Windermere Road, Richmond Street, and Western Road. It is physically linked to its surroundings through its network of walking paths and roadways and its relationship with the Thames River. The university contains landmark buildings such as University College and Middlesex College, which are prominently visible on campus and from higher elevations within the City of London.

Identified Heritage Attributes: Representative Gothic Collegiate structures, some of which display a high degree of craftsmanship and artistic merit.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-10
Completed by (name): Frank Smith, Ruth Dickau	Date Completed: February 3, 2021

Municipal Address: 339 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1972

Relationship to Project: Within Study Area

Description: This property contains University Hospital. University Hospital is a ten-storey structure with an irregular plan and flat roof. The exterior is concrete and contains rows of modern windows. The property contains a helipad, parking spaces, parking garage, and access roads. The property is landscaped with mature trees, lawns, shrubs, and naturalized vegetation along Medway Creek.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1421 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1960s

Relationship to Project: Within Study Area

Description: This property contains structures owned by the University of Western Ontario. These structures are predominantly dormitories and residences. The structures are a mix of mid-20th century mid-rise buildings and contemporary low-rise buildings. The buildings are set in a landscape that includes lawns, trees, shrubs, and access roads.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021



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

MEMO

To: London Advisory Committee on Heritage
From: Paul Yanchuk, P.Eng
Transportation Design Engineer
Transportation Planning & Design
c: Garfield Dales, Kyle Gonyou
Date: December 6, 2021
Re: **Windermere Road Improvements EA,
Cultural Heritage Assessment Report (CHAR)**

The purpose of this memo is to provide a summary of the changes to the draft CHAR that was initially included in the main agenda for the December 8, 2020 London Advisory Committee meeting. The revised CHAR report has been provided as part of the added agenda.

Summary of Changes

The below revisions are related to the addition of Richmond Street and the impact assessment piece:

- The background history has been expanded to include a discussion of the lands added into the Study Area along Richmond Street and additional historical resources were consulted.
- Three new potential built heritage resources or cultural heritage landscapes were identified following the expansion of the Study Area. These three new potential resources were the West Brough's Bridge, 1250 Richmond Street (Ross Park), and 1285 Richmond Street (Richmond Trail Park).
- Following an evaluation of cultural heritage value or interest, the West Brough's Bridge was determined to be a built heritage resource.
- An assessment of impacts based on the Preferred Alternative was completed and eight built heritage resources were determined to be within 50 metres of the Project Location (20 Tallwood Circle, 1480-1490 Richmond Street, 350 Windermere Road, 354 Windermere Road, 360 Windermere Road, 1503 Richmond Street, and the West Brough's Bridge)
- The preferred mitigation option is to avoid properties containing built heritage resources by establishing a buffer zone and preventative measures such as mapping on construction maps and temporary fencing.
- Where avoidance is not feasible, the alternative option is to complete a pre-construction vibration monitoring assessment by a qualified engineer. This is recommended in order to determine if vibration monitoring or site plan controls are required.

For more information related to the Windermere Road Improvements EA, please visit:

<https://getinvolved.london.ca/windermere>



**Cultural Heritage Assessment
Report—Windermere Road
Improvements,
City of London**

DRAFT REPORT

December 3, 2021

File: 165001183

Prepared for:

City of London
300 Dufferin Avenue
London, Ontario N6B 1Z2

Prepared by:

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

Executive Summary

The City of London (the City) retained Stantec Consulting Ltd. (Stantec) to undertake an Environmental Assessment (EA) for the Windermere Road Improvements. The requirement to consider cultural heritage in Municipal Class Environmental Assessments (MCEA) is discussed in the *Municipal Class Environmental Assessment Manual* (MCEA Manual) (Municipal Engineers Association 2015) and the revised 2020 *Provincial Policy Statement* (PPS) (Government of Ontario 2020). The MCEA Manual considers cultural heritage, including built heritage resources and cultural heritage landscapes, as well as archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

As part of the EA, a Cultural Heritage Assessment Report (CHAR) has been completed to identify built heritage and cultural heritage landscapes, present within, and adjacent to, the Study Area. The Study Area consists of the Project Location and a 50 metre (m) buffer surrounding the Project Location. The 50 m Study Area boundary is used as a sufficient distance to encompass a buffer zone for potential vibration effects resulting from the Project. Although structures on a specific property may be situated outside the 50 m buffer, in some instances the property boundary is within the buffer, and therefore resources on the property are required to be examined as they are within the Study Area.

The study methodology is broadly based on guidelines provided by Ministry of Heritage, Sport, Tourism and Culture Industries within *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. This involves identification of cultural heritage resources and the assessment of impacts of the Project on these cultural heritage resources. In addition, the City requested that four properties listed on the *City of London Register of Cultural Heritage Resources* receive detailed evaluations in the report (20 Tallwood Circle, 1480-1490 Richmond Street, 368 Windermere Road, and 1507 Richmond Street).

The City also identified that Huggabone's Hill has been scheduled to receive recognition through the installation of a heritage plaque. The research undertaken in the CHAR determined Huggabone's Hill to be historically located on Western Road between approximately Elgin Drive and Medway Creek. Based on historical research, an appropriate location suitable for the installation of the plaque is the parkette located at the southeast corner of the intersection of Windermere Road and Western Road.

Where a potential cultural heritage resource was identified within the Study Area, an evaluation of the cultural heritage value or interest of the property, or properties, was undertaken. Where potential cultural heritage value or interest was identified, a structure or landscape was assigned a cultural heritage resource (CHR) number and the property was determined to contain a cultural heritage resource. A total of 11 CHRs were identified, including two institutional properties, eight residences, and one bridge. Of these 11 CHRs, three included previously identified properties (20 Tallwood Circle, 1480-1490 Richmond Street, and 1507 Richmond Street).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Where the cultural heritage resource was identified within the Study Area, an assessment of potential impacts resulting from the Project was undertaken. The assessment of potential impacts was undertaken according to InfoSheet #5.

Following an assessment of impacts, no CHRs were identified to be at risk of direct impacts. A total of eight CHRs were determined to be at risk of potential indirect impacts. Land disturbance may occur with construction activities given the position of built heritage resources within 50 m from the Project Location. The following built heritage resources were determined to be within 50 m of the Project Location:

- 20 Tallwood Circle (CHR-1)
- 1480-1490 Richmond Street (CHR-2)
- 350 Windermere Road (CHR-4)
- 354 Windermere Road (CHR-5)
- 356 Windermere Road (CHR-6)
- 360 Windermere Road (CHR-7)
- 1503 Richmond Street (CHR-8)
- West Brough's Bridge (CHR-11)

The preferred option is to avoid properties containing built heritage resources by establishing a buffer zone around the built heritage resource. The preferred option should use appropriate preventative measures such as mapping of the cultural heritage resource on construction maps and temporary fencing. Staging and laydown areas should also be selected so that they are non-invasive and avoid built heritage resources. Where avoidance is not feasible, the alternative option should be applied. The alternative option is to complete a pre-construction vibration monitoring assessment by a qualified engineer. This is recommended in order to determine if vibration monitoring or site plan controls are required. This should be carried out by a qualified building condition specialist or geotechnical engineer with previous experience working with heritage structures

To further understand the potential for the Project to effect built heritage resources, where a built heritage resource is situated within the Study Area, the impact assessment contained within this report should be amended when detailed design information on proposed construction activity is finalized. When detailed design information is received, potential direct impacts and indirect can be refined if necessary.

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



Table of Contents

EXECUTIVE SUMMARY	I
PROJECT PERSONNEL.....	VI
ABBREVIATIONS	VII
1.0 INTRODUCTION.....	8
1.1 STUDY PURPOSE AND OBJECTIVES	8
2.0 METHODOLOGY.....	12
2.1 REQUIREMENTS	12
2.2 BACKGROUND HISTORY	12
2.3 MUNICIPAL AND AGENCY CONSULTATION.....	13
2.4 FIELD PROGRAM.....	13
2.5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST.....	13
2.5.1 Ontario Regulation 9/06	13
2.6 ASSESSMENT OF PROJECT IMPACTS.....	14
3.0 HISTORICAL DEVELOPMENT.....	16
3.1 INTRODUCTION.....	16
3.2 PHYSIOGRAPHY.....	16
3.3 TOWNSHIP OF LONDON AND CITY OF LONDON.....	16
3.3.1 Survey and Settlement.....	16
3.3.2 19 th Century Development.....	17
3.3.3 20 th Century Development.....	18
3.4 SITE HISTORY	20
3.4.1 Lot 15, Concession 3	20
3.4.2 Lot 16, Concession 3	21
3.4.3 Lot 17, Concession 3	22
3.4.4 Lot 15, Concession 4	22
3.4.5 Lot 16, Concession 4	23
3.4.6 Lot 17, Concession 4	25
3.5 20 TALLWOOD CIRCLE	25
3.6 1480-1490 RICHMOND STREET.....	27
3.7 368 WINDERMERE ROAD	27
3.8 1507 RICHMOND STREET	28
4.0 SITE DESCRIPTION.....	34
4.1 GENERAL STUDY AREA/LANDSCAPE CONTEXT	34
4.2 20 TALLWOOD CIRCLE	36
4.3 1480-1490 RICHMOND STREET.....	36
4.4 368 WINDERMERE ROAD	37
4.5 1507 RICHMOND STREET.....	38



5.0	EVALUATION OF PREVIOUSLY IDENTIFIED CULTURAL HERITAGE RESOURCES.....	39
5.1	20 TALLWOOD CIRCLE	39
5.1.1	Design or Physical Value	39
5.1.2	Historic or Associative Value	39
5.1.3	Contextual Value	40
5.1.4	Summary of Evaluation	40
5.1.5	Statement of Cultural Heritage Value	41
5.2	1480-1490 RICHMOND STREET	42
5.2.1	Design or Physical Value	42
5.2.2	Historic or Associative Value	43
5.2.3	Contextual Value	43
5.2.4	Summary of Evaluation	44
5.2.5	Statement of Cultural Heritage Value	45
5.3	368 WINDERMERE ROAD	47
5.3.1	Design or Physical Value	47
5.3.2	Historic or Associative Value	47
5.3.3	Contextual Value	47
5.3.4	Summary of Evaluation	47
5.3.5	Statement of Cultural Heritage Value	48
5.4	1507 RICHMOND STREET	49
5.4.1	Design or Physical Value	49
5.4.2	Historic or Associative Value	49
5.4.3	Contextual Value	49
5.4.4	Summary of Evaluation	50
5.4.5	Statement of Cultural Heritage Value	51
6.0	RESULTS	52
6.1	AGENCY AND MUNICIPAL CONSULTATION.....	52
6.2	FIELD PROGRAM.....	52
6.3	EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST	52
7.0	EVALUATION OF ANTICIPATED IMPACTS.....	61
7.1	DESCRIPTION OF PROPOSED UNDERTAKING	61
7.2	ANTICIPATED IMPACTS.....	61
7.3	SUMMARY OF IMPACTS	64
8.0	MITIGATION	65
8.1	POTENTIAL MITIGATION MEASURES	65
8.2	MITIGATION DISCUSSION	66
9.0	RECOMMENDATIONS	67
9.1	RE-EVALUATION WHEN DESIGN FINALIZED	67
9.2	AVOIDANCE OF BUILT HERITAGE RESOURCES	67
9.3	VIBRATION MONITORING AND ASSESSMENT	67
9.4	HUGGABONE’S HILL PLAQUE	67



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

10.0 CLOSURE.....68
11.0 REFERENCES.....69

LIST OF TABLES

Table 1: Evaluation of 20 Tallwood Circle According to *Ontario Regulation 9/06*40
Table 2: Evaluation of 1480-1490 Richmond Street According to *Ontario Regulation 9/06*.....44
Table 3: Evaluation of 368 Windermere Road According to *Ontario Regulation 9/06*.....48
Table 4: Evaluation of 1507 Richmond Street According to *Ontario Regulation 9/06*50
Table 5: Agency and Municipal Consultation.....52
Table 6: Determination of CHVI According to O. Reg 9/06.....53
Table 7: Evaluation of Potential impacts61
Table 8: Evaluation of Mitigation and Avoidance Options.....65

LIST OF FIGURES

Figure 1: Location of Study Area10
Figure 2: Study Area11
Figure 3: 1810 Survey Plan of London Township29
Figure 4: 1863 Map of London Township30
Figure 5: 1878 Map of London Township31
Figure 6: Topographic Mapping 1915 and 193632
Figure 7: Aerial Photos 1942 to 196733
Figure 8: Potential Cultural Heritage Resources.....59
Figure 9: Identified Cultural Heritage Resources60

LIST OF APPENDICES

APPENDIX A CULTURAL HERITAGE RESOURCE/LANDSCAPE FORMS

\\ca0217-ppfss01\work_group\01609\active\165001183\05_report_deliv\draft_doc\rpt_char_windermere_165001183_20211202_dft.docx



Project Personnel

Project Manager:	Kevin Welker, P.Eng.
Heritage Consultant:	Meaghan Rivard, MA, CAHP
Report Writers:	Ruth Dickau, PhD Frank Smith, MA
GIS Specialist:	Julie Werner
Administrative Assistant:	Carol Naylor
Quality Reviewer:	Tracie Carmichael, BA, B.Ed.
Independent Reviewer:	Colin Varley, MA, RPA

DRAFT



Abbreviations

BHR	Built Heritage Resource
CAHP	Canadian Association of Heritage Professionals
CHAR	Cultural Heritage Assessment Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Resource
CHVI	Cultural Heritage Value or Interest
EA	Environmental Assessment
M	metre
MA	Master of Arts
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
PPS	Provincial Policy Statement
RoW	Right-of-Way



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Introduction
December 3, 2021

1.0 INTRODUCTION

1.1 STUDY PURPOSE AND OBJECTIVES

As part of the Municipal Class Environmental Assessment (MCEA), Windermere Road Improvements, a Cultural Heritage Assessment Report (CHAR) has been completed to identify built heritage resources and cultural heritage landscapes, present within, and adjacent to, the Study Area. The purpose of the project is to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive. 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 Study Area is located in the City of London, Ontario and extends from 40 metres (m) west of the intersection of Western Road and Windermere Road east to approximately 40 m east of the intersection of Doon Drive and Windermere Road (Figure 1). At the intersection of Windermere Road and Richmond Street the Study Area continues south for approximately 397 metres to just south of the Thames River. The Study Area also includes a 50 m boundary around the Project Location (Figure 2). The 50 m Study Area boundary is used as a sufficient distance to encompass a buffer zone for potential vibration effects resulting from the Project. Although structures on a specific property may be situated outside the 50 m buffer, in some instances the property boundary is within the buffer, and therefore built heritage resources or cultural heritage landscapes on the property are required to be examined as they are within the Study Area.

The term Project Location is used to refer to the corridor within and adjacent to the municipal right of way (RoW), whereas the term Study Area refers to the 50 m extending on either side of the Project Location. The boundaries of the municipal RoW and Project Location were determined from City of London GIS data.

As part of the CHAR report, potential built heritage resources and cultural heritage landscapes were identified, inventoried, and evaluated according to *Ontario Regulation (O. Reg.) 9/06*, the criteria for determining cultural heritage value or interest (CHVI) (Government of Ontario 2006a). A land use history was completed to provide a cultural context for the Study Area and historical background upon which to base evaluations. Where CHVI was identified, the resource was mapped, and recommendations were made for further study. The objectives of the CHAR are summarized below:

- Prepare a land use history of the Study Area for use in the identification and evaluation of built heritage resources and cultural heritage landscapes.
- Identify potential built heritage resources and cultural heritage landscapes within the Study Area through a windshield survey from the public RoW;



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Introduction

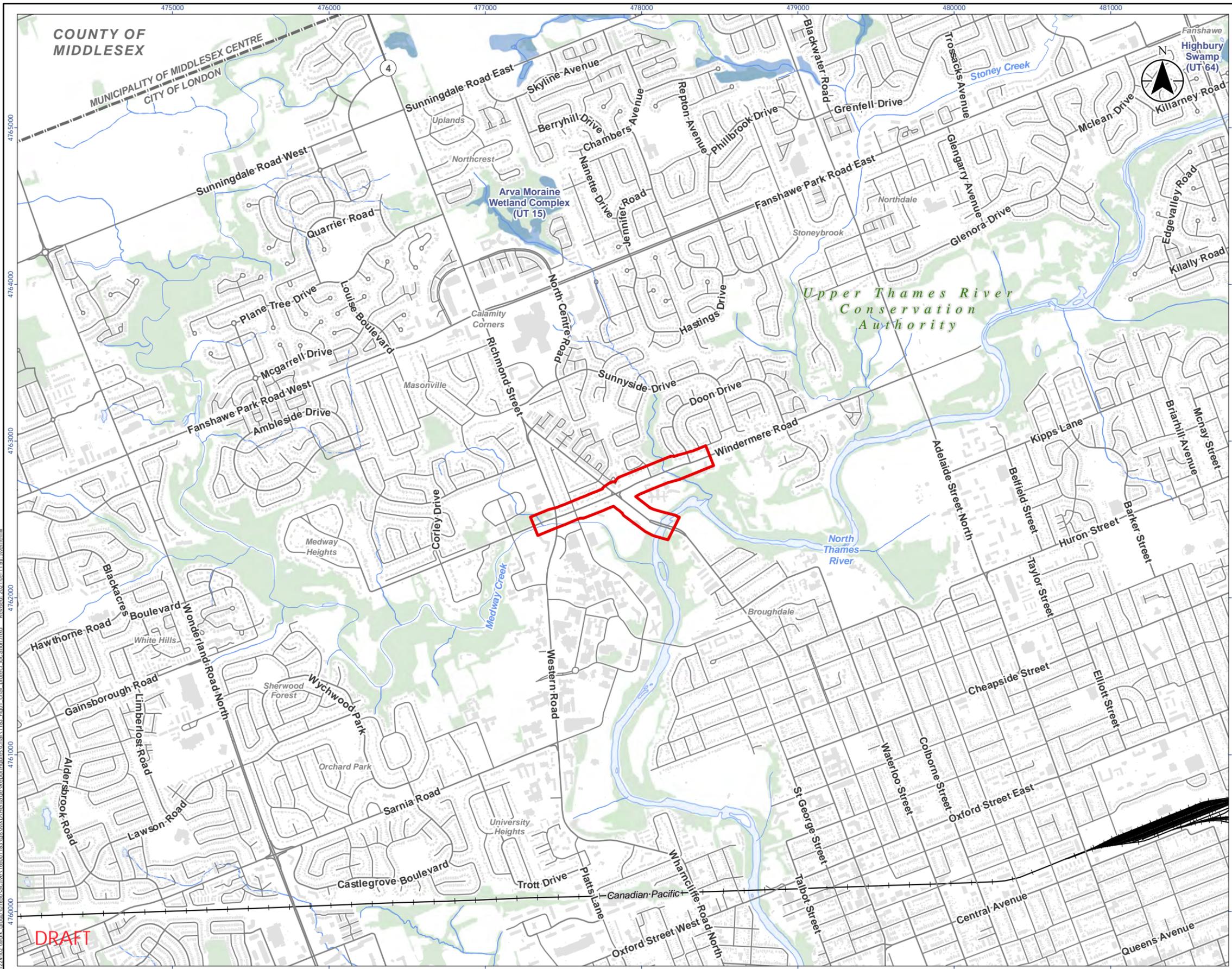
December 3, 2021

- Evaluate the CHVI of the potential built heritage resources and cultural heritage landscapes to determine the number of heritage resources present; and
- Prepare recommendations for future work where built heritage resources and cultural heritage landscapes were identified.

In addition, the City of London has identified four properties within the Study Area as previously identified cultural heritage resources that are listed on the *City of London Register of Cultural Heritage Resources* (the Heritage Register). These properties are 368 Windermere Road, 1507 Richmond Street, 1480-1490 Richmond Street, and 20 Tallwood Circle. A detailed evaluation of each of these four properties will be provided in the report.

DRAFT

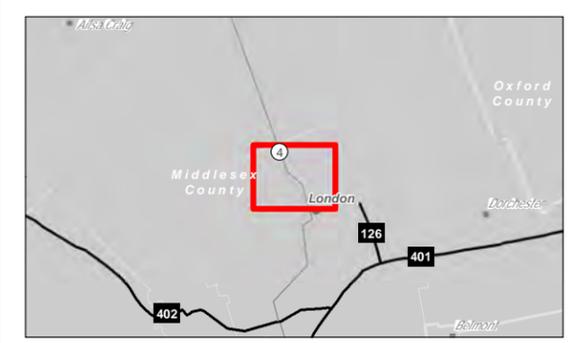




- Legend**
- Study Area
 - Constructed Drain
 - Railway
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Conservation Authority Boundary
 - Municipal Boundary, Upper
 - Municipal Boundary, Lower
 - Waterbody
 - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.



Project Location: City of London
 Prepared by JW on 2021-05-11
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project: CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 1
 Title: Location of Study Area

DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Methodology
December 3, 2021

2.0 METHODOLOGY

2.1 REQUIREMENTS

The requirement to consider cultural heritage in Municipal Class EAs (MCEA) is discussed in the *Municipal Class Environmental Assessment Manual* (MCEA Manual) (Municipal Engineers Association 2015) and the revised 2014 *Provincial Policy Statement* (PPS) (Government of Ontario 2014). The MCEA Manual considers cultural heritage, including built heritage resources and cultural heritage landscapes, as well as archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

The MCEA Manual further suggests that cultural heritage resources that retain heritage attributes should be identified early in the EA process and avoided where possible. Where avoidance is not possible, potential effects to these attributes should be identified and minimized. Adverse impacts should be mitigated according to provincial and municipal guidelines. It is suggested that this happen early in the process so that potential impacts to significant features can be included in an understanding of project impacts and plans established to mitigate these impacts.

In addition to requirements outlined in the MCEA Manual, provisions made under the PPS were also considered in the preparation of the study. Section 2.6 of the PPS addresses cultural heritage in the land use planning process and was considered. The applicable provisions include:

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

2.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Government of Ontario 2014)

2.2 BACKGROUND HISTORY

To familiarize the study team with the Study Area, local historical resources were consulted, archival documents were reviewed, and a summary of the historical background of the local area was prepared. Specifically, historical mapping from 1810, 1863, 1878, 1915, and 1936 and aerial photography from 1942, 1950, 1955, and 1967 was reviewed to identify the presence of structures, settlements, and other potential built heritage resources and cultural heritage landscapes in advance of the field program.



Methodology
December 3, 2021

2.3 MUNICIPAL AND AGENCY CONSULTATION

Listings of provincially and locally designated properties, districts, and easements for the municipality were collected from the Ontario Heritage Trust (OHT), the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), and the City of London. Consultation with these interested agencies and municipalities within which the Project is proposed was undertaken to determine the presence of designated, listed, or registered heritage properties within the Study Area.

2.4 FIELD PROGRAM

A vehicular windshield survey was conducted by Ruth Dickau, Material Culture Analyst, on January 21, 2021, from the RoW and by Frank Smith, Cultural Heritage Specialist, on December 1, 2021. The weather conditions were cold and overcast during both site visits. At that time, the Study Area was surveyed for potential built heritage resources and cultural heritage landscapes, including both built heritage resources and cultural heritage landscapes. Where identified, these were photographed, and their locations recorded. Characteristics of each potential heritage resource were noted while in the field and recorded.

In general, built heritage resources and cultural heritage landscapes of more than 40 years of age were evaluated during the survey for their potential to satisfy *Ontario Regulation 9/06* (O. Reg. 9/06) criteria. The use of the 40-year threshold is generally accepted by both the federal and provincial authorities as a preliminary screening measure for CHVI. This practice does not imply that all properties more than 40 years of age are inherently of significant heritage value, nor does it exclude exceptional examples constructed within the past 40 years of being of cultural heritage value.

2.5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

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

2.5.1 Ontario Regulation 9/06

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

1. *The property has design value or physical value because it,*
 - 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.*



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Methodology

December 3, 2021

2. *The property has historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
 3. *The property has contextual value because it,*
 - i. *is important in defining, maintaining or supporting the character of an area,*
 - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. *is a landmark.*
- (Government of Ontario 2006a)

2.6 ASSESSMENT OF PROJECT IMPACTS

The assessment of impacts on cultural heritage resources is based on the impacts defined in the MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006b). Impacts to cultural heritage resources may be direct or indirect. Direct impacts include:

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

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

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

(Government of Ontario 2006b)



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Methodology

December 3, 2021

In addition to direct effects related to destruction, the potential for indirect effects resulting from vibration due to construction and operation activities and the transportation of Project components and personnel were also evaluated. Although the existing effect of traffic and construction vibrations on historic period structures is not fully known, negative effects have been demonstrated on buildings with a setback of less than 40 m from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of Project components to cultural heritage resources was considered in this assessment, particularly those within 50 m, in order to encompass a wide enough buffer zone to account for built resources less than 40 m from curbside or potential Project activities. The 50 m buffer represents a conservative approach to effects identification.

DRAFT



3.0 HISTORICAL DEVELOPMENT

3.1 INTRODUCTION

The Study Area is located along Windermere Road, between Doon Drive and Western Road, in the City of London. Historically, the Study Area is located in the former Township of London, on parts of Lots 15 to 17, Concessions 3 and 4. The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present-day.

3.2 PHYSIOGRAPHY

The Study Area is situated with the Stratford Till Plain physiographic region of southern Ontario in undrained till plain landform (Chapman and Putnam 1984). The Stratford Till Plain is a broad clay till plain extending from London to the Grand River Valley. The plain consists of a large ground moraine, interrupted by several terminal moraines. It is divided in its drainage by the Thames River in the centre and southern areas and by the Grand River in the northern area. The plain is included within the Lake Huron lake-effect belt and receives more precipitation than average in southern Ontario. This, combined with the good natural soil fertility, allows it to be one of the most agriculturally productive areas in Ontario (Chapman and Putnam 1984: 133-134).

3.3 TOWNSHIP OF LONDON AND CITY OF LONDON

3.3.1 Survey and Settlement

John Graves Simcoe was appointed Lieutenant-Governor of Upper Canada and arrived in June 1792 with ambitious plans to mold the colony into “the very image and transcript of that of Great Britain” (Taylor 2007: 9). In 1793, Simcoe selected the site at the forks of the river called “La Tranche” by the French as the location for the new capital of Upper Canada (Lutman 1978: 6). He renamed the river the Thames River, and named the area New London (Tausky and Distefano 1986: 5). Merchants in Upper Canada, as well as Guy Carleton, Governor of Canada, objected to the proposed site because of its inaccessibility. The capital never moved to London. When Simcoe returned to England in 1796, the capital title was instead transferred from Niagara-on-the-Lake to York (now Toronto) (Armstrong 1986: 21).

The London District was created in 1800, and included the counties of Middlesex, Huron, Norfolk and Oxford. Initially the County of Middlesex was comprised of ten townships: Aldborough, Dunwich, Southwold, Yarmouth, Malahide, Bayham, Delaware, Westminster, Dorchester, and London (Brock and Moon 1972: 69). The Study Area is located in the former Township of London. Despite Simcoe’s vision, the entire Township of London remained largely unsettled until after the War of 1812. It was surveyed by Provincial Land Surveyor Mahlon Burwell beginning in 1810, but was put on hold during the War of 1812, and finished in the spring of 1819 (Page & Co. 1878: 9). The survey was based on the double front system, with lots divided into 200-acre parcels and arranged in 16 concessions and three additional concessions that are broken due to the Thames River (Figure 3). Most townships, including London



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

Township, surveyed during this period were surveyed according to the “Chequered Plan”, which set aside two sevenths of a township as reserves (Craig 1964: 24, 27). Half of these reserves were Crown Reserves and the other half Clergy Reserves. Crown Reserves were intended for future Crown use while Clergy Reserves were intended to support the Anglican Church (Craig 1964: 24). The Study Area includes both a Crown Reserve (Lot 16, Concession 4) and a Clergy Reserve (Lot 15, Concession 3).

The first settler in London Township was Joshua Applegarth, who arrived in 1807, and attempted to cultivate hemp before switching to other crops (Page 1878: 5). The first land patent in the township occurred in 1812 when John Hale was granted land. In 1813, several lots were granted to Mahlon Burwell, as part payment to formally survey the township (Page 1878: 9). Burwell had arrived in London Township with Colonel Thomas Talbot in 1810 with plans to develop the township and much of southwestern Ontario. London Township was the largest township in Middlesex County, containing over 96,000 acres of land on 12 square miles (Page 1878: 9). The first township meeting was held on January 4, 1819, in Joshua Applegarth’s house (Armstrong 1986: 29).

3.3.2 19th Century Development

Settlement in the township was initially slow, until it was decided by Provincial Parliament, following the destruction by fire of the courthouse in Vittoria, Norfolk County, in 1825, that the administrative seat for the London District would be situated at the forks of Thames River, in the settlement of London. The act was passed on January 30, 1826, making London the new district town and providing for the survey of a town plot and appointment of commissioners responsible for building a new courthouse and jail. These commissioners were Thomas Talbot, Mahlon Burwell, James Hamilton, Charles Ingersoll and John Matthews (The London and Middlesex Historical Society 1967:15).

Settlement progressed steadily during the first decades of the 19th century under the stewardship of Colonel Talbot. In 1818, he recommended his relative, Richard Talbot, settle about 25 new families in London Township. These settlers had come from Ireland. In 1819, the population further increased when Colonel Talbot settled an additional 98 immigrants in London Township (London Township History Book Committee [LTHBC] 2001: 14).

The population of London Township was recorded as 2,677 in 1839. The township assessment recorded 15,446 acres of cultivated land. (Rosser 1975: 18). By 1850, the population of London Township had increased to 6,034 and contained five grist mills and four sawmills. The township was known for fertile soil and the main crops grown in the township included wheat, oat, peas, and turnips. Livestock raised included sheep and cows, with the township’s farmers producing 32,000 pounds of wool and 28,000 pounds of butter in 1849 (Goodspeed 1889: 515). While the agricultural prosperity grew, the settlement of London at the forks of the Thames River also grew. In 1840, London was incorporated as a Town with a population of 1,716 (Armstrong 1986: 63).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

Development was bolstered in 1853 when the Great Western Railway was built through Middlesex County. The rapid growth of the Town of London following the arrival of the railway led to its incorporation as a City in 1855 (Armstrong 1986: 68). Other railways in the township built in the 19th century included the London, Huron, and Bruce Railway and the Grand Trunk Railway. In 1871, the population of London Township reached 10,991, the highest it would reach in the 19th century (Dominion Bureau of Statistics 1953). That year, there were 1,443 farmsteads in the township, 1,180 of which were owned, and 255 of which were operated by tenant farmers. The farms were of various sizes, but the majority (86%) were less than 100 acres. In 1871, 47,007 acres of London Township was in crops, 19,120 acres were in pasture, and 2,278 acres were orchards or gardens (Census of Canada 1871).

By the end of the 19th century, London Township contained several rural hamlets, including Arva, Birr, Elginfield, Denfield, Ilderton, Vanneck, Bryanston, and Hyde Park Corner. In addition to rural hamlets, suburbs adjacent to the City developed in London Township. Historic mapping from the mid 19th century shows various lots around the outskirts of the London town plot as being subdivided into smaller parcels. This includes areas around the confluence of Medway Creek and the North Thames River, and around what today is Masonville. While not depicted on the mapping, the closest hamlet to the Study Area was the community of Broughdale, located on Richmond Street just north of Huron Street and the city limit. The hamlet was founded on a clergy reserve managed by Reverend Charles Brough. He subdivided the land in the lot for development and the new community became known as Broughdale (Grainger 2002: 286, Shawyer 1981: 98).

During the end of the 19th century, the London suburbs of London East and London West were briefly incorporated before being annexed to the City in 1885 and 1898, respectively (Armstrong 1986: 128-129). In 1891, as a result of annexations and growth, the City of London contained a population of 30,062, while the population of London Township had declined to 8,934 (Dominion Bureau of Statistics 1953).

3.3.3 20th Century Development

At the start of the 20th century, the population of London Township declined further, to 8,878, while the City of London increased, to 37,976 (Dominion Bureau of Statistics 1953). The contraction of population in the Township and growth of the City was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

The Census of 1921 shows that the population of London Township decreased to 7,201, the lowest the population would reach between Confederation and the Second World War (Dominion Bureau of Statistics 1953). In 1921, the township had 1,244 farmsteads, 1,024 of which were owned and 156 of which were operated by tenant farmers. The amount of occupied land in the Township was 96,337 acres. Of that amount, 43,822 acres were under crops, 23,911 acres were pasture, and 918 acres were orchards (Census of Canada 1921).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

The City of London halted annexation from surrounding townships in the first decades of the 20th century as the effects of the First World War, the Great Depression, and the Second World War curtailed demand for new development (Curtis 1992: 15). However, the population of the City grew from 46,300 in 1911 to 60,959 in 1921 (Dominion Bureau of Statistics 1953).

Like much of North America, London and Middlesex County experienced rapid development and growth in the post-war era. By the 1950s, the City of London was almost fully developed and needed new land to continue to grow. As demand for housing in the post-war era grew, London and Westminster Townships began to see significant development along their borders with the City of London. Between 1951 and 1956, the population of London Township increased 66% (Meligrana 2000: 8). In 1958, the City began the process of annexing 57,000 acres of land in London, West Nissouri, Westminster, and North Dorchester Townships. The Study Area along Windemere Road at Richmond Street was annexed to the City of London in 1961.

Some township residents opposed annexation and believed their taxes would increase with little in return from the City. Township officials claimed that businesses had chosen to locate themselves in the township and should not be forced into the City. In May 1960, the Ontario Municipal Board ruled in favour of annexation and awarded 30,000 acres of land in London Township to the City. The annexation became effective in 1961 (Globe and Mail 1960: 10).

In the early 1960s, London witnessed its greatest period of growth, which was set in motion by the 1960 official plan, “Urban Renewal London Ontario: A Plan for Development and Redevelopment” (Miller 1992: 211). The following year annexation was approved by the Ontario Municipal Board, which granted the city more land with the amalgamation of London Township and Westminster Township. This resulted in a population increase from 63,369 to 165,815. By the 1960s London had over 328 manufacturing plants, 80 wholesale businesses, and 70 construction supply companies (Miller 1992: 219).

As the City grew and expanded, traffic continued to increase on King’s Highway 4, a provincial highway that during the mid-20th century ran from Port Stanley in Elgin County to just east of Feversham in Grey County (Bever 2021). The road was especially busy during the summer tourist season. In 1960, the provincial government announced plans to construct a second bridge over the Thames River on Richmond Street (part of King’s Highway 4), located within the Study Area. The new bridge would accommodate southbound traffic while the existing bridge would be reconfigured to only accommodate northbound traffic. The new bridge, called the West Brough’s Bridge, was designed to have a similar appearance to the existing bridge, now called the East Brough’s Bridge (London Free Press 1960a). Contracts for the construction of the bridge were awarded to London Steel Construction Company of London and John Gaffney Construction Company Limited of Stratford. Following the completion of the bridge, King’s Highway 4 was widened between the Thames River and Masonville (London Free Press 1960b).

During the 1960s and 1970s, concerted efforts were also made to conserve open spaces and create parkland. In 1952, 13 acres of land known as Broughdale Field was purchased by the City between the Thames River and Raymond Avenue as part of the municipal acquisition of the London Street Railway Company (London Free Press 1969). Part of Broughdale Field is located within the Study Area. The land



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

was originally used for snow removal and by the 1960s was proposed to be redeveloped for high rise construction or other uses. Citizens from the London Council of Women, the Garden Club, and the Broughdale Conservation Committee lobbied for the lands to be designated for parkland (London Free Press 1968). In 1972 the City Council ruled in favour of designating Broughdale Field as parkland (London Free Press 1972). In 1973, the Thames Valley Trail between Gibbons Park and Richmond Street was opened (London Free Press). Part of the trail is located within the Study Area. During subsequent decades the City built an extensive multiuse trail network along the Thames River. In 1976, Broughdale Field was dedicated as the C.J.F. Ross Park (London Free Press 1976).

During the 1980s, the pace of growth in the City steadied. The population of the City in 1980 was 261,841 (Armstrong 1986: 327) and most new growth in London occurred at the south and north ends, including within the Study Area, as subdivision development continued (Miller 1992: 229). In 1993, the City annexed an additional 84,014 acres of London Township. The remainder of the township amalgamated with Lobo Township and Delaware Township in 1998 as the Municipality of Middlesex Centre (LTHBC 2001: 37). The City of London is continuing to grow and develop in the 21st century. In 2016, the City of London had a population of 383,822 an increase of 4.8% since 2011 (Statistics Canada 2019).

3.4 SITE HISTORY

3.4.1 Lot 15, Concession 3

Lot 15, Concession 3, was originally surveyed in 1810 and designated a Clergy Reserve (Figure 3). By 1851, the northern part of Lot 15, Concession 3, north of the North Thames River (within the Study Area), was occupied by Reverend Charles C. Brough (age 57), a clergyman in the Episcopal (Anglican) church, along with his wife Wilhil (age 47), six children (ages 4 to 24), and five servants (one of whom, John Brian, was blind) (Census of Canada 1851). The small adjoining northeast parcel of Lot 16, Concession 3, north of the North Thames River and east of Proof Line Road (now Richmond Street) was also part of this property. The family lived in a frame structure on a hill overlooking the North Thames River (Grainger 2002: 283) and the 1863 map depicts two structures in this location (Figure 4) (Peters 1963).

The southeastern portion of Lot 15, Concession 3, east of Richmond Street and south of the North Thames River, was designated “glebe” land; land reserved to support a parish priest (Figure 4). Rev. Brough and his family would later move from north of the North Thames River to a new house constructed in the southeastern part of the lot in 1867, located in the vicinity of what today is the corner of Richmond Street and Broughdale Avenue (Grainger 2002: 286, Shawyer 1981: 98). This residence, located at 1132 Richmond Street, is designated under Part IV of the *Ontario Heritage Act* (City of London 2019). This was north of Huron Street, which at the time was the northern limit of London. This area was subdivided into town lots and became known as Brough after the Reverend, and later Broughdale (Grainger 2002: 286, Shawyer 1981: 98). The bridge on Richmond Street across the North Thames River within Lot 15, Concession 3, built in 1842, was also named after Rev. Brough.

After the Brough family moved to the south portion of the lot, the property north of the river was transferred by the church to Isaac Hellmuth in 1867 (ONLand 2021a). Isaac Hellmuth was born in Poland to a Jewish



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

family, but converted to Christianity and became an Anglican priest (Turner 1994). He was educated in England and Toronto and formed a close association with Bishop Benjamin Cronyn during his tenure as secretary of the Colonial Church and School Society and through various fundraising activities for the society. In 1866, Bishop Cronyn appointed Hellmuth Rector of St. Paul's Church in London and Dean of Huron (Turner 1994). Hellmuth established and built Hellmuth Ladies College where Brough's original residence once stood on Lot 15. He also founded Hellmuth College (for boys), and the University of Western Ontario (now Western University). In 1899, Hellmuth Ladies College was purchased by the Sisters of St. Joseph and renamed Mount St. Joseph Mother House. It served as both a Catholic convent and orphanage, and later a private girl's school, until 2006, when it was converted into a retirement residence and a new motherhouse was built at 485-501 Windermere Road

The glebe land in the southwestern portion of Lot 15 west of Richmond Street was rented by William Turvill in 1863 (Figure 4) (Brock & McEwen 2011: 55). He operated the Hartley Mills on the property. These mills are depicted on the historical maps along a mill race that runs east to west across Lots 14, 15, and 16 (Figure 4 and Figure 5). Like the glebe land on the other side of Richmond Street, this portion of Lot 15 was subdivided into small farms or town lots during the later part of the 19th century and became part of Broughdale (Figure 5). During the early 20th century, Broughdale continued to develop and urbanize on the northern edge of the City of London, and Mount St. Joseph Mother House expanded and added new buildings north of the river (Figure 6 and Figure 7).

3.4.2 Lot 16, Concession 3

Lot 16, Concession 3, totaling 200 acres, was granted by the Crown to Daniel Hine in 1836 (ONLand 2021a). The lot was subsequently subdivided and portions transferred ownership several times, including portions to Benjamin Cronyn of the Anglican Church, between 1826 and 1849. In 1849, Thomas Ball purchased 45 acres, and in 1858, an additional 110 acres. During this period, various portions of Lot 16 were sold and resold between Thomas Ball, Richard Patterson, Francis Talbot, and Henry Allan, among others (ONLand 2021a). Ball is depicted as the owner of the portion of Lot 16, Concession 3 west of the North Thames River and south of Medway Creek on the 1863 map (Figure 4). However, there is no indication based on census data that he lived on the property, and the land remained uncultivated (Census of Canada 1851, 1861). Historic mapping shows that a grist mill was located in the northwest corner of the lot fronting Windemere Road, with a mill race and pond diverted off of Medway Creek (Figure 4). It also shows that the northern part of the lot west of Richmond Street was divided into narrow parcels that fronted both Richmond Street and Medway Creek. Similarly, the southern part of the lot was divided into various sized town lots, close to the northern limit of the town of London. Land Registry comments make reference to Ball's Survey and Patterson's Survey, indicating that Thomas Ball and Richard Patterson were early land agents who bought land and then sold off parcels to settlers (ONLand 2021a).

Topographic mapping from 1915 shows that most of Lot 16, Concession 3, was cleared of forest, with the exception of an area on the northwest bank of the North Thames River (Figure 6). Brick and wood buildings are depicted along the west side of Richmond Street and the north side of Huron Road, with increasing development in the Broughdale area in the southeastern corner of the Lot. Significant development of Lot 16 occurs between 1928 and 1930, with the establishment of Western University, the



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

construction of streets and a bridge to the university, and increased development along the northern boundary of the City of London. By 1936, a golf course existed in much of the northern portion of the Lot, on the south bank of Medway Creek (Figure 6 and Figure 7). This area eventually became University Hospital in the second half of the 20th century.

3.4.3 Lot 17, Concession 3

The north half of Lot 17, Concession 3, was a patent granted from the Crown to David Huggabone in 1832, according to the Land Registry (ONLand 2021a). However, Rosser (1975) indicates that Huggabone had settled on the property in 1819. Huggabone sold the property in 1833 (ONLand 2021a). The lot included a hill with a steep elevation change from 800 feet to 825 feet above sea level (Department of Militia and Defence 1915). The hill was located between present-day Elgin Drive and Medway Creek on Western Road (Department of Militia and Defence 1915; Brock and McEwen 2011: 17).

This hill running through the lot became known as “Huggabone’s Hill.” The hill became part of local folklore when in 1835 John Hodgins (nicknamed Castle) and his son Henry were traveling along the hill while returning from the London and Middlesex Courthouse. Their horses were spooked, and John Hodgins was killed in the resulting accident and his son was either injured or killed. In the following years, a legend grew that horses would stop and resist continuing along the hill and they would let out a “neigh” at the spot that Hodgins was killed (City of London 2021; Colombo 1999: 130; Brock and McEwen 2011: 17).

The south half of Lot 17 was granted to John Birstate in 1833. Similar to Lot 16, Concession 3, ownership of Lot 17 was transferred numerous times over the next few decades through land agents and developers, including Thomas Ball, Henry Allen, Gibson Wright, and the London Building Society, and subdivided into smaller parcels (ONLand 2021a). In 1863, portions of the lot were owned by Thomas Ball, William Turnvill, Keenleyside and Andrews, J. Wilson, C.B. Scott, and Mrs. Casey. The southeastern portion of the lot is denoted as being “in chancery”; in process of litigation in a court of equity (Figure 4). The Agricultural Census of 1861 does not list the lot, which may indicate that it was not settled and had not been cleared for cultivation.

Historical mapping indicates the property was owned by Thomas F. Kingsmill by 1878 (Figure 5). Kingsmill, along with his wife Ann, emigrated from Ireland in 1860, and went on to become one of the most prominent businessmen in London (Hord 2017). Thomas Kingsmill is perhaps best known for establishing Kingsmill’s dry goods store on Dundas Street in downtown London (Hord 2017). He also served as a city alderman and was instrumental in getting Blackfriar’s bridge built (Hord 2017).

Lot 17, Concession 3, remained largely undeveloped in the early 20th century, with only a few structures depicted along Western Road which traversed the Lot from southwest to northeast (Figure 6). By 1936, however, the lot was being rapidly developed as part of the new Western University.

3.4.4 Lot 15, Concession 4

The north half of Lot 15, Concession 4, was a patent granted from the Crown to John Parsonson in 1827 (ONLand 2021a). The property was bought and sold frequently, as well as subdivided, over the next



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

several decades. Speculators include L. Lawrason and J. Wright who were among a large number of 19th century London merchants who engaged in large-scale land speculation around London (Brock 1982). Historical mapping from 1863 depicts structures fronting what is now Fanshawe Road, so the property was likely leased to farmer tenants (Figure 4). By 1878, historical mapping indicates the north half of Lot 15 was largely owned by J. Thompson, with smaller portions occupied by a “H.J.” and a Jenkins (Figure 5).

The south half of Lot 15, Concession 4 was a patent granted from the Crown to I. Lowell in 1830 according to the Land Registry (ONLand 2021a). However, Rosser (1975) indicates that the property was first settled in 1819 by George Powell. Simon Bueller bought the property in 1830 and immediately sold it to Jacob Scandrett in 1830 (ONLand 2021a). Jacob Scandrett was born in 1788 in Scotland. He emigrated to Upper Canada in 1832 with his wife Margaret and five children, Thomas, Richard, John, Joseph, and Maria (Goodspeed 1889: 62). Jacob subdivided four acres in the southwest corner and sold this to Freeman Talbot (ONLand 2021a). Jacob Scandrett died in 1849 (Canada Gen Web 2021), and his widow, Margaret, transferred the property to her son John (ONLand 2021a). According to the 1851 Agricultural Census, 32 acres was still owned by Margaret Scandrett, of which 12 acres were under cultivation at the time (Agricultural Census of Canada 1851). By 1861, the property belonged to her son Joseph, and an additional 12 acres had been cleared (Agricultural Census of Canada 1861). John Scandrett owned the other portion of the lot, 64 acres, of which 54 acres were under cultivation (Agricultural Census of Canada 1861). Historical mapping from 1863 confirms John Scandrett as owner, and there are three buildings arranged in a U shape east of Tallwood Creek, fronting Windemere Road (Figure 4). By 1878, these buildings were gone, but the property was still owned by the Scandrett family (Figure 5). The area remained agricultural until the mid to late 20th century, when suburban sprawl encroached upon the area.

3.4.5 Lot 16, Concession 4

According to the original survey map of London Township, Lot 16, Concession 4 was designated Crown Reserve (Figure 3). The entire lot was a patent granted from the Crown to “King’s College” in 1838 (ONLand 2021a). This institution is not related to King’s University College located today in north London, which was founded in 1954 as Christ the King College, affiliated with the Roman Catholic St. Peter’s Seminary (King’s University College 2019). In 1844, Benjamin Cronyn of the Anglican Church sold the north part of Lot 16 to Freeman Talbot, and later, the south part of Lot 16 to L. Lawrason (ONLand 2021a). Both individuals were land speculators active in the area north of London. Cronyn also was very active in land transactions in this area, based on Land Registry records (ONLand 2021a). According to Talman (1972): “His land transactions were complicated, profitable, and, according to some, devious.” However, the church defended his actions, saying all his dealings were in service to the church, not for speculation or personal gain (Talman 1972).

According to Land Registry records, in 1844 Joseph Marshall purchased the south half of Lot 16 (ONLand 2021a). The 1851 Census lists the occupants of the property as Charles Marshall, a farmer born in 1824 in Ireland, his wife Frances, and their two children, Joseph and Mary (Census of Canada East 1851). Charles Marshall owned 130 acres, of which 60 were under cultivation in 1851 (Agricultural Census of Canada 1851). The remaining portions of Lot 16 were farmed by Freeman Talbot (10 acres, all under cultivation), and John Scandratt (50 acres, 20 under cultivation). In 1861, the Agricultural Census indicates that within



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

Lot 16, John Bell owned 4.5 acres, all under cultivation; William Hughes, a carpenter, owned 4 acres, all under cultivation; Henry Lysk, a miller, and his family (wife Eliza, sons Henry and Oswald) owned 43 acres, all under cultivation; Samuel Spracklen, owned 42 acres, of which 32 were under cultivation; William Smibert owned 4 acres, all under cultivation; and Edward Marshall owned 40 acres, of which 30 were under cultivation. Edward Marshall was born ca. 1824 in Ireland. He immigrated to Canada with his wife Jane and 2 children, Jane and Joseph (Census of Canada 1871).

Lot 16 was bought and sold multiple times throughout the mid and late 19th century by land speculators, and portions subdivided (ONLand 2021a). In particular, the northern half of the lot was subdivided into numerous small lots. The intersection of Proof Line Road (Richmond Street) and Concession 5 (Fanshawe Road) marked the northwestern corner of the Lot 16, and a small settlement known as McMartin's Corners developed here, named after one of the first tavern owners (London and Middlesex Historical Society 1994). The area later became known as Masonville, after the Mason House tavern and inn (Grainger 2002: 132). On the 1863 map, a tavern is depicted on Richmond Street, just north of the toll gate on Proof Line Road (where Richmond Street and Western Road meet today) (Figure 4). C. Rudd and a "Hynes" are identified as landowners of two of the small lots in the northern half of Lot 16. No landowners are indicated for the southern half of Lot 16, but a narrow parcel was subdivided on the east side of the lot and two buildings are depicted fronting Windemere Road. One of these structures straddles the lot line between Lot 16 and Lot 15, and a small parcel in the southwest corner of Lot 15 likely belongs to this property. This structure is close to where 20 Tallwood Circle is located today. Other structures are depicted east of Richmond Street to the north, and west of Richmond Street.

A post office opened in Masonville in 1874. Robert Mason was the first postmaster (London and Middlesex Historical Society 1994). Several factories were located here in the late 19th century (Grainger 2002: 132). The 1878 map shows the north part of Lot 16 as divided into numerous small lots (Figure 5). In the south part of Lot 16, a narrow parcel on the east side is owned by E. Burwell, with a smaller subdivided parcel on Windemere Street and a structure. Another narrow parcel beside is owned by C.T. Priddis with several structures depicted on the east side of Richmond Street. Charles Priddis (b. 1819) is listed in the 1871 Census with his wife Harriett, and three children (Census of Canada 1871). The remaining portion of the lot is owned by Edward Marshall, with a structure depicted on the west side of Richmond Street. The area remained agricultural until the mid to late 20th century, when suburban sprawl encroached upon the area. The first post-war period residences were built in 1946 to the early 1950s and included a mix of Colonial Revival, Period Revival, and Minimal Traditional style residences. The Colonial Revival style is meant to evoke the colonial architectural heritage of the Americas while the Period Revival reflects European designs (Blumenson 1990). The Minimal Traditional style of architecture, popular between about 1935 and 1955. The Minimal Traditional style is a looser and simpler interpretation of Tudor architecture, evidenced by dominant but less steep front gables and large brick chimneys. The Minimal Traditional style was especially popular after the Second World War and until the mid-1950s, when it was supplanted by ranch style residences (McAlester and McAlester 1984: 477-478).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

3.4.6 Lot 17, Concession 4

Lot 17, Concession 4, was a patent granted from the Crown to Daniel Hines in 1826 (ONLand 2021a). The property was bought by James McStay in 1830. He sold off small parts of the lot but kept the majority of the northern half (ONLand 2021a). McStay was born around 1810 in Ireland and immigrated to Canada in the early 19th century with his wife Sarah (Census of Canada 1871). They are listed in the 1871 and 1881 censuses, with Hugh Young living with them, possibly as a hired hand (Census of Canada 1871, 1881). Historic mapping shows that this portion of Lot 17 remained in the McStay family into the late 19th century (Figure 4 and Figure 5). The McStay farmhouse remains at present-day 1603 Richmond Street and is designated under Part IV of the *Ontario Heritage Act* (City of London 2019).

The southern 50 acres of Lot 17, on the north bank of Medway Creek, were divided into a series of eight lots (Figure 4). Small lots were created in the northeast corner of Lot 17 around McMartin's Corners, which was later named Masonville. Robert Mason, the tavern owner after whom the settlement is named, bought his property in 1849. A tavern is depicted on historical mapping in the north part of Lot 17 (Figure 4). Mason became the first postmaster of Masonville in 1874. Masonville school opened in 1857 as S.S. 18 at the south end of Lot 17, Concession 5 (Figure 4), and was later moved across Concession Road 5 (Fanshawe Road) to the north end of Lot 17, Concession 4 in 1872 (London and Middlesex Historical Society 1994) (Figure 5). The school remained a one-room schoolhouse until 1947.

According to historical mapping, the northern 50 acres of the southern half were owned by Orange Clarke in 1863, with three structures are depicted on the west side of Proof Line Road, along with the Proof Line toll gate (Figure 4). Ownership of this parcel transferred to George Shoebottom in 1862. George Shoebottom was born around 1828 in Ontario and was of Irish decent (Census of Canada 1871). Along with his wife Jane and four children Henrietta, Alfred, Melville, and Mary Edith, he farmed Part of Lot 17 and Part of Lot 18, Concession 4 (Census of Canada 1871) (Figure 5).

By 1915, Lot 17 was almost entirely cleared except for a small woodlot in the central portion (Figure 6). Masonville school and post office were located in the northeast corner of the lot, and other buildings existed along Proof Line Road, and in the southern portion of the lot near Medway Creek. One of the landowners in the southern portion of Lot 17 was John Smallwood, who built a manor there in 1925, and raised horses and grew cash crops on the surrounding land (Western University 2021). Known as Windermere Manor, it is a listed property on the City Heritage Register (City of London 2019). Aerial photography from the first half of the 20th century shows this property as a large, landscaped estate, with a racetrack adjacent to Western Road (Figure 7). The southern portion of Lot 17 was eventually bought by Western University and became a Research Park in 1989 (Western University 2021).

3.5 20 TALLWOOD CIRCLE

The property at 20 Tallwood Circle is listed on the City Heritage Register as a c. 1880 Italianate residence. Historically, the property is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see Section 3.4.5. Historical mapping from 1863 does not indicate an owner of the property that now includes 20 Tallwood Circle and although two structures are



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

depicted in close proximity to present-day 20 Tallwood Circle, they are too far east of the footprint of present-day 20 Tallwood Circle to represent this house (Figure 4). Historical mapping from 1878 shows a structure present at the approximate location of 20 Tallwood Circle (Figure 5). The historical mapping indicates that this structure, positioned at the eastern edge of the lot and located just west of a stream, was owned by E[dward] Burwell. Edward Burwell was a farmer from Port Talbot, Elgin County, and was the youngest son of Mahlon Burwell, the prominent surveyor and close associate of Colonel Talbot. Edward Burwell acquired 78 acres of land in Lots 15 and 16, Concession 4 between 1876 and 1890. Based on land registry records, secondary sources, and historical mapping, Burwell constructed the residence at present-day 20 Tallwood Circle between 1876 and 1878 (ONLand 2021a; Bates-Neary 2021: 12). He named this residence “Brookside”, reflecting its proximity to Tallwood Creek (Bates-Neary 2021: 12-13). By the time Burwell built Brookside, the land along Windermere Road was becoming an increasingly attractive spot for wealthy Londoners to build estates and farms (Bates-Neary 2021: 12).

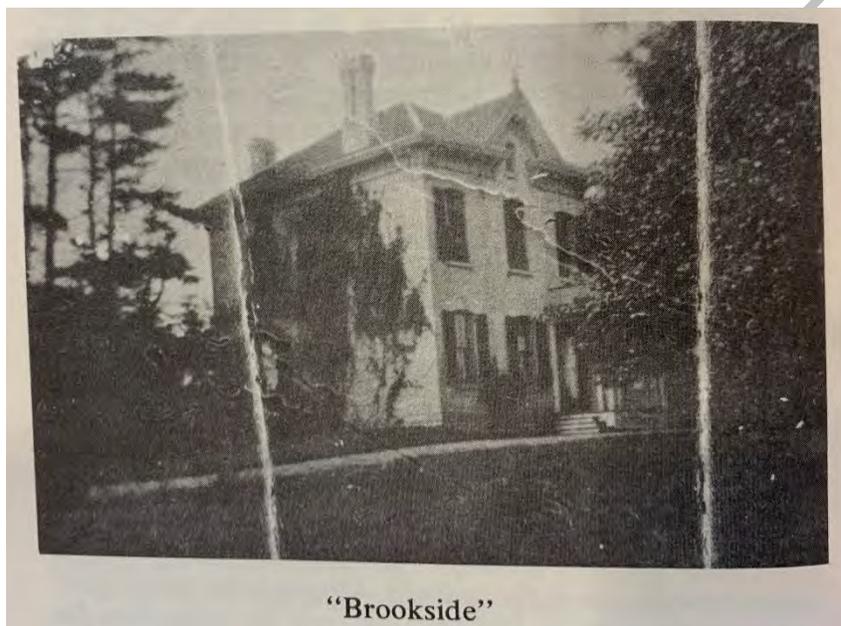


Plate 1: 20 Tallwood Circle, c.1900 (Burwell 1974)

Burwell died in 1907 and left Brookside to his wife, Matilda. She died in 1910 and their daughters Juliet, Maud, and Agnes inherited the property (Bates-Neary 2021: 17). In 1912, the sisters sold Brookside to the lawyer Thomas Greaves Meredith. That same year, Meredith sold the entire property, selling the eight acres that contained Brookside to Thomas Redge, a London building contractor. Redge proceeded to further subdivide the lands and the property containing Brookside was reduced to just over five acres and was sold to James Stobie (Bates-Neary 2021: 18). In 1916, Stobie and his wife gave the property to their daughter Jennie, who remained at Brookside until 1926, when she sold it to Charles Morris Taylor, a commercial traveler. Aerial photography from 1942 shows 20 Tallwood Circle was surrounded by mature trees and located adjacent to several farmsteads, reflecting the rural nature of the area before the Second World War (Figure 7).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

Taylor remained at Brookside until his death in 1949 and his wife sold the property to George Leslie Mitchell, a London based lawyer. By 1969 the property contained just under five acres and was owned by the London business executive Peter V. Edmonson (Bates-Neary 2021: 19-20). In 1981, the lands around 20 Tallwood Circle were subdivided into the present-day residential subdivision which is part of Plan 33M94 (ONLand 2021b). The new development was named Tallwood and it is unclear when the name Brookside fell out of use.

3.6 1480-1490 RICHMOND STREET

The property at 1480-1490 Richmond Street is listed on the City Heritage Register as the Mount St. Joseph Mother House. According to the City Heritage Register, it was built in 1953 in the mid-century modern style. Historically, the property is located on part of Lots 15 and 16, Concession 3 in the former Township of London. For a detail history of Lots 15 and 16, Concession 3, see Section 3.4.1 and 3.4.2.

In 1899, the property was purchased by the Sisters of St. Joseph. The sisters of St. Joseph are an order of Catholic sisters focused on caring for orphans, the poor, the elderly, and providing for the education of young girls. The sisters renamed the property Mount St. Joseph Mother House and used the property as both a convent and an orphanage.

In 1953, construction began on a new Motherhouse. The Motherhouse was designed by Reverend Mother Margaret Coughlin in collaboration with the London based architecture firm of Watt and Tillman. The newly completed building contained a private girl's academy in the west wing and a chapel. The property was used by the sisterhood until 2006, when it was sold and became the Windemere on the Mount Retirement residence (Windemere on the Mount 2006).

3.7 368 WINDERMERE ROAD

The property at 368 Windemere Road is listed on the City Heritage Register as a structure built in 1947. It is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see section 3.4.5. This date of construction is likely correct, as no structure is present at the southeast corner of Windemere Road and Richmond Street in aerial photography from 1942. Aerial photograph from 1950 shows that the structure at 368 Windemere Road was present (Figure 7). The property at 368 Windemere Road was built as part of County Plan 589, a subdivision of part of Lot 16, Concession 4 in the Township of London. The subdivision was located approximately north of Windemere Road, east of Western Road, and west of Richmond Street. The subdivision was surveyed by F.E. Farncomb for George O. Trudell. The property at 368 Windemere Road is on Lot 1 of County Plan 589 (ONLand 2021c).

According to land registry records, George Trudell granted the lot to Nancy C. Budds in December 1946 for \$15,500. Budds was granted many of the neighbouring lots in the subdivision and the remarks of the land registry records noted this transaction was part of "building restrictions." Therefore, it is unlikely Budds occupied the residence at 368 Windemere Road, but she may have had a financial interest in Trudell's subdivision. In 1947, Trudell sold Lot 1 to John and Thora Payne. John Payne was in the insurance



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Historical Development
December 3, 2021

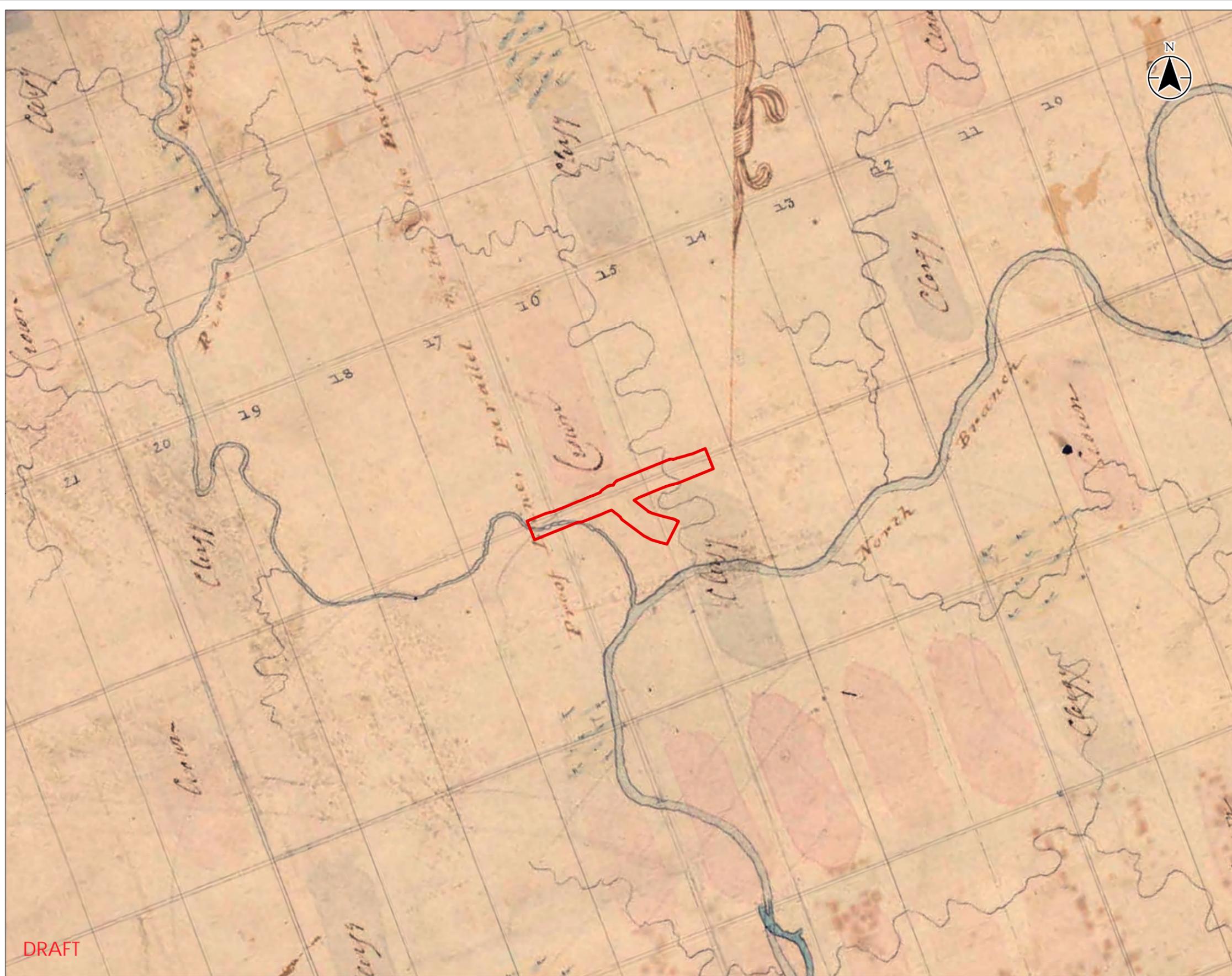
business and in 1948 was listed as a branch manager of the Life Assurance Company in London (Vernon Directories 1948). The Payne family was likely the first occupant of the structure at 368 Windermere Road and John and Thora remained on Lot 1 until February 1962, when it was sold to Ann MacKenzie (ONLand 2021c). Ann MacKenzie was the wife of Charles MacKenzie. Charles was a barrister at the firm of Mackenzie and Raymond (Vernon Directories 1963).

3.8 1507 RICHMOND STREET

The property at 1507 Richmond Street is listed on the City Heritage Register as a structure built in 1947. It is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see section 3.4.5. This date of construction is likely correct, as no structure at the southeast corner of Windermere Road and Richmond Street is present in aerial photography from 1942. Aerial photograph from 1950 shows that the structure at 368 Windermere Road was present (Figure 7). The property at 368 Windermere Road was built as part of County Plan 589, a subdivision of part of Lot 16, Concession 4 in the Township of London. The subdivision was located approximately north of Windermere Road, east of Western Road, and west of Richmond Street. The subdivision was surveyed by F.E. Farncomb for George O. Trudell. The property at 1507 Richmond Street is on Lot 3 and 4 of County Plan 589 (ONLand 2021c).

According to land registry records, George Trudell granted the lot to Nancy C. Budds in December 1946 for \$15,500. Budds was granted many of the neighbouring lots in the subdivision and the remarks of the land registry records noted this transaction was part of “building restrictions.” Therefore, it is unlikely Budds occupied the residence at 368 Windermere Road, but she may have had a financial interest in Trudell’s subdivision. In November 1948, Trudell sold Lot 3 to Herbert and Mildred Joy. Herbert Joy was a lawyer at the law firm Cousins & Joy and later Joy & Oatman (Vernon Directories 1948; 1963). The Joy family remained at 1507 Richmond Street until 1958, when it was sold to William and Edith Clark (ONLand 2021c). William Clark was an inspector at the Department of Commerce and Trade in London (Vernon Directories 1963).





Legend
 Approximate Location - Heritage Study Area

NOT TO SCALE

Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Burwell, Mahlon. 1810. Survey Plan of London Township.

Project Location	165001183 REV4
City of London	Prepared by JW on 2021-05-11
	Technical Review by ABC on yyyy-mm-dd
	Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

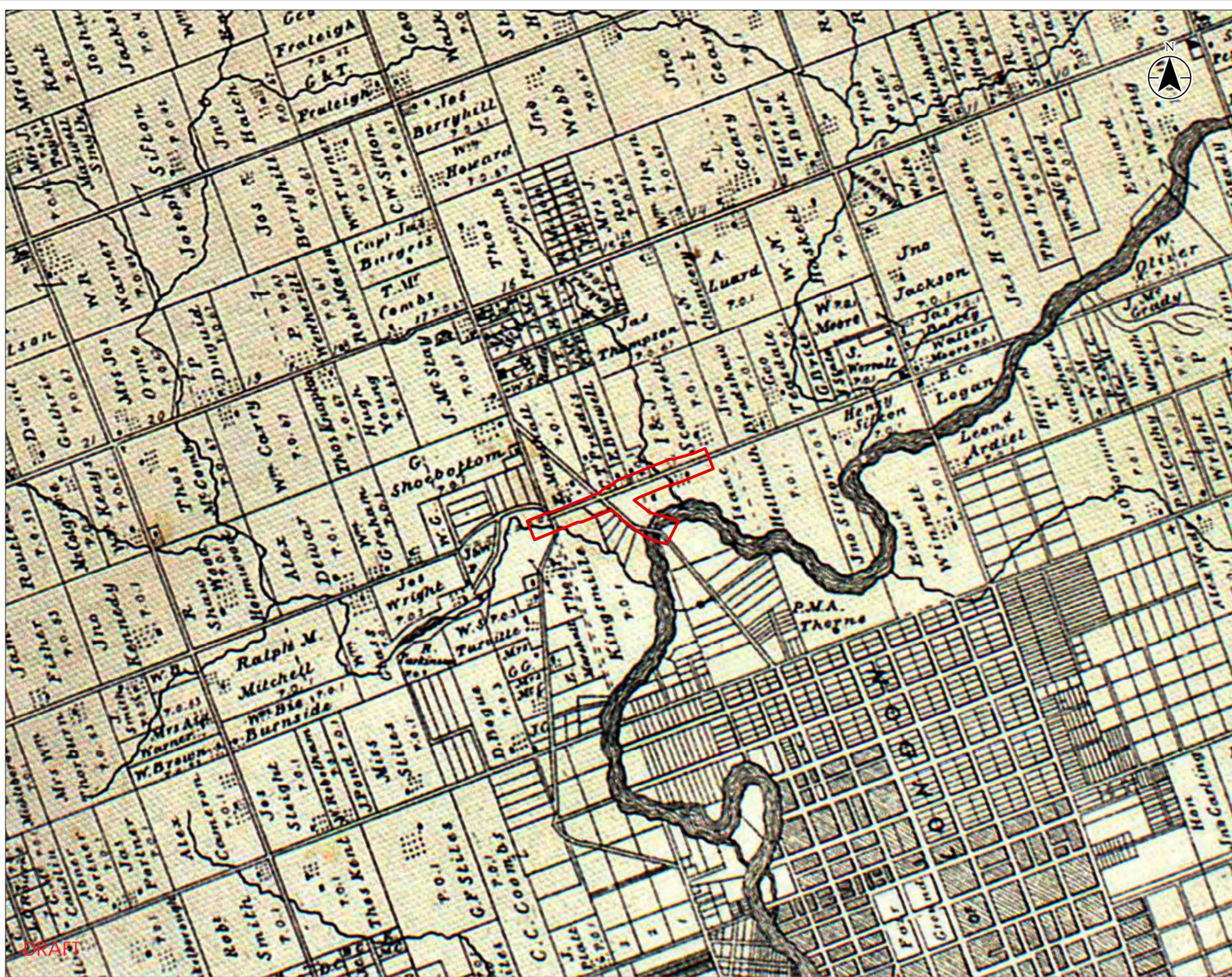
Figure No. DRAFT
 3

Title
 1810 Survey Plan of London Township

DRAFT

\\C:\d24\work_group\01650\active\165001183\on\MKD\heritag\Report\Figures\chaba\1183_Fig03_char_1810_survey.mxd Revised: 2021-05-11 By: kwermetill

\\CG124242\work_group\01650\active\165001183\on\MDX\Heritage\Report\Figures\Fig05_1878_map.mxd Revised: 2021-05-11 By: lworombi



Legend
Approximate Location - Heritage Study Area

NOT TO SCALE

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Page, H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex, Ont. Toronto: Correll, Craig & Co. Lith. Toronto.

Project Location: City of London
165001183 REV4
Prepared by JW on 2021-05-11
Technical Review by ABC on yyyy-mm-dd
Independent Review by ABC on yyyy-mm-dd

Client/Project
CITY OF LONDON
EA WINDERMERE ROAD IMPROVEMENTS
CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 5

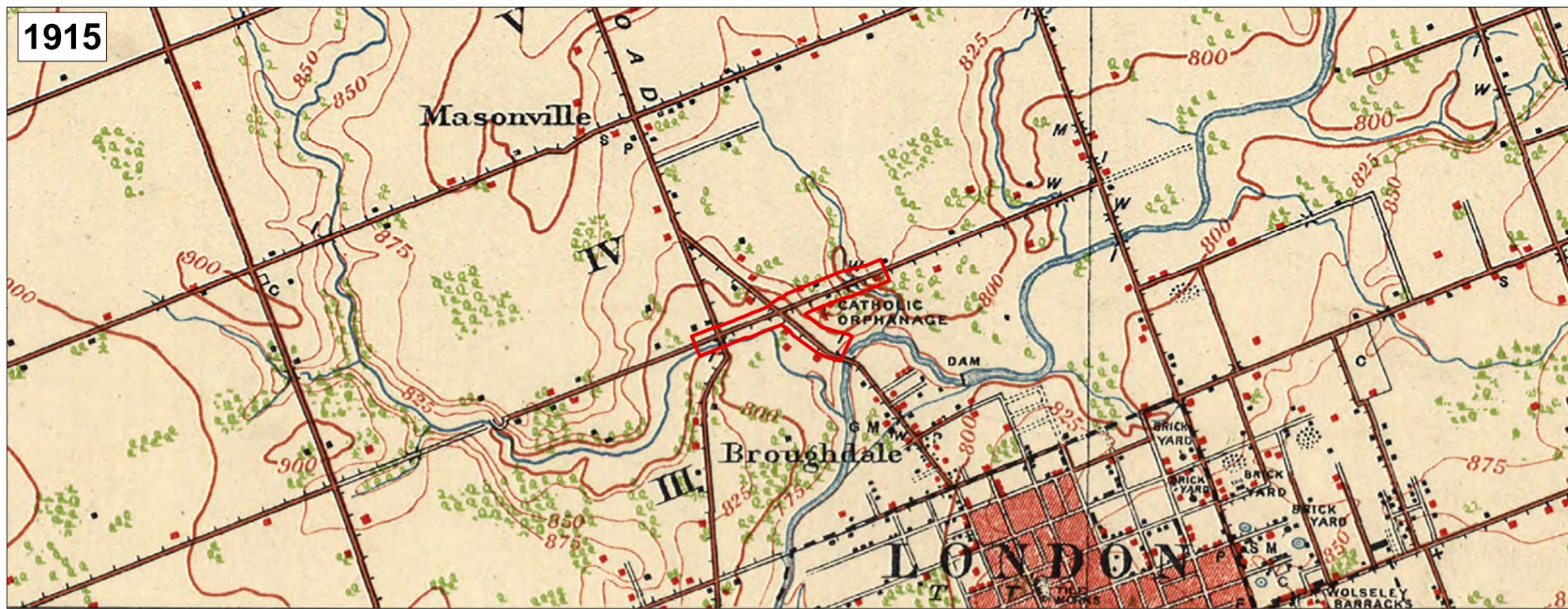
Title
1878 Map of London Township

DRAFT

DRAFT

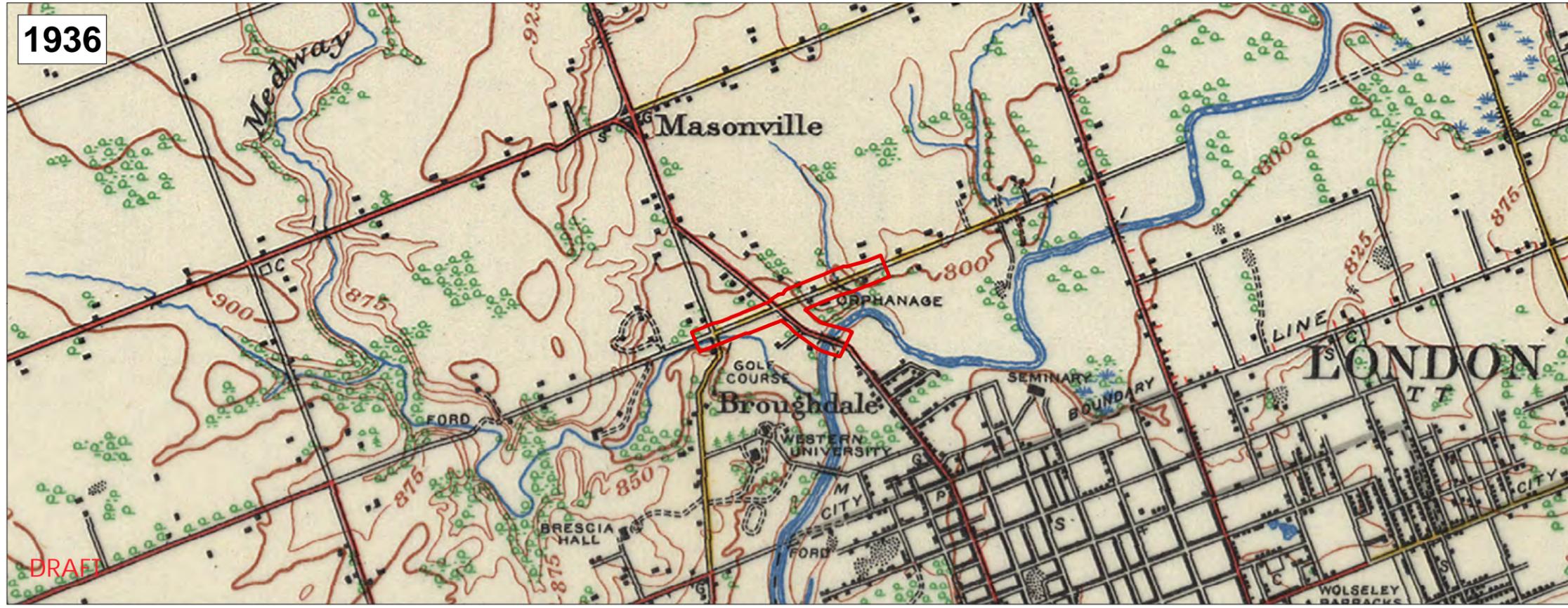
Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

1915



Legend
 Approximate Location - Heritage Study Area

1936



NOT TO SCALE

Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Survey Division, Department of Militia and Defence, 1915. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 1]. Topographic Map.
 Geographical Section, General Staff, Department of National Defence, 1936. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 5]. Topographic Map.

Project Location: City of London
 Prepared by JW on 2021-05-11
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

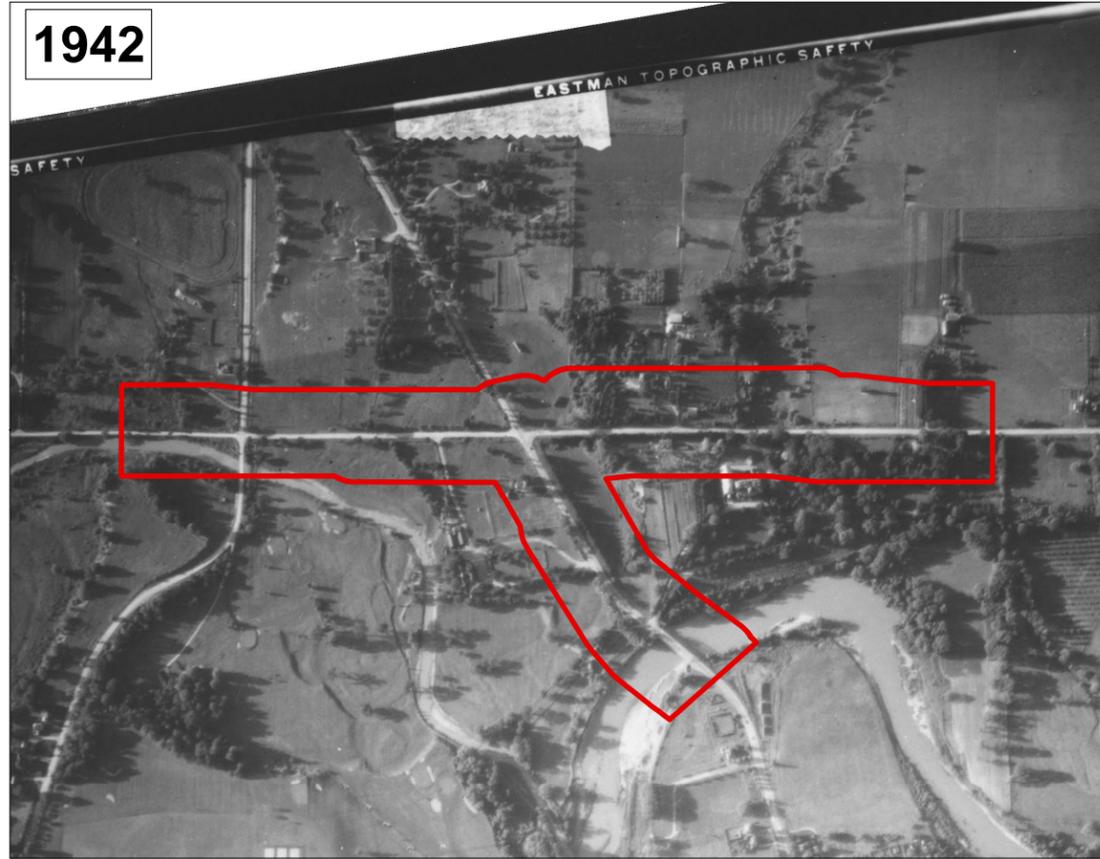
Figure No. 6 DRAFT

Title
 Topographic Mapping 1915 and 1936

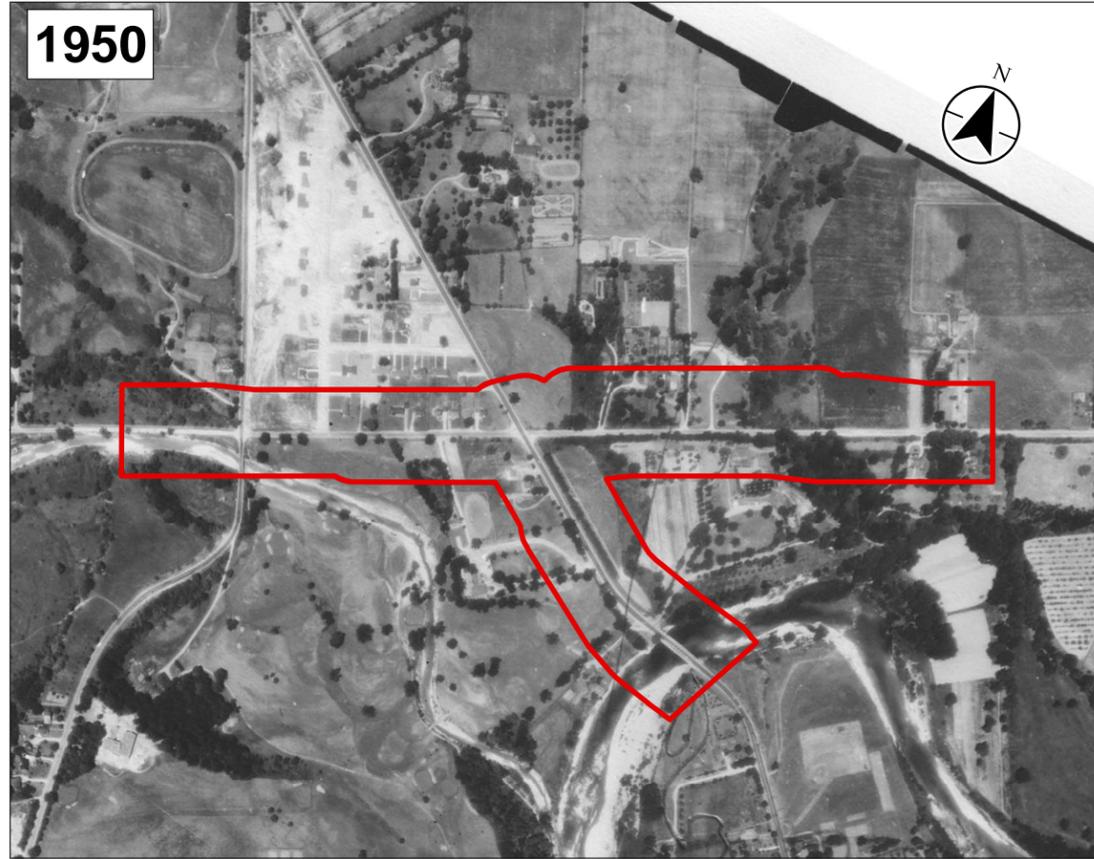
\\CG124242\work_group\01650\active\165001183\topo\heritaop\Report\Figures\Fig06_1915_1936.mxd
 Revised: 2021-05-11 By: lwentmehl
 DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

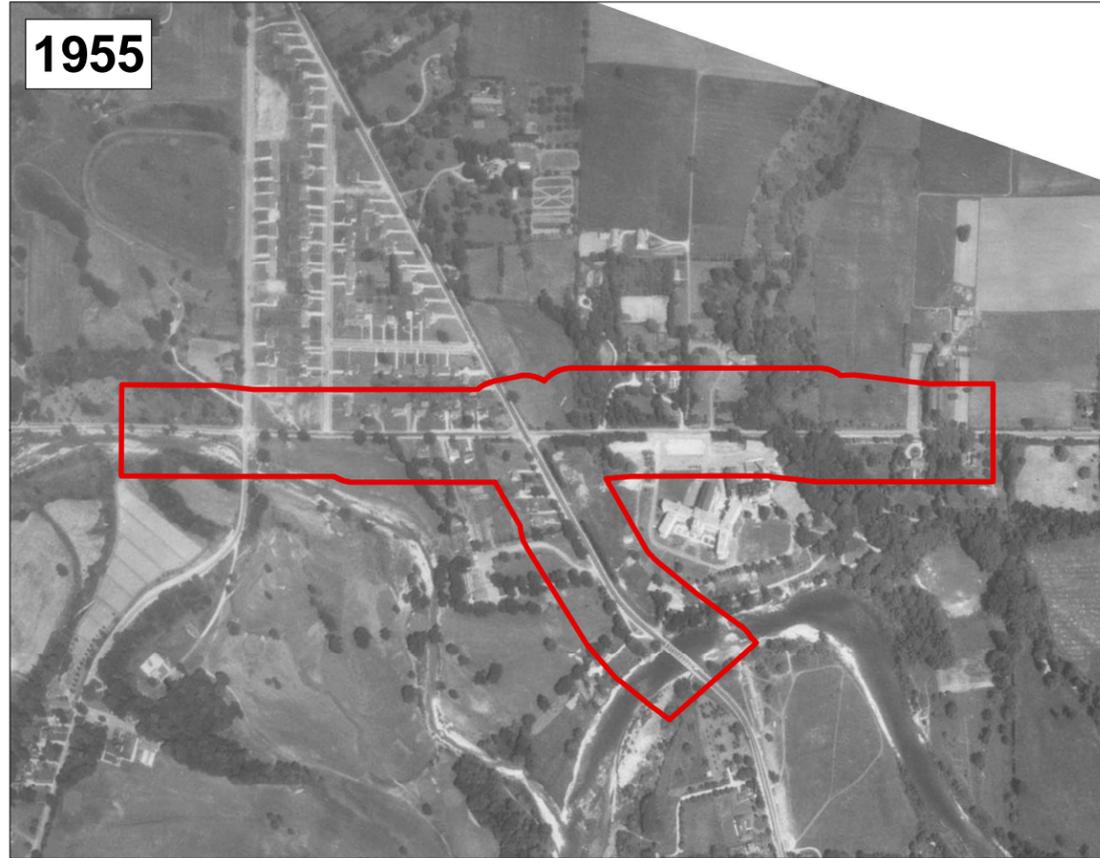
1942



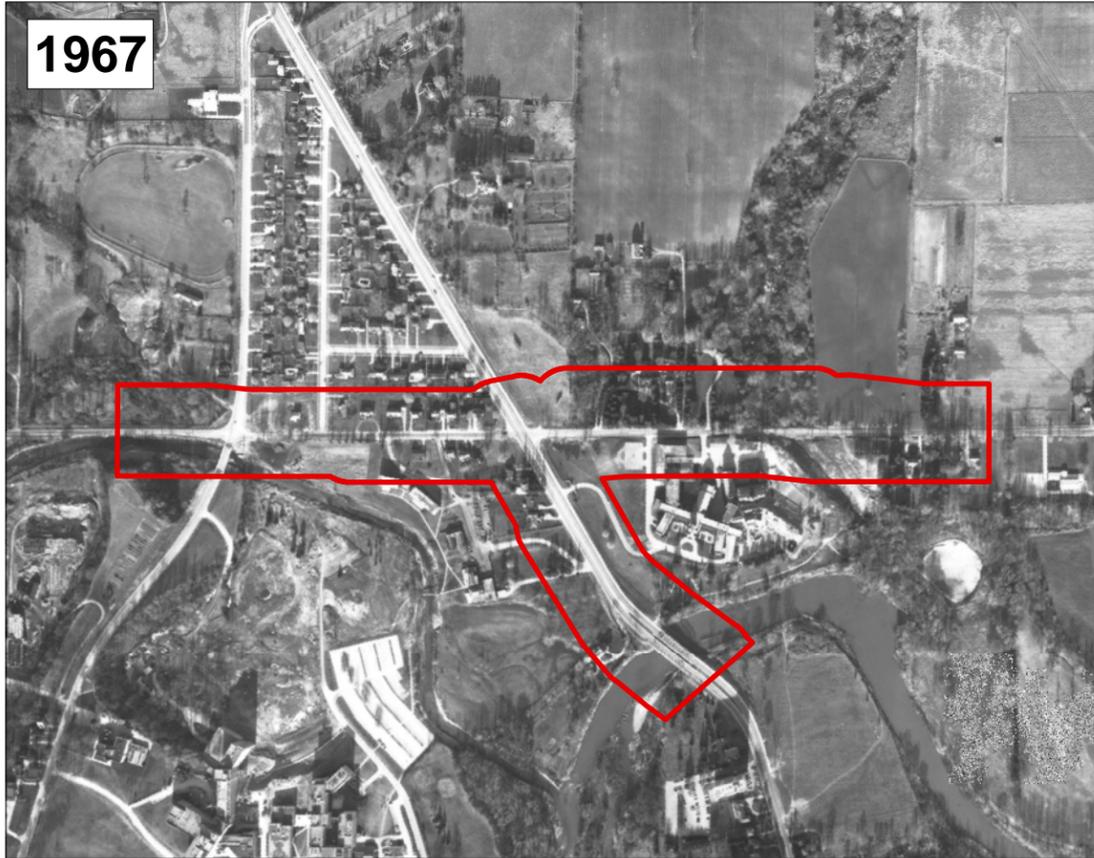
1950



1955



1967



Legend
[Red Outline] Approximate Location - Heritage Study Area

0 200 400 Meters
1:10,000 (At original document size of 11x17)

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Air Photos obtained from (1942) Department of Lands and Forests. 1942. London Air Photo Collection, Line 15, Photo 24.
(1950) National Air Photo Library. 1950. London Air Photo Collection. Roll: A12512, Photo: 22.
(1955) Department of Lands and Forests. 1955. London Air Photo Collection, Roll 4300, Photo 10.
(1967) Lockwood Survey Corp. 1967. London Air Photo Collection. Line 5. Photo 54

Project Location City of London
165001183 REV4
Prepared by JW on 2021-05-11
Technical Review by ABC on yyyy-mm-dd
Independent Review by ABC on yyyy-mm-dd

Client/Project
CITY OF LONDON
EA WINDERMERE ROAD IMPROVEMENTS
CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 7 **DRAFT**

Title
Air Photos 1942 to 1967

\\C:\d124\work_group\01650\active\165001183\on\MKD\Heritage\Report\Figures\char\1183_Fig07_char_1942_1967.mxd Revised: 2021-05-11 By: lwemont

Site Description
December 3, 2021

4.0 SITE DESCRIPTION

4.1 GENERAL STUDY AREA/LANDSCAPE CONTEXT

The Study Area is located along Windermere Road and Richmond Street. The Study Area includes the intersections of Windermere Road with Western Road, Canterbury Road/Perth Drive, Richmond Street, Tallwood Circle, and Doon Drive.

Within and adjacent to the Study Area, Windermere Road is a two-lane asphalt paved road with dedicated turning lanes, no shoulder, and concrete curbs. Both sides of the roadway contain concrete sidewalks and with the exception of the sidewalk along Windermere on the Mount and west of Western Road, the sidewalks are separated from the curb by grass medians. The north side of Windermere Road is lined with wooden utility poles with municipal streetlighting with LED luminaries. The south side of Windermere Road contains freestanding metal streetlighting fixtures with LED luminaries (Plate 2 and Plate 3).

Within and adjacent to the Study Area, Richmond Street is a four-lane asphalt paved road with dedicated turning lanes, no shoulder, and concrete curbs. Both sides of the roadway contain concrete sidewalks. The sidewalks on the north side are separated from the curb by a grass or asphalt median. Sidewalks on the south side directly abut the curb between the West Brough's Bridge and the driveway for the Western Centre for Public Health and Family Medicine. Northwest of the driveway the sidewalk is separated from the curb by a grass median (Plate 4). A grass median and steel guiderails divide the approaches between the West Brough's Bridge and East Brough's Bridge (Plate 5).

The character of the Study Area is predominantly suburban and is heavily influenced by Western University, London Heath Sciences Centre (University Hospital), and Windermere on the Mount. These large properties border the south side of the Study Area and the Study Area west of Western Road and are characterized by containing large expanses of lawns, mature vegetation, and institutional buildings. The north side of the Study Area contains mid-20th century detached suburban residences between Richmond Street and Western Road. East of Richmond Street, the north side of Windermere Road contains late 20th century townhouses and residences, vegetation which screens the late 20th century subdivision along Tallwood Circle, and stream and vegetation located in the Tallwood Valley Park. Southeast of these institutional properties the Study Area contains the West and East Brough's Bridge, Ross Park, and Richmond Trail Park. Access to the Thames Valley Parkway is located in Richmond Trail Park and Ross Park (Plate 6). These parklands contain a mix of naturalized vegetation, lawns, and mature trees.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
December 3, 2021



Plate 2: Looking east on Windermere Road



Plate 3: Looking west on Windermere Road



Plate 4: Looking north on Richmond Street



Plate 5: Looking north at bridge approaches



Plate 6: Looking south at trail access (denoted by arrows)



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
December 3, 2021

4.2 20 TALLWOOD CIRCLE

The property at 20 Tallwood Circle is located within a late 20th century residential subdivision. According to land registry records, the subdivision was built around 20 Tallwood Circle in the early 1980s. While 20 Tallwood Circle predates the subdivision it is now part of, it is well blended into the landscape. The surrounding late 20th century residences have similar setbacks and landscapes which contain large expanses of lawn, trees in various stages of growth, and multi-car driveways. The property is landscaped with mature Norway spruce trees, small deciduous trees, small spruce trees, shrubs, gardens, and a lawn. The residence contains an interlocking brick paver driveway.

Views of 20 Tallwood Circle are partially obscured by vegetation. The residence is a two storey structure with a medium-pitched hip roof, two bookend brick chimneys, and wood brackets. The front (west) façade of the residence does not face Tallwood Circle, reflecting how the structure predates Tallwood Circle. The front (west) façade of the residence contains a buff brick exterior and modern windows in segmental arch openings, and the main entrance door is not visible from the roadway. The north façade of the residence has been heavily modified by the inclusion of an addition with a two-car garage with a gable dormer. The foundation is obscured by distance from roadway and vegetation (Plate 7).



Plate 7: Looking south at 20 Tallwood

4.3 1480-1490 RICHMOND STREET

The landscape of 1480-1490 Richmond Street is strongly influenced by a hill with a large expanse of lawn, atop of which the structure is located. The hill slopes gently downward west to Richmond Street and more steeply downward north to Windermere Road (Plate 8). The property contains a metal picket fence and a stone entrance gate along Richmond Street. The property is also landscaped with small, intermediate, and mature deciduous and coniferous trees, access roadways, and parking lots.

The structure at 1480-1490 Richmond Street is a large and sprawling institutional building. The building is four storeys in height and is clad variously in stone, concrete, metal panels, and modern siding. The building has an irregular plan as a result of the various additions and wings added to the structure during its existence. The main wing in which the other wings of the building radiate out is centrally located and contains a mid-century modern tower. The building is private property and additional architectural details were obscured by vegetation and distance from roadway (Plate 9).



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
December 3, 2021



Plate 8: Looking east at 1480-1490 Richmond Street, showing hill



Plate 9: Looking south at 1480-1490 Richmond Street, showing tower

4.4 368 WINDERMERE ROAD

The property at 368 Windermere Road is located at the northwest corner of the intersection of Windermere Road and Richmond Street. The property is mostly screened from these two roadways by mature deciduous vegetation. The property is landscaped with a concrete fence and wooden fence, mature deciduous trees, shrubs, a lawn, and a concrete driveway.

The residence at 368 Windermere Road is a one and one half storey structure with a steeply pitched intersecting gable roof clad in asphalt shingles and a stone chimney. The exterior of the residence is clad in modern siding. The front (south) façade is asymmetrical and contains a recessed main entrance with a wood surround and wood door. The upper storey of the front façade contains modern 4/4 windows with shutters and the main storey contains modern 9/9 windows with shutters (Plate 10). The west façade contains an attached two car garage and modern windows on the first and upper storey. The north façade is not visible from the roadway but it may contain two gable dormers based on aerial photography. The east façade contains a modern bay window and other modern windows (Plate 11). The foundation of the residence is obscured. The residence is a late example of an Ontario vernacular structure and contains elements of the Period Revival design style.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Site Description
December 3, 2021



Plate 10: Front (south) façade of 368 Windermere Road, looking north (concrete fence is also visible)



Plate 11: East façade of 368 Windermere Road, looking west

4.5 1507 RICHMOND STREET

The property at 1507 Richmond Street is located between Westchester Drive and Windermere Road along the west side of Richmond Street. The property is landscaped with mature trees, including Colorado blue spruce, northern catalpa, and Norway maple. The property is also landscaped with a lawn, shrubs, and a multi-car asphalt driveway. At the end of the driveway is a two-car garage.

The residence at 1507 Richmond Street is a two storey structure with a medium-pitched side gable roof with bookend brick chimneys and asphalt shingles. The exterior of the residence is clad in red brick. The front (east) façade is symmetrical and contains a centre entrance with wood door surround. The residence has modern 1/1 windows and the front façade windows are flanked by shutters (Plate 12). The foundation of the residence is obscured by vegetation. The residence is an example of the Georgian Revival design style. Additional details about the residence are obscured by vegetation and distance from the roadway.



Plate 12: Front (east) façade of 1507 Richmond Street, looking west



5.0 EVALUATION OF PREVIOUSLY IDENTIFIED CULTURAL HERITAGE RESOURCES

5.1 20 TALLWOOD CIRCLE

5.1.1 Design or Physical Value

The residence at 20 Tallwood Circle is a representative example of an Italianate residence. Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched window openings. The residence may include additional Italianate design elements as views of the residence are partially obscured by vegetation and distance from the roadway. In addition, the front (west) façade does not face the street. According to historical mapping the residence was built between approximately 1863 and 1878, with the City of London providing a date of circa 1880 in the Heritage Register (City of London 2019).

The Italianate style was popular in Ontario from about 1850 to 1900 (Blumenson 1990). The City of London Heritage Register describes Italianate structures as “A popular nineteenth century architectural style for domestic architecture. Italianate buildings are often tall and narrow (vertical emphases), often feature round or segmented arched window and door openings, hipped roofs (often shallow), strongly accented corners, and cornice brackets which are often paired” (City of London 2019). The City of London contains 347 properties on the Heritage Register which are considered Italianate, accounting for nearly six percent of listed and designated structures within the City.

Based on the above discussion, the residence at 20 Tallwood Circle is a representative example of an Italianate residence in the City of London. Because the residence has been heavily modified by a modern addition and garage on the north façade, there are likely examples of this style with a higher degree of heritage integrity than 20 Tallwood Circle.

The residence at 20 Tallwood Circle does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout mid to late 19th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout mid to late 19th century Ontario.

5.1.2 Historic or Associative Value

Historical mapping indicates that the residence at 20 Tallwood Circle was historically associated with the Burwell family, specifically Edward Burwell, son of the prominent surveyor and politician Mahlon Burwell. Edward Burwell constructed Brookside, one of several affluent 19th century residences built by wealthy Londoners along Windermere Road. The residence at 20 Tallwood Circle is an example of one of these estate style residences located along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19th and early 20th centuries. Therefore, 20 Tallwood Circle



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

has associative value for its direct connection to this historically significant settlement pattern in London Township.

The property is located within a late 20th century subdivision and does not have the potential to yield information that contributes to an understanding of a community or culture. The architect or builder of 20 Tallwood Circle is unknown, and it was not found to demonstrate the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

5.1.3 Contextual Value

The property at 20 Tallwood Circle is a 19th century residence set in a late 20th century subdivision and constitutes a remnant landscape. The residence is not important to defining, maintaining, or supporting the character of the area. Because much of the original property of 20 Tallwood Circle has been severed to form the subdivision it has no physical, functional, visual, or historical link to its surroundings. Located behind dense vegetation and with its front façade not facing the street, 20 Tallwood Circle cannot be considered a landmark.

5.1.4 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 1: Evaluation of 20 Tallwood Circle According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 20 Tallwood Circle is a representative example of an Italianate residence. Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched windows. The residence may include additional Italianate design elements as views of the residence are partially obscured by vegetation and distance from the roadway.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 20 Tallwood Circle does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout mid to late 19 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	The residence does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout mid to late 19 th century Ontario.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

Table 1: Evaluation of 20 Tallwood Circle According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The residence at 20 Tallwood Circle is an example of an estate style residence located along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19 th and early 20 th centuries.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property is located in a late 20 th century subdivision and does not 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	No	The architect or builder of 20 Tallwood Circle is unknown, and it was not found to demonstrate the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	The property at 20 Tallwood Circle is a 19 th century residence set in a late 20 th century subdivision. As a remnant landscape, the residence is not important to defining, maintaining, or supporting the character of the area.
Is physically, functionally, visually, or historically linked to its surroundings	No	Because much of the original property of 20 Tallwood Circle has been severed to form the subdivision it has no physical, functional, visual, or historical link to its surroundings.
Is a landmark	No	20 Tallwood Circle is located behind dense vegetation and with its front façade not facing the street, cannot be considered a landmark.

5.1.5 Statement of Cultural Heritage Value

5.1.5.1 Description of Property

The structure at 20 Tallwood Circle is located on Tallwood Circle, approximately 80 m northwest of the intersection of Windermere Road and Tallwood Circle. The property contains a residence that was built between approximately 1863 and 1878 and is an Italianate style structure.

5.1.5.2 Cultural Heritage Value

The property at 20 Tallwood Circle demonstrates design/physical value as it contains a representative example of an Italianate residence within the City of London, Ontario. The Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched window openings.

The property at 20 Tallwood Circle demonstrated historical and associative value as an example of an estate style residence located along Windermere Road. It is one of several affluent 19th century



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

residences built by wealthy Londoners along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19th and early 20th centuries.

5.1.5.3 Heritage Attributes

- Two storey structure
- Hip roof with tall bookend brick chimneys
- Buff brick exterior
- Segmentally arched window openings

5.2 1480-1490 RICHMOND STREET

5.2.1 Design or Physical Value

The structure at 1480-1490 Richmond Street is a large institutional structure built in 1953 and expanded over the years. It is a representative example of a mid-century modern institutional and religious structure within the City of London. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade of the original section of the structure. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design. The limestone exterior of the structure is reminiscent of the Collegiate Gothic design style, a popular style for institutional buildings from about 1900-1945 (Blumenson 1990: 134). Subsequent additions, some of which were added between 1954 and 1967 contain stronger mid-century modern design elements, including the use of colourful panels between windows. While these additions have a stronger mid-century modern influence, they are sympathetic to the original sections of the structure and also include limestone exterior walls.

The Mid-Century Modern architectural style arose shortly after the end of the Second World War. The exact style elements of Mid-Century Modern architecture vary greatly, but often incorporate materials such as steel, glass, and concrete and the forms are often simplified, with little ornamentation. The City of London Heritage Register defines mid-century modern as “A design movement of post-World War II period, which generally emphasize open floor plans and large windows. Typically constructed between 1945 and 1975” (City of London 2019). Within the City of London, there are 27 listed or designated mid-century modern properties. As the style arose in the post Second World War building boom, it remains widespread throughout Ontario. Therefore, 1480-1490 Richmond Street is not considered to be a rare or early example of the mid-century modern design style.

The structure at 1480-1490 Richmond Street demonstrates a high degree of craftsmanship through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20th century (Windermere on the Mount 2006). The structure at 1480-1490 Richmond Street does not demonstrate a high degree of technical or



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.2.2 Historic or Associative Value

The property at 1480-1490 Richmond Street has historical and associative value for its direct association with the Sisters of St. Joseph, a Roman Catholic order of sisters. This order of sisters has been active in London, Ontario since 1868. Within a year of arriving in London, the sisters established an orphanage in the City and in 1888, the sisters opened St. Joseph's Hospital, which exists into the present-day. In 1899, the sisters purchased the property at 1480-1490 Richmond Street and remained on the property until 2005 (Sisters of St. Joseph London 2007). Through their charitable, educational, and healthcare activities, the sisters are an institution significant to the City of London and the wider southwestern Ontario region.

Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City. The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman. The firm also designed the mid-century modern offices of Supertest Petroleum at 245 Pall Mall Street.

5.2.3 Contextual Value

Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River. Together with The University of Western Ontario, these two properties create a character of large institutional buildings interspaced by access roads, mature vegetation, lawns, and large institutional buildings.

The structures at 1480-1490 Richmond Street are situated atop a hill, are readily visible atop the hill and thus visually link the property to its surroundings. Because of this prominent position the property is considered a landmark. The large hill and lawn along Richmond Street and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

5.2.4 Summary of Evaluation

Table 2: Evaluation of 1480-1490 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	1480-1490 Richmond Street is a representative mid-century modern institutional building. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design and the limestone exterior of the structure is reminiscent of the Collegiate Gothic design style. Subsequent additions, some of which were added between 1954 and 1967 contain stronger mid-century modern design elements.
Displays a high degree of craftsmanship or artistic merit	Yes	The structure at 1480-1490 Richmond Street demonstrates a high degree of craftsmanship through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20 th century
Demonstrates a high degree of technical or scientific achievement	No	The structure at 1480-1490 Richmond Street does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property at 1480-1490 Richmond Street has historical and associative value for its direct association with the Sisters of St. Joseph, a Catholic order of sisters. Through their charitable, educational, and healthcare activities in London, the sisters are an institution significant to the City.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

Table 2: Evaluation of 1480-1490 Richmond Street According to *Ontario Regulation 9/06*

Criteria of O. Reg. 9/06	Yes/No	Comments
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Yes	The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman. The firm also designed the mid-century modern offices of Supertest Petroleum at 245 Pall Mall Street.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	Yes	Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River.
Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is visually linked to the hill on which it is located.
Is a landmark	Yes	The large hill and lawn along Richmond Street and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.

5.2.5 Statement of Cultural Heritage Value

5.2.5.1 Description of Property

The property at 1480-1490 Richmond Street, presently known as Windermere on the Mount, is located at the southeast corner of the intersection of Richmond Street and Windermere Road. The property contains a large four storey institutional building which contains a chapel and is presently used as a retirement residence.

5.2.5.2 Cultural Heritage Value

The structure at 1480-1490 Richmond Street contains design/physical value as it is a representative example of mid-century modern architecture in the City of London and the chapel displays a high degree of craftsmanship. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade of the original section of the structure. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design. The limestone exterior of the structure is reminiscent of the Collegiate Gothic design style, a popular style for institutional buildings from about 1900-1945. Subsequent additions, some of which were added between 1954 and 1967, contain stronger mid-century modern design elements, including the use of colourful panels between windows. While these additions have a stronger mid-century modern influence, they are sympathetic to the original sections of the structure and also include limestone exterior walls. The high degree of craftsmanship of



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

1480-1490 Richmond Street is expressed through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20th century.

The property at 1480-1490 Richmond Street contains historic and associative value through its direct association with the Sisters of St. Joseph, through its possibility to yield information about the Sisters of St. Joseph and the wider Catholic community of London, and as an example of the work of the architecture firm Watt and Tilman, significant architects in the City of London. This Sisters of St. Joseph has been active in the City of London since 1868. In 1899, the sisters purchased the property at 1480-1490 Richmond Street and remained on the property until 2005. Through their charitable, educational, and healthcare activities—including at 1480-1490 Richmond Street—the sisters are an institution significant to the City of London and the wider southwestern Ontario region. Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City. The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman, important architects within the City.

The property at 1480-1490 Richmond Street has contextual value as it supports the character of the area along Richmond Street and Windermere Road and the property is a landmark. Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is visually linked to its surroundings and important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River. The property is a landmark as the large hill and lawn and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.

5.2.5.3 Heritage Attributes

- Four storey structure with flat roof
- Irregular shaped plan
- Mid-century modern tower located at the centre of the south façade
- Limestone cladding
- Use of exposed concrete and colourful panels around windows
- Chapel which displays a high degree of craftsmanship through its stained glass windows and hand carved woodwork
- Landmark position along Richmond Street and Windermere Road



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

5.3 368 WINDERMERE ROAD

5.3.1 Design or Physical Value

The residence at 368 Windermere Road is a one and one half storey structure built in 1947 according to the City Heritage Register, land registry records, and aerial photography. The residence is an Ontario vernacular structure with Period Revival influence. While the massing and plan of the residence incorporates Period Revival influence, expressed through its one and one half storey structure and steeply pitched roof lines, the residence has been modified over the years with modern siding and new windows and it not representative of a style, type, expression, material or construction method. As one of many postwar period residences, the residence cannot be considered rare or unique.

The residence at 368 Windermere Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.3.2 Historic or Associative Value

Research undertaken did not reveal that 368 Windermere Road has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community. As a mid-20th century vernacular structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture. The architect or designer of 368 Windermere Road is unknown.

5.3.3 Contextual Value

Located at the northwest corner of Richmond Street and Windermere Road, a heavily traveled intersection in the City of London, 368 Windermere Road is not particularly visible. It is partially screened by vegetations and the character of the intersection is dominated by the institutional properties of Western University and Windermere on the Mount. Therefore, 368 Windermere Road is not important in defining, maintaining, or supporting the character of the area.

The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings. Because it is screened partially by vegetation and located at an intersection heavily influenced by large institutional properties, 368 Windermere Road cannot be considered a landmark.

5.3.4 Summary of Evaluation

Table 2 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

Table 3: Evaluation of 368 Windermere Road According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	The residence is a late example of an Ontario vernacular structure. The residence has been modified over the years with modern siding and new windows. The residence does not contain a plan, massing, or architectural elements that are representative of a style, type, expression, material or construction method.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 368 Windermere Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	Research undertaken did not reveal that 368 Windermere Road has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	As a mid-20 th century vernacular structure that has been modified over the years, the residence does not have 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	No	The architect, builder, or designer is unknown.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	368 Windermere Road is not particularly visible. It is partially screened by vegetation and the character of the intersection is dominated by the large institutional properties to the south.
Is physically, functionally, visually, or historically linked to its surroundings	No	The property is part of a mid-20 th century subdivision and is not linked to its surroundings.
Is a landmark	No	368 Windermere Road is not particularly visible. It is partially screened by vegetation and the character of the intersection is dominated by large institutional properties and cannot be considered a landmark.

5.3.5 Statement of Cultural Heritage Value

The structure at 368 Windermere Road was not determined to have CHVI. Accordingly, a statement of CHVI was not prepared.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

5.4 1507 RICHMOND STREET

5.4.1 Design or Physical Value

The residence at 1507 Richmond Street is a Georgian Revival residence built in 1947 according to the City Heritage Register, land registry records, and aerial photography. The Georgian Revival style is a subtype of the Colonial Revival style. Georgian Revival design elements include symmetrical front façade, side gable roof, bookend brick chimneys, brick exterior, and door frontispiece with minimal ornamentation. The Colonial Revival style is meant to evoke the colonial architectural heritage of the Americas while Period Revival styles evoke European design styles (Blumenson 1990: 142-143). The Georgian Revival subtype evokes the Georgian architecture popular in the colonial United States and with early settlers of Upper Canada. Georgian Revival style residences were most popular from about 1915 to the 1950s (McAlester and McAlester 1984: 326)

The residence at 1507 Richmond Street does not have an architectural style listed on the City Heritage Register. However, Colonial Revival residences are rare on the register, accounting for less than one percent of listed or designated structures in the City (City of London 2019). Therefore, the residence at 1507 Richmond Street is a representative Colonial Revival structure with Georgian Revival design elements.

The residence at 1507 Richmond Street does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.4.2 Historic or Associative Value

Research undertaken did not reveal that 1507 Richmond Street has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community. As a mid-20th century Georgian Revival structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture. The architect or designer of 1507 Richmond Street is unknown.

5.4.3 Contextual Value

Located along Richmond Street north of Windermere Road, this section of Richmond Street is characterized by the late 20th century townhouses, and the brick privacy wall for these properties, on the east side of the road and mostly mid-20th century detached residences on large lots on the west side of the road. These residences are mostly mid-century in design style, in contrast to the Colonial Revival character of 1507 Richmond Street. Therefore 1507 Richmond Street is not important in defining, maintaining, or supporting the character of the area.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings. Because it is screened partially by vegetation and one of many detached residences on the west side of Richmond Street, the residence cannot be considered a landmark.

5.4.4 Summary of Evaluation

Table 4 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 4: Evaluation of 1507 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 1507 Richmond Street is a representative Colonial Revival structure which exhibits elements of the Georgian Colonial style, a subtype of the Colonial Revival style. Georgian Colonial design elements include its symmetrical front façade, side gable roof, bookend brick chimneys, brick exterior, and door frontispiece with minimal ornamentation.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 1507 Richmond Street does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	1507 Richmond Street does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	Research undertaken did not reveal that 1507 Richmond Street has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	As a mid-20 th century Georgian Revival structure that has been modified over the years, the residence does not have 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	No	The architect or designer of 1507 Richmond Street is unknown.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Previously Identified cultural heritage Resources
December 3, 2021

Table 4: Evaluation of 1507 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	Located along Richmond Street north of Windermere Road, this section of Richmond Street is characterized by the late 20 th century townhouses on the east side of the road and mostly mid-20 th century detached residences on large lots on the west side of the road. These residences are mostly mid-century in design style, in contrast to the Colonial Revival character of 1507 Richmond Street.
Is physically, functionally, visually, or historically linked to its surroundings	No	The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings.
Is a landmark	No	Because it is screened partially by vegetation and one of many detached residences on the west side of Richmond Street, the residence cannot be considered a landmark.

5.4.5 Statement of Cultural Heritage Value

5.4.5.1 Description of Property

The structure at 1507 Richmond Street is located on the west side of Richmond Street approximately 70 m north of the intersection of Richmond Street and Windermere Road. The property contains a residence that was built in 1947 and is a Colonial Revival dwelling which exhibits Georgian Colonial design elements.

5.4.5.2 Cultural Heritage Value

The property at 1507 Richmond Street demonstrates design/physical value as it contains a representative example of a Colonial Revival residence with Georgian Colonial elements within the City of London, Ontario. The Colonial Revival and Georgian Colonial design elements of the residence include its side gable roof with bookend brick chimneys, symmetrical front façade, brick exterior, and frontispiece with minimal ornamentation.

5.4.5.3 Heritage Attributes

- Two storey structure
- Side gable roof with bookend brick chimneys
- Red brick exterior
- Symmetrical front façade
- Frontispiece with minimal ornamentation



Results
December 3, 2021

6.0 RESULTS

6.1 AGENCY AND MUNICIPAL CONSULTATION

As described in Section 2.3, in order to identify protected properties, the OHT, MHSTCI, and City of London were contacted. A summary of agency and municipal consultation is contained in Table 5

Table 5: Agency and Municipal Consultation

Agency/ Municipality	Date Contacted	Contact Information	Response
OHT	January 28, 2021	Kevin DeMille, Natural Heritage Coordinator	No OHT conservation easements or trust owned properties within or adjacent to Study Area
MHSTCI	January 28, 2021	Karla Barboza, (A) Team Lead Heritage	No MHSTCI heritage interests within or adjacent to Study Area
City of London	January 28, 2021	Kyle Gonyou, Heritage Planner	No additional listed or designated properties within Study Area. It was noted that Huggabone's Hill is the subject of a historical plaque that has yet to be installed.

6.2 FIELD PROGRAM

As described in Section 2.4, a pedestrian survey of the Study Area was undertaken to identify potential built heritage resources and cultural heritage landscapes situation within the Study Area, including the four properties previously identified by the City of London. Where identified, the cultural heritage resource was photographed from publicly accessible roadways.

During the survey, a total of 28 properties were identified as containing potential built heritage resources in addition to the four properties identified by the City of London. Detailed property descriptions of the four previously identified properties are contained in Section 5.1-5.4 and detailed property descriptions for the additional 28 properties identified by the field program are contained in Appendix A.

6.3 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Where a potential built heritage resources and cultural heritage landscapes was identified within the study area, an evaluation of the CHVI of the property was undertaken (Figure 8). Detailed evaluations of previously identified properties are contained in Section 5.0 while detailed evaluations of properties identified during the field program are contained within Appendix A. As described in Section 2.5, each potential cultural heritage resource was evaluated according to O. Reg. 9/06, the criteria for determining CHVI. Each potential cultural heritage resource was considered both as an individual structure and as a landscape. Where CHVI was identified, a structure or landscape was assigned a CHR and the property was determined to contain a cultural heritage resource.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
December 3, 2021

Following evaluation, 11 built heritage resources were identified on properties within the study area (Figure 9). Of these 11 resources, three were previously identified properties and eight were identified during the field program. A summary of properties assessed and corresponding CHR, where appropriate, is provided in Table 6 below.

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
20 Tallwood Circle	Residence (Listed Property)		Two storey structure, hip roof with tall bookend chimneys, buff brick exterior, segmentally arched window openings	Yes	CHR-1	Within Study Area
1480-1490 Richmond Street	Institutional (Listed Property)		Four storey structure with flat roof, irregular shaped plan, mid-century modern tower, limestone cladding, use of exposed concrete, chapel, landmark position	Yes	CHR-2	Within Study Area
368 Windermere Road	Residence (Listed Property)		N/A	No	N/A	Within Study Area
1507 Richmond Street	Residence (Listed Property)		Two storey structure, side gable roof with bookend brick chimneys, red brick exterior, symmetrical front façade, frontispiece with minimal ornamentation	Yes	CHR-3	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
December 3, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
1508 Western Road	Residence		N/A	N/A	N/A	Within Study Area
326 Windermere Road	Residence		N/A	N/A	N/A	Within Study Area
330 Windermere Road	Residence		N/A	No	N/A	Within Study Area
334 Windermere Road	Residence		N/A	No	N/A	Within Study Area
338 Windermere Road	Residence		N/A	No	N/A	Within Study Area
342 Windermere Road	Residence		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
December 3, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

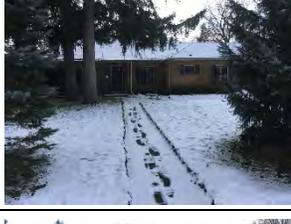
Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
507 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
506 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
500 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
350 Windermere Road	Residence		Side gable roof, projecting gable bays, wide brick chimney, and exterior which contains a mix of stone, brick, and siding.	Yes	CHR-4	Within Study Area
354 Windermere Road	Residence		Side gable roof, projecting gable bays, mix of stone and siding, and wide brick chimneys.	Yes	CHR-5	Within Study Area
356 Windermere Road	Residence		Side gable roof, red brick exterior, brick chimney, gable portico with columns	Yes	CHR-6	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
December 3, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
360 Windermere Road	Residence		Side gable roof, wide brick chimney, front facing projecting gable bays, buff brick exterior, decorative half-timbering	Yes	CHR-7	Within Study Area
362 Windermere Road	Residence		N/A	No	N/A	Within Study Area
364 Windermere Road	Residence		N/A	No	N/A	Within Study Area
1503 Richmond Street	Residence		Pyramidal roof, red brick exterior, bay window on front (east) façade, and wood frontispiece at main entrance door.	Yes	CHR-8	Within Study Area
51 Westchester Drive	Residence		N/A	No	N/A	Within Study Area
55 Westchester Drive	Residence		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
December 3, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
57 Westchester Drive	Residence		Projecting gable bays, wide brick chimney, stucco exterior, and decorative half timbering	Yes	CHR-9	Within Study Area
59 Westchester Drive	Residence		N/A	No	N/A	Within Study Area
12 Tallwood Circle	Residence		N/A	No	N/A	Within Study Area
96 Tallwood Circle	Residence		N/A	No	N/A	Within Study Area
1400 Western Road	Institutional		Representative Gothic Collegiate structures, some of which display a high degree of craftsmanship and artistic merit.	Yes	CHR-10	Within Study Area
339 Windermere Road	Institutional		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Results
December 3, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
1421 Western Road	Institutional		N/A	No	N/A	Within Study Area
N/A—West Brough's Bridge over Thames River	Bridge		Parker through truss design including single span length, steel chords, steel sway bracing, reinforced concrete deck, and reinforced concrete abutments	Yes	CHR-11	Within Project Location
1250 Richmond Street	Park		N/A	No	N/A	Within Study Area
1285 Richmond Street	Park		N/A	No	N/A	Within Study Area





- Legend
- Potential Heritage Resource
 - Study Area
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: City of London
 Prepared by JW on 2021-11-30
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

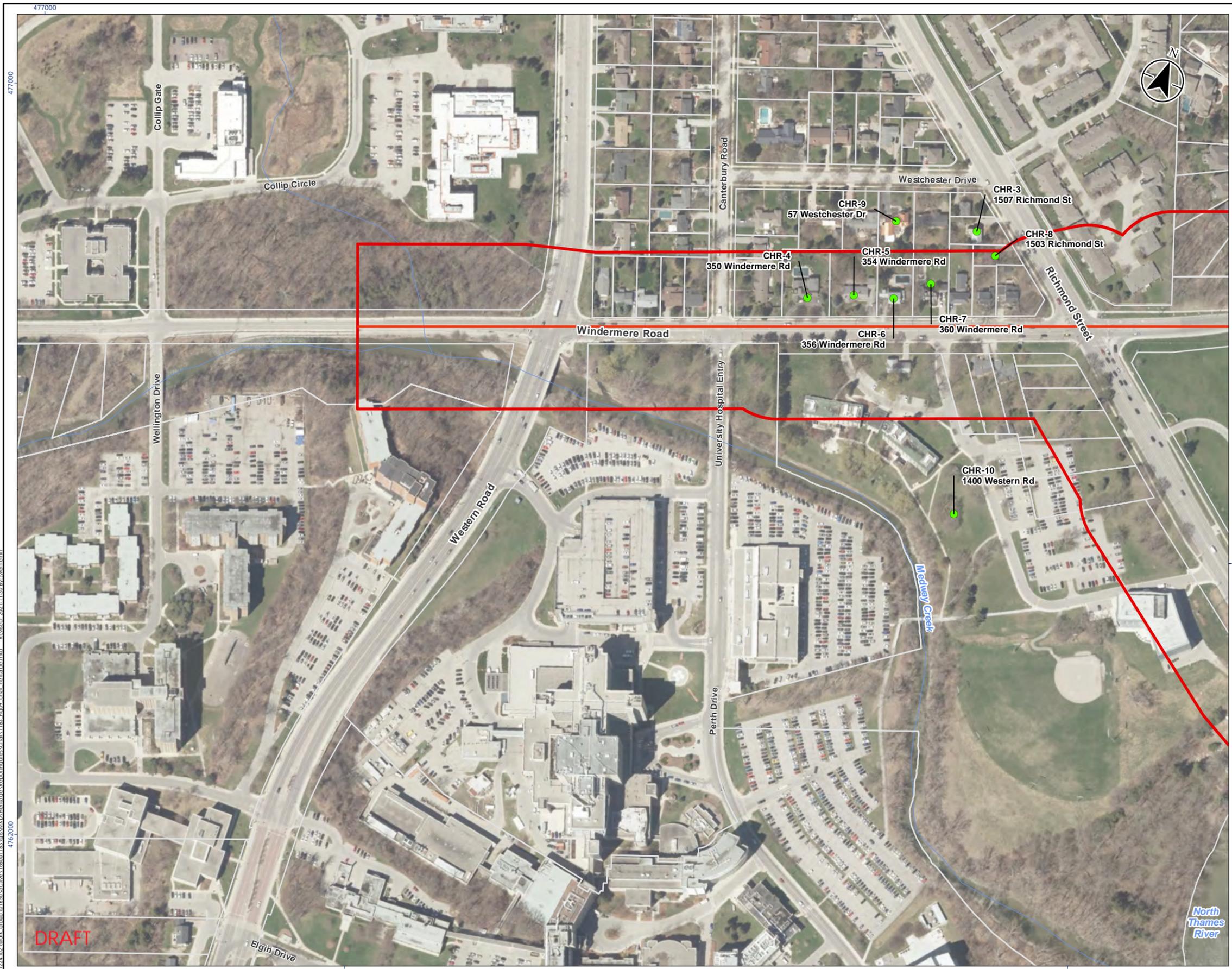
Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 8-2 DRAFT

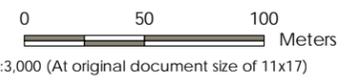
Title
 Potential Heritage Resource

\\C:\d124\work_group\01650\active\165001183\on\MKD\Heritage\Report\Figures\chba\1183_Fig08_char_potential_heritage.mxd
 Revised: 2021-11-30 By: kevinhill
 478,000

DRAFT



- Legend
- Heritage Resource
 - Study Area Including 50 Metre Buffer
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: City of London
 Prepared by JW on 2021-11-30
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 9-1
 Title Identified Heritage Resources

DRAFT

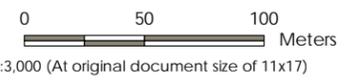
\\C:\1224\work_group\01650\active\165001183\EA\MDX\Heritage\Report\Figures\char\1183_Fig9_char_heritage.mxd - Revised: 2021-11-30 By: wsmerrill
 476-2000

DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



- Legend
- Heritage Resource
 - Study Area Including 50 Metre Buffer
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: City of London
 Prepared by JW on 2021-11-30
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. **9-2** **DRAFT**

Title
 Identified Heritage Resources

\\C:\124242\work_group\01650\active\165001183\on\MKD\Heritage\Report\Figures\char\1183_Fig02_char_heritage.mxd - Revised: 2021.11.30 By: wemmerh
 478000

DRAFT

CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Anticipated Impacts
December 3, 2021

7.0 EVALUATION OF ANTICIPATED IMPACTS

7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The purpose of the project is to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive. 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

7.2 ANTICIPATED IMPACTS

Where a component of a cultural heritage resource was situated within the study area, the impacts of the proposed undertaking were evaluated (Table 7). The impacts, both direct and indirect, were evaluated according to *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006b). See Section 2.5 for further discussion of impacts assessed.

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
20 Tallwood Circle (CHR-1)	N	N	N	N	N	N	P	The residence is located adjacent to the Project Location. Construction activities are proposed within 44 metres of the identified CHR. The position of the residence within 44 metres has the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Anticipated Impacts
December 3, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
1480-1490 Richmond Street (CHR-2)	N	N	N	N	N	N	P	The building is located adjacent to the Project Location. Construction activities are proposed within 18 metres of the identified CHR. The position of the building within 18 metres has the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.
1507 Richmond Street (CHR-3)	N	N	N	N	N	N	N	Although part of the property is located within 50 metres of the Project Location, the position of the heritage attributes identified is more than 50 m from the Project Location. Therefore, no mitigation measures are required.
350 Windermere Road (CHR-4)	N	N	N	N	N	N	P	The residence is located adjacent to the Project Location. Construction activities are proposed within 13 metres of the identified CHR. The position of the residence within 13 metres has the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.
354 Windermere Road (CHR-5)	N	N	N	N	N	N	P	The residence is located adjacent to the Project Location. Construction activities are proposed within 11 metres of the identified CHR. The position of the residence within 11 metres has the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.
356 Windermere Road (CHR-6)	N	N	N	N	N	N	P	The residence is located adjacent to the Project Location. Construction activities are proposed within 10 metres of the identified CHR. The position of the residence within 10 metres has the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Anticipated Impacts
December 3, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
360 Windermere Road (CHR-7)	N	N	N	N	N	N	P	The residence is located adjacent to the Project Location. Construction activities are proposed within 10 metres of the identified CHR. The position of the residence within 10 metres has the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.
1503 Richmond Street (CHR-8)	N	N	N	N	N	N	P	The residence is located adjacent to the Project Location. Construction activities are proposed within 47 metres of the identified CHR. The position of the residence within 47 metres has the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.
57 Westchester Drive (CHR-9)	N	N	N	N	N	N	N	Although part of the property is located within 50 metres of the Project Location, The position of the heritage attributes identified is more than 50 m from the Project Location. Therefore, no mitigation measures are required.
1400 Western Road (CHR-10)	N	N	N	N	N	N	N	Although part of the property is located within 50 metres of the Project Location, the position of the heritage attributes identified is more than 50 m from the Project Location. Therefore, no mitigation measures are required.
N/A—West Brough's Bridge over Thames River (CHR-11)	N	N	N	N	N	N	P	The bridge is located within the Project Location. However, no modifications are proposed to the bridge. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, mitigation measures may be required to address potential indirect impacts.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Anticipated Impacts
December 3, 2021

7.3 SUMMARY OF IMPACTS

Direct Impacts: Following an assessment of impacts presented in Table 7, no CHRs were identified to be at risk for direct impacts. While the West Brough's Bridge (CHR-11) is located within the Project Location, no modifications are proposed to the structure in the Preferred Alternative that would result in direct impacts. The remainder of the CHRs are not situated within the Project Location and not at risk of direct impact.

Indirect Impacts: The Preferred Alternative is not anticipated to result in shadows affecting the cultural heritage resources or obstruction of significant views are not anticipated. A change in land use form is not anticipated. Land disturbance may occur with construction activities given the position of built heritage resources within 50 m from the Project Location. The following built heritage resources were determined to be within 50 m of the Project Location:

- 20 Tallwood Circle (CHR-1)
- 1480-1490 Richmond Street (CHR-2)
- 350 Windermere Road (CHR-4)
- 354 Windermere Road (CHR-5)
- 356 Windermere Road (CHR-6)
- 360 Windermere Road (CHR-7)
- 1503 Richmond Street (CHR-8)
- West Brough's Bridge (CHR-11)



Mitigation
December 3, 2021

8.0 MITIGATION

8.1 POTENTIAL MITIGATION MEASURES

Where potential impacts are identified, measures to mitigate them have been prepared. The impetus for avoidance of impacts comes from the PPS (see Section 2.1). The PPS requires conservation of “significant” heritage resources as well as the “heritage attributes of the protected heritage property” (see Section 2.1 for full excerpts of requirements). Precautions are required to conserve cultural heritage resources through avoidance and mitigation where the potential for a Project to impact cultural heritage resources has been identified. Therefore, the below mitigation options have been developed to provide for the conservation of heritage attributes of all heritage resources. These are based on mitigation or avoidance measures developed by the MHTSCI and contained within InfoSheet #5 (Government of Ontario 2006b).

The Preferred Alternative involves intersection, active transportation, and transit improvements. Work will take place within or adjacent to the existing RoW and anticipated impacts are related to the construction phase of the Project. Therefore, a preventive approach to mitigation measures will reduce the risk of indirect impacts. Table 8 contains a summary of mitigation options and their applicability to this project.

Table 8: Evaluation of Mitigation and Avoidance Options

Methods	Discussion
Alternative Development	The Preferred Alternative design is limited to the existing RoW and adjacent areas. The areas adjacent to the RoW do not contain heritage attributes that could be impacted by the project. Therefore, alternative developments are not required.
Isolation of Development	Isolation of Project construction activities from the identified CHRs will prevent unanticipated direct and indirect impacts.
Harmonization of Design Guidelines	The Project is not anticipated to introduce above ground features that would adversely impact the heritage attributes of the identified CHRs. Therefore, no design guidelines are currently required.
Limitation of Construction	The Project is not anticipated to introduce above ground features that would adversely impact the heritage attributes of the identified CHRs. Therefore, no limitations on height or density of construction are required.
Compatible Additions	The Project is not anticipated to introduce above ground features that would adversely impact the heritage attributes of the identified CHRs. Therefore, compatible additions are not required.
Reversible Alterations	The Project is not anticipated to introduce alterations that would adversely impact the heritage attributes of the identified CHRs. Therefore, no mitigations for alterations are required.
Planning Mechanisms	The current approach may result in the potential for land disturbance during the construction phase of the project. As such, planning mechanisms may be considered at this phase of study to avoid the heritage resource. When detailed designs are prepared, staging areas and construction activities should be planned and undertaken in a manner to avoid the heritage attributes of the identified cultural heritage resources.



Mitigation
December 3, 2021

8.2 MITIGATION DISCUSSION

Following the evaluation of mitigation and avoidance options for CHR-1, CHR-2, CHR-4, CHR-5, CHR-6, CHR-7, CHR-8, and CHR-11, it was determined a preventive approach using isolation and planning mechanisms will reduce the risk of potential indirect impacts.

The anticipated indirect impacts as a result of potential vibration impacts are related to the construction phase of the Project. Where potential impacts have been identified, components of the built heritage resources are positioned within the 50-metre buffer but outside the direct Project Location. As a result, a preventive approach to mitigation measures will contribute to a reduction in risk of indirect impacts. The following is the preferred and alternative mitigation options:

Preferred Option: Avoid properties containing built heritage resources by establishing a buffer zone around the cultural heritage resource. This should use appropriate preventative measures such as mapping of the cultural heritage resource on construction maps and temporary fencing. Staging and laydown areas should also be selected so that they are non-invasive and avoid the cultural heritage resource. Where avoidance is not feasible, the alternative option should be applied.

Alternative Option: A pre-construction vibration monitoring assessment by a qualified engineer is recommended in order to determine if vibration monitoring or site plan controls are required. This should be carried out by a qualified building condition specialist or geotechnical engineer with previous experience working with heritage structures.



9.0 RECOMMENDATIONS

9.1 RE-EVALUATION WHEN DESIGN FINALIZED

To further understand the potential for the Project to effect built heritage resources, where a heritage resource is situated within the Project Location, the impact assessment contained within this report should be amended when detailed design information on proposed construction activity is finalized. When detailed design information is received, potential direct impacts and indirect can be refined as necessary.

9.2 AVOIDANCE OF BUILT HERITAGE RESOURCES

The preferred option is to avoid properties containing built heritage resources by establishing a buffer zone around the cultural heritage resource. The preferred option should use appropriate preventative measures such as mapping of the cultural heritage resource on construction maps and temporary fencing. Staging and laydown areas should also be selected so that they are non-invasive and avoid cultural heritage resources. Should future work require an expansion of the current Study Area and/or the development of other alternatives, then a qualified heritage professional should be consulted, and the findings of this report updated to reflect those changes.

9.3 VIBRATION MONITORING AND ASSESSMENT

Where avoidance is not feasible, the alternative option should be applied. The alternative option is to complete a pre-construction vibration monitoring assessment by a qualified engineer. This is recommended in order to determine if vibration monitoring or site plan controls are required. This should be carried out by a qualified building condition specialist or geotechnical engineer with previous experience working with heritage structures.

9.4 HUGGABONE'S HILL PLAQUE

Huggabone's Hill has been scheduled to receive recognition through the installation of a heritage plaque. The research undertaken in the CHAR determined Huggabone's Hill to be historically located on Western Road between Elgin Drive and Medway Creek. Based on historical research, an appropriate location suitable for the installation of the plaque is the parkette located at the southeast corner of the intersection of Windermere Road and Western Road.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Closure
December 3, 2021

10.0 CLOSURE

This report has been prepared for the sole benefit of the City of London, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

STANTEC CONSULTING LTD.

Meaghan Rivard, MA, CAHP
Senior Cultural Heritage Specialist
Phone: (519) 645-3350
Fax: (519) 645-6575
meahghan.rivard@stantec.com

Colin Varley, MA, RPA
Senior Archaeologist, Senior Associate
Phone: (613) 738-6087
Fax: (613) 722-2799
colin.varley@stantec.com



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

December 3, 2021

11.0 REFERENCES

- Agricultural Census of Canada. 1851. *Census of the Canadas, 1851-2, Vol. I*. Quebec: John Lovell.
- Agricultural Census of Canada. 1861. *Census of the Canadas, 1860-61, Vol. I*. Quebec: S.B. Foote.
- Armstrong, Frederick H. 1986. *The Forest City: An Illustrated History of London, Canada*. Windsor: Windsor Publications.
- Bates-Neary, Hilary. 2021. *Tallwood: the House and its Land*. Unpublished manuscript on file with the City of London.
- Bevers, Cameron. 2021. *King's Highway 4*. Electronic Document: <https://www.thekingshighway.ca/Highway4.htm>. Last Accessed: November 25, 2021.
- Blackwell, John D. 2013. Benjamin Cronyn. *The Canadian Encyclopedia*. Electronic document: <https://www.thecanadianencyclopedia.ca/en/article/benjamin-cronyn>. Last accessed January 20, 2021.
- Blumenson, John. 1990. *Ontario Architecture*. Canada: Fitzhenry and Whiteside.
- Brock, Daniel and Moon, Muriel. 1972. *The History of Middlesex County*. Belleville: Mika Studio.
- Brock, Daniel James. 1982. Lawrason, Lawrence. *Dictionary of Canadian Biography*, vol. 11. University of Toronto/Université Laval. Electronic Document: http://www.biographi.ca/en/bio/lawrason_lawrence_11E.html. Last access January 21, 2021.
- Brock, Daniel and McEwen, Catherine. 2011. *Fragments from the Forks*. London: London and Middlesex Historical Society.
- Burwell, Mahlon. 1810. *Survey Plan of London Township*. Crown Land Surveys, Map B7. Peterborough: Ministry of Natural Resources and Forestry.
- Burwell, Alice Gertrude. 1974. *Thanks Papa*. Detroit: Harlo Press.
- Census of Canada. 1851. *Census of the Canadas, 1851-2, Vol. I*. Quebec: John Lovell.
- Census of Canada. 1861. *Census of the Canadas, 1860-61, Vol. I*. Quebec: S.B. Foote.
- Census of Canada. 1871. *Census of Canada 1871*. Ottawa: I.B. Taylor.
- Census of Canada. 1881. *Census of Canada, 1880-81, Vol. III*. Ottawa: Maclean, Roger & Co.
- Census of Canada. 1921. *Sixth Census of Canada, 1921, Volume V—Agriculture*. Ottawa: F.A. Acland.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

December 3, 2021

- Canada Gen Web. 2021. Scandrett, Jacob. *St John's Cemetery, Middlesex County, ON*. Electronic Document: <http://www.geneofun.on.ca/cems/ON/ONMID12718?page=10>
- Chapman, L.J., and D.F. Putnam. 1984. *The Physiography of Southern Ontario, Third Edition*. Toronto: Ontario Ministry of Natural Resources.
- City of London. 2019. *Register of Cultural Heritage Resources*. Electronic Document: <https://london.ca/sites/default/files/2020-10/Register-2019-AODA.pdf>. Last Accessed: February 4, 2021.
- City of London. 2021. *Ghost of Huggabone's Hill*. Plaque in storage at City of London, image provided to Stantec.
- Colombo, John Robert. 1999. *Mysteries of Ontario*. Toronto: Hounslow Press.
- Cooper, Charles. 2017. *London, Huron & Bruce Railway*. Electronic Document: https://s3.amazonaws.com/content.sitezoogle.com/u/131959/9575371f8709ea05eed212bbec138b8f413c8b78/original/22d-london-bruce-huron-railway.pdf?response-content-type=application%2Fpdf&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAJUKM2ICUMTYS6ISA%2F20210406%2Fus-east-1%2Fs3%2Faws4_request&X-Amz-Date=20210406T203437Z&X-Amz-Expires=604800&X-Amz-SignedHeaders=host&X-Amz-Signature=539548aa29db6257c23690d45ebd7e9f4003d0871d64115a7c3f02bcaf01e01e Last Accessed: February 10, 2021.
- Craig, Gerald R. 1963. *Upper Canada: The Formative Years*. Don Mills: University of Toronto Press.
- Crispino, M. and M. D'Apuzzo. 2001. Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building. *Journal of Sound and Vibration* 246(2): 319-335.
- Curtis, Bruce E. 1992. *The Boundary Adjustment Process: The Case of Arbitration in the Greater London Area*. Electronic Resource: http://localgovernment.uwo.ca/resources/docs/research_papers/1992/Curtis,%20Bruce%20-%201992.pdf. Last Accessed: February 4, 2021.
- Department of Militia and Defence. 1915. *Topographic Map, Ontario, Lucan Sheet*.
- Dominion Bureau of Statistics. 1953. *Ninth Census of Canada, 1951, Volume 1—Population*. Ottawa: Edmond Cloutier.
- Drummond, Ian M. 1987. *Progress without Planning: The Economic History of Ontario from Confederation to the Second World War*. Toronto: University of Toronto Press.
- Ellis, P. 1987. Effects of Traffic Vibration on Historic Buildings. *The Science of the Total Environment*. 59: 37-45.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

December 3, 2021

Geographical Section, General Staff, Department of National Defence. 1936. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 5]. Topographic Map.

Globe and Mail. May 13, 1960. *Approve Annexation: Population of London to Jump by 40,000.*

Goodspeed, W.A. & C.L. Goodspeed. 1889. *History of the County of Middlesex, Canada: From the Earliest Time to the Present, and Including a Department Devoted to the Preservation of Personal and Private Records, Etc.* Toronto and London: W.A. & C.L. Goodspeed.

Government of Ontario. 2006a. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act.* Electronic document: <https://www.ontario.ca/laws/regulation/060009>. Last accessed: January 13, 2021

Government of Ontario. 2006b. *InfoSheet #5 in Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.* Electronic Document: http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf. Last accessed: January 13, 2021

Government of Ontario. 2020. *Provincial Policy Statement.* Electronic Document: <https://www.ontario.ca/page/provincial-policy-statement-2020> Last accessed: November 7, 2020.

Grainger, Jennifer. 2002. *Vanished Village of Middlesex.* Dundurn Publishers, Toronto, Ontario.

Hord, Levi. 2017. The Kingsmill Family, Industrialization, and Victorian Mortality. *Woodland Cemetery History.* Electronic document: <https://woodlandcemeteryhistory.wordpress.com/2017/06/07/the-kingsmill-family-industrialization-and-victorian-mortality/>. Last accessed January 20, 2021.

King's University College. 2019. *Facts.* Electronic Document: <https://www.kings.uwo.ca/about-kings/facts-and-information/facts/>. Last Accessed: February 10, 2021.

London Free Press. March 22, 1960a. *New Highbury Span To Launch 401 Link; 'Twin' at Broughdale.*

London Free Press. December 22, 1960b. *Two Contracts Awarded for Broughdale Bridge.*

London Free Press. November 28, 1968. *Land Lease Suggested for Broughdale Site*

London Free Press. July 9, 1969. *First Public Talks Slated on Broughdale Future.*

London Free Press. October 3, 1972. *Broughdale Area Ruled Parkland.*

London Free Press. June 18, 1973. *Bzzz, splash... hikers find peace and solitude.*

London Free Press. May 10, 1976. *Park name depends where you stand in Broughdale now.*

London and Middlesex Historical Society. 1994. *The History of Masonville.* Electronic document: <https://www.londonhistory.org/society-publications>. Last accessed January 25, 2021.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

December 3, 2021

- London Township History Book Committee. 2001. *London Township: Volume 1: A Rich Heritage 1796-1997*. Aylmer, Ontario: London Township History Book Committee.
- Lutman, John H. 1977. *The Historic Heart of London*. London: Corporation of the City of London.
- McAlester, Virginia and McAlester, Lee. 1984. *A Field Guide to American Houses*. Mount Vernon: Consumer's Union.
- Meligrana, John F. 2000. The Politics of Municipal Annexation: The Case of the City of London's Territorial Ambitions during the 1950s and 1960s. In *Urban History Review* 291: 3-20.
- Miller, Orlo. 1992. *London 200: An Illustrated History*. London: Chamber of Commerce.
- ONLand. 2021a. *Middlesex County (33), Middlesex, London, Book 4*. Electronic Document: <https://www.onland.ca/ui/33/books/49013/viewer/688398633?page=1>. Last Accessed: February 4, 2021.
- ONLand. 2021b. *Middlesex County (33), Middlesex, Section 33M94*. Electronic Document: <https://www.onland.ca/ui/33/books/49095>. Last Accessed: February 2, 2021.
- ONLand. 2021c. *Middlesex County (33), Book 176, County Plan 589*. Electronic Document: <https://www.onland.ca/ui/33/books/58647/>. Last Accessed: February 2, 2021.
- Page, H.R. & Co. 1878. *Illustrated Historical Atlas of the County of Middlesex, Ont.* Toronto: Correll, Craig & Co. Lith. Toronto.
- Peters, Samuel. 1863. *Map of the Township of London, Canada West, corrected from actual survey, lithographed & published by Samuel. Peters, P.L.S. & C.E.* 1863. London: Samuel Peters.
- Rainer, J.H. 1982. Effect of Vibrations on Historic Buildings. *The Association for Preservation Technology Bulletin*. 14 (1): 2-10.
- Rosser, Frederick T. 1975. *London Township Pioneers*. Mika Publishing Company, Belleville.
- Ryerson, Reverend Adolphus Egerton, John George Hodgins, & Adam Crooks. 1868. Educational Intelligence: The Hellmuth Ladies' College. *The Journal of Education for Ontario*, 21 (9): 141–142
- Sampson, Daniel. 2012. Rural Canada in an Urban Century. In *Canadian History: Post-Confederation*. Electronic Document: <https://opentextbc.ca/postconfederation/chapter/9-14-rural-canada-in-an-urban-century/>. Last Accessed: February 4, 2021.
- Shawyer, A.J. 1981. *Broughdale – Looking for its Past: A History of a Residential Neighbourhood Within the City of London, Ontario*. Broughdale Community Association, London.
- Sisters of St. Joseph London. *Sister*. London: Sisters of St. Joseph.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

References

December 3, 2021

Survey Division, Department of Militia and Defence. 1915. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 1]. Topographic Map.

Statistics Canada. 2019. *Census Profile, 2016 Census, London, City*. Electronic Document: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/Page.cfm?Lang=E&Geo1=CSD&Code1=3539036&Geo2=PR&Code2=47&Data=Cout&SearchText=North&SearchType=Begins&SearchPR=01&B1=All>. Last Accessed: January 6, 2021.

Talman, James. 1972. Cronyn, Benjamin. In *Dictionary of Canadian Biography, Volume 10*, Toronto: University of Toronto.

Tausky, Nany Z. and DiStefano, Lynne D. 1986. *Victorian Architecture in London and Southwestern Ontario*. Toronto: University of Toronto Press.

Taylor, Alan. 2007. "The Late Loyalists: Northern Reflections of the Early American Republic." In *Society for Historians of the Early American Republic, Volume 27, Spring 2007*.

Turner, H.E. 1994. Hellmuth, Isaac. *Dictionary of Canadian Biography, vol. 13*. University of Toronto, Université Laval. Electronic document: http://www.biographi.ca/en/bio/hellmuth_isaac_13E.html. Last accessed January 19, 2021.

Vernon Directories Limited. 1948. *Vernon's City of London, Ontario Directory*. Hamilton Vernon Directories.

Vernon Directories Limited. 1963. *Vernon's City of London, Ontario Directory*. Hamilton Vernon Directories.

Windermere on the Mount. 2006. *London's Most Cherished Historic Building*. Electronic Document: <https://www.thehealthline.ca/pdfs/HistoryoftheMount.pdf>. Last Accessed: February 2, 2021.

Western University. 2021. *Western Research Parks*. Electronic Document: [About Us - Western Research Parks - Western University](#). Last Accessed: February 10, 2021.

Wiss, J.F. 1981. Construction Vibrations; State-of-the-Art. *Journal of Geotechnical Engineering Division*. 107: 167-181.



APPENDIX A
Cultural Heritage Resource/Landscape Forms

DRY
V
E
T

Municipal Address: 1508 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1950-1955

Relationship to Project: Within Study Area

Description:

The property contains a one storey residential ranch-style building clad in light coloured brick. The residential building has a low-pitched cross-gable roof with asphalt shingles and a brick chimney. The principal façade faces Western Road and has modern 6/6 windows with shutters, a large picture casement window with shutters, a bay window, a single entrance door facing south, and an attached garage. The residence is set back from the street with a yard landscaped with lawn and deciduous and coniferous trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 326 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a side-split ranch residential building on the northeast corner of Windemere Road and Western Road. The residence has a low-pitched hip roof with a low-pitched cross gable roof clad in asphalt shingles, and a brick chimney. The structure is clad in red brick and modern siding, with modern casement windows, and a picture window with grillwork. The principal façade faces west to Western Road and has a central single entrance door within an enclosed porch. An attached garage on the south façade faces Windemere Road. The landscape contains lawn, shrubs, spruce trees, and a gravel driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 330 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a side-split ranch residential building. The residence has a low-pitched hip roof with a low-pitched cross gable roof clad in asphalt shingles. The structure is clad in red brick and modern siding, with 6/6 windows, and a large picture window with grillwork. The principal (south) façade faces Windemere Road and has a central single half glass and 4 panel cross modern door. The landscape contains a lawn, spruce trees, coniferous and deciduous shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 334 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1968

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched side gable roof clad in asphalt shingles. The building is clad in red brick and modern siding. The principal (south) façade faces Windemere Road and is symmetrical excluding the attached single garage. The residence has modern windows with grillwork and black shutters, a double central entrance door with four panel doors, with a shed roof porch. The landscape contains spruce trees, gardens, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 338 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1967

Relationship to Project: Within Study Area

Description: The property contains a two storey residential building and attached garage. The residence has a low-pitched side gable roof clad in asphalt shingles. The structure is clad in red brick and modern siding, with double 1/1 windows in the second level, and a large 3 panel casement window on the ground level, with black shutters. The principal (south) façade faces Windemere Road and has a central single half glass and 2 panel modern door with side lights, and a shed roof porch. The landscape contains a lawn, gardens, a spruce tree, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 342 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1968

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched side gable roof clad in asphalt shingles. The building is clad in white brick and modern siding. The principal (south) façade faces Windemere Road and is symmetrical excluding the attached garage. The residence has modern 1/1 windows, a double central entrance door with half glass 2 panel doors, with a shed roof porch. The landscape contains a lawn and young deciduous trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 507 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched cross gable roof clad in asphalt shingles, with a brick chimney. The house is clad in buff coloured brick with brick quoins on the corners. The principal (east) façade faces Canterbury Road and contains modern 6/6 windows. The windows on the ground floor have green shutters. The house has a projecting front gable garage and porch, with a single entrance door to the house. The house is set back from the street and the landscape contains lawn, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 506 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched hip roof, and an attached garage with a low-pitched side gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in red brick. The principal (west) façade faces Canterbury Road and contains modern 6/6 windows with white shutters. The front entrance is a modern single 6 panel door with side lights and arched fan grill transom, with a gable portico. The house is set back from the street and the landscape contains a lawn, a large spruce tree, shrubs, a brick lamp post, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 500 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: The property contains a one storey ranch-style residence with low pitched cross gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in buff brick with red and white brick highlights, and the front gable has faux half timbering. The principal (west) façade faces Canterbury Road and contains modern 6/6 windows and a large picture window with 3 1/1 casements, with grey shutters. The front entrance is a modern single 6 panel door with a shed roof partial porch. The house is set back from the street and the landscape contains a lawn, a mature maple tree, smaller coniferous and deciduous trees, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 350 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: The property contains a one and a half storey residence with medium to high pitched cross gable roof with a gable dormer clad in asphalt shingles with wide brick chimney. The residence is clad in modern cut stone, red brick, and modern siding. The principal (south) façade faces Windemere Road and has modern 6/1 windows and a modern picture window with side casements, a single central modern entrance door, and attached garage. The residence is set back from the street with a semi-circular driveway, and the landscape contains a lawn, mature maple tree, gardens, and shrubs. **Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:**



	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Minimal Traditional architectural style, popular in North America between 1935 and 1955. Elements that are representative of the Minimal Traditional style include the prominent front facing gable roof pitches, mix of stone, brick, and siding, and wide brick chimney.

Identified Heritage Attributes: side gable roof, front facing gable projections, wide brick chimney, and exterior which contains a mix of stone, brick, and siding.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-4
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 354 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a one storey residence with low pitched cross gable roof, clad in asphalt shingles with two brick chimneys. The residence is clad in cut stone and modern siding. The principal (south) façade faces Windemere Road and contains modern casement windows with grillwork, a front central entrance door with 6 panels, and an attached garage. The house is set back from the street and the landscape contains a lawn, mature deciduous and coniferous trees, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Minimal Traditional architectural style, popular in North America between 1935 and 1955. Elements that are representative of the Minimal Traditional style include the prominent front facing gable roof pitches, mix of stone and siding, and wide brick chimneys.

Identified Heritage Attributes: side gable roof, front facing gables, mix of stone and siding, and wide brick chimneys.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-5
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 356 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with medium-pitched side gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in red brick. The principal (south) façade faces Windemere Road and contains wood 6/6 windows with white shutters. The front asymmetrical entrance is a wood, single 6 panel door with wood door surround, within a gable portico. There is an attached single-storey gable roof double garage on the west façade and a gable roof sunroom on the east façade. The house is set back from the street and the landscape contains a lawn, terraced stonework, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: The residence contains elements that are representative of the Colonial Revival design style, popular in Ontario since the early 20th century. Colonial revival elements include the gable portico with columns, brick exterior, and the general height and massing of the structure.

Identified Heritage Attributes: side gable roof, red brick exterior, brick chimney, gable portico with columns.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-6
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 360 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1946

Relationship to Project: Within Study Area

Description: The property contains a one and a half storey residence with high-pitched cross-gable roof clad in asphalt shingles, with a wide brick chimney. The residence is clad in buff brick with red brick highlights, and the front entrance gable has half timbering. The principal (south) façade faces Windemere Road and contains modern casement windows with grillwork, two shed dormers, and a single central entrance with a 4 panel and glass arch door. There is an attached double garage on the east façade. The house is set back from the street and the landscape contains a lawn, cedar trees, stone pathway, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Tudor Revival architectural style, popular between approximately 1890 to 1940. Elements that are representative of the Tudor Revival style include the steep front facing gable roof pitches, wide brick chimney, buff brick exterior, and decorative half timbering.

Identified Heritage Attributes: side gable roof, wide brick chimney, front facing projecting gables, buff brick exterior, decorative half-timbering.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-7
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 362 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with a low pitched hip roof clad in asphalt shingles. The house has a concrete foundation, vertical sliding windows, and a single glazed entrance door with sidelights. The first storey is clad in faux stone on the front façade with the second storey and the rest of the structure clad in red brick. There is a red brick chimney on the east façade. The house has a single door attached garage. The landscape contains a driveway, a lawn, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 364 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: The property contains a two and one half storey residence with a medium pitched side gable roof clad in asphalt shingles. The house has a concrete foundation with red brick cladding on the first storey and modern vinyl siding on the upper storey and a half. It has vertical modern sliding windows and a single glazed entrance door. There is a red brick chimney and a siding clad shed roof addition on the structure's west façade. The residence contains elements of the Colonial Revival style but has been modernized with vinyl siding and modern windows. The east façade has a semi-detached siding clad gable roof garage. The landscape contains a lawn, mature trees, shrubs, and a driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1503 Richmond Street

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with a hipped pyramid roof clad in asphalt shingles. The house is clad in variegated red brick with a matching brick chimney on the southeast façade. It has vertical sliding windows on the second storey and a bay window with four vertical sliding windows on the first storey. The front entrance has a decorative wood front piece. There is a single storey, shed roof, one-door garage clad in vinyl siding on the northwest façade. The landscape contains a lawn, intermediate deciduous trees, and a driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: The residence contains elements that are representative of the Colonial Revival design style, popular in Ontario since the early 20th century. Colonial revival elements include the red brick exterior, bay window, main entrance with wood frontispiece.

Identified Heritage Attributes: pyramidal roof, red brick exterior, bay window on front (east) façade, and wood frontispiece at main entrance door.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-8
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 51 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey building with a low-pitched hip roof with asphalt shingles. The exterior is clad in buff brick. The residence contains modern windows, a modern door, and an attached two car garage. The foundation is obscured. The property is landscaped with a walkway, a lawn, mature spruce trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 55 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1952

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey building with an intersecting gable roof with a low pitch and asphalt shingles. The residence has a brick chimney. The exterior is clad in modern siding and red brick. The residence contains modern windows, modern shutters, and a modern door. The residence has an attached one car garage and the foundation is obscured. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: None identified

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith, Lashia Jones	Date Completed: November 12, 2019

Municipal Address: 57 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1952

Relationship to Project: Within Study Area

Description: This property contains a residence. The residence is a one and one half storey structure with a steeply pitched cross gable roof with a stucco chimney and metal roof. The exterior is clad in stucco with decorative half timbering. The residence contains modern windows, a modern door, and an attached one car garage. The foundation is obscured. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Tudor Revival architectural style, popular in North America between 1890 to 1940. Elements that are representative of the Tudor Revival style include the wide chimney, projecting gable bays, stucco exterior, and decorative half timbering.

Identified Heritage Attributes: projecting gable bays, wide brick chimney, stucco exterior, and decorative half timbering.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-9
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 59 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey structure with a low-pitched intersecting gable roof with a brick chimney and asphalt shingles. The exterior of the residence is clad in modern windows, contains a modern door, and has an attached garage. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 12 Tallwood Circle

Former Township: Township of London

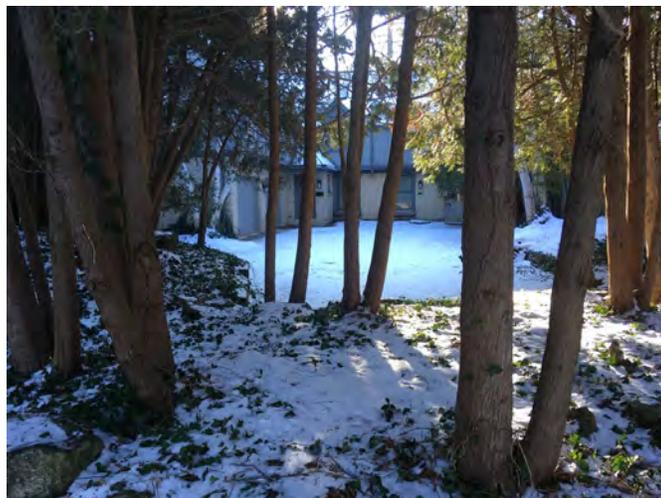
Municipality: City of London

Resource Type: Residence

Associated Dates: Possibly c. 1880

Relationship to Project: Within Study Area

Description: The property contains a modern residence and detached garage, which may possibly be an older structure dating to c. 1880, an outbuilding associated with 20 Tallwood Circle. A wood structure is depicted in this approximate location on topographic mapping from the early 20th century, and a structure is visible in this location in air photos from 1942 to 1967, prior to the construction of most of the rest of the residences on Tallwood Circle in the 1980s. The property is heavily screened by vegetation and is difficult to view from the road. The garage is a two-storey structure which is either modern or heavily modified with steeply pitched side gable roof clad in asphalt shingles. The garage is clad in red brick with two columns supporting the overhanging roof. There are two unglazed garage doors and no windows or entrance doors facing the street. The residence appears to be a one and one half and two storey structure with front gable roof clad in asphalt shingles. The residence is clad in red brick and wood siding, with a brick chimney and rectangular windows. The yard contains an asphalt driveway, lawn, and mature trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 96 Tallwood Circle

Former Township:

Municipality:

Resource Type: Residence

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: This property contains a residence. The residence is a one- and one-half storey structure with a steeply pitched hip and gable roof clad in asphalt shingles and containing two brick chimneys. The exterior of the residence is clad in buff brick and contains modern windows and modern doors. The residence is attached to a two-car garage by a breezeway. The foundation is obscured. The property is landscaped with trees, shrubs, and a horseshoe driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1400 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1924

Relationship to Project: Within Study Area

Description: This property is part of a large parcel of land containing the main campus of The University of Western Ontario (UWO). Classes began on the property in 1924. The campus contains a mix of buildings ranging of varying architectural styles including Collegiate Gothic, Brutalist, and contemporary. The university is landscaped with large expanses of lawn, mature trees (including naturalized stands), gardens, walkways, and recreational and sports facilities.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or	✓	
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,	✓	
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or	✓	
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓	
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,	✓	
ii. Is physically, functionally, visually or historically linked to its surroundings, or	✓	
iii. Is a landmark.	✓	

Draft Statement of Cultural Heritage Value or Interest: This property at 1400 Western Road contains a part of the campus of University of Western Ontario. The university was founded in 1827 and relocated to its present-day campus in 1924. The property contains a mix of architectural styles, including representative Collegiate Gothic structures, some of which were designed by the prominent London architect O. Roy Moore. Some of these Collegiate Gothic structures, such as University College, display a high degree of craftsmanship and artistic merit through their towers, stone exteriors, and detailing. Other structures present on the property include Brutalist structures and contemporary structures. The university is an important academic institution in Ontario and Canada and is important to defining the character of the area along Windermere Road, Richmond Street, and Western Road. It is physically linked to its surroundings through its network of walking paths and roadways and its relationship with the Thames River. The university contains landmark buildings such as University College and Middlesex College, which are prominently visible on campus and from higher elevations within the City of London.

Identified Heritage Attributes: Representative Gothic Collegiate structures, some of which display a high degree of craftsmanship and artistic merit.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-10
Completed by (name): Frank Smith, Ruth Dickau	Date Completed: February 3, 2021

Municipal Address: 339 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1972

Relationship to Project: Within Study Area

Description: This property contains University Hospital. University Hospital is a ten-storey structure with an irregular plan and flat roof. The exterior is concrete and contains rows of modern windows. The property contains a helipad, parking spaces, parking garage, and access roads. The property is landscaped with mature trees, lawns, shrubs, and naturalized vegetation along Medway Creek.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1421 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1960s

Relationship to Project: Within Study Area

Description: This property contains structures owned by the University of Western Ontario. These structures are predominantly dormitories and residences. The structures are a mix of mid-20th century mid-rise buildings and contemporary low-rise buildings. The buildings are set in a landscape that includes lawns, trees, shrubs, and access roads.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: N/A—West Brough’s Bridge over Thames River

Former Township: Township of London

Municipality: City of London

Resource Type: Bridge

Associated Dates: 1962

Relationship to Project: Within Project Location

Description: The West Brough’s Bridge over the Thames River is a single span Parker Through Truss structure with a reinforced concrete deck and reinforced concrete abutment. Construction of the bridge began in 1961 and was completed in 1962. The bridge was built by the provincial government as part of a road widening for King’s Highway 4. The bridge was built to be similar in appearance to the former East Brough’s Bridge. Upon completion, the East Brough’s Bridge accommodated northbound traffic while the West Brough’s Bridge accommodated southbound traffic. The bridge was rehabilitated in 2013.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.	✓	

Draft Statement of Cultural Heritage Value or Interest: The West Brough’s Bridge over the Thames River is a single span Parker Through Truss structure with a reinforced concrete deck and reinforced concrete abutment. The bridge was built in 1962 as part of a provincial road widening of King’s Highway 4. The bridge was built to match the appearance of the pre-existing East Brough’s Bridge. Upon completion, the East Brough’s Bridge accommodated northbound traffic while the West Brough’s Bridge accommodated southbound traffic. The bridge is a representative late example of a Parker Through Truss Bridge. This type of bridge was commonly constructed between 1870 and the mid-20th century. These types of bridge are becoming increasingly rare due to replacement. The bridge is a landmark structure along Richmond Street and contains large steel chords and sway bracing that are visually prominent and especially memorable when traveling southbound on Richmond Street.

Identified Heritage Attributes: Parker through truss design including single span length, steel chords, steel sway bracing, reinforced concrete deck, and reinforced concrete abutments

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-11
Completed by (name): Frank Smith	Date Completed: December 2, 2021

Municipal Address: 1250 Richmond Street

Former Township: Township of London

Municipality: City of London

Resource Type: Park

Associated Dates: 1972

Relationship to Project: Within Study Area

Description: Ross Park was originally known as Broughdale Field and later as Broughdale Park. The site was municipally owned since 1952 and ruled parkland by city council in 1972. In 1976, the park was named in honour of C.J.F. Ross, a former Public Utilities Commissioner. Ross Park is a passive use facility that contains multi-use trails linked to the Thames Valley Parkway, expanses of lawn, plantings of specimen trees, and areas of naturalized vegetation.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith	Date Completed: December 2, 2021

Municipal Address: 1285 Richmond Street

Former Township: Township of London

Municipality: City of London

Resource Type: Park

Associated Dates: 1973

Relationship to Project: Within Study Area

Description: This property contains parcels of parkland known as Richmond Trail. The Richmond Trail parkland is part of the Thames Valley Trail and Thames Valley Parkway. The Thames Valley Trail is a hiking trail between Gibbons Park and Richmond Street opened in 1973. The Thames Valley Parkway is a multi-use paved trail opened in sections along the Thames River between the 1970s and 2020s. The Richmond Trail parkland contains naturalized areas of forest and stretches of shoreline along the Thames River.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith	Date Completed: December 2, 2021

Heritage Planners' Report to LACH: December 8, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 516 Elizabeth Street, OE HCD – restore/replicate transom
2. Insurance for Heritage Designated Properties
3. Wortley Village-Old South Heritage Conservation District Street Signs (see photo)
4. Western University Public History Program – Property Research/Cultural Heritage Evaluation Report presentation – Tuesday December 14, 2021 at 6:30pm (Zoom)

Upcoming Heritage Events

- London Stories oral history project in the SoHo area.
 - More information: Michelle Hamilton, mhamilt3@uwo.ca, 519-661-2111 x84973
- Rotary Club of London South – Heritage Collectible Ornaments.
 - www.RotaryOrnaments.com



Wortley Village-Old South Heritage Conservation District street sign installed on the northwest corner of Wortley Road and Askin Street.



Notice of Study Commencement

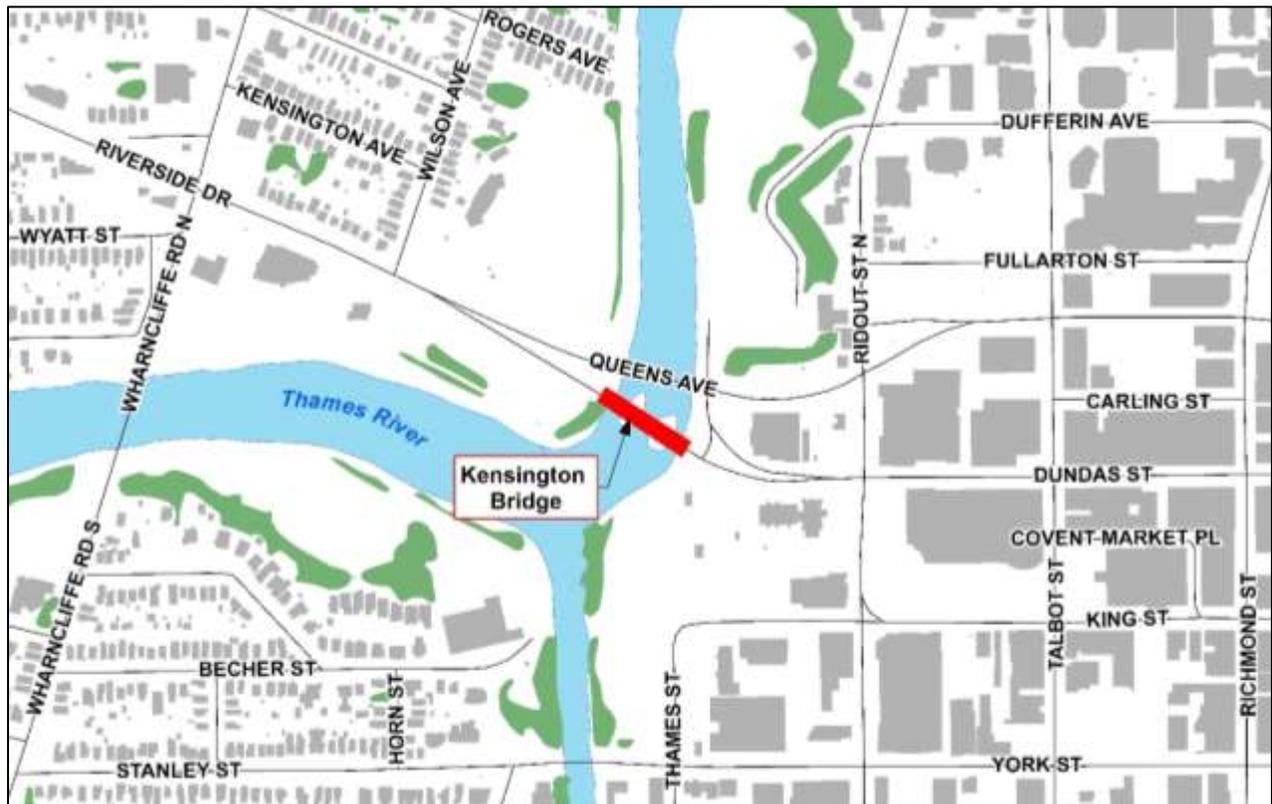
November 30th, 2021

Kensington Bridge Environmental Assessment

The Kensington Bridge is a 90-year-old structure that crosses over the North Branch of the Thames River. The bridge carries two lanes of east bound traffic on Riverside Drive and includes cantilevered sidewalks that are supported on the exterior of both trusses. Given the age of the structure, and repair needs, the City of London, in partnership with its consultant, AECOM, has initiated a Municipal Class Environmental Assessment Study to identify, evaluate and determine the best long-term rehabilitation or replacement alternative solution and design concept for the Kensington Bridge.

Study Area

The study area is centred around Riverside Drive / Dundas Street from Wharncliffe Road North to Ridout Street North, with a primary focus on the immediate vicinity of Kensington Bridge.





Project Updates

Visit the study webpage (getinvolved.london.ca/kensingtonbridge) to sign up for project updates, share feedback, view the status of the study and learn about upcoming Public Information Sessions.

Upcoming Public Information Centres

Two virtual Public Information Centres (PIC) will be held as part of this study. The first PIC is scheduled for April 2022 to present the purpose and scope of this study, review alternative solutions to address the problems and opportunities and identify a recommended solution. A second PIC is scheduled for October 2022 to present the alternative design concepts for the recommended solution.

A notice with more details will be sent before each PIC occurs.

About Environmental Assessments

A Municipal Class Environmental Assessment (MCEA) is a process designed to predict environmental effects of proposed initiatives before they are carried out to protect the natural, cultural, social and economic environment. This is considered a Schedule “C” project which typically includes the construction of new facilities or major expansions to existing facilities with significant environmental effects. Consultation with people impacted by the project is mandatory.

Contact Information

The City wants to hear from you now and throughout the process. If you would like to ask a question, give input, or sign up for project updates, please reach out to the City Project Manager.

Karl Grabowski, P.Eng

Program Manager

City of London

300 Dufferin Avenue

London ON, N6A 4L9

Tel: 519-661-2489 x5071

Email: kgrabows@london.ca

John Pucchio, P.Eng

Project Manager

AECOM Canada Ltd.

250 York Street, Suite 410

London ON, N6A 6K2

Tel: 519-963-5880

Email: John.Pucchio@aecom.com

Information collected will be used in accordance with the Freedom of Information and Protection Privacy Act. With the exception of personal information, all comments will become part of the public record.